

GREATER MITCHELL STREET

BUSINESS IMPROVEMENT DISTRICT No. 4

OPERATING PLAN YEAR FOR 2003

August 15, 2002

GREATER MITCHELL STREET
BUSINESS IMPROVEMENT DISTRICT NO. 4
2003 OPERATING PLAN

I. INTRODUCTION

In 1984, the Wisconsin legislature created Sec. 66.608 of the Statutes enabling cities to establish Business Improvement Districts (BIDs) upon the petition of least one property owner within the proposed district. The purpose of the law is "...to allow businesses within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." On July 28, 1989, the Common Council of the City of Milwaukee, by Resolution File Number 890176, created BID No. 4 (Greater Mitchell Street) and adopted its initial operating plan.

Section 66.608(3)(b), Wis. Stats., requires that a BID board "shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval." The Board of BID No. 4 submits this 2003 Operating Plan in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial (May 1989) BID Operating Plan and subsequent years' Operating Plans. 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. 66.608, Wis. Stats. and the proposed changes for 2003. It does not repeat the background information which is contained in the previous plans nor include the Business Improvement District statute, original petitions from

property owners or BID No. 4 Bylaws.

II. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

No changes in District planning or zoning have occurred since adoption of the initial operating plan.

III. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties included in the district is provided in Appendix B.

IV. PROPOSED OPERATING PLAN - YEAR 14 (2003)

A. Plan Objective

The objective of BUSINESS IMPROVEMENT DISTRICT NO.4 (GREATER MITCHELL STREET) is to continue the revitalization and improvements of a historic shopping district in Milwaukee's near south side.

B. Proposed Activities

Principal activities to be engaged in by BUSINESS IMPROVEMENT DISTRICT NO. 4 (GREATER MITCHELL STREET) during its 14th year of operation are to:

Mission Statement

Maximize both human and capital resources in the promotion and implementation of activities that will result in enhanced neighborhood safety, improved area image, new development and the increased value of present improvements. Such activities include:

- a) Coordinate efforts to complete an overall design plan, including capital improvements, traffic circulation and parking lot utilization.
- b) Provide assistance to property owners and developers who are engaged in property improvements and redevelopment activities.
- c) Promote the unique historic significance and commercial mix of the District.
- d) Encourage design-sensitive renovations of buildings in the District and the removal of security bars and grills on commercial frontage.
- e) BID No. 4 expects all commercial buildings within the BID to be maintained in a graffiti-free manner and will support means to accomplish this goal.
- f) Provide support and financial assistance to the Mitchell Street Development Opportunities Corporation which is charged with providing business and real estate development assistance within the 53204 zipcode area.
- g) Coordinate retail and other business recruitment.
- h) Maintain the neighborhood business district portfolio, including an inventory of commercial space availability, to distribute to prospective tenants and to respond to inquiries.
- i) Encourage increased police protection, security measures, and safety programs.
- j) Initiate publicity and media coverage of District activities.
- k) Plan and coordinate membership activities.
- l) Support a community outreach program linking the business community to the community at large.
- m) Put out timely information to members, retailers and other interested parties in the form of newsletters, faxes, fliers, and other appropriate

methods

- n) Encourage and support activities which enhance business recruitment and retention.

C. Proposed Expenditures

PROPOSED

GREATER MITCHELL STREET BID BUDGET

Salaries/Wages/purchase of professional services	\$60,000
Insurance (liability, business content, d & o)	1,200
Accounting	2,000
Office rent	4,950
Utilities	700
Telephone	2,800
Postage	3,000
Office supplies	2,700
Equipment	2,300
Equipment maintenance	500
Programming in the areas of marketing & promotion	6,844
Programming in the areas of community outreach	1,000
Street Lighting Project (P&I, Maintenance, elec.)	17,000
Graffiti Abatement	6,000
Internet access/accessories	1,200
Contingency	5,839

Total \$ 118,033

D. Financing Method

The proposed expenditures will be financed from monies collected from the BID assessments and voluntary contributions. It is estimated that approximately \$93,033.00 or about 79 percent of the BID budget will be raised through assessments. As part of this plan and to be included in the City budget process, the City of Milwaukee is requested to contribute \$25,000, which is the same dollar amount provided by the City to the BID in 2003 in support of the District. The assessed value of commercial properties within the BID is approximately \$28,000,000 and the

approximate tax-exempt value of City-owned properties is approximately \$28,000,000.

Realizing that it is beyond the resources and capacity of the BID to address every significant issue affecting the Historic Mitchell Street Area, the BID Board shall have the authority to set priorities for expenditures for fulfillment of the goals of the BID and to revise the budget as necessary during the year to match the funds actually available.

V. METHOD OF ASSESSMENT

A. Assessment Rate and Method

As of August 15, 2002, the property in the proposed district had an approximate total value of \$55,000,000.00 (including tax-exempt properties). This plan proposes to assess the taxable property in the district at a rate of \$4.00 per \$1,000.00 of assessed value for the purposes of the BID with a \$400.00 per improved parcel minimum assessment. Appendix B shows the projected BID assessment for each property included in the District.

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 \$400 minimum assessment has been applied to taxable properties, except for parcels

identified as parking lots or vacant lots. Additionally, a cap of \$2,500, or maximum assessment, per parcel is applied so that no one parcel is unfairly burdened by the assessment. The variables used to determine the regular BID assessments are:

1. Total assessed value of each tax key parcel within the District.
2. Whether the parcel is classified as a parking lot or vacant lot.
3. Specific dollar amount per \$1,000 of the assessed value of each tax key parcel.

The assessment methodology is as follows: For each of the tax key parcels within the BID boundaries the BID assessment is calculated by applying a \$4 per \$1,000 charge against the assessed value of the parcel. Taxable properties, other than those classified as parking lots or vacant lots, are subject to a \$400 minimum BID assessment. Taxable parcels are subject to a maximum \$2,500 BID assessment.

B. Excluded and Exempt Property

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

1. Sec. 66.608(1)(f)lm: The District will contain property used exclusively for manufacturing purposes, as well as, properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the District.
2. Sec. 66.608(5)(a): Property known to be used exclusively for residential purposes will not be assessed. Such properties are identified as BID Exempt Properties in Appendix B.

VI. CITY ROLE IN DISTRICT OPERATION

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

1. Provide assistance as appropriate to the BID Board.
2. Monitor and, when appropriate, apply for outside funds which could be used in support of the District.
3. Collect BID assessments and maintain in a segregated account.
4. Disburse all monies of the District no earlier than January 31, 2003 and no later than March 31, 2003. Disbursement of the full amount assessed by the district shall be made without reference to the amount of assessments actually collected by the City by the date of disbursement.
5. Obtain a copy of the annual audit from the BID Board as required per s.66.608(3)(c) of the BID law prior to July 1st of the following year.
6. Provide the Board through the Tax Commissioner's Office on or before July 1st of each plan year with the official City records on the assessed value of each tax key number within the District as of January 1st of each plan year and provide an update immediately prior to preparation of tax bills for purpose of calculating the BID assessments for the following plan year.
7. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the District.

The presentation of this plan to the City shall be deemed a standing order of the Board under Sec. 66.608(4) Wis. Stats. to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method.

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

VII. BUSINESS IMPROVEMENT DISTRICT NO. 4 BOARD OF DIRECTORS

The current BID No. 4 Board of Directors is comprised as follows:

Terms expiring

Terms expiring

David Rotter	10/15/02
G. Eddie Paez	1/01/03
Joseph White	10/20/02
Milt Pivar	10/15/02
Candace Maynard	1/01/04
Herbert Hillman	1/01/04
Stewart Johnson	1/01/04
Ernesto Moncada	1/01/04

The Common Council approved an amendment to the operating plan of the BID, that was proposed by the Board of Directors according to the bylaws, in mid 1996. As a result two seats were added to the Board of Directors. The size of the Board was increased from nine seats to eleven seats. The Board shall submit to the Mayor its recommendations for appointments to expiring terms at least three months prior to expiration of the term.

VIII. THE GREATER MITCHELL STREET ASSOCIATION

The BID shall be a separate entity from the Greater Mitchell Street Association (GMSA), notwithstanding the fact that members, officers and directors of each may be shared. GMSA shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with its contact with the BID Board, and may, and it is intended, shall, contract with BID to provide services to BID, in accordance with the Plan. Any contracting with GMSA to provide services to 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 materials, 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 and the City 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 hereunder, only to the extent required by law, to create a lien on the parcels assessed.

IX. SEVERABILITY AND EXPANSION

This Business Improvement District has been created under authority of Section 66.608 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 Business Improvement District and this Business Improvement District Plan should 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 Business Improvement District 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 of the above is specifically authorized under Section 66.608(3)(b).

X. FUTURE YEARS' OPERATING PLANS

It is anticipated that the BID will continue to revise and develop the operating plan annually, in response to changing development needs and opportunities in the District, in accordance with the purposes and objectives defined in the initial operating plan.

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

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



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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 1

PARCEL CKDG #	C-A- DG CLASS	TAXKEY PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRG/ VACANT	*TAX EXEMPT	*IN/ OUT
1	X	4	4600101110 W. MITCHELL ST. - 1300	\$ 1,181,000.00	\$ 4,724.00	\$ 2,500.00	1	1	1
2	1	2	4600113100 W. FOREST HOME AVE. - 1301 PACHEFSKY/MENDELOFF	\$ 136,000.00	\$ 544.00	\$ 544.00	1	1	1
3	X	2	4600115110 W. FOREST HOME AVE. - 1337 EL REY ENTERPRISES	\$ 1,497,000.00	\$ 5,988.00	\$ 2,500.00	1	1	1
4	2	2	4600118100 S. 13TH ST. - 1905 JUAN C SILVA	\$ 64,800.00	\$ 259.20	\$ 400.00	1	1	1
5	9	2	4600121000 S. 13TH ST. - 1919 MATITALI INVESTMENTS	\$ 53,000.00	\$ 212.00	\$ 400.00	1	1	1
6	3	2	4600123110 S. 13TH ST. - 1937 UNOS	\$ 57,600.00	\$ 230.40	\$ 230.40	0	1	1
7	0	2	4600123120 W. BURNHAM ST. - 1331 DOUGLAS S. GORDON	\$ 651,000.00	\$ 2,604.00	\$ 2,500.00	1	1	1
8	8	4	4600123130 S. 14TH ST. - 1940 BORDER PATROL IN	\$ 318,000.00	\$ 1,272.00	\$ 1,272.00	1	1	1
9	3	4	4600301100 S. 14TH ST. - 1841 PAK THREE MGMT INC	\$ 456,500.00	\$ 1,826.00	\$ 1,826.00	1	1	1
10	8	2	4600303000 W. FOREST HOME AVE. - 1416 JAMES/KAY KUSIK/KAY M	\$ 37,200.00	\$ 148.80	\$ 400.00	1	1	1
11	3	2	4600304000 W. FOREST HOME AVE. - 1412 MARIA E. SAAVEDRA	\$ 39,300.00	\$ 157.20	\$ 400.00	1	1	1
12	9	2	4600305000 W. FOREST HOME AVE. - 1406 JUANA/EVA SAAVEDRA	\$ 1,700.00	\$ 6.80	\$ 6.80	0	1	1
13	4	2	4600306000 W. FOREST HOME AVE. - 1400 ANTONIO RENTAS	\$ 31,700.00	\$ 126.80	\$ 400.00	1	1	1
14	3	2	4600315000 W. MITCHELL ST. - 1401 AMA ABA LLC	\$ 674,700.00	\$ 2,698.80	\$ 2,500.00	0	1	1
15	3	2	4601032000 W. MITCHELL ST. - 1500 JOSE LOPEZ	\$ 71,300.00	\$ 285.20	\$ 400.00	1	1	1
16	4	2	4601034000 W. MITCHELL ST. - 1510 MARTIN F. STEIN	\$ 7,400.00	\$ 29.60	\$ 29.60	0	1	1
17	3	2	4601040100 W. MITCHELL ST. - 1532 SANTIAGO MERCADO	\$ 50,500.00	\$ 202.00	\$ 400.00	1	1	1
18	6	2	4601060000 W. MITCHELL ST. - 1400 RICARDO CASTILLO	\$ 52,700.00	\$ 210.80	\$ 400.00	1	1	1
19	1	2	4601061000 W. MITCHELL ST. - 1404 CHARLES COLEMAN	\$ 30,300.00	\$ 121.20	\$ 400.00	1	1	1
20	3	2	4601065000 W. MITCHELL ST. - 1424 MANUEL VERDIN	\$ 17,100.00	\$ 68.40	\$ 400.00	1	1	1
21	7	2	4601861100 W. MITCHELL ST. - 1307 MITCHELL MARKET COMPAN	\$ 2,157,000.00	\$ 8,628.00	\$ 2,500.00	0	1	1
22	8	2	4610501100 W. MITCHELL ST. - 0601 ELKTOWN PROPERTIES	\$ 225,000.00	\$ 900.00	\$ 900.00	1	1	1
23	2	2	461050200 W MITCHELL ST - 621 MSDOC1 LLC	\$ 29,200.00	\$ 116.80	\$ 116.80	0	1	1
24	2	2	4610503000 W. MITCHELL ST. - 0635 JOSE MIGUEL MORENO	\$ 68,300.00	\$ 273.20	\$ 400.00	1	1	1
25	8	2	4610504000 S. 07TH ST. - 1714 MSDOC 1 LLC	\$ 27,500.00	\$ 110.00	\$ 400.00	1	1	1

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 2

PARCEL CKDG #	C-A- DG CLASS	TAXKEY PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRG/ VACANT	*TAX EXEMPT	*IN/ OUT
26	9	2	4610528000 W. MITCHELL ST. - 0715	\$ 12,300.00	\$ 49.20	\$ 49.20	0	1	1
27	x	2	4610530000 W. MITCHELL ST. - 0709	\$ 76,700.00	\$ 306.80	\$ 400.00	1	1	1
28	5	2	4610531000 W. MITCHELL ST. - 0705	\$ 95,400.00	\$ 381.60	\$ 400.00	1	1	1
29	9	2	4610539000 W. MAPLE ST. - 0732	\$ 43,600.00	\$ 174.40	\$ 400.00	1	1	1
30	4	2	4610540000 W. MAPLE ST. - 0738	\$ 90,900.00	\$ 363.60	\$ 400.00	1	1	1
31	x	2	4610541000 W. MITCHELL ST. - 0733	\$ 138,000.00	\$ 552.00	\$ 552.00	1	1	1
32	5	2	4610542000 W. MITCHELL ST. - 0729	\$ 57,800.00	\$ 231.20	\$ 400.00	1	1	1
33	2	2	4610544100 W. MITCHELL ST. - 0723	\$ 118,000.00	\$ 472.00	\$ 472.00	1	1	1
34	1	2	4610545000 W. MITCHELL ST. - 0801	\$ 143,000.00	\$ 572.00	\$ 572.00	1	1	1
35	7	2	4610546000 W. MITCHELL ST. - 0807	\$ 129,000.00	\$ 516.00	\$ 516.00	1	1	1
36	2	2	4610547000 W. MITCHELL ST. - 0815	\$ 54,600.00	\$ 218.40	\$ 400.00	1	1	1
37	8	4	4610548000 W. MITCHELL ST. - 0829	\$ 402,000.00	\$ 1,608.00	\$ 1,608.00	1	1	1
38	3	2	4610549000 W. MITCHELL ST. - 0833	\$ 206,000.00	\$ 824.00	\$ 824.00	1	1	1
39	5	4	4610550100 S. 09TH ST. - 1718	\$ 32,400.00	\$ 129.60	\$ 129.60	0	1	1
40	4	3	4610562110 W. MAPLE ST. - 0800			\$ 2,500.00	1	1	1
41	5	4	4610572100 W. MITCHELL ST. - 0939	\$ 619,000.00	\$ 2,476.00	\$ 2,476.00	1	1	1
42	9	2	4610583000 W. MITCHELL ST. - 1003	\$ 196,000.00	\$ 784.00	\$ 784.00	1	1	1
43	4	2	4610584000 W. MITCHELL ST. - 1009	\$ 97,700.00	\$ 390.80	\$ 400.00	1	1	1
44	x	2	4610585000 W. MITCHELL ST. - 1013	\$ 61,100.00	\$ 244.40	\$ 400.00	1	1	1
45	5	2	4610586000 W. MITCHELL ST. - 1017	\$ 65,000.00	\$ 260.00	\$ 400.00	1	1	1
46	0	2	4610587000 W. MITCHELL ST. - 1023	\$ 40,200.00	\$ 160.80	\$ 400.00	1	1	1
47	2	2	4610588100 W. MITCHELL ST. - 1025	\$ 41,100.00	\$ 164.40	\$ 400.00	1	1	1
48	7	2	4610590000 W. MITCHELL ST. - 1029	\$ 89,600.00	\$ 358.40	\$ 400.00	1	1	1
49	4	4	4610592100 W. MITCHELL ST. - 1039	\$ 659,000.00	\$ 2,636.00	\$ 2,500.00	1	1	1
50	0	4	4610595100 S. 11TH ST. - 1726	\$ 348,700.00	\$ 1,394.80	\$ 1,394.80	1	1	1

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 3

PARCEL CKDG #	C-A- DG	TAXKEY CLASS	PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRG/ VACANT	*TAX EXEMPT	*IN/ OUT
51	6	2	4610593000 W. MAPLE ST. - 1032	MITCHELL BANK	\$ 17,100.00	\$ 68.40	\$ 68.40	0	1	1
52	0	2	4610602000 W. MAPLE ST. - 1022	NICK ANTON	\$ 41,300.00	\$ 165.20	\$ 400.00	1	1	1
53	1	2	4610604000 W. MITCHELL ST. - 1101	PHRANKLESS INVEST	\$ 1,027,000.00	\$ 4,108.00	\$ 2,500.00	1	1	1
54	7	2	4610605000 W. MITCHELL ST. - 1117	CHON LEE	\$ 108,000.00	\$ 432.00	\$ 432.00	1	1	1
55	2	2	4610606000 W. MITCHELL ST. - 1125	TERRA COTTA PRSHP	\$ 21,700.00	\$ 86.80	\$ 86.80	0	1	1
56	8	2	4610607000 W. MITCHELL ST. - 1129	TERRA COTTA PRSHP	\$ 11,100.00	\$ 44.40	\$ 44.40	0	1	1
57	3	2	4610608000 W. MITCHELL ST. - 1135	TERRA COTTA PRSHP	\$ 206,000.00	\$ 824.00	\$ 824.00	1	1	1
58	5	2	4610609100 S. 12TH ST. - 1718	PHRANKLESS INVEST	\$ 44,500.00	\$ 178.00	\$ 178.00	0	1	1
59	2	2	4610617000 S. 11TH ST. - 1729	KATHARINA PACIRSKI	\$ 82,100.00	\$ 328.40	\$ 400.00	1	1	1
60	x	2	4610619100 W. MITCHELL ST. - 1201	ALEXANDER ALEX	\$ 352,000.00	\$ 1,408.00	\$ 1,408.00	1	1	1
61	2	2	4610620110 W. MITCHELL ST. - 1213	ALEXANDER ALEX	\$ 485,000.00	\$ 1,940.00	\$ 1,940.00	1	1	1
62	8	2	4610621110 S. 12TH ST. - 1715	NANCY METZ WHITE	\$ 276,000.00	\$ 1,104.00	\$ 1,104.00	1	1	1
63	6	2	4610622100 S. 13TH ST. - 1730	ALEXANDER ALEX	\$ 238,000.00	\$ 952.00	\$ 952.00	1	1	1
64	0	2	4610624000 S. 13TH ST. - 1744	PACHEFSKY/MENDELOFF	\$ 18,000.00	\$ 72.00	\$ 72.00	0	1	1
65	6	2	4610636000 S. 13TH ST. - 1830	VINCENT RAMOS	\$ 52,200.00	\$ 208.80	\$ 400.00	1	1	1
66	1	2	4610637000 S. 13TH ST. - 1828	ANA M RAZO	\$ 29,300.00	\$ 117.20	\$ 400.00	1	1	1
67	2	2	4610639000 S. 13TH ST. - 1820	CARLOS RAMOS SR	\$ 55,400.00	\$ 221.60	\$ 400.00	1	1	1
68	2	2	461-0640-000 S 13TH ST - 1816	AGUSTIN GARNICA	\$ 43,200.00	\$ 172.80	\$ 400.00	1	1	1
69	3	2	4610641000 S. 13TH ST. - 1812	ISMAEL LOPEZ	\$ 47,800.00	\$ 191.20	\$ 400.00	1	1	1
70	4	2	4610643000 S. 13TH ST. - 1800	THOMAS/JOANNE DOMANOS	\$ 52,400.00	\$ 209.60	\$ 400.00	1	1	1
71	7	2	4611311000 W. MITCHELL ST. - 1202	GOLDBERG/SIDNEY	\$ 387,000.00	\$ 1,548.00	\$ 1,548.00	1	1	1
72	2	2	4611312000 W. MITCHELL ST. - 1216	JOSEPH/ROSALIA SERCL	\$ 67,800.00	\$ 271.20	\$ 400.00	1	1	1
73	8	2	4611313000 W. MITCHELL ST. - 1222	CARLOS R. CASTILLO	\$ 83,000.00	\$ 332.00	\$ 400.00	1	1	1
74	3	2	4611314000 W. MITCHELL ST. - 1226	JESUS ESTRADA	\$ 149,000.00	\$ 596.00	\$ 596.00	1	1	1
75	9	2	4611315000 S. 13TH ST. - 1662	ALOIS DRENZEK	\$ 50,200.00	\$ 200.80	\$ 400.00	1	1	1

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 4

PARCEL CKDG #	C-A- DG	TAXKEY CLASS	PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRKG/ VACANT	*TAX EXEMPT	*IN/ OUT
76	9	2	4611337000 S. 11TH ST. - 1633	JOSE ZARATE	\$ 47,200.00	\$ 188.80	\$ 400.00	1	1	1
77	0	2	4611341000 S. 11TH ST. - 1651	DANIEL SPANKOWSKI	\$ 38,700.00	\$ 154.80	\$ 400.00	1	1	1
78	1	2	4611343000 S. 11TH ST. - 1659	DANIEL SPANKOWSKI	\$ 30,900.00	\$ 123.60	\$ 400.00	1	1	1
79	7	2	4611344000 S. 11TH ST. - 1665	BRUCE L. BAIER	\$ 73,900.00	\$ 295.60	\$ 400.00	1	1	1
80	2	2	4611345000 W. MITCHELL ST. - 1100	JOSE LOPEZ AMPARO LOF	\$ 144,000.00	\$ 576.00	\$ 576.00	1	1	1
81	8	2	4611346000 W. MITCHELL ST. - 1104	SANG J HA	\$ 103,000.00	\$ 412.00	\$ 412.00	1	1	1
82	3	2	4611347000 W. MITCHELL ST. - 1108	JUAN ROMERO	\$ 51,100.00	\$ 204.40	\$ 400.00	1	1	1
83	5	2	4611348100 W. MITCHELL ST. - 1114	MARIA NOVOA SANCHEZ	\$ 84,700.00	\$ 338.80	\$ 400.00	1	1	1
84	x	4	4611350000 W. MITCHELL ST. - 1122	MODIESKA THEATRE ENT	\$ 150,000.00	\$ 600.00	\$ 600.00	1	1	1
85	6	2	4611375000 S. 10TH ST. - 1629	RODRIGO DIEZ	\$ 92,400.00	\$ 369.60	\$ 400.00	1	1	1
86	1	2	4611376000 S. 10TH ST. - 1635	WI SER JOBS FOR PROGR	\$ 159,600.00	\$ 638.40	\$ 638.40	0	1	1
87	3	2	4611377100 W. MITCHELL ST. - 1000	WILLIAM K. LANGFAN	\$ 208,000.00	\$ 832.00	\$ 832.00	1	1	1
88	9	2	4611378100 W. MITCHELL ST. - 1020	WI SER JOBS FOR PROGR	\$ 463,000.00	\$ 1,852.00	\$ 1,852.00	1	1	1
89	0	2	4611396100 W. MITCHELL ST. - 0910	MITCHELL INVEST PROP-	\$ 3,555,000.00	\$ 14,220.00	\$ 2,500.00	1	1	1
90	6	2	4611397000 W. MITCHELL ST. - 0930	GOLDMANN ASSOCIATES	\$ 294,000.00	\$ 1,176.00	\$ 1,176.00	1	1	1
91	8	2	4611398100 S. 10TH ST. - 1658	GOLDMANN ASSOCIATES	\$ 23,700.00	\$ 94.80	\$ 94.80	0	1	1
92	8	2	4611427000 W. MITCHELL ST. - 0808	BRIAN H. WIEGAND	\$ 88,400.00	\$ 353.60	\$ 400.00	1	1	1
93	3	2	4611428000 W. MITCHELL ST. - 0812	ASARIEL G GARCIA	\$ 56,300.00	\$ 225.20	\$ 400.00	1	1	1
94	9	2	4611429000 W. MITCHELL ST. - 0814	FERNANSO PENA MERCADO	\$ 47,800.00	\$ 191.20	\$ 400.00	1	1	1
95	4	2	4611430000 W. MITCHELL ST. - 0822	JEMS REALTY LLC	\$ 120,000.00	\$ 480.00	\$ 480.00	1	1	1
96	x	2	4611431000 W. MITCHELL ST. - 0828	RODRIGO DIEZ	\$ 55,900.00	\$ 223.60	\$ 400.00	1	1	1
97	5	2	4611432000 W. MITCHELL ST. - 0832	THOMAS Y. CHUA	\$ 457,000.00	\$ 1,828.00	\$ 1,828.00	1	1	1
98	7	2	4611469000 W. MITCHELL ST. - 0710	KUNZELMANN	\$ 530,000.00	\$ 2,120.00	\$ 2,120.00	1	1	1
99	2	2	4611470000 W. MITCHELL ST. - 0720	WALID MUSA	\$ 60,400.00	\$ 241.60	\$ 400.00	1	1	1
100	x	2	4611472100 W. MITCHELL ST. - 0728	ISSAM MUSA JANIEL MUS	\$ 131,000.00	\$ 524.00	\$ 524.00	1	1	1

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 5

PARCEL CKDG #	C-A- DG CLASS	TAXKEY PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRG/ VACANT	*TAX EXEMPT	*IN/ OUT
101	9	2	4611473000 W. MITCHELL ST. - 0734	\$ 85,200.00	\$ 340.80	\$ 400.00	1	1	1
102	4	2	4611474000 S. 08TH ST. - 1662	\$ 61,900.00	\$ 247.60	\$ 400.00	1	1	1
103	3	2	4611509000 S. 06TH ST. - 1663	\$ 54,200.00	\$ 216.80	\$ 400.00	1	1	1
104	x	2	4611512000 W. MITCHELL ST. - 0600	\$ 58,800.00	\$ 235.20	\$ 400.00	1	1	1
105	7	2	4611514100 W. MITCHELL ST. - 0608	\$ 41,700.00	\$ 166.80	\$ 400.00	1	1	1
106	6	2	4611515000 W. MITCHELL ST. - 0616	\$ 22,700.00	\$ 90.80	\$ 400.00	1	1	1
107	1	2	4611516000 W. MITCHELL ST. - 0620	\$ 24,300.00	\$ 97.20	\$ 400.00	1	1	1
108	7	2	4611517000 W. MITCHELL ST. - 0622	\$ 130,000.00	\$ 520.00	\$ 520.00	1	1	1
109	2	2	4611518000 W. MITCHELL ST. - 0632	\$ 193,000.00	\$ 772.00	\$ 772.00	1	1	1
110	8	2	4611519000 S. 07TH ST. - 1662	\$ 19,500.00	\$ 78.00	\$ 78.00	0	1	1
111	3	2	4611520000 S. 07TH ST. - 1658	\$ 9,000.00	\$ 36.00	\$ 36.00	0	1	1
112	3	2	4620625000 W. MITCHELL ST. - 0501	\$ 124,000.00	\$ 496.00	\$ 496.00	1	1	1
113	9	2	4620626000 W. MITCHELL ST. - 0507	\$ 6,300.00	\$ 25.20	\$ 25.20	0	1	1
114	x	2	4620628000 W. MITCHELL ST. - 0515	\$ 38,600.00	\$ 154.40	\$ 400.00	1	1	1
115	5	1	4620629000 W. MITCHELL ST. - 0519	\$ 2,900.00	\$ 11.60	\$ 11.60	0	1	1
116	0	4	4620630000 W. MITCHELL ST. - 0521	\$ 10,400.00	\$ 41.60	\$ 41.60	0	1	1
117	2	4	4620631100 W. MITCHELL ST. - 0529	\$ 150,000.00	\$ 600.00	\$ 600.00	1	1	1
118	2	4	4620633000 W. MITCHELL ST. - 0535	\$ 71,200.00	\$ 284.80	\$ 400.00	1	1	1
119	2	2	4620634000 W. MITCHELL ST. - 0539	\$ 43,900.00	\$ 175.60	\$ 400.00	1	1	1
120	8	2	4620635000 W. MITCHELL ST. - 0541	\$ 38,800.00	\$ 155.20	\$ 400.00	1	1	1
121	3	2	4620636000 W. MITCHELL ST. - 0545	\$ 31,400.00	\$ 125.60	\$ 400.00	1	1	1
122	9	2	4620637000 W. MITCHELL ST. - 0549	\$ 107,000.00	\$ 428.00	\$ 428.00	1	1	1
123	3	2	4620647000 W. MITCHELL ST. - 0546	\$ 170,000.00	\$ 680.00	\$ 680.00	1	1	1
124	8	4	4690430110 S. 14TH ST. - 1901	\$ 64,600.00	\$ 258.40	\$ 258.40	0	1	1
125	5	4	4690430120 S. 14TH ST. - 1931	\$ 540,000.00	\$ 2,160.00	\$ 2,160.00	1	1	1

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 6

PARCEL CKDG # DG	C-A- CLASS	TAXKEY PARCEL	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRKG/ VACANT	*TAX EXEMPT	*IN/ OUT
126	6	4	4690470110 W. BURNHAM - 1433	\$ 602,000.00	\$ 2,408.00	\$ 2,408.00	1	1	1
127	5	2	4690479110 S. 15TH ST. - 1838	\$ 664,000.00	\$ 2,656.00	\$ 2,500.00	1	1	1
128	7	2	4690480000 W. MITCHELL ST. - 1439	\$ 7,100.00	\$ 28.40	\$ 28.40	0	1	1
129	0	2	4690499000 W. MITCHELL ST. - 1511	\$ 42,600.00	\$ 170.40	\$ 400.00	1	1	1
130	4	2	4690500000 W. MITCHELL ST. - 1501	\$ 34,500.00	\$ 138.00	\$ 400.00	1	1	1
131	0	2	4690503000 W. MITCHELL ST. - 1527	\$ 59,900.00	\$ 239.60	\$ 400.00	1	1	1

CITY OWNED PROPERTIES

\$26,273,500.00

\$ 93,033.20

132	9	9	4601068100 W. MITCHELL -.1436	CITY OF MILWAUKEE	\$0.00	\$0.00	1	0	1
133	5	9	4601212110 1321 W. LAPHAM	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
134	9	9	4610534100 716 W. WINDLAKE	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
135	6	9	4610552100 S. 09TH ST. - 1726	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
136	9	9	4610576110 930 W. MAPLE	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
137	2	9	4610603100 1002 W MAPLE	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
138	6	9	4610625000 1747 S 12TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
139	9	9	4611307110 1657 S 12TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
140	9	9	4611351110 1650 S 12TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
141	x	9	4611390111 1643 S 9TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
142	x	9	4611423110 1654 S 9TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
143	7	9	4611466100 1653 S 7TH STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1
144	4	9	4620627000 511 W MITCHELL STREET	CITY OF MILWAUKEE	\$0.00	\$0.00	0	0	1

TOTAL CITY VALUE

OTHER TAX EXEMPTED WITHIN BID NO. 4

145	8	2	4610570000 W. MITCHELL ST. - 0929	UMOS	\$0.00	\$0.00	1	1	1
146	8	9	4610618000 S 11TH STREET - 1725	GREATER MILWAUKEE ASS	\$0.00	\$0.00	1	0	1
147	0	4	4611419100 S. 09TH ST. - 1644	UMOS	\$0.00	\$0.00	1	1	1
148	9	9	4611426000 W. MITCHELL ST. - 0802	UMOS	\$0.00	\$0.00	1	1	1

BID EXEMPT PROPERTIES USED EXCLUSIVELY FOR RESIDENTIAL PURPOSES

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YEAR FOURTEEN (2003) PROJECTED BID ASSESSMENTS, Page 7

PARCEL CRDG	C-A-	TAXKEY	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRG/ VACANT	*TAX EXEMPT	*IN/ OUT
#	DG	CLASS	PARCEL						
149	3	1	4600120000 S. 13TH ST. - 1915	\$50,900.00	\$0.00	\$0.00	1	0	1
150	4	1	4600122000 S. 13TH ST. - 1925	\$38,100.00	\$0.00	\$0.00	1	0	1
151	x	1	4600307000 S. 14TH ST. - 1741	\$35,400.00	\$0.00	\$0.00	1	0	1
152	1	1	4600308100 S. 14TH ST. - 1737	\$42,000.00	\$0.00	\$0.00	1	0	1
153	8	1	4600308200 S. 14TH ST. - 1737	\$14,400.00	\$0.00	\$0.00	1	0	1
154	0	1	4600309000 S. 14TH ST. - 1733	\$58,000.00	\$0.00	\$0.00	1	0	1
155	6	1	4600310000 S. 14TH ST. - 1725	\$43,800.00	\$0.00	\$0.00	1	0	1
156	1	1	4600311000 S. 14TH ST. - 1729	\$46,200.00	\$0.00	\$0.00	1	0	1
157	7	1	4600312000 S. 14TH ST. - 1721	\$58,800.00	\$0.00	\$0.00	1	0	1
158	2	1	4600313000 S. 14TH ST. - 1719	\$33,500.00	\$0.00	\$0.00	1	0	1
159	9	1	4601033000 W. MITCHELL ST. - 1504	\$41,200.00	\$0.00	\$0.00	1	0	1
160	x	1	4601035000 W. MITCHELL ST. - 1512	\$25,500.00	\$0.00	\$0.00	1	0	1
161	0	7	4601037000 W. MITCHELL ST. - 1522	\$98,000.00	\$0.00	\$0.00	1	0	1
162	6	1	4601038000 W. MITCHELL ST. - 1524	\$50,500.00	\$0.00	\$0.00	1	1	1
163	2	1	4601041000 S. 15TH ST. - 1670	\$32,200.00	\$0.00	\$0.00	1	0	1
164	8	1	4601042000 S. 15TH ST. - 1666	\$24,600.00	\$0.00	\$0.00	1	0	1
165	7	1	4601062000 W. MITCHELL ST. - 1408	\$43,600.00	\$0.00	\$0.00	1	0	1
166	9	7	4601063100 W. MITCHELL ST. - 1418	\$351,900.00	\$0.00	\$0.00	1	0	1
167	9	1	4601066000 W. MITCHELL ST. - 1430	\$39,700.00	\$0.00	\$0.00	1	0	1
168	4	1	4610537100 W. WINDLAKE - 0734	\$47,100.00	\$0.00	\$0.00	1	0	1
169	3	1	4610538000 W. MAPLE ST. - 0728	\$44,500.00	\$0.00	\$0.00	1	0	1
170	0	1	4610534000 W. MAPLE ST. - 0836	\$30,200.00	\$0.00	\$0.00	1	0	1
171	6	1	4610555000 W. MAPLE ST. - 0832	\$2,700.00	\$0.00	\$0.00	0	1	1
172	1	1	4610556000 W. MAPLE ST. - 0828	\$36,800.00	\$0.00	\$0.00	1	0	1
173	7	1	4610557000 W. MAPLE ST. - 0824	\$17,300.00	\$0.00	\$0.00	1	0	1
174	0	2	4610598000 W. MAPLE ST. - 1038	-	\$	\$	1	1	1
175			4610600000 W. MAPLE ST. - 1028	\$37,900.00	\$0.00	\$0.00			
176			4610601000 W. MAPLE ST. - 1026	\$21,800.00	\$0.00	\$0.00			
177	8	9	4610610110 S. 12TH STREET - 1740	\$92,600.00	\$0.00	\$0.00	0	0	1
178	7	1	4610616000 S. 11TH ST. - 1733	\$20,600.00	\$0.00	\$0.00	1	0	1
179	5	1	4610623000 S. 13TH ST. - 1742	\$30,100.00	\$0.00	\$0.00	1	0	1
180	0	1	4610635000 W. BURNHAM ST. - 1220	\$17,300.00	\$0.00	\$0.00	1	0	1
181	7	1	4610638000 S. 13TH ST. - 1824	\$46,900.00	\$0.00	\$0.00	1	0	1
182	9	1	4610642000 S. 13TH ST. - 1810	\$37,500.00	\$0.00	\$0.00	1	0	1
183	x	1	4610644000 W. MAPLE ST. - 1227	\$33,000.00	\$0.00	\$0.00	1	0	1
184	5	1	4610645000 W. MAPLE ST. - 1219	\$47,400.00	\$0.00	\$0.00	1	0	1
185	2	1	4611334000 S. 11TH ST. - 1619	\$24,800.00	\$0.00	\$0.00	1	0	1
186	8	1	4611335000 S. 11TH ST. - 1623	\$32,100.00	\$0.00	\$0.00	1	0	1
187	3	1	4611336000 S. 11TH ST. - 1629	\$39,900.00	\$0.00	\$0.00	1	0	1
188	4	1	4611338000 S. 11TH ST. - 1639	\$49,900.00	\$0.00	\$0.00	1	0	1
189	x	1	4611339000 S. 11TH ST. - 1643	\$45,600.00	\$0.00	\$0.00	1	0	1
190	5	1	4611340000 S. 11TH ST. - 1647	\$33,000.00	\$0.00	\$0.00	1	0	1
191	6	1	4611342000 S. 11TH ST. - 1657	\$50,500.00	\$0.00	\$0.00	1	0	1
192	0	1	4611374100 S. 10TH ST. - 1623	\$52,100.00	\$0.00	\$0.00	1	0	1
193	x	7	4611475000 S. 08TH ST. - 1656	\$318,300.00	\$0.00	\$0.00	1	0	1
194	5	7	4611476000 S. 08TH ST. - 1648	\$92,600.00	\$0.00	\$0.00	1	0	1
195	8	1	4611508000 S. 06TH ST. - 1659	\$82,900.00	\$0.00	\$0.00	1	0	1
196	9	1	4611510000 S. 06TH ST. - 1669	\$42,600.00	\$0.00	\$0.00	1	0	1
197	4	1	4611511000 S. 06TH ST. - 1671	\$43,200.00	\$0.00	\$0.00	1	0	1
198	2	1	4690481000 W. MITCHELL ST. - 1427	\$33,500.00	\$0.00	\$0.00	1	0	1

PARCEL CRDG	C-A-	TAXKEY	OWNER	TOTAL VALUE	BID ASSESSMENT	FINAL-BID ASSESSMENT	*PRKG/ VACANT	*TAX EXEMPT	*IN/ OUT
#	DG	CLASS	PARCEL						
199									
200	3	1	4690482000 W MITCHELL - 1423	\$31,000.00	\$0.00	\$0.00	1	0	1
201	9	1	4690483000 S. 15TH ST. - 1708	\$58,500.00	\$0.00	\$0.00	1	0	1
202	4	1	4690484000 S. 15TH ST. - 1714	\$37,400.00	\$0.00	\$0.00	1	0	1
203	x	1	4690485000 S. 15TH ST. - 1718	\$32,800.00	\$0.00	\$0.00	1	0	1
204	5	1	4690486000 S. 15TH ST. - 1722	\$43,700.00	\$0.00	\$0.00	1	0	1
205			4690487000 S. 15TH ST. - 1726	\$50,600.00	\$0.00	\$0.00	1	0	1
206	6	2	4690502000 W MITCHELL - 1533	\$ -	\$ -	\$ -	1	1	1
			4690504000 W MITCHELL ST. - 1523	\$52,600.00	\$ -	\$ -	1	1	1
			MIGUEL/DANARY ROJAS	\$3,239,600.00	\$ -	\$ -			

TOTAL BID ASSESSED PROPERTIES:
TOTAL VALUE

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TOTAL BID ASSESSMENT

\$ 93,033.20

VACANT 0 = PARKING OR VACANT LOT
:EMPT 0 = TAX EXEMPT PROPERTY
IT 0 = RESIDENTIAL PROPERTY