



Department of City Development

Housing Authority
Redevelopment Authority
City Plan Commission
Historic Preservation Commission
NIDC

Rocky Marcoux
Commissioner

Martha L. Brown
Deputy Commissioner

December 4, 2009

Mr. Ronald D. Leonhardt
City Clerk
City Hall, Room 205
Milwaukee, WI 53202

CITY OF MILWAUKEE
2009 DEC -8 AM 1:56
RONALD D. LEONHARDT
CITY CLERK

Dear Mr. Leonhardt:

Enclosed is a fully executed duplicate original of the Cooperation Agreement between the City of Milwaukee and the Redevelopment Authority of the City of Milwaukee, Contract No. 09-052 (RA). This pertains to Tax Incremental District 72.

Please insert this agreement into Common Council Resolution File No.081070, adopted December 16, 2008.

Sincerely,

Scott Stange
RACM Compliance Officer

Enclosure

DUPLICATE
ORIGINAL

**COOPERATION
AGREEMENT**

**Tax Incremental District No. 72
(Bishop's Creek Project)**

COOPERATION AGREEMENT
for
Tax Incremental District - Number 72
(Bishop's Creek Project)

THIS COOPERATION AGREEMENT (hereinafter referred to as "Agreement") is entered into as of this 19th day of November, 2009 by and between the City of Milwaukee, Wisconsin, a municipal corporation (the "City") and the Redevelopment Authority of the City of Milwaukee, a public body corporate and politic organized and existing under the laws of the State of Wisconsin (the "Authority").

WITNESSETH:

WHEREAS, the Authority, with the cooperation of the City has undertaken to develop and carry out Bishop's Creek Project which is located in the City and County of Milwaukee, Wisconsin and is generally described on Exhibit "A"; and

WHEREAS, The Authority also authorized the creation of the Bishop's Creek Tax Incremental District and the execution of this Agreement by Resolution No.10046 adopted November 20, 2008 and the City authorized the creation of the Bishops' Creek Tax Incremental District and the execution of this Agreement by Resolution No. 081070 adopted December 16, 2008 (hereinafter the "resolutions").

WHEREAS, the Resolutions are attached hereto as Exhibit "B"; and

WHEREAS, the Bishop's Creek Project is located within the boundaries of Tax

Incremental District Number 72(hereinafter “TID - 72) which is depicted on the map attached as Exhibit “C.”

WHEREAS, the activities to be undertaken within TID - 72 are described in the Project Plan for Tax Incremental District - 72, City of Milwaukee (the “TID - 72 Project Plan”) which is attached as Exhibit “D”; and

WHEREAS, The City intends to provide the Authority with the funds necessary to finance all TID - 72 project costs, as set forth in the TID – 72 Project Plan (the “Budget”); and

WHEREAS, All costs set forth on the Budget are to be expended within the area of the Bishop’s Creek Project and the boundaries of TID - 72; and

NOW, THEREFORE, The parties hereto mutually agree as follows:

1. Project Definition. The Authority agrees to implement and to carry out the Bishop’s Creek Project as well as the TID - 72 Project Plan contingent upon the Authority receiving adequate financing from the City. The City agrees to provide the Authority with the funds necessary to carry out the TID – 72 Project Plan, said funds being provided in aid of the activities of the Authority relative to the Bishop’s Creek Project.

2. Establishment of Fund Account. The City will provide to the Authority, from Tax Incremental Bond Account No. ^{TID0728000 E} 720 728002 and/or from any other source as determined by the Common Council, including Contingent Fund, (hereinafter referred to as the “Fund”) for costs specified in the Budget. Such funds as are approved by the Common Council to be made available to the Authority, either: a) upon the approval by the Public Debt Commission of the necessary borrowing after the adoption of an initial bond resolution by the Common Council; or b) from available TID funds. Funds are to be made available to the Authority upon requisition by the Secretary of the Authority according to a procedure mutually agreed upon between the City

Comptroller and the Secretary. The requisition funds, to the extent received by RACM, shall be placed in a separate bank account (the "Fund Account") by the Authority and shall not be commingled with other funds of the Authority.

3. Administration of the Fund Account. The City Comptroller shall review and approve the accounting and financial reporting systems necessary to administer the Fund Account.

4. Use of Fund. Funds granted by the City to the Authority shall be utilized for the purpose of implementing the Bishop's Creek Project, as specified in the Budget, and to provide for the improvements and other activities specified in the TID - 72 Project Plan.

5. Verification by Comptroller. The City Comptroller shall, from time to time as in the Comptroller's judgment is appropriate, review the receipts and expenditures of the Authority in connection with the Bishop's Creek Project and TID - 72 activities and the Comptroller shall make an accounting to the City. The Comptroller shall conduct an audit and report to the Common Council with respect to the results of such audit. Upon completion of the Bishop's Creek Project and TID - 72 activities, the Authority shall make a full accounting to the City of income received and amounts expended and shall return to the City all unused and unneeded funds.

6. Construction of Improvements. The Authority may construct or cause to be constructed within TID - 72 such improvements as are provided for in the TID - 72 Project Plan or as shall be determined by resolution of the Common Council amending the TID - 72 Project Plan. The cost of said improvements shall be fully paid from the Fund.

7. Supplemental Redevelopment Activity by City.

- a. The City, in furtherance of the Bishop's Creek Project, will take any lawful actions as may be deemed by the City and the Authority to be necessary or desirable in connection with the Bishop's Creek Project and TID - 72.
- b. The Department of City Development, Department of Neighborhood Services and other City Departments shall assign personnel to implement and complete the Bishop's Creek Project and TID - 72 in accordance with the annual service contract between the City and the Authority.

8. Interest Payments. Any sums payable hereunder by either party to the other shall not bear any interest, but any interest earned on such sums shall be transferred to the City.

IN WITNESS WHEREOF, The parties have executed this Agreement the day and year as hereabove set forth.

CITY OF MILWAUKEE



TOM BARRETT, Mayor

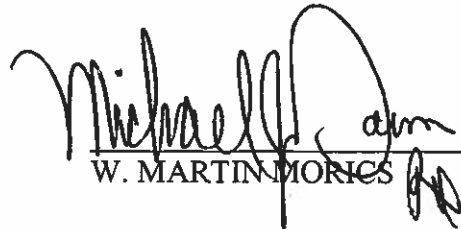
Date: 11/30/09



RONALD D. LEONHARDT
City Clerk

Date: 12/1/09

COUNTERSIGNED:

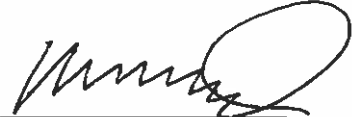


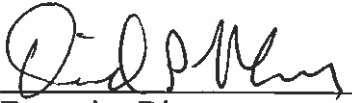
W. MARTIN MORICS **DEPUTY**

City Comptroller

Date: 12/03/09

REDEVELOPMENT AUTHORITY
OF THE CITY OF MILWAUKEE

By: 
Chairman

By: 
Executive Director

Date: 11/19/09

This instrument was drafted by the
Office of the City Attorney.



CITY ATTORNEY'S OFFICE
Approved as to Form and Execution

Dated Dec 3, 2009

By 
Assistant City Attorney

Exhibit “A”

**Bishop’s Creek Project
Description**

The Bishop’s Creek Project involves the redevelopment of the site of the former Kaiser Tannery facility at the southwest corner of West Hampton Avenue and North 32nd Street.

The first phase of the Project includes the demolition, remediation and site preparation by Bishop’s Creek Community Development Corporation, the redevelopment of a dormitory and the development by Common Bond Communities of 55 units of affordable housing on a portion of the site.

Future phases may include additional adaptive reuse of structures on the site, including retail development, commercial development and community space.

Redevelopment Authority of the City of Milwaukee

Resolution No.: 10046
Adopted on: November 20, 2008
Project Area: Bishop's Creek TID
Aldermanic District: 1st and 7th

Resolution adopting the boundaries and Project Plan and approving a Cooperation Agreement for the Bishop's Creek Tax Incremental Financing District.

Whereas, The Common Council of the City of Milwaukee, pursuant to Sec. 66.1105(3)(f), Wisconsin Statutes, has designated the Redevelopment Authority of the City of Milwaukee as the agency responsible for preparation and review of proposed tax incremental districts; and

Whereas, Boundaries and a Project Plan for Bishop's Creek Tax Incremental Financing District (the "District"), have been prepared and duly noticed; and

Whereas, On November 20, 2008, the Redevelopment Authority conducted the required public hearing on the boundaries and Project Plan for the District; now, therefore, be it

Resolved, By the Redevelopment Authority of the City of Milwaukee that the boundaries and Project Plan for the Bishop's Creek Tax Incremental Financing District, a copy of which were submitted to the Journal of Proceedings, are adopted; and, be it

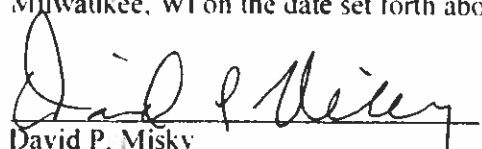
Further Resolved, that the Executive Director is authorized and directed to enter into a Cooperation Agreement with the City of Milwaukee in the form attached to this resolution subject only to non-substantive changes that have been approved by the Executive Director and the City Attorney for the purposes of assisting in the implementation of the Project Plan for the bishop's Creek Tax Incremental District; and, be it

Further Resolved, That the Executive Director is directed to transmit copies of this resolution, the Project Plan and boundaries of the District to the Common Council for its approval.

CERTIFICATION

I certify that the forgoing is a true and exact copy of a resolution adopted by the Redevelopment Authority of the City of Milwaukee, WI on the date set forth above.

(seal)


David P. Misky
Assistant Executive Director - Secretary

City of Milwaukee

Office of the City Clerk

200 E. Wells Street

Milwaukee, Wisconsin 53202

Certified Copy of Resolution

FILE NO: 081070

Title:

Resolution approving a Project Plan and creating Tax Incremental District No. 72, Bishop's Creek, authorizing expenditures and approving the terms of Development Agreements and a Cooperation Agreement to implement the Project Plan, in the 1st and 7th Aldermanic Districts.

Body:

Whereas, Chapter 105 of the Laws of 1975 of the State of Wisconsin with amendments from other chapters of said Laws created Section 66.1105, Wisconsin Statutes, titled "Tax Increment Law;" and

Whereas, Section 66.1105(4) of the Tax Increment Law sets forth certain criteria that the Common Council of the City of Milwaukee ("Common Council") and the Redevelopment Authority of the City of Milwaukee ("Authority") must follow to create a Tax Incremental District ("District" or "TID") and approve a Project Plan for a District; and

Whereas, Pursuant to Section 66.1105(4)(a) through (gm), Wisconsin Statutes, the Authority conducted a public hearing on the Project Plan, designated the boundaries of a District and recommended that the District be created and submitted such recommendation to the Common Council for approval with the proposed Project Plan for Tax Incremental District No. 72, Bishop's Creek, City of Milwaukee ("Plan"), a copy of which is attached to this Common Council File; and

Whereas, Under the provisions of Section 66.1105(4)(gm)4.a., Wisconsin Statutes, not less than 50 percent, by area, of the real property within a proposed District must qualify as either a "blighted area" within the meaning of Section 66.1105(2)(a), Wisconsin Statutes; an area "in need of rehabilitation or conservation work" within the meaning of Section 66.1337(3), Wisconsin Statutes; or must be suitable for "industrial sites" within the meaning of Section 66.1101, Wisconsin Statutes, and be zoned for industrial use; or must be "suitable for mixed-use development" as defined in Section 66.1105(2)(cm), Wisconsin Statutes; and

Whereas, More than 50 percent, by area, of the real property in the District is "in need of rehabilitation and conservation work" as defined above; and

Whereas, Property standing vacant for an entire 7-year period immediately preceding adoption of this resolution and not suitable for "industrial sites," comprises less than 25 percent, by area, of the District; and

Whereas, The Plan contains statements and other factual information indicating that the improvement of

such area is likely to substantially enhance the value of real property in the District; and that project costs directly serve to promote development of the District consistent with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes; and

Whereas, A Cooperation Agreement between the City of Milwaukee ("City") and the Authority is required to implement the Plan, a draft of which is attached to this Common Council File; now, therefore, be it

Resolved, By the Common Council of the City of Milwaukee, that it finds and determines as follows:

1. The District is "in need of rehabilitation and conservation work" within the meaning of Section 66.1105(4)(gm)4.a., Wisconsin Statutes.
2. The improvement and/or redevelopment of such area, as hereinafter provided, are likely to enhance the value of real property in the District.
3. Project costs relate directly to promoting development consistent with the City's Master Plan and with the purpose(s) for which the District is created under Section 66.1105(4)(gm)4.a., Wisconsin Statutes.
4. The percentage of the aggregate value of the equalized taxable property of the District plus the incremental value of all other existing Districts does not exceed the statutory maximum 12 percent of the aggregate value of total equalized value of taxable property within the City; and, be it

Further Resolved, That Tax Incremental District No. 72, Bishop's Creek, is created as of January 1, 2009, and that the boundaries of the District recommended by the Authority are approved as described and more precisely set forth in the Plan; and, be it

Further Resolved, That the Plan is approved as the Project Plan for said District and that the Plan is feasible, in conformity with the Master Plan for the City and will promote the orderly development of the City; and, be it

Further Resolved, That the proper City officials are directed to enter into Development Agreements for the purposes of implementing the Plan on terms substantially in accordance with the Term Sheets for the Project, copies of which are attached to this Common Council File; and, be it

Further Resolved, That the proper City officials are directed to enter into a Cooperation Agreement with the Authority to implement the Plan; and, be it

Further Resolved, That:

1. The City Clerk is directed to apply to the Wisconsin Department of Revenue for a "Determination of Tax Increments and Tax Incremental Base," for the District pursuant to the provisions of Section 66.1105(5), Wisconsin Statutes.

2. Pursuant to the provisions of Section 66.1105(5)(f), Wisconsin Statutes:
 - a. The Assessment Commissioner is directed to identify upon the assessment roll, returned and examined under Section 70.45, Wisconsin Statutes, those parcels of property, which are within Tax Incremental District No. 72 specifying thereon the name of the District.
 - b. The City Clerk is directed to make notations on the tax roll for the District similar to those required to be made under Section 70.65, Wisconsin Statutes.
3. The City Comptroller is directed to transfer the sum of \$1,585,000 plus capitalized interest for two years, from the Parent TID account to the Project Account No. TDO7280000 for paying Tax Incremental District No. 72 expenditures.
4. The City Comptroller is directed to establish all accounts and to make all appropriation transfers upon request by the Department of City Development for all revenue or expenditure activity under this resolution.



I, Ronald D. Leonhardt, City Clerk, do hereby certify that the foregoing is a true and correct copy of a(n) Resolution Passed by the COMMON COUNCIL of the City of Milwaukee, Wisconsin on December 16, 2008.














Ronald D. Leonhardt

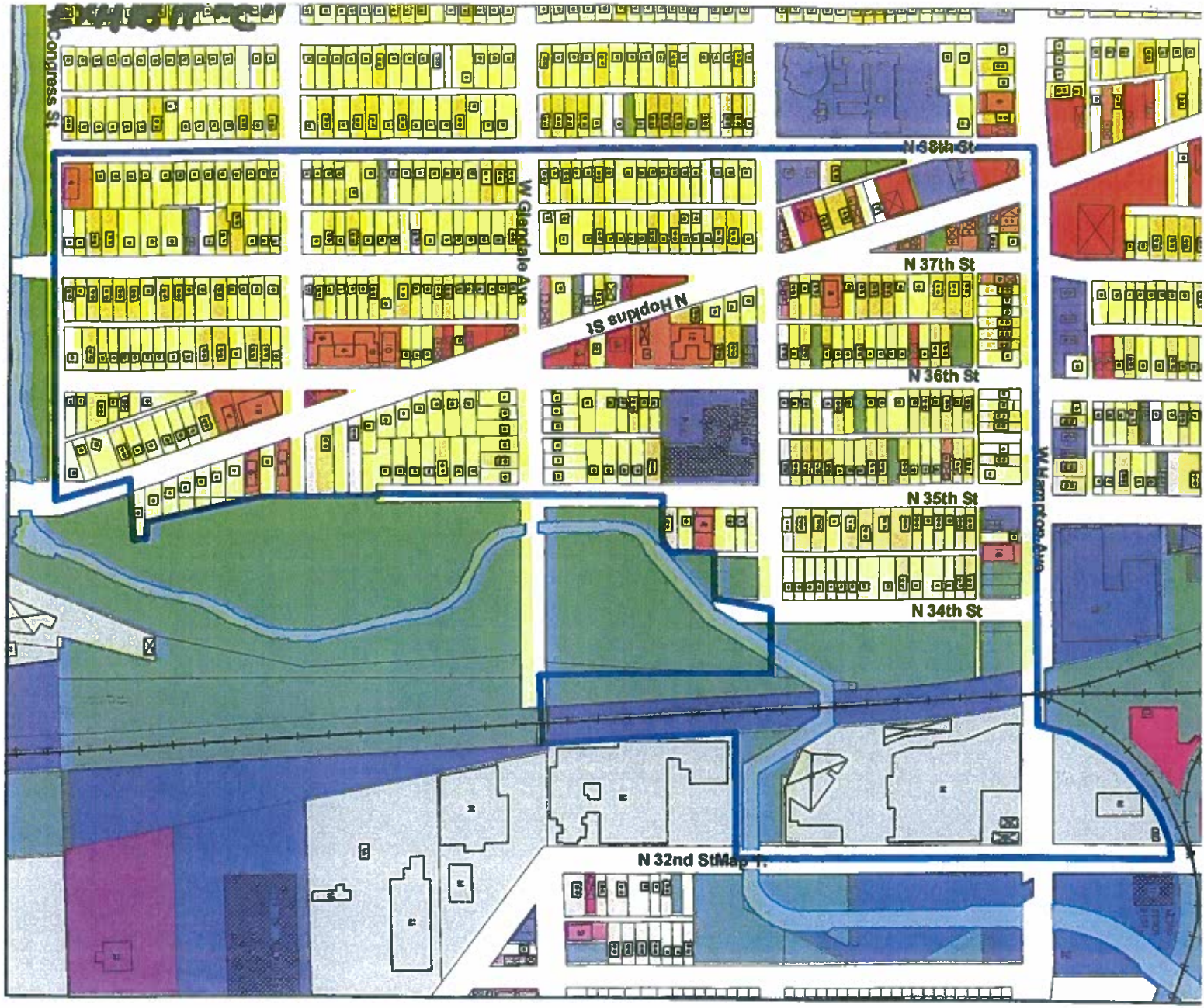
January 05, 2009

Date Certified

Tax Incremental District #72 Bishop's Creek: Map 1

Land Use

-  TID Boundary
- Residential**
 -  Single Family
 -  Duplex
 -  Multi-Family
- Commercial**
 -  Commercial
 -  Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing**
 - 
- Transportation, Communications, and Utilities**
 - 
- Public and Quasi-Public**
 -  Public Parks and Quasi-Public Open space
 -  Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land**
 - 



Produced by:
Department of City Development Information Center, RTW

Project File:
W:\Map Requests 2008\TID maps\bishops creek.mxd

Map File:
W:\Map Requests 2008\TID maps\bishops creek.pdf

Generated: 11-November-2008, Scale = 1:5,000

**Project Plan
For
Tax Incremental District Number #72
City of Milwaukee
Bishop's Creek**

**Prepared by
Department of City Development November, 2008
In Conformance with the provisions
Of Section 66.1105, Wisconsin Statutes,
as Amended.**

I. DESCRIPTION OF PROJECT

A. Introduction

Section 66.1105(4) (d), Wisconsin Statutes, requires the "preparation and adoption... of a proposed project plan for each tax incremental district." This Project Plan is submitted in fulfillment of this requirement and the related provisions of section 66.1105, Wisconsin Statutes.

B. District Boundaries

Tax Incremental District Number 72, City of Milwaukee, Bishop's Creek, is the area bounded by North 32nd Street, North 38th Street, West Congress Avenue and West Hampton Avenue (including the northwest corner of North 32nd Street and West Hampton Avenue) as shown on Map No. 1, "Boundary and Existing Land Use," and described more precisely in Exhibit 1, "Boundary Description." A complete list of properties in the District is provided in Exhibit 2, "Property Characteristics."

The District contains property totaling 2,857,516 square feet (65.6 acres), more or less, exclusive of public streets and alleys. More than 50% of the area and real property located within the District was found to be "in need of rehabilitation or conservation work" within the meaning of Section 66.1337(3), Wisconsin Statutes. Also, less than 25% of the site area of the district meets the definition of "vacant" as provided in Section 66.1105 (4)(gm)(1). Exhibit 2 illustrates how the properties in the District meet the statutory criteria for Tax Incremental Districts.

C. Plan Objectives

The Bishop's Creek project is located at the northern end of the City of Milwaukee's 30th Street Industrial Corridor project area. The corridor has traditionally been a rail corridor through Milwaukee's central city and is or was home to a number of Milwaukee's major industrial firms. In 2007, the City launched a major initiative for the area and is currently working with local, state and federal partners on a comprehensive redevelopment plan. This includes efforts to attract and retain businesses, reduce environmental contamination, provide job opportunities, improve infrastructure, address blight, increase public safety and improve the residential and commercial areas within and immediately adjacent to the corridor.

The Bishop's Creek project site, located at North 32nd Street and West Hampton Avenue, is the location of the former Kaiser Tannery. This 5.2 acre site has long been vacant, and has been a substantial blighting influence on the neighborhood. Due to its former use, the site has environmental and site challenges that have been a significant impediment to its redevelopment.

The site was purchased in 2004 by the Bishop's Creek Community Development Corporation ("Bishop's Creek CDC"), a development corporation organized by Holy Redeemer Church. The church's campus is located immediately to the north of the site. (The campus represents a major neighborhood investment and includes worship space, a school, facilities for educational programs, a Boys and Girls Club, a fine arts symposium hall, sports complex, gymnasium and banquet hall.)

Bishop's Creek CDC was able to secure a \$750,000 brownfields grant from the State of Wisconsin Department of Commerce to help address environmental conditions on the Kaiser site. They have also developed a master development plan for the site which over time, includes the rehabilitation and new construction of office/retail facilities, residential development, a student dormitory, a cultural and hospitality venue and other community facilities.

Over the past few years, Bishop's Creek CDC has also been working to improve conditions in the surrounding neighborhood. They have purchased and rehabilitated housing in the neighborhood for sale for homeownership and have plans for complementary single family new construction. To support these efforts, in 2008, the City established a Targeted Investment Neighborhood ("TIN"), and has been working in partnership with Bishop's Creek CDC to provide resources to property owners for home rehabilitation and renovation, as well to improve the quality of life in the neighborhood.

Phase I of the Bishop's Creek project includes the demolition of a number of blighting buildings and site remediation and clean up on the Kaiser Tannery site. Phase I also includes the construction of a new 55 unit high quality affordable housing development on the site by Common Bond Communities, an experienced nonprofit developer, owner and manager of affordable housing. The housing development will include a combination of one, two and three bedroom units as well as Common Bond's trademark "Advantage Center" which provides residents with an array of support services including employment programs, early childhood and after school programs and links to other community resources.

Tax Incremental District Number 72 is being created to assist Phase I development activities, as well as to support the renovation of existing housing in the surrounding neighborhood. These efforts will complement the work of the 30th Street Industrial Corridor Initiative, which includes supporting new commercial and residential development within the industrial corridor, eliminating blight and the clustering of investments.

The more detailed objectives of this Project Plan are to:

- Eliminate blight and support the environmental remediation and redevelopment of property in the district
- Develop high quality new affordable housing, commercial, retail and community development
- Make resources available to property owners to renovate and repair their properties
- Create a range of high quality housing opportunities for neighborhood residents
- Work collaboratively with local residents, community organizations and other stakeholders to address quality of life issues and support the physical redevelopment of the neighborhood
- Create new employment opportunities through construction jobs relating to the new development and the rehabilitation of existing homes in the district.

D. Proposed Public Action

Funds generated from the TID will be used for the following purposes:

- Provide financial assistance to the developer to construct new 55 unit affordable housing project.
- Provide financial assistance for site demolition and remediation activities
- Construct new infrastructure to support redevelopment activities.
- Fund a forgivable loan pool that will provide resources to existing property owners for the renovation and repair of their properties.

The neighborhood loan fund will be administered by the City's Department of City Development. It is modeled after similar programs in the Lindsay Heights, Metcalfe Park and Mitchell Street neighborhoods.

The City of Milwaukee may, on its own initiative or through a cooperation agreement with the Redevelopment Authority and/or other entities, undertake any and all project and site improvements and activities considered necessary to achieve project objectives and the commitment of private investment. This Plan is not intended to limit and shall not be interpreted as limiting the Redevelopment Authority in the exercise of its powers under Section 66.1333(5), Wisconsin Statutes, within the District. It is possible that future amendments to this District for other investments in this area will be proposed.

II. PLAN PROPOSALS

A. Statutory Requirements

Section 66.1105(4)(f), Wisconsin Statutes, requires that a Project Plan for a Tax Incremental District shall include:

"... a statement listing the kind, number and location of all proposed public works or improvements within the district or, to the extent provided in subsection (2)(f)1.k., outside the district, an economic feasibility study, a detailed list of estimated project costs, and a description of the methods of financing all estimated project costs and the time when the costs or monetary obligations related thereto are to be incurred. The plan shall also include a map showing existing uses and conditions of real property in the district; a map showing proposed improvements and uses in the district; proposed changes of zoning ordinances, master plan, if any, map, building codes and city ordinances; a list of estimated non-project costs; and a statement of a proposed method for the relocation of any persons to be displaced. The plan shall indicate how creation of the tax incremental district promotes the orderly development of the city."

The plan shall also include an opinion of the City Attorney or of any attorney retained by the City advising whether such plan is complete and complies with Section 66.1105(4)(f),

Wisconsin Statutes.

B. Compliance with Statutory Requirements

The following statements, maps and exhibits are provided in compliance with the statutory requirements.

1. "Statement of the Kind, Number, and Location of All Proposed Public Works or Improvements."

Public Improvements

Installation of a new storm sewer in North 32nd Street to service the development

Development Assistance

Assistance for demolition and remediation on the former Kaiser Tannery site on 32nd and Hampton.

Loan/Grant to developer for the construction of a 55 unit affordable housing project.

Neighborhood Loan Fund

All existing homes are potential sites for the forgivable home improvement loans.

2. "Detailed List of Estimated Project Costs."

The costs included in this subsection and detailed in Table "A" which follows are, without limitation hereof because of enumeration, claimed as eligible Project Costs as defined under Section 66.1105(2) (f) and, if appropriate, in any Cooperation Agreement (s) presently or subsequently entered into by and between the City of Milwaukee, the Redevelopment Authority of the City of Milwaukee, and/or eligible designated redeveloper(s), which agreements are incorporated herein by reference, provided further that such expenditures are necessitated by this Project Plan.

These costs and cost estimates are more fully described as follows:

a. Capital Costs

A statement of the kinds of activities proposed for the project is included in subsection II.B.1. of this Plan. This category of costs includes those items which may be undertaken only in conjunction with Redevelopment Projects under provisions of Section 66.431, Wisconsin Statutes, as determined during the course of project execution/implementation, and may also include the City's cost of grants to RACM.

b. Other Costs

This category of Project Costs includes estimates for administrative, professional, organizational and legal costs. Components of the "other costs" include, in general, costs of salaries and employee benefits for employees engaged in planning, engineering, implementing, and administering activities in connection with the tax increment district. Related costs of supplies, materials, contract and consultant services, rental of space and equipment, and the reasonable costs of City departments and agencies having oversight responsibilities due to the creation of this District. Such services include but are not limited to purchasing, property appraisals, personnel, legal, accounting, auditing, the provision of space and maintenance, and costs charged in accordance with an approved cost allocation plan.

c. Financing Costs

Financing costs include estimated gross interest expense on bonds that will be issued to pay for Project Costs. Estimates of bond interest are based on interest rates as set forth in the Economic Feasibility Analysis for this Project.

Table A
List of Estimated Project Costs¹

A	<u>Capital:</u> Grant to Redevelopment Authority for financial assistance to developer for site demolition and remediation costs	\$ 335,000
	Grant to Redevelopment Authority for financial assistance to developer for construction of new housing project	\$ 650,000
	Public Improvement Costs	\$ 150,000
	Grant to Redevelopment Authority for establishment of forgivable loan pool for the rehabilitation of existing homes.	\$ 300,000
B	<u>Other:</u> Administrative, professional, organizational and legal,	\$ 150,000
	Total Estimated Project Costs, excluding financing	\$1,585,000
C	<u>Financing:</u> Interest payment on tax-exempt bonds	\$ 856,200

(Excludes Capitalized Interest)

3. "Description of Timing and Methods of Financing."

a. Estimated Timing of Project and Financing Costs

The Summary of Project Costs (Schedule "A" below) identifies the year in which actual expenditures for the cost of public works and improvements described in this plan is expected to be incurred. This schedule anticipates the time costs will be incurred, not the time

¹The City of Milwaukee and/or RACM reserve the right to make only those improvements and to undertake only those activities that are deemed economically feasible and appropriate during the course of project implementation and which are commensurate with positive growth in the tax increment.

contracts or other obligations may be entered into. The estimates presented are subject to change as actual circumstances during the project execution period may require. However, all expenditures will be made prior to the year 2030 pursuant to the provisions of s. 66.1105(6)(am), Wisconsin Statutes.

Schedule A

Estimated Timing of Project Costs

Year	Estimated Project Cost	Cumulative Total
2009	\$750,000	\$750,000
2010	\$835,000	\$835,000

Excludes Administrative Costs

b. Estimated Method of Financing Project Costs

Sale of General Obligation Bonds: \$1,585,000¹

The estimated method of financing may be subject to change during the project period. Consequently, the method identified may, as circumstances warrant, be redefined and the dollar amount adjusted without formal modification of this Plan during the course of project implementation.

The funding source for payment of financing costs will be from tax increment revenues pursuant to Section 66.1105(6)(c), or from other funds ordinarily used for payment of borrowing obligations.

4. "Economic Feasibility Study."

The Economic Feasibility Study for this District, prepared by the S.B. Friedman and Associates titled *Economic Feasibility Study: Tax Increment District No. 72* (October, 2008) is on file in the Office of the Redevelopment Authority of the City of Milwaukee, 809 North Broadway, Milwaukee, Wisconsin, and in the Office of the City Clerk of the City of Milwaukee, 200 West Wells Street, Room 205, Milwaukee Wisconsin, as attached to Common Council Resolution File Number . The study is incorporated herein by reference. The study establishes the dollar value of project costs which, based on certain general assumptions and a reasonable margin of safety, can be financed with the revenues projected to be generated by the proposed tax incremental district.

Based upon the anticipated tax incremental revenue to be generated by this project, the District is financially feasible and is likely to be retired on or before the year 2026.

5. "Map Showing Existing Uses and Conditions."

Please refer to Map No. 1, "Boundary and Existing Land Use," and Map No. 2, "Structure Condition," in the Exhibits Section, which follows.

6. "Map Showing Proposed Improvements and Uses."

Please refer to Map No. 3, "Proposed Improvements and Uses," in the Exhibits Section which follows.

7. "Proposed Change of Zoning Ordinances, Master Plan, Building Codes and City Ordinances."

Please refer to Map No. 4, "Existing Zoning." The project will not require amendments to the provisions of present zoning ordinances, City master plan, building codes, and other city ordinances.

8. "List of Estimated Non-Project Costs."

None.

9. "Proposed Method for Relocation."

No occupied properties are currently identified for acquisition in this plan, and therefore no individuals or families are to be displaced. If, at a later date, RACM determines that relocation will be necessary, the cost and method of relocation will be included in a Redevelopment Plan and associated Relocation Plan prepared pursuant to sec. 66.1333 and sec. 32.05, Wis. Stats. The costs of such activities will be eligible for reimbursement through tax increment revenues should such revenues be generated during the statutory life of the District.

10. "Statement Indicating How District Creation Promotes Orderly City Development."

The proposed District is consistent with the goals of the 30th Street Industrial Corridor Initiative and will strengthen the neighborhood, enhance the tax base and provide a variety of housing opportunities and employment opportunities for residents. It will support the past and ongoing redevelopment efforts in the surrounding neighborhood.

11. "Opinion of the City Attorney."

Please refer to the letter of the City Attorney, dated in the Exhibits Section.

EXHIBITS

<u>Exhibit</u>	<u>Title</u>
Exhibit 1	Boundary Description
Exhibit 2	Property Characteristics
Map 1	Boundary and Existing Land Use
Map 2	Structure Condition
Map 3	Proposed Uses and Proposed Improvements
Map 4	Existing Zoning
Attachment 1	City Attorney's Letter

Exhibit 1
TID #72 - Bishop's Creek
Boundary Description

The perimeter boundary of the tax incremental district is as follows:

Beginning at the centerline of the intersection of North 38th Street and West Congress Street;

Thence, east to the center line of the intersection of North Hopkins Street and West Congress Street;

Thence, north approximately 100 feet to the center line of West Hopkins Street:

Thence, east approximately 120 feet to the centerline North 35th Street:

Thence, north to the centerline of the intersection of West Glendale Avenue and North 35th Street;

Thence, north approximately 180 feet to the centerline of North 35th Street;

Thence, east to the alley located between North 34th Street and North 35th Street;

Thence north approximately 90 feet;

Thence east approximately 120 feet;

Thence north to the centerline of the intersection of North 34th Street and West Courtland Street;

Thence east approximately 150 feet:

Thence south approximately 450 feet;

Thence east approximately 150 feet;

Thence north approximately 400 feet;

Thence east approximately 200 feet to the centerline of north 32nd Street;

Thence north approximately 200 feet past the centerline of the intersection of north 32nd Street and West Hampton Avenue,

Thence southwest following the boundary for the property located at 322 West Hampton;

Thence west to the centerline of the intersection of North 38th Street and West Hampton Avenue;

Thence south to the centerline of the intersection of North 38th Street and West Congress Street, the point of the beginning

Exhibit 2 - Property Characteristics

Tax Incremental District # 72
Bishop's Creek

TAXKEY	HOUSE_NR_L	HOUSE_NR_H	SDIR	STREET	STTYPE	OWNER NAME	LOT AREA	ZONING	land08	Improv08	Total08
2300388210	4611	4611	N	32ND	ST	MILWAUKEE METROPOLITAN	43,428	IH	\$0	\$0	\$0
2300328100	4763	4763	N	32ND	ST	BISHOPS CREEK COMMUNITY	225,946	PD	\$103,700	\$46,300	\$150,000
2300376100	4679	4679	N	34TH	ST	MILW COUNTY PARKS DEPT	14,566	PK	\$0	\$0	\$0
2300360000	4701	4701	N	34TH	ST	ELWYN O JARVIS	3,600	RT3	\$4,500	\$44,400	\$48,900
2300361000	4707	4707	N	34TH	ST	ANTONIO CUMMINGS	3,600	RT3	\$4,500	\$52,100	\$56,600
2300362000	4709	4709	N	34TH	ST	LAWRENCE STRAUSS	3,600	RT3	\$4,500	\$39,600	\$44,100
2300363000	4715	4715	N	34TH	ST	ISRAEL J BARRETO	3,600	RT3	\$4,500	\$44,200	\$48,700
2300364000	4719	4719	N	34TH	ST	JOYCE A COLE	3,600	RT3	\$4,500	\$44,700	\$49,200
2300365000	4723	4723	N	34TH	ST	M JUDY MAYS	3,600	RT3	\$4,500	\$51,200	\$55,700
2300366000	4727	4727	N	34TH	ST	PROVIDERS OF HOUSING LLC	3,600	RT3	\$4,500	\$47,900	\$52,400
2300367000	4731	4731	N	34TH	ST	SHANTELE N FISHER	7,200	RT3	\$6,400	\$59,000	\$65,400
2300368000	4741	4741	N	34TH	ST	SHANNON SNOW	5,400	RT3	\$5,500	\$53,600	\$59,100
2300369000	4745	4745	N	34TH	ST	GL INVESTMENTS LLC	4,560	RT3	\$5,100	\$99,300	\$104,400
2300370000	4751	4751	N	34TH	ST	GARY HATFIELD	4,560	RT3	\$5,100	\$102,600	\$107,700
2300372100	4759	4759	N	34TH	ST	MILDRED G NAVEDO	7,200	RT3	\$6,400	\$79,300	\$85,700
2300373000	4763	4763	N	34TH	ST	HENRY L HARRIS MARGARET HW	3,600	RT3	\$4,500	\$56,000	\$60,500
2300374000	4767	4767	N	34TH	ST	WILLIAM A DAWKINS DOROTHY	3,600	RT3	\$4,500	\$80,800	\$85,300
2300375000	4771	4771	N	34TH	ST	ANGELA COTTRELL	10,087	RT3	\$7,500	\$72,300	\$79,800
2290220000	4531	4531	N	35TH	ST	SUV PROPERTIES LLC	5,330	RT3	\$5,500	\$62,400	\$67,900
2290219000	4537	4537	N	35TH	ST	JERIL TRIPLETT	5,002	RT3	\$5,300	\$53,500	\$58,800
2290218000	4541	4541	N	35TH	ST	JOSEPH E NWANJA	5,412	RT3	\$5,500	\$52,800	\$58,300
2290217000	4547	4547	N	35TH	ST	CAROLE A STEWART	5,494	RT3	\$5,600	\$88,700	\$94,300
2290216000	4551	4551	N	35TH	ST	TERRENCE P BOWERS	5,535	RT3	\$5,600	\$89,900	\$95,500
2290215000	4557	4557	N	35TH	ST	CHARLES E MARTINI	5,535	RT3	\$5,600	\$58,600	\$64,200
2290214000	4563	4563	N	35TH	ST	RICHARD LAIRY MELONIE HW	4,860	RT3	\$5,200	\$60,000	\$65,200
2290213000	4575	4575	N	35TH	ST	JAMES H THAMES	5,418	RT3	\$5,500	\$50,500	\$56,000
2291216000	4619	4619	N	35TH	ST	CINDY E OLINGER	5,292	RT3	\$5,500	\$68,100	\$73,600
2291215000	4625	4625	N	35TH	ST	SANDRA F DAVIS	4,788	RT3	\$5,200	\$65,900	\$71,100
2291214000	4631	4631	N	35TH	ST	SHERRILL LEE	4,788	RT3	\$5,200	\$51,400	\$56,600
2291213000	4637	4637	N	35TH	ST	SCOTT J RICHARDSON	5,670	RT3	\$5,700	\$101,200	\$106,900
2300378000	4643	4643	N	35TH	ST	BRYON D BAKER	5,880	RT3	\$5,800	\$93,100	\$98,900
2300379000	4652	4652	N	35TH	ST	ROBERT E SEHNERT ANITA H W	4,920	RT3	\$5,300	\$58,100	\$63,400
2300380100	4660	4660	N	35TH	ST	GERTRUDE MCKINGHT	7,200	RT3	\$8,000	\$157,500	\$165,500
2300383100	4668	4668	N	35TH	ST	ANGELA EVANS	7,200	RT3	\$6,400	\$69,000	\$75,400
2300384000	4672	4672	N	35TH	ST	ANGELA EVANS	3,600	RT3	\$4,500	\$62,500	\$67,000
2300385000	4676	4676	N	35TH	ST	ANGELA EVANS	3,600	RT3	\$4,500	\$0	\$4,500
2300359000	4702	4702	N	35TH	ST	GREG DRISKILL	3,600	RT3	\$4,500	\$64,900	\$69,400
2291127000	4703	4703	N	35TH	ST	UNITY UNITED COMMUNITY CO	3,780	RT3	\$4,600	\$90,200	\$94,800
2300358000	4706	4706	N	35TH	ST	SHARON ARMSTRONG	6,000	RT3	\$5,800	\$76,600	\$82,400
2291128000	4707	4707	N	35TH	ST	MONIQUE S KENNEDY	3,780	RT3	\$4,600	\$89,700	\$94,300

2291129000	4709	N	4709	N	35TH	ST	JORDAN C HEGEMAN	3,780	RT3	\$4,600	\$75,600	\$80,200
2291130000	4713	N	4715	N	35TH	ST	SILAS P GRAY	3,780	RT3	\$4,600	\$89,100	\$93,700
2300357000	4714	N	4714	N	35TH	ST	BRIAN M SCHULTZ	4,800	RT3	\$5,200	\$82,100	\$87,300
2291131000	4719	N	4719	N	35TH	ST	DOROTHY S JOHNSON	3,780	RT3	\$4,600	\$83,000	\$87,600
2300356000	4720	N	4720	N	35TH	ST	JEROME KING ALICE KING HW	5,400	RT3	\$5,500	\$82,100	\$87,600
2291132000	4723	N	4723	N	35TH	ST	DENNIS G WITTHUN	3,780	RT3	\$4,600	\$85,900	\$89,900
2300355000	4726	N	4726	N	35TH	ST	SANDRA F DAVIS	5,400	RT3	\$5,500	\$81,300	\$86,800
2291133000	4727	N	4727	N	35TH	ST	LAQUITA THURMAN	3,780	RT3	\$4,600	\$72,400	\$77,000
2300354000	4730	N	4730	N	35TH	ST	CHRIS J MILKIE	4,800	RT3	\$5,200	\$65,900	\$71,100
2291134000	4731	N	4731	N	35TH	ST	SUV PROPERTIES LLC	3,780	RT3	\$4,600	\$93,500	\$98,100
2291135000	4735	N	4735	N	35TH	ST	FREDDIE CROSS	3,780	RT3	\$4,600	\$79,900	\$84,500
2300353000	4738	N	4738	N	35TH	ST	WALTER TURNER ELIZA HW	6,000	RT3	\$5,800	\$87,800	\$93,600
2291136000	4739	N	4739	N	35TH	ST	SANDRA F DAVIS	3,780	RT3	\$4,600	\$79,900	\$84,500
2291137000	4741	N	4743	N	35TH	ST	CITY OF MILWAUKEE	3,780	RT3	\$0	\$0	\$0
2291138000	4745	N	4747	N	35TH	ST	WILLIAM C SMITH	3,780	RT3	\$4,600	\$90,200	\$94,800
2300351100	4746	N	4746	N	35TH	ST	JEFFREY D LANDRY DEBRA HW	7,200	RT3	\$6,400	\$86,000	\$92,400
2300350000	4750	N	4750	N	35TH	ST	FRANK MCCAULEY	3,600	RT3	\$4,500	\$87,100	\$91,600
2291139000	4751	N	4751	N	35TH	ST	LAWRENCE STRAUSS	3,780	RT3	\$4,600	\$58,600	\$63,200
2300349000	4754	N	4754	N	35TH	ST	CHAD SMITH	3,600	RT3	\$4,500	\$59,200	\$63,700
2291140000	4755	N	4755	N	35TH	ST	ANGELENA C ALLEN	3,780	RT3	\$4,600	\$85,400	\$90,000
2300348000	4756	N	4758	N	35TH	ST	ANDRE BYNUM	3,600	RT3	\$4,500	\$94,900	\$99,400
2291141000	4759	N	4759	N	35TH	ST	CW INVESTMENT GROUP LLC	3,780	RT3	\$4,600	\$46,500	\$51,100
2300347000	4762	N	4762	N	35TH	ST	BETTY WILLIAMS	3,600	RT3	\$4,500	\$88,200	\$92,800
2291142000	4763	N	4763	N	35TH	ST	CYNTHIA TOLLIVER	3,780	RT3	\$4,600	\$83,100	\$87,600
2300346000	4764	N	4766	N	35TH	ST	GASPER WADDELL	3,600	RT3	\$4,500	\$108,900	\$113,400
2291143000	4765	N	4767	N	35TH	ST	MICHAEL JACKSON	3,780	RT3	\$4,600	\$74,400	\$79,000
2300345000	4770	N	4770	N	35TH	ST	ANDRE MCKEE	3,600	RT3	\$4,500	\$84,100	\$88,600
2291144000	4771	N	4771	N	35TH	ST	LEON BRANCH	3,780	RT3	\$4,600	\$73,400	\$78,000
2291101100	4777	N	4777	N	35TH	ST	DEUTSCHE BK NATL TR CO	5,880	RT3	\$5,800	\$72,500	\$78,300
2290539000	4400	N	4400	N	36TH	ST	LANETTA S VIRGIL	3,660	RT3	\$4,500	\$88,600	\$93,100
2290540000	4404	N	4404	N	36TH	ST	THOMAS E DEPRIEST MADELYNE	3,347	RT3	\$4,300	\$80,800	\$85,100
2290540000	4405	N	4405	N	36TH	ST	KAREN HUBBARD	5,760	RT3	\$5,700	\$53,000	\$58,700
2290508000	4409	N	4411	N	36TH	ST	MANDISA LOVE	5,400	RT3	\$5,500	\$52,200	\$57,700
2290541000	4412	N	4412	N	36TH	ST	WILLIAM D JOHNSON	5,820	RT3	\$5,700	\$61,300	\$67,000
2290507000	4415	N	4415	N	36TH	ST	BERTHA M KISSLEY	3,600	RT3	\$4,500	\$75,700	\$80,200
2290542000	4416	N	4416	N	36TH	ST	JACQUELINE R HINES	2,451	RT3	\$3,700	\$74,400	\$78,100
2290506000	4419	N	4419	N	36TH	ST	REGINA BROWN	3,600	RT3	\$4,500	\$68,300	\$72,800
2290543000	4422	N	4422	N	36TH	ST	MAXINE HILL	2,451	RT3	\$3,700	\$76,700	\$80,400
2290505000	4423	N	4423	N	36TH	ST	BRYANT HUBBARD	3,600	RT3	\$4,500	\$65,600	\$70,100
2290544000	4426	N	4426	N	36TH	ST	MARY S EILAND	1,854	RT3	\$3,200	\$0	\$3,200
2290504000	4427	N	4427	N	36TH	ST	DEANNA M UTSEY	3,600	RT3	\$4,900	\$61,500	\$66,000
2290503000	4429	N	4429	N	36TH	ST	GLADYS MAGEE	4,200	RT3	\$5,200	\$52,400	\$57,300
2290545110	4430	N	4430	N	36TH	ST	DONITA LACHELLE CUMMINGS	4,793	RT3	\$4,900	\$70,300	\$75,200
2290502000	4435	N	4435	N	36TH	ST	TERRANCE MC CLAIN	4,200	RT3	\$4,900	\$64,800	\$69,700
2290501000	4441	N	4441	N	36TH	ST	LANITA TATE	5,400	RT3	\$5,500	\$60,800	\$66,300
2290500000	4447	N	4447	N	36TH	ST	GLENN I UNDERWOOD	5,400	RT3	\$5,500	\$105,200	\$110,700
2290499000	4451	N	4451	N	36TH	ST						

2290498000	4457	N	36TH	ST	JAMES HAROLD UTSEY	5,400	RT3	\$5,500	\$107,900	\$113,400
2290497000	4463	N	36TH	ST	H J RENTALS LLC	5,400	RT3	\$5,500	\$56,300	\$61,800
2290496000	4469	N	36TH	ST	JEFF DAVIS REAVES	5,400	RT3	\$5,500	\$90,500	\$96,000
2290495000	4475	N	36TH	ST	WILLIE C ALLEN CORA HW	3,600	RT3	\$4,500	\$92,200	\$96,700
2290494000	4479	N	36TH	ST	MERCY CRUZ	3,600	RT3	\$4,500	\$107,000	\$111,500
2290410000	4505	N	36TH	ST	JEFFREY R SPEAKER	25,410	RM3	\$50,000	\$389,800	\$439,800
2290409000	4533	N	36TH	ST	ROMANUS N NWARU	7,260	RM3	\$16,000	\$254,700	\$270,700
2290408000	4539	N	36TH	ST	BRUCE L MARTIN	3,600	RT3	\$4,500	\$44,300	\$48,800
2290407000	4543	N	36TH	ST	BRUCE L MARTIN	3,600	RT3	\$4,500	\$43,200	\$47,700
2290204000	4550	N	36TH	ST	SYLVESTER H ROBINSON	5,760	RT3	\$5,700	\$60,600	\$66,300
2290205000	4556	N	36TH	ST	WILBERT GAIL ROBINSON	5,760	RT3	\$5,700	\$49,900	\$55,600
2290206000	4562	N	36TH	ST	JAMES A DORIS J CUNNINGHAM	5,760	RT3	\$5,700	\$56,000	\$63,700
2290207000	4576	N	36TH	ST	WILL J SHERARD	4,494	RT3	\$5,000	\$56,000	\$61,300
2291223000	4618	N	36TH	ST	EDWARD SEAMSTER	5,400	RT3	\$5,500	\$56,000	\$61,500
2291225100	4624	N	36TH	ST	LYNDA WILLIAMS	7,200	RT3	\$6,400	\$71,300	\$77,700
2291226000	4630	N	36TH	ST	LYNDA J WILLIAMS	3,600	RT3	\$4,500	\$78,700	\$83,200
2291227000	4632	N	36TH	ST	DELA M HAMPTON	3,600	RT3	\$4,500	\$77,500	\$82,000
2291228000	4636	N	36TH	ST	JAMES YATES IMOGENE HW	3,600	RT3	\$4,500	\$64,900	\$69,400
2291229000	4640	N	36TH	ST	ANTOINETTE MADLOCK	3,600	RT3	\$4,500	\$59,500	\$64,000
2291207210	4651	N	36TH	ST	JAKUP BESHIRI	14,400	RM2	\$24,000	\$492,500	\$516,500
2291196000	4665	N	36TH	ST	FLORENCE DAVIS	3,600	RT3	\$4,500	\$77,900	\$82,400
2291195000	4673	N	36TH	ST	LORETTA STEWART	5,400	RT3	\$5,500	\$99,300	\$104,800
2291194000	4679	N	36TH	ST	GODS GLORY CHURCH	5,400	RT3	\$0	\$0	\$0
2291126000	4700	N	36TH	ST	CHRS E FREDRICKSON	3,600	RT3	\$4,500	\$43,700	\$48,200
2291167000	4703	N	36TH	ST	JAMES B BROWN	3,600	RT3	\$4,500	\$82,100	\$86,600
2291168000	4705	N	36TH	ST	FLORENCE E TRUSS	3,600	RT3	\$4,500	\$68,500	\$73,000
2291125000	4706	N	36TH	ST	SHERRY D LEE	3,600	RT3	\$4,500	\$62,000	\$66,500
2291124000	4708	N	36TH	ST	JOHN A BALTES	3,600	RT3	\$4,500	\$65,000	\$69,500
2291169000	4709	N	36TH	ST	CURTIS R BROWN	3,600	RT3	\$4,500	\$80,600	\$85,100
2291123000	4712	N	36TH	ST	JOHN A BALTES	3,600	RT3	\$4,500	\$0	\$4,500
2291170000	4715	N	36TH	ST	CITY OF MILW	3,600	RT3	\$0	\$0	\$0
2291122000	4716	N	36TH	ST	STEVEN JONES	3,600	RT3	\$4,500	\$74,900	\$79,400
2291171000	4719	N	36TH	ST	VANQUISH PROPERTIES LLC	3,600	RT3	\$4,500	\$70,900	\$75,400
2291121000	4720	N	36TH	ST	OLA REDIC	3,600	RT3	\$4,500	\$82,000	\$86,500
2291172000	4723	N	36TH	ST	PATRICIA D MCCLINTON	3,600	RT3	\$4,500	\$56,800	\$61,300
2291120000	4724	N	36TH	ST	LEE L GOODMAN	3,600	RT3	\$4,500	\$57,000	\$61,500
2291730000	4727	N	36TH	ST	ROBERT I GETER	3,600	RT3	\$4,500	\$75,600	\$80,100
2291119000	4728	N	36TH	ST	CITY OF MILW REDEV AUTH	3,600	RT3	\$0	\$0	\$0
2291174000	4729	N	36TH	ST	MERLE R ORR	3,600	RT3	\$4,500	\$83,200	\$87,700
2291180000	4732	N	36TH	ST	RISA CAIN	3,600	RT3	\$4,500	\$77,100	\$81,600
2291175000	4733	N	36TH	ST	TAKEYLA S PIERCE	3,600	RT3	\$4,500	\$73,500	\$78,000
2291177000	4736	N	36TH	ST	SHEREEN DARRINGTON	3,600	RT3	\$4,500	\$71,300	\$75,800
2291176000	4739	N	36TH	ST	DONA COUSINS	3,600	RT3	\$4,500	\$65,600	\$70,100
2291177000	4741	N	36TH	ST	MARGUERITE A DAVIS	3,600	RT3	\$4,500	\$64,000	\$68,500
2291116000	4746	N	36TH	ST	SONIA HARPS	7,200	RT3	\$6,400	\$82,900	\$89,300
2291178000	4747	N	36TH	ST	EDWARD C YOUNG JR	3,600	RT3	\$4,500	\$63,100	\$67,600
2291115000	4748	N	36TH	ST	MBTJ PROPERTIES I LLC	3,600	RT3	\$4,500	\$45,600	\$50,100

2291179000	4749	4749	N	36TH	ST	ANTHONY ELMONT LOWE	3,600	RT3	\$4,500	\$76,500	\$81,000
2291114000	4752	4752	N	36TH	ST	RICHARD W GEIS JR	3,600	RT3	\$4,500	\$64,400	\$68,900
2291180000	4755	4755	N	36TH	ST	CHRISTOPHER C HOUSTON	3,600	RT3	\$4,500	\$43,400	\$47,900
2291113000	4758	4758	N	36TH	ST	ARIEN L TRIPLETT	3,600	RT3	\$4,500	\$63,200	\$67,700
2291181000	4759	4759	N	36TH	ST	LEONARD PERRY JR	3,600	RT3	\$4,500	\$80,200	\$84,700
2291112000	4760	4760	N	36TH	ST	RICHARD W GEIS JR	3,600	RT3	\$4,500	\$68,100	\$72,600
2291182000	4761	4761	N	36TH	ST	FEDERAL WISDOM	3,600	RT3	\$4,500	\$70,200	\$74,700
2291111000	4764	4764	N	36TH	ST	ROBERT O KERN	3,600	RT3	\$4,500	\$84,700	\$89,200
2291110000	4768	4768	N	36TH	ST	WELLS FARGO BANK NA AS	3,720	RT3	\$4,600	\$69,800	\$74,400
2291184100	4771	4771	N	36TH	ST	CITY OF MILW	7,320	RT3	\$0	\$0	\$0
2291109100	4788	4788	N	36TH	ST	CITY OF MILWAUKEE	1,320	RT3	\$0	\$0	\$0
2290479000	4401	4401	N	37TH	ST	DENELLE SPIGHT NKA	3,999	RT3	\$4,700	\$93,600	\$98,300
2290510000	4402	4404	N	37TH	ST	SHELLA JOHNSON	3,960	RT3	\$4,700	\$91,500	\$96,200
2290511000	4406	4406	N	37TH	ST	OTIS PINSON	3,600	RT3	\$4,500	\$88,500	\$93,000
2290478000	4407	4407	N	37TH	ST	COREY SMITH	4,128	RT3	\$4,800	\$92,500	\$97,300
2290512000	4410	4412	N	37TH	ST	WA CHAO VUE	4,560	RT3	\$5,100	\$92,000	\$97,100
2290477000	4411	4413	N	37TH	ST	MICHAEL DORN	5,805	RT3	\$5,700	\$82,200	\$87,900
2290513000	4414	4416	N	37TH	ST	JAMES SIMS LULA JEFFERSON	4,560	RT3	\$5,100	\$92,300	\$97,400
2290476000	4417	4419	N	37TH	ST	ODIES M SMITH	5,805	RT3	\$5,700	\$95,300	\$101,000
2290514000	4420	4422	N	37TH	ST	ERICA FOSTER	4,560	RT3	\$5,100	\$91,700	\$96,800
2290515000	4424	4426	N	37TH	ST	MARY E BRUCE	4,560	RT3	\$5,100	\$101,500	\$106,600
2290474100	4425	4425	N	37TH	ST	OSCAR IBARRA	7,740	RT3	\$6,600	\$96,100	\$102,700
2290516000	4430	4430	N	37TH	ST	TYRONE STANFORD	5,400	RT3	\$5,500	\$89,700	\$95,200
2290473000	4433	4433	N	37TH	ST	TRAVIS LEVON BROWN DR	7,740	RT3	\$6,600	\$95,000	\$101,600
2290517000	4438	4438	N	37TH	ST	LESIA GREEN	5,400	RT3	\$5,500	\$95,000	\$100,500
2290471100	4441	4441	N	37TH	ST	P S DEVELOPMENT ENTERPRISE	7,740	RT3	\$6,600	\$68,500	\$75,100
2290518000	4442	4442	N	37TH	ST	CURTIS B STEWART	3,600	RT3	\$4,500	\$101,200	\$105,700
2290519000	4446	4446	N	37TH	ST	CLIFTON B BINNS	3,600	RT3	\$4,500	\$47,900	\$52,400
2290470000	4447	4447	N	37TH	ST	CARLOS JONES	5,805	RT3	\$5,700	\$33,900	\$39,600
2290520000	4450	4450	N	37TH	ST	NONA MORRIS	5,400	RT3	\$5,500	\$63,100	\$68,600
2290469000	4455	4455	N	37TH	ST	MARY STONE	5,400	RT3	\$5,500	\$42,200	\$47,700
2290521000	4458	4458	N	37TH	ST	ELENOR M JOHNSON	5,400	RT3	\$5,500	\$82,500	\$88,000
2290468000	4459	4459	N	37TH	ST	GREGORY L JACKSON	5,160	RT3	\$5,400	\$89,000	\$94,400
2290522000	4462	4462	N	37TH	ST	REGINA A RAMSEY	3,600	RT3	\$4,500	\$67,200	\$71,700
2290467000	4463	4465	N	37TH	ST	BRUCE L MARTIN	5,520	RT3	\$5,600	\$48,900	\$54,500
2290523000	4466	4466	N	37TH	ST	MARY K HUNT	3,600	RT3	\$4,500	\$21,300	\$25,800
2290466000	4469	4469	N	37TH	ST	TRESSA D WILLIAMS	4,800	RT3	\$5,200	\$98,500	\$103,700
2290524000	4470	4470	N	37TH	ST	GLADMAE PROPERTIES LLC	5,400	RT3	\$5,500	\$52,000	\$57,500
2290465000	4473	4473	N	37TH	ST	HAROLD L BURNS JENNIFER A	3,600	RT3	\$4,500	\$76,600	\$81,100
2290463000	4477	4477	N	37TH	ST	DARNEIL SMITH	3,600	RT3	\$4,500	\$46,700	\$51,200
2290525000	4478	4478	N	37TH	ST	JEANNE F FLETCHER	5,400	RT3	\$5,500	\$80,500	\$86,000
2290411000	4500	4500	N	37TH	ST	DOLORIS R CURRY	7,200	RT3	\$6,400	\$119,800	\$126,200
2290445000	4505	4506	N	37TH	ST	KENNETH R WALLACE	3,600	RT3	\$4,500	\$110,800	\$115,300
2290412000	4506	4508	N	37TH	ST	SUV PROPERTIES LLC	3,600	RT3	\$4,500	\$79,500	\$84,000
2290444000	4508	4509	N	37TH	ST	LINDBERG COX EMMA Z H W	3,600	RT3	\$4,500	\$91,100	\$95,600
2290414000	4512	4512	N	37TH	ST	GARY SIMMONS	3,600	RT3	\$4,500	\$84,800	\$89,300

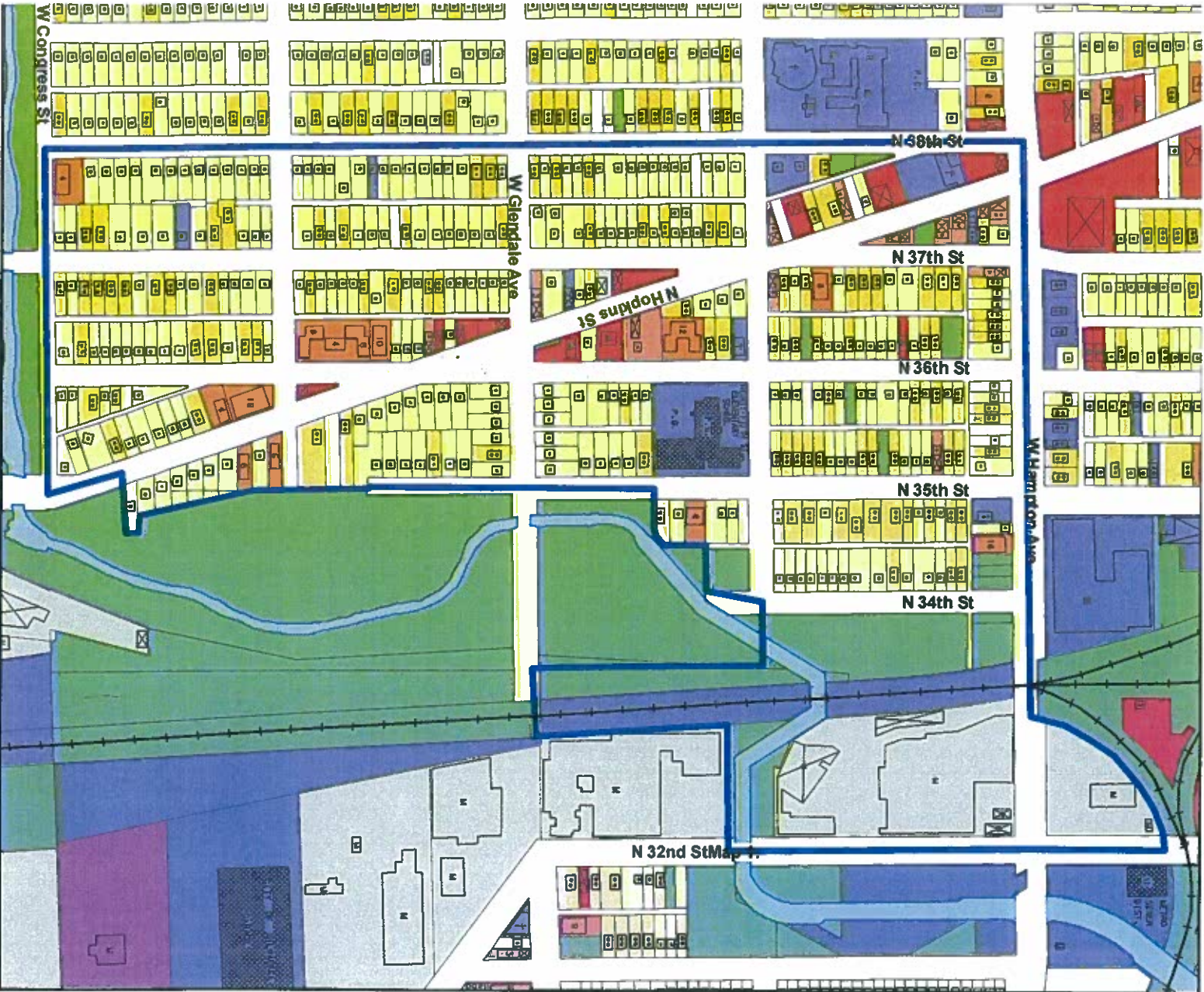
2290443000	4513	4513	N	37TH	ST	MANUEL J ESPARZA	3,600	RT3	\$4,500	\$69,200	\$73,700
2290415000	4518	4518	N	37TH	ST	CHARLES RAY SHAW	3,600	RT3	\$4,500	\$79,600	\$84,100
2290442000	4519	4519	N	37TH	ST	WILLIE B DOSS FKA	4,800	RT3	\$5,200	\$90,800	\$96,000
2290416000	4520	4520	N	37TH	ST	CAROLYN J JONES	3,600	RT3	\$4,500	\$44,200	\$48,700
2290441000	4523	4523	N	37TH	ST	BETTY SUE HAYES	4,800	RT3	\$5,200	\$74,300	\$79,500
2290417000	4526	4526	N	37TH	ST	MURRY JR ROSIE NORWOOD	3,600	RT3	\$4,500	\$90,900	\$95,400
2290418000	4528	4528	N	37TH	ST	LUCILLE WOODS	5,400	RT3	\$5,500	\$46,700	\$52,200
2290440000	4529	4529	N	37TH	ST	COUNTRYWIDE HOME LOANS INC	4,800	RT3	\$5,200	\$69,500	\$74,700
2290439000	4535	4535	N	37TH	ST	TARA V HAYWOOD	3,600	RT3	\$4,500	\$76,900	\$81,400
2290438000	4537	4539	N	37TH	ST	SWD NAT REAL ESTATE LLC	3,600	RT3	\$2,500	\$0	\$2,500
2290419000	4538	4538	N	37TH	ST	JUDITH A KENDALL	5,400	RT3	\$5,500	\$99,200	\$104,700
2290437000	4541	4541	N	37TH	ST	SWD NAT REAL ESTATE LLC	3,600	RT3	\$4,500	\$89,100	\$93,600
2290420000	4542	4542	N	37TH	ST	DAVID R HILL	3,600	RT3	\$4,500	\$97,700	\$102,200
2290421000	4546	4546	N	37TH	ST	FRANCIS T PETERS	3,600	RT3	\$4,500	\$86,700	\$91,200
2290436000	4547	4547	N	37TH	ST	GIOVANNI Z DAVIS	5,520	RT3	\$5,600	\$79,100	\$84,700
2290422000	4550	4550	N	37TH	ST	ROSE WALTER LIFE EST	3,600	RT3	\$4,500	\$84,700	\$89,200
2290423000	4554	4554	N	37TH	ST	DTAUNE Q REYNOLD	3,600	RT3	\$4,500	\$88,200	\$92,700
2290435000	4555	4555	N	37TH	ST	JOHANIE TRIPLETT	5,280	RT3	\$5,500	\$75,000	\$80,500
2290434000	4557	4557	N	37TH	ST	BERNADETTE N KIPER	3,600	RT3	\$4,500	\$99,800	\$104,300
2290424000	4558	4558	N	37TH	ST	TERRY WILSON SR	3,600	RT3	\$4,500	\$91,900	\$96,400
2290425000	4560	4560	N	37TH	ST	THOMAS J LASOTA	3,600	RT3	\$4,500	\$78,900	\$83,400
2290433000	4563	4563	N	37TH	ST	LESLIE Y HODGES	4,560	RT3	\$5,100	\$87,800	\$92,900
2290426000	4564	4564	N	37TH	ST	CHARLES G SCHEER	3,600	RT3	\$4,500	\$76,300	\$80,800
2290427000	4568	4568	N	37TH	ST	RONALD GUMB LINDA GUMB H W	3,600	RT3	\$4,500	\$79,500	\$84,000
2290432000	4569	4569	N	37TH	ST	CHRISTOPHER J KAEUFL	4,560	RT3	\$5,100	\$69,200	\$74,300
2290428000	4572	4572	N	37TH	ST	LARRY ATKINSON	3,600	RT3	\$4,500	\$44,600	\$49,100
2290431000	4573	4573	N	37TH	ST	MERLYN FORTUNE	4,560	RT3	\$5,100	\$81,900	\$87,000
2290430000	4578	4577	N	37TH	ST	JOVELA HOLDINGS LLC	4,560	RT3	\$5,100	\$88,500	\$93,600
2290429000	4578	4578	N	37TH	ST	INTERIM FUNDING LLC	3,600	RT3	\$4,500	\$73,600	\$78,100
2290982000	4604	4604	N	37TH	ST	GEROME T ROGGE	7,560	LB2	\$6,500	\$50,800	\$57,300
2290980100	4609	4609	N	37TH	ST	JEROME BROWN	5,400	RT3	\$5,500	\$75,700	\$81,200
2290979000	4617	4617	N	37TH	ST	ROBERTO MALDANADO AKA	7,200	RT3	\$6,400	\$66,400	\$72,800
2290978000	4621	4621	N	37TH	ST	CHARLES BARTHENHEIER	3,600	RT3	\$4,500	\$88,300	\$92,800
2290977000	4625	4625	N	37TH	ST	SAMUEL L COLEMAN	3,600	RT3	\$4,500	\$80,600	\$85,100
2290976000	4631	4631	N	37TH	ST	ROSEMARIE STELTER	3,600	RT3	\$4,500	\$69,600	\$74,100
2290975000	4635	4635	N	37TH	ST	DEBORAH L GOODLOW	3,600	RT3	\$4,500	\$63,600	\$68,100
2290974000	4639	4639	N	37TH	ST	JAMIE Y BATES	3,600	RT3	\$4,500	\$81,100	\$85,600
2290973000	4643	4643	N	37TH	ST	TAJUANA L WELLS	3,600	RT3	\$4,500	\$83,500	\$88,000
2290972000	4647	4647	N	37TH	ST	TODD A BRUNNER	3,600	RT3	\$4,500	\$88,900	\$93,400
2290971000	4651	4651	N	37TH	ST	KELLY M KITTELL	3,600	RT3	\$4,500	\$75,400	\$79,900
2290970000	4653	4653	N	37TH	ST	WILLIE THOMAS GLORIA HW	3,600	RT3	\$4,500	\$64,300	\$68,800
2290969000	4659	4659	N	37TH	ST	WILLEY THOMAS	3,600	RT3	\$4,500	\$63,400	\$67,900
2290968000	4663	4663	N	37TH	ST	TELLEY D HAMILTON	4,800	RT3	\$5,200	\$75,800	\$81,000
2290967000	4667	4667	N	37TH	ST	KARLODIA KING	4,800	RT3	\$5,200	\$93,100	\$98,300
2290966000	4671	4671	N	37TH	ST	TAWNAYA PLANTE	4,800	RT3	\$5,200	\$57,300	\$62,500
2291165000	4706	4706	N	37TH	ST	GEORGE WARD JR	4,800	RT3	\$5,200	\$57,300	\$62,500
						KEITH A BAILEY	3,690	RT3	\$4,600	\$79,800	\$84,400

2291164000	4710	4710 N	37TH	ST	MARQUETTE E BAYLOR	3,690	RT3	\$4,600	\$68,500	\$73,100
2291163000	4714	4714 N	37TH	ST	EVA LOISE PORTER	3,690	RT3	\$4,600	\$85,300	\$89,900
2291162000	4720	4720 N	37TH	ST	NEFTALI COLON	7,380	RT3	\$8,000	\$194,600	\$202,600
2291161000	4726	4726 N	37TH	ST	KATIE M HARRIS	4,428	RT3	\$5,000	\$68,800	\$73,800
2291160000	4732	4732 N	37TH	ST	CONNOR INVESTMENTS LLC	4,428	RT3	\$5,000	\$86,400	\$91,400
2291159000	4736	4736 N	37TH	ST	ANTONIO CUMMINGS	4,428	RT3	\$5,000	\$69,500	\$74,500
2291158000	4740	4740 N	37TH	ST	RUBY SMITH	4,428	RT3	\$5,000	\$81,700	\$86,700
2291157000	4744	4744 N	37TH	ST	JACQUELINE SAFFOLD	4,428	RT3	\$5,000	\$87,700	\$92,700
2291156000	4750	4750 N	37TH	ST	MICHELLE CLAYTON	7,380	RT3	\$6,400	\$50,100	\$56,500
2291155000	4758	4750 N	37TH	ST	JAMES E WILLIAMS	4,950	RT3	\$5,300	\$106,200	\$111,500
2291154000	4764	4764 N	37TH	ST	EDWARD C DUNMORE	5,535	RT3	\$5,600	\$92,200	\$97,800
2291153000	4770	4770 N	37TH	ST	THE LYLE FAMILY REVOCABLE	3,840	RT3	\$4,700	\$48,700	\$53,400
2291187000	4775	4775 N	37TH	ST	PRAYER HSE OF FAITH PENT INC	3,060	LB1	\$2,300	\$67,200	\$69,500
2290481000	4414	4414 N	38TH	ST	DAVID A LINDSEY	2,160	LB1	\$3,500	\$94,200	\$97,700
2290482000	4420	4420 N	38TH	ST	INVESTMENTS SPECIALISTS OF	5,547	RT3	\$5,600	\$69,800	\$75,400
2290483000	4426	4426 N	38TH	ST	CAROLYN FAYE PATTERSON	5,547	RT3	\$5,600	\$53,600	\$59,200
2290484000	4430	4430 N	38TH	ST	PENNY TILLMAN	5,547	RT3	\$5,600	\$73,500	\$79,100
2290485000	4438	4438 N	38TH	ST	ANTHONY CALSTON	4,515	RT3	\$5,000	\$75,100	\$80,100
2290486000	4442	4442 N	38TH	ST	ANN ARTHUR INVESTMENTS LLC	7,740	RT3	\$6,600	\$71,100	\$77,700
2290487000	4448	4448 N	38TH	ST	DENNIS WITTHUN	4,560	RT3	\$5,100	\$69,500	\$74,600
2290488000	4454	4454 N	38TH	ST	KAWANA BROWN	4,680	RT3	\$5,100	\$71,300	\$76,400
2290489000	4458	4458 N	38TH	ST	PHYLLIS L WILSON	4,560	RT3	\$5,100	\$73,900	\$79,000
2290490000	4464	4464 N	38TH	ST	LEROY HINES	5,160	RT3	\$5,400	\$98,900	\$104,300
2290491000	4470	4470 N	38TH	ST	GREGORY A SHAW	4,800	RT3	\$5,200	\$74,000	\$79,200
2290492000	4474	4474 N	38TH	ST	JOHNNIE MOORER	4,800	RT3	\$5,200	\$69,200	\$74,400
2290493000	4478	4478 N	38TH	ST	JOSEPH A MALONE BEVERLY HW	3,600	RT3	\$4,500	\$58,100	\$62,600
2290446000	4500	4500 N	38TH	ST	ANGELA REED	3,600	RT3	\$4,500	\$69,600	\$74,100
2290447000	4504	4504 N	38TH	ST	HAROLD BROWN	3,600	RT3	\$4,500	\$59,600	\$64,100
2290448000	4508	4508 N	38TH	ST	KAREN T THOMPSON	3,600	RT3	\$4,500	\$78,700	\$83,200
2290449000	4514	4514 N	38TH	ST	LAMAL BLACKWELL	3,600	RT3	\$4,500	\$97,900	\$102,400
2290450000	4518	4518 N	38TH	ST	DEBORAH L GIVHAN	3,600	RT3	\$4,500	\$83,800	\$88,300
2290451000	4524	4524 N	38TH	ST	RUSSELL R OLLINS	5,400	RT3	\$5,500	\$33,500	\$39,000
2290452000	4528	4528 N	38TH	ST	TIMOTHY E SMITH	5,400	RT3	\$5,500	\$61,300	\$66,800
2290453000	4534	4534 N	38TH	ST	SHIRLEY SMITH	3,600	RT3	\$4,500	\$81,900	\$86,400
2290454000	4538	4538 N	38TH	ST	CORRI MATTISON-OVERSTREET	3,600	RT3	\$4,500	\$71,500	\$76,000
2290455000	4544	4544 N	38TH	ST	DIANE G LINSY	4,560	RT3	\$5,100	\$84,400	\$89,500
2290456000	4548	4548 N	38TH	ST	LAPRICIA S HOOKS	4,560	RT3	\$5,100	\$111,200	\$116,300
2290457000	4552	4552 N	38TH	ST	PHYLLIS MCCOLLUM	5,400	RT3	\$5,500	\$80,200	\$85,700
2290458000	4558	4558 N	38TH	ST	EUGENE TAYLOR WADINE, HW	3,600	RT3	\$4,500	\$98,200	\$102,700
2290459000	4564	4564 N	38TH	ST	CARMEN BANKS	3,600	RT3	\$4,500	\$86,100	\$90,600
2290460000	4568	4568 N	38TH	ST	DAVIS TAMARA	5,400	RT3	\$5,500	\$92,200	\$97,700
2290461000	4572	4572 N	38TH	ST	CITY VENTURES LLC	4,560	RT3	\$5,100	\$97,700	\$102,800
2290462000	4576	4576 N	38TH	ST	LE HOWARD	4,560	RT3	\$5,100	\$102,000	\$107,100
2290984000	4600	4600 N	38TH	ST	WARRICK POWELL	3,600	RT3	\$4,500	\$88,400	\$92,900
2290985000	4606	4606 N	38TH	ST	ALEXANDER NASH	3,600	RT3	\$4,500	\$100,000	\$104,500
2290986000	4610	4610 N	38TH	ST	JUANITA CARLYLE	3,600	RT3	\$4,500	\$88,900	\$93,400
2290986000	4610	4610 N	38TH	ST	DAVID CROSS SR	3,600	RT3	\$4,500	\$89,600	\$94,100

2290987000	4614	N	38TH	ST	ROBERT R FREDERIKSEN	3,600	RT3	\$4,500	\$71,600	\$76,100
2290988000	4618	N	38TH	ST	LARRY J JUSZCZAK JR	3,600	RT3	\$4,500	\$78,400	\$82,900
2290989000	4622	N	38TH	ST	VANESSA Y JONES	3,600	RT3	\$4,500	\$92,800	\$97,300
2290990000	4624	N	38TH	ST	MIGUEL A VARGAS	3,600	RT3	\$4,500	\$42,700	\$47,200
2290991000	4632	N	38TH	ST	AVA WADE	7,200	RT3	\$6,400	\$62,200	\$68,600
2290992000	4638	N	38TH	ST	GWENDOLYN BLALOCK	3,600	RT3	\$4,500	\$63,600	\$68,100
2290993000	4640	N	38TH	ST	SHAWANTEL A WHITE	3,600	RT3	\$4,500	\$69,500	\$74,000
2290994000	4644	N	38TH	ST	DENNIS G KUNZ	3,600	RT3	\$4,500	\$64,700	\$69,200
2290995000	4650	N	38TH	ST	LUKE C TODRYK	3,600	RT3	\$4,500	\$60,100	\$64,600
2290996000	4652	N	38TH	ST	JOHN E CLINTON	3,600	RT3	\$4,500	\$45,400	\$49,900
2290997000	4658	N	38TH	ST	FRANK SLOAN	3,600	RT3	\$4,500	\$65,700	\$70,200
2290998000	4660	N	38TH	ST	MONICA THOMPSON	3,600	RT3	\$2,500	\$0	\$2,500
2290999000	4666	N	38TH	ST	US BANK NA AS TRUSTEE	3,600	RT3	\$4,500	\$55,500	\$60,000
2291000000	4672	N	38TH	ST	MARGARET R GILL	5,400	RT3	\$5,500	\$78,400	\$83,900
2291001000	4676	N	38TH	ST	TIETZ, LEON R BARBARA	5,400	RT3	\$5,500	\$79,800	\$85,300
2290619100	4700	N	38TH	ST	HOUSING AUTHORITY OF THE	12,401	RT3	\$0	\$0	\$0
2290623100	4720	N	38TH	ST	MARY L WALKER	4,422	RT3	\$5,000	\$91,300	\$96,300
2290624100	4724	N	38TH	ST	CITY OF MILW	3,716	RT3	\$0	\$0	\$0
2290624200	4734	N	38TH	ST	CITY OF MILW	27,380	RT3	\$0	\$0	\$0
2290536000	4411	N	HOPKINS	ST	SHAWN FREDRICKSON	4,440	RS6	\$5,000	\$51,500	\$56,500
2290535000	4415	N	HOPKINS	ST	DANIEL P GONZALEZ	8,160	RS6	\$6,800	\$52,900	\$59,700
2309987000	4424	N	HOPKINS	ST	PHILLIP A HUGHES	5,760	RS6	\$5,700	\$42,200	\$47,900
2290534000	4427	N	HOPKINS	ST	SONG VANG	4,800	RS6	\$5,200	\$81,300	\$86,500
2290533000	4431	N	HOPKINS	ST	JUANITA LYONS	4,800	RS6	\$5,200	\$74,800	\$80,000
2291406000	4434	N	HOPKINS	ST	EDITH P MCDONALD	5,304	RS6	\$5,500	\$52,700	\$58,200
2290532000	4437	N	HOPKINS	ST	EDWARD J FIELDS	5,400	RS6	\$5,500	\$75,000	\$77,500
2291405000	4440	N	HOPKINS	ST	JENOPHUS ALLEN HAZEL ALLEN	5,076	RS6	\$5,300	\$72,500	\$80,800
2290531000	4441	N	HOPKINS	ST	LARRY J JUSZCZAK JR	4,800	RS6	\$5,200	\$64,500	\$69,700
2291404000	4446	N	HOPKINS	ST	ROBERT J JACKSON	5,311	RS6	\$5,500	\$71,600	\$77,100
2290530000	4446	N	HOPKINS	ST	ROBERT J JACKSON	5,311	RS6	\$5,500	\$71,600	\$77,100
2291404000	4446	N	HOPKINS	ST	WILLIE MAE FIELDS	4,200	RS6	\$4,900	\$91,600	\$96,500
2290529000	4451	N	HOPKINS	ST	SUSAN M SPATH	4,200	RS6	\$4,900	\$64,900	\$69,800
2291403000	4452	N	HOPKINS	ST	DYNASTY REAL ESTATE THREE	5,546	RS6	\$5,600	\$73,800	\$79,400
2291403000	4452	N	HOPKINS	ST	DYNASTY REAL ESTATE THREE	5,546	RS6	\$5,600	\$73,800	\$79,400
2290528000	4457	N	HOPKINS	ST	RONALD L LAWRENCE LILLIAN	6,000	RS6	\$5,800	\$71,700	\$77,500
2291402000	4458	N	HOPKINS	ST	CHARLES RUBINITZ CO INC	5,781	RS6	\$5,700	\$68,500	\$74,200
2291402000	4458	N	HOPKINS	ST	CHARLES RUBINITZ CO INC	5,781	RS6	\$5,700	\$68,500	\$74,200
2290527000	4463	N	HOPKINS	ST	MICHAEL SUMMERTHORNE	7,200	RT5	\$8,000	\$121,100	\$129,100
2291401000	4466	N	HOPKINS	ST	TEROY SUMMERVILLE	7,168	RS6	\$6,400	\$80,000	\$86,400
2291401000	4466	N	HOPKINS	ST	TEROY SUMMERVILLE	7,168	RS6	\$6,400	\$80,000	\$86,400
2299995000	4470	N	HOPKINS	ST	LYNN SCHULDT	5,000	RT5	\$8,000	\$120,600	\$128,600
2309998000	4474	N	HOPKINS	ST	CITY OF MILWAUKEE	167	RT5	\$0	\$0	\$0
2299996000	4474	N	HOPKINS	ST	REGINALD S GREEN	6,435	RT5	\$6,000	\$89,800	\$105,800
2290526000	4475	N	HOPKINS	ST	EHG PROP LLC	11,716	RT5	\$24,000	\$332,200	\$356,200
2299997000	4480	N	HOPKINS	ST	JEFFREY D LANDRY	6,280	RT5	\$8,000	\$130,000	\$138,000
2290546000	4503	N	HOPKINS	ST	JESSE J MOSS	3,280	LB2	\$3,300	\$23,600	\$26,900
2299991000	4508	N	HOPKINS	ST	ANTONIO R CUMMINGS	15,268	RT3	\$9,300	\$88,300	\$97,600

2299992000	4516	N	HOPKINS	ST	PHYLLIS E HUMPHREYS	8,400	RT3	\$6,900	\$0	\$6,900
2299993000	4520	N	HOPKINS	ST	MARY A PATTERSON	8,960	RT3	\$7,100	\$93,100	\$100,200
2299994000	4526	N	HOPKINS	ST	IVORY JEFFERSON	4,872	RT3	\$5,200	\$49,800	\$55,000
2290201000	4530	N	HOPKINS	ST	IDELLA RILEY	5,096	RT3	\$5,400	\$48,300	\$53,700
2290202000	4538	N	HOPKINS	ST	LEONA LAWRENCE	4,982	RT3	\$5,300	\$88,500	\$93,800
2290203000	4544	N	HOPKINS	ST	BETTY WILLIAMS	5,520	RT3	\$5,600	\$72,200	\$77,800
2290406000	4551	N	HOPKINS	ST	MARY LEE WHITE	3,413	RT3	\$4,400	\$44,300	\$48,700
2290405000	4555	N	HOPKINS	ST	JE ANDREA NEMPHARD	3,120	NS2	\$4,200	\$67,700	\$71,900
2290404000	4557	N	HOPKINS	ST	ANTOINETTE KINLOW	2,816	NS2	\$2,800	\$31,200	\$34,000
2290403000	4559	N	HOPKINS	ST	ANTOINETTE KINLOW	2,517	NS2	\$3,800	\$53,000	\$56,800
2290402000	4563	N	HOPKINS	ST	MIKE DREW	4,139	LB2	\$4,100	\$75,400	\$79,500
2290401000	4571	N	HOPKINS	ST	EMMA HENRY	3,970	LB2	\$4,000	\$25,500	\$29,500
2291010000	4600	N	HOPKINS	ST	CITY OF MILWAUKEE	837	LB2	\$0	\$0	\$0
2291010000	4601	N	HOPKINS	ST	HARBAJAN SINGH GILL	4,208	LB2	\$4,200	\$69,200	\$73,400
2291204110	4612	N	HOPKINS	ST	3420 NORTH LLC	7,152	LB2	\$7,200	\$101,800	\$109,000
2291008000	4613	N	HOPKINS	ST	NATIONAL ALLIANCE OF POSTAL	3,313	LB2	\$0	\$0	\$0
2291007000	4619	N	HOPKINS	ST	JAMES D JORDON	3,100	LB2	\$4,200	\$48,100	\$52,300
2291202100	4622	N	HOPKINS	ST	ROBERT M CLARK	4,005	LB2	\$4,800	\$42,000	\$46,800
2291006000	4625	N	HOPKINS	ST	LEE L KING	2,808	LB2	\$4,000	\$72,400	\$76,400
2291005000	4629	N	HOPKINS	ST	HELEN L PIPTO	3,693	LB2	\$3,700	\$56,800	\$60,500
2291200110	4630	N	HOPKINS	ST	DELOIS C JOHNSON	8,025	LB2	\$6,700	\$62,300	\$69,000
2291002110	4635	N	HOPKINS	ST	WILBERT CLARK	8,691	LB2	\$8,700	\$38,400	\$47,100
2291198110	4638	N	HOPKINS	ST	EUGENE S PLAUTZ	14,190	LB2	\$14,200	\$48,900	\$63,100
2291207110	4658	N	HOPKINS	ST	WILLIE TRAYLOR	4,080	RT3	\$4,800	\$69,600	\$74,400
2291208000	4668	N	HOPKINS	ST	DENVELT HARRIS	4,093	RT3	\$4,800	\$54,900	\$59,700
2291209000	4674	N	HOPKINS	ST	SCHWANE CATHERINE R	3,800	RT3	\$4,600	\$56,900	\$61,500
2291210000	4680	N	HOPKINS	ST	ANTHONY J SWAN	4,424	RT3	\$5,000	\$84,600	\$89,600
2290618000	4702	N	HOPKINS	ST	KAB CLEANERS, LLC	3,401	RT3	\$3,400	\$84,600	\$88,000
2290617000	4703	N	HOPKINS	ST	CITY OF MILWAUKEE	3,408	LB1	\$0	\$70,900	\$74,300
2290616000	4709	N	HOPKINS	ST	CHARLES A BARNETT	3,600	LB1	\$4,500	\$0	\$4,500
2290615000	4721	N	HOPKINS	ST	JEFF WAY	7,200	LB1	\$7,200	\$33,300	\$40,500
2290613100	4727	N	HOPKINS	ST	MO JEED ALABI	3,600	LB1	\$4,500	\$60,200	\$64,700
2290612000	4731	N	HOPKINS	ST	OTHA HOWARD	7,200	LB1	\$6,400	\$78,300	\$84,700
2290611000	4735	N	HOPKINS	ST	JAMES L WALKER	3,600	LB1	\$3,600	\$57,100	\$60,700
2290610000	4739	N	HOPKINS	ST	DAWN JONES	3,600	LB1	\$1,800	\$0	\$1,800
2291193000	4744	N	HOPKINS	ST	DAWN JONES	3,600	LB1	\$4,500	\$77,200	\$81,700
2291192000	4747	N	HOPKINS	ST	ROBERT MC DONALD	2,539	LB1	\$2,500	\$29,300	\$31,800
2291189100	4750	N	HOPKINS	ST	PROVINE EALY SR	10,800	LB1	\$10,800	\$101,200	\$112,000
2291188100	4754	N	HOPKINS	ST	JOAN SPENCER	1,646	LB1	\$1,600	\$78,100	\$79,700
2290604111	4764	N	HOPKINS	ST	CITY OF MILW	1,646	LB1	\$0	\$0	\$0
2291188100	4767	N	HOPKINS	ST	K R FORD INVESTMENTS LLC	3,316	LB1	\$3,300	\$65,600	\$68,900
2290601210	4779	N	HOPKINS	ST	GREAT FAITH M B CHURCH	20,141	LB1	\$0	\$0	\$0
2290537000	4782	N	HOPKINS	ST	H K PARTNERS, LLC	4,211	LB1	\$4,200	\$60,600	\$64,800
2290480000	3510	W	CONGRESS	ST	ACCENT INVESTMENTS LLC	8,895	LB1	\$22,200	\$141,300	\$163,500
	3730	W	CONGRESS	ST	LORRIA MAHOLMES	5,623	LB1	\$5,600	\$419,400	\$425,000
	3730	W	CONGRESS	ST	EDGAR E JILES	5,724	RS6	\$5,700	\$50,100	\$55,800
	3730	W	CONGRESS	ST	EDGAR E JILES	10,965	RT3	\$10,000	\$160,600	\$170,600

2291211000	3517	W	COURTLAND	AV	CITY OF MILW 35TH ST SCH	70,647	RT3	\$0	\$0	\$0	\$0
2309991000	3253	W	GLENDALE	AV	SOO LINE RAILROAD COMPANY	49,638	IH	\$0	\$0	\$0	\$0
2300340100	3300	W	GLENDALE	AV	SOO LINE RAILROAD COMPANY	271,046	IH	\$0	\$0	\$0	\$0
2291217000	3502	W	GLENDALE	AV	RICHARD W RYDZEWSKI	5,520	RT3	\$5,600	\$65,500	\$71,100	\$0
2291218000	3508	W	GLENDALE	AV	CHARLES E WADE	4,800	RT3	\$5,200	\$57,600	\$62,800	\$0
2290212000	3509	W	GLENDALE	AV	ROBERT S ABERY	4,860	RT3	\$5,200	\$79,100	\$84,300	\$0
2291219000	3514	W	GLENDALE	AV	ROBERT S ABERY	4,800	RT3	\$5,300	\$55,000	\$60,200	\$0
2290211000	3515	W	GLENDALE	AV	TRACY C MINGER	4,950	RT3	\$5,300	\$54,900	\$60,200	\$0
2291220000	3521	W	GLENDALE	AV	LASALLE BANK NATIONAL ASSN	4,830	RT3	\$5,200	\$91,700	\$96,900	\$0
2291221000	3522	W	GLENDALE	AV	ERIC WEISS	4,000	RT3	\$4,700	\$85,800	\$90,500	\$0
2290209100	3526	W	GLENDALE	AV	RICHARD L FOX	4,000	RT3	\$4,700	\$65,800	\$70,500	\$0
2291222000	3527	W	GLENDALE	AV	PEARLENE WALKER	5,166	RT3	\$5,400	\$88,600	\$94,000	\$0
2290983000	3532	W	GLENDALE	AV	CHARMAINE J GEE	4,000	RT3	\$4,700	\$66,800	\$71,500	\$0
2300329100	3200	W	GLENDALE	AV	LAWANDA L KILLBREW	5,400	RT3	\$5,500	\$81,200	\$86,700	\$0
2300329100	3301	W	HAMPTON	AV	JT REAL ESTATE LLC	170,505	PD	\$97,500	\$215,100	\$312,600	\$0
2300331100	3315	W	HAMPTON	AV	CITY OF MILWAUKEE	13,849	PK	\$0	\$0	\$0	\$0
2300341200	3401	W	HAMPTON	AV	MILW COUNTY PARKS DEPT	96,084	PK	\$0	\$0	\$0	\$0
2300341300	3407	W	HAMPTON	AV	BISHOPS CREEK COMMUNITY	4,292	RT3	\$4,300	\$0	\$4,300	\$0
2300342000	3411	W	HAMPTON	AV	HOLY REDEMER EVANGELISTIC	3,480	RT3	\$3,500	\$0	\$3,500	\$0
2300343000	3417	W	HAMPTON	AV	HOLY REDEMER EVANGELISTIC	3,480	RT3	\$3,500	\$0	\$3,500	\$0
2300344100	3423	W	HAMPTON	AV	PKP HOLDINGS LLC	6,960	RM3	\$16,000	\$460,800	\$476,800	\$0
2291102100	3509	W	HAMPTON	AV	BISHOPS CREEK COMMUNITY	3,480	RM3	\$4,400	\$51,400	\$55,800	\$0
2291103210	3511	W	HAMPTON	AV	CITY OF MILWAUKEE	8,029	RM3	\$0	\$0	\$0	\$0
2291104000	3513	W	HAMPTON	AV	BRYON KOZAK	3,600	RT3	\$4,500	\$65,700	\$70,200	\$0
2291105000	3525	W	HAMPTON	AV	CITY OF MILW	660	RT3	\$0	\$0	\$0	\$0
2291106000	3529	W	HAMPTON	AV	JOSEPH BROWN JR	2,940	RT3	\$0	\$43,200	\$47,300	\$0
2291107000	3531	W	HAMPTON	AV	WALTER JR ELIZA M TURNER	3,600	RT3	\$2,500	\$0	\$2,500	\$0
2291145000	3603	W	HAMPTON	AV	WALTER JR ELIZA M TURNER	3,600	RT3	\$4,500	\$79,300	\$83,800	\$0
2291146000	3609	W	HAMPTON	AV	PATRICIA SMITH	3,600	RT3	\$4,500	\$78,000	\$82,500	\$0
2291147000	3613	W	HAMPTON	AV	JENNIFER TERRELL	2,940	RT3	\$4,100	\$45,900	\$50,000	\$0
2291148000	3617	W	HAMPTON	AV	ANNETTE PATTERSON	2,940	RT3	\$0	\$48,000	\$52,100	\$0
2291149000	3621	W	HAMPTON	AV	MARGARET L DAVIS	5,760	RT3	\$5,700	\$81,200	\$86,900	\$0
2291150000	3625	W	HAMPTON	AV	LATRINA BRADFORD	3,600	RT3	\$4,500	\$68,600	\$73,100	\$0
2291151000	3629	W	HAMPTON	AV	JUAN SANTOS	3,600	RT3	\$4,500	\$30,300	\$34,800	\$0
2291152000	3635	W	HAMPTON	AV	KENYA ROBERTSON	3,600	RT3	\$4,500	\$82,800	\$87,300	\$0
2291542000	3705	W	HAMPTON	AV	BISHOPS CREEK COMMUNITY	3,600	RT3	\$4,500	\$56,700	\$61,200	\$0
					ANTONIO S BRADDOCK	3,600	RT3	\$4,500	\$71,400	\$75,900	\$0
					JASON LASAGE	3,600	RT3	\$4,500	\$64,900	\$69,400	\$0
					JAMIE C WILSON-LOWERY	3,600	RT3	\$3,600	\$74,700	\$78,300	\$0
					ADANNA C AMANZE	3,320	LB1	\$3,200	\$81,300	\$84,500	\$0
						2,857,516					



Tax Incremental District #72 Bishop's Creek: Map 1

Land Use

- TID Boundary
- Residential**
 - Single Family
 - Duplex
 - Multi-Family
- Commercial**
 - Commercial
 - Mixed Commercial and Residential
- Manufacturing, Construction, and Warehousing**
 - Manufacturing, Construction, and Warehousing
- Transportation, Communications, and Utilities**
 - Transportation, Communications, and Utilities
- Public and Quasi-Public**
 - Public Parks and Quasi-Public Open space
 - Public Schools and Buildings, Churches, Cemeteries, and Quasi-Public Buildings
- Vacant Land**
 - Vacant Land



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Project File:
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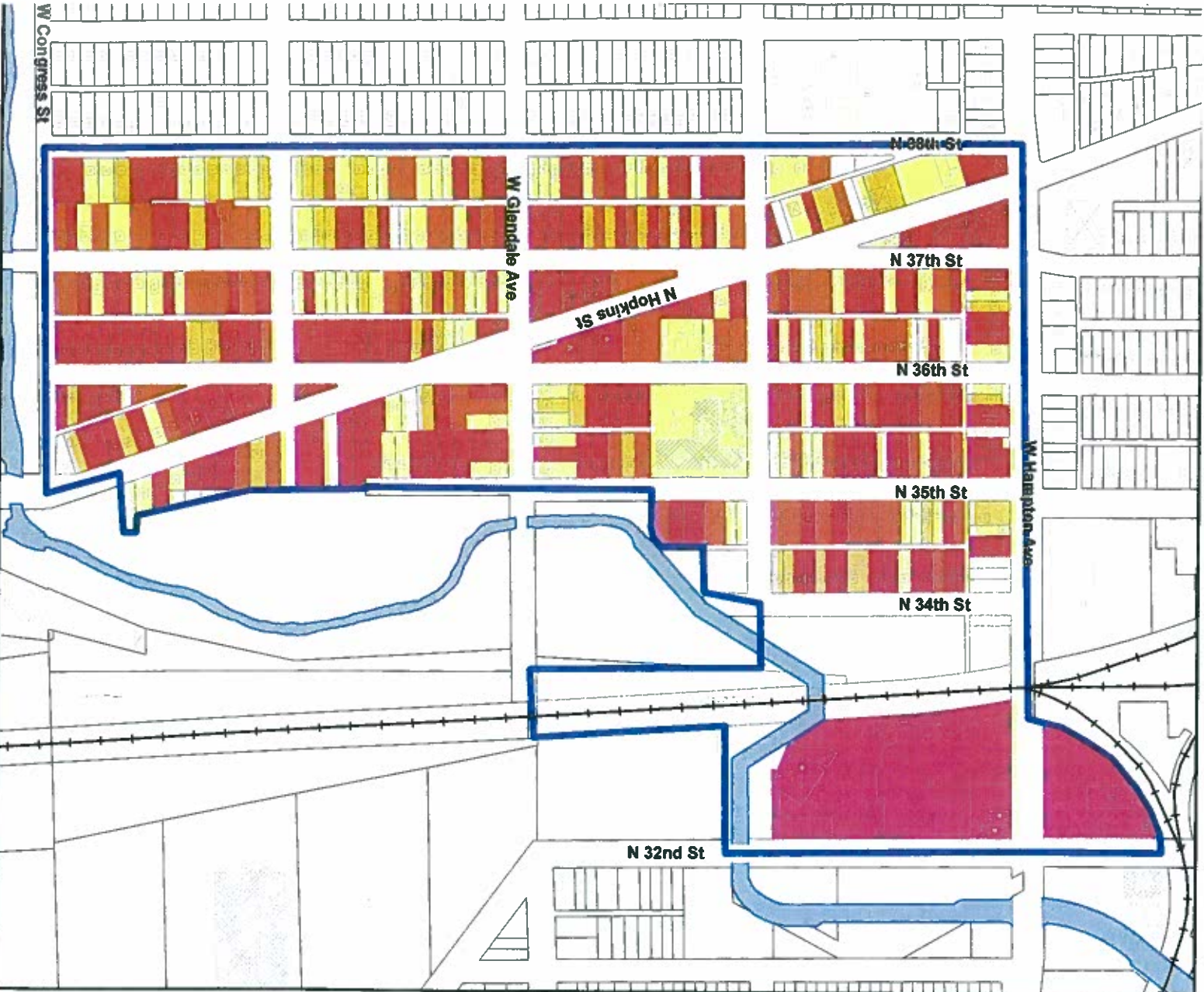
Map File:
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Tax Incremental District #72 Bishop's Creek: Map 2

Structure Condition

-  TID Boundary
- Condition**
-  Standard
-  Minor
-  Major
-  Substandard



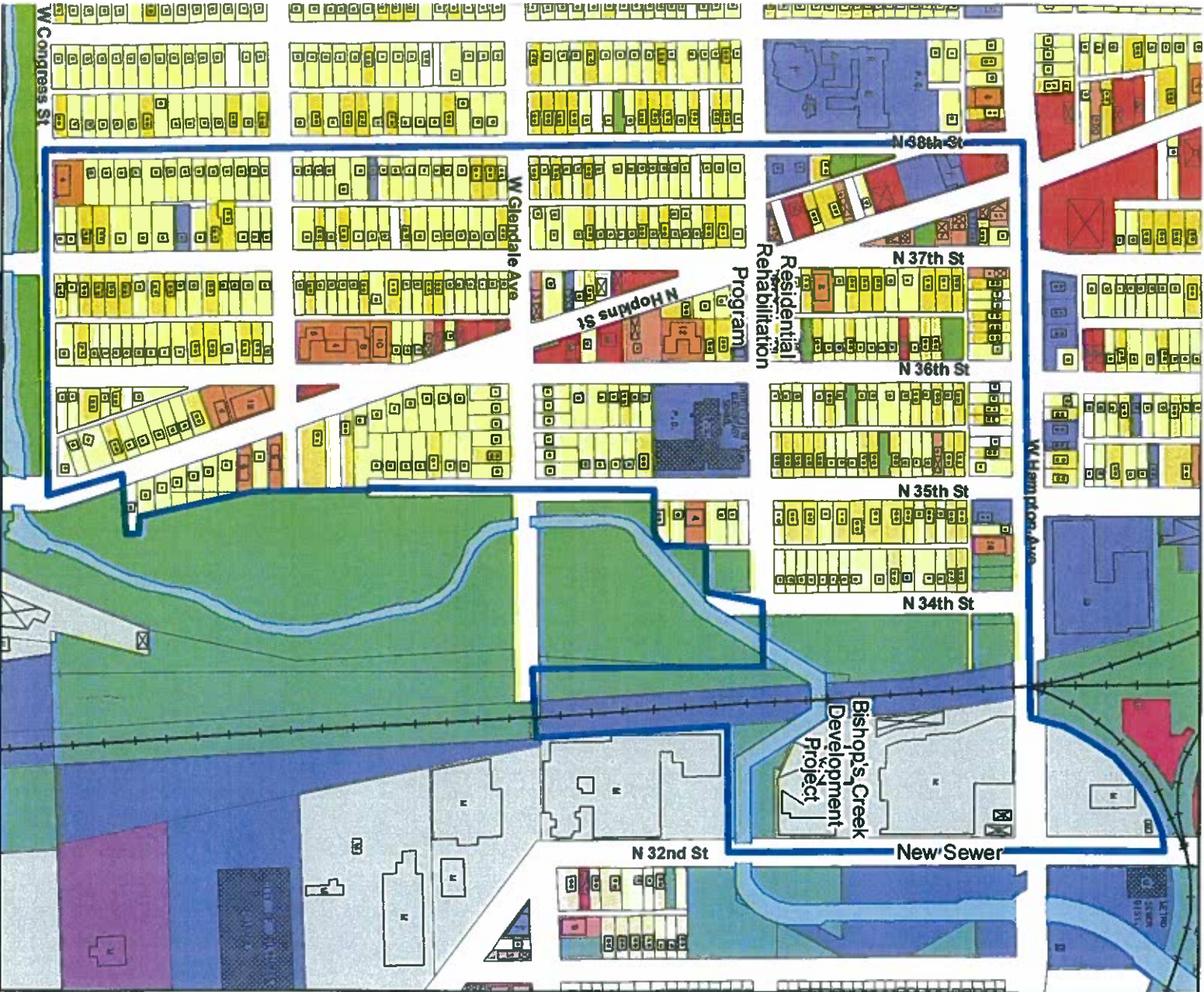
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Map File:
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Tax Incremental District #72 Bishop's Creek: Map 3 Proposed Uses and Improvements



0 250 500 1,000 Feet

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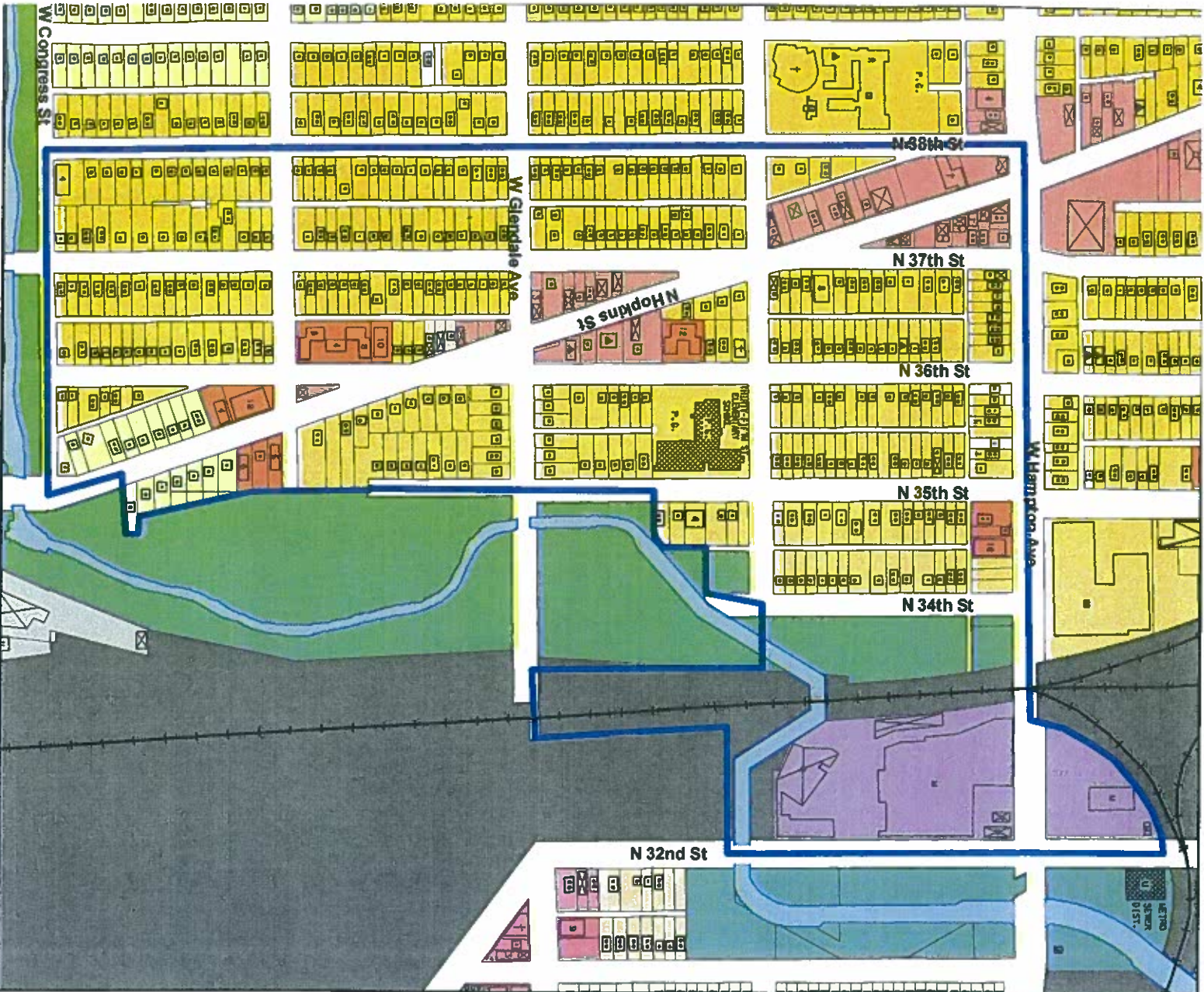
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Tax Incremental District #772 Bishop's Creek: Map 4

Existing Zoning



TID Boundary

Residential Districts

- Single Family
- Two-Family
- Multi-Family
- Residential and Office

Commercial Districts

- Neighborhood Shopping
- Local Business
- Commercial Service
- Regional Business
- Central Business

Industrial Districts

- Industrial - Office
- Industrial - Light
- Industrial - Mixed
- Industrial - Heavy

Special Districts

- Parks
- Institutional
- Planned Development
- Redevelopment



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Attachment 1
TID #72
Bishop's Creek

City Attorney's Letter

In Preparation