



**Douglas Avenue
Business Improvement District
Operating Plan**

2009

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Approved by the City of Racine Common Council: _____

Douglas Avenue Business Improvement District Operating Plan - 2009

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I. PREFACE

Under Wisconsin Act 184, signed into law in 1984, Wisconsin municipalities are authorized to create Business Improvement Districts (BIDs) upon petition of at least one owner of property used for commercial purposes within the proposed District. The State legislature created the law to provide a mechanism "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." In many instances, BIDs are designed to promote, develop, redevelop, manage and maintain the District. BIDs use a variety of methods to determine the special assessments—with the majority of Wisconsin BIDs based upon each parcel's assessed value. Under the BID law, properties used exclusively for residential purposes may not be assessed.

This Operating Plan, once adopted, will govern the BID. Required notices will be sent to owners of real property in the proposed district and notice of a public hearing before the plan commission will be published. Following the public hearing, plan commission designation of the proposed district and its adoption of the proposed initial operating plan, the City of Racine Common Council will consider adoption of the Plan. This BID will operate beginning January 1, 2009.

The provisions set forth shall constitute the "Operating Plan" of the Douglas Avenue BID. As used herein, "BID" shall refer to the Business Improvement District's operating and governance mechanism and "District" shall refer to the real estate located within the physical boundaries of the Business Improvement District.

II. PURPOSE FOR PETITION OF THE BID

The objectives of the District are numerous, summarized as follows:

- A) The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- B) Existing public funding sources employed to maintain and promote the District are not sufficient. To unify and enhance development efforts with new funding sources is critical.
- C) The District is dynamic, including properties of many types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support District development efforts. The BID Operating Plan provides an equitable mechanism for cost sharing which will benefit all businesses and properties within the District.
- D) Use of the BID mechanism will help to ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners advocating the development of the BID view it as a method to build on work previously done in the area to improve Douglas, as outlined in the adopted "Douglas Avenue Revitalization Plan."

III. DEVELOPMENT PLAN

The following will be the BID Operating Plan for the Douglas Avenue Business Improvement District for 2009.

A. Plan Objectives

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects in Douglas.

B. Plan of Action

The BID shall carry out its objectives for 2009 by initiating the following activities:

1. Promote safety and safety awareness initiatives.
 - a. Promote Hamilton Street COP house;
 - b. Promote installation of security measures, i.e. cameras;
 - c. Promote youth and youth work programs.
2. Implementing an Douglas Avenue marketing plan to promote new development and increase the value of existing properties by:
 - a. Producing publicity and media coverage of the BID activities;
 - b. Implementing a Douglas Avenue marketing plan;
 - c. Enhance the viability of District marketing, promotional and special events and activities.
3. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
 - a. Gateway signage;
 - b. Landscaping;
 - c. Lighting;
 - d. Wayfinding and directional signage program;
 - e. Implement a streetscape demonstration project.

4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Create fund to support commercial building development, redevelopment and maintenance.
6. Establish annual “clean and green days” – street and property clean up events.
7. Comply with BID reporting, audit and notice requirements.
8. Identify and implement any other opportunities to carry out the purposes of the BID plan.

C. Benefits

Funds collected by the BID under this plan will be used to benefit the District in the following manner:

- Increase safety and security within the District by partnering with the Racine Police Department and Neighborhood Watch.
- Assist property owners to attract and retain tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.
- The BID will play an active role through marketing Douglas Avenue and the District to future businesses and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Douglas Avenue property by encouraging building improvements and linking property owners to low interest financial programs to develop and improve commercial properties. A vibrant Douglas Avenue will also attract interested buyers further driving up demand and property values.

D. 2009 Proposed Bid Budget

Revenue (Special Assessments)	\$68,855.85
Expenses	
Safety & Security Security Cameras; Lighting/Maintenance Fund; Graffiti Removal; Clean Up Days; Youth and Youth Work Programs.	\$40,000.00
Streetscape Landscaping; Decorative Pedestrian lighting; Signage.	\$16,700.00
Business Development Market Analysis; Business Recruitment; Developer Recruitment.	\$ 5,000.00
Administrative Insurance, annual audit, permits, etc.	\$ 3,000.00
Staff	\$ 4,000.00
Miscellaneous	\$ 155.85
Total	\$68,855.85

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and in a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

E. Powers

It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;
- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

F. Relationship to Plans for Orderly Development in the City

The creation of the BID is to facilitate development and redevelopment within the Douglas Avenue area which is consistent with the Douglas Avenue Revitalization Plan as approved by the Racine Common Council on _____. The BID would also promote the orderly development of the City in general and the Douglas Avenue area in particular.

IV. DISTRICT BOUNDARIES

The District boundaries are approximately Three Mile Road to the North, State Street to the South, the railroad track to the West and approximately one block east of Douglas Avenue as the easterly boundary as shown on the map attached as Appendix a. The area includes over 198 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not

subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix a.

V. ORGANIZATION

A. Operating Board

The Mayor appoints members to the BID Board (“Board”) with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.

The Board’s primary responsibility shall be to implement the current year’s Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 7 members.
- 2) Composition – 3 members shall be owners of property within the District. 3 members shall be an owner of a business within the District. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman and except that initially 2 members shall be appointed for three-year terms, 2 members shall be appointed for a two

year term and 2 members shall be appointed for a one year term, each term ending on December 31st. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3 consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.

- 4) Compensation – None.
- 5) Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
- 6) Recordkeeping – Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, treasurer and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

B. Amendments and Annual Review

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel 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 BID's proposed annual Operating Plan.
4. The Mayor of the City of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members' terms.

The BID will continue to review, revise (if necessary) and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein.

The BID Operating Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall not be materially altered, except with the consent of the City of Racine Common Council.

VI. FINANCING METHOD

The proposed expenditures contained in Section III D above, will be financed from funds collected from the BID special assessment. It is estimated that \$68,855.85 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section III D.

VII. METHOD OF ASSESSMENT

A. Parcels Assessed

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt

from paying real estate taxes or owned by government agencies will not be assessed.

B. Allocation of Assessments

Special assessments under this 2009 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is attached as Appendix b. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2008, except as otherwise identified. The 2008 BID assessments shown on Appendix B are allocated to each parcel based on its share of the District's total BID eligible property value. For example, a property with an assessed value of \$370,000 is 0.8060% of the total value in the District and would have an assessment of \$555.00 (0.8060% of \$68,855.85). The allocation is based on a total assessed value for commercial property within the District of \$45,903,900.00 in 2008.

C. Schedule of Assessments

The final form of this 2009 Operating Plan has attached, as Appendix b, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

D. Assessment Collection

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15th day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated

account. 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 Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

Any BID assessment collected by the City before or after the Operating Plan year for which the assessments were made shall be delivered to the BID Board by the 15th of the month following the month during which such sums were collected and are to be used by the BID Board in the same manner as if received during the applicable Operating Plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Operating Plan year, as well as delinquent and late payment made after the Operating Plan year.

The BID Board shall prepare and make available to the public and the City's Council annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year. This report shall include an independent certified audit of the implementation of the Operating Plan, which shall be obtained by the City and which shall be paid for out of the BID budget.

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

VIII. CITY ROLE

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

- A.** Encourage the County and State governments to support the activities of the District.
- B.** Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C.** Collect assessments, maintain the funds in a segregated account, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.
- D.** Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E.** Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F.** Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

IX. REQUIRED STATEMENTS

The Business Improvement District law requires the Operating Plan to include several specific statements:

Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix b, as revised each year.

X. BOARD MEMBERS

On or before October 31 of each year, the BID Board shall submit to the Mayor recommendations for appointments to the BID Board for the following year.

XI. SEVERABILITY AND EXPANSION

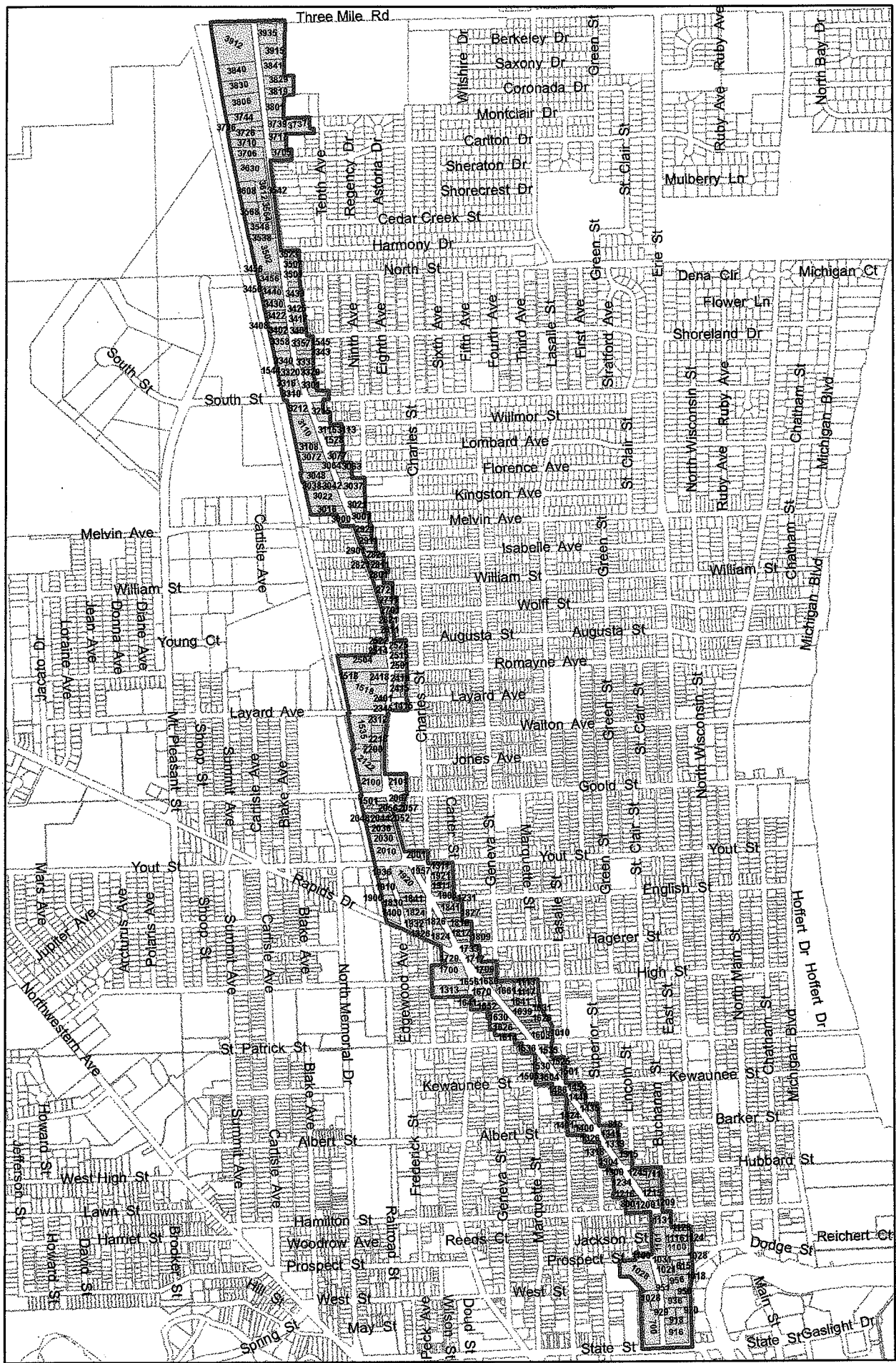
This BID has been created under authority of Wis. Stat. sec. 66.1109.

Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, 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 Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.



DOUGLAS AVENUE BID

Parcel ID	Owner	Location	Total Value		
01726000	DHILLON BALWINDER + / KHAKH SUKHDEEP	1530 DOUGLAS AVE	370,000	0.8060%	\$555.00
01730000	CANTU ANTONIO + BERTH	1504 DOUGLAS AVE	70,000	0.1525%	\$105.00
01733000	ERIE STREET PROPERTIES, LLC	956 ERIE ST	145,000	0.3159%	\$217.50
01734000	MALONE TRAVIS W /	1466 DOUGLAS AVE	69,000	0.1503%	\$103.50
01739000	ERIE STREET PROPERTIES, LLC	1018 ERIE ST	18,800	0.0410%	\$28.20
01740000	LOVE + CHARITY MISSION, INC	1031 DOUGLAS AVE	0	0.0000%	\$0.00
01743000	DOUGLAS BUSINESS CENTER LLC	1021 DOUGLAS AVE	44,000	0.0959%	\$66.00
01753001	ST PATRICK'S CONGREGATION	1100 ERIE ST	0	0.0000%	\$0.00
01755000	BOATNER ANTAWNETTE L	1124 ERIE ST	155,000	0.3377%	\$232.50
01756000	ST PATRICK'S CONGREGATION	1116 ERIE ST	0	0.0000%	\$0.00
01896000	JABER AMAL	1407 SUPERIOR ST	135,000	0.2941%	\$202.50
01897000	DYGON PAUL S /	815 BARKER ST	44,000	0.0959%	\$66.00
01913000	CERVERA MICAELA F	1318 DOUGLAS AVE	185,000	0.4030%	\$277.50
01914000	BERRY JASON L	1304 DOUGLAS AVE	66,000	0.1438%	\$99.00
01916000	ABBOTT KEITH M + / HUAROTA VICTOR H	1341 DOUGLAS AVE	71,000	0.1547%	\$106.50
01918000	DAAMS DANIEL J + NANCY E /	1307 DOUGLAS AVE	120,000	0.2614%	\$180.00
01935000	SAMUELIAN SAM + ANN A /	1301 DOUGLAS AVE	160,000	0.3486%	\$240.00
01942001	MILLER JOSEPH M III	1315 DOUGLAS AVE	78,000	0.1699%	\$117.00
01942002	RACINE, COUNTY OF /	1317 DOUGLAS AVE	0	0.0000%	\$0.00
01946000	ANASTASOVSKI DANKA + ILIJA	1221 DOUGLAS AVE	104,000	0.2266%	\$156.00
01947000	FRIENDS OF THE FAMILY HOME / MINISTRIES, IN	1215 DOUGLAS AVE	0	0.0000%	\$0.00
01950000	CARADINE RICHARD L + VERA V /	1216 DOUGLAS AVE	98,000	0.2135%	\$147.00
01951000	DORIE MILLER AMERICAN /	1234 DOUGLAS AVE	78,000	0.1699%	\$117.00
01953001	COLLINS JAMES R	1233 DOUGLAS AVE	108,000	0.2353%	\$162.00
01958000	GROVOGEL RONALD L /	1245 DOUGLAS AVE	170,000	0.3703%	\$255.00
01961000	DBW INVESTMENTS, LLC	1300 DOUGLAS AVE	170,000	0.3703%	\$255.00
01969000	MARTIN LUTHER KING DRIVE / CHURCH OF CHR	1131 DOUGLAS AVE	0	0.0000%	\$0.00
01970000	FRIENDS OF THE FAMILY HOME MINISTRIES, IN	1201 DOUGLAS AVE	0	0.0000%	\$0.00
01971000	AGALLAR JUDY A	1209 DOUGLAS AVE	140,000	0.3050%	\$210.00
01972000	MADRIGAL RAMON /	1200 DOUGLAS AVE	90,000	0.1961%	\$135.00
01974000	MADRIGAL RAMON + BONNIE C /	1210 DOUGLAS AVE	77,000	0.1677%	\$115.50
01986000	CARADINE RICHARD L + VERA V /	800 HAMILTON ST	11,400	0.0248%	\$17.10
01987000	MADRIGAL RAMON /	716 HAMILTON ST	6,900	0.0150%	\$10.35
01988000	ADAMS OUTDOOR ADVERTISING / LIMITED PAR	1143 DOUGLAS AVE	50,000	0.1089%	\$75.00
01993000	ST PATRICK'S CONGREGATION /	1101 DOUGLAS AVE	0	0.0000%	\$0.00
01995000	LARSON MICHAEL M + DARLENE L	1100 DOUGLAS AVE	85,000	0.1852%	\$127.50
02025000	ERIE STREET PROPERTIES, LLC /	1009 DOUGLAS AVE	22,100	0.0481%	\$33.15
02118000	H A ASSOCIATES LLC	1326 SUPERIOR ST	130,000	0.2832%	\$195.00
02163000	PORCARO MARK /	1442 DOUGLAS AVE	35,000	0.0762%	\$52.50
02169000	MASSENZA NICHOLAS /	1400 DOUGLAS AVE	280,000	0.6100%	\$420.00
02170000	MASSENZA NICHOLAS /	1408 DOUGLAS AVE	11,600	0.0253%	\$17.40
02172000	SHO, INC	1435 DOUGLAS AVE	215,000	0.4684%	\$322.50
02173000	DITTMANN SANDRA J /	1401 DOUGLAS AVE	110,000	0.2396%	\$165.00
02174000	RACINE LUTHERAN HIGH SCHOOL LADIES GUILI	1455 DOUGLAS AVE	0	0.0000%	\$0.00
02189000	OLSON ERIC M + PATRICIA J	1535 DOUGLAS AVE	81,000	0.1765%	\$121.50
02190001	TOMASEK GREGORY C	1541 DOUGLAS AVE	24,000	0.0523%	\$36.00
02190002	JABER AMAL /	1543 DOUGLAS AVE	125,000	0.2723%	\$187.50
02195000	TOMASEK GREGORY C	1521 DOUGLAS AVE	54,000	0.1176%	\$81.00
02206000	WALLNER MICHAEL A /	1501 DOUGLAS AVE	27,000	0.0588%	\$40.50
02710000	ERIE STREET PROPERTIES, LLC	950 ERIE ST	295,000	0.6426%	\$442.50
02711000	ERIE STREET PROPERTIES, LLC	951 DOUGLAS AVE	23,000	0.0501%	\$34.50
02713000	ERIE STREET PROPERTIES LLC /	936 ERIE ST	140,000	0.3050%	\$210.00
02716000	ERIE STREET PROPERTIES LLC /	929 DOUGLAS AVE	28,900	0.0630%	\$43.35
02716001	MAIN SAIL LLC	920 ERIE ST	150,000	0.3268%	\$225.00
02717000	CASE EQUIPMENT CORP /	916 ERIE ST	0	0.0000%	\$0.00
02717001	MAIN SAIL LLC /	918 ERIE ST	35,100	0.0765%	\$52.65

02753000	CASE EQUIPMENT CORP /	700	STATE ST	0	0.0000%	\$0.00
02863001	DOUGLAS BUSINESS CENTER LLC	1028	DOUGLAS AVE	399,000	0.8692%	\$598.50
17712000	ZAMECNIK TRICIA A	1400	YOUT ST	108,000	0.2353%	\$162.00
17713000	NELSON MICHAEL G + KAREN R + / HERING ROE	2001	DOUGLAS AVE	78,000	0.1699%	\$117.00
17714000	PYRAMID DEVELOPERS, LLC	1957	DOUGLAS AVE	101,000	0.2200%	\$151.50
17715000	MRJ INVESTMENTS LLC	1311	YOUT ST	300,000	0.6535%	\$450.00
17719000	AUTOZONE, INC	2010	DOUGLAS AVE	520,000	1.1328%	\$780.00
17751000	WALGREEN CO /	1920	DOUGLAS AVE	2,520,000	5.4897%	\$3,780.00
17751001	KOHL'S FOOD STORES INC	1900	EDGEWOOD AVE	27,200	0.0593%	\$40.80
17756000	KOHL'S FOOD STORES INC	1936	EDGEWOOD AVE	39,000	0.0850%	\$58.50
17759000	CHECKI EDWARD T + / BARON JAMES	1910	EDGEWOOD AVE	65,000	0.1416%	\$97.50
17811000	H + K PARTNERS LLC	3212	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
17815000	ALDI, INC (#28) /	3110	DOUGLAS AVE	1,106,000	2.4094%	\$1,659.00
17821000	GARBO FAMILY LTD PTNERSHIP THE /	3108	DOUGLAS AVE	109,700	0.2390%	\$164.55
17896000	OAKES JACK B	3457	DOUGLAS AVE	92,000	0.2004%	\$138.00
17902000	PROJECT NEW LIFE COMMUNITY / DEVELOPMEI	3433	DOUGLAS AVE	0	0.0000%	\$0.00
17928000	SERVANTEZ PROPERTIES, INC	2063	DOUGLAS AVE	99,000	0.2157%	\$148.50
17929000	NAVARRO MINERVA	2057	DOUGLAS AVE	106,000	0.2309%	\$159.00
17935000	BUNDY SCOTT J	2067	DOUGLAS AVE	96,000	0.2091%	\$144.00
17936000	SEEGER JAMES E /	1838	EDGEWOOD AVE	95,000	0.2070%	\$142.50
17938000	AUDENBY INVESTMENTS LLC /	1400	RAPIDS DR	165,000	0.3594%	\$247.50
17990000	HECK ROBERT J + LORRAINE D, / FAMILY REVOC	2401	DOUGLAS AVE	106,000	0.2309%	\$159.00
17990005	1414 LAYARD AVE LLC	1414	LAYARD AVE	78,000	0.1699%	\$117.00
18208000	ALVAREZ FLORENCIO L + SUSAN A /	3425	DOUGLAS AVE	24,400	0.0532%	\$36.60
18210000	ALVAREZ FLORENCIO L + SUSAN A /	3417	DOUGLAS AVE	575,000	1.2526%	\$862.50
18214000	SHIELDS VAN B + ELIZABETH A	3405	DOUGLAS AVE	155,000	0.3377%	\$232.50
18222000	GOODMAN RICHARD L + MARY ANN	1836	CHARLES ST	135,000	0.2941%	\$202.50
18223000	LOWRY DONALD J + NANCY A /	1825	EDGEWOOD AVE	13,200	0.0288%	\$19.80
18225000	MANO CHARLES J + / FRANCIS RYAN C	1830	CHARLES ST	85,000	0.1852%	\$127.50
18226000	NBS PARTNERSHIP	1824	CHARLES ST	360,000	0.7842%	\$540.00
18233000	KAPRELIAN SIDNEY J /	1332	RAPIDS DR	118,000	0.2571%	\$177.00
18309001	DARREY JOHN M + JUDITH R	2345	DOUGLAS AVE	185,000	0.4030%	\$277.50
18309002	ANDERSON R C DECORATING, INC	1415	LAYARD AVE	100,000	0.2178%	\$150.00
18419001	HYGGE, LLC	1841	DOUGLAS AVE	580,000	1.2635%	\$870.00
18595001	HECK RICHARD J + CECILIA M	3021	DOUGLAS AVE	162,000	0.3529%	\$243.00
18595002	HECK RICHARD J + CECELIA M	3015	DOUGLAS AVE	176,000	0.3834%	\$264.00
18745000	M + M DOUGLAS PARK RL EST, LLC /	2101	DOUGLAS AVE	705,000	1.5358%	\$1,057.50
19034001	MOHAMMAD JAVID I	1536	MARQUETTE ST	78,000	0.1699%	\$117.00
19092000	GARBO FAMILY LTD PTNERSHIP THE /	3072	DOUGLAS AVE	290,000	0.6318%	\$435.00
19236000	MERLO ANTHONY J + VIVIAN G	2518	DOUGLAS AVE	19,800	0.0431%	\$29.70
19237000	MERLO ANTHONY J + VIVIAN G	2514	DOUGLAS AVE	27,900	0.0608%	\$41.85
19294000	RACINE, CITY OF /	1109	HIGH ST	0	0.0000%	\$0.00
19295000	RACINE, CITY OF /	1111	HIGH ST	0	0.0000%	\$0.00
19296000	RACINE, CITY OF /	1113	HIGH ST	0	0.0000%	\$0.00
19299000	FLATIRON BUSINESS + PROF ASSN	1661	DOUGLAS AVE	405,000	0.8823%	\$607.50
19300000	SORENSEN WILLIAM L	1641	DOUGLAS AVE	105,000	0.2287%	\$157.50
19301000	EL PERRO, LLC	1639	DOUGLAS AVE	725,000	1.5794%	\$1,087.50
19302000	HALEY DANIEL J + TAMARA A /	1631	DOUGLAS AVE	130,000	0.2832%	\$195.00
19303000	H & D REAL ESTATE, LLC	1629	DOUGLAS AVE	245,000	0.5337%	\$367.50
19304000	RICCHIO ANTHONY C + JULI K	1623	DOUGLAS AVE	35,000	0.0762%	\$52.50
19306000	SAFI JENNIFER	1615	DOUGLAS AVE	17,000	0.0370%	\$25.50
19316008	DELIVERANCE CRUSADERS CHURCH INC	1010	ST PATRICK ST	0	0.0000%	\$0.00
19316009	RACINE, CITY OF /	1031	HIGH ST	0	0.0000%	\$0.00
19316011	MOHAMMAD NAWAFF A /	1627	DOUGLAS AVE	106,000	0.2309%	\$159.00
19316012	MEREDITH DANIEL P A/K/A / MEREDITH DUKE	1675	DOUGLAS AVE	276,000	0.6013%	\$414.00
19316013	LOPEZ JOSE, SR /	1667	DOUGLAS AVE	78,000	0.1699%	\$117.00
19316014	FLATIRON BUSINESS + PROF ASSN	1117	HIGH ST	36,300	0.0791%	\$54.45
19316016	FLATIRON BUSINESS + PROF ASSN	1121	HIGH ST	600	0.0013%	\$0.90
19502000	DEVINE JOSEPH T + VIRGINIA	1660	DOUGLAS AVE	28,000	0.0610%	\$42.00
19503000	TREJO VIDAL	1656	DOUGLAS AVE	115,000	0.2505%	\$172.50
19504000	DEVINE JOSEPH T + PATRICK J	1652	DOUGLAS AVE	125,000	0.2723%	\$187.50
19507000	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1648	DOUGLAS AVE	74,000	0.1612%	\$111.00

19507001	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1646	DOUGLAS AVE	21,000	0.0457%	\$31.50
19510001	FETEK JAMES J	1680	DOUGLAS AVE	165,000	0.3594%	\$247.50
19510002	FETEK JAMES J	1670	DOUGLAS AVE	28,800	0.0627%	\$43.20
19513000	ASSAD AMER /	1630	DOUGLAS AVE	195,000	0.4248%	\$292.50
19514000	JENSEN STEVEN M	1626	DOUGLAS AVE	156,000	0.3398%	\$234.00
19521000	DOUGLAS AUTO WASH INC	1614	DOUGLAS AVE	170,000	0.3703%	\$255.00
19522000	SALAS ANGELICA	1600	DOUGLAS AVE	125,000	0.2723%	\$187.50
19528000	DOUGLAS AVE INVESTMENTS, LLC	2525	DOUGLAS AVE	119,000	0.2592%	\$178.50
19530000	RADICEVIC RADOJKO	2515	DOUGLAS AVE	99,000	0.2157%	\$148.50
19533000	JACKSON JAMES + SHARON	2501	DOUGLAS AVE	185,000	0.4030%	\$277.50
19679000	VARNES ANNETTE E	2621	DOUGLAS AVE	116,000	0.2527%	\$174.00
19694002	RUEDIGER DEAN F + JUDITH P	2601	DOUGLAS AVE	76,000	0.1656%	\$114.00
19798000	NORWEST BANK WISCONSIN N A	1700	KING DR M L JR DR	1,065,000	2.3201%	\$1,597.50
19799001	A M COMMUNITY CREDIT UNION	1313	HIGH ST	185,000	0.4030%	\$277.50
19800000	MODESTI EUGENE A	1656	KING DR M L JR DR	115,000	0.2505%	\$172.50
19830000	M J GAS + FOOD MART INC	1720	DOUGLAS AVE	520,000	1.1328%	\$780.00
19911000	KOZIC MILAN + MILOSAV	2701	DOUGLAS AVE	212,000	0.4618%	\$318.00
19912000	NEUMANN PROPERTIES LLC /	2705	DOUGLAS AVE	125,000	0.2723%	\$187.50
19913000	DOLD ROBERT J, JR	2711	DOUGLAS AVE	120,000	0.2614%	\$180.00
19913001	SEEGER WILLIAM C + SUSAN L, / FAMILY LIVING	2721	DOUGLAS AVE	190,000	0.4139%	\$285.00
19944000	NAGRA SUKHWINDER SINGH	1826	DOUGLAS AVE	360,000	0.7842%	\$540.00
19945000	NAGRA SUKHWINDER S	1824	DOUGLAS AVE	152,000	0.3311%	\$228.00
20034000	ALVAREZ FLORENCIO L + SUSAN A	1801	DOUGLAS AVE	114,000	0.2483%	\$171.00
20038000	BISHOP DAN L	1819	DOUGLAS AVE	83,000	0.1808%	\$124.50
20040000	BENICEK JOHN + / BENICEK JOHN + JEANETTE T	1827	DOUGLAS AVE	138,000	0.3006%	\$207.00
20043001	HYGGE, LLC	1231	ENGLISH ST	8,700	0.0190%	\$13.05
20043002	HUNSBUSCHER REUBEN H LF TEN + / HYGGE, L	1847	DOUGLAS AVE	12,400	0.0270%	\$18.60
20056002	JJG INVESTMENTS LLC	1733	DOUGLAS AVE	195,000	0.4248%	\$292.50
20058000	OUTBREAK BILLIARDS INC /	1717	DOUGLAS AVE	250,000	0.5446%	\$375.00
20059000	ASLANI ZAIM	1707	DOUGLAS AVE	115,000	0.2505%	\$172.50
20060000	ASLANI ZAIM	1709	DOUGLAS AVE	132,000	0.2876%	\$198.00
20061000	SCHOLZ DAN R	1705	DOUGLAS AVE	120,000	0.2614%	\$180.00
20062002	SERVANTEZ PROPERTIES, INC	1701	DOUGLAS AVE	117,000	0.2549%	\$175.50
20120000	GRIMAL ADDIE /	3215	DOUGLAS AVE	144,000	0.3137%	\$216.00
20179001	ECKHART AND FLOHR, INC	3115	DOUGLAS AVE	159,000	0.3464%	\$238.50
20179002	TAIVALKOSKI DAN	3113	DOUGLAS AVE	203,000	0.4422%	\$304.50
20182000	MUECKLER MAX G	3101	DOUGLAS AVE	70,000	0.1525%	\$105.00
20183000	MC GAR, LLC /	1528	LOMBARD AVE	50,600	0.1102%	\$75.90
20230000	GARBO FAMILY LTD PTNERSHIP THE /	3077	DOUGLAS AVE	650,000	1.4160%	\$975.00
20793000	LIGHTHOUSE BAPTIST CHURCH	3301	DOUGLAS AVE	0	0.0000%	\$0.00
20801000	TORNOE JAMES R + ELISE J, REV TR	3327	DOUGLAS AVE	63,000	0.1372%	\$94.50
20803000	DEXTER JOHN R + MARIAN K	3333	DOUGLAS AVE	175,000	0.3812%	\$262.50
20807000	DEXTER JOHN R + MARIAN K	3343	DOUGLAS AVE	145,000	0.3159%	\$217.50
20812003	DOUGLAS PETRO LLC	3357	DOUGLAS AVE	600,000	1.3071%	\$900.00
20919000	EXNER DANIEL	3501	DOUGLAS AVE	100,000	0.2178%	\$150.00
20946000	MERLO ANTHONY J + VIVIAN G	2504	DOUGLAS AVE	565,000	1.2308%	\$847.50
20947000	BRV'S LLC	2328	DOUGLAS AVE	115,000	0.2505%	\$172.50
20956005	TOUSIS CONSTANTIN A + / TOUSIS VICTORIA	2100	DOUGLAS AVE	1,019,000	2.2199%	\$1,528.50
20956006	DOUGLAS AVE INVESTMENTS, LLC	2300	DOUGLAS AVE	63,000	0.1372%	\$94.50
20956007	NELSEN ASSOCIATES, LLC /	1535	LAYARD AVE	350,000	0.7625%	\$525.00
20956010	STANKOVIC RONALD + DRAGANA	2312	DOUGLAS AVE	155,000	0.3377%	\$232.50
20956011	STIBECK RAYMOND J III	2226	DOUGLAS AVE	240,000	0.5228%	\$360.00
20956012	MATTHEW T COLLINS COMPANY LLC	2200	DOUGLAS AVE	155,000	0.3377%	\$232.50
20956013	ADAMS OUTDOOR ADVERTISING / LIMITED PAR	2218	DOUGLAS AVE	77,000	0.1677%	\$115.50
20956015	SALVATION ARMY THE	2122	DOUGLAS AVE	0	0.0000%	\$0.00
20958002	SHAH NARENDRA	2418	DOUGLAS AVE	525,000	1.1437%	\$787.50
20958005	KEERAN ROGER H REVOC TRUST /	1526	LAYARD AVE	265,000	0.5773%	\$397.50
20958006	JENSEN RICHARD G	2320	DOUGLAS AVE	188,000	0.4096%	\$282.00
20958007	JENSEN RICHARD G	1524	LAYARD AVE	481,000	1.0478%	\$721.50
20958008	JENSEN RICHARD G	1518	LAYARD AVE	262,000	0.5708%	\$393.00
20958009	JENSEN RICHARD G	2412	DOUGLAS AVE	357,000	0.7777%	\$535.50
21098000	LOWRY DONALD J + NANCY A /	1841	EDGEWOOD AVE	150,000	0.3268%	\$225.00

21100001	LOWRY DONALD J + NANCY A /	1901	EDGEWOOD AVE	19,600	0.0427%	\$29.40
21102000	DOUGLAS HARDWARE + SUPPLY COMPANY INC	2030	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
21106000	SAED LLC	2052	DOUGLAS AVE	147,000	0.3202%	\$220.50
21110000	D ACQUISTO ANTHONY REV TR AGRMT + / D AC	1501	GOOLD ST	135,000	0.2941%	\$202.50
21110005	MUSURLIAN STEVE D	1505	GOOLD ST	1,600	0.0035%	\$2.40
21161000	FAWCETT PRESTON C	1901	DOUGLAS AVE	81,000	0.1765%	\$121.50
21167000	MDS INVESTMENTS, LLC	1921	CHARLES ST	160,000	0.3486%	\$240.00
21188001	MILLER JOSEPH M III	1907	CHARLES ST	92,000	0.2004%	\$138.00
21188002	MEREDITH HOLDING CO, LLC	1908	CARTER ST	145,000	0.3159%	\$217.50
21188004	JORGENSON GENERAL CONTRACTORS INC /	1914	CARTER ST	48,000	0.1046%	\$72.00
21208000	XYLON OF WISCONSIN, INC	3016	DOUGLAS AVE	176,000	0.3834%	\$264.00
21211000	CID III, LLC	3022	DOUGLAS AVE	347,000	0.7559%	\$520.50
21211001	SHOVERS, ROBERT M COMPANY LLC	3001	DOUGLAS AVE	160,000	0.3486%	\$240.00
21211003	SG INVESTOR GROUP, LLC /	3000	DOUGLAS AVE	160,000	0.3486%	\$240.00
21211006	FRANCHISE REALTY INTERSTATE	3037	DOUGLAS AVE	1,260,000	2.7449%	\$1,890.00
21211010	GARBO FAMILY LTD PTNERSHIP THE /	3063	DOUGLAS AVE	77,700	0.1693%	\$116.55
21211011	GARBO FAMILY LTD PTNERSHIP THE /	3051	DOUGLAS AVE	36,900	0.0804%	\$55.35
21213002	DE RANGO MARIO+ROSETTA REV TR	3038	DOUGLAS AVE	38,100	0.0830%	\$57.15
21214000	CARISCH BROTHERS	3048	DOUGLAS AVE	435,000	0.9476%	\$652.50
21216002	GARBO FAMILY LTD PTNERSHIP THE /	3064	DOUGLAS AVE	150,000	0.3268%	\$225.00
21217000	FIVE STAR DEVELOPMENT GROUP	3310	DOUGLAS AVE	56,500	0.1231%	\$84.75
21217001	THOMPSON LARRY E + JUDITH A	3320	DOUGLAS AVE	100,000	0.2178%	\$150.00
21217003	DE RANGO MARIO+ROSETTA REV TR	3316	DOUGLAS AVE	155,000	0.3377%	\$232.50
21218001	DE RANGO MARIO	3340	DOUGLAS AVE	680,000	1.4814%	\$1,020.00
21219000	DE RANGO PROP INVSMT UNO, INC /	3358	DOUGLAS AVE	420,000	0.9150%	\$630.00
21220001	BENITEZ TRANQUILINO + BALDOMERO	3408	DOUGLAS AVE	240,000	0.5228%	\$360.00
21220002	BMP REALTY INC /	3402	DOUGLAS AVE	220,000	0.4793%	\$330.00
21221000	GUARDIAN CREDIT UNION	3422	DOUGLAS AVE	350,000	0.7625%	\$525.00
21222001	IMSEITEF FADI R	3440	DOUGLAS AVE	325,000	0.7080%	\$487.50
21222002	IMSEITEF FADI R	3430	DOUGLAS AVE	208,000	0.4531%	\$312.00
21223000	IMSEITEF FADI R	3450	DOUGLAS AVE	16,000	0.0349%	\$24.00
21224001	BURGER KING CORP - 2790 /	3456	DOUGLAS AVE	615,000	1.3398%	\$922.50
21225000	CAREERS INDUSTRIES, INC	3502	DOUGLAS AVE	0	0.0000%	\$0.00
21228001	CAREERS INDUSTRIES SUPPORT FOUNDATION,	3538	DOUGLAS AVE	36,300	0.0791%	\$54.45
21229000	PARISE DOMANICK JR + LORETTA	3523	DOUGLAS AVE	55,000	0.1198%	\$82.50
21229001	PARISE DOMINICK J + LORETTA M	1627	HARMONY DR	21,200	0.0462%	\$31.80
21242003	PATEL RADHESYAM + CHETNA R /	3717	DOUGLAS AVE	300,000	0.6535%	\$450.00
21242019	PATEL RADHESYAM + CHETNA R /	3711	DOUGLAS AVE	262,000	0.5708%	\$393.00
21242027	BERGAUER GEOFFREY G + KAREN REV TR /	3739	DOUGLAS AVE	630,000	1.3724%	\$945.00
21242028	BERGAUER GEOFFREY G + KAREN REV TR /	3737	DOUGLAS AVE	0	0.0000%	\$0.00
21244001	SERVI JEFFERY + KAREN	3819	DOUGLAS AVE	355,000	0.7734%	\$532.50
21244002	S + H INVESTMENTS, LLC /	3829	DOUGLAS AVE	640,000	1.3942%	\$960.00
21244003	TCF BANK WISCONSIN FSB /	3935	DOUGLAS AVE	555,000	1.2090%	\$832.50
21244004	PURATH-STRAND INVESTMENTS, LLC	3915	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
21244005	GEORGE ALEXANDER E + CONSTANCE	3841	DOUGLAS AVE	830,000	1.8081%	\$1,245.00
21245000	JENSEN KAI L /	3801	DOUGLAS AVE	480,000	1.0457%	\$720.00
21246000	TRANSITIONAL LIVING SERVICES INC /	3710	DOUGLAS AVE	0	0.0000%	\$0.00
21247000	BLAIR WALTER	3726	DOUGLAS AVE	148,000	0.3224%	\$222.00
21248000	MELENDEZ GERARDO C /	3728	DOUGLAS AVE	82,000	0.1786%	\$123.00
21249001	RACINE COMMERCIAL AIRPORT CORP	3912	DOUGLAS AVE	291,100	0.6342%	\$436.65
21249002	KORTENDICK RUSSELL D REV TR	3830	DOUGLAS AVE	180,500	0.3932%	\$270.75
21249004	DE RANGO DOMENICO + MIRELLA N, / FAMILY R	3840	DOUGLAS AVE	435,000	0.9476%	\$652.50
21249005	KORTENDICK RUSSELL D REV TR	3806	DOUGLAS AVE	1,160,000	2.5270%	\$1,740.00

Grand Totals

TOTAL PARCELS

233

45,903,900 100.0000% \$68,855.88

TOTAL BUDGET

\$68,855.88