

**BUSINESS IMPROVEMENT DISTRICT NO.10 – AVENUES WEST**

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**ANNUAL OPERATING PLAN**

**2010**

Approved by BID No.10 Board of Directors August 11, 2009

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**BUSINESS IMPROVEMENT DISTRICT NO. 10  
AVENUES WEST**

**ANNUAL OPERATING PLAN – 2010**

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# **BUSINESS IMPROVEMENT DISTRICT NO. 10 AVENUES WEST**

## **ANNUAL OPERATING PLAN – 2010**

### **I. INTRODUCTION**

#### **A. Background**

In 1984, the Wisconsin legislature created Sec. 66.608 (currently 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 within those districts to develop, manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan, The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2010 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2010. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

#### **B. Physical Setting**

BID No. 10 consists of the commercial sections of five (5) arterial streets on the near west side of Milwaukee primarily within the Avenues West neighborhood. The Avenues West neighborhood transitions land uses from downtown Milwaukee, to the east, and the residential neighborhoods to the west.

## II. DISTRICT BOUNDARIES

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

## III. PROPOSED OPERATING PLAN - 2010

### A. Plan Objectives

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

### B. Proposed Activities 2010

The principal activities to be undertaken during 2010 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

1. Direct and/or collaborate with other agencies in the implementation of long range plans approved by the board of directors;
2. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
3. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the Milwaukee Main Street SOHI District;
4. Advise area businesses on safety and security measures and to serve as liaison with the security offices of area institutions and the Milwaukee Police Department;
5. Liaison with owners of private and public property to encourage quality maintenance and management of said property;
6. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment actions;
7. Marketing and visual enhancement of the Avenues West neighborhood;
8. Liaison with economic development programs of area organizations, institutions, government agencies; and programs such as the Milwaukee Main Street program.

### C. Proposed Expenditures – 2010

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

Functional expenditures, including staff consisting of a full time executive director, a part time assistant, and a full time Main Street manager are anticipated to be in these approximate amounts: (Presentation in accordance with audit format.)

#### Program Services:

Salaries	\$ 89,900
Payroll taxes & benefits	6,743
Grants and /or Projects (ex: façade grants, streetscape, lighting, graffiti, safety, Marketing and promotion, programs/meetings)	50,000
Grants and/or Projects SOHI Main Street	10,000
Office supplies, incl. copier, computer	1,000
Postage	1,500
Printing	600
Telephone	750
	<u>\$160,493</u>

#### Management and General:

Salaries	\$ 34,900
Payroll taxes & benefits	2,618
Insurance	3,600
Office supplies, incl. copier, computer	1,800
Equipment repair and maintenance	600
Equipment lease	2,200
Postage	260
Advertising/Promotion	800
Conferences, professional training	2,000
Subscriptions/memberships	900
Printing	300
Professional fees	6,000
Depreciation	3,000
Rent & Utilities	12,000
Telephone	600
	<u>\$ 71,578</u>

#### Fund raising:

Salaries	\$ 17,200
Payroll taxes & benefits	1,290
Insurance	400
Telephone	150
Postage	240
	<u>\$ 19,280</u>

Other: \$ 4,359

TOTAL \$255,710

**D. Financing Method**

It is proposed that \$132,110 approximately 51.7% of the budget, be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in Section IV. of this plan.

It is proposed that \$111,600 approximately 43.6% of the budget, be obtained from the Avenues West Association. This amount includes the SOHI Main Street program.

It is proposed that \$12,000 about 4.7% of the budget, be provided directly by the City of Milwaukee which is the same dollar amount provided by the City to Business Improvement District No. 10 in 2009.

The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

**E. Organization of the BID Board**

State law 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's primary responsibility is implementation of this Operating Plan.

The Mayor appoints directors who serve without compensation for three year terms. The BID Board elects its own officers each year.

All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. Files and records of the Board's affairs shall be kept pursuant to public record requirements.

The board shall meet regularly, as stated in its bylaws.

**F. Relationship to the Avenues West Association, Inc.**

The BID shall be a separate entity from the Avenues West Association, Inc., a 501 (c) (3) corporation, notwithstanding the fact that members, officers, and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law and not subject to the public record law except for records generated in connection with its contract with the BID Board.

The BID may, and it is intended shall, continue to contract with the Association to provide services to the BID in accordance with this plan. The Executive Director of the Association shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan.

## **IV. METHOD OF ASSESSMENT**

### **A. Assessment Rate and Method**

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

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$6,000.00 per parcel will be applied. The method of assessing shall not be materially altered, except with the consent of the City of Milwaukee.

As of January 1, 2009, the assessable property in the District had a total value of over \$87,145,200 (240 parcels). Property assessable for BID purposes is \$72,285,700. This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$6,000 for the purposes of the BID. Appendix B shows the projected BID assessment for each property included in the District.

### **B. Excluded and Exempt Property**

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

1. State Statute 66.1109(1) (f) 1m: states that if the District contains property used exclusively for manufacturing purposes, the plan must state if it will be specially assessed. The District does contain exclusively manufacturing as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because they also benefit from the activities of the District.

2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID exempt properties in Appendix B as revised each year.

There are several large residential buildings in the District in which ground floor retail or office space is provided. To prevent the disproportional assessment of such properties, this Plan provides for an adjustment to the assessment of "substantially residential property".

Real property, on which more than 66-2/3% of the square footage of the floor area of the building on such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner

of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000.00 per parcel cap. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2009 shall be assessed for 2010 only on the non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. In accordance with the interpretation of the City Attorney regarding State Statute 66.1109(1) (b) property exempt from general real estate taxes has been excluded and is not assessed by the District.

## **V. RELATIONSHIP TO THE MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY**

### **A. City Plans**

In February 1978 the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989. The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the Avenues West 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.

The Near West Side Area Comprehensive Plan was adopted as part of the City of Milwaukee's Overall Comprehensive Plan in March, 2004. According to Common Council Resolution, File No. 031371, "...Comprehensive Plan as approved shall provide guidance and serve as the basis for decision-making by the Common Council in its consideration of land use and physical development issues;..."

### **B. City Role in District Operations**

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 District and in the implementation of its Operating Plan.



In particular, the City will:

1. Provide technical 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, maintain them in a segregated account, and disburse the monies of the district.
4. Receive a copy of the annual report including an independent audit from the BID Board as required per Sec. 66.1109(3) (c) of the BID law. If said audit is not provided within six months of the due date, the City may contract for an independent certified audit with the cost paid from BID appropriations.
5. Provide the Board, through the Tax Commissioner's Office, on or before June 30<sup>th</sup> of each Plan year with the official city records and assessed value of each tax key parcel within the District as of January 1st of each Plan year for purposes of calculating the BID assessments for the following Plan year.
6. Encourage the State of Wisconsin, Milwaukee County, and other units of government to support the activities of the District.

The presentation of this plan to the City shall serve as a standing order of the Board under Sec. 66.1109(4), Wisconsin Statutes, to disburse the BID assessments without necessity of an additional disbursement agreement, disbursement method, or accounting method. Budget authority made under this plan shall be shown in the City's Budget as a line item.

## **VI. FUTURE YEAR OPERATING PLANS**

### **A. Phased Development**

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

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives which provided the basis for the creation of the District. Any changes to the Operating Plan or method of assessment shall not take effect until approved by the Common Council pursuant to Section 66.1109 Wisconsin Statutes. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Board has complied with Section 66.1109 Wisconsin Statutes.

## **B. Amendment, Severability and Expansion**

This BID was created under authority of Section 66.608 (currently 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 Operating 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 Operating 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 action is specifically authorized under Section 66.1109 (3) (b).

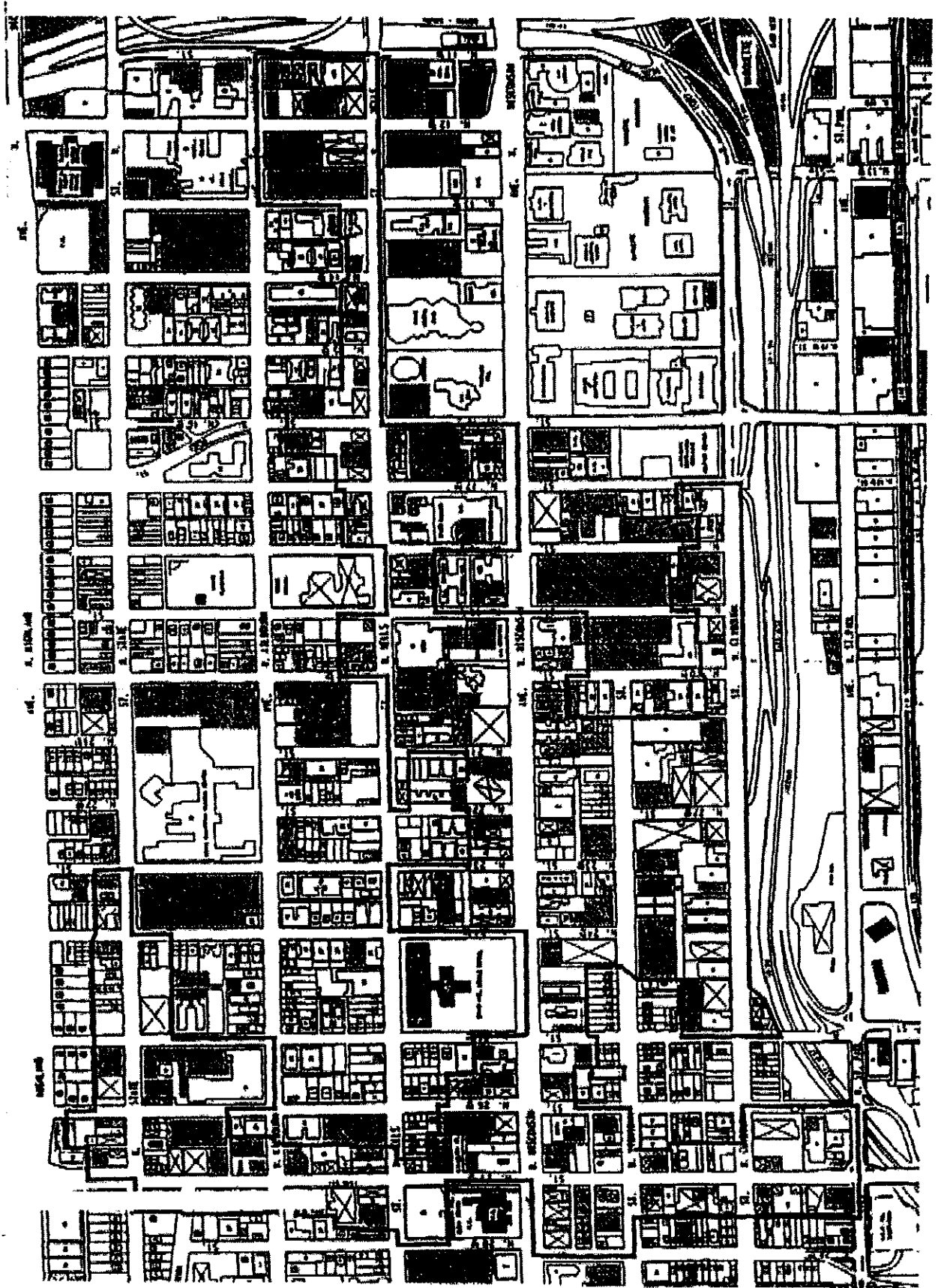
## **APPENDICES**

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

**APPENDIX B:** 2010 - Values and Special  
Assessments

# APPENDIX A:

## MAP OF BUSINESS IMPROVEMENT DISTRICT NO. 10 - AVENUES WEST



**APPENDIX B:**

**2010 – Values and Special Assessment**









2010 Operating Plan - BID #10

	A	B	C	E	F	G	H	I	J	K	N	R	S	T	U	V	W
184	10	4000625000	0	2016 W CLYBOURN	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$74,500	\$0.00	1	\$0.00	
185	10	4000626000	6	2020 W CLYBOURN	CLYBOURN COMMONS LLC		2644 CEDAR SAUK RD	SAUKVILLE WI	53080	Residential	1	0	\$63,300	\$0.00	1	\$0.00	
186	10	4000701000	3	2323 W WISCONSIN	SCRUB AVENUE LLC		809 S 60TH ST #203	WEST ALLIS, WI	53214	Special Mercantile	1	1	\$277,000	\$831.00	1	\$831.00	
187	10	4000702000	9	2335 W WISCONSIN	WIEGAND INVESTMENTS 2335 LLC		100 E PLEASANT ST	MILWAUKEE, WI	53212	Mercantile Apartmer	1	0	\$257,000	\$0.00	1	\$0.00	Obj.
188	10	4000703110	8	624 N 24TH	WIEGAND INVESTMENTS 624 LLC		100 E PLEASANT ST	MILWAUKEE, WI	53212	Local Commercial	1	1	\$188,000	\$564.00	1	\$564.00	
189	10	4000708000	1	2401 W WISCONSIN	EAGLES AUDITORIUM INC	C/O A BALESTRIERI	2401 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$717,000	\$2,151.00	1	\$2,151.00	
190	10	4000709000	7	2425 W WISCONSIN	EAGLE'S AUDITORIUM INC	C/O A BALISTRIERI	2401 W WISCONSIN AVE	MILWAUKEE WI	53233	Special Mercantile	1	1	\$67,200	\$201.60	1	\$201.60	
191	10	4000710000	2	2435 W WISCONSIN	WIEGAND INVESTMENTS 2435 LLC		2308 W WISCONSIN AV, #219	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$1,585,000	\$0.00	1	\$0.00	Obj.
192	10	4000711100	4	2455 W WISCONSIN	MCDONALDS CORP	C/O BERNARD SAFFOLD	PO BOX 182571	COLUMBUS, OH	43218	Special Mercantile	1	1	\$729,000	\$2,187.00	1	\$2,187.00	
193	10	4000722100	4	2319 W MICHIGAN	NOONAN ENTERPRISES, INC		2772 S 68TH ST	MILWAUKEE, WI	53219	Mercantile Apartmer	1	0	\$1,109,000	\$0.00	1	\$0.00	
194	10	4000723000	3	2327 W MICHIGAN	NOONAN ENTERPRISES, INC		2772 S 68TH ST	MILWAUKEE, WI	53219	Mercantile Apartmer	1	0	\$1,023,000	\$0.00	1	\$0.00	
195	10	4000730111	3	2407 W MICHIGAN	EAGLES AUDITORIUM INC	ATTN: PRESIDENT	2401 W WISCONSIN AVE	MILWAUKEE WI	53223	Special Mercantile	1	1	\$202,100	\$606.30	1	\$606.30	
196	10	4000749000	5	2480 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		5510 W HILLCREST DR	MEQUON, WI	53092	Local Commercial	1	1	\$481,000	\$1,443.00	1	\$1,443.00	
197	10	4000750000	0	2440 W CLYBOURN	BRUGESS SNOW & ICE	CONTROL CONTRACTORS INC	2440 W CLYBOURN ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$472,000	\$1,416.00	1	\$1,416.00	
198	10	4000751000	6	2422 W CLYBOURN	J & R PROPERTY HOLDINGS LLC		5510 W HILLCREST DR	MEQUON WI	53092	Local Commercial	1	1	\$284,000	\$852.00	1	\$852.00	
199	10	4000752110	5	2404 W CLYBOURN	MATA COMMUNITY MEDIA INC		2404 W CLYBOURN ST	MILWAUKEE WI	53233	Exempt	0	0	\$0	\$0.00	1	\$0.00	
200	10	4000754100	9	2330 W CLYBOURN	JAMES M BUSH		PO BOX 1216	KENOSHA, WI	53141	Local Commercial	1	1	\$166,000	\$498.00	1	\$498.00	
201	10	4000755100	4	2322 W CLYBOURN	CLYBOURN INVESTMENTS LLC		1665 N WATER ST	MILWAUKEE, WI	53202	Local Commercial	1	1	\$373,000	\$1,119.00	1	\$1,119.00	
202	10	4000759111	1	2202 W CLYBOURN	CLYBOURN INVESTMENTS LLC		1665 N WATER ST	MILWAUKEE, WI	53202	Special Mercantile	1	1	\$749,000	\$2,247.00	1	\$2,247.00	
203	10	4000760110	9	2203 W MICHIGAN	DOWNNEY INC		PO BOX 1155	MILWAUKEE WI	53201	Local Commercial	1	1	\$908,100	\$2,724.30	1	\$2,724.30	
204	10	4000762000	6	2301 W MICHIGAN	2301 MICHIGAN LLC	C/O SCHULHOF PROP MGMT	711 N 16TH ST #807	MILWAUKEE, WI	53233	Mercantile Apartmer	1	0	\$185,300	\$0.00	1	\$0.00	
205	10	4000766100	4	522 N 22ND	GEORGE A TAMMS		530 N 22ND ST	MILWAUKEE WI	53233	Manufacturing	1	1	\$367,000	\$1,101.00	1	\$1,101.00	
206	10	4000767000	3	2120 W CLYBOURN	RESNANT PROPERTIES LTD	PARTNERSHIP	2120 W CLYBOURN ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$543,200	\$1,629.60	1	\$1,629.60	Obj.
207	10	4000768000	9	2465 W CLYBOURN	STATE OF WISCONSIN, DEPT OF	TRANSPORTATION	PO BOX 798	WAUKESHA WI	53187	Exempt	0	0	\$0	\$0.00	1	\$0.00	
208	10	4000770110	3	2455 W CLYBOURN	ELLER MEDIA CO		N11W24600 SILVERNAIL RD	PEWAUKEE WI	53072	Local Commercial	1	1	\$39,300	\$117.90	1	\$117.90	
209	10	4000770120	0	2455 W CLYBOURN	STATE OF WI DEPARTMENT	OF TRANSPORTATION	141 N W BARSTOW ST	WAUKESHA WI	53188	Exempt	0	0	\$0	\$0.00	1	\$0.00	
210	10	4000951000	3	2620 W ST PAUL	FULGENT DEVELOPMENT LLC		2603 W WELLS ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$277,300	\$831.90	1	\$831.90	
211	10	4000952000	9	418 N 27TH	CAREY PROPERTIES LLC		418 N 27TH ST	MILWAUKEE, WI	53233	Local Commercial	1	1	\$407,000	\$1,221.00	1	\$1,221.00	
212	10	4010501000	3	2701 W WISCONSIN	FALA7 INVESTMENTS LLC		PO BOX 638	MILWAUKEE, WI	53201	Local Commercial	1	1	\$123,500	\$370.50	1	\$370.50	
213	10	4010502000	9	2709 W WISCONSIN	WILLIAM H NIEWOEHNER	C/O LINDA R TRELAND	100 E WISCONSIN AV #1900	MILWAUKEE, WI	53202	Local Commercial	1	1	\$158,000	\$474.00	1	\$474.00	
214	10	4010504100	6	2719 W WISCONSIN	WISCONSIN BILLIARDS INC		2715 W WISCONSIN AV	MILWAUKEE, WI	53208	Local Commercial	1	1	\$348,000	\$1,044.00	1	\$1,044.00	
215	10	4010505000	5	2725 W WISCONSIN	MICHAEL C SILBER		2725 W WISCONSIN AVE	MILWAUKEE WI	53208	Local Commercial	1	1	\$115,000	\$345.00	1	\$345.00	
216	10	4010506000	0	2729 W WISCONSIN	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
217	10	4010507000	6	2733 W WISCONSIN	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
218	10	4010508000	1	626 N 28TH	LOIS F CARL, BRENDA L	MITCHELL, SANDRA K OVEN	626 N 28TH ST	MILWAUKEE, WI	53208	Residential	1	0	\$29,900	\$0.00	1	\$0.00	
219	10	4010509000	7	626 N 28TH	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
220	10	4010510000	2	626 N 28TH	MICHAEL C SILBER		1080 ALFRED ST	BROOKFIELD WI	53005	Residential	1	0	\$33,600	\$0.00	1	\$0.00	
221	10	4010511000	8	625 N 27TH	CITY OF MILWAUKEE	C/O CITY REAL ESTATE	809 NORTH BROADWAY	MILWAUKEE WI	53202	Exempt	0	0	\$0	\$0.00	1	\$0.00	
222	10	4010512000	3	620 N 28TH	CERIA M TRAVIS ACADEMY		2733 W WISCONSIN AV	MILWAUKEE, WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
223	10	4010513000	9	612 N 28TH	MICHAEL C SILBER		612 N 28TH ST	MILWAUKEE WI	53208	Residential	1	0	\$2,100	\$0.00	1	\$0.00	
224	10	4010514000	4	2736 W MICHIGAN	YW HOUSING INC		1915 N MARTIN LUTHER KING DR	MILWAUKEE WI	53212	Residential	1	0	\$2,700	\$0.00	1	\$0.00	
225	10	4010515000	X	2734 W MICHIGAN	YW HOUSING INC		1915 N MLK DR	MILWAUKEE WI	53212	Residential	1	0	\$2,400	\$0.00	1	\$0.00	
226	10	4010516100	1	2720 W MICHIGAN	YW HOUSING INC		1915 N MLK DR	MILWAUKEE WI	53212	Local Commercial	1	1	\$46,800	\$140.40	1	\$140.40	
227	10	4010519000	1	2716 W MICHIGAN	LARSON DEVELOPMENT LLC		1461 S 86TH ST	WEST ALLIS WI	53214	Residential	1	0	\$85,800	\$0.00	1	\$0.00	
228	10	4010520100	3	605 N 27TH	H & K PARTNERS, LLC	DBA KFC #038	2445 DARWIN RD, STE 100	MADISON, WI	53704	Special Mercantile	1	1	\$354,000	\$1,062.00	1	\$1,062.00	
229	10	4010975000	1	2711 W MICHIGAN	WELFARE WARRIORS INC		2711 W MICHIGAN ST	MILWAUKEE WI	53208	Exempt	0	0	\$0	\$0.00	1	\$0.00	
230	10	4010978111	X	547 N 27TH	FROEBEL REALTY CO., INC		5686 N TEUTONIA AVE	MILWAUKEE WI	53209	Local Commercial	1	1	\$209,000	\$627.00	1	\$627.00	
231	10	4010980111	0	535 N 27TH	SINGSON & MONTANO LLC		535 N 27TH ST	MILWAUKEE, WI	53208	Local Commercial	1	1	\$372,000	\$1,116.00	1	\$1,116.00	
232	10	4010981000	4	527 N 27TH	GOLDBERG PROPERTIES LLC	C/O LAURIE PEVNIK	2301 W BRANTWOOD AV	GLENDALE WI	53209	Local Commercial	1	1	\$359,000	\$1,077.00	1	\$1,077.00	
233	10	4010983100	1	509 N 27TH	RICHARD A PETERS		509 N 27TH ST	MILWAUKEE WI	53208	Local Commercial	1	1	\$111,000	\$333.00	1	\$333.00	
234	10	4010984100	7	505 N 27TH	PACHEFSKY LIVING TRUST	D10-21-94	8946 N TENNYSON	MILWAUKEE WI	53217	Local Commercial	1	1	\$49,100	\$147.30	1	\$147.30	
235	10	4010985000	6	2712 W CLYBOURN	ROBERT F OWENS		3560 WESTWOOD DR	BROOKFIELD WI	53005	Mercantile Apartmer	1	0	\$115,300	\$0.00	1	\$0.00	
236	10	4011002000	9	2715 W CLYBOURN	OMAR M BARKHADLE		2715 W CLYBOURN ST	MILWAUKEE WI	53208	Local Commercial	1	1	\$106,000	\$318.00	1	\$318.00	
237	10	4011003000	4	2705 W CLYBOURN	MARK R PACHEFSKY		4475 CLUB DR	POLK, WI	53086	Local Commercial	1	1	\$60,400	\$181.20	1	\$181.20	
238	10	4011004100	6	431 N 27TH	SANDHU REAL ESTATE LLC		431 N 27TH ST	MILWAUKEE, WI	53208	Local Commercial	1	1	\$521,000	\$1,563.00	1	\$1,563.00	
239	10	4011009110	0	419 N 27TH	THOMAS GRESHAM & VIRGINIA HW	C/O JEROME E RANDALL	10233 W NORTH AV	WAUWATOSA WI	53226	Local Commercial	1	1	\$330,200	\$990.60	1	\$990.60	
240	10	4011021110	6	405 N 27TH	DREAMLAND PETROLEUM COMPANY		1030 E NORTH AVE	MILWAUKEE WI	53212	Special Mercantile	1	1	\$660,000	\$1,980.00	1	\$1,980.00	
241													\$87,145,200			\$132,012.69	