

DRAFT

**BUSINESS IMPROVEMENT DISTRICT NO. 21
MILWAUKEE DOWNTOWN
YEAR ~~FIVE~~ SIX OPERATING PLAN**

SEPTEMBER ~~13~~ 12, 20021

DRAFT

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I. INTRODUCTION

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute 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 Wis. Act 184, Section 1, legislative declaration. See Appendix A.

On or about July 16, 1997, the City of Milwaukee (the "City") received a petition from property owners which requested creation of a BID known as the Milwaukee Downtown Management District (the "District"). On October 14, 1997, the Common Council of the City of Milwaukee adopted resolution no. 970900, creating the District and approving the initial operating plan for the District (the "Initial Operating Plan"). On November 4, 1997, the Mayor of the City appointed members to the board of the District (the "Board") in accordance with the requirements set forth in Article III.D. of the Initial Operating Plan. The purpose of the District is to sustain the competitiveness of Downtown and ensure a safe, clean environment conducive to business activity. In this regard, the District is authorized to manage and maintain services which supplement those services currently provided by the City to owners and occupants in the District.

Pursuant to the BID statute, this Year ~~Five~~ Six Operating Plan (the "Operating Plan") for the District has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District and the special assessment method applicable to properties within the District for its ~~fifth~~sixth year of operation. This Plan has been developed by the District Board with technical assistance from the Department of City Development, the Department of Public Works and the Police Department.

II. DISTRICT BOUNDARIES

The District boundaries cover approximately 120 square blocks and encompass the City's Downtown. The District boundaries include North 4th Street and North 10th Street to the west; West St. Paul Avenue, the Menomonee River, and West Clybourn Street to the south; Lake Michigan to the east and Schlitz Park to the north. Boundaries of the BID are shown in Appendix B of this Operating Plan. A narrative listing of the properties included in the District is set forth in Appendix C.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the District are to increase pedestrian traffic Downtown and to better enable Downtown to compete for customers with suburban residential and commercial areas. The District proposes to achieve its objectives by supplementing the maintenance and security services provided by the City in order to increase the safety and cleanliness (and the perceived safety and cleanliness) of Downtown. The City will continue to provide its current level of maintenance and policing services. The City and the District have entered into the cooperation agreement on file in the District's office (the "Cooperation Agreement").

B. Proposed Activities

The District offers Downtown owners and occupants additional safety personnel, enhanced sidewalk cleaning, supplemental public space maintenance and integrated marketing and promotional services to complement the base level of services currently being provided by the City. As a supplement to City services, the District retains and manages its own safety and maintenance staff and develops and implements its own marketing initiatives. The District has also hired an executive director, who reports to the Board, to implement and manage the day to day activities of the District and to supervise all District staff and independent contractors. The following are the activities proposed by the District for calendar year 2003~~2~~. The District may, from time to time and as it deems necessary, adjust the size and scope of the activities and staffing levels described below, but only so long as such adjustments in activities and staff are part of the activities identified in this Operating Plan. The District may not undertake new activities except as included in duly approved operating plans for future years.

1. Public Service Ambassadors Program. The District will continue to sponsor a Public Service Ambassador Program to provide safety and goodwill services to Downtown, supplemental to existing City police services. The aim of the program is to increase the public's comfort and sense of security through a visible, uniformed presence in addition to law enforcement.

The District may implement this program either by hiring staff directly or by hiring independent contractors to provide staff. In

either case, a PSA director, who will report to the executive director, will be hired to manage this program, hire and supervise staff and maintain communications with police. The PSA director will hire approximately 232 Public Service Ambassadors ("PSAs") including shift supervisors. The District, in cooperation with the City Police Department, the Greater Milwaukee Convention and Visitor's Bureau, the Shops at Grand Avenue and other City departments and resources, will develop an intensive initial training program, as well as on-going in-service and field training, for PSAs. Training will focus on available City services, preventing and reporting crime, dealing with panhandlers and the homeless, applicable sanitation and building codes, radio communications, first aid and CPR, Milwaukee history and local attractions, general retailing (as sponsored by management for the Shops at Grand Avenue) communications skills and interactions with residents and visitors. For a portion of their training PSAs will be paired with police officers or experienced PSAs patrolling their beats. Training will be supplemented by a book of Operating Rules and Procedures serving as a guide for handling both common and unusual incidents.

Following their training, uniformed but unarmed PSAs will be assigned "beats" to patrol on foot. Beat assignments will be based on the amount of foot traffic in the area, hours of business operation, special event schedules, police beat assignments and crime statistics and trends. Generally, PSAs will be deployed on beats to maximize the provision of security services during peak hours like weekday lunch hours, before and after business hours and for special events. During weekday shifts, "beats" will range from 10 to 16 blocks. During evenings and on weekends, PSAs will be deployed in a more concentrated area where people congregate. In addition to the previously described "beats", a beat may include the Grand Avenue Guest Services Center and/or any other indoor venue, so long as providing PSA services at such venue furthers the purposes outlined in this Operating Plan and any services unique to the indoor venue are provided on a revenue-neutral basis so that the District avoids incurring any costs disproportionately benefiting any individual property owner. A schedule for deploying PSAs on their beats shall be developed by the District's executive director together with the PSA director and altered as appropriate for weather, redeployment for special events and for changing circumstances.

PSAs' primary responsibilities will be to assist and direct workers, shoppers and visitors and to observe and report suspicious behavior. PSAs must familiarize themselves with the businesses and residents in their beats and be able to recognize suspicious behavior. PSAs will be supplied with uniforms to create an official but approachable appearance and will be equipped with two-way radios to report any incidents to a PSA supervisor/dispatcher linked directly to the City Police Department. One PSA supervisor/dispatcher shall be on duty whenever PSAs are on patrol. Using two-way radios and telephones, the PSA supervisor will maintain communications among PSAs, other Downtown security personnel and City police.

The City Police Department shall provide the District with the ability to monitor police calls for service. The District will permit any on-duty police officers assigned to the Downtown area to work out of the District office. The agreement between the District and the City Police Department regarding services to be provided is more fully described in the letter from Chief of Police Arthur L. Jones dated July 17, 1997 on file in the District's office.

The District will pursue partnerships with other service providers. These partnerships may include development of a policy for referring panhandlers and the homeless to appropriate resources and/or working with other Downtown security resources to share information and develop response strategies.

2. Clean Sweep Ambassadors Program. The District will continue to sponsor a Clean Sweep Ambassador Program to provide additional sidewalk cleaning and public space maintenance, to implement special projects and, more generally, to introduce an active, positive force in Downtown.

The District may provide cleaning, maintenance, graffiti removal and landscaping services in any manner deemed reasonable by the District Board, including hiring staff directly or hiring independent contractors to provide staff. In any event, a CSA director will be selected, who will report to the District's executive director, to manage this program, hire and supervise staff and serve as a liaison among City departments and property owners and businesses. During the summer months, a minimum of 12 full-time equivalent Clean Sweep Ambassadors ("CSAs") will report directly to the CSA director. Fewer CSAs may service the District during the winter

months. Full-time CSA staff will be trained in maintenance, safety and informational services and furnished with identifiable uniforms. In addition, the District may retain other staff and/or independent contractors as it deems reasonable to perform the tasks necessary to implement the program.

The maintenance efforts of CSAs, other staff and independent contractors retained, paid and uniformed by the District will complement the efforts of the City Department of Public Works. CSAs will manually sweep sidewalks and riverwalks, pick up litter and remove graffiti each day. Weather permitting, CSAs will mechanically sweep public sidewalks and riverwalks in a rotation consistent with the City's street sweeping schedule--with approximately one fifth of the District being swept each working day. From April through October, CSAs will also power wash and steam clean sidewalks and clean, maintain, water, plant and weed tree wells and planters. CSAs will be assigned "beats" depending on the public use of the area and the need for services. A schedule for deploying CSAs and their tasks, shall be developed by the District's executive director and the CSA director and altered as appropriate for restrictions imposed by weather and redeployment as necessary in the judgment of District staff.

In addition to their daily cleaning and maintenance duties, the District may deploy CSAs to accomplish special projects. These projects may range from the installation and removal of holiday lights to set up and clean up for special events.

In servicing all aspects of the CSA program, CSAs and other staff servicing this program will maintain a friendly and helpful presence Downtown. Working during busy hours in recognizable uniforms, they will create an aura, not only of cleanliness, but also of safety. CSAs will be trained in crime resistance and to furnish helpful information and directions to residents and visitors. CSAs will remain in contact with the District office and its other resources using two-way radios or cellular telephones.

3. Marketing Initiatives. District staff will coordinate and/or contract to implement a public relations campaign to promote the cleaner, safer, friendlier Downtown being created through District efforts. Marketing will aim to encourage increased use of Downtown and to convince both constituents of the District and

potential users that Downtown is a positive destination with unique qualities and amenities.

District staff will continue the District's marketing efforts commenced in previous years of operation, including utilizing the graphics package developed and materials purchased. District staff will organize an internal communications program to inform members about District activities and benefits. Internal communications may include a semi-annual newsletter and an annual report. District staff will maintain an umbrella-advertising theme, graphics package and media relations program. District staff will cross sell Downtown's assets with various seasonal promotions, including a Downtown Trolley Loop promotion.

In addition, District staff will develop and/or contract for other on-going marketing initiatives promoting Downtown. Among these marketing initiatives, the District will ~~undertake the third year in a~~ continue the comprehensive three-year marketing campaign targeted at residents in the area including Milwaukee, Waukesha, Ozaukee, Washington, Racine and Kenosha Counties. This campaign will update market research to discover the impressions of Downtown held by residents in the six-county area. The campaign will also continue public relations and advertising on busboards, billboards, news coverage and in print and radio ads to reinforce positive impressions and to encourage six-county residents to use Downtown. The District has also purchased and will maintain a traveling information kiosk which may be manned and deployed at various events to increase District visibility and outreach.

Finally, the District will expand its sponsorship of holiday lighting each November. Each year, the District will cause lighting purchased by the District in previous years to be reinstalled. In addition, the District may spend additional money as it deems necessary to purchase additional holiday lighting. For the winter of ~~2002-2003~~, the District will sponsor the ~~third~~ fourth annual City of Lights Festival in Downtown. This festival will continue previous year's street lighting efforts, encourage private owner roofline lighting and implement intense lighting displays in select Downtown parks such as Pere Marquette Park, Ziedler Union Square and Cathedral Square.

The District may contract with Milwaukee Downtown, Inc. to coordinate and implement the marketing initiatives described above, as well as related activities. In connection with contracting with Milwaukee Downtown, Inc., the District intends to donate \$456,300 ~~413,046~~ to Milwaukee Downtown, Inc. to provide operating funds necessary to implement marketing initiatives and related activities.

C. Proposed Expenditures and Financing Method

The 2003~~2~~ proposed annual operating budget for the District is \$2,323,533 ~~2,253,715~~. \$2,186,533 ~~2,064,715~~ will be the amount received from District assessments. \$137,000 ~~189,000~~ is additional income that is anticipated to come from several sources, including voluntary contributions from tax-exempt properties. See Appendix D. Of these amounts, \$831,000 ~~844,549~~ will finance the Public Service Ambassadors Program, \$612,000 ~~611,276~~ will fund the Clean Sweep Ambassadors Program, \$557,286 ~~96,646~~ will pay for public information, marketing and promotions and \$323,247 ~~301,244~~ will be reserved for administrative expenses and a contingency (including, without limitation, the salaries of a full-time executive director, a full-time administrative assistant, legal fees, insurance costs and office expenses). In the event that the Board reasonably determines that amounts allocated to any particular program are not needed for that program, unneeded amounts for one program may be used for another program. In addition, any funds collected but unspent pursuant to previous years' operating plans and any unanticipated voluntary contributions or other income will be made available in 2003~~2~~ (for any purpose set forth in this Operating Plan, including without limitation for public information, marketing and promotions). The Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

The Board shall approve an annual operating budget for the District each year. Prior to approving any annual operating budget, the District will mail a public hearing notice and make available a copy of the proposed annual operating plan and budget to all owners of real property within the District. In addition, a Class 2 notice of the public hearing will be published in a local newspaper of general circulation. The District Board will hold a public hearing and approve the annual operating plan and budget for the District for that year. If any year's annual operating budget exceeds the prior year's annual operating budget by 4% or more, such budget must be approved by a 2/3 majority of the entire District Board. (This Year Six Five Operating Plan was unanimously approved by _____ Board members in

attendance at the Board meeting of September-13 12, 20012.) Any capital improvements costing more than \$10,000 each or \$30,000 in the aggregate for any one year must be approved by a 2/3 majority of the entire District Board. For the purposes of this Operating Plan, "capital improvement" means any physical item that is permanently affixed to real estate including, without limitation, street lighting and sidewalk improvements. The term "capital improvement" shall not include, among other things, any maintenance equipment or supply, any communications equipment, any vehicles, any seasonal improvement or any holiday lighting or decorations. After the District Board has approved the annual operating plan and budget, they will be sent to the City for approval, adoption and inclusion in the City's annual budget for that year.

The 20021 assessed valuation of all property subject to assessment within the proposed District boundaries was approximately \$1.51.4 billion. The method of assessing annual operating expenses against properties located within the District is set forth in Article IV of this Operating Plan. Any change in the method of assessing annual operating expenses against properties located within the District must be approved by a 3/4 majority of the entire District Board and a majority of the Common Council of the City. Subsequent revisions to this Operating Plan will specify any additional assessment methodologies and amounts for operating expenses. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District.

The District may not borrow funds without approval of a 2/3 majority of the entire District Board.

D. Organization of the District Board

The Mayor shall appoint members to the District Board-. The Board shall be responsible for implementation of this Operating Plan. This requires the Board to negotiate with providers of services and materials to carry out the Operating Plan; to enter into various contracts; to monitor the effectiveness of the District's activities, to ensure compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of District assessments.

Wisconsin Statutes section 66.1109(3)(a) requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District.

The Board shall be structured and operate as follows:

1. Board size - 17 members.
2. Composition -
 - (a) Three members shall be representatives of each of the three largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2003~~2~~, Firststar Center, 411 East Wisconsin Avenue and 100 East Wisconsin Avenue are the three largest office buildings.
 - (b) Two members shall be representatives of the fourth through the ninth largest (as measured by assessed valuation) multi-tenant office buildings in the District. In 2003~~2~~, the Milwaukee Center, Plaza East, Bank One Plaza, the Reuss Federal Plaza, ~~Bank One Plaza~~, 1000 North Water Street and ~~778 North Water Street~~ Schlitz Park RiverCenter are the fourth through the ninth largest multi-tenant office buildings.
 - (c) Three members shall be representatives of any multi-tenant office buildings in the District.
 - (d) Three members shall be representatives of owner-occupied or single tenant buildings in the District with assessed valuations in excess of \$5,000,000. One member from this category shall be a representative of The Northwestern Mutual Life Insurance Company.
 - (e) One member will be a designee of The Grand Avenue Corporation or its successors and assigns.
 - (f) Two members shall be owners or operators of street-level retail businesses located within the District (which businesses may include, without limitation, restaurants).

- (g) Two members shall be representatives of hotels located within the District. Such hotels shall not be owned or controlled by the same entity or individuals.
- (h) One member shall be a representative of a tax-exempt entity making a voluntary contribution to the District of not less than ~~\$45,375~~42,847 in the year 2003~~2~~, which minimum contribution shall increase each year by the proportionate increase in the District operating budget for that year.

For purposes of measuring the assessed valuations of any building or site set forth above, all contiguous buildings and/or sites connected above- or below-ground, separated only by an intervening street and with identical ownership shall be included as one building or site.

(For example, the Firststar Center, consisting of property located at 777, 811 and 827 East Wisconsin Avenue, constitutes one site.)

Each year, the Board shall reconfirm the assessed valuations, ownerships and occupancies of all properties located within the District. If the assessed valuation, ownership or occupancy of any particular building or site in any year ceases to satisfy the criteria set forth above, the Board shall rearrange such building or site in the appropriate category. In addition to the composition requirements set forth above, one member of the Board shall also be a member of the board of directors of Westtown Association as long as the Westtown Association remains in existence, and one member of the Board shall also be a member of the board of directors of East Town Association as long as the East Town Association remains in existence. In satisfying the categories for Board members set forth above, the geographic representation of Board members shall be varied to the extent possible.

- 3. Term - Appointments to the Board shall be for a period of three years, except that initially six members shall be appointed for a period of three years, six members shall be appointed for a period of two years, and five members shall be appointed for a period of one year. To the extent possible, the terms of members representing each of the categories set forth in subparagraph (2) above shall be staggered so that the terms of not more than 60% of the representatives of any one category shall expire simultaneously.
- 4. Compensation - None.

5. Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law if and as legally required.
6. Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public record requirements.
7. Staffing and Office - The Board may employ staff and/or contract for staffing services pursuant to this Operating Plan and subsequent modifications thereof. In 2003~~2~~, the Board shall employ a full-time executive director and a full-time administrative assistant. The Board shall maintain an office for the District, which shall be centrally located in Downtown. The District's current office is located at 600 West Wisconsin Avenue, but such office may be relocated as the District Board deems reasonable. All District staff, including PSAs and CSAs, may work out of the District office.
8. Meetings - The Board shall meet regularly, at least once every three months. The Board has adopted rules of order (by-laws) to govern the conduct of its meetings.
9. Executive Committee - The Board shall elect from its members a chair, a vice-chair, a secretary, a treasurer and an assistant secretary who shall comprise an Executive Committee of the Board. At least one member of the Executive Committee shall be elected from the category of members set forth in subparagraph (2)(a) above. Moreover, the member representing The Northwestern Mutual Life Insurance Company under subparagraph (2)(d) above shall be elected to some office on the Executive Committee. The Executive Committee shall be authorized to oversee the day to day operations of the District, subject to the by-laws adopted by the Board.
10. Non-voting Members - At the option of a majority of the members of the Board, representatives of the Greater Milwaukee Convention and Visitors Bureau, the Milwaukee Redevelopment Corporation, the Metropolitan Milwaukee Association of Commerce (and/or similar organizations) may be invited to attend meetings of the Board or Executive Committee as nonvoting members.

E. RELATIONSHIP TO MILWAUKEE DOWNTOWN, INC. AND ALLIANCE FOR DOWNTOWN PARKING AND TRANSPORTATION, INC.

The District is a separate entity from Milwaukee Downtown, Inc., a private, not for profit corporation, exempt from taxation under section 501(c)(3) of the Internal Revenue Code, notwithstanding the fact that some or all of the members, officers and directors of each entity may be shared. Milwaukee Downtown, Inc. shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may contract with Milwaukee Downtown, Inc. to provide marketing and promotional services to the District and donate operating funds to Milwaukee Downtown, Inc. to facilitate the provision of such services, all in accordance with this Operating Plan.

The District and Milwaukee Downtown, Inc. are also separate entities from Alliance for Downtown Parking and Transportation, Inc. (the "Alliance"), a private, not for profit corporation, notwithstanding the fact that the District Board appoints all members to the board of directors of the Alliance. The Alliance shall remain a private organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with the Board. The Board may work in tandem with the Alliance and other Downtown commercial organizations to improve and mitigate adverse parking and transportation issues impacting Downtown Milwaukee and to promote positive parking and transportation options within the area, consistent with the purposes of this Operating Plan.

IV. METHOD OF ASSESSMENT

A. Annual Assessment Rate and Method

The annual assessment for District operating expenses will be levied against each property within the District in direct proportion to the current assessed value of each property for real property tax purposes as of the date the District held the public hearing regarding its ~~Year-Five~~ Six Operating Plan (September 12~~3~~, 200~~2~~4). No owner of property within the District shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an ~~special~~ assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix C identifies each property included in the District and shows the proposed BID assessment for each property for the ~~fifth~~ sixth year of operation. Such proposed assessments are based on the assessed value and classification estimated in 2002~~4~~ pursuant to the foregoing formula.

In addition, any amounts due to the District from a property owner pursuant to a contract between the District and the property owner may, at the option of the District Board, become a special assessment against that property upon 30 days' prior written notice to the property owner.

B. Excluded and Exempt Property

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

1. Wisconsin Statutes section 66.1109(l)(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 Operating Plan because it is assumed that they will benefit from development in the District.
2. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed use properties containing some residential use will be fully assessed if the residential use comprises less than 67% of the square footage of the improvements on the property. If the residential use comprises 67% or more of such square footage, only the tax-assessed value of the non-residential portion of the property will be assessed by the District.
3. In accordance with the interpretation of the City Attorney regarding Wisconsin Statutes section 66.1109(l)(b), property exempt from general real estate taxes has been excluded from the District. Owners of tax exempt property adjoining the District and expected to benefit from District activities will be asked to make a financial contribution to the District on a voluntary basis. Funds collected in this manner in any given year may be used in any manner deemed appropriate by the Board. In addition, those tax exempt properties adjoining the District which are later determined no longer to be

exempt from general property taxes and whose owners consent in writing shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

V. PROMOTION OF ORDERLY DEVELOPMENT OF THE CITY

A. Enhanced Safety and Cleanliness

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The District will enhance the safety and cleanliness of Downtown and, consequently, encourage commerce in the City. Increased business activity in the City will increase sales tax revenues and property tax base.

B. City Role in District Operation

The City has committed to assisting owners and occupants in the District to promote its objectives. To this end, the City has played a significant role in creation of the District and in the implementation of this Operating Plan. In furtherance of its commitment, the City shall:

1. Perform its obligations and covenants under the Cooperation Agreement.
2. Provide technical assistance to the District in the adoption of this and subsequent operating plans and provide such other assistance as may be appropriate.
3. Collect assessments, maintain the same in a segregated account and disburse monies to the Board.
4. Receive annual audits as required per Wisconsin Statutes section 66.1109(3)(c).
5. Provide the Board, through the Office of Assessment, on or before July 1 of each year, with the official City records on the assessed value of each tax key number within the District as of January 1 of each year for purposes of calculating the District assessments.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

The BID statute establishes a specific process for reviewing and approving operating plans. Pursuant to the statutory requirements, the following process will be followed:

1. The District shall submit its proposed Operating Plan to the Department of City Development.
2. The Zoning, Neighborhoods and Development Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the proposed Operating Plan.
4. If adopted by the Common Council, the proposed Operating Plan is sent to the Mayor for his approval.
5. If approved by the Mayor, this Year-Five Six Operating Plan for the District is approved and the Mayor will appoint, in accordance with Article III.D., new members to the Board to replace Board members approved whose terms have expired or who have resigned.

VII. FUTURE YEAR OPERATING PLANS

A. Changes

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

Wisconsin Statutes section 66.1109(3)(b) 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 proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' 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 Operating Plan and the BID statute.

In later years, the District 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 approval of a 3/4 majority of the entire District Board and consent of the City of Milwaukee. In addition, if any year's annual aggregate assessment to property owners exceeds the prior year's annual aggregate assessment by 6% or more, such increased assessment must be approved by the owners of property assessed by the District having a property tax assessed valuation equal to at least 3/4 of the aggregate property tax assessed valuation of all property assessed by the District. Further, as set forth in Article III.C. above, a 2/3 majority of the entire District Board must approve increases in the District operating budget exceeding 4% of the prior year's budget and capital improvement expenditures of over \$10,000 in any one instance or of \$30,000 in the aggregate in any one year.

B. Early Termination of the District

The City shall consider terminating the 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 herein, 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 City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the District is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the District shall be sent by certified mail to all owners of real property within the District.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the

City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the District or, if the owner did not sign the petition, that the owner requests termination of the District.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, 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 properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

C. Amendment, Severability and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the District and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, any requirement for a 2/3 or 3/4 majority vote of the District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire District Board and a majority of the Common Council of the City of Milwaukee as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

D. Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond ten years from the date on which the District was created. At the end of the tenth year of the District's existence, the District Board shall prepare an operating

plan for the eleventh year that contemplates termination of the District at the commencement of the eleventh year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

In addition, the Board may elect by majority vote to terminate the District if the City is in default of any obligation or covenant of the City set forth in the Cooperation Agreement. In such event, the District shall terminate as set forth in Wisconsin Statutes section 66.1109(4m).

APPENDIX A

Wisconsin Statutes section 66.1109

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66.1109 Business improvement districts. (1) In this section:

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

(b) "Business improvement district" means an area within a municipality consisting of contiguous parcels subject to general real estate taxes, other than railroad rights-of-way, and may include railroad rights-of-way, rivers or highways continuously bounded by the parcels on at least one side.

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

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

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

(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:

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

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

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

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

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.

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

(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.

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

(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.

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

(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.

(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.

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

(3) (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.

(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.

(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.

(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.

(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 municipi-

pal 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) or 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.

(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:

(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.

(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).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. 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 operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), 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, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109.

APPENDIX B

District Boundaries



MILWAUKEE DOWNTOWN

Downtown Milwaukee Management District

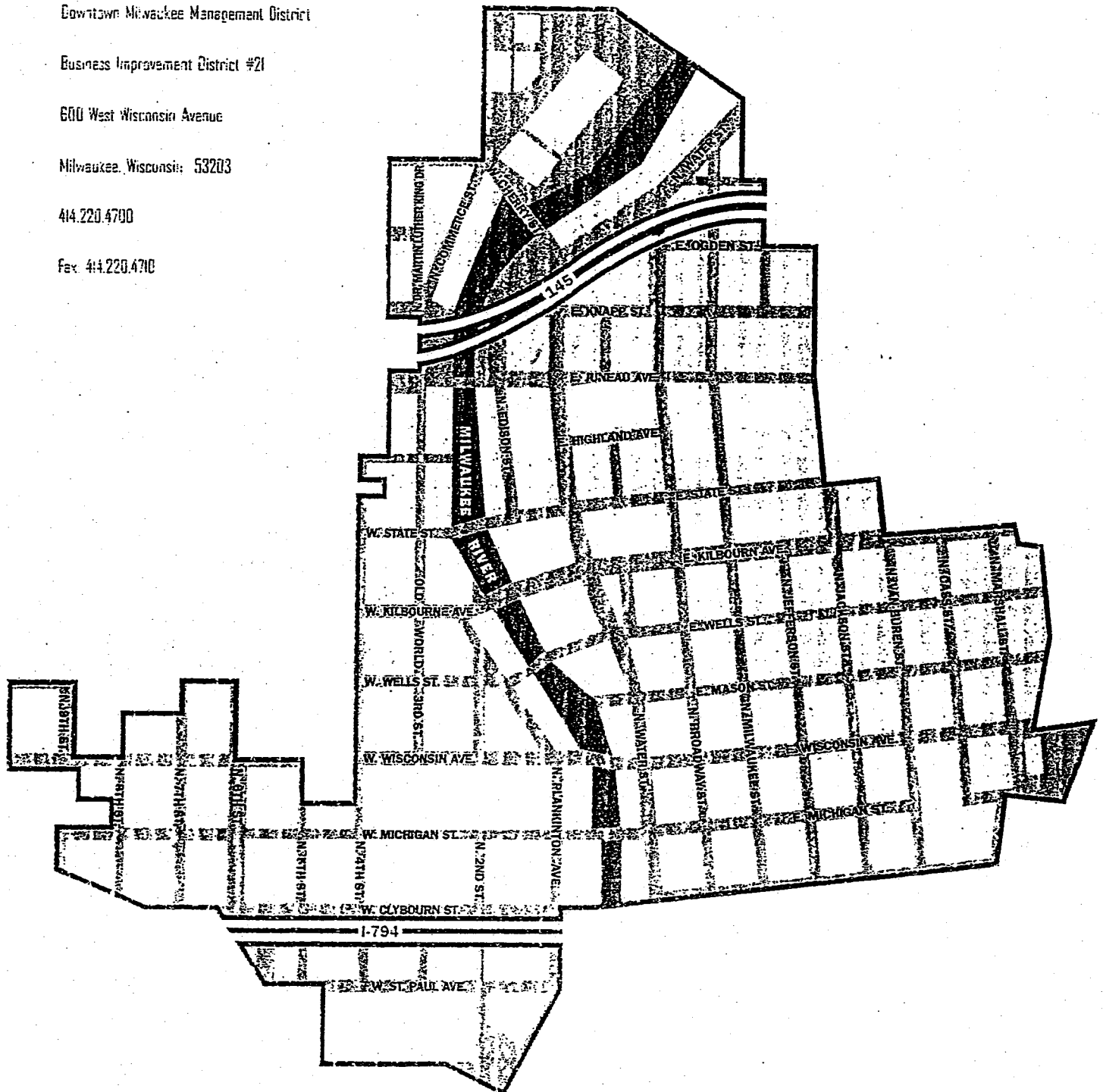
Business Improvement District #21

600 West Wisconsin Avenue

Milwaukee, Wisconsin: 53203

414.220.4700

Fax: 414.220.4710



APPENDIX C

Listing of Properties Included in the District

08/15/2002

DOWNTOWN MILWAUKEE
CLEAN*SAFE*FRIENDLY

TAXKEY #	ADD L	ADD H	DIR	STREET NAME	TYPE	OWNER	LOT AREA SQ. FT.	BLDG AREA SQ. FT.	ASSESSED VALUE LAND+BLD	BID ASSESSMENT	CL	BLDG TYPE
3600701110	1319	1339	N	JACKSON	ST	USG INC LN 806	116,067	116,339	\$0	\$0.00	7	C102
3600941100	1229	1229	N	JACKSON	ST	JOHN A ERICH	2,369	1,338	\$0	\$0.00	5	RS00
3600942100	1229	1229	N	JACKSON	ST	TERRANCE J FULLER	1,895	1,533	\$0	\$0.00	5	RS00
3600943000	1229	1229	N	JACKSON	ST	PATRICK W WALSH	2,368	1,279	\$0	\$0.00	5	RS00
3600944100	1229	1229	N	JACKSON	ST	WALDO STATE BANK	2,368	1,148	\$0	\$0.00	5	RS00
3600945000	1229	1229	N	JACKSON	ST	JOHN H JANOS	2,368	942	\$0	\$0.00	5	RS00
3600946100	1229	1229	N	JACKSON	ST	FRANK J HEISTER	2,368	1,285	\$0	\$0.00	5	RS00
3600947000	1229	1229	N	JACKSON	ST	BRADLEY J SIMENZ	2,368	1,533	\$0	\$0.00	5	RS00
3600948112	1229	1229	N	JACKSON	ST	ROBERT SHINNERS &	2,368	1,338	\$0	\$0.00	5	RS00
3600949000	1229	1229	N	JACKSON	ST	ANN H MCINTYRE	2,368	0	\$0	\$0.00	5	RS00
3600950000	1229	1229	N	JACKSON	ST	BRUCE P KEHL	2,368	1,533	\$0	\$0.00	5	RS00
3600951000	1229	1229	N	JACKSON	ST	BUFORD L DAVIS	2,368	1,279	\$0	\$0.00	5	RS00
3600952000	1229	1229	N	JACKSON	ST	JON J TSCHACHLER	2,368	1,148	\$0	\$0.00	5	RS00
3600953000	1229	1229	N	JACKSON	ST	CHARLES E CORPORON	2,368	942	\$0	\$0.00	5	RS00
3600954100	1229	1229	N	JACKSON	ST	CHARLES I SHAFFNER	2,368	1,285	\$0	\$0.00	5	RS00
3600955000	1229	1229	N	JACKSON	ST	CHARLES E CORPORON	2,368	1,533	\$0	\$0.00	5	RS00
3600956000	1229	1229	N	JACKSON	ST	PAUL QUIRK	2,368	1,338	\$0	\$0.00	5	RS00
3600957000	1229	1229	N	JACKSON	ST	ROBERT ARIEFF	2,368	1,338	\$0	\$0.00	5	RS00
3600958000	1229	1229	N	JACKSON	ST	SIDNEY A FINE &	2,368	1,533	\$0	\$0.00	5	RS00
3600959000	1229	1229	N	JACKSON	ST	EDWARD J DUFFY AND	2,368	1,279	\$0	\$0.00	5	RS00
3600960100	1229	1229	N	JACKSON	ST	JOSEPH T BREHM JR	2,368	1,148	\$0	\$0.00	5	RS00
3600961000	1229	1229	N	JACKSON	ST	CANDACE L LESAK	2,368	942	\$0	\$0.00	5	RS00
3600962110	1229	1229	N	JACKSON	ST	WILLIAM M KOCH JR	2,369	1,285	\$0	\$0.00	5	RS00
3600963111	1229	1229	N	JACKSON	ST	SYLVIA M DAMBRUCH	2,368	0	\$0	\$0.00	5	
3600964100	1229	1229	N	JACKSON	ST	RICHARD CHRISTENSEN	2,368	1,338	\$0	\$0.00	5	RS00
3600965112	1219	1219	N	JACKSON	ST	LEONARD W MELLEN	2,369	1,338	\$0	\$0.00	5	RS00
3600966110	1219	1219	N	JACKSON	ST	JOHN D LUKAS	2,368	1,533	\$0	\$0.00	5	RS00
3600967100	1219	1219	N	JACKSON	ST	JOAN ENGELHUBER	2,368	1,279	\$0	\$0.00	5	RS00
3600968000	1219	1219	N	JACKSON	ST	FRANK A HAMBLIN	2,368	1,148	\$0	\$0.00	5	RS00
3600969000	1219	1219	N	JACKSON	ST	JAMES BOLTON	2,368	942	\$0	\$0.00	5	RS00
3600970000	1219	1219	N	JACKSON	ST	CHRISTOPHER R OVIDE	2,368	1,285	\$0	\$0.00	5	RS00
3600971000	1219	1219	N	JACKSON	ST	WILLIAM J REIS & MAXINE HW	2,368	1,533	\$0	\$0.00	5	RS00
3600972000	1219	1219	N	JACKSON	ST	ROBERT SPIVEY	2,368	1,338	\$0	\$0.00	5	RS00
3600973100	1219	1219	N	JACKSON	ST	RITA A SEITNER	2,368	1,338	\$0	\$0.00	5	RS00
3600974000	1219	1219	N	JACKSON	ST	PAUL J PAGENKOPF	2,368	1,533	\$0	\$0.00	5	RS00
3600975000	1219	1219	N	JACKSON	ST	MARTHA A SPANKUS	2,368	1,279	\$0	\$0.00	5	RS00
3600976100	1219	1219	N	JACKSON	ST	ANDREW D KELLEN	2,369	1,148	\$0	\$0.00	5	RS00
3600977000	1219	1219	N	JACKSON	ST	DAVID G BAHRKE	2,368	942	\$0	\$0.00	5	RS00
3600978000	1219	1219	N	JACKSON	ST	WILLIAM P BECKETT	2,368	1,285	\$0	\$0.00	5	RS00
3600979110	1219	1219	N	JACKSON	ST	PATRICK W COTTER & LOIS	1,895	1,533	\$0	\$0.00	5	RS00
3600980100	1219	1219	N	JACKSON	ST	MARK A REDDING	2,369	1,338	\$0	\$0.00	5	RS00
3600981000	1219	1219	N	JACKSON	ST	HARRY E JANKOWITZ	2,368	1,338	\$0	\$0.00	5	RS00
3600982000	1219	1219	N	JACKSON	ST	TODD N SCHOON AND	2,368	1,533	\$0	\$0.00	5	RS00
3600983100	1219	1219	N	JACKSON	ST	LISA A BRENNAN	2,369	1,279	\$0	\$0.00	5	RS00
3600984000	1219	1219	N	JACKSON	ST	GERALD B FREDRICKSON	2,368	1,148	\$0	\$0.00	5	RS00
3600986100	1219	1219	N	JACKSON	ST	MARILYN C MATHAY	1,895	1,285	\$0	\$0.00	5	RS00
3600987100	1219	1219	N	JACKSON	ST	MARY E HENKE	4,232	0	\$0	\$0.00	5	

360098000	1219	N	JACKSON	ST	WILLIAM R MOREHOUSE	2,368	1,338	\$0	\$0.00	5	RS00
3610184112	1505	N	RIVERCENTER	DR	THE BREWERY WORKS INC	634,300	551,048	\$30,190,000	\$43,839.89	4	C310
3610279100	319	W	CHERRY	ST	MILWAUKEE PLATING COMPANY	15,000	0	\$146,700	\$213.03	2	C900
3610304111	201	W	CHERRY	ST	COMMERCE POWER LLC	126,542	0	\$1,325,300	\$1,924.51	4	C999
3610308100	1450	N	COMMERCE	ST	THE BREWERY WORKS, INC	10,585	0	\$13,500	\$19.60	4	C900
3610309100	1442	N	COMMERCE	ST	RIVERFRONT POWER LLC	34,761	0	\$174,400	\$253.25	4	C999
3610310110	1430	N	COMMERCE	ST	THE BREWERY WORKS INC	80,410	48,592	\$16,109,000	\$23,392.41	4	C400
3610314110	1330	N	COMMERCE	ST	RIVERFRONT POWER LLC	22,275	4,656	\$469,600	\$681.92	4	C800
3610317100	1345	N	MARTIN L KING JR	DR	BREWERY WORKERS CREDIT UNION	3,750	5,178	\$168,000	\$243.96	2	C112
3610326000	1333	N	MARTIN L KING JR	DR	BRIAN L MOSEHART	3,975	5,300	\$172,000	\$249.77	2	C402
3610327000	1331	N	MARTIN L KING JR	DR	MATHEW WEGLARZ	34,000	0	\$590,600	\$857.63	3	
3610328111	1301	N	MARTIN L KING JR	DR	NEW LAND INVESTMENTS	7,500	0	\$75,000	\$108.91	2	C900
3610386000	1253	N	OLD WORLD THIRD ST	ST	ROADSTER LLC	7,891	28,719	\$722,000	\$1,048.44	4	C112
3610409100	300	W	JUNEAU	AV	KNAPP STREET REALTY CORP	61,551	0	\$507,800	\$737.39	4	C900
3610411113	202	W	JUNEAU	AV	RIVERFRONT PLAZA JOINT	36,186	0	\$667,000	\$954.05	4	C900
3610412114	201	W	JUNEAU	AV	RIVERFRONT PLAZA JOINT	15,150	34,074	\$323,000	\$469.04	4	C430
3610415100	1141	N	OLD WORLD THIRD ST	ST	GAROT HOSPITALITY INC	2,850	5,909	\$297,000	\$431.28	4	C112
3610421000	1137	N	OLD WORLD THIRD ST	ST	RUSSELL DAVIS	7,500	7,500	\$95,500	\$138.68	4	C900
3610425000	1129	N	OLD WORLD THIRD ST	ST	FRED USINGER INC	4,500	9,105	\$219,000	\$318.02	4	C400
3610426000	1125	N	OLD WORLD THIRD ST	ST	CARMELINO CAPATI JR &	3,000	0	\$36,700	\$53.29	4	C900
3610427000	1121	N	OLD WORLD THIRD ST	ST	FRED USINGER INC	3,750	3,750	\$46,700	\$67.81	4	C900
3610429000	1117	N	OLD WORLD THIRD ST	ST	FRED USINGER, INC	3,750	1,038	\$89,300	\$129.68	4	C400
3610430000	1113	N	OLD WORLD THIRD ST	ST	HIGHLAND BEACH SURFERS INC	3,750	6,750	\$171,000	\$248.31	4	C112
3610431000	1109	N	OLD WORLD THIRD ST	ST	CHARLES E & AILEEN M ALBERT	3,750	3,550	\$156,000	\$226.53	4	C112
3610432000	1105	N	OLD WORLD THIRD ST	ST	CARMELINO R CAPATI &	4,950	15,000	\$611,000	\$887.25	4	C112
3610437000	1103	N	OLD WORLD THIRD ST	ST	OLD WORLD DEV LLC	2,550	0	\$31,800	\$46.18	4	C900
3610438000	316	W	HIGHLAND	AV	FRED USINGER, INC	15,000	0	\$562,000	\$816.10	4	C900
3610515100	1048	N	4TH	ST	THE MILWAUKEE TURNERS	22,500	11,946	\$1,375,000	\$1,996.68	4	C180
3610519100	1037	N	OLD WORLD THIRD ST	ST	G VICTOR MADER	4,425	17,464	\$338,000	\$490.82	4	C112
3610521000	1033	N	OLD WORLD THIRD ST	ST	TRUST 10168 S STAHL TRUSTEE	3,075	7,134	\$207,000	\$300.59	4	C112
3610522000	1029	N	OLD WORLD THIRD ST	ST	TRUST 10168, SAM STAHL	5,824	9,360	\$231,000	\$335.44	4	C112
3610523000	1023	N	OLD WORLD THIRD ST	ST	MADERS GERMAN RESTAURANT INC	2,938	5,576	\$139,000	\$201.85	4	C112
3610524000	1021	N	OLD WORLD THIRD ST	ST	RICHARD WAGNER	6,300	15,301	\$938,000	\$1,362.10	4	C112
3610527000	1015	N	OLD WORLD THIRD ST	ST	BUCK BRADLEY LLC	3,000	3,920	\$154,000	\$223.63	4	C160
3610528000	1013	N	OLD WORLD THIRD ST	ST	THOMAS P EHR	3,000	7,000	\$295,000	\$428.38	4	C112
3610529000	1009	N	OLD WORLD THIRD ST	ST	LENRAK LLC	1,980	3,600	\$138,000	\$200.39	4	C112
3610530000	1005	N	OLD WORLD THIRD ST	ST	JAMES A BOUCHARD	25,000	0	\$512,000	\$743.49	4	C900
3610531110	332	W	STATE	ST	THE JOURNAL COMPANY	2,500	1,976	\$58,100	\$84.37	4	C112
3610534000	324	W	STATE	ST	BRIAN E O'LEARY	2,500	7,470	\$537,000	\$779.80	4	C112
3610535000	322	W	STATE	ST	SANDRA STONE RUFFALO	2,400	0	\$30,300	\$44.00	4	C900
3610536000	316	W	STATE	ST	JEROME W & YVONNE KAHN	2,420	6,666	\$232,000	\$336.89	4	C112
3610537000	1001	N	OLD WORLD THIRD ST	ST	JEROME W KAHN	2,200	1,800	\$126,000	\$182.97	4	C110
3610538000	1003	N	OLD WORLD THIRD ST	ST	ROBERT A BOUCHARD &	15,531	0	\$1,744,000	\$2,532.52	4	
3610539110	1044	N	OLD WORLD THIRD ST	ST	HIGHLAND BEACH SURFER INC	48,971	0	\$1,740,600	\$2,527.58	3	
3610540111	1030	N	OLD WORLD THIRD ST	ST	FRED USINGER INC	127,800	0	\$9,399,000	\$13,648.60	3	I00
3610559111	333	W	STATE	ST	JOURNAL/SENTINEL INC	6,600	6,466	\$1,120,000	\$1,626.39	4	C160
3610571100	330	W	KILBOURN	AV	THE JOURNAL COMPANY	73,740	356,540	\$27,582,000	\$40,052.72	4	C600
3610603116	333	W	KILBOURN	AV	MILWAUKEE MECCA HOTEL	29,210	232,960	\$6,040,000	\$8,770.88	4	C460
3610616111	340	W	WELLS	ST	THE ISAACS FAMILY LIMITED	15,652	0	\$640,100	\$929.51	4	C900
3610618115	302	W	WELLS	ST	MILWAUKEE MECCA HOTEL	3,750	3,606	\$263,000	\$381.91	4	C110
3610619000	836	N	OLD WORLD THIRD ST	ST	ANAT CHONGVATANABANDIT	7,500	15,000	\$749,000	\$1,087.65	4	C560
3610620000	830	N	OLD WORLD THIRD ST	ST	PEGGIE ANN LTD						

3610621100	822	822 N	OLD WORLD THIRD ST	PEGGIE ANN LTD	11,250	0	\$456,000	\$662.17	4 C900
3610622000	823	823 N	2ND	CHALET AT THE RIVER LLC	15,000	135,000	\$3,839,000	\$5,574.74	4 C402
3610624000	808	808 N	OLD WORLD THIRD ST	CENTURY BUILDING LLC	18,750	92,364	\$2,149,000	\$3,120.63	4 C313
3610625000	206	206 W	WELLS	LOTS OF LUCK LLC	15,000	0	\$655,000	\$951.15	4 C900
3610627100	111	111	KILBOURN	KILBOURN BRIDGE ASSOCIATES	9,283	8,396	\$786,000	\$1,141.38	4 C312
3610629000	840	844 N	PLANKINTON	PHOTOART VISUAL SERVICE CORP	7,800	12,864	\$348,000	\$505.34	4 C112
3610630000	834	834 N	PLANKINTON	ROBERT E JOHN	4,800	18,560	\$350,000	\$508.25	4 C112
3610631000	830	830 N	PLANKINTON	ROBERT E JOHN	2,440	5,276	\$124,000	\$180.06	4 C112
3610632000	826	828 N	PLANKINTON	J MICHAEL BARTELS	4,880	24,000	\$969,000	\$1,407.12	4 C112
3610633000	814	820 N	PLANKINTON	J MICHAEL BARTELS	7,440	25,600	\$886,000	\$1,286.59	4 C112
3610634000	810	810 N	PLANKINTON	J THOMAS MAHER	2,520	12,550	\$324,000	\$470.49	4 C112
3610635000	808	808 N	PLANKINTON	ROBERT E JOHN	2,560	12,800	\$361,000	\$524.22	4 C112
3610642111	710	710 N	PLANKINTON	TOWNE REALTY, INC	29,207	0	\$5,840,000	\$8,480.45	4
3610647000	725	725 N	PLANKINTON	CASWELL INVESTMENTS	3,425	26,350	\$735,000	\$1,067.32	4 C112
3610648000	152	152 W	WISCONSIN	CASWELL INVESTMENTS	16,843	85,530	\$3,332,000	\$4,838.51	4 C313
3610649000	174	174 W	WISCONSIN	RIMKO REALTY LLP	4,250	33,575	\$1,672,125	\$2,428.15	4 C313
3610652100	215	215 W	WELLS	SAMPSON INVESTMENTS	16,143	0	\$653,772	\$949.36	4 C900
3610652200	749	749 N	2ND	SAMPSON INVESTMENTS	6,598	14,312	\$263,900	\$383.22	4 C313
3610653000	746	752 N	OLD WORLD THIRD ST	SAMPSON INVESTMENTS	11,250	0	\$455,625	\$661.63	4 C900
3610655100	735	735 N	2ND	SAMPSON INVESTMENTS	7,269	24,174	\$290,800	\$422.28	4 C313
3610657000	730	734 N	OLD WORLD THIRD ST	ARTHUR DYER	7,500	33,600	\$0	\$0.00	7 C104
3610658000	212	212 W	WISCONSIN	CENTRE THEATRES CORPORATION	21,600	104,955	\$1,392,000	\$2,021.37	4 C313
3610659000	720	720 N	OLD WORLD THIRD ST	WISCONSIN HOTEL COMPANY LL	15,000	160,200	\$2,492,000	\$3,618.71	4 C600
3610660000	200	208 W	WISCONSIN	PLANKINTON LLC	8,400	20,450	\$519,000	\$753.66	4 C112
3610661000	224	228 W	WISCONSIN	JAEDONG "DENNY" KIM	4,900	5,000	\$368,000	\$534.38	4 C110
3610662000	234	234 W	WISCONSIN	230 WISCONSIN GROUP LTD	6,000	10,490	\$468,000	\$679.60	4 C112
3610663000	236	240 W	WISCONSIN	HOTEL INVESTMENT PROPERTY	4,075	32,255	\$311,000	\$451.61	4 C313
3610664113	310	310 W	WISCONSIN	FEDERAL PLAZA ASSOCIATES	97,000	540,353	\$38,959,000	\$56,573.64	4 C311
3610665100	736	748 N	4TH	TOWNE REALTY, INC	22,200	155,400	\$4,066,000	\$5,904.37	4 C312
3610701000	825	831 W	WISCONSIN	ST JAMES COURT HISTORIC	9,360	37,800	\$0	\$0.00	7 C100 GP3
3610702000	815	819 W	WISCONSIN	TOWNE REALTY, INC	4,576	4,576	\$95,600	\$138.82	4 C900
3610703000	801	813 W	WISCONSIN	TOWNE REALTY, INC	22,057	22,057	\$377,000	\$547.45	4 C900
3610707110	735	735 W	WISCONSIN	TOWNE PETERSON LLC	63,000	111,109	\$2,738,000	\$3,975.94	4 C312
3610709100	625	625 N	7TH	TOWNE PETERSON LLC	7,275	0	\$95,300	\$138.39	4 C900
3610711000	712	714 W	MICHIGAN	NANKIN & ASSOCIATES	7,500	37,500	\$1,016,000	\$1,475.37	4 C313
3610712000	700	700 W	MICHIGAN	7TH & MICHIGAN ASSOCIATES,	15,000	27,802	\$1,016,000	\$1,475.37	4 C312
3610713111	633	633 W	WISCONSIN	THE CLARK BUILDING	71,400	424,295	\$8,320,000	\$12,081.74	4 C312
3610714111	611	611 W	WISCONSIN	DOWNTOWN VENTURES LLP	41,955	124,708	\$7,997,000	\$11,612.71	4 C600
3610719111	509	509 W	WISCONSIN	MILW CITY CENTER LLC	4,125,000	1,113,000	\$31,819,000	\$46,205.41	4 C600
3610724100	518	518 W	MICHIGAN	MILWAUKEE CITY CENTER LLC	22,500	0	\$686,000	\$996.16	4 C900
3610739120	615	615 N	4TH	BOSTCO LLC	48,000	280,872	\$2,438,000	\$3,540.30	4 C460
3610744100	331	331 W	WISCONSIN	BOSTCO LLC	33,600	203,414	\$6,001,000	\$8,714.25	4 C112
3610750100	211	219 W	WISCONSIN	FB PROPERTIES JOINT VENTURE	24,000	119,528	\$4,123,000	\$5,987.14	4 C312
3610764110	635	635 N	PLANKINTON	THE GRAND AVENUE CORP	0	3,900	\$0	\$0.00	4 C133
3610764120	627	627 N	2ND	THE GRAND AVENUE CORP	0	1,614	\$0	\$0.00	4 C133
3610773112	101	101 W	WISCONSIN	IVORY TUSK, LLC	78,903	592,648		\$0.00	4 C112
3610774110	111	111 W	MICHIGAN	105 111 LLC	21,294	0		\$0.00	4 C900
3610775110	516	524 N	PLANKINTON	105 111 LLC	10,140	0		\$0.00	4 C900
3610776114	105	105 W	MICHIGAN	105 111 LLC	281,967	359,660	\$15,007,000	\$21,792.16	4 C312
3610778110	508	508 N	PLANKINTON	105 111 LLC	10,535	1,275	\$0.00	\$0.00	4 C460
3610781000	555	555 N	PLANKINTON	IVORY RETAIL OFFICE INVESTORS LLC	40,000	152,463	\$2,952,000	\$4,286.70	4 C460
3610785100	503	521 N	PLANKINTON	FB PROPERTIES JOINT VENTURE	40,000	0	\$824,000	\$1,196.56	4 C900

3610786100	522	N	2ND	ST	ANNEX POST CO	32,500	59,658	\$1,543,000	\$2,240.64	4	C313
3610788000	176	W	CLYBOURN	ST	FB PROPERTIES JOINT VENTURE	4,800	4,800	\$101,000	\$146.67	4	C900
3610789100	176	W	CLYBOURN	ST	MILWAUKEE & ST PAUL RAILWAY	2,565	0	\$55,000	\$79.87	4	C900
3610790100	500	N	2ND	ST	SOO LINE RAILROAD COMPANY	135	0	\$4,600	\$6.68	4	C900
3610799110	409	W	MICHIGAN	ST	ISTAR CTL I LP	64,000	240,849	\$17,044,000	\$24,750.15	4	C311
3610814122	501	W	MICHIGAN	ST	TIME INSURANCE COMPANY	127,718	370,290	\$26,106,000	\$37,909.38	4	C311
3610822110	633	W	MICHIGAN	ST	DONALD R DREISKE	963,700	2,073,700	\$3,469,000	\$5,037.45	4	C600
3610825120	525	N	6TH	ST	HONEYWELL, INC.	238,000	660,000	\$1,328,000	\$1,928.43	4	C313
3610834210	545	N	JAMES LOVELL	ST	7TH & MICHIGAN ASSOCIATES,	5,625	0	\$108,000	\$156.83	4	C900
3610835000	555	N	JAMES LOVELL	ST	THE SCHETTLE JOINT REVOCABLE	5,000	5,046	\$308,000	\$447.26	4	C160
3610840111	803	W	MICHIGAN	ST	TOWNE REALTY, INC	60,260	132,334	\$3,150,000	\$4,574.22	4	C312
3610849100	531	N	8TH	ST	TOWNE REALTY, INC	9,600	0	\$84,000	\$121.98	4	C900
3610850110	521	N	8TH	ST	MILW INS GROUP INC	9,146	7,200	\$236,000	\$342.70	4	C400
3610872110	431	N	5TH	ST	NATHAN APPLEBAUM, HYMAN A	42,950	153,340	\$1,034,000	\$1,501.51	4	C400
3610876100	404	W	ST PAUL	AV	CULLEN OAKLAND INC.	30,000	2,063	\$599,000	\$869.83	4	C900
3610877000	422	N	5TH	ST	CAFFEINE FACTORY LLC	7,500	15,000	\$305,000	\$442.90	4	C402
3610878100	420	W	ST PAUL	AV	FRANK G O'CONNOR JR	22,500	124,245	\$852,000	\$1,280.78	4	C400
3610886000	423	N	3RD	ST	DETHLOFF REVOCABLE TRUST	7,500	23,760	\$326,800	\$474.56	3	I100
3610889100	411	N	3RD	ST	D F INVESTMENTS	7,500	10,692	\$139,000	\$201.85	4	C400
3610899000	418	N	3RD	ST	THIRD PROPERTY LLC	15,000	47,040	\$0	\$0.00	3	I100
3610900112	413	N	2ND	ST	SECOND PROPERTY LLC	29,797	105,000	\$3,522,000	\$5,114.41	4	4
3610901100	400	N	3RD	ST	CULLEN OAKLAND INC.	15,000	0	\$331,000	\$480.66	4	C900
3611173100	601	W	WELLS	ST	REALTY PARKING PROPERTIES LP	36,750	480,008	\$3,553,000	\$5,159.43	4	C460
3611175000	738	N	JAMES LOVELL	ST	BERNARD J MITCHELL	2,000	2,612	\$122,000	\$177.16	4	C920
3611176000	746	N	JAMES LOVELL	ST	STEVEN M LECHTER &	1,750	1,986	\$117,000	\$169.90	4	C160
3611177000	728	N	JAMES LOVELL	ST	LOVELL DEVELOPMENT LLC	15,000	45,000	\$447,000	\$649.10	4	C400
3611178100	723	N	6TH	ST	ALLRIGHT REALTY COMPANY	12,000	0	\$356,000	\$516.96	4	C900
3611172100	628	W	WISCONSIN	AV	THE CENTRAL MARKET PLACE CO	16,312	0	\$372,000	\$540.19	4	C900
3611172000	612	W	WISCONSIN	AV	WISCONSIN AVENUE PROPERTY	13,688	54,748	\$890,000	\$1,292.40	7	C104
3611172300	606	W	WISCONSIN	AV	MJM PARTNERSHIP	10,500	118,120	\$2,000,000	\$2,904.27	4	C313
36111733100	734	N	8TH	ST	CITY OF MILWAUKEE REDEV AUTH	7,500	6,250	\$0	\$0.00	4	C314
36111735000	725	N	JAMES LOVELL	ST	CITY OF MILWAUKEE REDEV AUTH	15,000	0	\$0	\$0.00	4	C900
36111736000	722	N	8TH	ST	CITY OF MILWAUKEE REDEV AUTH	7,500	0	\$0	\$0.00	4	C900
36111738000	738	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEV AUTH	15,000	3,998	\$0	\$0.00	4	C110
36111739100	728	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEV AUTH	3,000	0	\$0	\$0.00	4	C900
36111739200	722	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEV AUTH	4,500	3,786	\$0	\$0.00	4	C550
36111740000	716	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEV AUTH	3,750	3,428	\$0	\$0.00	4	C160
3611801100	1104	N	OLD WORLD THIRD	ST	RIVERFRONT PLAZA JOINT	31,137	116,178	\$8,493,000	\$12,332.96	4	C312
3611841110	1610	N	2ND	ST	THE BREWERY WORKS INC	83,191	99,450	\$7,925,000	\$11,508.15	4	C310
3611842000	111	W	PLEASANT	ST	SCHLITZ PARK ASSOCIATES I	31,879	45,829	\$3,350,000	\$4,864.64	4	C310
3611844000	101	W	PLEASANT	ST	SCHLITZ PARK ASSOCIATES II	36,986	51,181	\$3,169,000	\$4,601.81	4	C310
3611851111	103	E	PLEASANT	ST	SCHLITZ PARK ASSOCIATES I	233,552	0	\$0	\$0.00	4	C900
3611852110	1542	N	2ND	ST	SCHLITZ PARK ASSOCIATES II	13,690	32,904	\$127,000	\$184.42	4	C402
3611882110	205	W	GALENA	DR	THE BREWERY WORKS INC	48,482	4,382	\$616,000	\$894.51	2	C400
3611891000	1407	N	MARTIN L KING JR	AV	GROHMANN INDUSTRIES INC	405	3,375	\$190,000	\$275.91	4	4
3611901000	730	N	PLANKINTON	AV	MILWAUKEE RIVERFRONT PROPERTIES			\$375,700	\$545.57		
3611951000	230	W	CHERRY	ST	THE BREWERY WORKS INC			\$304,200	\$441.74		
3611952000	210	W	CHERRY	ST	THE BREWERY WORKS INC			\$473,000	\$686.86		
3611953000	205	W	GALENA	ST	THE BREWERY WORKS INC			\$2,807,000	\$4,076.14		
3611954000	215	W	PLEASANT	ST	SCHLITZ PARK ASSOC II LTD			\$811,900	\$1,178.99		
3611961000	201	W	PLEASANT	ST	THE BREWERY WORKS INC			\$400,000	\$580.85		
3611962000	1500	N	2ND	ST	SCHLITZ PARK ASSOCIATES I						

3611963000	101	E	PLEASANT	ST	SCHLITZ PARK ASSOCIATES I	118,250	46,398	\$1,551,200	\$2,252.55	4 C171
3910101000	900	W	WISCONSIN	AV	WISCONSIN CLUB	11,550	44,500	\$3,796,000	\$5,512.30	4 C112
3910721000	706	W	WISCONSIN	AV	CITY OF MILWAUKEE REDEV AUTH	7,299	1,502	\$0	\$0.00	4 C550
3910722000	707	N	JAMES LOVELL	ST	CITY OF MILWAUKEE REDEV AUTH	15,604	9,155	\$0	\$688.31	4 C460
3920001111	751	N	PLANKINTON	AV	RIMKO REALTY LLP	14,682	79,188	\$2,315,000	\$3,361.69	4 C312
3920001121	135	W	WELLS	ST	GERMANIA LTD LIABILITY CO	22,771	0	\$2,315,000	\$1,158.80	4 C900
3920202000	843	N	PLANKINTON	AV	THANKS A LOT LLC	3,431	15,230	\$798,000	\$881.44	4 C313
3920203000	840	N	OLD WORLD THIRD	ST	JOANNE L CHARLTON	16,306	123,920	\$6,695,000	\$9,722.03	4 C400
3920302000	104	E	MASON	ST	CITY HALL SQUARE LLC	31,500	35,906	\$6,990,000	\$10,150.41	4 C112
3920401110	773	N	WATER	ST	WATER STREET INVESTMENT				\$0.00	4
3920401120	771	N	WATER	ST	STOUT BROTHERS LLC					
3920411000	753	N	WATER	ST	KV HOLDINGS LLC	4,325	14,444	\$802,000	\$1,164.61	4 C112
3920601110	733	N	WATER	ST	COMPASS PROPERTIES	25,205	300,871	\$12,793,000	\$18,577.13	4 C312
3920601120	731	N	WATER	ST	COMPASS PROPERTIES	10,925	81,039	\$3,290,000	\$4,777.52	4 C313
3920604110	100	E	WISCONSIN	AV	100 EAST WISCONSIN AVENUE	27,526	424,065	\$51,650,000	\$75,002.65	4 C311
3920605111	111	E	WISCONSIN	AV	PLAZA BLDG MANAGEMENT CORP	41,186	472,507	\$39,981,000	\$58,057.72	4 C311
3920614111	543	N	WATER	ST	BANC OONE BUILDING	46,800	0	\$5,809,000	\$8,435.44	4
3920651000	225	E	MICHIGAN	ST	MACKIE BUILDING COMPANY	14,400	45,975	\$1,836,000	\$2,666.12	4 C313
3920652100	525	N	BROADWAY	ST	EPA LLC	14,400	0	\$500,000	\$726.07	4 C900
3920656000	511	N	BROADWAY	ST	EPA LLC	7,200	0	\$254,000	\$368.84	4 C999
3920657000	503	N	BROADWAY	ST	DAVID V UHLEIN JR	7,200	0	\$254,000	\$368.84	4 C900
3920658000	500	N	WATER	ST	TAXMAN INVESTMENT CO	9,600	66,913	\$1,585,000	\$2,301.63	4 C160
3920659000	510	N	WATER	ST	TAXMAN INVESTMENT COMPANY	4,800	0	\$96,000	\$139.40	4 C900
3920660100	514	N	WATER	ST	C-SYSTEMS INC	2,400	7,200	\$184,000	\$287.19	4 C112
3920660200	518	N	WATER	ST	ST PAUL CROSSING LLP	4,800	15,656	\$343,000	\$498.08	4 C112
3920661000	524	N	WATER	ST	ST PAUL CROSSING LLP	2,400	8,800	\$225,000	\$326.73	4 C112
3920662000	530	N	WATER	ST	WOMENS HEALTH SERV OF WI INC	4,800	10,000	\$452,000	\$656.36	4 C313
3920663000	532	N	WATER	ST	SUPERIOR OFFICE SERVICE INC	4,800	16,800	\$298,000	\$432.74	4 C112
3920664000	207	E	MICHIGAN	ST	MITCHELL BUILDING CORP	9,600	42,600	\$1,683,000	\$2,443.94	4 C313
3920665000	229	E	WISCONSIN	AV	LEGAL AID SOCIETY OF MILW	3,977	32,539	\$769,000	\$1,116.69	4 C313
3920667000	631	N	WISCONSIN	AV	MILWAUKEE BUILDING CORP	8,000	13,000	\$709,000	\$1,029.56	4 C112
3920668000	627	N	BROADWAY		MILWAUKEE BUILDING CORP	4,800	2,920	\$191,000	\$277.36	4 C112
3920669000	625	N	BROADWAY		MILWAUKEE BUILDING CORP	2,400	4,800	\$163,000	\$236.70	4 C112
3920670000	611	N	BROADWAY		JOSEPH IANNELLI & GRACE HW &	2,400	3,960	\$183,000	\$265.74	4 C112
3920671000	210	E	MICHIGAN	ST	LOYALTY BUILDING CORP	21,600	79,609	\$2,992,000	\$4,344.78	4 C313
3920672100	610	N	WATER	ST	BANK OF MILWAUKEE BUILDING	7,200	22,620	\$904,000	\$1,312.73	4 C313
3920674000	622	N	WATER	ST	TOON CITY II LLC	6,000	18,360	\$415,000	\$602.64	4 C313
3920675000	624	N	WATER	ST	TOON CITY INC	8,400	33,633	\$1,378,000	\$2,001.04	4 C313
3920676000	628	N	WATER	ST	ELK V LLC	2,400	8,300	\$445,000	\$646.20	4 C112
3920677110	632	N	WATER	ST	ELK V LLC	4,680	15,800	\$726,000	\$1,054.25	4 C112
3920681100	205	E	WISCONSIN	AV	TOON CITY INC	6,120	0	\$252,000	\$365.94	4 C999
3920683000	225	E	MASON	ST	IRON BLOCK ASSOCIATES	8,400	48,740	\$2,105,000	\$3,056.74	4 C112
3920689113	250	E	WISCONSIN	AV	TWO TWENTY FIVE PTRNS LTD	3,900	30,120	\$1,579,000	\$2,292.92	4 C313
3920690113	200	E	WISCONSIN	AV	EAST MILWAUKEE OPERATING ASSOC L	40,275	199,734	\$20,331,000	\$29,523.31	4 C311
3920696100	718	N	WATER	ST	700 NORTH WATER LLC	15,800	151,199	\$7,242,000	\$10,516.35	4 C312
3920697000	734	N	WATER	ST	100 E WISCONSIN AV J. V.	16,800	0	\$4,268,000	\$6,197.70	4 C460
3920700100	769	N	BROADWAY	ST	COMPASS PROPERTIES	12,000	96,000	\$1,774,000	\$2,576.08	4 C460
3920702000	751	N	BROADWAY	ST	MARSHALL & ILSLEY BANK	14,400	0	\$443,000	\$643.29	4 C900
3920703000	226	E	MASON	ST	757 N BROADWAY LLC	9,600	51,881	\$1,738,000	\$2,523.81	4 C313
3920704000	224	E	MASON	ST	PENTA LLC	1,260	4,482	\$179,000	\$259.93	4 C112
3920705100	216	E	MASON	ST	PENTA LLC	1,140	2,862	\$128,000	\$185.87	4 C112
					GRAY MAIDEN LLC	2,400	9,400	\$543,000	\$788.51	4 C921

3920707111	778	N	WATER	ST	M & I BUILDING CORP	63,600	280,511	\$28,976,000	\$42,077.00	4	C311
3920714110	777	N	MILWAUKEE	ST	MILWAUKEE ATHLETIC CLUB	21,600	64,890	\$1,244,000	\$1,806.45	4	C460
3920715000	767	N	MILWAUKEE	ST	COLBY ABBOT BLDG LLP	7,200	21,600	\$615,000	\$893.06	4	C460
3920716000	763	N	MILWAUKEE	ST	COLBY ABBOT BLDG LLP	2,400	3,237	\$190,000	\$275.91	4	C160
3920717000	753	N	MILWAUKEE	ST	COLBY ABBOT BLDG LLP	12,000	52,544	\$2,026,000	\$2,942.02	4	C312
3920718100	758	N	BROADWAY		MILWAUKEE ATHLETIC CLUB	28,740	378,330	\$7,909,000	\$11,484.92	4	C171
3920723000	792	N	BROADWAY		MILWAUKEE ATHLETIC CLUB	7,200	0	\$298,800	\$433.90	4	C900
3920724000	741	N	MILWAUKEE	ST	CHARLES MUNKWITZ TR, ET AL	8,520	48,921	\$0.00	\$0.00	4	C313
3920725000	733	N	MILWAUKEE	ST	PETER J KONDO	5,880	11,080	\$285,000	\$413.86	4	C110
3920726000	725	N	MILWAUKEE	ST	LEO R LICHTER, TRUSTEE OF	7,200	15,707	\$373,000	\$541.65	4	C112
3920727000	715	N	MILWAUKEE	ST	G/S PARTNERSHIP	9,600	21,240	\$710,000	\$1,031.01	4	C112
3920728000	324	E	WISCONSIN	AV	TOWNE REALTY INC	14,400	117,166	\$6,103,000	\$8,862.37	4	C312
3920729000	312	E	WISCONSIN	AV	DAK MANAGEMENT LLC	14,400	68,655	\$4,206,000	\$6,107.67	4	C312
3920733000	329	E	WISCONSIN	AV	JOHNSON BANK	3,400	17,000	\$1,474,000	\$2,140.44	4	C112
3920734000	327	E	WISCONSIN	AV	HOWARD D SPECTOR	3,800	13,846	\$377,000	\$547.45	4	C112
3920735000	319	E	WISCONSIN	AV	HOWARD D SPECTOR	7,200	30,640	\$528,000	\$766.73	4	C112
3920736000	629	N	MILWAUKEE	ST	HOWARD D SPECTOR	3,000	9,000	\$177,000	\$257.03	4	C112
3920737000	627	N	MILWAUKEE	ST	HOWARD D SPECTOR	2,400	6,400	\$136,000	\$197.49	4	C112
3920738000	625	N	MILWAUKEE	ST	SWITCH & DATA W ONE LLC	16,200	65,106	\$1,529,000	\$2,220.31	4	C112
3920739000	322	E	MICHIGAN	ST	THE MC GEOCH REALTY GROUP	7,200	39,722	\$1,675,000	\$2,432.32	4	C313
3920740000	602	N	BROADWAY		608 N BROADWAY PARTNERSHIP	7,200	28,176	\$1,766,000	\$2,564.47	4	C112
3920741000	608	N	BROADWAY		A & K ENTERPRISES	3,600	13,480	\$290,000	\$421.12	4	C112
3920742000	612	N	BROADWAY		A & K ENTERPRISES	3,600	13,480	\$293,000	\$396.43	4	C112
3920743000	618	N	BROADWAY		SGG 618 BROADWAY LLC	9,000	30,000	\$430,000	\$624.42	4	C112
3920745000	301	E	WISCONSIN	AV	MARSHALL BLOCK INC	16,200	51,914	\$840,000	\$1,219.79	4	C112
3920748000	322	E	CLYBOURN	ST	MICHAEL A IANNELLI & KAREN	10,320	0	\$271,000	\$393.53	4	C900
3920749000	320	E	CLYBOURN	ST	LORETTE RUSSENBARGER	4,080	11,730	\$389,000	\$564.88	4	C112
3920750110	500	N	BROADWAY		PATSY & PAUL INCORPORATED	43,200	0	\$0.00	\$0.00	4	C900
3920783000	433	E	MICHIGAN	ST	SAF CORP NKA	18,240	81,834	\$3,143,700	\$4,565.07	3	I100
3920784000	517	N	JEFFERSON	ST	SAF CORP NKA	17,760	0	\$387,000	\$561.98	4	C900
3920785000	501	N	JEFFERSON	ST	PETERS & FRISCH INV CO INC	7,200	10,760	\$731,000	\$1,061.51	4	C313
3920786000	412	E	CLYBOURN	ST	MARIETTA SCHIED	2,400	0	\$92,300	\$134.03	4	C900
3920787000	500	N	MILWAUKEE	ST	UNIVERSAL FOODS CORPORATION	14,400	5,094	\$446,400	\$648.23	3	C016
3920797111	411	E	WISCONSIN	AV	TEACHERS INSURANCE & ANNUITY	117,840	654,165	\$90,985,000	\$132,122.29	4	C311
3920801100	424	E	WISCONSIN	AV	PFISTER CORPORATION	43,200	391,430	\$27,953,000	\$40,591.47	4	C600
3920803100	400	E	WISCONSIN	AV	CURRY-PIERCE LTD PTNRSHIP	6,560	24,000	\$1,762,000	\$2,558.66	4	C112
3920805000	710	N	MILWAUKEE	ST	JAMES D MCARDLE	4,800	11,670	\$252,000	\$365.94	4	C112
3920806000	718	N	MILWAUKEE	ST	MILWAUKEE AT WISCONSIN LLC	4,800	12,000	\$240,000	\$348.51	4	C112
3920807000	722	N	MILWAUKEE	ST	MILWAUKEE AT WISCONSIN LLC	2,400	7,000	\$277,000	\$402.24	4	C112
3920808000	724	N	MILWAUKEE	ST	MILWAUKEE AT WISCONSIN LLC	4,800	9,200	\$192,000	\$278.81	4	C112
3920809000	730	N	MILWAUKEE	ST	C M SCHMIDT	2,400	6,000	\$114,000	\$165.54	4	C112
3920810000	732	N	MILWAUKEE	ST	HOTEL METRO LLC	14,400	62,343	\$2,800,000	\$4,065.97	4	C313
3920811000	419	E	WELLS	ST	DANIEL J HELFER	7,200	7,143	\$628,000	\$911.94	4	C110
3920812000	787	N	JEFFERSON	ST	MARVIN A ZETLEY	3,600	3,094	\$213,000	\$309.30	4	C112
3920813000	783	N	JEFFERSON	ST	MARVIN A ZETLEY	3,600	4,170	\$182,000	\$264.29	4	C112
3920814000	775	N	JEFFERSON	ST	SELZER-ORNST COMPANY	7,200	19,723	\$1,152,000	\$1,672.86	4	C921
3920815000	771	N	JEFFERSON	ST	WALTER W BLINSTRUB, SELF-	2,400	7,144	\$206,000	\$299.14	4	C112
3920816000	767	N	JEFFERSON	ST	CAROL HARTTER	4,800	12,238	\$307,000	\$445.80	4	C112
3920817000	751	N	JEFFERSON	ST	WATTS, GEORGE	8,160	16,240	\$803,000	\$1,166.06	4	C112
3920818000	416	E	MASON	ST	M&I MARSHALL & ILSLEY BANK	6,240	578	\$275,000	\$399.34	4	C800
3920819000	752	N	MILWAUKEE	ST	FILLMORE BUILDING LLC	17,880	44,194	\$3,050,000	\$4,429.00	4	C313
3920820000	770	N	MILWAUKEE	ST	MICHAEL LORD	4,920	7,834	\$365,000	\$530.03	4	C313

3920821000	776	778 N	MILWAUKEE	ST	PAPPAS ENTERPRISES INC	6,000	10,066	\$446,000	\$647.65	4 C112
3920823110	782	796 N	MILWAUKEE	ST	KENNEDY II ASSOCIATES	14,400	69,891	\$4,379,000	\$6,358.89	4 C313
3920825000	519	533 E	WELLS	ST	DW DEVELOPMENT LLC	18,720	34,119	\$932,000	\$1,353.39	4 C312
3920826000	775	779 N	JACKSON	ST	CATHEDRAL PLACE LLC	3,600	5,100	\$154,000	\$223.63	4 C160
3920827110	765	785 N	JACKSON	ST	CATHEDRAL PLACE LLC	21,600	0	\$893,000	\$1,296.75	4 C900
3920829100	770	770 N	JEFFERSON	ST	WASHINGTON SQUARE ASSOCIATES	28,800	285,996	\$5,508,000	\$7,998.35	4 C312
3920833100	788	788 N	JEFFERSON	ST	788 BUILDING LIMITED PARTNERSHIP	6,375	51,755	\$5,357,000	\$7,779.07	4 C312
3920834000	511	511 E	WELLS	ST	WASHINGTON SQUARE ASSOCIATES	8,625	55,857	\$0.00	\$0.00	4 C312
3920835110	741	741 N	JACKSON	ST	WASHINGTON SQUARE ASSOCIATES	38,100	0	\$1,928,600	\$2,800.58	4 C900
3920838100	731	731 N	JACKSON	ST	JACKSON STREET REAL ESTATE	15,240	108,214	\$5,372,000	\$7,800.86	4 C312
3920839000	526	526 E	WISCONSIN	AV	PALMOLIVE BLDG CO LTD PTSHP	7,200	18,000	\$2,004,000	\$2,910.07	4 C313
3920840100	522	522 E	WISCONSIN	AV	MUTUAL S & L ASSN	8,040	0	\$568,000	\$824.81	4 C900
3920841100	510	510 E	WISCONSIN	AV	MUTUAL S & L ASSN	8,040	16,370	\$893,000	\$1,296.75	4 C313
3920842110	706	706 N	JEFFERSON	ST	THE MILWAUKEE CLUB	9,600	22,100	\$830,000	\$1,205.27	4 C920
3920844100	720	720 N	JEFFERSON	ST	MUTUAL S & L ASSN	4,800	0	\$256,500	\$372.47	4 C900
3920848100	507	507 E	MICHIGAN	ST	JOHNSON CONTROLS INC	89,200	92,026	\$21,117,500	\$30,665.41	4 C313
3920886113	615	615 E	MICHIGAN	ST	LEWIS CENTER LLC	91,440	131,040	\$7,818,000	\$11,352.77	4 C313
3920908111	617	617 E	WISCONSIN	AV	NORTHWESTERN MUTUAL	21,600	142,748	\$11,598,000	\$16,841.84	4 C312
3920919111	727	733 N	VAN BUREN	ST	VAN BUREN BUILDING COMPANY,	7,200	18,133	\$7,840,000	\$11,384.72	4 C312
3920924000	600	606 E	WISCONSIN	AV	606 LIMITED PARTNERSHIP	16,500	66,550	\$1,062,000	\$1,542.16	4 C312
3920930100	732	732 N	JACKSON	ST	JACKSON BUILDING COMPANY	2,400	3,341	\$2,716,000	\$3,943.99	4 C112
3920934000	771	773 N	VAN BUREN	ST	THOMAS J KUESEL	4,800	9,396	\$205,000	\$297.69	4 C313
3920935000	765	769 N	VAN BUREN	ST	THOMAS J KUESEL	14,400	41,705	\$3,363,000	\$595.37	4 C313
3920936000	624	624 E	MASON	ST	MITCHELL INC	4,272	13,138	\$714,200	\$4,883.52	4 C313
3920937100	610	610 E	MASON	ST	BRUCE M PECKERMAN	6,225	16,600	\$808,000	\$1,037.11	7 20 7 A -
3920938100	604	604 E	MASON	ST	ZELM REALTY CO, PARTNERSHIP	3,870	0	\$162,000	\$1,173.32	4 C312
3920939000	762	762 N	JACKSON	ST	ZELM REALTY CO, PARTNERSHIP	14,960	45,089	\$2,444,000	\$235.25	4 C999
3920943100	790	790 N	JACKSON	ST	EXECUTIVE CLUB LIMITED	18,640	0	\$512,000	\$3,549.01	4 C313
3921178100	1005	1005 N	EDISON	ST	ROJAHN & MALANEY CO	5,875	0	\$120,000	\$743.49	4
3921179100	100	110 E	STATE	ST	ROJAHN & MALANEY CO	3,590	1,938	\$314,000	\$174.26	4
3921183100	113	113 E	JUNEAU	AV	ZILBER FAMILY PARTNERSHIP	5,000	0	\$155,000	\$455.97	4 C160
3921186110	1147	1147 N	EDISON	ST	ZILBER FAMILY PARTNERSHIP	31,505	23,925	\$749,000	\$225.08	4 C900
3921187110	1128	1144 N	EDISON	ST	GREGG S WILKE SR	1,604	0	\$27,308	\$1,087.65	4 C400
3921189000	145	151 E	JUNEAU	AV	D&D REALTY ON WATER LLC	1,080	2,448	\$217,000	\$39.65	4 C900
3921192000	1139	1139 N	WATER	ST	D&D REALTY ON WATER LLC	6,037	5,560	\$736,000	\$315.11	4 C112
3921194100	1135	1135 N	WATER	ST	D&D REALTY ON WATER LLC	2,653	0	\$36,800	\$1,068.77	4 C560
3921196000	1129	1131 N	WATER	ST	SIDNEY GOLDBERG	2,700	2,194	\$258,000	\$53.44	4 C999
3921197000	1127	1127 N	WATER	ST	SIDNEY GOLDBERG	8,100	27,679	\$1,510,000	\$374.65	4 C160
3921200000	1119	1125 N	WATER	ST	SCOTT HENRY MONICA SCHERFER	5,400	30,304	\$147,000	\$2,192.72	4 C112
3921202000	1115	1117 N	WATER	ST	SCOTT HENRY MONICA SCHERFER	2,700	0	\$82,900	\$213.46	4 C900
3921204000	1113	1113 N	WATER	ST	PRETZEL BOYS INC	2,700	0	\$237,000	\$120.38	4 C900
3921206000	1109	1111 N	WATER	ST	PRETZEL BOYS INC	8,100	1,000	\$1,347,000	\$344.16	4 C160
3921208000	1101	1107 N	WATER	ST	ROBERT C SCHMIDT JR	15,712	10,902	\$795,000	\$1,956.02	4 C112
3921209100	1122	1122 N	EDISON	ST	EDISON STREET PARTNERS	44,320	58,687	\$2,690,000	\$1,154.45	4 C400
3921293111	1101	1101 N	MARKET	ST	1101 N MARKET ST PARTNERS	17,600	12,778	\$1,019,000	\$3,906.24	4 C312
3921298112	1114	1114 N	WATER	ST	MARKET STREET PARTNERS II	77,058	0	\$0	\$1,479.72	4 C560
3921304110	270	270 E	HIGHLAND	AV	BREWERY HOUSING ASSOCIATES	14,744	44,860	\$3,587,000	\$0.00	7 C019
3921304210	252	252 E	HIGHLAND	AV	BLATZ HOUSE OFFICES	3,494	0	\$76,900	\$5,208.80	4 C312
3921304220	250	250 E	HIGHLAND	AV	BREWERY HOUSING ASSOCIATES	91,440	261,315	\$6,805,000	\$111.67	4 C900
3921305111	1000	1000 N	MARKET	ST	MILW SCHOOL OF ENGINEERING	11,430	0	\$6,275,000	\$9,881.76	4 C314
3921329100	325	325 E	KILBOURN	AV	ST MARY'S CONGREGATION	46,920	198,073	\$0.00	\$0.00	4 C900
3921333111	330	330 E	WELLS	ST	FLANDERS WESTBOROUGH				\$9,112.13	4 C460

3921335000	828	828 N	BROADWAY	AV	828 N BROADWAY PTNRSHIP	7,200	50,359	\$956,000	\$1,388.24	4 C313
3921353110	1008	1012 N	BROADWAY	AV	FEDERAL RESERVE BANK	13,100	37,833	\$2,207,000	\$3,204.86	4 C312
3921361000	311	311 E	JUNEAU	ST	GEA ASSOCIATES	15,551	15,180	\$300,000	\$435.64	4 C400
3921388100	839	839 N	JEFFERSON	ST	839 N JEFFERSON ST PTNRSHIP	12,000	54,260	\$5,029,000	\$7,302.78	4 C312
3921389000	831	833 N	JEFFERSON	ST	KARL R KOPP	4,800	9,240	\$401,000	\$582.31	4 C160
3921390100	825	825 N	JEFFERSON	ST	NORTHTRIDGE COMPANY	11,400	57,000	\$3,563,000	\$5,173.95	4 C312
3921391210	811	817 N	JEFFERSON	ST	CATHEDRAL SQUARE LIMITED	6,480	11,800	\$633,000	\$919.20	4 C112
3921391220	418	432 E	WELLS	ST	CATHEDRAL SQUARE LIMITED	8,400	16,640	\$884,000	\$1,283.69	4 C112
3921392000	408	408 E	WELLS	ST	MILWAUKEE WELLS BLDG CO	14,400	48,886	\$3,049,000	\$4,427.55	4 C312
3921394000	826	828 N	MILWAUKEE	ST	ST JAMES ESTATES LLC	7,200	26,416	\$0	\$0.00	7 20 7 A -
3921395000	411	411 E	KILBOURN	AV	D&K MANAGEMENT LLC	14,400	46,607	\$4,033,000	\$5,856.45	4 C312
3921410111	1029	1029 N	JACKSON	ST	JOHN B CRICHTON, DANIEL J	275,302	535,904	\$0	\$0.00	7 C100 GP3
3921463100	626	626 E	KILBOURN	AV	YANKEE HILL HOUSING PARTNERS	77,165	230,277	\$0	\$0.00	7 C100 GP2
3921509111	716	716 E	CLYBOURN	ST	FIRST SECURITY BANK, NA	104,306	298,332	\$8,285,000	\$12,030.92	4 C460
3921529110	777	777 E	WISCONSIN	AV	FIRST SECURITY BANK, NA	108,140	0	\$166,411,000	\$241,650.85	4 C311
3921546000	720	720 E	WISCONSIN	AV	NORTHWESTERN MUTUAL LIFE	91,440	267,860	\$30,324,000	\$44,034.47	4 C311
3921558000	711	711 E	KILBOURN	AV	SR BODIES LLC	14,290	0	\$285,800	\$415.02	4 C999
3921559000	835	835 N	CASS	ST	LANCASTER APARTMENTS LLP	7,620	26,296	\$0	\$0.00	7 21 7 A +
3921560000	829	829 N	CASS	ST	CAROLINE R & DANIEL J KATZ	5,535	17,700	\$0	\$0.00	7 21 7 A -
3921561000	823	823 N	CASS	ST	REBEL FLATS PARTNERSHIP	4,200	5,274	\$446,000	\$647.65	4 C920
3921562000	819	819 N	CASS	ST	TODD ROBERT MURPHY	3,600	4,326	\$317,000	\$460.33	4 C920
3921563000	815	815 N	CASS	ST	MARGADETTE M DEMET	4,200	5,543	\$342,000	\$496.63	4 C920
3921564000	809	809 N	CASS	ST	DIANNE R BENJAMIN	2,000	2,846	\$238,400	\$346.19	4 C112
3921565000	801	805 N	CASS	ST	BENJAMIN'S TOO, INC	2,400	4,022	\$251,000	\$364.49	4 C112
3921566000	724	726 E	WELLS	ST	CLARK WELLS LLC	2,400	2,360	\$191,000	\$277.36	4 C920
3921567000	718	718 E	WELLS	ST	CLARK WELLS LLC	3,400	5,129	\$302,000	\$438.54	4 C112
3921568000	712	712 E	WELLS	ST	ROBERT L VERTZ	1,290	2,573	\$0	\$0.00	1 15 7 C +
3921569000	802	802 N	VAN BUREN	ST	802 LLC	2,310	5,256	\$287,000	\$416.76	4 C102
3921570000	804	808 N	VAN BUREN	ST	TOMAR LIMITED PARTNERSHIP	10,800	23,512	\$0	\$0.00	7 21 7 A +
3921574100	822	822 N	VAN BUREN	ST	WIS SCOTTISH RITE BODIES	22,965	0	\$692,500	\$1,005.60	4 C900
3921618000	839	839 N	MARSHALL	ST	MARY JANE KROLL	15,063	88,497	\$0	\$0.00	7 C100 GP3
3921620000	829	829 N	MARSHALL	ST	DANIEL R MC CORMICK,	7,620	4,195	\$344,000	\$499.53	4 C920
3921621000	817	819 N	MARSHALL	ST	TAXMAN INVESTMENT CO	9,000	11,371	\$586,000	\$850.95	4 C920
3921622100	807	809 N	MARSHALL	ST	TAXMAN INVESTMENT CO	5,500	0	\$336,000	\$487.92	4 C900
3921623000	818	820 E	WELLS	ST	TAXMAN INVESTMENT CO	6,400	0	\$0	\$0.00	4 C900
3921628000	826	826 N	CASS	ST	THOMAS A HAUCK &	13,580	43,427	\$0	\$0.00	7 C100 GP3
3921636110	818	818 E	MASON	ST	NORTHWESTERN MUTUAL LIFE	95,832	379,376	\$45,637,000	\$66,270.98	4 C311
3921656112	800	800 E	WISCONSIN	AV	NORTHWESTERN MUTUAL LIFE	165,420	362,153	\$46,847,000	\$68,028.06	4 C311
3921659100	827	827 E	WISCONSIN	AV	FIRST SECURITY BANK, NA	24,840	0	\$2,782,080	\$4,039.95	4 C900
3921676113	811	811 E	WISCONSIN	AV	FIRST SECURITY BANK, NA	74,496	150,244	\$16,648,000	\$24,175.11	4 C312
3921679000	815	821 E	MICHIGAN	ST	FIRST SECURITY BANK, NA	65,408	65,161	\$6,605,500	\$9,592.06	4 C460
3921695000	913	913 E	KILBOURN	AV	CCRT COMPANY	8,400	33,780	\$0	\$0.00	7 C100 GP3
3921696000	831	831 N	PROSPECT	AV	THE UNIVERSITY CLUB	11,220	0	\$521,000	\$756.56	4 C900
3921698112	924	924 E	WELLS	ST	UNIVERSITY CLUB OF MILWAUKEE	47,538	53,220	\$3,395,000	\$4,929.99	4 C171
3921700000	900	900 E	WELLS	ST	EVERETT G SMITH	5,040	3,232	\$381,000	\$553.26	4 C920
3921704000	903	903 E	KILBOURN	AV	FLORENCE R SOBCHAK	7,680	33,780	\$0	\$0.00	7 C100 GP3
3921805000	414	414 E	LYON	ST	STEWART G FRIEND	1,200	652	\$0	\$0.00	1 10 4 D -
3921808000	412	412 E	LYON	ST	DONALD L BAUER SR	1,200	1,024	\$0	\$0.00	1 10 4 D -
3921809111	404	404 E	LYON	ST	PVL INC	17,950	0	\$98,800	\$143.47	3 I100
3921818112	1531	1531 N	WATER	ST	PVL INC	172,541	0	\$1,423,200	\$2,066.68	3 I100
3921941130	1300	1300 N	BROADWAY	ST	1300 BROADWAY LLC	4,052	9,413	\$9,696,000	\$14,079.88	7 19 7 A -
3921948000	1303	1307 N	MILWAUKEE	ST	BTS2 LLC			\$0	\$0.00	

3921949100	318	E	KNAPP	ST	JOHN W WEISS	7,490	3,139	\$0.00	4 C920
3921951100	317	E	KNAPP	ST	MILWAUKEE SCHOOL OF ENGINEERING	9,452	0	\$0.00	4 C900
3921952000	1245	N	MILWAUKEE	ST	GEORGE G ROHDE	2,940	2,561	\$0.00	1 11 7 C
3921953000	1241	N	MILWAUKEE	ST	ROBERT S STEMBERGER	2,925	7,041	\$0.00	7 19 7 A -
3921954100	1235	N	MILWAUKEE	ST	MILWAUKEE SCHOOL OF ENGINEERING	16,687	19,411	\$0.00	4 C106
3921955000	1227	N	MILWAUKEE	ST	MIKHAIL YUFA INNA YUFA	5,760	14,556	\$0.00	7 20 7 A -
3921960100	308	E	JUNEAU	AV	LYNN & ELIZABETH ADELMAN	2,202	4,412	\$445.80	4 C920
3921962000	1206	N	BROADWAY		BRIAN W DANIES	2,380	2,256	\$0.00	1 15 7 C -
3921963000	1234	N	BROADWAY		MARKET STREET PARTNERS IV	14,960	10,190	\$1,015.04	4 C314
3922061100	1433	N	WATER	ST	BROOKWATER LTD PARTNERSHIP	51,277	75,462	\$2,597.87	2 C402
3922062100	1421	N	WATER	ST	BERNARD J PECK & MIRIAM PECK	23,380	12,536	\$936.63	2 C400
3922077000	1301	N	EDISON	ST	PARKING MANAGEMENT OF	45,618	0	\$275,000	4 C900
3922096111	1303	N	BROADWAY		M&I BUILDING CORP	79,599	0	\$439,800	4 C900
3922127100	1214	N	WATER	ST	M & I MARSHALL & ILSLEY BANK	77,400	0	\$2,973.97	4 C900
3922131000	1245	N	WATER	ST	BERNARD J PAGET	4,821	16,324	\$1,061.51	4 C112
3922132000	1241	N	WATER	ST	DOUGLAS J WIED & SHIRLEY HW	2,410	1,998	\$167.00	4 C920
3922133100	1233	N	WATER	ST	BERNARD J PAGET	4,642	0	\$351.42	4 C900
3922136000	1221	N	WATER	ST	WARD & KENNEDY CO	8,437	10,535	\$1,177.68	4 C160
3922137000	1217	N	WATER	ST	THOMAS DEER	3,616	0	\$127.93	4 C900
3922138000	1215	N	WATER	ST	THOMAS DEER	2,230	4,420	\$235.25	4 C112
3922139000	1213	N	WATER	ST	THOMAS DEER	2,642	3,608	\$455.97	4 C112
3922140000	1209	N	WATER	ST	LESZ INC	2,410	2,510	\$376.10	4 C112
3922141000	1207	N	WATER	ST	BARBARA L SHAFTON, SHAFTON	4,200	12,144	\$893.06	4 C112
3922142000	146	E	JUNEAU	AV	CHARLOTTE VOLK	1,200	3,420	\$188.78	4 C112
3922143000	144	E	JUNEAU	AV	CHARLOTTE VOLK	1,800	1,800	\$257.03	4 C160
3922146100	134	E	JUNEAU	AV	DOUGLAS A ROSSI	7,259	3,592	\$438.54	4 C160
3922149100	1232	N	EDISON	ST	1232 NORTH EDISON LLC	26,852	17,112	\$909.04	4 C312
3922150100	1201	N	EDISON	ST	1201 NORTH EDISON LLC	36,180	0	\$692.67	4 C900
39222301100	250	E	KILBOURN	AV	MORTGAGE GUARANTY INSURANCE	105,851	168,806	\$31,608.57	4 C311
39222311000	1101	N	EDISON	ST	ELIZABETH OGDEN	1,886	1,512	\$0.00	5 R500
39222312000	1103	N	EDISON	ST	DAVID K STARK	1,886	1,525	\$0.00	5 R500
39222313000	1105	N	EDISON	ST	CAROLYN J GREW	1,886	1,512	\$0.00	5 R500
39222314000	1107	N	EDISON	ST	ROBERT WEIGEL	1,886	1,525	\$0.00	5 R500
39222315000	1109	N	EDISON	ST	MARICA S MCMILLAN	1,886	1,512	\$0.00	5 R500
39222316000	1111	N	EDISON	ST	CHARLES S MC NEER & ANN HW	1,886	1,525	\$0.00	5 R500
39222317000	1113	N	EDISON	ST	WILLIAM C VOGEL	1,886	1,512	\$0.00	5 R500
39222318000	1115	N	EDISON	ST	JOSEPH P TATE	1,886	1,525	\$0.00	5 R500
39222319000	1117	N	EDISON	ST	ROBERT D JOEHNK JR	1,886	1,512	\$0.00	5 R500
39222320000	1119	N	EDISON	ST	SYLVIA LUCAS MILLER	1,886	1,525	\$0.00	5 R500
39222321000	1121	N	EDISON	ST	JAMES T BARRY III	1,886	1,512	\$0.00	5 R500
39222322000	1123	N	EDISON	ST	DAVID J LAFOND	1,886	1,525	\$0.00	5 R500
39222323000	1125	N	EDISON	ST	TIMOTHY M MEYERS	1,886	1,512	\$0.00	5 R500
39222324000	1127	N	EDISON	ST	GEORGE R AFFELDT JR	1,886	1,525	\$0.00	5 R500
39222325000	1129	N	EDISON	ST	FREDERICK H KIRCHOFF JR	1,886	1,512	\$0.00	5 R500
39222326000	1131	N	EDISON	ST	PETER KERR LAWTON	1,886	1,525	\$0.00	5 R500
39222327000	1133	N	EDISON	ST	KIRIAKOULA HALTOUPI	1,886	1,512	\$0.00	5 R500
39222328000	1135	N	EDISON	ST	ERVIN COLTON	1,886	1,525	\$0.00	5 R500
39222329000	1137	N	EDISON	ST	HENRY A PRUST & RUTH HW	1,886	1,512	\$0.00	5 R500
39222330000	1139	N	EDISON	ST	JUDITH C MURPHY	1,886	1,525	\$0.00	5 R500
39222331000	1141	N	EDISON	ST	DANIEL W HERRBOLD	1,886	1,512	\$0.00	5 R500
39222332000	1143	N	EDISON	ST	BYRON L TWEETEN &	1,886	1,525	\$0.00	5 R500
3922343200	122	E	WELLS	ST	BADGER XIX LTD PARTNERSHIP &	6,643	6,643	\$0.00	4 C190

3922352000	135	E	KILBOURN	AV	MTD ASSOCIATES	29,229	214,710	\$20,114,000	\$29,208.20	4	C600
3922361000	107	E	KILBOURN	AV	GREAT LAKES REIT LP	26,738	378,717	\$48,478,000	\$70,396.49	4	C311
3922401000	815	N	WATER	ST	815 WATER STREET LTD PTRNSHIP	15,936	30,793	\$7,564,000	\$10,983.93	4	C312
3922402000	131	E	KILBOURN	AV	BADGER XIX LTD PARTNERSHIP &	34,144	34,144	\$0	\$0.00	4	C190
3922423000	1010	N	WATER	ST	MILWAUKEE METROPOLITAN	2,593	11,860	\$1,564,000	\$2,271.14	4	C311
3922424000	1000	N	WATER	ST	ANTHONY A PALERMO	59,645	283,450	\$30,450,000	\$44,217.44	4	C311
3922431000	740	N	PLANKINTON	AV	BERNARD J MITCHELL	34,627	65,635	\$2,894,000	\$4,202.47	4	C313
3922441000	123	E	WELLS	ST	CITY HALL SQUARE LLC	35,032	0	\$3,850,000	\$5,590.71	4	
3922442000	107	E	WELLS	ST	ROYAL TAXMAN	5,923	0	\$487,000	\$707.19	4	
3922511000	787	N	WATER	ST	PACHEFSKY PROP LLC			\$194,000	\$281.71	4	
3922512000	785	N	WATER	ST	DAVID D VOIGHT			\$205,000	\$297.69	4	
3922513000	761	N	WATER	ST	TAP PROPERTIES LLC			\$439,000	\$637.49	4	
3922514000	759	N	WATER	ST	DEAN N JENSEN			\$273,000	\$396.43	4	
3922531000					STOUT BROTHERS LLC			\$651,000	\$945.34	4	
3930402100	330	E	KILBOURN	AV	FLANDERS WESTBOROUGH	47,459	227,679	\$41,323,000	\$60,006.48	4	C311
3930412000	1020	N	BROADWAY	ST	GEA ASSOCIATES	12,492	37,673	\$1,910,000	\$2,773.57	4	C314
3930423000	1108	N	MILWAUKEE	ST	COURTYARD SQUARE ASSOCIATES	116,528	144,008	\$0	\$0.00	7	C100 GP2
3930451000	925	E	WELLS	ST	MICHAEL J CUDAHY, TRUSTEE OF	33,662	122,724	\$0	\$0.00	7	C100 GP3
3930462000	777	N	CASS	ST	NORTHWESTERN LIFE INS CO	71,751	0	\$8,384,000	\$12,174.68	4	C460
3930471000	920	E	MASON	ST	BRUCE M PECKERMAN	467	5,635	\$524,000	\$760.92	4	C921
3930472000	777	N	PROSPECT	AV	DOROTHY L HALMBACHER	467	1,794	\$0	\$0.00	5	RS00
3930473000	777	N	PROSPECT	AV	ALBERT SOLOCHEK	467	2,461	\$0	\$0.00	5	RS00
3930474000	777	N	PROSPECT	AV	AUGUST URBANEK FAMILY TRUST	467	1,707	\$0	\$0.00	5	RS00
3930475000	777	N	PROSPECT	AV	ROBERT H BAUER	467	2,119	\$0	\$0.00	5	RS00
3930476000	777	N	PROSPECT	AV	DONALD S BUZARD	467	1,118	\$0	\$0.00	5	RS00
3930477000	777	N	PROSPECT	AV	AUGUST URBANEK	467	919	\$0	\$0.00	5	RS00
3930478000	777	N	PROSPECT	AV	NANCY ANN O MEARA	467	0	\$0	\$0.00	5	RS00
3930479000	777	N	PROSPECT	AV	BRUCE H AXELROD	467	0	\$0	\$0.00	5	RS00
3930480000	777	N	PROSPECT	AV	MICHAEL R ISERMANN	467	0	\$0	\$0.00	5	RS00
3930481100	777	N	PROSPECT	AV	BARBARA KOHL TRUST	934	0	\$0	\$0.00	5	
3930483000	777	N	PROSPECT	AV	TED LEYHE	467	0	\$0	\$0.00	5	RS00
3930484000	777	N	PROSPECT	AV	NANCY A BURRELL	467	0	\$0	\$0.00	5	RS00
3930485000	777	N	PROSPECT	AV	THOMAS M HEARDEN	467	0	\$0	\$0.00	5	RS00
3930486000	777	N	PROSPECT	AV	LINDA F STEPHENSON	467	2,509	\$0	\$0.00	5	RS00
3930487000	777	N	PROSPECT	AV	KATHY DICKSON	467	1,770	\$0	\$0.00	5	RS00
3930488000	777	N	PROSPECT	AV	JOHN P HANSON JR	467	2,166	\$0	\$0.00	5	RS00
3930489000	777	N	PROSPECT	AV	VICTORIA O'BRIEN	467	1,118	\$0	\$0.00	5	RS00
3930490000	777	N	PROSPECT	AV	RICHARD A GALLUN	467	944	\$0	\$0.00	5	RS00
3930491000	777	N	PROSPECT	AV	STEVE M MARES	467	1,248	\$0	\$0.00	5	RS00
3930492000	777	N	PROSPECT	AV	HENRY G PIANO	467	3,213	\$0	\$0.00	5	RS00
3930493000	777	N	PROSPECT	AV	THOMAS J KUESEL	467	2,509	\$0	\$0.00	5	RS00
3930494000	777	N	PROSPECT	AV	WILLIAM FEY HUFFMAN	467	1,770	\$0	\$0.00	5	RS00
3930495000	777	N	PROSPECT	AV	GEORGE F ROTH	467	2,166	\$0	\$0.00	5	RS00
3930496000	777	N	PROSPECT	AV	ELIZABETH J WIECHERS	467	1,118	\$0	\$0.00	5	RS00
3930497000	777	N	PROSPECT	AV	MARY ALICE DEAN REVOCABLE TR	467	1,248	\$0	\$0.00	5	RS00
3930498000	777	N	PROSPECT	AV	BARBARA STEIN	467	3,213	\$0	\$0.00	5	RS00
3930499000	777	N	PROSPECT	AV	HARRY R QUADRACCI	467	2,509	\$0	\$0.00	5	RS00
3930500000	777	N	PROSPECT	AV	JOE A MATERSON 1993 REV	467	1,770	\$0	\$0.00	5	RS00
3930501000	777	N	PROSPECT	AV	SCOTT R HAAG	467	2,166	\$0	\$0.00	5	RS00

3930502000	777	777 N	PROSPECT	AV	JAYNE WELLER RENCH	467	1,118	\$0	\$0.00	5 RS00
3930503000	777	777 N	PROSPECT	AV	JOHN C CURRAN	467	937	\$0	\$0.00	5 RS00
3930504000	777	777 N	PROSPECT	AV	MICHAEL R MC CORMICK	467	1,248	\$0	\$0.00	5 RS00
3930505000	777	777 N	PROSPECT	AV	JAMES J MURPHY	467	3,188	\$0	\$0.00	5 RS00
3930506000	777	777 N	PROSPECT	AV	RICHARD A COOPER	467	2,485	\$0	\$0.00	5 RS00
3930507000	777	777 N	PROSPECT	AV	LINDA LOUISE RADWILL	467	1,750	\$0	\$0.00	5 RS00
3930508000	777	777 N	PROSPECT	AV	JOHN L CUTLER	467	2,184	\$0	\$0.00	5 RS00
3930509000	777	777 N	PROSPECT	AV	ELISABETH A SCHMID	467	970	\$0	\$0.00	5 RS00
3930510000	777	777 N	PROSPECT	AV	ROBERT L MAUPIN	467	1,206	\$0	\$0.00	5 RS00
3930511000	777	777 N	PROSPECT	AV	HARRY & ELIZABETH QUADRACCI	467	0	\$0	\$0.00	5 RS00
3930512000	777	777 N	PROSPECT	AV	WILLIAM FEY HUFFMAN	467	0	\$0	\$0.00	5 RS00
3930513000	777	777 N	PROSPECT	AV	RICHARD H BROMLEY	467	1,784	\$0	\$0.00	5 RS00
3930514000	777	777 N	PROSPECT	AV	ANNE H LUBER QUALIFIED	467	2,416	\$0	\$0.00	5 RS00
3930515000	777	777 N	PROSPECT	AV	CATHERINE C ARNOLD	467	1,910	\$0	\$0.00	5 RS00
3930531000	770	770 N	MARSHALL	ST	CUDAHY DEVELOPMENT LTD	26,359	0	\$0	\$0.00	7
3930532000	906	906 E	MASON	ST	BRUCE M PECKERMAN &	7,956	0	\$180,000	\$261.38	7
3970102100	401	401 N	3RD	ST	CULLEN OAKLAND INC	7,500	0	\$147,000	\$213.46	4 C900
3970108111	341	341 W	ST PAUL	AV	350 SAINT PAUL LLC	387,684	941,109	\$15,400,000	\$22,362.84	4 C120
3970108111	333	333 N	PLANKINTON	AV	JULIUS BERNSTEIN IRR TRUST	90,700	317,852	\$1,319,000	\$1,915.36	4 C402
3970152100	304	304 W	MICHIGAN	ST	MILWAUKEE HOTEL VENTURE LTD PART	20,577	0	\$11,224,000	\$16,298.74	4 C999
3970162110	275	275 W	WISCONSIN	AV	THE GRAND AVE CORP &	6,179	98,553	\$3,437,300	\$4,991.42	4 C133
3970173100	225	233 W	WISCONSIN	AV	FB PROPERTIES JOINT VENTURE	6,179	149,155	\$1,867,000	\$2,711.13	4 C313
3970181100	321	321 W	WISCONSIN	AV	MILWAUKEE REDEVELOPMENT CORP	30,055	45,577	\$1,052,000	\$1,527.64	4 C112
3970185000	321	321 W	WISCONSIN	AV	MILWAUKEE REDEVELOPMENT CORP	40,924	40,924	\$341,000	\$495.18	4 C112
3970192100	360	360 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	378	866	\$68,000	\$98.75	4 C312
3970193100	350	350 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	4,284	11,097	\$573,000	\$832.07	4 C312
3970194100	350	350 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	4,927	11,719	\$597,000	\$852.40	4 C312
3970195100	350	350 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	4,927	11,330	\$573,000	\$832.07	4 C312
3970196100	350	350 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	4,927	11,680	\$573,000	\$832.07	4 C312
3970197100	350	350 W	ST PAUL	AV	PALMOLIVE BUILDING COMPANY	4,890	11,254	\$591,000	\$858.21	4 C312
3970201000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	9,345	49,262	\$614,000	\$891.61	4 C313
3970202000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	4,856	25,350	\$342,800	\$497.79	4 C133
3970203000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	7,879	41,445	\$0	\$0.00	4 C133
3970204000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	11,636	61,145	\$822,500	\$1,194.38	4 C133
3970205000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	11,269	59,470	\$797,300	\$1,157.79	4 C133
3970206000	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	9,345	49,465	\$1,176,000	\$1,707.71	4 C313
3970207000	161	161 W	WISCONSIN	AV	YOUNG MENS CHRISTAIN ASSN	9,345	49,405	\$0	\$0.00	4 C313
3970208100	161	161 W	WISCONSIN	AV	THE GRAND AVENUE CORP	7,330	38,709	\$1,101,000	\$1,598.80	4 C313
3970212000	161	161 W	WISCONSIN	AV	YOUNG MENS CHRISTAIN ASSN				\$0.00	4
3970331000	101	101 W	WISCONSIN	AV	IVORY RETAIL OFFICE INVESTORS LLC	7,890	89,639	\$933,000	\$1,354.84	4
3970332000	101	101 W	WISCONSIN	AV	IVORY RETAIL OFFICE INVESTORS LLC	13,098	73,442	\$1,623,000	\$2,356.81	4
3970333000	101	W	WISCONSIN	AV	IVORY HOTEL INVESTORS LLC			\$3,987,000	\$5,789.65	4
3970334000	101	101 W	WISCONSIN	AV	AMERICAN SOCIETY FOR QUALITY INC	18,937	106,202	\$9,598,000	\$13,937.57	4
3970335000	101	101 W	WISCONSIN	AV	IVORY RETAIL OFFICE INVESTORS LLC	15,307	86,023	\$1,793,000	\$2,603.67	4
3981201000	631	633 N	JAMES LOVELL	ST	BADGER COACHES, INC	6,000	1,550	\$0	\$0.00	4 C470
3981202100	635	639 N	JAMES LOVELL	ST	BADGER COACHES, INC	6,000	7,200	\$369,000	\$535.84	4 C470
3981203000	641	641 N	JAMES LOVELL	ST	BARBARA L SHAFTON	4,500	3,000	\$161,000	\$233.79	4 C110
3981204000	701	721 W	WISCONSIN	AV	BARBARA L SHAFTON	16,500	23,142	\$806,000	\$1,170.42	4 C112

TOTAL 15,341,616 26,905,787 \$1,505,739,110 \$2,186,533.00

APPENDIX D
Proposed 20032 Budget

BUSINESS IMPROVEMENT DISTRICT #21
CLEAN*SAFE*FRIENDLY
20032 BUDGET

INCOME

20032 BID #21 Assessments	\$2,186,5332,064,715
Additional Income	\$ 137,000189,000

TOTAL INCOME	\$2,323,5332,253,715
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EXPENSES

Clean Sweep Ambassador Program

Sidewalk Cleaning	\$485,000487,876
Landscaping	\$112,000105,000
Graffiti Removal	\$ 15,00018,000
CSA Equipment Replacement/ Reserve/Permits	\$ 0400
	\$612,000611,276 (267% of total)

Public Service Ambassador Program total)	\$831,000844,549 (367% of
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Administrative total)	\$323,247301,244 (143% of
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Public Information/Marketing total)	\$557,286496,646 (242% of
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TOTAL EXPENSES	\$2,323,533253,715
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