

NEIGHBORHOOD IMPROVEMENT DISTRICT NO. 8: WALKER'S POINT

PROPOSED OPERATING PLAN

AUGUST 8, 2016

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I. INTRODUCTION

In 2006, the State of Wisconsin enacted Wisconsin Stat. § 66.1110 which gave Wisconsin municipalities (i.e., cities, villages and towns) the power to establish one or more Neighborhood Improvement Districts (NIDs) within their community. Neighborhood Improvement Districts focus on neighborhoods composed exclusively of large multifamily housing units or mix of businesses and multifamily housing. An assessment methodology is developed to allow the assessable residential and commercial properties within the geographic area to contribute to programs aimed at neighborhood lighting, distinctive signage, and pocket-parks, enhanced public green spaces and other activities as approved by the NID Board.

The City of Milwaukee has received a petition from property owners which requests creation of a Neighborhood Improvement District for the purpose of revitalizing and improving the Walker's Point neighborhood on Milwaukee's near south side (see Appendix B). The NID law requires that every district have an annual Operating Plan. This document is the initial Operating Plan for the proposed Walker's Point Neighborhood Improvement District (the "District"). The NID proponents prepared this Plan with technical assistance from the City of Milwaukee Department of City Development.

II. DISTRICT BOUNDARIES

The District boundaries cover approximately forty-eight (48) blocks. The proposed District boundaries include South 3rd Street to the West, Greenfield to the south, the railroad or the Milwaukee River on the east, and Seebooth Street to the north. Boundaries of the District are shown in Appendix A 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 promote and sustain Walker's Point as a thriving mixed-use neighborhood; influence the design of new structures and the recycling of old buildings in a way that preserves, enhances and excites the Walker's Point sense of place; and further the neighborhood's image as a clean, safe and welcoming environment in which to live, work and play.

B. Proposed Activities – Year One

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

- a. Enhance the area's image through signage, beautification and maintenance related activities
- b. Develop marketing and promotional programs to promote the district and foster collaboration
- c. Employ and manage staff and/or support employment of staff by the Walker's Point Association

C. Proposed Expenditures – Year One

Proposed Budget

WPA – NID admin, outreach	\$44,239
Reserves/Special Projects	\$18,957
Streetscaping/Greening	\$80,000
Services (clean sweep, graffiti, street/landscaping maint)	\$60,000
Marketing and PR	\$10,000
Start-Up Expenses	\$ 5,000
Annual Audit, Insurance	\$ 3,000
TOTAL	\$221,196

D. Financing Method

It is proposed to raise \$223,143 through NID assessments (see Appendix C). The NID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

E. Organization of NID Board

Upon creation of the NID, the Common Council will set the time and place for the election of board members. The board's primary responsibility will be implementation of this Operating Plan. This will require the board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan; to ensure district compliance with the provisions of applicable statutes and regulations; and to make reimbursements for any overpayments of NID assessments.

State law requires that the board be composed of at least five members and that all of the board members be owners or occupants of property within the district.

State law requires the local legislative body must set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains the information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election.

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

1. Board Size – to be set by the Common Council, minimum five members
2. Composition - All shall be owners or occupants of property within the district. The number of board members who represent commercial and residential properties shall be set by the Common Council in as close as possible to the proportion of each type of property to the total assessed value of all property in the District. The Board shall elect its Chairperson from among its members
3. Term - Elections to the board shall be for a period of one year, and board members may be re-elected.
4. Compensation – None
5. Meetings - All meetings of the board shall be governed by the Wisconsin Open Meetings Law.

6. Record Keeping - Files and records of the board's affairs shall be kept pursuant to public record requirements.

7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof.

8. Meetings - The board shall meet regularly, at least twice each year. The board shall adopt rules of order ("by laws") to govern the conduct of its meetings.

F. Relationship to the Walker's Point Association

The NID shall be a separate entity from the Walker's Point Association, notwithstanding the fact that members, officers and directors of each may be shared. The Association shall remain a private organization, not subject to the open meeting law, and not subject to the public record law except for its records generated in connection with the NID board. The Association may contract with the NID to provide services to the NID, in accordance with this Plan.

G. The NID is not authorized to hold or own property

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the NID in proportion to the benefit derived from the NID. 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 NID. Therefore, a fixed assessment on the assessed value of the property was selected as the basic assessment methodology for this NID.

The assessment method will be on the current year general property assessment that is established by the City of Milwaukee. The rate will be \$2.50 per \$1,000 of assessed value, subject to a \$250 minimum and \$2,500 maximum per property. However, maintaining an equitable relationship between the NID 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 \$2,500 per parcel will be applied. Residential and condominium class properties shall be assessed \$30 per property.

Additionally, to prevent disproportional assessment of property owners that are already actively contributing to improvements in this area via the Harbor District BID, parcels within the footprint of the Harbor District BID will be assessed as follows: If the assessment for the Harbor District BID is less than the assessment for the Walker's Point NID based on the formula described above, they will be assessed only for the difference, subject to the minimum assessment of \$250. If the assessment for the Harbor District BID is greater than the assessment for the Walker's Point NID, they will pay only the minimum assessment of \$250 to the Walker's Point NID.

Property that is exempt from general property taxes under Wisconsin Stat. § 70.11 shall not be assessed.

As of January 1, 2016, the property in the proposed district had a total assessed value of over \$178 million. This plan proposed to assess the property in the district at a rate of \$2.50 per \$1,000.00 of assessed value, subject to the maximum assessment, for the purposes of the NID.

Appendix C shows the projected NID assessment for each property included in the district.

IV. PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

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

B. City Role in District Operation

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

1. Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
2. Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
3. Collect assessments, maintain in a segregated account, and disburse the monies of the district.
4. Receive annual audits as required per sec. 66.1110 (4)(c) of the NID law.
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 the assessed value of each tax key number with the district, as of January 1st of each Plan year, for purposes of calculating the NID assessments.
6. Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VI. PLAN APPROVAL PROCESS

A. Public Review Process

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

1. The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
2. The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
3. The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
4. The Community & Economic Development Committee of the Common Council will review the proposed NID Plan at a public meeting and will make a recommendation to the full Common Council.
5. The Common Council will act on the proposed NID Plan.
6. If adopted by the Common Council, the proposed NID Plan is sent to the Mayor for his approval.
7. If approved by the Mayor, the NID is created and an election will be held pursuant to Wisconsin Stat. § 66.1110 (9)(a).

B. Petition against Creation of the NID

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

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

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

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the NID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan. Section 66.1110 (6)(b) of the NID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon Year One activities, and information on specific assessed values, budget amounts and assessment amounts are based on Year One conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates, and approval by the Common Council of such Plan updates shall be conclusive evidence of compliance with this Plan and the NID law.

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

B. Amendment, Severability and Expansion

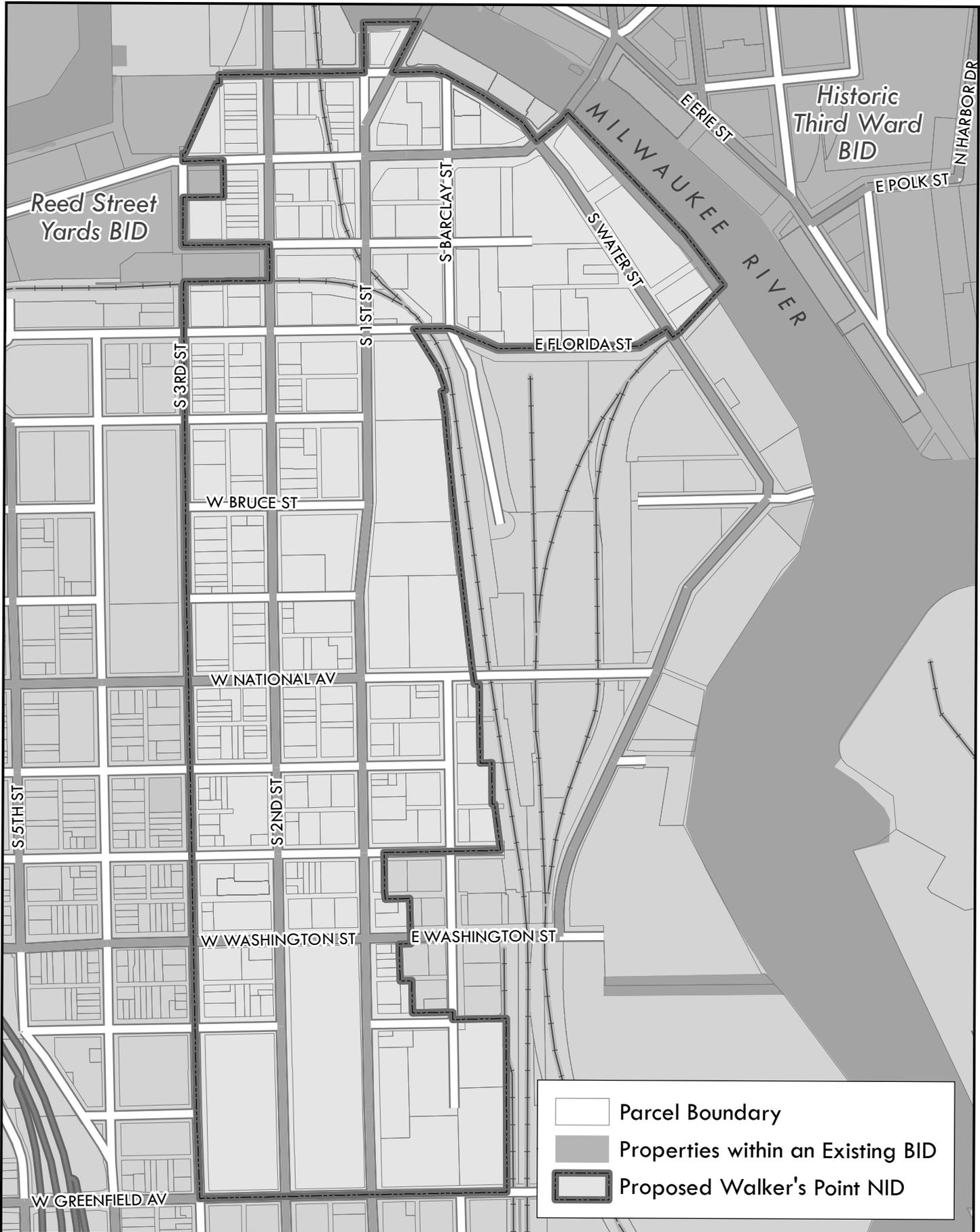
This NID has been created under authority of Section 66.1110 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the NID and this NID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a NID so as to exclude or include as assessable properties a certain class or classes of properties, then this NID 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.

PROPOSED WALKER'S POINT NID

MILWAUKEE'S NEAR SOUTH SIDE

Prepared by the Department of City Development Planning Division, 8/3/2016
Source: City of Milwaukee Information Technology Management Division



APPENDIX B

PETITION FOR THE CREATION OF A NEIGHBORHOOD IMPROVEMENT DISTRICT

We, the undersigned owners of real property subject to general real estate taxes and located in the proposed Walker's Point Neighborhood Improvement District in Appendix B, hereby petition the City of Milwaukee, pursuant to the provisions of Sec 66.1110 Stats. for the creation of a neighborhood improvement district for the area described in Appendix B.

	Name of Property Owner	Property Address	Signature
1.	Augusto P. Sandroni	125 E. National Ave	<i>ASandroni</i>
2.	Augusto P. Sandroni	217 W. National Ave	<i>ASandroni</i>
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	Name of Property Owner	Property Address	Signature
1.	Independence First	540-544 South 1st St.	Scott H. Luker
2.	234 FLORIDA, LLC	234 W. FLORIDA ST.	Ann Pop Gural
3.	FLORIDA 2NW, LLC	212 W. FLORIDA ST.	Ann Pop Gural
4.	FLORIDA 3, LLC	400 S. 2ND ST.	Ann Pop Gural
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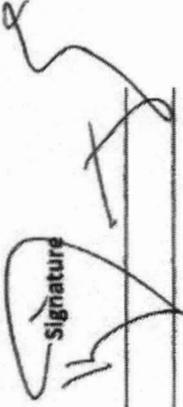
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Name of Property Owner

Property Address

- 1. Junior House Lottz, LLC
- 2. _____
- 3. _____
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710 S. 3rd Street

Signature 

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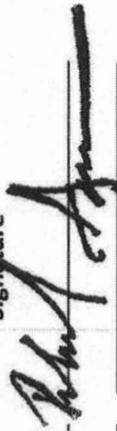
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	Name of Property Owner	Property Address	Signature
1.	<u>Milwaukee Fix LLC,</u> <u>Juli Kaufmann Managing Member</u>	<u>130 W. Bruce Street</u>	
2.	<u>Milwaukee Fix Annex LLC,</u> <u>Juli Kaufmann Managing Member</u>	<u>530 S. 2nd Street</u>	
3.	<u>Freshwater Fix LLC,</u> <u>Juli Kaufmann Managing Member</u>	<u>205 S. 2nd Street</u>	
4.	<u>Julianne M. Kaufmann</u>	<u>602 S. 3rd Street</u>	
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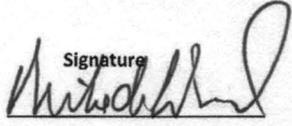
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	Name of Property Owner	Property Address	Signature
1.	Richard Arnesen	111 E Seeborn St	
2.	Kramer Lofts LLC		
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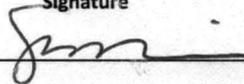
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	Name of Property Owner	Property Address	Signature
1.	<u>Impact Seven</u>	<u>120 National Ave</u>	<u></u>
2.	_____	_____	_____
3.	_____	_____	_____
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Name of Property Owner	Property Address	Signature
1. LKP Walkers LLC	324 S. Second St.	
2. (Scott Richardson)		
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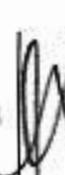
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	Name of Property Owner	Property Address	Signature
1.	MATTHEW MCELWATCHEY NOA579 LLC	224 W. BROWN ST.	
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	Name of Property Owner	Property Address	Signature
1.	G4G ACQUISITIONS, LLC	207 S. 2ND ST	
2.	G4G ACQUISITIONS, LLC	209-11 S. 2ND ST	
3.	213 2ND ST, LLC	213-15 S. 2ND ST	
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	Name of Property Owner	Property Address	Signature
1.	<u>Impact Seven</u>	<u>120 National Ave</u>	
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
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	Name of Property Owner	Property Address	Signature
1.	<i>Rockwell Automation, Inc.</i>	<i>1201 South 2nd Street</i>	<i>[Signature]</i> <i>Vec. President</i>
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Name of Property Owner	Property Address	Signature
1. TEWELES SEED TOWER APARTMENTS, LLC	222 S. 3rd Street, MKE 53204	
2. _____	_____	_____
3. _____	_____	_____
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12. _____	_____	_____
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We, the undersigned owners of real property subject to general real estate taxes and located in the proposed Walker's Point Neighborhood Improvement District in Appendix C, hereby petition the City of Milwaukee, pursuant to the provisions of Sec 66.1110 Stats. for the creation of a neighborhood improvement district for the area described in Appendix C.

	Name of Property Owner	Property Address	Signature
1.	LCM Funds 23 Bridgview LLC	235 E. Pittsburgh Avenue, Milwaukee	
2.	LCM Funds 25 Oregon LLC	221 E. Oregon St., Milwaukee	
3.	LCM Funds Pittsburgh LLC	201 E. Pittsburgh Avenue, Milwaukee	
4.	LCM Funds 26 Prime LLC	188 S. 2nd St., Milwaukee	
5.	LCM Funds 27 Parking LLC	300 S. 1st St., Milwaukee	
6.	LCM Funds 31 5th Ward LLC	138 W. Oregon St., Milwaukee	
7.	Walkers Pointe Apartment	103 W. Oregon St., Milwaukee	
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APPENDIX C

ADDRESS	OWNER NAME	CLASS	ASSESSMENT	NID ASSESS
235 E PITTSBURGH AV	LCM FUNDS 23 BRIDGEVIEW LLC	MERCANTILE APTS	11872000	\$ 2,500
221 E OREGON ST	LCM FUNDS 29 OREGON LLC	MERCANTILE APTS	10987000	\$ 2,500
1201 S 2ND ST	ALLEN-BRADLEY CO	MANUFACTURING	9294300	\$ 250
201 E PITTSBURGH AV	LCM FUNDS PITTSBURGH LLC	MERCANTILE APTS	8484000	\$ 2,500
222 S 3RD ST	HISTORIC TEWELES SEED LLC	MERCANTILE APTS	7624000	\$ 2,500
234 W FLORIDA ST	234 FLORIDA LLC	MERCANTILE	7111000	\$ 2,500
103 W OREGON ST	WALKERS POINTE APARTMENT	MERCANTILE APTS	5508000	\$ 2,500
136 W GREENFIELD A	ALLEN-BRADLEY CO	MANUFACTURING	5488100	\$ 250
710 S 3RD ST	JUNIOR HOUSE LOFTS LLC	MERCANTILE APTS	4881000	\$ 2,500
611 S 1ST ST	HORNER SOD FARMS LLP	SPECIAL MERCANTILE	3706000	\$ 2,500
105 S BARCLAY ST	KRAMER LOFTS LLC	MERCANTILE APTS	3312000	\$ 2,500
161 S 1ST ST	161 FIRST LLC	MERCANTILE	2710000	\$ 2,500
120 E NATIONAL AV	NATIONAL AVENUE LOFTS LLC	MERCANTILE APTS	2640000	\$ 2,500
130 W BRUCE ST	MILWAUKEE FIX LLC	MERCANTILE	2618000	\$ 2,500
133 W PITTSBURGH A	PITTSBURGH AVENUE LLC	MERCANTILE	2449000	\$ 2,500
140 S 1ST ST	CASTINGS POINT TOWER LLC	MERCANTILE	2209000	\$ 2,500
540 S 1ST ST	INDEPENDENCE FIRST INC	MERCANTILE	1968000	\$ 2,500
318 S WATER ST	KURTH MALTING CORP	MERCANTILE	1913100	\$ 2,500
224 W WASHINGTON	SHOE FACTORY LOFTS-MILW LLC	MERCANTILE APTS	1895000	\$ 2,500
131 W SEEBOTH ST	1096 LLC	MERCANTILE	1887000	\$ 2,500
117 W WALKER ST	RICCO PROPERTIES LLC	MERCANTILE	1759000	\$ 2,500
620 S 1ST ST	SHORELINE PROPERTIES LLC	MANUFACTURING	1624000	\$ 2,500
300 S BARCLAY ST	WPC TECHNOLOGIES INC	SPECIAL MERCANTILE	1487000	\$ 2,500
420 S 1ST ST	GARSH LLC	MERCANTILE	1364000	\$ 2,500
112 E MINERAL ST	KATHLEEN D'ACQUISTO	MERCANTILE	1351000	\$ 2,500
507 S 2ND ST	ROADSTER LLC	SPECIAL MERCANTILE	1305000	\$ 2,500
170 S 1ST ST	SDI HOLDING CO LLC	MERCANTILE	1282000	\$ 2,500
801 S 2ND ST	LA CAGE ENTERPRISES LLC	MERCANTILE	1258000	\$ 2,500
214 E FLORIDA ST	214 E FLORIDA ST LLC	SPECIAL MERCANTILE	1253000	\$ 2,500
135 E SCOTT ST	CERMAK REALTY LLC	MERCANTILE	1174700	\$ 2,500
344 E FLORIDA ST	MANDEL FIFTH WARD HOLDINGS I	SPECIAL MERCANTILE	1151000	\$ 2,500
221 S 2ND ST	221 2ND ST LLC	MERCANTILE	1142000	\$ 2,500
170 S 2ND ST	WAREHOUSE 170 LLC	SPECIAL MERCANTILE	1124000	\$ 2,500
1009 S 1ST ST	KULDIP INC	SPECIAL MERCANTILE	1114000	\$ 2,500
907 S 1ST ST	S J CAMPBELL & ASSOCIATES LL	MERCANTILE	1100000	\$ 2,500
646 S 2ND ST	HORNER SOD FARMS LLP	MERCANTILE	1064000	\$ 2,500
236 S WATER ST	236 WATER STREET ONE LLC	MERCANTILE	1040000	\$ 2,500
113 W VIRGINIA ST	HORNER SOD FARM LLP	MERCANTILE	993000	\$ 2,483
175 S WATER ST	TORMAC INVESTMENTS INC	MERCANTILE	973000	\$ 2,433
201 W WALKER ST	SAZ'S 201 WEST WALKER LLC	MERCANTILE	892000	\$ 2,230
1320 S 1ST ST	FRESHWATER PLAZA	MERCANTILE	881700	\$ 250
315 S WATER ST	THE ZAPPAS FAMILY TRUST	MERCANTILE	833000	\$ 2,083
906 S BARCLAY ST	BARCLAYS STANDARD LLC	MERCANTILE	796000	\$ 1,990
621 S 2ND ST	JD COMMERCIAL PROPERTIES	MERCANTILE	791000	\$ 1,978
228 S 1ST ST	CANVAS CORNER INC	MERCANTILE	784000	\$ 1,960
1002 S 3RD ST	WIEGAND INVESTMENTS 1002 LLC	MERCANTILE APTS	726000	\$ 1,815

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322 E FLORIDA ST	MANDEL FIFTH WARD HOLDINGS I	SPECIAL MERCANTILE	719000	\$ 1,798
217 W NATIONAL AV	217 NATIONAL LLC	MERCANTILE	712000	\$ 1,780
401 S 2ND ST	SILVANO MONREAL	MERCANTILE	702000	\$ 1,755
729 S 2ND ST	RODRIGO LOPEZ	MERCANTILE	692000	\$ 1,730
613 S 2ND ST	MBC PROPERTIES LLC	MERCANTILE	673000	\$ 1,683
139 E OREGON ST	WPC TECHNOLOGIES INC	SPECIAL MERCANTILE	671000	\$ 1,678
703 S 2ND ST	JAMES H FINN III	MERCANTILE	670000	\$ 1,675
212 E MINERAL ST	ROBERT F SMITH	MERCANTILE	634900	\$ 1,587
1101 S 2ND ST	BRAISE LOCAL FOOD LLC	MERCANTILE	631000	\$ 1,578
107 E NATIONAL AV	SELECT SOUND PROPERTIES	MERCANTILE	630000	\$ 1,575
188 S 2ND ST	LCM FUNDS 26 PRIME LLC	MERCANTILE	629700	\$ 1,574
829 S 1ST ST	829 LLC	MERCANTILE	616000	\$ 1,540
125 E NATIONAL AV	LA MERENDA 125 LLC	MERCANTILE	596000	\$ 1,490
828 S 1ST ST	2ND STREET PROPERTIES LLC	MERCANTILE	595000	\$ 1,488
235 S 2ND ST	SPOONER ART DEVELOPMENT CORP	MERCANTILE	593000	\$ 1,483
524 S 2ND ST	DIETER WEGNER III	MERCANTILE	583200	\$ 1,458
304 E FLORIDA ST	LAUREL CANYON PROP LLC	SPECIAL MERCANTILE	575000	\$ 1,438
428 S 2ND ST	CHICKEN OF THE WOODS LLC	MERCANTILE	573000	\$ 1,433
712 S 2ND ST	DIETER F WEGNER III	MERCANTILE	572000	\$ 1,430
216 S 2ND ST	KBH HOLDINGS LLC	MERCANTILE	559000	\$ 1,398
191 S 2ND ST	NEXT INVESTMENT 11 LLC	MERCANTILE	558000	\$ 1,395
100 E NATIONAL AV	KELLY CONSTRUCTION &	MERCANTILE	557800	\$ 1,395
136 E WALKER ST	CENTRIFUGAL ACQUISITION CORP	MANUFACTURING	554700	\$ 1,387
735 S 1ST ST	DOUBLE BELT LLC	MERCANTILE	533000	\$ 1,333
1134 S 1ST ST	GREGORY W NAWROCKI	MERCANTILE	517000	\$ 1,293
128 W MINERAL ST	HOMETOWN INVESTMENTS OF WI	MERCANTILE	506000	\$ 1,265
707 S 1ST ST	MC DONALD CORP	SPECIAL MERCANTILE	497000	\$ 1,243
117 E PITTSBURGH AV	PITTSBURGH PERCH LLC	MERCANTILE	495600	\$ 1,239
811 S 1ST ST	WASHINGTON INVESTMENTS INC	MERCANTILE	480000	\$ 1,200
231 S 2ND ST	231 2ND ST LLC	MERCANTILE	480000	\$ 1,200
516 S 2ND ST	FIEBING CHEMICAL CO	MANUFACTURING	478100	\$ 1,195
106 W FLORIDA ST	PAINTER PROPERTIES LLC	MERCANTILE	475000	\$ 1,188
117 W PITTSBURGH AV	STAMM LAND LLC	MERCANTILE	467000	\$ 1,168
169 S 2ND ST	KURT VAN ENGEL COMMISSION	MERCANTILE	461000	\$ 1,153
114 W NATIONAL AV	WUNDERJAK ENT LLC	MERCANTILE	459900	\$ 1,150
1022 S 1ST ST	JACQUES CHAUMET	MERCANTILE	454000	\$ 1,135
100 E SEEBOTH ST	100 E SEEBOTH LLC	MERCANTILE	451800	\$ 1,130
123 E WALKER ST	ALLEN-BRADLEY COMPANY	MANUFACTURING	445900	\$ 1,115
1100 S 1ST ST	CAPITAL REAL ESTATE 3 LLC	MERCANTILE	444000	\$ 1,110
422 S 2ND ST	ROBERT G WEISS	MERCANTILE	443000	\$ 1,108
135 E PITTSBURGH AV	PITTSBURGH OREGON LLC	MERCANTILE	441000	\$ 1,103
336 S 1ST ST	SLIMS FLORIDA LLC	MERCANTILE	440000	\$ 1,100
224 W BRUCE ST	NOA579 LLC	MANUFACTURING	439400	\$ 1,099
800 S 2ND ST	JEROME STENSTRUP	MERCANTILE	435000	\$ 1,088
124 W NATIONAL AV	JEROME L STENSTRUP	MERCANTILE	427000	\$ 1,068
643 S 2ND ST	HORNER SOD FARM PARTNERSHIP	MERCANTILE	425000	\$ 1,063
209 S 2ND ST	G&G ACQUISITIONS LLC	MERCANTILE	413000	\$ 1,033

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812 S 2ND ST	LONGWOOD ACQUISITIONS LLC	MERCANTILE	413000	\$ 1,033
412 S 2ND ST	FRISCO KID LLC	MERCANTILE	412000	\$ 1,030
217 S 2ND ST	ANN MARIE PATTEN	MERCANTILE	404000	\$ 1,010
1017 S 2ND ST	GAS LAMP SQUARE LLC	MERCANTILE	403000	\$ 1,008
205 S 2ND ST	FRESHWATER FIX LLC	MERCANTILE	400000	\$ 1,000
438 S 2ND ST	436 CORPORATION	MERCANTILE	396000	\$ 990
939 S 2ND ST	MERAKI LLC	MERCANTILE	384000	\$ 960
431 S 2ND ST	CHASE SALES LLC	MANUFACTURING	376600	\$ 942
530 S 2ND ST	MILWAUKEE FIX ANNEX LLC	MERCANTILE	364200	\$ 911
421 S 2ND ST	RICHARD J CHASE	MANUFACTURING	314400	\$ 786
117 W NATIONAL AV	RAINBOW TROUT RENTALS LLC	MERCANTILE	312000	\$ 780
434 S 2ND ST	436 CORPORATION	MERCANTILE	305000	\$ 763
157 S 1ST ST	LAS INVESTMENTS LLC	MERCANTILE	300000	\$ 750
350 S WATER ST	FRANK WILSON	MERCANTILE	299200	\$ 748
920 S 2ND ST	LAUREL CANYON PROP LLC	MERCANTILE	298000	\$ 745
839 S 2ND ST	COQUI LLC	MERCANTILE	297000	\$ 743
704 S 2ND ST	DIETER F WEGNER III	MERCANTILE	292000	\$ 730
736 S 3RD ST	BRITAIN BROTHERS LLC	MERCANTILE	287000	\$ 718
817 S 2ND ST	WILLIAM M WARDLOW	MERCANTILE	283000	\$ 708
500 S 3RD ST	DAVID MAGNASCO	MERCANTILE	278000	\$ 695
313 S WATER ST	CRAIG GYLAND	MERCANTILE	271500	\$ 679
725 S 1ST ST	SOUTH 1ST ST LLC	MERCANTILE	270000	\$ 675
1212 S 1ST ST	FRESHWATER PLAZA CORP	MERCANTILE	261000	\$ 653
700 S 2ND ST	JED INVESTMENT CORP	MERCANTILE	260000	\$ 650
1001 S 2ND ST	HORNER SOD FARMS LLP	MERCANTILE	259000	\$ 648
225 E PITTSBURGH AV	225 PITTSBURGH PTNRS LLC	SPECIAL MERCANTILE	258000	\$ 645
120 E OREGON ST	PITTSBURGH OREGON LLC	MERCANTILE	253700	\$ 634
838 S 2ND ST	FEDERAL COMMONS SOUTH	MERCANTILE	252000	\$ 630
135 E NATIONAL AV	RIA'S COMMERCIAL PROP LLC	MERCANTILE	252000	\$ 630
136 E MINERAL ST	GARY A OELSCHLAGER	MERCANTILE	235000	\$ 588
213 S 2ND ST	213 2ND ST LLC	MERCANTILE	229500	\$ 574
211 W FLORIDA ST	THOMAS L WAGNER &	MERCANTILE	229000	\$ 573
222 W FRESHWATER	COURTEEN LLC	SPECIAL MERCANTILE	225000	\$ 563
818 S 2ND ST	WILLIAM H BOENNING	MERCANTILE	219000	\$ 548
220 E PITTSBURGH AV	SOUND FOUNDATION LLC	MERCANTILE	218000	\$ 545
181 S 2ND ST	ARTHUR R GUENTHER	MERCANTILE	214000	\$ 535
602 S 3RD ST	JULIANNE M KAUFMANN	RESIDENTIAL	201200	\$ 30
916 S 1ST ST	JEANNE M SCHULTE-KELLEY	MERCANTILE	197000	\$ 493
840 S BARCLAY ST	PATSY S JAMES	MERCANTILE	195000	\$ 488
838 S 1ST ST	CHAMPION PROPERTYMGMT LLC	MERCANTILE	178000	\$ 445
1117 S 2ND ST	EPB ENTERPRISES LLC	MERCANTILE	176700	\$ 442
212 W FLORIDA ST	FLORIDA 2NW, LLC	MERCANTILE	175200	\$ 438
1114 S 1ST ST	RIP TIDE REALTY, LLC	MANUFACTURING	174900	\$ 437
145 S 1ST ST	KENNETH MC CARTHY	MERCANTILE	172000	\$ 430
209 S 1ST ST	FIRST & PITTSBURGH LLC	MERCANTILE	170400	\$ 426
1108 S 1ST ST	CURTIS M PECK	MERCANTILE	168100	\$ 420
1106 S 1ST ST	KOR HOLDINGS LLC	MERCANTILE	168000	\$ 420

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324 S 2ND ST	324 SOUTH SECOND LLC	MERCANTILE	168000	\$ 420
149 S 1ST ST	KENNETH MC CARTHY	MERCANTILE	167000	\$ 418
110 E WASHINGTON	BOZA DRAZOVIC	MERCANTILE	160000	\$ 400
114 E SCOTT ST	RIP TIDE REALTY LLC	MANUFACTURING	158300	\$ 396
1200 S 1ST ST	KARLABETH BESTE	MERCANTILE	158000	\$ 395
300 S 1ST ST	LCM FUNDS 27 PARKING LLC	MERCANTILE	152500	\$ 381
529 S 2ND ST	RADICEVIC REV TR DTD 6/12/20	MERCANTILE	152000	\$ 380
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	152000	\$ 30
722 S 2ND ST	JEROME L STENSTRUP	MERCANTILE	150600	\$ 377
633 S 2ND ST	HORNER SOD FARM LLP	MERCANTILE	146975	\$ 367
806 S 3RD ST	PEGGY J MAGISTER	RESIDENTIAL	144800	\$ 30
715 S 2ND ST	EDGAR MARTINEZ	MERCANTILE	141000	\$ 353
904 S 1ST ST	SYLVESTER G SMITS	MERCANTILE	135000	\$ 338
634 S 3RD ST	BRENDA STARK	RESIDENTIAL	134600	\$ 30
150 E PITTSBURGH AV	KRAMER LOFTS LLC	MERCANTILE	134100	\$ 335
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	133100	\$ 30
1126 S 3RD ST	LYNNE A LEVIHN	RESIDENTIAL	127900	\$ 30
1017 S 2ND ST	DAVID M KRIVANEK	CONDOMINIUM	124700	\$ 30
1017 S 2ND ST	MARK ANADELL	CONDOMINIUM	124700	\$ 30
1017 S 2ND ST	STEPHEN K SCHULTZ	CONDOMINIUM	122700	\$ 30
1031 S 1ST ST	TRIO APARTMENTS LLC	MERCANTILE	122200	\$ 306
124 W WASHINGTON	TRIO APARTMENTS LLC	MERCANTILE	122200	\$ 306
1030 S 2ND ST	TRIO APARTMENTS LLC	MERCANTILE	122100	\$ 305
802 S 3RD ST	802 PROPERTIES, LLC	MERCANTILE APTS	121700	\$ 304
408 S 3RD ST	ROW HOUSE RENOVATIONS INC	RESIDENTIAL	119900	\$ 30
410 S 3RD ST	ROW HOUSE RENOVATIONS INC	RESIDENTIAL	119900	\$ 30
640 S 3RD ST	MICHAEL E KOEHN	RESIDENTIAL	119700	\$ 30
508 S 2ND ST	RICHARD CHASE	MANUFACTURING	119300	\$ 298
138 W OREGON ST	LCM FUNDS 31 5TH WARD LLC	MERCANTILE	119300	\$ 298
1017 S 2ND ST	JAMES R SCHOBERG	CONDOMINIUM	118900	\$ 30
127 W VIRGINIA ST	FIEBING COMPANY INC	MANUFACTURING	117900	\$ 295
606 S 3RD ST	CORINTHIAN ACQUISTION LLC	MERCANTILE APTS	117500	\$ 294
1017 S 2ND ST	FOURTH PROPERTY LLC	CONDOMINIUM	115700	\$ 30
1017 S 2ND ST	SEAN T BENHAM	CONDOMINIUM	115700	\$ 30
613 S 2ND ST	WJ PROPERTIES LLC	MERCANTILE	115000	\$ 288
506 S 3RD ST	5TH WARD PARTNERS LLC	MERCANTILE	114600	\$ 287
822 S 2ND ST	FEDERAL REAL ESTATE	MERCANTILE	114200	\$ 286
922 S 3RD ST	DANIEL J CRUZ	RESIDENTIAL	113200	\$ 30
824 S 3RD ST	OSCAR TOVAR	RESIDENTIAL	110700	\$ 30
111 E WALKER ST	FRANCIS E SMITH	MERCANTILE	109000	\$ 273
823 S 2ND ST	MARY E CALLAN LIVING TRUST	MERCANTILE	108000	\$ 270
828 S 3RD ST	DAVID F MARTIN	RESIDENTIAL	108000	\$ 30
723 S 2ND ST	GREGORY MOULOUJJI	MERCANTILE	107000	\$ 268
537 S 2ND ST	RADICEVIC REV TR DTD 07	MERCANTILE	106500	\$ 266
1017 S 2ND ST	RICHARD ROBERT FEULING	CONDOMINIUM	102900	\$ 30
1017 S 2ND ST	T & W REAL ESTATE	CONDOMINIUM	102200	\$ 30
1017 S 2ND ST	FOURTH PROPERTY LLC	CONDOMINIUM	101600	\$ 30

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1017 S 2ND ST	SCHOBERG REVOCABLE LIVING	CONDOMINIUM	100400	\$ 30
114 E WALKER ST	CHAMPION PROPERTY MGMT LLC	MERCANTILE	99700	\$ 250
1017 S 2ND ST	MICHAEL F MOORE	CONDOMINIUM	99300	\$ 30
1017 S 2ND ST	PATRICIA ANN JESTER	CONDOMINIUM	97800	\$ 30
926 S 2ND ST	FLEXIGON LLC	MERCANTILE APTS	97500	\$ 250
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	97500	\$ 30
1017 S 2ND ST	DEAN A WILLHITE	CONDOMINIUM	96800	\$ 30
1017 S 2ND ST	MICHAEL S DAUBS	CONDOMINIUM	95700	\$ 30
910 S 3RD ST	MARK Z BARAN & ALIZA R BARAN	RESIDENTIAL	95400	\$ 30
1017 S 2ND ST	MICHAEL T LEDERER	CONDOMINIUM	93100	\$ 30
1017 S 2ND ST	ELEANOR JANOWIAK	CONDOMINIUM	93100	\$ 30
837 S 2ND ST	MARY E CALLAN LIVING TRUST	MERCANTILE	91700	\$ 250
928 S 3RD ST	ALPHA JALLOH	RESIDENTIAL	91100	\$ 30
400 S 2ND ST	FRISCO KID LLC	MERCANTILE	91000	\$ 250
906 S 2ND ST	RICHARD RICCO	MERCANTILE	90900	\$ 250
1010 S 1ST ST	KATHLEEN D'ACQUISTO	MERCANTILE	90600	\$ 250
1017 S 2ND ST	NANCY B MEEKS	CONDOMINIUM	90200	\$ 30
226 W MINERAL ST	ELIZABETH M WICK	RESIDENTIAL	89600	\$ 30
1017 S 2ND ST	CHRISTINE BENGTSON	CONDOMINIUM	89500	\$ 30
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	89500	\$ 30
1017 S 2ND ST	JOSEPH C OLLA JR	CONDOMINIUM	89400	\$ 30
218 W SCOTT ST	ROBERT A MARMOLEJO &	RESIDENTIAL	88700	\$ 30
811 S 2ND ST	WILLIAM M WARDLOW	RESIDENTIAL	87800	\$ 30
620 S 3RD ST	TOMISLAV FILIPOVIC	RESIDENTIAL	86100	\$ 30
638 S 3RD ST	FRANCISCA C WU ZIMMER	RESIDENTIAL	84300	\$ 30
810 S 3RD ST	DAVID HOLLISTER	RESIDENTIAL	82600	\$ 30
902 S 3RD ST	DRAGISA RISTIC	MERCANTILE APTS	82600	\$ 250
1002 S 2ND ST	KRISTA GRAMBOW	RESIDENTIAL	82400	\$ 30
934 S 3RD ST	DAVID J & SUSAN M POTTS	RESIDENTIAL	82400	\$ 30
834 S 3RD ST	DRAGISA RISTIC & DJURDJA HW	RESIDENTIAL	80600	\$ 30
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	79300	\$ 30
225 W WALKER ST	MARCELO OCAMPO	RESIDENTIAL	78100	\$ 30
1132 S 3RD ST	UBALDINA AYALA TOD	RESIDENTIAL	77600	\$ 30
912 S 1ST ST	ZARATE #3 LLC	MERCANTILE	76700	\$ 250
210 W SCOTT ST	STEVAN ALEKSICH	RESIDENTIAL	74500	\$ 30
1017 S 2ND ST	RYAN C WOODRUFF	CONDOMINIUM	71300	\$ 30
215 W BRUCE ST	JAMES SCHAEFER	MERCANTILE	71200	\$ 250
177 S 2ND ST	WAREHOUSE 170 LLC	MERCANTILE	70500	\$ 250
203 W BRUCE ST	THOMAS SANICOLA REV TRUST	MERCANTILE	70200	\$ 250
934 S BARCLAY ST	CHICKEN COOP CONSOLIDATED	MERCANTILE	69300	\$ 250
121 W MINERAL ST	ORLANDO ARCE	RESIDENTIAL	69000	\$ 30
434 S 3RD ST	5TH WARD PARTNERS LLC	MERCANTILE	67900	\$ 250
1017 S 2ND ST	SHANE WOODRUFF	CONDOMINIUM	67700	\$ 30
628 S 3RD ST	MARIA LARA TOD	RESIDENTIAL	67200	\$ 30
125 W MINERAL ST	ALEIDA M RAMIREZ	RESIDENTIAL	66100	\$ 30
1017 S 2ND ST	GAS LAMP SQUARE LLC	CONDOMINIUM	65900	\$ 30
205 E NATIONAL AV	5TH WARD PARTNERS LLC	MERCANTILE	65400	\$ 250

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1014 S 2ND ST	BARBARA A BRUNKER	MERCANTILE	64400	\$ 250
914 S 3RD ST	PAUL F HOLTERMANN	RESIDENTIAL	63700	\$ 30
218 W WALKER ST	DRAGISA RISTIC	RESIDENTIAL	62200	\$ 30
808 S 2ND ST	WASHINGTON INVESTMENTS_INC	MERCANTILE	62100	\$ 250
1022 S 3RD ST	MARIA RIVAS	RESIDENTIAL	61000	\$ 30
220 W WALKER ST	DELIA CERDA	RESIDENTIAL	60900	\$ 30
821 S 1ST ST	JAMES D KOLLROSS	RESIDENTIAL	59500	\$ 30
202 W SCOTT ST	EPB ENTERPRISES LLC	MERCANTILE	57800	\$ 250
209 E NATIONAL AV	5TH WARD PARTNERS LLC	MERCANTILE	57200	\$ 250
614 S 3RD ST	TOMISLAV FILIPOVIC	RESIDENTIAL	57100	\$ 30
173 S 2ND ST	ARTHUR GUENTHER	MERCANTILE	57000	\$ 250
214 W WALKER ST	DRAGISA RISTIC	RESIDENTIAL	56900	\$ 30
415 S 2ND ST	CHASE SALES LLC	MANUFACTURING	56800	\$ 250
428 S 3RD ST	DAVID J MOYNIHAN TOD	RESIDENTIAL	56500	\$ 30
420 S 3RD ST	5TH WARD PARTNERS LLC	MERCANTILE	56400	\$ 250
400 S 3RD ST	FLORIDA 3 LLC	SPECIAL MERCANTILE	56000	\$ 250
229 W WALKER ST	SHARI M FLAHERTY	RESIDENTIAL	53900	\$ 30
214 W SCOTT ST	214 SCOTT STREET LLC	RESIDENTIAL	53500	\$ 30
155 S 1ST ST	KENNETH MC CARTHY	MERCANTILE	52300	\$ 250
131 W MINERAL ST	ALEIDA M RAMIREZ	RESIDENTIAL	52100	\$ 30
430 S 3RD ST	GARY D SHOVERS	RESIDENTIAL	51900	\$ 30
129 W MINERAL ST	LANDO LAND LLC	RESIDENTIAL	50400	\$ 30
231 W WALKER ST	CHERYL L RAY	RESIDENTIAL	50300	\$ 30
114 W OREGON ST	STAMM LAND LLC	MERCANTILE	50100	\$ 250
224 W PIERCE ST	MICHAEL E KOEHN	RESIDENTIAL	49600	\$ 30
1122 S 3RD ST	LUIS HERNANDEZ &	RESIDENTIAL	48800	\$ 30
816 S 3RD ST	JOSE GUADALUPE GARZA	RESIDENTIAL	47200	\$ 30
900 S 1ST ST	JAMES YOCHANAN	RESIDENTIAL	47000	\$ 30
805 S BARCLAY ST	LAURA MARIE VAN HEIJNINGEN	RESIDENTIAL	46100	\$ 30
195 S 2ND ST	BRIAN M JOST	MERCANTILE	45900	\$ 250
185 S 2ND ST	ARTHUR R GUENTHER	MERCANTILE	45800	\$ 250
1122 S 1ST ST	GREGORY NAWROCKI	MERCANTILE	45000	\$ 250
814 S 3RD ST	JUAN GONZALEZ	RESIDENTIAL	43100	\$ 30
1010 S 2ND ST	MARGARITA DANN	RESIDENTIAL	42700	\$ 30
1034 S 3RD ST	ELVA NAVEJAR	RESIDENTIAL	40600	\$ 30
109 E WASHINGTON	JACQUES J P CHAUMET	RESIDENTIAL	38400	\$ 30
502 S 2ND ST	FIEBING CHEMICAL COMPANY	MANUFACTURING	37400	\$ 250
111 E SCOTT ST	KARLABETH BESTE	MERCANTILE	33500	\$ 250
225 S 1ST ST	SOO LINE RAILROAD COMPANY	MERCANTILE	32600	\$ 250
902 S 2ND ST	FEDERAL REAL ESTATE	MERCANTILE	30700	\$ 250
732 S 3RD ST	JUNIOR HOUSE LOFTS LLC	MERCANTILE APTS	29100	\$ 250
227 S 2ND ST	231 2ND ST LLC	MERCANTILE	28000	\$ 250
210 E FLORIDA ST	G JONAS INC	MERCANTILE	26600	\$ 250
183 S 2ND ST	ARTHUR R GUENTHER	MERCANTILE	22900	\$ 250
207 S 2ND ST	G&G ACQUISITIONS LLC	MERCANTILE	22400	\$ 250
825 S 2ND ST	MARY E CALLAN LIVING TRUST	MERCANTILE	22200	\$ 250
1123 S 2ND ST	EPB ENTERPRISES LLC	MERCANTILE	12000	\$ 250

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338 S WATER ST	PLANT TWO CORPORATION	SPECIAL MERCANTILE	7300	\$ 250
1127 S 2ND ST	EPB ENTERPRISES LLC	MERCANTILE	5500	\$ 250
131 S 1ST ST	SEEDS OF HEALTH, INC.	EXEMPT	0	\$ -
131 S 1ST ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
310 S 1ST ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
321 S 1ST ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
334 S 1ST ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
321 S 2ND ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
318 S 3RD ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
414 S 3RD ST	CITY OF MILWAUKEE	EXEMPT	0	\$ -
220 E FLORIDA ST	CITY OF MILW REDEV AUTH	EXEMPT	0	\$ -
230 E FLORIDA ST	IXC COMMUNICATIONS SERVICES	EXEMPT	0	\$ -
300 E FLORIDA ST	CITY OF MILW REDEV AUTH	EXEMPT	0	\$ -
310 E FLORIDA ST	CITY OF MIL W REDEV AUTH	EXEMPT	0	\$ -
200 E GREENFIELD ST	REDEVELOPMENT AUTHORITY OF	EXEMPT	0	\$ -
103 W OREGON ST	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
109 W PITTSBURGH A	SOO LINE RAILROAD COMPANY	EXEMPT	0	\$ -
100 W VIRGINIA ST	CITY OF MILW FIRE STA	EXEMPT	0	\$ -
229 W WASHINGTON	COUNCIL FOR THE SPANISH	EXEMPT	0	\$ -

APPENDIX D

66.1110 Neighborhood improvement districts. (1) In this section: (a) "Board" means a neighborhood improvement district board elected under sub. (4) (a). (b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson. (c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors. (d) "Municipality" means a city, village, or town. (e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e). (f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district. (g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district. (h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body. (2) An operating plan shall include at least all of the following elements: (a) The special assessment method applicable to the neighborhood improvement district. (b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district. (c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. (d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan. (e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated. (f) A legal opinion that pars. (a) to (e) have been complied with. (3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met: (a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district. (b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan. (c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood 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 neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood 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), one of the following has not

filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan: 1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent 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. 2. The owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan. (e) The local legislative body has voted to adopt the proposed initial operating plan for the neighborhood improvement district. The local legislative body shall publish a class 2 notice under ch. 985 regarding the meeting at which the local legislative body will vote on whether to adopt the proposed initial operating plan for the neighborhood improvement district. Before publication, a copy of the notice shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. (4) (a) 1. If the local legislative body adopts the proposed initial operating plan under sub. (3) (e), it shall determine the size of board, which shall consist of at least 5 members, all of whom shall own or occupy real property in the neighborhood improvement district. 2. The number of board members who represent commercial and residential property, respectively, shall be set by the local legislative body, as closely as possible, in the same proportion as is the aggregate valuation of commercial property in the neighborhood improvement district to the total assessed value of all property in the district, and the aggregate valuation of residential property in the district to the total assessed value of all property in the district. 3. The local legislative body shall set the time and place for a meeting at which members of the board will be elected, and shall publish a class 2 notice under ch. 985 that contains this information. The notice shall specify that all individuals who either own or occupy real property within the neighborhood improvement district are eligible to serve on the board and vote at the election. 4. At the meeting, the individuals who own or occupy real property shall be divided into 2 groups. One group shall consist of those individuals who own or occupy commercial property, and one group shall consist of those individuals who own or occupy residential property. Each group shall elect from among its members the number of board members set to represent its group by the local legislative body under subd. 2. 5. Board members elected under subd. 4. shall serve a one year term, and may be reelected. Annually, the number of board members who represent commercial and residential properties, based on the calculation described in subd. 2., may be reallocated by the local legislative body to the greatest extent possible to be consistent with the proportion described under subd. 2. 6. Annually, board members shall be elected under the procedures contained in this paragraph. If a vacancy occurs during the term of a board member, an individual shall be elected to fill the unexpired term of the member under the procedures contained in this paragraph. (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for the neighborhood 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 neighborhood 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 neighborhood 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 neighborhood 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 of the powers necessary or convenient to implement the operating plan, including the power to contract. (5) All special assessments received from a neighborhood improvement district and all other appropriations by the municipality or other moneys received for the benefit of the neighborhood improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (4) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the neighborhood 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 neighborhood improvement district, in the same proportion as the last collected special assessment. (6) (a) Subject to pars. (b) and (c), a municipality shall terminate a neighborhood improvement district if one of the following occurs: 1. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district. 2. The owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the neighborhood improvement district. 3. The owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan fail to file a petition with the planning commission to continue the neighborhood improvement district within one year of the date on which the membership of the board changes from a majority which represents commercial properties to a majority that represents residential properties, or vice versa, as described under sub. (4) (a) 3. (b) 1. A petition may not be filed under this subsection earlier than one year after the date on which the municipality first adopts the operating plan for the neighborhood improvement district. 2. On and after the date on which a petition is filed under par. (a) 1. or 2., or on and after the date on which a petition must be filed under par. (a) 3., 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 the hearing under subd. 3. and unless the neighborhood improvement district is not terminated under par. (c). 3. Within 30 days after the filing of a petition under par. (a) 1. or 2., the planning commission shall hold a public hearing on the proposed termination. Within 30 days after the deadline for filing a petition under par. (a) 3. passes, 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 a detail map showing the boundaries of the neighborhood improvement district, shall be sent by certified mail to all owners of real property within the neighborhood improvement district. The notice shall state the boundaries of the neighborhood improvement district and shall indicate that copies of the operating plan are available from the planning commission on request and are posted in the building in which the municipality's governing body regularly holds its meetings. 4. Within 30 days after the date of the

hearing under subd. 3., 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 par. (a) 1. or 2., that the owner retracts the owner's request to terminate the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 1. or 2., that the owner requests termination of the neighborhood improvement district under par. (a) 1. or 2. 5. Within 30 days after the date of the hearing under subd. 3., 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 par. (a) 3., that the owner retracts the owner's request to continue the neighborhood improvement district, or, if the owner did not file or sign a petition under par. (a) 3., that the owner requests continuation of the neighborhood improvement district under subd. 3. (c) After the expiration of 30 days after the date of the hearing under par. (b) 3., and after adding any additions and subtracting any retractions under par. (b) 4. and 5., the municipality shall terminate the neighborhood improvement district on the date on which the obligation with the latest completion date entered into to implement the operating plan expires if the owners who have signed the petition requesting the termination of the neighborhood improvement district under par. (a) 1. or 2. constitute the required groups specified in par. (a) 1. or 2., or if an insufficient representation of owners, as described under par. (a) 3., petition to continue the neighborhood improvement district under par. (a) 3. (7) (a) 1. Except as provided in subd. 2., any parcel of real property used exclusively for less than 8 residential dwelling units and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section. 2. In a 1st class city, real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section. (b) A municipality may terminate a neighborhood 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: 2005 a. 186; 2009 a. 147.

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August 8, 2016

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: First Year Operating Plan for Neighborhood Improvement District No. 8
(Walker's Point)

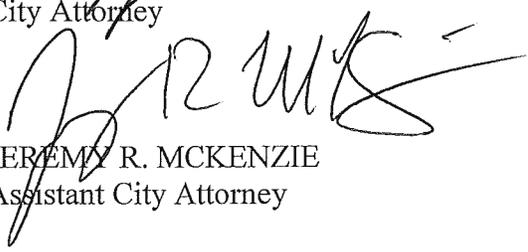
Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the proposed first-year operating plan for the above-referenced Neighborhood Improvement District No. 8.

Based upon that review, it is our opinion that the Operating Plan is complete and complies with the provisions of Wis. Stat. § 66.1110(2).

Very truly yours,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney