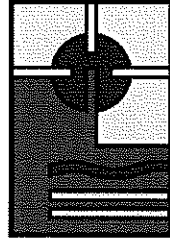


**YEAR 2016  
OPERATING PLAN**



***RIVERWORKS  
BUSINESS IMPROVEMENT DISTRICT #25***



# RIVERWORKS

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## CENTER

### Riverworks Business Improvement District #25 Annual Operating Plan Year Seventeen (2016)

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#### **Introduction**

In 1984, the Wisconsin Legislature created Sec. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of at least one property owner within the proposed district. The purpose of the law is “...to allow businesses and commercial property owners within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities.”

Section 66.1109 (3)(b), Wis. Stats. Requires that a BID Board of Directors “...shall annually consider and make changes to the operating plan. The Board shall then submit the operating plan to the local legislative body for its approval.”

This plan details the elements that are required by Sec. 66.1108 Wis. Stats. for operation of the Riverworks Business Improvement District #25 in Year Seventeen. It re-emphasizes the primary mission of the Riverworks Business Improvement District to facilitate commercial and industrial development within the district.

#### **Relationship To Milwaukee’s Comprehensive Plan & Orderly Development Of The City**

This Annual Operating Plan is consistent with the City of Milwaukee’s planning efforts. Specifically, the City of Milwaukee has adopted and instituted a Renewal Plan for the Riverworks area and a tax incremental financing district. Further, the City has played a significant role in the planning and development of the reuse of the former AMC/ Chrysler factory located off of Capitol Drive. It is also involved in plans to improve the appearance of East Capitol Drive, including the streetscape completed in the summer of 2003. The plans to improve the appearance of North Holton Street, which includes the City of Milwaukee previous purchase of the CMC old railroad corridor between Keefe Avenue and Auer Avenue for redevelopment into a recreational trail and more recently the City of Milwaukee has purchased and as plans to redeveloped

the CMC old railroad corridor between Capitol Drive and Richards Street; for the expansion of the existing Beerline Recreational Trail from Richards Street north to Capitol Drive.

The business improvement district is a means for further formalizing the efforts of the Renewal Plan and the City of Milwaukee's efforts to find adaptive reuses of existing factory and commercial sites, underutilized parcels and attract more commerce to East Capitol Drive and the surrounding area.

### **District Boundaries**

The new boundaries is the inclusion of Riverworks Business Improvement District II #36 into Riverworks BID 25; which are generally bounded by Port Washington Road to the west, Humboldt Boulevard to the east, Auer Avenue to the south and Hope Street to the north (City of Milwaukee city limits).

### **Proposed Operating Plan**

The objective of the Riverworks BID is to maintain and promote the Riverworks Industrial and Commercial District for the benefit of the BID members and brand this district as "Milwaukee's Creative District". The BID will contract with the Riverworks Development Corporation to promote to carry out the administrative functions of the BID.

### **The BID will undertake the following activities:**

- ◆ *Implement strategies and partnerships for the development of properties identified in the Riverworks Charette.*
- ◆ *Streetscape improvement projects for Capitol Drive gateways, Holton Street and Keefe Avenue corridors.*
- ◆ *Coordinate with the City of Milwaukee where possible the creation of a TIF/TID within the Riverworks Center Area.*
- ◆ *Continue to Implement the Riverworks Strategic Action Plan Prepared by the City of Milwaukee Department of City Development, Riverworks Development Corporation and Riverworks BIDs.*
- ◆ *Support the expansion and upgrades of the Beerline Recreational Trail through the BID district and the Capitol Drive Bridge by leveraging resources to help with the maintenance and improvements to these corridors.*
- ◆ *Create and install a community mural(s) and/or other artwork(s) within the BID's boundary.*
- ◆ *Make additional improvements to the Beerline Recreational Trail.*
- ◆ *Maintain the landscaping and other amenities owned by the BID that are installed on East Capital Drive, Holton Street, Keefe Avenue and side streets area and the Beerline Recreational Trail from Capitol Drive to Auer Avenue.*
- ◆ *Continue to implement Riverworks Center Strategic Plan for the BIDs.*
- ◆ *Assist, support and implement safety initiative measures in the Riverworks Center and surrounding areas; to reduce and eliminate problem properties, reduce crime and nuisance issues.*

- ◆ *Pay the debt associated with the BID's contribution to the significant streetscape completed on East Capital Drive in 2003.*
- ◆ *Coordinate a district-wide litter and graffiti removal program.*
- ◆ *Safety program:*
  - ◆ *Assist area businesses and property owners with Exterior Lighting and/or Exterior Cameras to their property through direct matching grants of funds up to \$3,000 or 40% of the project cost.*
  - ◆ *District-wide BID exterior security cameras to be purchased or donated and installed in high incident areas in partnership with the City of Milwaukee Police Department or a security firm.*
- ◆ *Assist area business and property owners with improvements to their property facades through direct matching grants of funds up to \$5,000 or 40% of the project cost.*
- ◆ *Catalytic Improvement Projects Fund (CIP) to stimulate exterior building improvements to existing commercial buildings in the Business District which are sufficient in scope to produce visible changes to the building facades. Minimum Allocation: \$10,000 and Maximum Allocation: \$25,000.*
- ◆ *Act as an ombudsman for BID members in seeking assistance, change, or services from the City, County, State, and Federal government.*
- ◆ *Coordinate business recruitment and development with Riverworks Development Corporation.*
- ◆ *Initiate positive media coverage regarding District development activities.*
- ◆ *Promote the area as a great place to work, live, play and do commerce.*
- ◆ *Maintain the fiscal integrity of the BID.*

**Budget**

The proposed expenditures will be financed from funds collected through the BID assessment process, voluntary private contributions and public grants. The estimated assessed value of BID properties is \$110,706,800. This represents a \$5,885,200 increase from the previous year's value of \$104,821,600 indicative of the difference the BID is making to improve the area. The estimated assessment generated for the Year 2016 is \$257,859.

The operating budget for the Riverworks BID 25 is detailed below.

**REVENUE**

BID Assessment	\$257,859
Program Funding Carried Forward	\$90,000
Interest Income	\$150
Miscellaneous	\$2,000

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**TOTAL REVENUE** **\$350,009**

**EXPENSES****ADMINISTRATIVE SUPPORT**

RDC Management	\$84,000	
Insurance Expense	\$1,000	
Account Services	\$2,000	
Consulting Services	\$2,800	
Auditing Services	\$3,000	
Office Supplies	\$2,800	
Meeting Expense	\$450	
Memberships	\$700	
Miscellaneous	\$100	
Subtotal		\$96,650

**PUBLIC SAFETY & APPEARANCE PROGRAM**

Area Wide Cleaning Expense	\$30,000	
Landscaping Maintenance	\$16,500	
RBID Safety Program	\$1,800	
Equipment Purchase	\$1,200	
Maintenance/Replacement of Streetscape	\$30,808	
Maintenance Reserve	\$10,000	
Streetscape Lighting	\$3,100	
Graffiti Removal	\$2,200	
Subtotal		95,608

**DEBT SERVICE**

Capitol Drive Streetscape Project	\$44,894	
Subtotal		\$44,894

**MARKETING & PROMOTIONS PROGRAM**

Riverworks Week/Advertising/Newsletters/Report/Events/Banner	\$34,857	
Subtotal		\$34,857

**BUSINESS & PROPERTY OWNER ASSISTANCE PROGRAM**

Property Improvement Grants	\$25,000	
Safety and Security Grant Program	\$8,000	
Subtotal		\$33,000

**SPECIAL IMPROVEMENT PROJECTS**

Catalytic Improvement Projects Fund	\$25,000	
		\$25,000

Budget Contingency	\$20,000	
		\$20,000

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<b>TOTAL EXPENSES</b>		<b>\$350,009</b>
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### **Method Of Assessment**

The method of assessment for the Year 2015 will remain the same as previous years. The principle behind the assessment methodology is that each parcel's owner should pay for District development in proportion to the benefits derived. Obviously, not every parcel within the District will benefit equally, but it is assumed that development of the District will produce at least some minimum benefit for all parcels. Thus, a \$125 minimum assessment has been applied to taxable properties. Additionally, a cap of \$1,500 for industrial properties and \$3,500 for commercial properties per parcel is applied.

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

The Riverworks BID assessment method also addresses the differences between industrial and commercial properties. Although each type of property benefits from the formation of a BID and BID activities, commercial properties tend to see a more direct benefit. Therefore, the assessment method proposes two different cap levels, \$1,500 for industrial properties and \$3,500 for commercial properties.

BID-eligible properties are assessed in the following manner:

- ◆ For industrial and warehouse properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$1,500.
  
- ◆ For commercial properties, the assessment is \$125 plus \$5/1,000 assessed value up to a maximum of \$3,500.

The Business Improvement District law requires explicit consideration of certain classes of property. In compliance with the law, the following statement is provided:

- ◆ Section 66.1109 (5)(a): "*Property known to be used exclusively for residential purposes will not be assessed.*"
  
- ◆ Section 66.1109 (1)(f)(1m): As mentioned before, the district will contain property used exclusively for manufacturing purposes, as well as properties used in part of manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.

### **City Role In District Operations**

The City of Milwaukee has committed assistance to private property owners within the District to promote the area's 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:

- ◆ Provide assistance as appropriate to the BID Board of Directors.
- ◆ Monitor and when appropriate apply for outside funds, which could be used in support of the district.
- ◆ Collect BID assessments and maintain them in a segregated account.
- ◆ Disburse all District funds, no earlier than January 31<sup>st</sup> and no later than March 31<sup>st</sup>. Disbursement of the full amount assessed by the District shall be made without reference to the amount of assessments collected by the City by the date of disbursement.
- ◆ Obtain a copy of the annual audit from the BID Board of Directors as required per Sec. 66.1108 (3)(c) of the BID law prior to September of the following year.
- ◆ Provide the Board of Directors through the Tax Commissioner's office on or before July 1 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.
- ◆ Encourage the State of Wisconsin, County of Milwaukee and other units of government to support the activities of the BID.

The presentation of this plan to the City of Milwaukee shall be deemed a standing order of the Board of Directors under Sec. 66.1109 (4) Wis. Stats. To disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method or accounting method.

Budget authority made under this plan shall be shown in the City's budget as a line item.

### **Business Improvement District Board of Director**

The Board shall consist of a maximum of fifteen (15) Members, two (2) Members from Riverworks Development Corporation Board of Directors and thirteen (13) Members from Riverworks BID.

The Riverworks BID's residential outreach will be achieved through its partnership with Riverworks Development Corporation, a community based economic development corporation with residential and business Board representation. Board terms are three years. Officers are appointed by the board to one calendar year term.

### **Riverworks Development Corporation**

The BID shall be a separate entity from the Riverworks Development Corporation. Riverworks Development Corporation shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with its contract with the BID Board of Directors. Riverworks Development Corporation shall provide the daily administrative support and program implementation required by the Business Improvement District. This contract shall be reviewed on an annual basis, and will require BID Board approval.

Any contract 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 provision of materials, it shall follow the requirements of such statutes to the extent applicable. Further, the annual accounting required under Sec 66.1109 (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 66.0703 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.

### **Severability And Expansion**

The Riverworks BID will be created under authority of Sec. 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this statute invalid or unconstitutional, said decision will not invalidate or terminate the BID, and this plan shall be amended to conform to the law without need for reestablishment. Should the Wisconsin State Legislature amend the statute to narrow or broaden the process of a BID so as amongst other things 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 budget approval and without necessity to undertake any other act. All the above is specifically authorized under Section 66.1109 (3)(b).

The Riverworks Business Improvement District Board of Directors will engage in a performance review after its twenty (20) operating year to determine continuation of the business improvement district. This performance review also recognizes that the Statutes of the State allow for a petition of dissolution on an annual basis.



Taxkey	Property Address	Owner Name	Owner Mailing Address	Owner City, State	Owner Zip	Property Class	Current Assess. Land	Current Assess. Improv.	Current Assess. Total
2731020200	3800 N 1ST ST	MOREA LLC	3850 LAKE DR	SHOREWOOD WI	53211	Local Commercial	43,200	398,800	442,000
2731017000	3888 N 1ST ST	L S REAL ESTATE	375 BISHOPS WAY STE 222	BROOKFIELD WI	530056200	Local Commercial	584,100	584,100	634,000
2731008600	3901 N 1ST ST	BARRY R SNIDER	3901 N 1ST ST	MILWAUKEE WI	53212	Local Commercial	33,500	120,400	154,000
2731003100	3930 N 1ST ST	G WIZ INVESTMENTS LLC	3930 N 1ST ST	MILWAUKEE WI	53212	Manufacturing	140,300	225,300	365,600
2731010100	3928 N 2ND ST	QUANG TRAN	3928 N 2ND ST	MILWAUKEE WI	53212	Local Commercial	21,500	158,400	180,000
2731401111	3832 N 3RD ST	US CORPUGATED OF MILWAUKEE I	3832 N 3RD ST	MILWAUKEE WI	53212	Manufacturing	372,100	1,912,700	2,284,800
2731022000	101 W ABERT PL	TODD ROBINETTE LLC	101 W ABERT PL	MILWAUKEE WI	53212	Local Commercial	23,000	243,000	266,000
2739001100	255 E ABERT PL	PINKEYS CAPITAL AUTO	120 W MELVINA ST	MILWAUKEE WI	53212	Local Commercial	47,500	87,500	135,000
2743981111	925 E ABERT PL	BLUE BIKE LLC	3007 N NEWHALL ST	MILWAUKEE WI	53211	Local Commercial	35,200	142,200	177,400
2811822000	3279 N BOOTH ST	VON ZOLPER PROPERTIES	1828 E NEWBERRY BLVD	MILWAUKEE WI	53211	Residential	22,300	53,500	75,900
2819878120	3300 N BOOTH ST	EAST SIDE LOT LLC	3334 N BOOTH ST	MILWAUKEE WI	53212	Local Commercial	21,500	0	21,500
2812108111	3334 N BOOTH ST	METAL FORMS CORPORATION	3334 N BOOTH ST	MILWAUKEE WI	53212	Manufacturing	90,600	308,500	397,100
2810217000	3341 N BOOTH ST	ANTHONY P BALISTRERI JR	3425 N HOLTEN	MILWAUKEE WI	53212	Local Commercial	7,500	45,500	53,000
2810216000	3351 N BOOTH ST	IRINA P FARAJ	3351 N BOOTH ST	MILWAUKEE WI	532121645	Residential	14,900	37,600	52,500
2810215000	3355 N BOOTH ST	MARY JO OSBORNE T.O.D.	3355 N BOOTH ST	MILWAUKEE WI	53212	Residential	19,100	39,100	58,200
2810214000	3359 N BOOTH ST	MICHAEL J SCHRAMM	2321 E CAPITOL DR, STE 300	MILWAUKEE WI	53211	Residential	23,000	27,300	50,300
2740112000	3726 N BOOTH ST	MILWAUKEE HABITAT FOR	3726 N BOOTH ST	MILWAUKEE WI	53212	Exempt	0	0	0
2740113100	3744 N BOOTH ST	KCOITS LLC	P O BOX 511281	NEW BERLIN WI	531512091	Special Mercantile	130,700	582,300	713,000
2740006110	3747 N BOOTH ST	THE BENNY J TRAVIA & PHYLLIS	9065 N PELHAM PKWY	BAYSIDE WI	53217	Local Commercial	52,000	281,000	333,000
2749878100	3845 N BREMEN ST	ELIMS LLC & COUNTNEY D	3845 N BREMEN ST	MILWAUKEE WI	53212	Local Commercial	113,200	920,800	1,034,000
2740321000	3889 N BREMEN ST	MAP EAST LLC	828 N BROADWAY # 800	MILWAUKEE WI	53202	Mercantile Apartments	30,000	12,300	42,300
2810833000	3425 N BUFFUM ST	WIENIGER ELEC & SONS INC	225 ELM CT	MILWAUKEE WI	53062	Local Commercial	45,300	277,700	323,000
2812878000	3458 N BUFFUM ST	SIMON BARBIER	225 ELM CT	MILWAUKEE WI	53212	Local Commercial	5,200	97,800	103,000
2812689000	3475 N BUFFUM ST	CORNICE D GRACE & BETTY HOOD	3475 N BUFFUM ST	MILWAUKEE WI	53212	Local Commercial	180,000	478,900	658,900
2420407000	100 E CAPITOL DR	RICHARD R PIEPER	234 W FLORIDA ST	GLENDALE WI	53204	Local Commercial	145,200	278,600	424,000
2731008500	101 W CAPITOL DR	BRODERSEN 101 CAPITOL DR	5161 N PT WASHINGTON RD 299	MILWAUKEE WI	53217	Local Commercial	86,900	319,100	386,000
2420212318	102 W CAPITOL DR	101 CAPITOL, LLC	P O BOX 270650	WEST ALLIS WI	53227	Local Commercial	52,500	5,700	58,200
2730224000	117 E CAPITOL DR	HUMM FAMILY TRUST	PO BOX 5248	ELM GROVE WI	531225246	Local Commercial	100,800	969,400	1,070,000
2420212320	122 W CAPITOL DR	SCHWARTZ PROPERTIES LLC	PO BOX 183	LAKE GENEVA WI	53147	Special Mercantile	150,000	916,000	1,066,000
2730110000	123 W CAPITOL DR	MICHAEL GOLDBERG	9240 N THRUSS LA	MILWAUKEE WI	53217	Local Commercial	37,200	210,800	248,000
2420412000	130 W CAPITOL DR	STAG III MILWAUKEE LLC	ONE FEDERAL ST 23RD FL	BOSTON MA	02110	Manufacturing	9,200	100	9,300
2731941000	201 W CAPITOL DR	BANK ONE MILWAUKEE NA	P O BOX 870490	DALLAS TX	753810490	Special Mercantile	114,500	210,500	325,000
2730202000	207 E CAPITOL DR	BRODERSEN PROPERTIES OF MILW	5150 N PT WASHINGTON RD	GLENDALE WI	53217	Special Mercantile	378,400	427,600	806,000
2420216000	208 E CAPITOL DR	D & M PROPERTIES LLC	4731 W BURLEIGH ST	MILWAUKEE WI	53210757	Local Commercial	150,000	202,000	352,000
2420410000	210 W CAPITOL DR	VERKARDIN CAPITOL DR LLC	2231 15TH ST	SAN FRANCISCO CA	94114	Special Mercantile	44,800	615,200	660,000
2739962100	225 E CAPITOL DR	ALDI INC # 19	9342 S 13TH ST	OAK CREEK WI	53154	Special Mercantile	485,200	943,800	1,429,000
2731971000	225 W CAPITOL DR	SHAPIL CROSSING LLC	7 VILLAGE CIR STE 300	MILWAUKEE WI	53203	Local Commercial	35,200	1,358,800	1,394,000
2420441000	242 E CAPITOL DR	SHAKIR ZAHLIDA	1014 E CHAMBERS ST	MILWAUKEE WI	53212	Local Commercial	12,500	819,000	909,000
2420211112	244 W CAPITOL DR	NORTH SIDE LUMBER & FUEL CO	895 S 635 W	MILWAUKEE WI	53058	Local Commercial	100,800	969,400	1,070,000
2420442000	272 E CAPITOL DR	REALTYNET PROPERTIES I LLC	303 E WACKER DR # 1040	CHICAGO IL	60601	Special Mercantile	82,800	1,420,200	1,503,000
2419986100	275 E CAPITOL DR	PNCT MILW 4 GUYS LLC	ONE E OAK HILL DR STE 302	WESTMONT IL	60559	Special Mercantile	39,600	0	39,600
2419988000	300 E CAPITOL DR	TL RIVER WEST LLC	2310 HIGHLAND DR	LAS VEGAS NV	89102	Local Commercial	4,500	5,600	10,100
2739896200	301 W CAPITOL DR	MANAGED INVESTMENTS, LLC	310 E CAPITOL DR	MILWAUKEE WI	53212	Special Mercantile	95,400	245,600	305,000
2419894000	310 E CAPITOL DR	HENOTIC ENTERPRISES	ONE E OAK HILL DR STE 302	WESTMONT IL	60559	Special Mercantile	1,234,700	6,072,300	7,307,000
2410002100	320 E CAPITOL DR	TL RIVER WEST LLC	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2739996300	327 W CAPITOL DR	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2740412000	401 E CAPITOL DR	CONTINENTAL 20 FUND LTD	P O BOX 8050	BENTONVILLE AR	727128050	Special Mercantile	1,508,800	7,292,200	8,802,000
2410001000	420 E CAPITOL DR	MCDONALD'S CORPORATION	5001 W MILL RD	MILWAUKEE WI	53218	Special Mercantile	382,500	947,500	1,330,000
2748996000	425 E CAPITOL DR	MULTANI REAL ESTATE CAPITOL	425 E CAPITOL DR	MILWAUKEE WI	53212	Special Mercantile	155,500	474,500	630,000
2740341000	505 E CAPITOL DR	TWENTY FOUR SAC SELF STORAGE	1250 E MISSOURI AV	PHOENIX AZ	85014	Special Mercantile	533,800	1,119,200	1,653,000
2419992100	532 E CAPITOL DR	JMB CAPITAL LLC	2011 VAN HISE AVE	WISCONSIN WI	537264054	Special Mercantile	739,200	1,189,800	1,929,000
2740342000	627 E CAPITOL DR	ARC CAFEUSA001, LLC	3309 COLLINS LN	LOUISVILLE KY	40245	Special Mercantile	573,900	412,100	986,000
2748999113	709 E CAPITOL DR	PJR PROPERTIES LLC	2215 UNION AVE	SHEBOYGAN WI	53081	Special Mercantile	1,158,500	4,385,500	5,545,000
27489990110	720 E CAPITOL DR	JOURNAL BROADCAST GROUP	720 E CAPITOL DR	MILWAUKEE WI	532121308	Special Mercantile	1,417,700	4,947,300	6,365,000
2749870100	801 E CAPITOL DR	HERSHEL ABELMAN & INGEBORG	15155 KENNEDY RD	LOS GATOS CA	95032	Local Commercial	247,500	769,500	1,017,000
2740313000	807 E CAPITOL DR	HERSHEL ABELMAN & INGEBORG	15155 KENNEDY RD	LOS GATOS CA	95032	Local Commercial	49,900	447,100	497,000
2810525000	518 E CONCORDIA AV	RIVERWORKS DEVELOPMENT CORP	526 E CONCORDIA AVE	MILWAUKEE WI	53212	Local Commercial	41,000	454,000	495,000
2819976200	615 E CONCORDIA AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2740130000	3522 N FRATNEY ST	C & D TECHNOLOGIES INC	1400 UNION MEETING RD	BLUE BELL PA	19422	Manufacturing	177,200	37,000	214,200
2740129100	3522 N FRATNEY ST	C & D TECHNOLOGIES INC	1400 UNION MEETING RD	BLUE BELL PA	19422	Manufacturing	17,800	4,500	22,300
2740103000	3700 N FRATNEY ST	RB FRATNEY LLC	600 E MASON ST STE 303	MILWAUKEE WI	53202	Local Commercial	73,700	533,300	607,000
2740331000	3720 N FRATNEY ST	FRATNEYMAO LLC ET AL	3720 N FRATNEY ST # 2.1	MILWAUKEE WI	53212	Local Commercial	66,100	782,900	849,000
2740332000	3728 N FRATNEY ST	CREATIVE STORE DESIGN INC	3728 N FRATNEY ST	MILWAUKEE WI	532121749	Special Mercantile	46,000	502,000	548,000
2740105000	3740 N FRATNEY ST	BIG BRICK PROPERTIES LLC	811 E VIENNA AVE	MILWAUKEE WI	53212	Local Commercial	74,300	163,700	238,000

2749880110	3830 N FRATNEY ST	BARKOW INVESTMENTS LLC	3830 N FRATNEY ST	MILWAUKEE WI	53212	Manufacturing	161,000	770,100	981,100
2749875111	3866 N FRATNEY ST	PHOENIX FRATNEY LLC	1818 N FARWELL ST	MILWAUKEE WI	53202	Special Mercantile	72,900	885,100	958,000
2749672112	3872 N FRATNEY ST	WEDDOW SWEETS LLC	3028 E FAIRY CHASM RD	MILWAUKEE WI	53217	Local Commercial	155,400	72,600	327,000
2749674100	3888 N FRATNEY ST	SAMHI OMARI	3929 N HUMBOLDT BLVD	MILWAUKEE WI	53212	Local Commercial	56,900	270,100	83,900
2810404000	3265 N HOLTEN ST	ALI SHAUKAT	9337 S OKETO AVE	BRIDGEVIEW IL	604552173	Local Commercial	10,800	73,100	83,900
2810403000	3271 N HOLTEN ST	ALMIAN HOLDINGS LLC	PO BOX 511834	MILWAUKEE WI	53203	Local Commercial	8,400	117,600	126,000
2811851000	3272 N HOLTEN ST	EYE MATHYTHY LLC	544 E OGDEN AVE # 706-200	MILWAUKEE WI	53202	Local Commercial	7,600	150,400	158,000
2811852000	3276 N HOLTEN ST	JAMES BENTLEY	P O BOX 16973	MILWAUKEE WI	532160973	Local Commercial	8,400	111,600	120,000
2810407000	3279 N HOLTEN ST	CHRIST APOSTOLIC CHURCH	3079 N HOLTEN ST	MILWAUKEE WI	53212	Exempt	0	0	0
2810517100	3301 N HOLTEN ST	WILFREDO FUENTES SR	3083 N HUMBOLDT BL	MILWAUKEE WI	53212	Local Commercial	16,700	183,500	200,200
2810524100	3304 N HOLTEN ST	RIVERWORKS DEVELOPMENT CORP	526 E CONCORDIA AVE	MILWAUKEE WI	53212	Special Mercantile	39,300	9,000	48,300
2810523110	3334 N HOLTEN ST	RIVERWORKS DEVELOPMENT	526 E CONCORDIA AVE	MILWAUKEE WI	53212	Special Mercantile	94,500	29,500	124,000
2811603000	3345 N HOLTEN ST	FALAY INVESTMENTS LLC	PO BOX 638	MILWAUKEE WI	532010638	Local Commercial	9,000	0	9,000
2811602000	3349 N HOLTEN ST	FALAY INVESTMENTS LLC	PO BOX 638	MILWAUKEE WI	532010638	Local Commercial	9,000	120,000	129,000
2810643000	3369 N HOLTEN ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2811748100	3372 N HOLTEN ST	RIVERWORKS LOFTS LLC	5201 E TERRACE DR STE 300	MADISON WI	53718	Mercantile Apartments	216,000	970,000	1,186,000
2812855000	3400 N HOLTEN ST	L C WHITEHEAD	9445 N SWAN RD	MILWAUKEE WI	53224	Local Commercial	9,000	145,900	154,900
2812854110	3404 N HOLTEN ST	HOLTEN LLC	2228 E PARK PL	MILWAUKEE WI	53211	Local Commercial	45,000	87,700	132,700
2812679000	3411 N HOLTEN ST	ANTHONY P BALISTRERI	3411 N HOLTEN ST	MILWAUKEE WI	53212	Local Commercial	22,300	128,700	149,000
2812651000	3424 N HOLTEN ST	ANTHONY F COFFARO	1816 ELMDALE CT	MILWAUKEE WI	53211	Residential	21,600	48,700	70,300
2812850000	3430 N HOLTEN ST	MOBILE CAR CARE LLC	1816 E ELMDALE CT	MILWAUKEE WI	53211	Local Commercial	9,000	32,000	41,000
2812860000	3431 N HOLTEN ST	FALAY INVESTMENTS LLC	PO BOX 638	MILWAUKEE WI	532010638	Residential	21,600	48,000	69,600
2812648110	3434 N HOLTEN ST	MOBILE CAR CARE LLC	1816 E ELMDALE CT	MILWAUKEE WI	53211	Local Commercial	27,000	266,000	293,000
2812682000	3437 N HOLTEN ST	ADAM BOSTOWICZ	440 W FAIRY CHASM RD	MILWAUKEE WI	53217	Residential	21,600	48,400	70,000
2812853000	3441 N HOLTEN ST	CORANDA K JOHNSON	PO BOX 1966	IRMO SC	29063	Residential	21,600	60,000	81,600
2812684000	3447 N HOLTEN ST	FALAY INVESTMENTS LLC	PO BOX 638	MILWAUKEE WI	532010638	Local Commercial	9,000	0	9,000
2812646100	3448 N HOLTEN ST	GEORG SCHIENKE	3448 N HOLTEN ST	MILWAUKEE WI	53212	Manufacturing	23,800	126,300	150,100
2812655000	3449 N HOLTEN ST	FALAY INVESTMENTS LLC	PO BOX 638	MILWAUKEE WI	532010638	Residential	21,600	54,400	76,000
2812866000	3455 N HOLTEN ST	JAMES P JANKOWSKI	PO BOX 11962	SHOREWOOD WI	53211	Local Commercial	9,000	111,000	120,000
2812869000	3458 N HOLTEN ST	ROOSEVELT & DOROTHY M	4915 N 24TH PL	MILWAUKEE WI	53209	Residential	21,600	50,500	72,100
2812644000	3459 N HOLTEN ST	JAMES P JANKOWSKI	PO BOX 13574	SHOREWOOD WI	53211	Local Commercial	9,000	0	9,000
2812643000	3460 N HOLTEN ST	LOUIS RUIZ	PO BOX 13574	SHOREWOOD WI	53213	Residential	21,600	75,600	97,200
2812688000	3461 N HOLTEN ST	STEVEN DODDER	3461 N HOLTEN ST	MILWAUKEE WI	53212	Local Commercial	9,000	75,900	84,900
2812791000	3474 N HOLTEN ST	COOL PETROLEUMS INC	3381 N 35TH ST	MILWAUKEE WI	53216	Special Mercantile	123,700	446,300	570,000
2740353100	3500 N HOLTEN ST	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2740382000	3600 N HOLTEN ST	US POSTAL SERVICE	62 STRATFORD DR	BLOOMINGDALE IL	601177000	Exempt	0	0	0
2740371100	3628 N HOLTEN ST	CITY OF MILWAUKEE C/O	711 W WELLS ST 3RD FL	MILWAUKEE WI	53233	Exempt	0	0	0
2740013110	3700 N HOLTEN ST	ANTHONY KANDARAPALLY	3700 N HOLTEN ST	MILWAUKEE WI	53212	Local Commercial	30,000	133,000	163,000
2740034100	3701 N HOLTEN ST	EDWARD ELIAS	3713 N HOLTEN ST	MILWAUKEE WI	53212	Manufacturing	86,100	186,400	242,500
2740029000	3729 N HOLTEN ST	EDWARD A ELIAS	3713 N HOLTEN ST	MILWAUKEE WI	53212	Manufacturing	8,000	16,500	24,500
2740027110	3737 N HOLTEN ST	ROLLCAST LLC	3760 N HOLTEN ST	MILWAUKEE WI	53212	Manufacturing	89,600	361,300	430,900
2740007112	3760 N HOLTEN ST	ROLLCAST LLC	3760 N HOLTEN ST	MILWAUKEE WI	53212	Manufacturing	283,700	848,600	1,132,300
2740023100	3775 N HOLTEN ST	LOUIS J DODULIK &	10200 W BLUE MOUND RD # 127	WAUWATOSA WI	53226	Manufacturing	39,100	171,500	210,600
2740346100	3950 N HOLTEN ST	525 PROPERTIES LIMITED	10624 N PT WASHINGTON RD 201	MEQUON WI	530925049	Local Commercial	217,900	919,500	1,137,400
2740361100	4132 N HOLTEN ST	PAMIDA SEVEN LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	197,400	406,600	604,000
2419982000	4132 N HOLTEN ST	CITY OF MILW REDEV AUTH	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2419988100	4198 N HOLTEN ST	PHOENIX CUDAHY LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	10,200	0	10,200
2410013000	4198 N HOLTEN ST	PHOENIX CUDAHY LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	104,100	0	104,100
2410012000	4200 N HOLTEN ST	PHOENIX CUDAHY LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	1,463,000	213,100	1,666,100
2731743112	3518 N HUBBARD ST	MOHAMMAD ABU-SAIF	415 E ESTATES PL	OAK CREEK WI	531545121	Local Commercial	62,900	134,400	197,300
2731754110	3519 N HUBBARD ST	RUSS KLISCH LLC	1872 N COMMERC ST	MILWAUKEE WI	53212	Local Commercial	11,700	182,300	194,000
2730814100	3519 N HUBBARD ST	3745-55 RICHARDS	7301 W CALUMET RD	MILWAUKEE WI	53223	Local Commercial	14,000	1,000	15,000
2730807100	3518 N HUBBARD ST	GREG S VUORINEN	4324 N MARLBOROUGH DR	SHOREWOOD WI	53211	Local Commercial	40,600	99,400	140,000
2730813100	3519 N HUBBARD ST	PINKNEY'S CAPITAL	3859 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	14,000	1,600	15,600
2730810000	3527 N HUBBARD ST	CARSON P COOPER	625 E OKLAHOMA AVE	MILWAUKEE WI	53207	Local Commercial	9,400	0	9,400
2730808000	3532 N HUBBARD ST	FOUR WALLS LLC	3832 N HUBBARD ST	MILWAUKEE WI	53212	Local Commercial	27,000	112,000	139,000
2730090000	3551 N HUBBARD ST	KIVLEY INVESTMENTS LLC	3680 N PALMER ST	MILWAUKEE WI	53212	Local Commercial	18,800	95,200	114,000
2740102100	3701 N HUMBOLDT BL	3701 HUMBOLDT LLC, C/O TRAMO	2500 S HIGHLAND AVE #103	MILWAUKEE WI	53211	Special Mercantile	93,200	226,600	260,000
2740314000	3929 N HUMBOLDT BL	WEDDOW SWEETS LLC	208 E FAIRY CHASM RD	LOMBARD IL	60148	Manufacturing	712,400	1,356,900	2,069,300
2732001000	102 E KEEFE AV	MEDO LLC	102 E KEEFE AV	MILWAUKEE WI	53212	Manufacturing	126,300	2,370,200	2,496,500
2822626000	103 E KEEFE AV	JAMIL H ITAYIM	103 E KEEFE AV	MILWAUKEE WI	53212	Local Commercial	3,300	69,600	72,900
2822625000	109 E KEEFE AV	CAROLYN WATTS REV TRUST	8905 APPELSEED DR	CINCINNATI OH	45249	Local Commercial	3,300	0	3,300
2822624000	117 E KEEFE AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2822623000	121 E KEEFE AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0

Parcel ID	Address	City	County	Assessor's Description	APN	Legal Description	Area	Use	Value	Assessed Value	Market Value
2822622000	129 E KEEFE AV	CITY OF MILWAUKEE	WI		532023817	MILWAUKEE WI	0	Exempt	0	0	0
2822621100	135 E KEEFE AV	LUIS BETANCOURT	WI		53203	MILWAUKEE WI	3,000	Mercantile Apartments	101,000	104,000	104,000
2731759000	202 E KEEFE AV	DARRYL JAMES WILLIAMS	WI		53212	MILWAUKEE WI	2,100	Residential	17,600	19,700	19,700
2822604000	217 E KEEFE AV	CITY OF MILWAUKEE	WI		53202	MILWAUKEE WI	0	Exempt	0	0	0
2731754121	218 E KEEFE AV	RUSS KLISCH LLC	WI		53212	MILWAUKEE WI	26,900	Manufacturing	119,000	145,900	145,900
2822602110	229 E KEEFE AV	DENNIS BARTHENHEIER	WI		53051	MILWAUKEE WI	7,000	Local Commercial	42,300	49,300	49,300
2731749000	244 E KEEFE AV	MVF PROPERTIES LLC	WI		53202	MILWAUKEE WI	2,600	Residential	27,400	30,000	30,000
2821901000	245 E KEEFE AV	D & AUTO REPAIR LLC	WI		53212	MILWAUKEE WI	21,800	Local Commercial	155,600	177,400	177,400
2731748000	248 E KEEFE AV	MVF PROPERTIES LLC	WI		53202	MILWAUKEE WI	2,500	Residential	28,200	31,700	31,700
2731747000	252 E KEEFE AV	MVF PROPERTIES LLC	WI		53202	MILWAUKEE WI	2,500	Residential	28,200	31,700	31,700
2731746000	256 E KEEFE AV	ROBERT E & ERMA P JONES	WI		53209	MILWAUKEE WI	2,500	Residential	27,700	30,200	30,200
2731745000	260 E KEEFE AV	SECRETARY OF HOUSING &	WI		532030141	MILWAUKEE WI	2,500	Residential	28,500	29,000	29,000
2731744000	264 E KEEFE AV	DARRYL J WILLIAMS	WI		53212	MILWAUKEE WI	2,500	Residential	23,100	25,600	25,600
2812731113	274 E KEEFE AV	KEEFE RICHARDS LLC	WI		53217	MILWAUKEE WI	14,400	Local Commercial	90,700	95,100	95,100
2812732000	325 E KEEFE AV	WENNIGER ELECTRIC INC	WI		53212	MILWAUKEE WI	18,000	Local Commercial	18,000	18,000	18,000
2740116110	326 E KEEFE AV	COMPO STEEL PRODUCTS INC	WI		53212	MILWAUKEE WI	542,100	Special Mercantile	250,900	803,000	803,000
2812676100	405 E KEEFE AV	HOUSING AUTHORITY OF THE	WI		532023614	MILWAUKEE WI	0	Exempt	0	0	0
2812675000	409 E KEEFE AV	L & C ENTERPRISES LLP	WI		530920144	MILWAUKEE WI	2,400	Residential	25,800	28,200	28,200
2812673100	417 E KEEFE AV	ARTHUR B STEEL	WI		532050587	MILWAUKEE WI	3,200	Residential	26,700	29,900	29,900
2812672000	421 E KEEFE AV	DAVID J NIEC	WI		532121609	MILWAUKEE WI	2,400	Residential	20,000	22,400	22,400
2812671000	425 E KEEFE AV	ALAN LEWIS	WI		53212	MILWAUKEE WI	2,400	Residential	24,300	26,700	26,700
2812670000	433 E KEEFE AV	ARTHUR B STEEL	WI		53205	MILWAUKEE WI	15,700	Local Commercial	84,000	99,700	99,700
2812668111	531 E KEEFE AV	531 KEEFE LLC	WI		53211	MILWAUKEE WI	27,800	Local Commercial	260,200	288,000	288,000
2812601000	629 E KEEFE AV	MARK & THOMAS LLC	WI		53212	MILWAUKEE WI	15,100	Local Commercial	155,900	171,000	171,000
2740121000	634 E KEEFE AV	ROADSTER LLC	WI		53212	MILWAUKEE WI	251,000	Special Mercantile	408,000	659,000	659,000
2810701110	701 E KEEFE AV	ATINSKY PROPERTY MGMT LLC	WI		53209	MILWAUKEE WI	8,300	Local Commercial	137,700	146,000	146,000
2740122000	714 E KEEFE AV	TULIP MOLDED PLASTICS CORP	WI		53212	MILWAUKEE WI	186,200	Manufacturing	804,900	1,170,800	1,170,800
2740131110	830 E KEEFE AV	C & D TECHNOLOGIES INC	WI		91422	MILWAUKEE WI	189,000	Manufacturing	451,600	640,600	640,600
2740124100	900 E KEEFE AV	C&D TECHNOLOGIES INC	WI		19422	MILWAUKEE WI	626,100	Manufacturing	1,194,200	1,820,300	1,820,300
2731020110	905 E MELVINA ST	MNR HOLDINGS LLC	WI		532176046	MILWAUKEE WI	43,200	Local Commercial	269,800	313,000	313,000
2731004000	106 E MELVINA ST	G WIZ INVESTMENTS LLC	WI		53212	MILWAUKEE WI	81,000	Manufacturing	289,800	370,800	370,800
2730228000	118 E MELVINA ST	GERALD J YOUNG	WI		53212	MILWAUKEE WI	2,700	Residential	12,800	15,500	15,500
2731981000	120 W MELVINA ST	PINKEYS CAPITAL AUTO BODY CO	WI		53212	MILWAUKEE WI	105,500	Local Commercial	902,500	1,008,000	1,008,000
2730227000	122 E MELVINA ST	CHRIS M HOUTGALING	WI		53212	MILWAUKEE WI	2,700	Residential	14,300	17,000	17,000
2730219100	126 W MELVINA ST	HCP REAL ESTATE LLC	WI		53029	MILWAUKEE WI	173,500	Manufacturing	434,600	608,100	608,100
2730301000	140 E NASH ST	CITY OF MILWAUKEE	WI		532023617	MILWAUKEE WI	0	Exempt	0	0	0
2731740000	114 E NASH ST	MEDO LLC	WI		53212	MILWAUKEE WI	1,100	Local Commercial	1,100	1,100	1,100
2740118100	401 E NASH ST	CITY OF MILWAUKEE	WI		53202	MILWAUKEE WI	0	Exempt	0	0	0
2740392000	720 E NASH ST	IAN F SUSTAR	WI		53212	MILWAUKEE WI	31,100	Local Commercial	181,900	213,000	213,000
2731758000	3512 N PALMER ST	LUIS A FELICIANO	WI		53212	MILWAUKEE WI	2,100	Residential	21,400	23,500	23,500
2731760000	3520 N PALMER ST	CARROLL DISBROW	WI		53211	MILWAUKEE WI	3,600	Local Commercial	22,800	26,400	26,400
2731761000	3524 N PALMER ST	CARROLL C DISBROW	WI		53211	MILWAUKEE WI	3,600	Local Commercial	21,900	25,500	25,500
2731762000	3528 N PALMER ST	SHIRLEY M NEWBY	WI		53212	MILWAUKEE WI	2,800	Residential	9,900	12,700	12,700
2731763100	3530 N PALMER ST	IRON JENNY LLC	WI		53212	MILWAUKEE WI	7,200	Manufacturing	74,400	81,600	81,600
2731765000	3540 N PALMER ST	SUSAN J FIELDS	WI		532121545	MILWAUKEE WI	2,800	Residential	24,000	26,800	26,800
2731768000	3544 N PALMER ST	SUSAN I FIELDS	WI		53212	MILWAUKEE WI	2,800	Residential	27,000	29,800	29,800
2731769000	3602 N PALMER ST	LOUIS D SIMMONS	WI		53212	MILWAUKEE WI	2,800	Residential	22,400	25,200	25,200
2731769000	3604 N PALMER ST	DOROTHY JEAN SMITH	WI		53212	MILWAUKEE WI	2,800	Residential	25,100	27,900	27,900
2731739000	3701 N PALMER ST	MEDCO LLC	WI		532121545	MILWAUKEE WI	2,800	Residential	36,600	39,400	39,400
2731751113	3704 N PALMER ST	ILLINOIS TOOL WORKS INC	WI		53212	MILWAUKEE WI	1,800	Local Commercial	1,800	1,800	1,800
2731739000	3705 N PALMER ST	MEDCO LLC	WI		530984428	MILWAUKEE WI	127,000	Manufacturing	968,100	1,095,100	1,095,100
2731737000	3709 N PALMER ST	MEDCO LLC	WI		53212	MILWAUKEE WI	2,800	Residential	25,800	28,600	28,600
2739598000	3838 N PALMER ST	TODD ROBINETTE LLC	WI		53212	MILWAUKEE WI	1,800	Local Commercial	1,800	1,800	1,800
2730212000	3849 N PALMER ST	T ROBINETTE LLC	WI		53212	MILWAUKEE WI	83,500	Local Commercial	500	84,000	84,000
2730211000	3860 N PALMER ST	PALMER GARAGE LLC	WI		53212	MILWAUKEE WI	68,200	Local Commercial	297,900	384,000	384,000
2730221000	3867 N PALMER ST	RIVER STREET WAREHOUSE	WI		53212	MILWAUKEE WI	115,000	Local Commercial	136,000	251,000	251,000
2730220100	3869 N PALMER ST	RIVERWORKS INVESTMENTS INC	WI		53212	MILWAUKEE WI	14,800	Local Commercial	229,200	244,000	244,000
2730218000	3873 N PALMER ST	MICHAEL S FORTUNA	WI		5321217270	MILWAUKEE WI	14,300	Local Commercial	69,700	104,000	104,000
2730217000	3883 N PALMER ST	ADAM R BROSTOWICZ	WI		53202	MILWAUKEE WI	21,100	Local Commercial	91,900	113,000	113,000
2730216000	3887 N PALMER ST	JAMES H UTSEY	WI		53217	MILWAUKEE WI	2,800	Residential	13,400	16,200	16,200
2730215000	3891 N PALMER ST	JAMES H UTSEY	WI		532121245	MILWAUKEE WI	7,100	Local Commercial	52,200	59,300	59,300
2730214100	3893 N PALMER ST	ROBERT A SCOTT	WI		532121245	MILWAUKEE WI	2,800	Residential	12,400	15,200	15,200
2731961000	3900 N PALMER ST	GOODWILL INDUSTRIES OF	WI		53225	MILWAUKEE WI	4,000	Residential	8,600	12,600	12,600
2730225000	3913 N PALMER ST	JAMES S MAGESTRO	WI		53211	MILWAUKEE WI	358,800	Local Commercial	630,200	989,000	989,000
2730223000	3935 N PALMER ST	PINKEYS CAPITAL AUTO	WI		53212	MILWAUKEE WI	35,700	Local Commercial	210,300	246,000	246,000
2730222000	3935 N PALMER ST	PINKEYS CAPITAL AUTO	WI		53212	MILWAUKEE WI	3,200	Residential	26,400	29,600	29,600

2811901000	3210 N PIERCE ST	321 LIMITED LLC	3210 N PIERCE ST	MILWAUKEE WI	53212	Local Commercial	25,100	548,900	574,000
2811853000	3225 N PIERCE ST	KMG HOLDINGS INC	3225 N PIERCE ST	MILWAUKEE WI	532122145	Manufacturing	77,300	378,500	455,800
281213000	3275 N PIERCE ST	WAYNE STREET PROPERTY LLC	3275 N PIERCE ST	MILWAUKEE WI	53212	Local Commercial	14,800	199,200	214,000
2812109000	3315 N PIERCE ST	WAYNE WALLNER	3315 N PIERCE ST	MILWAUKEE WI	53212	Local Commercial	10,800	76,800	87,600
2810602110	3472 N RICHARDS ST	HERBERT WASHINGTON	3472 N RICHARDS ST	MILWAUKEE WI	53216	Residential	3,300	13,800	17,100
2829966000	3473 N RICHARDS ST	RCBC INVESTMENTS LLC	3707 W GOOD HOPE RD #22	MILWAUKEE WI	53209	Local Commercial	3,200	0	3,200
2829987000	3477 N RICHARDS ST	CONN, THOMAS P	3479 N RICHARDS ST	MILWAUKEE WI	53212	Mercantile Apartments	3,000	60,500	63,500
2740116200	3510 N RICHARDS ST	RIVERWORKS DEVELOPMENT	303 E VIENNA AVE	MILWAUKEE WI	53212	Exempt	0	0	0
2739989111	3521 N RICHARDS ST	GLENDALE REDEVELOPMENT LLC	10035 MILLER CT	MEQUON WI	53092	Local Commercial	0	0	0
2739984000	3507 N RICHARDS ST	JEROME JOHNSON	3607 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	46,200	97,800	144,000
2731966000	3695 N RICHARDS ST	3707 LLC	3695 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	30,200	13,800	44,000
2740036000	3702 N RICHARDS ST	RICHARD J DESOTELLE & BONNIE	3702 N RICHARDS ST	MILWAUKEE WI	53212	Residential	2,900	30,000	32,900
2731965000	3707 N RICHARDS ST	3707 LLC	P O BOX 170332	MILWAUKEE WI	53212	Local Commercial	95,500	691,400	786,900
2740037100	3710 N RICHARDS ST	LTS PROPERTIES, LLC	1999 SHEPHERD RD	MILWAUKEE WI	53212	Local Commercial	49,700	525,300	575,000
2740040000	3738 N RICHARDS ST	JOHNSON BROS BEVERAGES INC	3710 N RICHARDS ST	ST PAUL MN	55116	Local Commercial	8,300	4,500	12,800
2740041000	3740 N RICHARDS ST	LTS PROPERTIES, LLC	3701 W CALUMET RD	MILWAUKEE WI	53212	Local Commercial	8,300	0	8,300
273989110	3745 N RICHARDS ST	3745-55 RICHARDS INDUSTRIAL	3801 N RICHARDS ST	MILWAUKEE WI	53223	Special Mercantile	263,500	773,500	1,037,000
2739802100	3809 N RICHARDS ST	SHEBA LLC	120 W MELVINA ST	MILWAUKEE WI	53212	Local Commercial	20,300	301,700	322,000
2739801000	3825 N RICHARDS ST	PINKEYS CAPITAL AUTO BODY	P O BOX 12164	MILWAUKEE WI	53212	Local Commercial	40,600	128,400	169,000
2730010100	3837 N RICHARDS ST	LAZZARA W LLC	P O BOX 12164	MILWAUKEE WI	53212	Residential	2,800	0	2,800
2730005000	3853 N RICHARDS ST	ANN C VALENT & EDWARD C	3853 N RICHARDS ST	MILWAUKEE WI	53212	Special Mercantile	23,700	368,300	392,000
2730004000	3859 N RICHARDS ST	RICHARD H FEIST TOD	3859 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	7,500	210,500	218,000
2730002100	3865 N RICHARDS ST	PINKEYS CAPITAL AUTO BODY	120 W MELVINA ST	MILWAUKEE WI	53212	Local Commercial	16,500	174,400	191,000
2730001100	3879 N RICHARDS ST	CAPITAL BUILDING LLC	3879 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	24,800	228,200	253,000
2731962000	3901 N RICHARDS ST	3901 N RICHARDS LLC	5205 N IRONWOOD RD, STE #201	GLENDALE WI	53217	Manufacturing	123,700	412,300	536,000
2740417000	3935 N RICHARDS ST	WAL-MART REAL ESTATE	P O BOX 8050	BENTONVILLE AR	727129050	Local Commercial	170,400	2,113,600	2,284,000
2420431000	4041 N RICHARDS ST	PHOENIX RICHARDS LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	112,300	49,400	161,700
2420007000	4105 N RICHARDS ST	EARL E GRUNWALD	4117 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	251,200	2,321,200	2,572,400
2419866000	4108 N RICHARDS ST	STATE OF WIS	819 N 8TH ST	MILWAUKEE WI	53203	Local Commercial	9,700	23,200	32,900
2420015000	4117 N RICHARDS ST	EARL GRUNWALD	4117 N RICHARDS ST	MILWAUKEE WI	53212	Residential	5,500	33,000	38,500
2420012110	4125 N RICHARDS ST	SS LAND LLC	1013 N OLD WORLD 3RD ST	MILWAUKEE WI	53203	Local Commercial	25,000	257,000	282,000
2420010100	4135 N RICHARDS ST	SUKHWINDER SINGH	4135 N RICHARDS ST	MILWAUKEE WI	53212	Residential	5,500	35,100	40,600
2420009000	4141 N RICHARDS ST	BRESSON LLC	W149N514 NORMAN DR	MENOMONEE FALLS WI	530513177	Local Commercial	21,600	134,400	156,000
2420007100	4153 N RICHARDS ST	GLORIA PETERS	3910 FRESNO RD	BROOKFIELD WI	53045	Residential	10,800	50,400	61,200
2420005000	4171 N RICHARDS ST	TERRA FIRMA HOLDINGS LLC	4161 N RICHARDS ST	MILWAUKEE WI	532121011	Manufacturing	26,200	133,600	159,800
2420004000	4171 N RICHARDS ST	UNITED PAPERWORKERS	4171 N RICHARDS ST	MILWAUKEE WI	53212	Exempt	0	0	0
2420003000	4175 N RICHARDS ST	FRANCIS G O'LEARY	4175 N RICHARDS ST	MILWAUKEE WI	53212	Residential	3,900	61,000	64,900
2420002000	4179 N RICHARDS ST	FRANCIS G O'LEARY & TRINA HW	4175 N RICHARDS ST	MILWAUKEE WI	53212	Residential	3,700	31,500	35,200
2420001000	4185 N RICHARDS ST	C G SCHMIDT, INC	11777 W LAKE PARK DR	MILWAUKEE WI	532243021	Local Commercial	8,400	0	8,400
2420024110	4189 N RICHARDS ST	C G SCHMIDT, INC	11777 W LAKE PARK DR	MILWAUKEE WI	532243021	Local Commercial	61,000	407,000	468,000
2420202000	4223 N RICHARDS ST	MATTHEW ELM	7711 16TH AVE	KENOSHA WI	53143	Local Commercial	30,500	107,000	137,500
2420201000	4307 N RICHARDS ST	SPIC & SPAN REALTY INC	4301 N RICHARDS ST	MILWAUKEE WI	53212	Local Commercial	48,100	243,900	292,000
2429897000	4393 N RICHARDS ST	PHOENIX BROADWAY LLC	1818 N FARWELL AVE	MILWAUKEE WI	53202	Special Mercantile	83,000	426,200	511,200
2410010000	4590 N RICHARDS ST	FIVE SAC SELF STORAGE CORP	1250 E MISSOURI AVE	PHOENIX AZ	850142912	Special Mercantile	120,000	1,215,700	1,335,700
2810659000	418 E TOWNSEND ST	TIMOTHY COWLING	8127 CHESTNUT ST	WAUWATOSA WI	53213	Local Commercial	1,500	1,500	3,000
2810842000	419 E TOWNSEND ST	TIMOTHY COWLING	8127 W CHESTNUT ST	WAUWATOSA WI	532132507	Local Commercial	13,600	94,400	108,000
2812773000	450 E TOWNSEND ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	0
2739966100	214 E VIENNA AV	HEIDER & BOTT COMPANY INC	3840 N PALMER ST	MILWAUKEE WI	53212	Special Mercantile	84,000	359,000	443,000
2740035000	301 E VIENNA AV	JOHNSON BROS BEVERAGES INC	1998 SHEPARD RD	ST PAUL MN	55116	Special Mercantile	350,100	2,649,900	3,000,000
2740413000	400 E VIENNA AV	LIGHT RAY DEVELOPMENT LLC	3811 N HOLTON ST	MILWAUKEE WI	53212	Special Mercantile	270,800	2,311,200	2,582,000
2740402000	620 E VIENNA AV	INSITE MILWAUKEE LLC	1400 16TH ST 3RD FL	OAK BROOK IL	60623	Special Mercantile	538,800	1,768,200	2,306,000
2740391000	701 E VIENNA AV	BLACK RIDGE INVESTMENT CO	P O BOX 648	MILWAUKEE WI	532010648	Local Commercial	200,300	0	200,300
2740106000	811 E VIENNA AV	BIG BRICK PROPERTIES LLC	811 E VIENNA AV	MILWAUKEE WI	53212	Special Mercantile	45,000	394,000	439,000
2749584110	900 E VIENNA AV	B C MILLER HOLDINGS LLC	W34954804 KINGDOM DR	DOUSMAN WI	53118	Manufacturing	172,500	434,100	606,600