



BUSINESS IMPROVEMENT DISTRICT

Historic King Drive
Business Improvement
District (BID #8)

2025 Operating Plan

1726 N. Dr. Martin Luther King Jr. Drive
Milwaukee, Wisconsin 53212

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I. INTRODUCTION

In 1984, the Wisconsin Legislature created Sec. 66.608 (currently Sec. 66.1109) of the Wisconsin Statutes (“BID Law”) enabling cities to establish Business Improvement Districts (BIDs). 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 BID No. 8 (“Historic King Drive BID”) and adopted its initial operating plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board of Directors “...shall annually consider and amend 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 No. 8 submits this 2025 Operating Plan in fulfillment of the statutory requirement.

The 2025 Operating Plan proposes a continuation of many activities described in the initial Historic King Drive BID 8 Operating Plan. Therefore, it incorporates by reference the earlier plans as adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2025. It does not repeat the background information, which is contained in the original plan, nor does it include the Business Improvement District Statute, original petitions from property owners, or BID No. 8 Bylaws.

In connection with strategic planning conducted in 2023, the Historic King Drive BID No. 8 Board of Directors identified an **Aligning** stakeholder towards a future vision of Historic King Drive as a vibrant, inclusive destination where its unique history is shared and celebrated. The Strategic planning process also suggested a refresh in branding to elevate share a sense of pride and promise that captured the original 1993 “King’s Promise” created in 1993.” The Historic King Drive BID No. 8 identified the need to revamp its mission to improve the district by fostering a culture that enjoys an authentic experience while attracting businesses. The 2023 strategic framework adds “the future of the district for profitable businesses requires that the area be safe clean and vibrant. To this end, the Board and staff are to be proactive, thoughtfully engaged, and responsive.” The 2025 Operating plan is reflective of the strategic framework priorities and goals that are listed as the activities and action items. In executing a plan towards fulfillment of the stated mission, vision, and values this operating plan incorporates new activities and additional considerations for the future that will help Historic King Drive BID No. 8 businesses and property owners benefit from its implementation. In addition, this operating plan assists in creating a Historic King Drive that all residents of Milwaukee will be proud of.

II. DISTRICT BOUNDARIES

The Historic King Drive Business Improvement District #8 is bounded by Capitol Drive to the north, McKinley Avenue to the south, 7th Street to the west and 2nd Street to the east. The district includes retail, office and industrial uses including Schlitz Park, Welford Sanders Enterprise Center, ManpowerGroup, and Spectrum. Neighborhoods the district falls within include Halyard Park, Haymarket Square, Brewers Hill, Harambee, 5 Points, and the Bronzeville Cultural and Entertainment District. A map is included as Appendix A.

III. PROPOSED OPERATING PLAN

A. Plan Overview

This operating plan, its objectives, and its proposed activities are to be in alignment -- to the extent that it is possible and consistent with the Historic King Drive BID Bylaws, and other policies and procedures as adopted by the board -- with the Harambee area recommendations as enumerated in the City of Milwaukee Department of City Development's Northeast Plan as adopted by the City of Milwaukee in 2009 -- with the recommendations enumerated in the Historic King Drive BID Economic Development Plan as adopted by the Board in 2011 -- and The Strategic Framework voted and adopted in the third quarter of 2023 with the goals and activities that make up the prominent residential and business park components of the BID: Harambee, Brewer's Hill, Halyard Park, Haymarket Square, and Schlitz Park.

B. 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.

C. 2025 Proposed District Activities

The principal activities BID No. 8 intends to be engaged in during its twenty third-year first year of operations include but are not limited to assisting property owners with improving their properties, supporting businesses in the district, attracting new businesses, promoting new development projects, and operating a district office to increase value of present improvements by providing staffing to:

- Lead business recruitment and business development efforts
- Maintain clean and presentable right of ways
- Publish and distribute district information and promotional materials
- Initiate publicity and media coverage of District activities
- Promote the district's historic significance and unique commercial mix
- Plan and coordinate extraordinary events
- Respond to questions about available space for lease or purchase
- Promote private and public financing of District activities
- Create implement and coordinate volunteer efforts that support growth of the district
- Provide information to interested parties pertaining to business and property opportunities
- Encourage increased resources and advocacy presence in the district
- Maintain a strong and consistent internet presence
- Review and implement the operating plan

D. 2025 Proposed Action Items

The principal activities identified shall align with BID No. 8 actions including:

- Support real estate projects through advocacy, planning, and partnerships.
- Establish a Fundraise plan for long term investment diversification of income streams and ensure sustainable of the organization
- Establish a comprehensive plan for King Drive
- Continue to cultivate and Engage Brew City Match program recipients
- Implement the convener through the 501c3
- Recruit new businesses to commercial spaces within BID 8 with assigned Metrics
- Market positive stories/events with a comprehensive marketing plan
- Promote the Historic King Drive BID technical assistance grant and loan products
- Engage business and property owners directly to increase communication

- and build district-wide cohesion
- Advocate for city policies that strengthen business and commercial enterprises particularly those enumerated within the Department of City Development's Growing Prosperity policy framework
- Implement select Wisconsin Main Street report recommendations in the Historic King Drive Main Street District
- Work closely with city officials, city departments, local stakeholders, and the development community to bring needed/desired amenities, and development opportunities to the district
- Fund Development efforts to fund streetscape improvements
- Using and/or borrowing funds to acquire, develop and own real property used for the benefit of the district

E. Proposed 2025 Expenditures

REVENUES

BID Assessment \$ 318,420.00
 Grants \$ 75,000
 Reserves \$ 50,000
 TOTAL REVENUES \$ 443,420.00

EXPENSES

Salaries \$ 190,000.00
 Consultants \$ 10,000
 Benefits \$ 10,000
 Neighborhood Improvements \$45,000
 Property Redevelopment Grant \$ 40,000
 Administrative/Payroll Expenses \$ 10,000
 Street Maintenance and Graffiti removal \$ 35,000
 Advertising/Marketing/Events \$ 50,000
 Dues, Subscriptions, Training, Travel \$ 11,000
 Insurance (Gen. Liability, D&O, Volunteer) \$ 5,000
 Office Supplies, Postage, Printing \$ 5000
 Rent \$ 16,840
 Audit \$ 6,200.00
 Accounting/Bookkeeping \$8350
 Telephone & Internet 2500
 TOTAL MANAGEMENT EXPENSES \$ 443,420

F. Financing Method

The proposed expenditures will be allocated from funds collected from the BID

Assessments (as defined by Section IV.A), voluntary private contributions and funds granted to BID No. 8. The estimated assessed value of BID-eligible properties within the district is \$318,420. Seventy-one percent of the BID budget derives from 2025 BID Assessments. In 2025 a revaluation of the current assessment tiers will be reviewed to consider non-taxable properties to look toward more of a sustainable revenue structure.

The BID Board of Directors shall have the authority and responsibility to prioritize expenditures, and to revise the budget and activities, as necessary. This may include allocation of grant income that may be awarded following approval of this operating plan by the BID Board of Directors.

IV. ORGANIZATION OF BID BOARD

The mayor shall appoint members to the District Board. The Board shall be responsible for the implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the district's activities; to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes Sec/ 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the district.

The Board shall be structured and operate as follows:

1. Board size – 15 members
2. Composition

(a) The Board of Directors shall be composed of no more than fifteen members of whom all but three shall be owners/owner-designated representatives of a BID assessed property or a commercial tenant of a BID assessed property. The remaining three (3) board positions shall be representatives of community organizations which function within the environs of the district. Board members cannot be elected municipal or governmental official unless the elected official meets the criteria stated earlier in this section.

3. Term – Appointments to the Board shall be for a period of three years. Their term of office shall begin at the meeting following the date they are sworn in by the City Clerk. At the discretion of the Board, Director positions may be renewed at the end of the three-year term.
Recommendations for new/renewing Directors will occur by nominations of serving Directors. Successful candidates must receive two-thirds vote of the BID Directors present to qualify for recommendation to the mayor. Board members may continue to serve until replaced.
4. Compensation – None. Directors are eligible for reimbursement for Board approved expenses.
5. Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings Law as legally required. The Board may go into a closed session if the meeting is properly noticed to the City of Milwaukee City Clerk’s office. Regular meetings of the Board will occur at a minimum on a quarterly basis.
6. Staffing and Office – The Board may employ staff and/or contract for diverse services pursuant to this Operating Plan and subsequent modifications thereof. In 2025, the Board will be led by an Executive Director, a full time Associate Director and various contractors to execute aspects of this Operating Plan. The Board shall maintain an office in the district. The district’s current office is located at 1726 N. Martin Luther King Jr. Drive, Milwaukee WI 53212. The district’s office may be relocated as the District Board deems reasonable.
7. Executive Committee – The Board shall elect from its members a chairperson, a vice-chairperson, a treasurer, and a secretary.

Pending final approval by the City Council of nominations and renewals, the 2025

Historic King Drive BID Board of Directors will be:

James Phelps, JCP Construction (Chairperson)
Vacant, (Vice Chairperson)
Tosha Freeman (Halyard Park representative)
Rick Banks, (Harambee Neighborhood representative)
Sam Denny, Schlitz Park
Larry Roffers, LC Management
Joah Tucker, BB Real estate
Mikel McGee, 414loral
Sharon Grinker, it had to be you, LLC.
Susan Kissinger, Team Management
Linda Jackson-Conyers, Conyers Management
Vacant (Historic Brewers Hill representative)
Vacant
Vacant
Vacant

B. 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 meetings law, and not subject to the public records law. Such Unaffiliated Entities may contract with the BID to provide services to the BID in accordance with this Plan.

V. METHOD OF ASSESSMENT & RATE

A. Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the district in proportion to the assessed value of each property for real property tax purposes for the Year Twenty-Six Operating Plan. It is understood not every parcel within the district will benefit equally, but it is assumed that development of the district will produce at least some benefit for all parcels. This operating plan includes the method of assessing mixed-use properties approved in the 2019-2020 budget recommended by the State Legislature and confirmed by the Governor of the State of Wisconsin.

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 additional benefits received based upon the value of the property. Based on the value of a parcel, the assessment for BID No. 8 will fall within one of four assessment tiers.

BID-eligible properties are proposed to be assessed in the following manner:

- An unimproved and improved tax parcel is assessed at a rate of \$4 per \$1,000 of assessed value, plus \$125. For assessable parcels, whose assessments are between \$1 and \$500,000 the maximum BID No. 8 assessment shall be \$1,500 (Tier 1). For assessable parcels, whose assessments are between \$500,001 and \$1.5 million the maximum BID No. 8 assessment shall be \$1,750 (Tier 2). For assessable parcels, whose assessments are higher than \$1.5 million and less than \$3.5 million the maximum BID No. 8 assessment shall be \$3,500 (Tier 3). For assessable parcels

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whose assessments are higher than \$3.5 million the maximum BID No. 8 assessment shall be \$5,000 (Tier 4). For mixed-use properties, the BID No. 8 assessment shall apply only to the percentage of commercial space included on the parcel.

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 be contested specifically if the property was classified such that it should not have been assessed. Additionally, the BID reserves the right to recapture any missed¹ assessments for a maximum of one (1) year prior to the current assessment year. The BID may allow

property owners up to three (3) years to repay any missed assessments.

Any BID Assessment related to this Operating Plan may be contested prior to approval and adoption of this Operating Plan by the City Council.

B. Included, 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, and all other properties that are used for any commercial gain and are eligible for assessment per city and state

law. By way of example, and not limiting the foregoing, a property which is used exclusively by its owner and immediate family for their principal 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) (1m): 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.

¹ Assessable property might be erroneously recorded or excluded from the BID property list by the city assessor's office, the Dept. of City Development, or the BID. While these entities strive to maintain accurate lists, errors are possible. The BID will work with the city and property owners to ensure the highest level of accuracy possible.

3. Consistent with Wisconsin Statutes Sec. 66.1109(5)(a), property within the district boundaries but exempt from general real estate taxes under Wisconsin Statute 70.11 may not be specially assessed by the district but will be asked to make a financial contribution on a voluntary basis. Funds collected in this manner in any given year may be used in a manner deemed appropriate by the Board. In addition, consistent with Wisconsin Statute Sec. 66.1109(1)(b), those tax-exempt properties within the boundaries shall automatically become included within the district and subject to assessment under any current operating plan without necessity to undertake any other act. Additionally, property exempt from general real estate taxes has been excluded from the district, during the time of the

exemption.

C. Assessments for Additional Services

The BID may, but shall have no obligation, to provide certain maintenance on the sidewalk area in front of 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 activities, the BID shall either (i) send notice by certified mail to the 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 a 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. 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 to achieve preservation goals.

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, 2025, and no later than March 31, 2025. Disbursement of the full amount assessed by the district shall be made without reference to the number 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 of accounting method. Budget authority made under this plan shall be shown in the City's budget as a line item.

VI. 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 this Operating Plan.

Wisconsin Statutes Sec. 66.1109 (3) (a) 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 proposed activities, it focuses upon Year Twenty-Four activities. Additionally, information on specific assessed values, budget amounts and assessment amounts are based solely on current 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a majority of the District Board and 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).

VII. CONTRACTING WITH BID NO. 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.

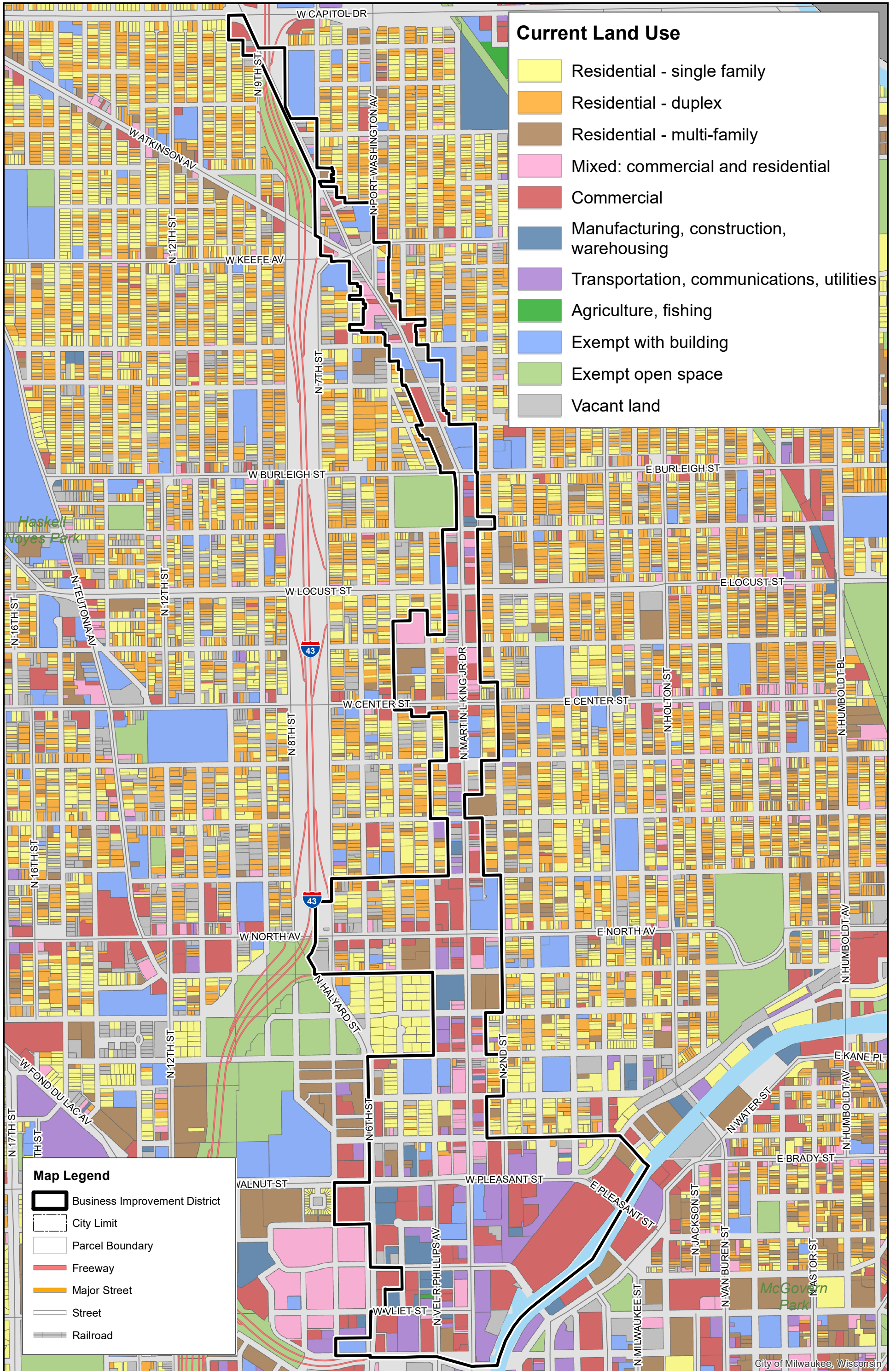
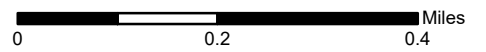
VIII. PETITION TO TERMINATE THE DISTRICT

The City shall consider terminating the district if a petition to terminate is filed with the City Plan Commission in conformity with Wisconsin Statutes section 66.1109(4m).

BID NO. 8: HISTORIC KING DRIVE

CITY OF MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 1/29/2021
 Source: City of Milwaukee Information Technology Management Division;
 Dept. of City Development Commercial Corridors Team



Taxkey	Address	Owner1	Class	Percent Comr	BID Assesble Val	Actual Assesment
3532002100	2153 N MARTIN L KING JR DR, Unit 2	THRIVE ON RESIDENTIAL APARTMENTS, LLC	Special Mercantile	100	\$ 616,700.00	\$ 1,750.00
3532002200	2153 N MARTIN L KING JR DR, Unit 4	THRIVE ON RESIDENTIAL APARTMENTS	Special Mercantile	100	\$ 616,700.00	\$ 1,750.00
3610292100	1414-1420 N VEL R PHILLIPS AV	RONALD LEWIS COLLISON AND SHARON JEAN COLLISON JOI	Local Commercial	100	\$ 200.00	\$ 125.80
2821617000	3232-3236 N MARTIN L KING JR DR	HEART LOVE PLACE INC	Local Commercial	100	\$ 3,300.00	\$ 138.20
2720722100	3905-3909 N MARTIN L KING JR DR	UNIPLAN CONSULTING LLC	Local Commercial	100	\$ 3,400.00	\$ 138.60
2729993000	3541 N MARTIN L KING JR DR	PAUL BACHOWSKI	Local Commercial	100	\$ 3,500.00	\$ 139.00
2720907000	3776 N MARTIN L KING JR DR	DANIEL R FISCHER	Local Commercial	100	\$ 4,100.00	\$ 141.40
2722014100	3512 N MARTIN L KING JR DR	RIVERWORKS DEV CORP	Local Commercial	100	\$ 4,700.00	\$ 143.80
2720334000	715 W VIENNA AV	MARKET SQUARE PRODUCTS LLC	Local Commercial	100	\$ 5,100.00	\$ 145.40
3611891000	1401-1407 N MARTIN L KING JR DR	PARK EAST ESSENTIAL HOUSING LLC	Mercantile Apartments	2	\$ 5,522.00	\$ 147.08
3131903000	2813-2815 N MARTIN L KING JR DR	ERBERT C JOHNSON	Local Commercial	100	\$ 5,600.00	\$ 147.40
3220049000	2532-2534 N MARTIN L KING JR DR	JAMES H JACKSON	Local Commercial	100	\$ 5,600.00	\$ 147.40
2722001100	3600-3620 N 6TH ST	KIAAN INVESTMENTS LLC	Local Commercial	100	\$ 6,700.00	\$ 147.40
3130752100	3003-3013 N 2ND ST	NVAL VENTURE	Mercantile Apartments	100	\$ 7,000.00	\$ 153.00
3221060000	2537-2541 N MARTIN L KING JR DR	BRIAN PETERSEN	Local Commercial	100	\$ 7,500.00	\$ 155.00
3131902000	2817-2819 N MARTIN L KING JR DR	PAUL M BACHOWSKI	Local Commercial	100	\$ 8,700.00	\$ 159.80
3130214000	3048 N MARTIN L KING JR DR	MLK INVESTMENT LLC	Local Commercial	100	\$ 10,800.00	\$ 168.20
3130215000	3056 N MARTIN L KING JR DR	MLK INVESTMENT LLC	Local Commercial	100	\$ 10,800.00	\$ 168.20
3221097000	2425-2427 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	Local Commercial	100	\$ 11,500.00	\$ 171.00
3221099000	2411-2415 N MARTIN L KING JR DR	PAUL M BACHOWSKI	Local Commercial	100	\$ 12,000.00	\$ 173.00
3131142000	2708 N MARTIN L KING JR DR	PAUL BACHOWSKI	Local Commercial	100	\$ 12,800.00	\$ 176.20
2820207000	3442-3444 N PORT WASHINGTON AV	RODERICK JOHNSON	Local Commercial	16	\$ 14,256.00	\$ 183.00
2722019110	3418 N MARTIN L KING JR DR	SHILOH TABERNAACLE	Local Commercial	100	\$ 15,200.00	\$ 185.80
3220075000	2634 N MARTIN L KING JR DR	FRESH COAST HOSPITALITY, LLC	Local Commercial	14	\$ 17,808.00	\$ 196.00
3220050000	2536-2538 N MARTIN L KING JR DR	BACHAN SINGH	Local Commercial	100	\$ 20,800.00	\$ 208.20
2720905000	3762 N MARTIN L KING JR DR	DANIEL R FISCHER	Local Commercial	100	\$ 21,800.00	\$ 212.20
3132401000	2719 N MARTIN L KING JR DR	KING DRIVE COMMONS III LLC	Mercantile Apartments	38	\$ 25,308.00	\$ 226.23
2721303000	3620 N MARTIN L KING JR DR	J C WILLIAMS	Local Commercial	50	\$ 27,150.00	\$ 233.60
2821359000	3404-3406 N PORT WASHINGTON AV	FLORIDA M GARDNER	Local Commercial	44	\$ 29,216.00	\$ 241.86
3220905000	2653-2657 N MARTIN L KING JR DR	DONEWRIGHT INVESTMENT LLC	Local Commercial	100	\$ 29,700.00	\$ 243.80
3130515100	2950 N MARTIN L KING JR DR	PHILADELPHIA CHURCH OF GOD	Local Commercial	100	\$ 35,100.00	\$ 265.40
3130217000	3070 N MARTIN L KING JR DR	DEVELOPMENT FOR	Local Commercial	100	\$ 36,000.00	\$ 269.00
3221098000	2417-2423 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	Manufacturing	100	\$ 37,300.00	\$ 274.00
3130156100	2841-2843 N MARTIN L KING JR DR	BIG K PROPERTIES LLC	Local Commercial	51	\$ 38,199.00	\$ 278.00
3530192000	211-215 W NORTH AV	MOUNT ZION REDEV CORP	Local Commercial	18	\$ 41,958.00	\$ 293.00
3131707000	2928 N MARTIN L KING JR DR	SUZANNE FILALI	Local Commercial	51	\$ 43,452.00	\$ 299.00
2821621110	3210 N MARTIN L KING JR DR	WOODSTOCK REALTY LLC	Local Commercial	100	\$ 45,800.00	\$ 308.20
3220781000	2434-2436 N MARTIN L KING JR DR	GREAT DAY INVESTMENTS INC	Local Commercial	51	\$ 46,155.00	\$ 310.00
3221062100	2523-2535 N MARTIN L KING JR DR	MILWAUKEE HEALTH SERVICES	Local Commercial	100	\$ 47,600.00	\$ 315.00
3131144100	2714-2716 N MARTIN L KING JR DR	4TH BASE, LLC	Local Commercial	25	\$ 49,025.00	\$ 321.00
2722105000	3565 N MARTIN L KING JR DR	LEOLAM WILLAIMS	Local Commercial	100	\$ 49,800.00	\$ 324.00
3220786000	2456-2458 N MARTIN L KING JR DR	ANDREW L ALEXANDER	Local Commercial	50	\$ 50,000.00	\$ 325.00
3221100100	2403-2409 N MARTIN L KING JR DR	ZENS MANUFACTURING INC	Manufacturing	100	\$ 51,100.00	\$ 329.00
2722013000	3522 N MARTIN L KING JR DR	EMERGENCZ PROP MGMT LLC	Local Commercial	100	\$ 54,300.00	\$ 342.00
3530668000	1941 N MARTIN L KING JR DR	NEW INNOVATIONS, LLC	Local Commercial	100	\$ 54,600.00	\$ 343.00
3530954000	117 W VINE ST	VINE STREET LOFTS LLC	Local Commercial	100	\$ 56,100.00	\$ 349.00
3530298000	2101-2105 N MARTIN L KING JR DR	BREWERS HILL APTS LLC	Mercantile Apartments	9	\$ 58,455.00	\$ 359.00
2722004000	3562 N MARTIN L KING JR DR	KIAAN INVESTMENTS LLC	Local Commercial	100	\$ 59,300.00	\$ 362.00
3610124000	434-438 W WALNUT ST	SETH JENN LLC	Local Commercial	100	\$ 60,000.00	\$ 365.00
3530582100	2045-2047 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	Local Commercial	100	\$ 60,300.00	\$ 366.00
3530667000	1945 N MARTIN L KING JR DR	NEW INNOVATIONS LLC	Local Commercial	100	\$ 62,700.00	\$ 376.00
2830923000	3381-3385 N MARTIN L KING JR DR	TRIBRIDGE DEVELOPMENT LLC	Local Commercial	50	\$ 62,900.00	\$ 377.00
2830802000	618 W KEEFE AV	2779 TURNING POINT LLC	Local Commercial	56	\$ 64,792.00	\$ 384.00
2821360000	3408 N PORT WASHINGTON AV	AJOURNI INVESTMENT PROPERTIES LLC	Local Commercial	44	\$ 66,000.00	\$ 389.00
3220785000	2452 N MARTIN L KING JR DR	VERNON TOWNSEND	Local Commercial	100	\$ 66,600.00	\$ 391.00
2820210100	3414-3420 N PORT WASHINGTON AV	MICHAEL S WISNIEWSKI	Local Commercial	38	\$ 67,260.00	\$ 394.00
3230653000	634-636 W NORTH AV	CLEARVUE PROPERTIES LLC	Local Commercial	28	\$ 69,496.00	\$ 403.00
2830911000	3439-3455 N MARTIN L KING JR DR	Y & K ENTERPRISES LLC	Local Commercial	50	\$ 69,600.00	\$ 403.00
3220972000	2676-2678 N DR WILLIAM FINLAYSON ST	LARRISA SHARKEY	Local Commercial	49	\$ 71,589.00	\$ 411.36
3131143000	2710-2712 N MARTIN L KING JR DR, Unit 5329	LC MARTIN TOD	Local Commercial	60	\$ 73,440.00	\$ 419.00
3520205111	1918 N 6TH ST	HR MILWAUKEE LLC	Mercantile Apartments	15	\$ 76,605.00	\$ 431.42
3530899000	508-510 W VINE ST	SUHAIR KAMAL ABDULLAH	Local Commercial	50	\$ 77,750.00	\$ 436.00
2830924100	3373-3377 N MARTIN L KING JR DR	JACK E WEBB	Local Commercial	100	\$ 83,900.00	\$ 461.00
3130157000	2845-2847 N MARTIN L KING JR DR	SALEM SARSOUR	Local Commercial	67	\$ 84,353.00	\$ 462.41
2720337000	3714-3716 N MARTIN L KING JR DR	MAHMOUD JARABA	Local Commercial	100	\$ 85,600.00	\$ 467.40
2830915100	3403-3415 N MARTIN L KING JR DR	KING HALL LLC	Local Commercial	58	\$ 91,756.00	\$ 492.02
3520604000	634-642 W GARFIELD AV	16TH PLACE LLC	Local Commercial	61	\$ 93,025.00	\$ 497.10
3131146100	2722-2724 N MARTIN L KING JR DR	YUSUF S DAHL	Local Commercial	51	\$ 94,146.00	\$ 502.00
3220755100	2354 N MARTIN L KING JR DR	GENESIS BLDG BETTER LIVES CO	Local Commercial	100	\$ 94,500.00	\$ 503.00
3132341000	2774 N MARTIN L KING JR DR	KING DRIVE COMMONS LLC	Mercantile Apartments	23	\$ 95,772.00	\$ 508.09
3530665000	1947-1949 N MARTIN L KING JR DR	L&C MGMT GROUP LLC	Local Commercial	65	\$ 99,190.00	\$ 522.00
3530674000	338-340 W RESERVOIR AV	RALPH H FLEEGER	Local Commercial	50	\$ 99,700.00	\$ 524.00
3530897100	500-502 W VINE ST	ANDRE JOSE SMITH	Local Commercial	100	\$ 100,000.00	\$ 525.00
3530864100	1817-1819 N MARTIN L KING JR DR	1817-19 MLK DR LLC	Local Commercial	26	\$ 100,672.00	\$ 528.00
3530234000	501-503 W NORTH AV	FUR BABY FUNDS LLC	Local Commercial	50	\$ 102,700.00	\$ 536.00
3530563000	2028-2030 N MARTIN L KING JR DR	BEAVER BOMB LLC	Local Commercial	58	\$ 103,008.00	\$ 537.03
3530669000	1937-1939 N MARTIN L KING JR DR	SERENDIPITY & OAK REALTY LLC	Local Commercial	50	\$ 104,100.00	\$ 541.40
3220760000	2372 N MARTIN L KING JR DR	AMIR RASOULI	Local Commercial	100	\$ 105,300.00	\$ 546.20
2722102000	3607-3617 N MARTIN L KING JR DR	ATLAS REALTY INVESTMENTS LLC	Local Commercial	36	\$ 106,200.00	\$ 550.00
3520110100	521-535 W NORTH AV	AHMAD PROPERTIES LLC	Local Commercial	100	\$ 106,200.00	\$ 550.00
3130753000	3002-3004 N MARTIN L KING JR DR	JOSEPH F ROSSETTO	Local Commercial	100	\$ 108,300.00	\$ 558.20
3530690000	1936-1938 N MARTIN L KING JR DR	LYNDA JACKSON CONYERS	Local Commercial	50	\$ 110,900.00	\$ 569.00
3531112100	325 W VINE ST	PETERMAN ACCOUNT LLC	Local Commercial	37	\$ 111,037.00	\$ 569.15
3530562100	2034-2036 N MARTIN L KING JR DR	JAMES P FETZER	Local Commercial	54	\$ 111,132.00	\$ 570.00
3530872000	1800 N VEL R PHILLIPS AV	BOX OF RAIN LLC	Local Commercial	100	\$ 114,100.00	\$ 581.40
3530846000	1806-1808 N MARTIN L KING JR DR	MLK DREAM MKE, LLC	Local Commercial	35	\$ 114,205.00	\$ 582.00

2822911000	3338-3356 N MARTIN L KING JR DR	MLK LLC	Local Commercial	100	\$ 119,700.00	\$ 604.00
2722104000	3567 N MARTIN L KING JR DR	IPHRA G WIGLEY	Local Commercial	100	\$ 120,400.00	\$ 607.00
3530837100	1830 N MARTIN L KING JR DR	1818 MLK DRIVE LLC	Local Commercial	100	\$ 120,800.00	\$ 608.00
3530696000	1916-1918 N MARTIN L KING JR DR	GENYNE L EDWARDS	Local Commercial	60	\$ 124,020.00	\$ 621.00
3131906000	2801-2803 N MARTIN L KING JR DR	PAULA LAMPLEY	Local Commercial	50	\$ 126,450.00	\$ 631.00
3530947000	1724-1726 N MARTIN L KING JR DR	MATHEW WEGLARZ	Local Commercial	40	\$ 127,280.00	\$ 634.12
3530692000	1926-1928 N MARTIN L KING JR DR	QUAINT MKE LLC	Local Commercial	60	\$ 131,880.00	\$ 653.00
2821210000	3309-3315 N MARTIN L KING JR DR	DONNELL MCCARTY	Local Commercial	100	\$ 134,500.00	\$ 663.00
3132411000	2703-2707 N MARTIN L KING JR DR	KING DRIVE COMMONS IV LLC	Mercantile Apartments	47	\$ 135,313.00	\$ 666.25
3130159110	311 W LOCUST ST	JAMIL SARSOUR	Local Commercial	100	\$ 139,100.00	\$ 681.00
3220938110	405 W CENTER ST	VISION LAND LLC	Local Commercial	100	\$ 148,000.00	\$ 717.00
2721301000	3604 N MARTIN L KING JR DR	PATRICIA O'FLYNN PATTILLO	Local Commercial	100	\$ 150,100.00	\$ 725.00
3530951000	1718-1722 N MARTIN L KING JR DR	MATHEW WEGLARZ	Local Commercial	100	\$ 151,000.00	\$ 729.00
3130158000	2851-2855 N MARTIN L KING JR DR	SALEM SARSOUR	Local Commercial	100	\$ 151,300.00	\$ 730.20
3530925000	1737 N MARTIN L KING JR DR	THE UGLY PICKEL LLC	Local Commercial	100	\$ 152,900.00	\$ 737.00
3130754000	3006-3008 N MARTIN L KING JR DR	JOSEPH F ROSSETTO	Local Commercial	87	\$ 153,990.00	\$ 741.00
3220912100	2601-2609 N MARTIN L KING JR DR	CAREER YOUTH DEV INC	Local Commercial	100	\$ 155,200.00	\$ 746.00
3530863000	1821 N MARTIN L KING JR DR	CHANGTOWN LLC	Local Commercial	61	\$ 156,709.00	\$ 752.00
3610297100	1402 N VEL R PHILLIPS AV	MILWAUKEE AMBROZ LLC	Local Commercial	100	\$ 157,600.00	\$ 755.40
3132361000	2767-2779 N MARTIN L KING JR DR	KING DRIVE COMMONS II LLC	Mercantile Apartments	36	\$ 158,040.00	\$ 757.16
3130518100	2966 N MARTIN L KING JR DR	LEO & DIANE BARTON 2024 REV TRT	Local Commercial	100	\$ 159,200.00	\$ 762.00
3530845000	1810-1812 N MARTIN L KING JR DR	MADRIGAL GROUP LLC	Local Commercial	100	\$ 170,700.00	\$ 808.00
3131141000	2700-2704 N MARTIN L KING JR DR	PLS PROPERTY MGT OF WI LLC	Local Commercial	100	\$ 174,300.00	\$ 822.00
3130216000	3064 N MARTIN L KING JR DR	MLK INVESTMENT LLC	Local Commercial	100	\$ 179,000.00	\$ 841.00
3610198000	1509-1523 N MARTIN L KING JR DR	SJ MASON PROPERTIES LLC	Local Commercial	100	\$ 179,900.00	\$ 845.00
3610279100	319 W CHERRY ST	MILWAUKEE PLATING COMPANY	Local Commercial	100	\$ 180,100.00	\$ 845.40
3530581100	2050 N VEL R PHILLIPS AV	BREWERS HILL APARTMENTS LLC	Local Commercial	100	\$ 180,600.00	\$ 847.40
3532022000	1944 N MARTIN L KING JR DR	BRONZEVILLE ESTATES LLC	Local Commercial	100	\$ 180,900.00	\$ 849.00
3531850000	1801-1807 N MARTIN L KING JR DR, Unit 10	DREAMUP LLC	Local Commercial	100	\$ 185,500.00	\$ 867.00
3220079000	233 W CENTER ST	PATIALA INC	Local Commercial	100	\$ 187,000.00	\$ 873.00
3532021000	1950 N MARTIN L KING JR DR	BRONZEVILLE ESTATES LLC	Local Commercial	100	\$ 187,000.00	\$ 873.00
3530581200	2020 N VEL R PHILLIPS AV	334 BROWN LLC	Local Commercial	100	\$ 192,000.00	\$ 893.00
3610276000	1417 N VEL R PHILLIPS AV	REGYES II LLC	Local Commercial	100	\$ 197,400.00	\$ 915.00
3130520100	2976 N MARTIN L KING JR DR	HOME BASE DEALS LLC	Local Commercial	100	\$ 198,800.00	\$ 920.00
3530664000	1951 N MARTIN L KING JR DR	PHELTON PROPERTIES 1951 LLC	Local Commercial	50	\$ 205,400.00	\$ 947.00
3221089000	2469-2471 N MARTIN L KING JR DR	ARSHNOOR LLC	Local Commercial	100	\$ 207,500.00	\$ 955.00
3530646112	519 W BROWN ST	FAMILY TREE CHILDCARE LLC	Local Commercial	100	\$ 216,500.00	\$ 991.00
3530297000	2107-2111 N MARTIN L KING JR DR	KIVLEY INVESTMENTS LLC	Local Commercial	32	\$ 217,568.00	\$ 995.27
3610318000	1350-1354 N VEL R PHILLIPS AV	STR INVESTMENT CO	Local Commercial	100	\$ 218,200.00	\$ 998.00
2821211000	3305-3307 N MARTIN L KING JR DR	ISAAC T RAGSDALE	Local Commercial	59	\$ 219,067.00	\$ 1,001.27
3531992000	2121 N MARTIN L KING JR DR	SCHUSTERS REDEVELOPMENT, LLC	Special Mercantile	100	\$ 220,800.00	\$ 1,008.20
3220904000	2661-2663 N MARTIN L KING JR DR	DEBORAH J MORTON	Local Commercial	66	\$ 223,344.00	\$ 1,018.38
3220761000	2378 N MARTIN L KING JR DR	BRUCE L MARTIN	Local Commercial	100	\$ 224,400.00	\$ 1,023.00
3610278100	1401 N VEL R PHILLIPS AV	REGYES I LLC	Local Commercial	100	\$ 225,100.00	\$ 1,025.40
3530963110	1751 N PALMER ST	MKEFORT LLC	Mercantile Apartments	100	\$ 225,200.00	\$ 1,026.00
3530862100	1825 N MARTIN L KING JR DR	THE MICA GROUP LLC	Local Commercial	27	\$ 230,067.00	\$ 1,045.27
3612211000	205-219 W GALENA ST	SP MILWAUKEE PROP CO 1 LLC	Special Mercantile	100	\$ 238,200.00	\$ 1,078.00
3610324111	1334 N VEL R PHILLIPS AV	STR INVESTMENT CO	Local Commercial	100	\$ 247,600.00	\$ 1,115.40
3130826000	3030 N MARTIN L KING JR DR	MLK INVESTMENT LLC	Local Commercial	100	\$ 249,200.00	\$ 1,122.00
3530208000	2235-2237 N MARTIN L KING JR DR	2235 MLK GRANTS LLC	Local Commercial	100	\$ 255,600.00	\$ 1,147.40
3221233000	338 W NORTH AV	HEBA MUSLEH	Local Commercial	100	\$ 260,700.00	\$ 1,168.00
3132342000	2730 N MARTIN L KING JR DR	KING'S FRESH MARKET	Local Commercial	100	\$ 263,400.00	\$ 1,179.00
3530577100	2000-2008 N MARTIN L KING JR DR	BLACK ASH INVESTMENTS LLC	Local Commercial	50	\$ 268,100.00	\$ 1,197.40
3220902100	2669-2671 N MARTIN L KING JR DR	DOROTHY MCCOLLUM	Local Commercial	100	\$ 268,200.00	\$ 1,198.00
3610327000	1331 N MARTIN L KING JR DR	TITANIUM HOLDING GROUP LLC	Local Commercial	25	\$ 268,500.00	\$ 1,199.00
3230652000	642 W NORTH AV	SIX 42 CONSULTING LLC	Local Commercial	100	\$ 282,600.00	\$ 1,255.40
3610332000	419 W VLIET ST	LOFTS HOTEL DOWNTOWN MILWAUKEE LLC	Special Mercantile	100	\$ 288,700.00	\$ 1,280.00
3610326000	1333-1335 N MARTIN L KING JR DR	CREAM CITY AQUATICS LLC	Local Commercial	73	\$ 292,438.00	\$ 1,295.00
3610275000	422-428 W VLIET ST	ARTISTIC PLATING CO INC	Manufacturing	100	\$ 295,600.00	\$ 1,307.40
3531911000	1839 N MARTIN L KING JR DR	SANAA LLC	Local Commercial	100	\$ 296,500.00	\$ 1,311.00
3132462000	2901-2919 N MARTIN L KING JR DR	GENCAP EMEM MLK LLC	Mercantile Apartments	100	\$ 300,900.00	\$ 1,329.00
3220058100	2578 N MARTIN L KING JR DR	EMIR ENTERPRISES LLC	Local Commercial	100	\$ 306,300.00	\$ 1,350.20
3532011000	507-519 W NORTH AV	DSK LLC	Local Commercial	100	\$ 310,000.00	\$ 1,365.00
3530579000	2053 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	Local Commercial	53	\$ 317,046.00	\$ 1,393.18
3610104110	124 E PLEASANT ST	MKEFORT LLC	Local Commercial	100	\$ 324,200.00	\$ 1,422.00
3610264000	405-419 W CHERRY ST	SSBN 642, LLC	Manufacturing	100	\$ 342,500.00	\$ 1,495.00
3610265100	1433 N VEL R PHILLIPS AV	SSBN 642, LLC	Manufacturing	100	\$ 346,400.00	\$ 1,500.00
3220789100	2470 N MARTIN L KING JR DR	SSG PROPERTIES LLC	Special Mercantile	100	\$ 350,500.00	\$ 1,500.00
3530585000	2013-2019 N MARTIN L KING JR DR	CROWN HARDWARE AND	Local Commercial	70	\$ 350,840.00	\$ 1,500.00
3530214000	2215 N MARTIN L KING JR DR	PEPPERPOT ON MLK LLC	Local Commercial	100	\$ 353,400.00	\$ 1,500.00
3530245100	502-A W GARFIELD AV	JEWEL CURRIE REV LIV TRT	Local Commercial	74	\$ 363,266.00	\$ 1,500.00
3221095111	2435 N MARTIN L KING JR DR	ZENS HOSIERY MFG CO INC	Manufacturing	100	\$ 366,100.00	\$ 1,500.00
3610319000	1344-1348 N VEL R PHILLIPS AV	STR INVESTMENT CO	Local Commercial	100	\$ 371,400.00	\$ 1,500.00
3610273000	1425 N VEL R PHILLIPS AV	REGYES II LLC	Local Commercial	100	\$ 378,800.00	\$ 1,500.00
3221218110	2373 N MARTIN L KING JR DR	CHU FAMILY REAL ESTATE LLC	Local Commercial	100	\$ 383,600.00	\$ 1,500.00
3131366100	2860 N MARTIN L KING JR DR	BURGER KING COMPANY LLC	Special Mercantile	100	\$ 387,400.00	\$ 1,500.00
3610133100	514-518 W WALNUT ST	TIME WARNER CABLE MIDWEST LL	Local Commercial	100	\$ 391,800.00	\$ 1,500.00
3610163111	425 W WALNUT ST	DENVER WHOLESALE FLORISTS CO	Local Commercial	100	\$ 401,100.00	\$ 1,500.00
2729998110	3919 N MARTIN L KING JR DR	THUY THI THU TRAN	Local Commercial	100	\$ 407,200.00	\$ 1,500.00
3530695000	1920 N MARTIN L KING JR DR	MLK 1920 LLC	Local Commercial	57	\$ 416,727.00	\$ 1,500.00
3530691000	1934 N MARTIN L KING JR DR	NELLIE M GILLIAM	Local Commercial	100	\$ 418,200.00	\$ 1,500.00
3530868000	324 W VINE ST	ANOKHI LLC	Local Commercial	100	\$ 426,200.00	\$ 1,500.00
3530924000	1739-1745 N MARTIN L KING JR DR	BRIAN W PETERSEN	Local Commercial	72	\$ 436,680.00	\$ 1,500.00
3611852121	1542 N 2ND ST	SP MILWAUKEE PROP CO 1 LLC	Special Mercantile	100	\$ 438,500.00	\$ 1,500.00
3530554110	2044 N MARTIN L KING JR DR	2044 MLK LLC	Local Commercial	100	\$ 477,100.00	\$ 1,500.00
2830931111	3351-3369 N MARTIN L KING JR DR	CROMWELL LIVING TRUST	Local Commercial	100	\$ 496,100.00	\$ 1,500.00
3530588000	2001-2003 N MARTIN L KING JR DR	2 MINKS LLC	Local Commercial	100	\$ 498,600.00	\$ 1,500.00

3220074100	2628 N MARTIN L KING JR DR	2610 HLK LLC	Local Commercial	100	\$ 504,200.00	\$ 1,750.00
3520593123	637 W NORTH AV	J B PROPERTIES LTD PTNRSH	Special Mercantile	100	\$ 522,300.00	\$ 1,750.00
3530205100	331-339 W NORTH AV	MARTIN,LENA	Local Commercial	100	\$ 558,600.00	\$ 1,750.00
3611971000	1444 N 5TH ST	NEW EXPERT FOUNDRY	Manufacturing	100	\$ 565,500.00	\$ 1,750.00
3530940100	1740-1750 N MARTIN L KING JR DR	HAUSMANN SCHOEER LIMITED	Local Commercial	38	\$ 565,630.00	\$ 1,750.00
3530206000	319-321 W NORTH AV	MARTIN,LENA	Local Commercial	100	\$ 569,000.00	\$ 1,750.00
3530215000	2213 N MARTIN L KING JR DR	WAHTWYT, LLC	Local Commercial	100	\$ 573,700.00	\$ 1,750.00
3530569100	2010-2022 N MARTIN L KING JR DR	CROWN HARDWARE & PLUMBING	Local Commercial	100	\$ 586,900.00	\$ 1,750.00
3612202000	1301 N MARTIN L KING JR DR	ASSOCIATED BANK NATIONAL ASSOCIATION	Special Mercantile	100	\$ 590,800.00	\$ 1,750.00
3610173110	1615 N VEL R PHILLIPS AV	MISERS LLC	Local Commercial	100	\$ 610,900.00	\$ 1,750.00
3531849000	1801-1807 N MARTIN L KING JR DR, Unit 9	DREAMUP LLC	Local Commercial	100	\$ 614,300.00	\$ 1,750.00
3532003000	2153 N MARTIN L KING JR DR, Unit 3	THRIVE ON INVESTORS P1, LLC	Special Mercantile	100	\$ 616,700.00	\$ 1,750.00
3531962000	2215 N VEL R PHILLIPS AV	HISTORIC GARFIELD APARTMENTS	Mercantile Apartments	42	\$ 632,352.00	\$ 1,750.00
3612165000	1716 N COMMERCE ST, Unit 5	140 PLEASANT LLC	Local Commercial	100	\$ 633,900.00	\$ 1,750.00
3530701100	230 W RESERVOIR AV	BADGER BANK SSB	Special Mercantile	100	\$ 663,500.00	\$ 1,750.00
3132461000	2931-2979 N MARTIN L KING JR DR	GENCAP EMEM MLK LLC	Mercantile Apartments	100	\$ 664,900.00	\$ 1,750.00
3612171000	1415 N 5TH ST	MB WORLD HEADQUARTERS LLC	Local Commercial	100	\$ 679,300.00	\$ 1,750.00
3610287100	1434 N VEL R PHILLIPS AV	MILWAUKEE PLATING COMPANY	Manufacturing	100	\$ 710,900.00	\$ 1,750.00
3610165110	1631-1647 N VEL R PHILLIPS AV	RAZ INVESTMENT CO LLC	Local Commercial	100	\$ 712,100.00	\$ 1,750.00
3221201000	430 W NORTH AV	SUNG & YOUNG LLC	Local Commercial	100	\$ 728,600.00	\$ 1,750.00
3530217100	2201-2209 N MARTIN L KING JR DR	DULCINEA LLC	Local Commercial	100	\$ 738,400.00	\$ 1,750.00
3610147112	525 W WALNUT ST	BORDEN FAMILY HOLDINGS II LLC	Local Commercial	100	\$ 748,400.00	\$ 1,750.00
2830803100	628 W KEEFE AV	SAHEI LLC	Special Mercantile	100	\$ 753,400.00	\$ 1,750.00
3530923000	1751 N MARTIN L KING JR DR	RONALD A BEYER TOD	Local Commercial	100	\$ 759,600.00	\$ 1,750.00
3612351000	1310-1340 N 6TH ST	HISTORIC HAYMARKET MILWAUKEE LLC	Local Commercial	100	\$ 760,000.00	\$ 1,750.00
3131801000	2910 N MARTIN L KING JR DR	BEG ENTERPRISES LLC	Special Mercantile	100	\$ 794,600.00	\$ 1,750.00
3530842000	1818 N MARTIN L KING JR DR	1818 MLK DRIVE LLC	Local Commercial	100	\$ 802,600.00	\$ 1,750.00
3530970000	1737 N PALMER ST	1737 N PALMER, LLC	Local Commercial	89	\$ 806,607.00	\$ 1,750.00
3530207000	2241-2245 N MARTIN L KING JR DR	SEON JOO SO	Local Commercial	100	\$ 815,400.00	\$ 1,750.00
3221200100	408-418 W NORTH AV	BACHAN SINGH	Special Mercantile	100	\$ 820,400.00	\$ 1,750.00
3130046110	406 W CENTER ST	BEG ENTERPRISES FOURTEEN LLC	Special Mercantile	100	\$ 912,300.00	\$ 1,750.00
3530203100	2200-2218 N MARTIN L KING JR DR	HISTORIC KING PLACE	Local Commercial	51	\$ 922,233.00	\$ 1,750.00
3610120100	300 W WALNUT ST	DAPHNE A JONES REVOCABLE LIVING TRUST	Manufacturing	100	\$ 923,400.00	\$ 1,750.00
3612241100	406-416 W WALNUT ST	IT HAD TO BE YOU LLC	Local Commercial	100	\$ 951,200.00	\$ 1,750.00
3610317100	1345 N MARTIN L KING JR DR	BREWERY WORKERS CREDIT UNION	Special Mercantile	100	\$ 1,012,400.00	\$ 1,750.00
3130020100	2745 N MARTIN L KING JR DR	MLK COMMERCE CENTER LLC	Local Commercial	100	\$ 1,020,400.00	\$ 1,750.00
3220780100	2400-2430 N MARTIN L KING JR DR	MURRAR REAL ESTATE LLC	Local Commercial	100	\$ 1,027,300.00	\$ 1,750.00
3610239100	518 W CHERRY ST	MARDAK BGC GM LLC	Local Commercial	100	\$ 1,039,900.00	\$ 1,750.00
3610170100	424 W GALENA ST	3304 LLC	Local Commercial	100	\$ 1,041,400.00	\$ 1,750.00
3221224112	2323 N MARTIN L KING JR DR	SH ACQUISITION LLC	Local Commercial	100	\$ 1,060,600.00	\$ 1,750.00
3610199100	315 W COURT ST	SJ MASON PROPERTIES LLC	Local Commercial	100	\$ 1,106,300.00	\$ 1,750.00
3610203100	1501-1505 N MARTIN L KING JR DR	MLK 1501 LLC	Local Commercial	98	\$ 1,106,714.00	\$ 1,750.00
3530851100	1849 N MARTIN L KING JR DR	MLK 1849 LLC	Local Commercial	100	\$ 1,129,400.00	\$ 1,750.00
3530833111	1832-1848 N MARTIN L KING JR DR	TRISTAR DEVELOPMENT LLC	Local Commercial	100	\$ 1,271,300.00	\$ 1,750.00
3530190111	2220-2244 N MARTIN L KING JR DR	2220-2244 N MLK LLC	Local Commercial	100	\$ 1,284,500.00	\$ 1,750.00
3612291100	424 W WALNUT ST	SETH JENN LLC	Local Commercial	100	\$ 1,351,700.00	\$ 1,750.00
3532002000	2153 N MARTIN L KING JR DR, Unit 2	VPMLK P1, LLC	Mercantile Apartments	100	\$ 1,356,400.00	\$ 1,750.00
3611972000	440 W VLIET ST	ELEVAR INVESTMENTS LLC	Local Commercial	100	\$ 1,555,400.00	\$ 3,500.00
3610344100	1303 N VEL R PHILLIPS AV	HARDWARE HQ LLC	Special Mercantile	100	\$ 1,689,800.00	\$ 3,500.00
3611993000	1330 N MARTIN L KING JR DR	COMMERCE POWER LLC	Special Mercantile	100	\$ 1,725,000.00	\$ 3,500.00
3530587000	334 W BROWN ST	334 BROWN LLC	Local Commercial	100	\$ 1,796,600.00	\$ 3,500.00
3611991100	1420 N MARTIN L KING JR DR	COMMERCE POWER LLC	Special Mercantile	100	\$ 1,801,200.00	\$ 3,500.00
3610212115	424 W CHERRY ST	MSJD PROPERTIES LLC	Local Commercial	100	\$ 1,965,700.00	\$ 3,500.00
3610108110	100 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$ 1,990,900.00	\$ 3,500.00
3611962100	1500 N 2ND ST	SP MILWAUKEE PROPCOL LLC	Special Mercantile	100	\$ 2,163,500.00	\$ 3,500.00
3530584100	2021-2025 N MARTIN L KING JR DR	MILWAUKEE MLK LLC	Special Mercantile	100	\$ 2,170,600.00	\$ 3,500.00
3612201000	1311-1325 N MARTIN L KING JR DR	MILWAUKEE AMBROZ LLC	Special Mercantile	100	\$ 2,265,100.00	\$ 3,500.00
3610202110	324 W CHERRY ST	MEDL LLC	Local Commercial	100	\$ 2,334,000.00	\$ 3,500.00
3610151100	1600 N 6TH ST	J H FINDORFF & SON INC	Local Commercial	100	\$ 2,445,100.00	\$ 3,500.00
3132391000	2826 N MARTIN L KING JR DR	MLKJR DRIVE MILWAUKEE 14 LLC	Special Mercantile	100	\$ 2,791,000.00	\$ 3,500.00
3520208100	1840 N 6TH ST	JACKSON CENTER LLC	Special Mercantile	100	\$ 2,977,800.00	\$ 3,500.00
3611954110	215 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$ 3,339,900.00	\$ 3,500.00
3611963100	101 E PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$ 3,469,300.00	\$ 3,500.00
3131916111	2801-2821 N VEL R PHILLIPS AV	WELFORD SANDERS LOFTS LLC	Mercantile Apartments	100	\$ 3,472,900.00	\$ 3,500.00
3610105110	100-108 E PLEASANT ST	MKEFORT LLC	Mercantile Apartments	13	\$ 3,695,120.00	\$ 5,000.00
3612195000	1311 N 6TH ST	MCKINLEY AVENUE LLC	Local Commercial	100	\$ 3,991,900.00	\$ 5,000.00
3611842000	111-119 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$ 5,712,700.00	\$ 5,000.00
3611844000	101 W PLEASANT ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$ 6,851,300.00	\$ 5,000.00
3532001000	2153 N MARTIN L KING JR DR, Unit 1	THRIVE ON INVESTORS P1, LLC	Local Commercial	100	\$ 7,196,500.00	\$ 5,000.00
3611841110	1610 N 2ND ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$10,344,200.00	\$ 5,000.00
3612212000	235 W GALENA ST	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$21,098,600.00	\$ 5,000.00
3611994100	1254-1320 N MARTIN L KING JR DR	ORION MILWAUKEE WI LLC	Special Mercantile	100	\$29,092,200.00	\$ 5,000.00
3610184112	1505-1555 N RIVERCENTER DR	SP MILWAUKEE PROPCO 1 LLC	Special Mercantile	100	\$46,974,000.00	\$ 5,000.00
3611992000	201-229 W CHERRY ST	RCS-MPOWER (BLA) LLC	Special Mercantile	100	\$74,847,200.00	\$ 5,000.00

Appendix C

Business Improvement District Statute

.1109 Business improvement districts.

- (1) In this section:
- (a) "Board" means a business improvement district board appointed under sub. (3) (a).
- (b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.
- (c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.
- (d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.
- (e) "Municipality" means a city, village or town.
- (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:
1. The special assessment method applicable to the business improvement district.
 - 1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.
 2. The kind, number and location of all proposed expenditures within the business improvement district.
 3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.
 4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.
 5. A legal opinion that subs. 1. to 4. have been complied with.
- (g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.
- (2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:
- (a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.
- (b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.
- (c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business

improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

- (d)** Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.
- (e)** The local legislative body has voted to adopt the proposed initial operating plan for the municipality.
- (2m)** A municipality may annex territory to an existing business improvement district if all of the following are met:

 - (a)** An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.
 - (b)** The planning commission has approved the annexation.
 - (c)** At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.
 - (d)** Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.
- (3)**

 - (a)** The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.
 - (b)** The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

- (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)
- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.
 - (b) A municipality may terminate a business improvement district at any time.
 - (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
 - (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.