



BUSINESS IMPROVEMENT DISTRICT 10

2017 OPERATING PLAN



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BACKGROUND

In 1984, the Wisconsin legislature created Sec. 66.608 (currently Sec. 66.1109) of the Statutes enabling cities to establish Business Improvement Districts (BIDs). The purpose of the law is "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." (1983 Wisconsin Act 184, Section 1, legislative declaration.) On October 30, 1992, the Common Council of the City of Milwaukee, by Resolution File Number 921091, created BID No. 10 - Avenues West and adopted its initial Operating Plan for the year 1993.

Section 66.1109 (3) (b), Wisconsin Statutes, requires that a BID Board "... shall annually consider and may make changes to the operating plan... The Board shall then submit the operating plan to the local legislative body for its approval." The Board of Business Improvement District No. 10 submits this Operating Plan for the year 2017 in fulfillment of the statutory requirement.

This plan proposes a continuation and expansion of activities described in the initial BID Operating Plan. Therefore, it incorporates by reference the earlier plans adopted by the Common Council. In the interest of brevity, this plan emphasizes the elements which are required by Sec. 66.1109, Wisconsin Statutes, and the proposed changes for 2017. It does not repeat the background information which is contained in the original plan nor include the Business Improvement District Statute, original petitions from property owners, or BID No. 10 Bylaws.

In 2016, the BID 10 Board approved the expanding the boundaries of the BID to include properties west and north. This expansion is reflected in the attached maps.

PHYSICAL SETTING

BID 10 is bounded by Interstate 43 on the east, Highway 41 on the west, Interstate 94 on the south and on the north by Vliet Street west of 27th Street and Highland Boulevard east of 27th Street. It includes the four primary arterials on the near west side of

Milwaukee: 27th Street, 35th Street, Wisconsin Avenue and Vliet Street. In addition, there are several commercial corridors, including areas on St. Paul Avenue, Clybourn Street, Michigan Street, Kilbourn Avenue, Wells Street, State Street and others.

A map of the District is provided in Appendix A.

PROPOSED OPERATING PLAN 2017

PLAN OBJECTIVES

The objective of Business Improvement District No. 10 is, as stated in its first year, to "...continue the revitalization and improvements of a portion of Milwaukee's near west side." This objective is intended to be accomplished by maximizing both human and capital resources through the operation of an office whose staff implements and promotes activities determined appropriate by the board of directors in achieving the District's objective. The District has had a continuing contract with the Avenues West Association, Inc. to provide the necessary staffing and Operating Plan implementation, but Near West Side Partners, Inc. will replace Avenues West Association, Inc. as the agency to provide staffing and implementation in 2017.

Near West Side Partners, Inc. is a Section 501(c)(3) organization dedicated to revitalizing and sustaining the Near West Side of Milwaukee as a thriving business and residential corridor, through collaborative efforts to promote commercial corridor development, improved housing, unified neighborhood identity and branding, and greater safety for residents and businesses.

Near West Side Partners, Inc. envisions a vibrant Near West Side with a well-balanced mix of residential neighborhoods and business corridors that is thriving because it offers:

1. A safe and welcoming environment for employees, residents and visitors;
2. Residential neighborhoods that are attractive to those working in the area;
3. A distinct neighborhood identity and brand that is attractive to employers, employees, residents and visitors; and

4. A vibrant mix of commercial corridor development that serves the needs of those living and working on the Near West Side.

PROPOSED ACTIVITIES

The principal activities to be undertaken during 2017 are intended to result in enhanced neighborhood safety, improved area image, new development, and the increased value of present improvements. Possible staff activities include:

1. Direct and/or collaborate with other agencies (including Near West Side Partners, Inc.) in the implementation of long range plans approved by the Board;
2. Encourage all commercial buildings to be maintained graffiti-free and financially support and coordinate the means to accomplish this goal;
3. Encourage and support facade improvements to commercial properties within the BID, with emphasis on the SOHI District (27th street), 35th Street, Wisconsin Avenue, Vliet Street and other commercial corridors;
4. Advise area businesses on safety and security measures and serve as liaison with the security offices of area institutions, the Community Prosecution Unit (CPU) and the Milwaukee Police Department;
5. Work with owners and managers of private and public property to encourage quality maintenance and management of their properties;
6. Provide staff assistance to property owners and developers who are engaged in property improvements and redevelopment activities;
7. Market and provide visual enhancement of the Near West Side's seven neighborhoods; and
8. Coordinate with economic development programs of area organizations, institutions and government agencies.

PROPOSED EXPENDITURES

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

Functional expenditures are anticipated to be in the approximate amounts set forth in Table 1 below.

FINANCING METHOD

It is proposed that \$303,123 will be obtained from assessments on property within the District. (See Appendix B.) The assessment method is described in the Method of Assessment Section of this plan.

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

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TABLE 1: INCOME AND EXPENDITURES

BID Income	
Assessments (321 parcels)	300,319
Fundraising	30,000
BID Expenses	
Total Personnel	<u>210,00</u>
Total Professional Fees	<u>24,500</u>
Program Expense	<u>57,085</u>
Office Equipment, Supplies and Fees	<u>33,734</u>
Contingency & Property Classification Error (5%)	<u>5,000</u>
Total Expense	330,319
Net Income	0

Income for the BID comes from the assessments as explained in section, Assessment Rate and Method, page 9. The BID saw a funding decrease due to property classification changes and enforcement of the \$25,000 cap as explained in section, Assessment Rate and Method, page 9 that was not fully recognized last year totaling approximately \$32,000. However, the BID has included fundraising for 2017 with an estimated amount \$30,000. Fundraising includes the annual awards ceremony for the local community.

Personnel includes salary, benefits and taxes for 2.5 FTE staff paid by the BID. These positions include an executive director, an associate director and office administrator. The BID is in the process of hiring an associated director at the time of production of the operating plan.

Professional fees include bookkeeping, accounting and legal. These services are outsourced at a cost savings to the BID.

Program expense includes business grants, event expenses, and funds for security improvements. These funds are dedicated to supporting local business initiatives and some limited fundraising. Program expense will include (but not be limited to) the following projects and programs, as approved by the BID Board:

- Awards Luncheon
- Art Programming
- Landlord Compact
- Safety and Security Task Force
- Business Recruitment
- Business Retention
- Camera / Surveillance Project
- Community Outreach
- Educational & Training Programming
- Façade Grant Program
- Graffiti Removal Program
- Lighting Program
- Marketing and Branding (i.e. website, mailings, etc.)
- Safety and Security Programming
- Streetscape

Office equipment, supplies and fees include supplies, rental/maintenance, dues and subscriptions, insurance, postage and delivery, printing, rent, telephone, internet, meeting expense, continuing education, miscellaneous, etc. These funds support the daily activity of the organization to operate.

Contingency and property classification error has been adjusted to reflect the changes from last year's operating plan (i.e. a decrease in the error rate of improperly classifying a non-assessable property) and the adjustments made in the BID assessments over the last year.

ORGANIZATION OF BID BOARD

State law requires that the Board be composed of at least five members and that a majority of the Board members be owners or occupants of property within the District. The Board's primary responsibility is implementation of the annual Operating Plan.

The Mayor appoints Directors who serve without compensation for three-year terms. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Milwaukee. The BID Board elects its own officers each year.

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

The Board shall meet quarterly, as stated in its bylaws.

ROLES AND RELATIONSHIPS

RELATIONSHIP TO AVENUES WEST ASSOCIATION, INC.

The BID shall be a separate entity from the Avenues West Association, Inc. (sometimes "AWA") and Near West Side Partners, Inc. (sometimes "NWSP"), both Section 501 (c) (3) corporations, notwithstanding the fact that members, officers, and directors of each may be shared. AWA and NWSP shall remain private organizations, not subject to the open meeting law and not subject to the public record law, except for records generated in connection with their contracts with the BID.

RELATIONSHIP TO NEAR WEST SIDE PARTNERS, INC.

NSWP is the contracting agency with the BID to provide services to the BID in accordance with this plan.

The Executive Director of the NWSP shall also serve as the Executive Director of the BID with staff as necessary to implement the annual Operating Plan.

RELATIONSHIP TO CITY OF MILWAUKEE

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

The District is a means of formalizing and funding the public-private partnership between the City and property owners in the Near West Side area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

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

CITY ROLE IN DISTRICT OPERATIONS

The City of Milwaukee has committed to helping private property owners in the District promote its development. To this end, the City

has played a significant role in the creation of the District and in the implementation of its Operating Plan. In particular, the City will:

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

METHOD OF ASSESSMENT

ASSESSMENT RATE AND METHOD

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

assessed value of each property was selected as the basic assessment method for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$6,000.00 per parcel will be applied to all properties. In addition, a per-owner cap will apply such that no single property owner will be assessed more than \$25,000 in the aggregate across all of the assessable parcels in the BID.

As of January 1, 2016, the assessable property in the District had a total value of over \$168,334,445.00 - (315 parcels). The assessment total for BID purposes is \$300,319 - (315 parcels). This plan proposes to assess the property in the District at a rate of \$3.00 per \$1,000.00 of assessed value, subject to the maximum assessment of \$6,000 per parcel and the aggregate maximum of \$25,000 per owner. Appendix B shows the projected BID assessment for each property included in the District.

EXCLUDED AND EXEMPTED PROPERTY

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

1. The District will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this Plan because they also benefit from the activities of the District.
2. State Statute 66.1109(5) (a): Property known to be used exclusively for residential purposes may not be assessed by the District. Such properties will be identified as BID exempt properties in Appendix B, as revised each year.

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

Real property, on which more than 66-2/3% of the square footage of the area of the building of such real property is used for residential purposes, is defined as "substantially residential property." The law authorizing the creation of BIDs states the intention that residential space is considered a residential, and not a commercial use. Therefore, the owner of any substantially residential property within the BID may certify to the BID Board the square footage of such real property used for residential and nonresidential purposes. The percentage of square footage used for nonresidential purposes, as compared to the total square footage of such building, multiplied by the assessed value for the entire value for the entire building on such real property, shall be the value of the real property used for multiplication against the BID assessment rate, subject to the \$6,000 per parcel and \$25,000 per owner caps. (There is no minimum assessment.) Calculation of floor area shall exclude basement area. Properties which received an adjusted assessment for 2016 shall be assessed for 2017 only on the

non-residential portion of the property as certified by the owner and accepted by the Board. These adjustments are reflected in the amounts shown in Appendix B.

3. Privately owned tax-exempt property adjoining the District and which is expected to benefit from District activities may be asked to make a financial contribution to the District on a voluntary basis.

FUTURE YEAR DEVELOPMENT AND OPERATING PLAN

Section 66.1109 (3) (a) of the BID law requires an annual review of the Operating Plan, but permits rather than requires revisions of the Plan. The Board interprets this wording as encouraging consistency in program and approach from year to year.

The Board expects to revise the Operating Plan each year to reflect changes in assessed values and costs, completion of specific programs, and changing development needs and opportunities. However, the Board intends each Plan to reflect the same purposes and objectives that provided the basis for the creation of the District. The BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the consent of the City of Milwaukee. Approval by the Common Council of the Annual Operating Plan shall be conclusive evidence that the Plan has complied with Section 66.1109 Wisconsin Statutes.

While 2017 will reflect an expansion in the district's boundaries and annual income, the focus and basis of the BID will remain the same.

AMENDMENT, SEVERABILITY AND EXPANSION

This BID was created under authority of Section 66.608 (currently 66.1109) of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional, its decision will not invalidate or terminate the BID and this BID Operating Plan shall be amended to conform to the law without need of reestablishment.

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

STAFF AND BOARD

BID OFFICERS

President: Rick Wiegand, Wiegand Enterprises/Ambassador Hotel

Vice President: Tony Coleman, WISN-TV

Secretary: resigned (no longer owner of property in the district)

Treasurer: Thomas Schmitt, CPA, Select Management

BID BOARD MEMBERS

Rana Altenburg, Marquette University

John Hennessy, Hennessy Group

Dan Naumann, Great Lakes Commercial Sales

Aaron Martinez, MillerCoors

Pat Nissen, Aurora Health Care

Jason Tolleson, Harley-Davidson

STAFF

Keith Stanley, Executive Director

Darrian Davis, Community Outreach Assistant

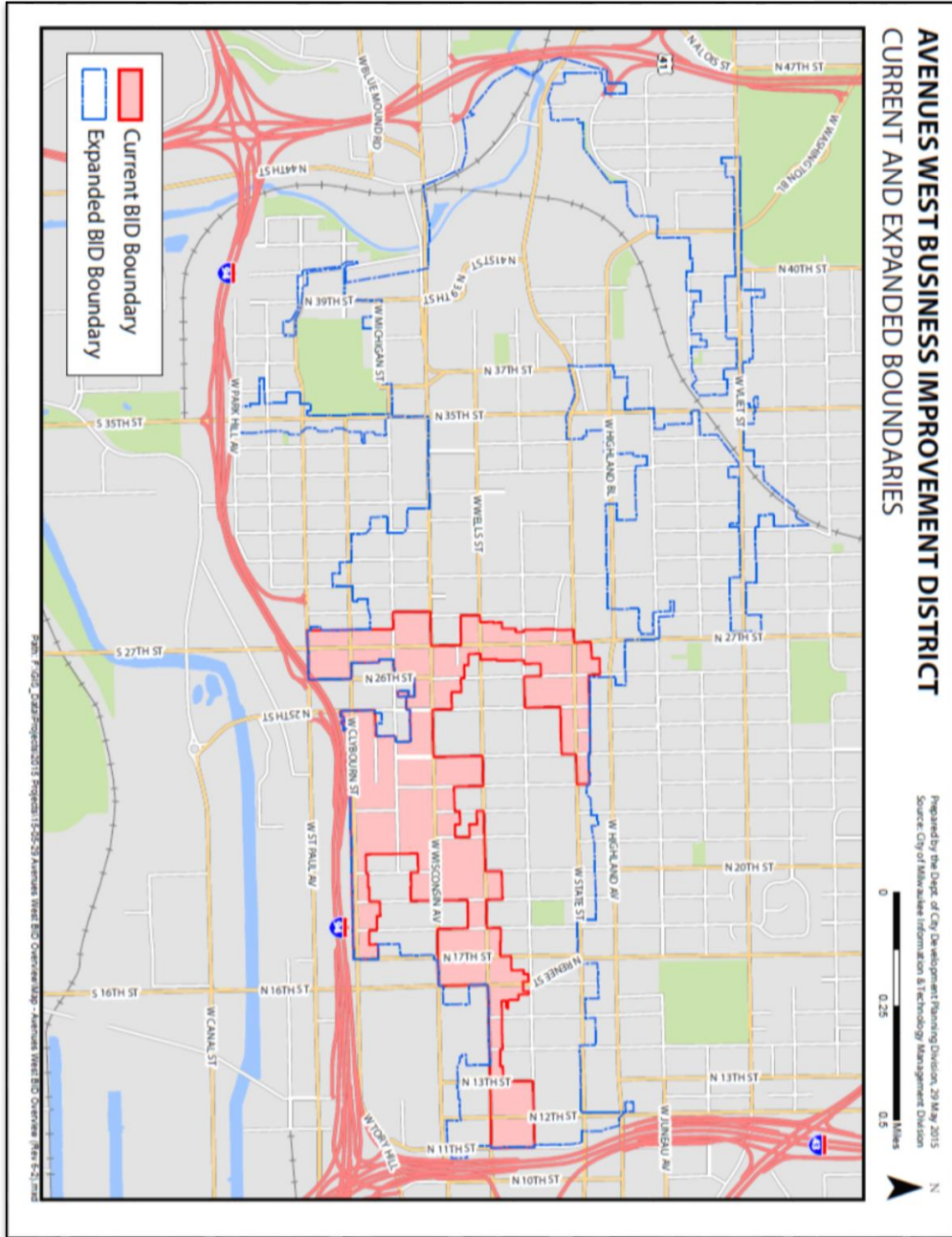
Elizabeth Moen, Administrative Assistant

APPENDICES

MAP OF BID

VALUES AND SPECIAL ASSESSMENTS

Appendix A: Map of BID



APPENDIX B: VALUES AND ASSESSMENTS

taxkey	address	owner1	Assessment
3660122000	3737 W VLIET	JOSEPH ALAKA	\$70
3661761000	3922 W VLIET	JOYE A PETERSON	\$99
3651200000	3416 W VLIET	JUAN M TREJO	\$220
3651171100	3308 W VLIET	LADDI LLC	\$2,157
3660540100	3935 W VLIET	MARK CLOUGH	\$137
3650031100	2901 W VLIET	MARY L BUHLER	\$149
3650049000	3101 W VLIET	MYRTLE OWENS	\$24
3660532000	3901 W VLIET	NAVDIP KAUR	\$264
3660501100	3801 W VLIET	SAMI RAHMOUN	\$334
3670014000	4307 W VLIET	STEWART G FRIEND	\$276
3670015000	4311 W VLIET	STEWART G FRIEND	\$408
3650005000	2733 W VLIET	T & M CLEANING SERVICES INC	\$230
3670003100	4227 W VLIET	THE EUGENE J AND KAREN J	\$468
3660911110	3611 W VLIET	THIRTY SIX VLIET LLC	\$1,383
3661759000	3914 W VLIET	THOMAS M FUCHS	\$90
3661737000	3804 W VLIET	TRUMALOO LLC	\$283
3661715000	3718 W VLIET	VACHINZONG LOR	\$125
3650261111	3020 W VLIET	WIS AFRICAN AMERICAN	\$960
3910307110	1020 N 12TH	AURORA HEALTH CARE	\$2,760
3910226112	925 N 12TH	AURORA HEALTH CARE	\$4,407
3910509113	948 N 12TH	AURORA HEALTH CARE	\$4,671
3910209100	840 N 12TH	BADGER RE PORTFOLIO I LC	\$3,285
3910227110	1218 W KILBOURN	BADGER RE PORTFOLIO I LLC	\$6,000
3661981000	1302 N 38TH	HARLEY DAVIDSON INC	\$146
3870338100	1100 N 37TH	HARLEY DAVIDSON MOTOR CO	\$150
3870345110	1150 N 37TH	HARLEY DAVIDSON MOTOR CO	\$291
3660518000	1300 N 39TH	HARLEY DAVIDSON MOTOR CO	\$16
3660138112	3700 W JUNEAU	HARLEY DAVIDSON MOTOR CO	\$6,000
3870367114	3725 W JUNEAU	HARLEY DAVIDSON MOTOR CO	\$1,037
3870325112	1127 N 35TH	HARLEY-DAVIDSON MOTOR CO	\$1,539
3660137100	3721 W MC KINLEY	HARLEY-DAVIDSON MOTOR CO	\$562
3870369111	3701 W HIGHLAND	MILLERCOORS LLC	\$374
3871142000	3810 W STATE	MILLERCOORS LLC	\$339
3870022000	3831 W WELLS	MILLERCOORS LLC	\$1,056
4020132000	3901 W BLUE MOUND	MILLERCOORS LLC	\$2,166
3871143000	3930 W STATE	MILLERCOORS LLC	\$2,568
3871141000	3939 W HIGHLAND	MILLERCOORS LLC	\$2,568

3871144000	3979 W HIGHLAND	MILLERCOORS LLC	\$2,497
3870014110	4001 W STATE	MILLERCOORS LLC	\$2,568
3879991110	4051 W HIGHLAND	MILLERCOORS LLC	\$1,759
3870028110	4103 W STATE	MILLERCOORS LLC	\$2,568
3870003110	4122 W STATE	MILLERCOORS LLC	\$2,568
3879990100	4270 W STATE	MILLERCOORS LLC	\$958
3860211112	4315 W STATE	MILLERCOORS LLC	\$1,027
3860202200	4400 W STATE	MILLERCOORS LLC	\$1,416
3860203100	4430 W STATE	MILLERCOORS LLC	\$387
3870013100	3800 W WELLS	MILLERCOORS LLC	\$181
3632671100	845 N 16TH	MARQUETTE DELTA CORPORATION	\$2,340
3910218000	1200 W WELLS	MARQUETTE UNIVERSITY	\$1,245
3910219000	1222 W WELLS	MARQUETTE UNIVERSITY	\$1,830
3901190000	1528 W WELLS	MARQUETTE UNIVERSITY	\$6,000
3632696000	1601 W WELLS	MARQUETTE UNIVERSITY	\$834
3901187000	1609 W WELLS	MARQUETTE UNIVERSITY	\$423
3901212100	1610 W WISCONSIN	MARQUETTE UNIVERSITY	\$2,412
3901185000	1613 W WELLS	MARQUETTE UNIVERSITY	\$825
3901188100	1624 W WELLS	MARQUETTE UNIVERSITY	\$2,145
3901181000	1633 W WELLS	MARQUETTE UNIVERSITY	\$1,680
3901188300	803 N 16TH	MARQUETTE UNIVERSITY	\$3,360
3901183000	1617 W WELLS	MARQUETTE UNIVERSITY	\$708
4000505100	2227 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	\$119
4000519000	2301 W WISCONSIN	AMBASSADOR ENTERPRISE LLC	\$3,935
3892001000	2308 W WISCONSIN	AMBASSADOR ENTERPRISES	\$6,000
3891540111	2112 W WELLS	WIEGAND INVESTMENTS 2112	\$257
4000703110	624 N 24TH	WIEGAND INVESTMENTS 624	\$564
3880114000	801 N 27TH	WIEGAND INVESTMENTS 624	\$287
4000751000	2422 W CLYBOURN	WIEGAND INVESTMENTS 624 LLC	\$852
4000749000	2460 W CLYBOURN	WIEGAND INVESTMENTS 624 LLC	\$1,401
3880115100	2734 W WELLS	WIEGAND INVESTMENTS 624 LLC	\$66
3880112110	839 N 27TH	WIEGAND INVESTMENTS 624 LLC	\$235
3880111100	853 N 27TH	WIEGAND INVESTMENTS 624 LLC	\$162
3891804000	755 N 23RD	WIEGAND INVESTMENTS 755	\$528
4000750000	2440 W CLYBOURN	WIEGAND INVMTS 624 LLC	\$897
3632723000	1834 W WISCONSIN	1722 LLC	\$1,845
4000206100	2102 W MICHIGAN	2029 LLC	\$124
4000220100	2123 W MICHIGAN	2123 WEST MICHIGAN LLP	\$1,505
4010961000	504 N 29TH	2965 RICHARDS LLC	\$210
4012015000	3127 W WISCONSIN	3127 WEST WISCONSIN	\$915

4020020000	3504 W PARK HILL	3504 LLC	\$99
3870012000	3700 W WELLS	3700 WEST WELLS STREET LLC	\$630
3650807110	2900 W VLIET	414 ENTERPRISES LLC	\$945
3860051100	4648 W STATE	47TH & STATE LLC	\$491
4000754100	2330 W CLYBOURN	6211 CHURCH ROAD	\$630
3891208000	2502 W WISCONSIN	A & I PETROLEUM LLC	\$450
3910202000	855 N 11TH	A CHUDNOW & SONS	\$366
3891606000	2218 W WELLS	ACCOMODATING BLDG CO INC	\$39
3891607000	2224 W WELLS	ACCOMODATING BLDG CO INC	\$840
3891605000	2212 W WELLS	ACCOMODATING BUILDING CO	\$40
3661402100	1333 N 35TH	AHMAD PROPERTIES LLC	\$396
3650075000	1334 N 35TH	AHMAD PROPERTIES LLC	\$549
3661401110	1353 N 35TH	AHMAD PROPERTIES LLC	\$897
3650072100	3431 W VLIET	AHMAND PROPERTIES LLC	\$288
4012013000	3111 W WISCONSIN	ALAN D EISENBERG	\$1,077
3870704000	3539 W STATE	ALFRED SCHIENKE	\$546
3890743110	2412 W STATE	ALLEY CAT PROPERTIES LLC	\$1,020
3910201000	1119 W KILBOURN	AMC REALTY LLC	\$471
3890519100	848 N 27TH	AMJAD TUFAIL	\$169
3880664000	3424 W WELLS	AMOULI INVESTMENT LLC	\$450
3870703000	3535 W STATE	ANDY SONG	\$828
3870712000	926 N 37TH	ANDY SONG	\$28
3891029100	2020 W STATE	AREC 10 LLC	\$3,240
3880415100	3316 W WISCONSIN	ATL PROPERTIES LLC	\$708
3881704000	2929 W HIGHLAND	AVATAR	\$945
3880651000	3419 W STATE	B C MGMT LLC	\$175
3632447100	1812 W STATE	BADGER DISTRIBUTING	\$465
3632448000	1816 W STATE	BADGER DISTRIBUTING OF	\$286
4010959000	2812 W CLYBOURN	BAKER WILLIAMS INV LLC	\$179
4011081000	2929 W CLYBOURN	BARTOSZ WOJTECKI	\$112
3661510000	3500 W VLIET	BASSAM AL-RAMAHI	\$117
3661718000	3730 W VLIET	BASSAM AL-RAMAHI	\$137
3650286000	1419 N 31ST	BENEDICT WEILER	\$101
4010201100	3435 W CLYBOURN	BENJAMIN L ROGERS	\$489
3890870110	2522 W STATE	BETTY STOUGH LLC	\$3,225
3891577100	725 N 22ND	BILLER HOTEL, LTD	\$3,005
3891567100	2120 W WISCONSIN	BMO HARRIS BANK NA	\$3,411
4000041100	510 N 27TH	BOCKHORST PROPERTIES LLC	\$426
4000601000	2001 W WISCONSIN	BRETT II LLC	\$869
4000602000	2009 W WISCONSIN	BRETT II, LLC	\$103

4000605000	623 N 20TH	BRETT II, LLC	\$46
4000606000	623 N 20TH	BRETT II, LLC	\$5
4000217100	2030 W CLYBOURN	C CATALANO CO, INC	\$1,953
4020106100	603 N 36TH	C M K INC	\$2,460
3632655000	812 N 18TH	CAMPUS DEVELOPMENT LLC	\$29
4000952000	418 N 27TH	CAREY PROPERTIES LLC	\$1,221
3919994100	1100 W WELLS	CATHOLIC FINANCIAL LIFE	\$6,000
3881632100	3216 W HIGHLAND	CCCM REALTY LLC	\$5,457
3650412110	3412 W JUNEAU	CENTER CITY CORP	\$154
4010506000	2729 W WISCONSIN	CERIA M TRAVIS ACADEMY	\$0
4010507000	2733 W WISCONSIN	CERIA M TRAVIS ACADEMY	\$489
3651201000	3424 W VLIET	CFSC PROPERTIES LLC	\$11
3651202000	3428 W VLIET	CFSC PROPERTIES LLC	\$198
3661713100	3710 W VLIET	CHA LOR	\$119
3891556100	2101 W WELLS	CHARLES TUNKIEICZ FARMS, INC	\$165
3650004000	2729 W VLIET	CHER X YANG	\$762
3891110100	1003 N 22ND	CITY ON A HILL INC	\$73
3891941000	2224 W KILBOURN	CITY ON A HILL INC	\$9
3891594100	853 N 22ND	CITY ON A HILL INC	\$131
3632554000	1701 W STATE	CLEAR CHANNEL OUTDOOR INC	\$13
3870210000	3742 W WISCONSIN	COAKLEY WISCONSIN	\$2,268
3650299200	3116 W CHERRY	COMMUNITY CARE INC	\$63
3910255110	1202 W HIGHLAND	CONTINENTAL A1 CORP	\$3,345
3860209120	980 N 45TH	COWEN FAMILY TRUST	\$1,563
3881637000	3112 W HIGHLAND	CREAM CITY PROPERTIES LLC	\$2,463
3881204000	901 N 27TH	D & R KILBOURN PROPERTY LLC	\$1,257
4012001100	3001 W WISCONSIN	DAHI CORPORATION DBA	\$3,034
4020239000	4000 W CLYBOURN	DANIEL E WATERS	\$298
3661757100	3904 W VLIET	DANIEL MOCHALSKI	\$103
3891571000	2117 W WELLS	DEBRA JEAN THATCHER	\$891
3650067110	3247 W VLIET	DELTA PRINTING CORP	\$410
3651173000	3314 W VLIET	DENISE BEVERLY-DAVIS	\$97
3860209110	4300 W MONARCH	DENNIS HAMEISTER	\$831
3880413100	3300 W WISCONSIN	DENNIS PERKINS LLC	\$126
3661509000	1421 N 35TH	DOUGLAS H SNOW	\$12
3632426000	1926 W STATE	DOUGLAS P LAWINGER	\$106
4000760110	2203 W MICHIGAN	DOWNEY INC	\$2,714
4012172000	2710 W ST PAUL	DREAMLAND PETROLEUM COMPANY	\$113
4011028000	2724 W ST PAUL	DREAMLAND PETROLEUM COMPANY	\$22
4012171000	405 N 27TH	DREAMLAND PETROLEUM COMPANY	\$4,215

3650071100	3329 W VLIET	DULCE M B TREJO	\$174
3891320000	2302 W STATE	DYAN WARD	\$156
4000708000	2401 W WISCONSIN	EAGLES AUDITORIUM INC	\$2,064
4000730111	2407 W MICHIGAN	EAGLES AUDITORIUM INC	\$606
4000709000	2425 W WISCONSIN	EAGLE'S AUDITORIUM INC	\$202
4000743000	534 N 25TH	EAGLE'S AUDITORIUM INC	\$37
4000742000	538 N 25TH	EAGLE'S AUDITORIUM INC	\$38
3881005000	3306 W HIGHLAND	ELIJAH M RASHAED	\$1,224
4000770110	2455 W CLYBOURN	ELLER MEDIA CO	\$107
3660902000	3525 W VLIET	ERNEST ZAZUETA	\$172
3660903000	3529 W VLIET	ERNEST ZAZUETA	\$143
3880644100	930 N 35TH	ESSA PROPERTIES LLC	\$106
3880647100	950 N 35TH	ESSA PROPERTIES LLC	\$1,293
3891582000	2210 W WISCONSIN	ETD DEVELOPMENT LLC	\$2,327
3891538000	2104 W WELLS	EURALDO M TASE	\$131
3650299100	1511 N 31ST	EXTREME ENTERPRISES LLC	\$275
4000033100	540 N 27TH	FAIAH GROUP LLC	\$211
4010501000	2701 W WISCONSIN	FALA7 INVESTMENTS LLC	\$366
4011064100	2901 W CLYBOURN	FALA7 INVESTMENTS LLC	\$891
4000084000	2631 W CLYBOURN	FARRAH GROUP LLC	\$378
3879995000	971 N 37TH	FEDERAL HOME LOAN MTG CORP	\$282
3901311000	1924 W WELLS	FIRST MILWAUKEE PROPERTIES	\$1,044
4029983100	333 N 35TH	FIRST SERVICE CREDIT UNION	\$2,760
4000002100	2525 W WISCONSIN	FIRSTAR BANK NA	\$2,145
3660505000	3827 W VLIET	FREDDIE SANDERS	\$295
3650024110	2807 W VLIET	FRIENDS OF HOUSING CORP	\$395
4010978111	547 N 27TH	FROEBEL REALTY CO., INC	\$408
3881203000	921 N 27TH	GARY LEE LIESKE	\$930
3661758000	3910 W VLIET	GEANICE GLADNEY	\$128
4000766100	522 N 22ND	GEORGE A TAMMS	\$1,183
3870018100	749 N 37TH	GEORGE W RUSSELL &	\$560
3650284100	3106 W VLIET	GERALD A PETERS	\$158
3900012100	1434 W STATE	GRZECA ENTERPRISES LTD	\$894
3632427000	1932 W STATE	GSD PETROLEUM LLC	\$23
3660725000	4110 W MARTIN	GURINDER S NAGRA	\$744
4010520100	605 N 27TH	H & K PARTNERS, LLC	\$321
3890301000	954 N 27TH	HAUSMANN ENTERPRISES LLC	\$225
3890896000	2611 W STATE	HAUSMANN ENTERPRISES LLC	\$256
3632626110	1900 W WELLS	HEARST-ARGYLE STATIONS INC	\$915
3632724110	759 N 19TH	HEARST-ARGYLE STATIONS INC	\$6,000

3670013000	4303 W VLIET	HERITAGE WEST PROPERTIES	\$320
3661714000	3714 W VLIET	ILO CORPORATION	\$148
3661717000	3726 W VLIET	J E D INVESTMENT CORPORATION	\$61
3900218000	1014 N 16TH	JAMES L MCNAUGHTON	\$210
3861103110	4601 W JAMES	JAMES STREET LLC	\$353
3900014100	1426 W STATE	JAMES T LOCKE	\$342
4029987000	401 N 35TH	JASKIRAN TOOR	\$131
3632423110	1900 W STATE	JATINDER SINGH	\$249
3890910000	914 N 27TH	JB PROPERTIES LTD PTNRSP	\$1,191
3870706000	3611 W STATE	JD HARRIS	\$220
4000037210	534 N 27TH	JEROME A MURRAY	\$293
3980686000	515 N 19TH	JOHN J PICCIURO	\$81
3980687100	1900 W CLYBOURN	JOHN J PICCIURO ET AL	\$870
3890305000	2623 W STATE	JOHN MEYERS	\$37
3890304000	2627 W STATE	JOHN MEYERS	\$108
3890302000	958 N 27TH	JOHN MEYERS	\$381
3890303000	962 N 27TH	JOHN MEYERS	\$257
3661931100	4212 W HIGHLAND	JONAS FAMILY LTD PARTNERSHIP	\$6,000
3900214100	1530 W STATE	KASHMIR MULTANI	\$1,239
3882210121	3022 W KILBOURN	KILBOURN KNOLL LLC	\$29
3890900112	2622 W KILBOURN	KING PARK INVESTMENT CO LLC	\$133
3880501000	3435 W WELLS	KINKUN INC	\$212
3891802100	2313 W WELLS	KOPCA INVESTMENTS LLC	\$678
3899998000	2524 W WISCONSIN	LA I LLC	\$95
3899999000	2532 W WISCONSIN	LA I LLC	\$753
3890517000	820 N 27TH	LAKESIDE EFFECT LLC	\$157
4011082000	2925 W CLYBOURN	LEONARD R GIGOWSKI TRUST	\$64
4000219100	2100 W CLYBOURN	LOFTUS GROUP II LLC	\$1,164
4010963000	514 N 29TH	LSREF3 SAPPHIRE 2 LLC	\$47
3891583000	2220 W WISCONSIN	MARGARET CHRISTODOULAKIS	\$531
4011003000	2705 W CLYBOURN	MARK R PACHEFSKY	\$181
3879989110	4111 W MARTIN	MARKSIDE APARTMENTS PARTNERS	\$89
4020519000	3607 W MT VERNON	MARY K BERG	\$163
3632452000	1830 W STATE	MATRIC INC	\$14
3890703000	2411 W STATE	MATRIC INC	\$188
3650419120	1224 N 35TH	MC DONALDS CORP	\$1,737
4000711100	2455 W WISCONSIN	MCDONALDS CORP	\$1,944
4029999100	3501 W WISCONSIN	MEGAL DEVELOPMENT CORP	\$2,487
4010753100	234 N 35TH	MER-CAR CORP., INC	\$130
3870756110	733 N 35TH	METRO MILWAUKEE FLORISTS	\$705

4010505000	2725 W WISCONSIN	MICHAEL C SILBER AND	\$158
3890929000	2608 W STATE	MICHAEL CHRIST	\$276
3860218000	4719 W STATE	MIKE TORMEN	\$179
3880503100	750 N 35TH	MILWAUKEE MIDWEST MEDICAL	\$2,022
3632450000	1822 W STATE	MNM PARTNERS, LLC	\$52
3870755110	3522 W WISCONSIN	MRED (35TH\WISCONSIN)	\$6,000
4000042000	2634 W CLYBOURN	MRS PS GALAXY MOTORS INC	\$18
3870204100	3706 W WISCONSIN	MTL 1245 R STREET LLC	\$1,272
4000982000	2222 W CLYBOURN	MUFAR INVESTMENTS LLC	\$1,396
4000983000	2322 W CLYBOURN	MUFAR INVESTMENTS, LLC	\$657
3890883000	2537 W STATE	MULTANI PROPERTY LLC	\$96
4010755000	222 N 35TH	NANETTE M SUCHOCKI	\$52
4010758110	212 N 35TH	NASEEM & CO LLC	\$1,530
3891813000	2336 W WISCONSIN	NATIONAL REAL ESTATE	\$552
4011002000	2715 W CLYBOURN	OMAR M BARKHADLE	\$318
4011063000	2911 W CLYBOURN	OPUS INVESTMENTS LLC	\$22
4011066000	437 N 29TH	OPUS INVESTMENTS LLC	\$44
4010901112	2801 W WISCONSIN	ORP REAL EST HOLDINGS LLC	\$1,671
4010984100	505 N 27TH	PACHEFSKY LIVING TRUST	\$147
4000981000	2202 W CLYBOURN	PERITAL LLC	\$966
4010981000	527 N 27TH	PEVNICK REV TR D9/13/2013	\$996
4029989000	3512 W ST PAUL	PUBLIC EMPLOYEES UNION	\$255
4012014000	3121 W WISCONSIN	QUID ROE LLC	\$467
4029995112	3601 W WISCONSIN	R R L INVESTMENT CORPORATION	\$2,100
3890900111	930 N 27TH	REALTY INCOME PROPERTIES 19	\$1,311
3870388200	1255 N 35TH	RENOVATION REALTY	\$162
3870339100	1118 N 37TH	RENOVATION REALTY INVESTMENT	\$24
3870388111	1235 N 35TH	RENOVATION REALTY INVESTMENT	\$5,991
4000767000	2120 W CLYBOURN	RESNANT PROPERTIES LTD	\$1,371
4010983100	509 N 27TH	RICHARD A PETERS	\$333
4020008110	301 N 35TH	RICHARD A PUKITE	\$491
4010207000	424 N 35TH	ROBERT J OWENS	\$184
4010209000	3434 W ST PAUL	ROBERT L ANDERSON TR	\$485
3661762100	3916 W KISSLICH	RUN MANAGEMENT LLC	\$242
3881814000	949 N 27TH	S & L GLOBAL CONSULTING USA	\$1,263
3880663000	800 N 35TH	SADAQAT ALI	\$297
4011004100	431 N 27TH	SANDHU REAL ESTATE LLC	\$1,566
3890894000	2601 W STATE	SAR LLC	\$363
3890895000	2607 W STATE	SAR LLC	\$22
4010960000	500 N 29TH	SCOTT BENTON	\$112

4000701000	2323 W WISCONSIN	SCRUB AVENUE LLC	\$828
4020329000	3928 W ST PAUL	SHAWN HUTCHENS	\$175
4020911000	3801 W WISCONSIN	SHERWIN SIEGEL AS TRUSTEE	\$2,922
3650422000	1238 N 35TH	SINGH & SINGH LLC	\$1,881
4010994100	528 N 28TH	SINGSON & SINGSON LLC	\$186
4010980111	535 N 27TH	SINGSON & SINGSON LLC	\$1,119
3892011000	2632 W WELLS	SOHI COMMERCIAL LLC	\$278
3890108000	760 N 27TH	SOHI CORNER INC	\$654
3871104100	741 N 42ND	SOO LINE RAILROAD COMPANY	\$10
4010737100	302 N 35TH	SPEEDWAY SUPERAMERICA LLC	\$2,004
4020102100	3727 W WISCONSIN	SRN REAL ESTATE LLP	\$3,114
3910203000	845 N 11TH	STEVEN TILTON & NOLA	\$504
4000951000	2620 W ST PAUL	SYLVAN HOLDINGS LLC	\$508
3650077000	3410 W MC KINLEY	SYLVIA TIWARI	\$651
3870027000	3844 W WISCONSIN	THE ZURICH JOINT REVOCABLE	\$501
3860226114	900 N 46TH	THEODORE F DRAGOTTA	\$648
3860226115	944 N 46TH	THEODORE F DRAGOTTA	\$1,701
4010931100	2930 W CLYBOURN	THOMAS E FRITZ & AMY HW	\$687
3891504000	2041 W WELLS	THOMAS SCHMITT	\$305
3660550000	3912 W MC KINLEY	TIME WARNER CABLE MIDWEST LL	\$651
4020009000	237 N 35TH	TOMMIE LEE JONES	\$207
4020017110	215 N 35TH	TRIGRAM PROPERTIES LLC	\$1,263
3890704000	2429 W STATE	UNIVERSAL WHOLESALÉ LLC	\$84
3890705000	2441 W STATE	UNIVERSAL WHOLESALÉ LLC	\$117
3871131000	3809 W WELLS	WI COMMUNITY SERVICES INC	\$59
3870734000	959 N 35TH	WILLIAM C GAGLIANO REV TR	\$63
3870701000	973 N 35TH	WILLIAM C GAGLIANO REV TR	\$143
4010502000	2709 W WISCONSIN	WILLIAM H NIEWOEHNER	\$474
3860035100	4706 W STATE	WILLIAM P HARVEY AND	\$810
3980662000	1925 W WISCONSIN	WIS AVE PROPERTIES 1 LLC	\$130
3980663100	1933 W WISCONSIN	WIS AVE PROPERTIES 1 LLC	\$227
4000011110	635 N 26TH	WIS27 LLC	\$6,000
3870209000	3716 W WISCONSIN	WISCONSIN COMMUNITY SERVICES	\$536
3870211100	726 N 38TH	WISCONSIN COMMUNITY SERVICES	\$95
3870203100	727 N 37TH	WISCONSIN COMMUNITY SERVICES	\$56
4010516100	2720 W MICHIGAN	YW HOUSING INC	\$140
3860052000	4634 W STATE	ZAESKE HOLDINGS LLC	\$402
3880669110	827 N 34TH	ZAIRE NICHOLE PROPERTIES LLC	\$462