

**BUSINESS IMPROVEMENT DISTRICT NO. 31**

**Havenwoods**  
**PROPOSED OPERATING PLAN**  
**2005**

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### I. INTRODUCTION

#### A. Background

In 1984, the Wisconsin legislature created S. 66.1109 of the Statutes (see Appendix A) enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.)

The City of Milwaukee has received a petition from property owners which requests creation of a Business Improvement District for the purpose of revitalizing and improving the Havenwoods business area on Milwaukee's far northwest side. (see Appendix B). The BID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Havenwoods Business Improvement District. The BID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

#### B. Physical Setting

The physical setting of the BID District being proposed consists of industrial and retail businesses.

### II. DISTRICT BOUNDARIES

Boundaries of the proposed district are shown on the attached map. The boundaries were drawn with the intent of including industrial and retail businesses while excluding the optimum amount of residential properties. The boundaries go from W. Silver Spring Drive to W. Good Hope Road. The boundaries east and west vary throughout the district. The most easterly boundary is N. 52<sup>nd</sup> St. and the most westerly boundary is N. 77<sup>th</sup> St. Please refer to the attached map for exact boundaries.

### III. PROPOSED OPERATING PLAN

#### A. Plan Objectives

The objective of the BID is to market the industrial and the retail corridor to attract more businesses to the Havenwoods Neighborhood.

Currently the Havenwoods neighborhood is home to over 200 acres of vacant industrially zoned land that needs to be developed. The anticipated result of forming this BID and improving the business corridors will be the creation of family supporting jobs and increase tax revenue for the City of Milwaukee.

Additional objectives include:

- Providing economic development support to the district.
- Developing real estate marketing strategies
- Providing advocacy at City, State and Federal levels.
- Seek additional funding mechanisms for activities outlined below.

#### B. Proposed Activities - Year Two

Principle activities to be engaged in by the district during its first year of operation will include:

1. Complete work on design scheme and development guidelines for the industrial and retail corridors. Hire a designer to implement W. Silver Spring Drive streetscape plans to take place in 2006.
2. Complete the design concept for entranceways to the industrial corridor identifying the Havenwoods Industrial Park.
3. Implement and complete the industrial gateway project in 2005.
4. Market the "Havenwoods Industrial Park" to developers, realtors and various investors for the potential for new industry.
5. Increase participation in the Walk to Work program

**IV. Proposed Expenditures - Year Two: 2005**

**A) Proposed Budget**

**Proposed Budget for Year One of BID (2005)**

**Operating Expenses:**

Administrative Services Provided by Havenwoods Economic Development Corporation	\$37,300.00
Annual Audit	\$1,200.00
D&O Insurance	\$1,400.00
Construction of two gateway monuments identifying Havenwoods Industrial Park (estimated)	\$60,000.00
Consultant Fees for Development Guidelines (estimated)	\$40,000.00
Reserve Fund for development expenses	\$80,000.00
Reserve fund for operating Expenses	\$45,000.00
<b>Total Expenses:</b>	<b>**\$264,900.00</b>

\*\* Expenses exceeding the 2005 BID Assessments will be covered by 2004 carry over revenues.

**B. Financing Method**

It is proposed to raise \$138,244.34 through BID assessments (see Appendix D). \$1 million in grant requests are pending for projects in 2005. They are: State of Wisconsin Transportation Enhancement , City of Milwaukee CDBG, and the City of Milwaukee's Large Impact Development Fund. 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.

**V. Organization of BID Board**

Upon creation of the BID, the Mayor will appoint members to the district board ("board"). The board's primary responsibility

will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of BID assessments.

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.

It is recommended that the BID board be structured and operate as follows:

- A. Board Size - 7
- B. Composition - At least three members shall be owners or occupants of property within the district. Any non-owner or non-occupant appointed to the board shall be a resident of the City of Milwaukee. The board shall elect its Chairperson from among its members.
- C. Term - Appointments to the board shall be for a period of three years except that initially two members shall be appointed for a period of three years, two members shall be appointed for a period of two years, and one member shall be appointed for a period of one year.
- D. Compensation - None
- E. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.
- F. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.
- G. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.
- H. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

#### VI. Relationship to the Havenwoods Economic Development Corporation

The BID shall be a separate entity from the Havenwoods Economic Development 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 its records generated in connection with the BID board. The Association may, and it is intended, shall, contract with the BID to provide services to the BID, in accordance with this Plan.

## VII. METHOD OF ASSESMENT

### A. Assessment Rate and Method

This describes the assessment method most commonly used by Milwaukee BIDs. Other methods are possible. DCD staff can assist in developing other methods to fit the proposed BID's circumstances.

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 fixed assessment on the assessed value of the property was selected as the basic assessment methodology 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 \$7,000 for retail parcel and a maximum assessment of \$5,000 per industrial parcel will be applied. A minimum of \$400.00 will be required of retail parcels and \$300.00 for industrial parcels.

These amounts translate to \$1.00 per \$1,000 in assessed value for industrial parcels and \$1.20 per \$1,000 in assess value for retail parcels.

As of January 1, 2004, the property in the proposed district had a total assessed value of over **118,284,500.00** This plan proposed to assess the property in the district at a rate of .12% of assessed value for retail property and a rate of .10% for industrial property, subject to the maximum assessment, for the purposes of the BID.

Appendix D 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. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)1m: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
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 from the district. Privately owned tax exempt property adjoining the district and which is expected to benefit from district activities may be asked to make a financial contribution to the district on a voluntary basis.

## VIII. RELATIONSHIP TO 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 Havenwoods business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

#### B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
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 on the assessed value of each tax key number with the district, as of January 1<sup>st</sup> of each Plan year, for purposes of calculating the BID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

### IX. PLAN APPROVAL PROCESS

#### A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.



2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed BID Plan.
6. If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

#### B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or

Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

#### X. FUTURE YEAR OPERATING PLANS

##### A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the BID law.

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

#### B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of re-establishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3) (b).

#### APPENDICES

- A. STATUTE
- B. PETITION
- C. PROPOSED DISTRICT BOUNDARIES
- D. YEAR ONE PROJECTED ASSESSMENTS
- E. CITY ATTORNEY'S OPINION

***Business Improvement Districts-Chapter 66-66.1109***

**66.1109 Business Improvement Districts.**

**66.1109 (1)**

**(1) In this section:**

66.1109 (1) (a)

(a) "Board" means a business improvement district board appointed under sub. (3) (a).

66.1109 (1) (b)

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

66.1109 (1) (c)

(c) "Chief executive officer" means a mayor, city manager, village president or town chairperson.

66.1109 (1) (d)

(d) "Local legislative body" means a common council, village board of trustees or town board of supervisors.

66.1109 (1) (e)

(e) "Municipality" means a city, village or town.

66.1109 (1) (f)

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

66.1109 (1) (f) 1.

1. The special assessment method applicable to the business improvement district.

66.1109 (1) (f) 1m.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

66.1109 (1)(f) 2.

2. The kind, number and location of all proposed expenditures within the business improvement district.

66.1109 (1)(f)3.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

66.1109 (1)(f)4.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

66.1109 (1)(f)5.

5. A legal opinion that subds. 1. to 4. have been complied with.

66.1109 (1)(g)

(g) "Planning commission" means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

**66.1109 (2)**

**(2)** A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

66.1109 (2)(a)

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

66.1109 (2)(b)

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

66.1109 (2)(c)

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified

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

66.1109 (2) (d)

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

66.1109 (2) (e)

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

**66.1109 (3)**

**(3)** 66.1109 (3) (a)

(a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

66.1109 (3) (b)

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

66.1109 (3) (c)

(c) The board shall prepare and make available to the public annual reports describing the current status of the business

improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

66.1109 (3) (d)

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

66.1109 (4)

**(4)** All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

66.1109 (4m)

**(4m)** A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50% of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

66.1109 (4m) (a) (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

66.1109 (4m) (b)

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of

hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

**Manuel, Rhonda**

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**From:** Stephanie Harling [stepharling@hotmail.com]  
**Sent:** Tuesday, August 31, 2004 9:28 AM  
**To:** Manuel, Rhonda  
**Subject:** RE: BID Assessments

Okay, I think this is the final. Let me know what you think.

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>From: "Manuel, Rhonda" <rhonda.manuel@mkedcd.org> >To: "Stephanie Harling"  
<stepharling@hotmail.com> >Subject: RE: BID Assessments >Date: Mon, 30 Aug 2004 16:14:36 -  
0500 >>Stephanie: >>I have the BID listing I will take a look at it tomorrow, >Thanks, >Rhonda >>---  
--Original Message----- >From: Stephanie Harling [mailto:stepharling@hotmail.com] >Sent: Monday,  
August 30, 2004 8:52 AM >To: Manuel, Rhonda >Subject: BID Assessments >>>>Hi Rhonda, >  
>Here's the updated assessment list. >>The addresses in yellow mean, that I've cross referenced them  
with your hardcopy database that you provided so those addresses are okay. >>The addresses  
highlighted in blue I had on last year's list that you gave me electronically, but they don't appear to be on  
the new list you gave me. >>There are also address listed on your current sheet that I'm not sure should  
be on there according to our map. >>5131 W. Mill Road >>5225 W Mill Road >>5235 W. Mill Road  
>>5001 W. Woolworth >>5021 W. Woolworth >>4601 W. Woolworth >>>>>>>>



APPENDIX D

Business Owner Name	Address	City	Assessed Value
HAZEL JUNE NOHL TRUSTEE (Victor Composite Systems; NOHL Company)	5730 W DOUGLAS AV	Milwaukee	\$397,100.00
Fastrak Inc.	6601 W. Mill Rd.	Milwaukee	\$3,785.00
New China Buffet	7130 N. 76TH ST	Milwaukee	\$786.00
Jeffrey Steggeman	7610 W MILL RD	Milwaukee	\$400.00
Direct Supply	6681 N. Industrial Road	Milwaukee	\$1,228.00
Direct Supply	6731 N. Industrial Road	Milwaukee	\$1,227.00
Direct Supply	6761 N Industrial Rd.(Lakeland Business	Milwaukee	\$1,034.00
A Car Lot	7240 W GOOD HOPE RD	Milwaukee	\$400.00
DCS COLOR & SUPPLY CO INC	5409 W WOOLWORTH AV	Milwaukee	\$427,900.00
Pechiney Plastics	6161 N. 64th St.	Milwaukee	\$662,100.00
GOOD LAD LLC	6940 N 76TH ST	Milwaukee	\$176,500.00
Baker's Square Restaurant	7003 W GOOD HOPE RD	Milwaukee	\$85,800.00
Silver Spring Shopping Center	7320 W GOOD HOPE RD	Milwaukee	\$520,000.00
Jack Marcus Uniforms	6000 W. Silver Spring Drive	Milwaukee	\$1,430,000.00
American Wiper & Supply Co.	7320 W. Florist Ave.	Milwaukee	\$600,000.00
Commerce Industrial Chemicals	5519 W. Woolworth Ave.	Milwaukee	\$1,063,000.00
Commerce Industrial Chemicals	5629 W. Woolworth	Milwaukee	\$210,000.00
Dural Company, Inc.	5611 W. Woolworth Ave.	Milwaukee	\$648,000.00
7141 LLC	5724 W. Florist Ave.	Milwaukee	\$158,600.00
Vincent Company	7141 N. 76TH ST	Milwaukee	\$750,000.00
Vincent Company	7216 W. Douglas Ave.	Milwaukee	\$922,200.00
	7240 W. Douglas Ave.	Milwaukee	\$922,200.00
	7047 W MILL RD	Milwaukee	\$922,200.00
FIRSTAR BANK	7500 W GOOD HOPE RD	Milwaukee	\$135,000.00
Engine & Transmission Exchange	6300 N. 76th St.	Milwaukee	\$1,261,000.00
Wong's Wok	7420 W GOOD HOPE RD	Milwaukee	\$521,000.00
B.Mw Motorcycle Of Milwaukee Branch Sq	7016 N. 76TH ST	Milwaukee	\$355,000.00
SPEEDY	7200 W GOOD HOPE RD	Milwaukee	\$281,000.00
76TH STREET PLAZA LLC	5902 N 76TH ST	Milwaukee	\$347,000.00
Cousin's Subs	7140 N. 76TH ST	Milwaukee	\$599,000.00
Job Center of Milwaukee	6550 N 76TH ST	Milwaukee	\$2,025,000.00
Jimbos	5950 N 76TH ST	Milwaukee	\$221,200.00
	7330 W.GOOD HOPE Rd.	Milwaukee	\$496,000.00
Vacant	6900 -6902 N. 76TH ST	Milwaukee	\$228,000.00
	5341 W. Woolworth	Milwaukee	\$2,027,000.00

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Mcknight Childcare	7000 W GOOD HOPE RD
Happy Hobby	7125 N. 76TH ST
STUDENT TRANSPORTATION CO	5873 N. 55TH ST
<b>TIME WARNER-BETHPETERSON</b>	5889 N. 55TH ST
<b>STUDENT TRANSPORTATION CO</b>	5901 N. 55TH ST
Rose Polymer Technology, Inc.	5915 N. 55TH ST
<b>G &amp; G FAMILY LLC</b>	5933 N. 55TH ST
Perales Brothers	5840 N. 60th St.
MARGARET H REES 1991 REVOC	5880 N. 60TH ST
B&B Realty (Walthers Trains)	5960 N. 60th St.
Crown Rubber	6000 N. 60th St.
CHICAGO TUBE & IRON COMPANY	6030 N. 60TH ST
LENORA S DAVIS	6140 N. 60TH ST
Molecular Biological Resources	6143 N. 60th St.
PECO LLC	6160 N. 60TH ST
STARLINE MFG CO INC	6192 N. 60TH ST
STARLINE MFG CO INC	6239 N. 60TH ST
NOHL REAL ESTATE INVESTMENTS	6360 N. 60TH ST
NORTH 60TH STREET, LLC	6565 N. 60TH ST
JAMES CAPE & SONS	6657 N. 60TH ST
JAMES CAPE & SONS	6685 N. 60TH ST
JAMES CAPE & SONS	6767 N. 60TH ST
WILLIAM E HERGET & PATRICIA	6180 N. 64th St.
Forte Design	6180 N. 64TH ST
IRENE ANN PARKER (parker's Welding)	6200 N. 64th St.
MAN ON THE MOON PROPERTIES	6242 N. 64TH ST
STEPHEN G MAAS	6305 N. 64TH ST
SILVER SPRING ROAD	6353 N. 64TH ST
<b>DOUGLAS BLDG CO</b>	5656 N. 76TH ST
PACHEFSKY PROPERTY LLC	6000 N. 76TH ST
CONTINENTAL EQUIP CORP	6005 N. 76TH ST
SOUTH STAR LLC	6103 N. 76TH ST
PEOPLES CHOICE CAR WASH	6122 N. 76TH ST
ROBERSON FAMILY DAY CARE	6230 N. 76TH ST
	6260 N. 76TH ST

Milwaukee	\$500,000.00	\$600.00
Milwaukee	\$147,000.00	\$400.00
Milwaukee	\$940,500.00	\$940.50
Milwaukee	\$43,800.00	\$300.00
Milwaukee	\$29,200.00	\$300.00
Milwaukee	\$163,500.00	\$300.00
Milwaukee	\$360,000.00	\$360.00
Milwaukee	\$850,400.00	\$850.40
Milwaukee	\$1,325,700.00	\$1,325.70
Milwaukee	\$152,200.00	\$300.00
Milwaukee	\$377,000.00	\$377.00
Milwaukee	\$1,154,000.00	\$1,154.00
Milwaukee	\$178,000.00	\$300.00
Milwaukee	\$1,557,200.00	\$1,557.20
Milwaukee	\$268,900.00	\$300.00
Milwaukee	\$85,900.00	\$300.00
Milwaukee	\$86,500.00	\$300.00
Milwaukee	\$719,800.00	\$719.80
Milwaukee	\$2,003,600.00	\$2,003.60
Milwaukee	\$52,800.00	\$300.00
Milwaukee	\$54,300.00	\$300.00
Milwaukee	\$585,500.00	\$585.50
Milwaukee	\$101,000.00	\$300.00
Milwaukee	\$101,000.00	\$300.00
Milwaukee	\$360,400.00	\$360.40
Milwaukee	\$280,000.00	\$300.00
Milwaukee	\$837,600.00	\$837.60
Milwaukee	\$681,000.00	\$681.00
Milwaukee	\$776,200.00	\$931.44
Milwaukee	\$1,718,000.00	\$1,718.00
Milwaukee	\$140,000.00	\$300.00
Milwaukee	\$710,100.00	\$710.10
Milwaukee	\$281,200.00	\$300.00
Milwaukee	\$663,000.00	\$795.60
Milwaukee	\$455,000.00	\$546.00

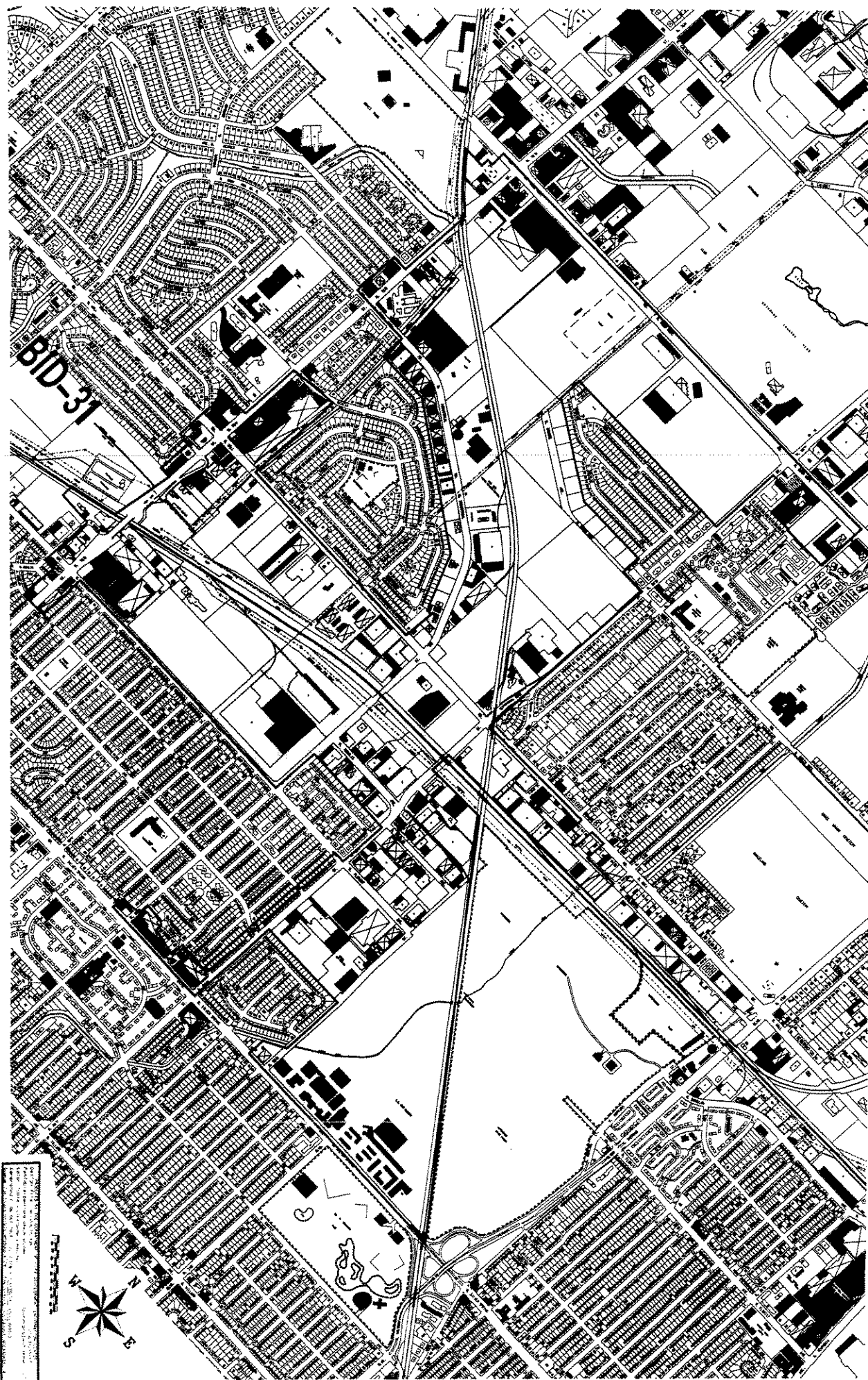
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HUANG	6267 6275 N 76TH ST
Remy Battery Co.	6270 N. 76th St.
LANDER	6309 N 76TH ST
KHAHRA	6325 N 76TH ST
	6330 N. 76th St
76 Milwaukee Corporation	6366 N 76TH ST
METROPOLITAN MILL ROAD	6404 N 76TH ST
BRYSON PROPERTIES XII	6406 N 76TH ST
BRYSON PROPERTIES XII	6442 N 76TH ST
BURGER KING CORP #3019	6544 N 76TH ST
MCDONALDS CORP	6574 N 76TH ST
<b>M &amp; J Brothers</b>	6610 N. 76TH ST
BP Gas	6829 N. 76TH ST
BUSINESS OWNER	6835 N. 76TH ST
PETERSON	6863 N. 76TH ST
Reflections Auto Body Inc.	6920 N. 76th St.
Vacant	6930 N. 76th St.
	6935 N. 76th St.
RENTOKIL INC-TROPICAL PLANT	7000 N. 76TH ST
	7000R N. 76th St.
Monarch Corp.	7050 N. 76th St.
CHEE MOUA	7111 N. 76TH ST
Krueger Construction	6001 N. 77TH ST
Service Steel & Supply Co.	6433 N. Industrial Rd.
JM Realty & Investments	6452 N. Industrial Road
Wayne's Steel Rule Dies Inc.	6501 N. Industrial Rd.
Sellers Absorbent Materials	6540 N. Industrial Rd.
Sellers Absorbent Materials	6560 N. Industrial Rd.
Next Day Motor Freight	6650 N. Industrial Rd.
	6665 N. Industrial Road
Wisnang Light Co.	6679 N. Industrial Rd.
Midwest Iron & Metal	6750 N. Industrial Road
J&J Salvage Auto Wrecking	6780 N. Industrial Rd.
	5407 W. Mill Rd.
H COLEMAN NORRIS	5709 W BENDER CT
DCI Marketing	5720 W. Bender Court

Milwaukee	\$286,000.00	\$400.00
Milwaukee	\$197,500.00	\$300.00
Milwaukee	\$273,200.00	\$400.00
Milwaukee	\$708,700.00	\$850.44
Milwaukee	\$2,380,000.00	\$2,380.00
Milwaukee	\$345,000.00	\$414.00
Milwaukee	\$487,000.00	\$584.40
Milwaukee	\$2,779,000.00	\$3,334.80
Milwaukee	\$1,690,000.00	\$2,028.00
Milwaukee	\$370,000.00	\$444.00
Milwaukee	\$395,000.00	\$474.00
Milwaukee	\$200,000.00	\$400.00
Milwaukee	\$594,100.00	\$712.92
Milwaukee	\$459,000.00	\$550.80
Milwaukee	\$120,000.00	\$400.00
Milwaukee	\$495,000.00	\$495.00
Milwaukee	\$424,800.00	\$424.80
Milwaukee	\$67,900.00	\$400.00
Milwaukee	\$213,600.00	\$400.00
	\$101,800.00	\$300.00
Milwaukee	\$1,788,300.00	\$1,788.30
Milwaukee	\$225,000.00	\$400.00
Milwaukee	\$105,000.00	\$300.00
Milwaukee	\$80,200.00	\$300.00
Milwaukee	\$176,000.00	\$300.00
Milwaukee	\$546,300.00	\$546.30
Milwaukee	\$1,041,800	\$1,041.80
Milwaukee	\$360,000.00	\$360.00
Milwaukee	\$357,000.00	\$357.00
Milwaukee	\$147,000.00	\$300.00
Milwaukee	\$63,400.00	\$300.00
Milwaukee	\$42,600.00	\$300.00
Milwaukee	\$1,007,000.00	\$1,007.00
	\$38,900.00	\$300.00
Milwaukee	\$2,366,000.00	\$2,366.00
Milwaukee	\$196,300.00	\$300.00

APPENDIX D

EYEPOP SILVER SPRING CORP	6120 W SILVER SPRING DR	Milwaukee	\$300,000.00	\$400.00
LONG LIU	6204 W SILVER SPRING DR	Milwaukee	\$235,000.00	\$400.00
LAWRENCE J CASTIGLIONE	6220 W SILVER SPRING DR.	Milwaukee	\$185,000.00	\$400.00
MULTANI REAL ESTATE 63 SS	6330 W SILVER SPRING DR	Milwaukee	\$373,200.00	\$447.84
YOUNG H LEE	6350 W SILVER SPRING DR	Milwaukee	\$451,000.00	\$541.20
MULTANI REAL ESTATE 64 SS LL	6410 W SILVER SPRING DR	Milwaukee	\$700,000.00	\$840.00
Ziad Kaid	6414 W SILVER SPRING DR	Milwaukee	\$116,000.00	\$400.00
Ziad Kaid	6432 W SILVER SPRING DR	Milwaukee	\$75,000.00	\$400.00
HERBERT A MOELLER	5302 W WOOLWORTH AV	Milwaukee	\$146,000.00	\$300.00
GABRIEL DEVELOPMENT LLC	5320 W WOOLWORTH AV	Milwaukee	\$147,000.00	\$300.00
			\$118,284,500.00	\$137,883.94



BID-31

PARKING GARAGE

Scale: 1/4" = 10'-0"  
North Arrow

