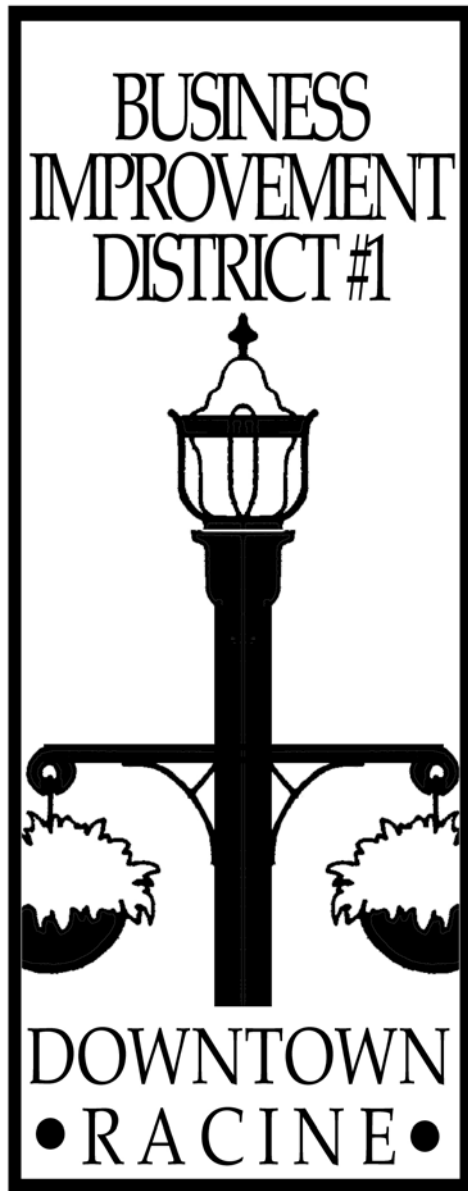


2017 Proposed Operating Plan  
Approved by the Racine Common Council on \_\_\_\_\_

# **DOWNTOWN RACINE BUSINESS IMPROVEMENT DISTRICT OPERATING PLAN – 2017**



**Recommended by the Board of the Business Improvement District:  
September 28, 2016**

**Downtown Racine  
Business Improvement District Operating Plan  
2017**

Table of Contents

I.	Preface	3
II.	Development Plan	3
	Plan Objectives	3
	Plan of Action	3
	Benefits	4
	Budget	12
	Powers	5
	Relationships to Plans for the Orderly Development of the City	6
	Public Review Process	6
III.	District Boundaries	6
IV.	Organization	6
	Operating Board	6
	Amendments	7
V.	Financing Method	8
VI.	Method of Assessment	8
	Parcels Assessed	8
	Allocation of Assessment	8
	Schedule of Assessments	9
	Assessment Collection	9
VII.	City Role	10
VIII.	Required Statements	10
IX.	Board Members	10
X.	Downtown Racine Corporation	11
XI.	Severability and Expansion	11
XII.	Appendices	
	A. List of Assessments and Tax Key Numbers	
	B. B.I.D. Board of Directors	
	C. Budget	

## **I. PREFACE**

In 2001, the City of Racine received a petition from property owners in downtown Racine that requested the creation of a business improvement district (BID) for the purpose of redeveloping the downtown. On October 16, 2001, by Resolution 4226, the Common Council approved creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by the Downtown Racine Corporation in conjunction with BID proponents. This Plan for 2017 has been prepared by the BID Board in compliance with state statute that requires, "The board shall annually consider and make changes to the operating plan... The board shall then submit the operating plan to the local legislative body for its approval."

As used herein, "BID" shall refer to the business improvement district's operating and governance mechanism, and "District" shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.
2. Existing public funding sources used to help maintain and promote the district are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
3. The district is dynamic, including properties of varying 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 plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the district.
4. Use of the BID mechanism will help ensure that the entire district will be promoted and developed as expeditiously as possible.

## **II. DEVELOPMENT PLAN**

### A. Plan Objectives

The objective of the BID is to preserve and improve the social and economic conditions in the district by bringing together appropriate partnerships of people, organizations and funds to evaluate, facilitate or implement downtown development projects.

### B. Plan of Action

The plan of action for the district for the calendar year 2017 is to promote new development and increase the value of existing properties by:

1. Implementing a downtown marketing plan and updating marketing materials to create a more positive attitude about the district by:
  - Producing publicity and media coverage of district activities;

Implementing an updated Downtown Marketing Plan; and  
Creating a "brand" for downtown Racine marketed through banners, advertising,  
downtown identification markers, etc.

2. Initiating and maintaining downtown capital improvements in consultation with the City of Racine Public Works Department which may include:

Seasonal Flower and Plantings Program;  
Holiday Lights and Seasonal Banners.

3. Continuing "Operation Clean and Safe", in consultation with the City of Racine Police and Public Works Departments which may include:

Sidewalk and curb cleaning program along primary downtown streets;  
Weed spraying;  
Graffiti removal;  
Public Service Ambassador Program; and  
Private Security.

4. Partnering with the City of Racine to stimulate public sector financing needed for downtown improvements as identified within the Downtown Development Plan.

5. Continue implementing the 2005 Downtown Development Plan by identifying new business prospects, developers and economic tools for further private reinvestment.

6. Complying with BID reporting, audit and notice requirements.

7. Identify and act upon 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 downtown in the following manner:

- Assist property owners to attract and retain tenants by providing an attractive environment in which customers and clients are drawn for a pleasant shopping, dining, living and recreating experience. The BID will facilitate this by maintaining cleanliness downtown and providing a secure location for residents, shoppers, employees and employers.
- The BID will play an active role through marketing downtown to future businesses and customer groups, as well as offering technical training in various business topics to help grow and retain existing businesses.
- Assist in increasing market rate rents by increasing the demand for more attractive tenants with business plans that are consistent with downtown markets.

- Strengthen downtown businesses by providing group seminars and one-on-one consultations with professional business consultants featuring a variety of topics, such as marketing, advertising, web sites, accounting, interior design, etc.
- Increase the value of downtown property by encouraging building improvements and linking property owners to favorable financing options for design enhancements. A vibrant downtown will also attract interested buyers further driving up demand and property values.

#### D. Budget (See Page 12)

Except as identified herein, all expenditures will be incurred during the current plan year. Any funds remaining on any budget line item above may be moved to another budget line item, as determined by the Board of the BID. 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 the manner required by the source of such funds, or, if the funds have no restriction, in the manner determined by the Board of the BID.

#### E. Powers

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

1. To manage the affairs of the district;
2. To promote new investment and appreciation in value of existing investments;
3. To contract on behalf of the BID with the Downtown Racine Corporation, and others;
4. To develop, advertise and promote the existing and potential benefits of the district;
5. To acquire, improve, lease and sell properties within the district, and otherwise deal in real estate;
6. To undertake on its own account, in coordination with the City of Racine, public improvements and/or assist in development, underwriting or guaranteeing public improvements within the district;
7. To apply for, accept, and use grants and gifts for these purposes;
8. To elect officers, hire employees and contract out work as necessary to carry out these goals; and
9. To add to the security of the district.

#### F. Relationship to Plans for the Orderly Development of the City

Creation of a business improvement district to facilitate downtown development is consistent with the award-winning Downtown Racine Development Plan as approved by the Racine Common Council in September 1999, and updated in 2005, as the master land-use plan for downtown Racine. The BID would also promote the orderly development of the city in general and the downtown area in particular.

#### G. Public Review Process

The proposed 2017 budget and BID activities were the subject of a public information meeting on Wednesday, October 12<sup>th</sup>, 2016. At that meeting, public comments were received and subsequently considered by the BID Board in the finalization of this operating plan.

### **III. DISTRICT BOUNDARIES**

The district is bounded within the similar boundaries as those proposed in the Downtown Racine Development Plan. The BID area begins at the intersection of Marquette Street and Water Street; run thence easterly along Water Street to Fourth Street; run thence westerly to the Root River; run thence northerly and easterly to the shore of Lake Michigan; run thence southerly along the shore of Lake Michigan to Seventh Street extended; run thence westerly to Grand Avenue; run thence northerly to Sixth Street; run thence westerly to Marquette Street; run thence northerly along Marquette Street to the point of beginning of this description. A map showing the boundaries of the proposed BID is shown as Figure One. It includes approximately 184 parcels, based on the City of Racine Assessor's Records as of May 1, 2016.

### **IV. ORGANIZATION**

#### A. Operating Board.

The Mayor appoints members to the BID Board ("board"). State law requires that the board be composed of at least 5 members and the majority of the board members are owners or occupants of property within the district. Appointments by the Mayor must be confirmed by the City Council.

This board's primary responsibility is contracting for implementation of the current year's operating plan, contracting for preparation of an annual report and audit on the district, annually considering and making changes to this operating plan and submitting the operating plan for the following year to the Common Council of the City of Racine for approval, and all other powers granted in this 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; and to ensure District compliance with the provisions of applicable statutes and regulations.

The BID Board is structured as follows:

1. Board size - Seven members.
2. Composition – At least four members shall be owners of property within the District. One member shall be the owner of a business within the District. The Alderman of the First District and the Chairman of the Downtown Racine Corporation board (or his designee) shall be ex officio members.
3. Terms – Appointments to the board shall be for terms of three years, each term ending on December 31st. The Alderman of the First District and the Chairman of the Downtown Racine Corporation (on the chairman’s designee) shall serve on the board during their terms of office. The board may remove, by majority vote, any board member who is absent from more than three meetings without a valid excuse.
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 following public records requirements.
7. Staffing - The board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof. Unless requested otherwise by the board, any staff members or employees of contractors may attend all meeting of the board, but will not have voting authority.
8. Officers - The board shall appoint a chairman, treasurer and secretary, any two of the three of which 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

Section 66.1109 (3) (b) of the BID Law requires the board to review the operating plan annually and 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. 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.

2. The Common Council will act on the BID's proposed annual operating plan.
3. The Mayor 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 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.

## **V. FINANCING METHOD**

The proposed expenditures contained in Section II D, above, will be financed from funds collected from the BID assessment. It is estimated that \$194,550 will be raised through 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 II D.

## **VI. 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 required by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

### B. Allocation of Assessment

Special assessments under this 2017 Operating Plan are hereby levied against each tax parcel of property within the District that has a separate tax key number, in the amount shown on the assessment schedule that is attached as Appendix A. 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 in September 2016, except as otherwise identified below.

The BID assessments shown on Appendix A are allocated to each parcel based on the parcel's share of the of the District's total BID eligible property value. For example, a property with a value of \$500,000 would be approximately 0.5268 percent of the total BID eligible value in the District and would have a BID assessment of approximately \$1,024.89 (0.5268% of \$194,550). The allocation is based on a total assessed value for commercial and industrial property within the District of approximately \$94,902,500 in 2016.



As of September 2016, the City Assessor had not received updated assessed values for industrial property from the State of Wisconsin. The BID Treasurer and BID Manager are authorized to revise Appendix A to reflect the final assessed values in the City's tax rolls. The BID Treasurer and BID Manager may adjust the assessments to reconcile the total BID assessments and the budget; however, such adjustments shall not result in an increase in collections above \$194,550.

#### C. Schedule of Assessments

The final form of this 2017 Operating Plan has attached, as Appendix A, a schedule of all the tax key 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 item 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 plan. 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 until it is released to the BID Board.

Any BID assessment collected by the city before or after the 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, or as soon thereafter as practical, and are to be used by the BID Board in the same manner as if received during the applicable plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Plan year, as well as delinquent and late payments made after the Plan year.

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

The presentation of this proposed plan to the city shall be deemed a standing order of the Board under 66.1109(4) Wis. Stats. 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.

## **VII. 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 development plan. In particular, the city will:

1. Encourage the county and state governments to support the activities of the district.
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 funds of the district to the BID along with an identification of those BID assessments included in the disbursement.
4. Review annual audits as required per 66.1109 (3) (c) of the BID law.
5. Provide the BID Board through the Assessor's Office on or before September 1 of each plan year, with the official city records on assessed value for each tax key number within the district, as of that date in each plan year, for purposes of calculating the BID assessments.
6. Adopt this plan in the manner required by the BID law.

## **VIII. REQUIRED STATEMENTS**

The Business Improvement District law requires the plan to include several specific statements.

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.

66.1109(5) (a): Property used exclusively for residential purposes may not be assessed, and such properties will be identified as BID Exempt Properties on Appendix A, as revised each year.

## **IX. BOARD MEMBERS**

On or before December 1<sup>st</sup> of each year, the Downtown Racine Corporation shall submit to the Mayor, recommendations for appointments to the BID Board for the following year.

## **X. DOWNTOWN RACINE CORPORATION**

The BID shall be a separate entity from the Downtown Racine Corporation (DRC), notwithstanding the fact that officers and directors of each may be shared. DRC shall remain a private, not-for-profit organization, not subject to the open meetings law, and not subject to the public records law except for its records generated in connection with its contract with the BID Board. It is intended that the City of Racine shall contract with DRC to provide services to the BID, in accordance with the plan. Any contracting with DRC to provide services to the BID shall be exempt from the requirements of 62.15, Stats., because such contracts shall not be for public construction or provision of materials for public construction. If the BID does contract for public construction or provision of materials for public construction, it shall follow the requirements of such statutes to the extent applicable to assure open, competitive procurement of contracts and purchases. Further, the annual accounting required under 66.1109 (3) (c), Stats. Shall be deemed to fulfill the requirements of 62.15 (14) Stats. The BID Board and the city shall comply with the provisions of 66.60 before the city inserts assessments for this BID plan onto the tax bills for the parcels assessed hereunder, only to the extent required by law, to create a lien on the parcel assessed.

## **XI. SEVERABILITY AND EXPANSION**

This Business Improvement District has been created under authority of Section 66.1109 of the statutes of the State of Wisconsin.

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

Should the legislature 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 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 under Section 66.1109 (3) (b) of the BID Law.

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.

<b>Downtown Racine BID #1</b>			
<b>2017 Recommended Budget</b>			
September 28, 2016			
			<b>2017 BUDGET</b>
<b>Available Funds</b>			
	Assessments		\$194,550
	Estimated Interest Income		\$90
	Estimated Year End Carry Over		\$9,707
	Fountain Labor Reimbursement		\$10,000
	Restricted Fund Balance Reserve		\$10,000
	Christmas Tree Sponsorship		\$4,000
		<b>Total Estimated Available Funds</b>	<b>\$228,347</b>
<b>IMPROVEMENTS AND ACTIVITIES</b>			
<b>Equipment and Site</b>			
		Maintenance and Related Equipment	\$2,000
		Street Amenities	\$11,000
<b>Administrative</b>			
		DRC-Management Fee	\$37,227
		Annual Audit	\$3,600
		Visitor Outreach	\$3,600
<b>Program Operations</b>			
		Security	\$17,000
		Public Service Ambassadors	\$37,000
		Marketing / Communications	\$32,000
		Streetscape	\$49,550
		Maintenance/Labor	\$12,000
		<b>Total Improvements and Activities</b>	<b>\$204,977</b>
<b>Other Expenses</b>			
		Wayfinding	\$5,000
		RHI Implementation	\$100
		Business Recruitment	\$5,000
		<b>Total Other Expenses</b>	<b>\$10,100</b>
		<b>Total Expenses</b>	<b>\$215,077</b>
		<b>Estimated Funds After Expenses</b>	<b>\$13,270</b>
<b>Restricted Reserves/Equity</b>			
		BID Reserve	\$1,000
		Equipment Reserve	\$2,000
		<b>Total Restricted Reserves</b>	<b>\$3,000</b>
		<b>Year End Fund Balance</b>	<b>\$10,270</b>



**DOWNTOWN RACINE  
BUSINESS IMPROVEMENT DISTRICT #1  
2016 ADVISORY BOARD**

**Jeff Coe (1st District Alderman)**

City of Racine  
730 Washington Avenue  
Racine, WI 53403  
(262)637-0531

**Matt Sadowski (Ex-Officio)**

Assistant Director of City Development  
730 Washington Avenue  
Racine, WI 53403  
636-9152

**Matt Montemurro (Business and Property Owner)**

Johnson Financial Group  
555 Main Street  
Racine, WI 53403  
619-2623

**Devin Sutherland, BID Manager**

Downtown Racine Corporation  
425 Main Street  
Racine, WI 53403  
634-6002

**Joseph LeGath (Business and Property Owner)**

Joey's on Sixth Street  
910 6th Street  
Racine, WI 53403  
632-3127

**Mark Levine, Chairman (Property Owner)**

5115 Darby Place  
Racine, WI 53402  
639-6056

**Ed Scharding, Treasurer (Business and Property Owner)**

Feiner Plumbing Company  
606 6th Street  
Racine, WI 53403  
634-8994

**Dean Rosenberg, Secretary (Business and Property Owner)**

Racine Optical Company, Inc.  
217 6th Street  
Racine, WI 53403  
634-4430

**Angel Ramos-Ortiz (Business and Property Owner)**

Innovative Dynamic Networks  
610 6th Street  
Racine, WI 53403  
498-5554

Appendix A  
**City of Racine**

STATE NO. 51-276

**2016 Real Estate Assessment Roll**

SCHOOL DIST: 4620

PARCEL #	OWNER NAME	PARCEL LOCATION	C O D E	Land Value	Improv. Value	Total Value	2017 BID Assessment
TIF District	MAILING ADDRESS	LEGAL DESCRIPTION					
	503 VILLA STREET	503 VILLA ST					
00005000	3802 ALDEN CT RACINE WI 53405	BLK 2 HARBOR ADD LOTS 1 + 2 + BLK 23 ORIGINAL PLAT OF RAC B		53,300	0	53,300	\$109.26
	PORCARO, MARK A DBA PORCARO FORD	522 SIXTH ST					
00007000	522 SIXTH ST RACINE WI 53403	BLK 2 HARBOR ADD LOTS 3 + 4 + BLK 23 ORIGINAL PLAT OF RAC B		118,900	241,100	360,000	\$738.00
	SW INCOME PROPERTIES III	521 SIXTH ST					
00011000	%UNIVERSAL ADVISORY SERVICSES / 4906 ALAMEDA BLVD NE ALBUQUERQUE NM 87113	BLK 3 HARBOR ADD LOT 1 + BLK 36 ORIGINAL PLAT OF RACINE I B		39,000	191,000	230,000	\$471.50
	SOMINA	601 SIXTH ST					
00012000	1761 MAIN ST RACINE WI 53403	BLK 3 HARBOR ADD LOT 3	B	11,100	0	11,100	\$22.75
	SEKULOSKI DRAGAN / SEKULOSKI RINA	603 SIXTH ST					
00013000	1424 N WISCONSIN ST RACINE WI 53402	BLK 3 HARBOR ADD LOT 4	B	20,600	147,400	168,000	\$344.40
	FLORES VICTOR / NUNO VERONICA	607 SIXTH ST					
00014000	2748 N MONTCLARE CHICAGO IL 60707	BLK 3 HARBOR ADD LOT 5	B	19,100	160,900	180,000	\$369.00
	KLINKHAMMER MICHAEL E / KLINKHAMMER ANNE E	611 SIXTH ST					
00016000	5811 CAMBRIDGE CIRCLE RACINE WI 53406	BLK 3 HARBOR ADD E 1/2 LOT 6	B	8,900	96,100	105,000	\$215.25
	REMLINGTON KATHARINE /	613 SIXTH ST					

00017000	613 SIXTH ST / RACINE WI 53403 MICHELSON CARRIE R	BLK 3 HARBOR ADD W 1/2 LOT 6 615 SIXTH ST	2187414	B	8,400	92,600	101,000	\$207.05
00018000	1629 WISCONSIN AVE RACINE WI 53403 MIDWEST PROFESSIONAL PROPERTIES	BLK 3 HARBOR ADD LOT 7 + E 6 FT LOT 8 1 MAIN ST	1978007	B	18,100	257,900	276,000	\$565.80
00021006	12205 CATALINA ST LEAWOOD KS 66209 MIDWEST PROFESSIONAL PROPERTY JOHNSON REDEVELOPMENT COR	NE 1/4 + SE 1/4 SECTION 9-3-23, GASLIGHT POINTE DEVELOPME B 65 HARBORVIEW DR	1978008		602,000	5,098,000	5,700,000	\$11,684.99
00021008	12205 CATALINA ST LEAWOOD KS 66209 JOHNSON REDEVELOPMENT	NE 1/4 + SE 1/4 SECTION 9-3-23, GASLIGHT POINTE DEVELOPME B 141 MAIN ST	2155064		538,500	54,500	593,000	\$1,215.65
00021210	P O BOX 1615 RACINE WI 53401 ULINSKI MARK T AND DEBRA A	NE 1/4 + SE 1/4 SECTION 9-3-23 PCL 3 CSM NO 2240 REC MAY 2 B 601 WATER ST	2260957		200,000	1,220,000	1,420,000	\$2,911.00
00022000	6820 BEECHNUT DR RACINE WI 53402 GRESKOVIK ERIC G / GRESKOVIK MICHELLE K	BLK 4 HARBOR ADD LOTS 1, 2 + E 58.5 FT LOTS 9, 10 + 11 512 VILLA ST	2295093	B	94,900	195,100	290,000	\$594.50
00022001	3516 WESTBOOK RD CHILLICOTHE IL 61523	BLK 4 HARBOR ADD LOT 3 600 SIXTH STREET	2114294	B	33,200	0	33,200	\$68.06
00023001	606 SIXTH ST RACINE WI 53403 524 VILLA STREET	BLK 4 HARBOR ADD PT LOT 4 AS DESC DOC #2114294 524 VILLA ST	2225126	B	11,500	123,500	135,000	\$276.75
00023002	606 SIXTH ST RACINE WI 53403 606 SIXTH STREET	BLK 4 HARBOR ADD LOT 4, EXC PT DESC DOC #2114294 606 SIXTH ST	2273441	B	22,600	35,900	58,500	\$119.92
00024000	606 SIXTH ST RACINE WI 53403-9999 VERTICAL CRESCENDO GROUP	BLK 4 HARBOR ADD LOT 5 + E 8 FT LOT 6 EXC PT DESC VOL 565 B 610 SIXTH ST	2303901		38,800	151,200	190,000	\$389.50
00025000	1420 GRANGE AVE	BLK 4 HARBOR ADD W 20 FT OF E 28 FT LOT 6 + PT DESC VOL 1 B			20,200	144,800	165,000	\$338.25

	RACINE WI 53405								
	ZHENG YUDONG	612 SIXTH ST	2393555						
00026000	1526 WASHINGTON AVE	BLK 4 HARBOR ADD W 20 FT LOT 6		B	16,300	35,500	51,800		\$106.19
	RACINE WI 53403								
	GRESKOVIK ERIC G / GRESKOVIK MICHELLE K	614 SIXTH ST	2308651						
00027000	3616 WESTBROOK RD /	BLK 4 HARBOR ADD E 40 FT LOT 7		B	34,600	425,400	460,000		\$943.00
	CHILlicoTHE IL 61523								
	VAN DER ZEE WILLIAM P	701 WATER ST	1940894						
00040000	758 RIDER RD	BLK 7 HARBOR ADD LOTS 1, 2, 3 + 11		B	110,200	124,800	235,000		\$481.75
18	BOYNTON BEACH FL 33435								
	PEGLEG PROPERTIES	710 SIXTH ST	2091772						
00044000	4139 HARVEST LN	BLK 7 HARBOR ADD LOTS 5, 6 + W 25 FT LOT 4		B	87,500	152,500	240,000		\$492.00
18	RACINE WI 53402								
	R AND N INVESTMENTS AND HOLDINGS	716 SIXTH ST	2436077						
00045000	6103 23RD AVE LOWER	BLK 7 HARBOR ADD LOTS 7 + 8 EXC PT DESC VOL 1723 RECS PC B			57,100	198,900	256,000		\$524.80
18	KENOSHA WI 53143								
	J AND J PROPERTIES RACINE	519 CENTER ST	3501-035						
00046000	519 CENTER ST	BLK 7 HARBOR ADD PT LOTS 7, 8 + 9 DESC VOL 625 DEEDS PG 1 B			33,200	86,800	120,000		\$246.00
18	RACINE WI 53403								
	DEMARCO TOM	513 CENTER ST	2739/688						
00047000	509 CENTER ST /	BLK 7 HARBOR ADD S 37 FT OF N 49.4 FT LOT 9		A	8,400	0	8,400		\$17.22
18	RACINE WI 53403								
	RACINE, CITY OF REDEVELOPMENT AUTHORITY	233 LAKE AVE	2396239						
00050001	730 WASHINGTON AVE	BLK 7 ORIGINAL PLAT OF RACINE BEG INTER NLN VAC THIRD S1 E			0	0	0		\$0.00
7	RACINE WI 53403								
	MIDWEST PROFESSIONAL PROPERTIES	80 HARBORVIEW DR	1978008						
00050007	12205 CATALINA ST	BLK 7 ORIGINAL PLAT OF RACINE PCL 1 CSM NO 1455 REC VOL - B			82,200	0	82,200		\$168.51
7	LEAWOOD KS 66209								
	HARBOURWALK HOTEL	223 GASLIGHT CIR	2278/710						
00050146	1934 HENNEPIN AVE SOUTH, STE 201	SE 1/4 SECTION 9-3-23 PCLS 7 + 8 CSM NO 1641 REC JUNE 16, 15 B			456,500	4,625,500	5,082,000		\$10,418.09





	AZARIAN DAVID E	232 MAIN ST	1617-130					
00077000	3129 TERRACE HIGH /	BLK 9 ORIGINAL PLAT OF RACINE N 1/2 OF S 2/3 LOT 6	B	17,900	119,100	137,000	\$280.85	
3	RACINE WI 53406							
	DERNEHL JEANNE	234 MAIN ST	1955/370					
00078000	6201 6 MILE RD /	BLK 9 ORIGINAL PLAT OF RACINE S 1/3 LOT 6	B	17,900	164,100	182,000	\$373.10	
3	RACINE WI 53402							
	RICKY'S PLACE	236 MAIN ST	2258/318					
00079000	236 MAIN ST	BLK 9 ORIGINAL PLAT OF RACINE N 20 FT OF W 52 FT + N 20 FT I B		20,900	219,100	240,000	\$492.00	
3	RACINE WI 53403							
	L STREET PROPERTIES	240 MAIN ST	2148765					
00080000	5115 DARBY PL	BLK 9 ORIGINAL PLAT OF RACINE S 2/3 LOT 7 EXC N 6.25 INS OF B		50,800	581,200	632,000	\$1,295.60	
3	RACINE WI 53402							
	CHRISTENSEN RONALD	244 MAIN ST	2425591					
00082000	732 SOUTH GREEN BAY RD	BLK 9 ORIGINAL PLAT OF RACINE N 18 FT OF S 40 FT LOT 8	B	16,100	134,900	151,000	\$309.55	
3	RACINE WI 53406							
	CHRISTENSEN RONALD	246 MAIN ST	2425591					
00083000	732 SOUTH GREEN BAY RD	BLK 9 ORIGINAL PLAT OF RACINE S 22 FT LOT 8	B	19,700	127,300	147,000	\$301.35	
3	RACINE WI 53406							
	FLYNN MARK P / FLYNN CHRISTINE M	214 THIRD ST	2825/039					
00084000	234 WISCONSIN AVE	BLK 9 ORIGINAL PLAT OF RACINE LOT 9 + S 21 FT LOT 10	B	39,600	24,400	64,000	\$131.20	
3	RACINE WI 53403							
	239 WISCONSIN	239 WISCONSIN AVE	2032510					
00085000	C/O AMANDA PAFFRATH / 324 MAIN ST	BLK 9 ORIGINAL PLAT OF RACINE N 39 FT LOT 10 + S 1.5 FT LOT B		24,900	83,100	108,000	\$221.40	
3	RACINE WI 53403							
	JOHNSON REDEVELOPMENT	222 MAIN ST	1822-915					
00092000	P O BOX 1615	BLK 9 ORIGINAL PLAT OF RACINE WLY 25.25 FT LOT 3, N 30 FT C B		103,100	3,928,900	4,032,000	\$8,265.59	
3	RACINE WI 53401							
	QUICK PRINT PROGRAMS	214 STATE ST	2414/706					
00093000	% ECONOPRINT OF RACINE / 214 STATE ST	BLK 9 ORIGINAL PLAT OF RACINE LOT 15, E 70 FT LOT 16 + W 8 F C		0	0	285,600	\$585.48	
6	RACINE WI 53403							

	KRISJAN OLAF HOUSING	222 STATE ST	2594/374				
00096001	C/O LINCOLN MANAGEMENT, LLC / 222 STATE ST	BLK 9 ORIGINAL PLAT OF RACINE W 20.5 FT OF E 112 FT LOT 16 B		8,200	185,800	194,000	\$397.70
6	RACINE WI 53403						
	NICHOLSON PROPERTY MANAGEMENT	220 STATE ST	2336152				
00096002	316 MAIN ST	BLK 9 ORIGINAL PLAT OF RACINE W 21.5 FT OF E 91.5 FT LOT 16 B		9,500	98,500	108,000	\$221.40
6	RACINE WI 53403						
	PUGH, W H OIL	102 WISCONSIN AVE	2139715				
00097000	1117 N MAIN ST	BLK 10 ORIGINAL PLAT OF RACINE PT BLK 10 + ADJ VAC SECON B		67,600	0	67,600	\$138.58
6	RACINE WI 53402						
	PUGH, W H OIL	212 WISCONSIN AVE	2139715				
00097001	200 DODGE ST	BLKS 10 + 11 ORIGINAL PLAT OF RACINE + PT VAC THIRD ST DE B		230,500	69,500	300,000	\$615.00
3	RACINE WI 53402						
	FLYNN MARK P / FLYNN CHRISTINE M	234 WISCONSIN AVE	2825/039				
00098000	234 WISCONSIN AVE	BLK 10 ORIGINAL PLAT OF RACINE PT LOTS 5, 6, 7, 8, N 30 FT OF B		35,700	64,300	100,000	\$205.00
3	RACINE WI 53403						
	LEE ENTERPRISES	320 WISCONSIN AVE	1150-496				
00101000	C/O CONTROLLER - J T / 212 FOURTH ST	BLK 11 ORIGINAL PLAT OF RACINE PT LOTS 3 THRU 7 BEG NLN I C		0	0	195,700	\$401.18
3	RACINE WI 53403						
	GLEASON SR MARVIN E AND PHILLIS	300 MAIN ST	2408/787				
00102000	4234 SOUTH CIRCLE DR	BLK 12 ORIGINAL PLAT OF RACINE N 22 FT LOT 1 B		19,700	213,300	233,000	\$477.65
6	RACINE WI 53405						
	AZARIAN DAVID E	302 MAIN ST	4976-963				
00103000	232 MAIN ST /	BLK 12 ORIGINAL PLAT OF RACINE N 19 FT OF S 38 FT LOT 1 B		17,000	163,000	180,000	\$369.00
6	RACINE WI 53403						
	304 MAIN	304 MAIN ST	2155935				
00104000	8034 DUNKELow RD	BLK 12 ORIGINAL PLAT OF RACINE S 19 FT LOT 1 B		17,000	217,000	234,000	\$479.70
6	FRANKSVILLE WI 53126						
	BAYLON INVESTMENTS	306 MAIN ST	2441201				
00105000	2822 MICHIGAN BLVD	BLK 12 ORIGINAL PLAT OF RACINE PT LOT 2 DESC VOL 1522 R B		19,500	190,500	210,000	\$430.50
6	RACINE WI 53402						
	KARBULKA JAROSLAV AND JAROSLAVA	310 MAIN ST	2224/714				

00106000	2722 N MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE S 2/3 LOT 2 EXC PT DESC V B	34,300	250,700	285,000	\$584.25	
6	RACINE WI 53402						
	ALIA JOHN R AND IDA / DE BARTOLO ANNA	312 MAIN ST		2411746			
00109000	4121 - 85TH ST	BLK 12 ORIGINAL PLAT OF RACINE N 2/3 LOT 3	B	35,800	414,200	450,000	\$922.50
6	KENOSHA WI 53142						
	NICHOLSON PROPERTY MANAGEMENT	316 MAIN ST		2171099			
00110000	1534 COLLEGE AVE	BLK 12 ORIGINAL PLAT OF RACINE S 1/3 LOT 3	B	17,900	261,100	279,000	\$571.95
6	RACINE WI 53403						
	OBERNBERGER SCOTT D	320 MAIN ST		2401022			
00111000	7908 NORTH BOYD WAY	BLK 12 ORIGINAL PLAT OF RACINE S 1/2 OF N 2/3 LOT 4	B	17,900	137,100	155,000	\$317.75
6	FOX POINT WI 53217						
	WALLERT WENDY	318 MAIN ST		2033506			
00112000	3313 JAMACIA PRINCESS PLACE #2 /	BLK 12 ORIGINAL PLAT OF RACINE N 1/3 LOT 4	B	17,900	157,100	175,000	\$358.75
6	N LAS VEGAS NV 89084						
	JKO MAIN	322 MAIN ST		2411968			
00113000	322 MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE S 1/3 LOT 4	B	17,900	173,100	191,000	\$391.55
6	RACINE WI 53403						
	PAFFRATH AMANDA COSGROVE / PAFFRATH MARK	324 MAIN ST		3041-442			
00114000	%FUNKY HANNAH'S BEADS+ARTIFACTS / 324 MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE N 1/3 LOT 5	B	17,900	138,100	156,000	\$319.80
6	RACINE WI 53403						
	PTACEK GERALD P	326 MAIN ST		1440-084			
00115000	3654 NORTH BAY DR /	BLK 12 ORIGINAL PLAT OF RACINE S 1/2 OF N 2/3 LOT 5	B	17,900	152,100	170,000	\$348.50
6	RACINE WI 53402						
	MATHIS II EMILE H	328 MAIN ST		2748/962			
00116000	%KEITH GERARD TRUSTEE / 1670 BARBER RD	BLK 12 ORIGINAL PLAT OF RACINE S 1/3 LOT 5 + N 6.75 FT LOT 6 B		24,000	264,000	288,000	\$590.40
6	BLUE MOUND WI 53517-9634						
	EAS INVESTMENTS	330 MAIN ST		1995302			
00117000	1216 MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE S 26.75 FT OF N 33.5 FT LOT 1 B		24,000	362,000	386,000	\$791.30
6	RACINE WI 53403						
	SYDNOR HAROLD R AND LENORE	332 MAIN ST		2863/572			

00118000	12825 ELM LANE / P O BOX 196	BLK 12 ORIGINAL PLAT OF RACINE N 19.25 FT OF S 26.5 FT LOT 1 B		16,900	172,100	189,000	\$387.45
6	BAGLEY WI 53801						
	BOATWRIGHT JOY L	334 MAIN ST	1733-202				
00119000	6829 HOODS CREEK RD /	BLK 12 ORIGINAL PLAT OF RACINE S 7.25 FT LOT 6 + N 12.5 FT L1 B		15,700	154,300	170,000	\$348.50
6	FRANKSVILLE WI 53126						
	CHAUNCEY	336 MAIN ST	2205516				
00120000	338 MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE S 17.5 FT OF N 1/3 LOT 7	B	15,700	154,300	170,000	\$348.50
6	RACINE WI 53403						
	GROENKE GARY / FOSTER R DAVID	338 MAIN ST	1950/774				
00121000	338 MAIN ST	BLK 12 ORIGINAL PLAT OF RACINE S 1/2 LOT 7	B	26,900	503,100	530,000	\$1,086.50
6	RACINE WI 53403						
	LEE ENTERPRISES	212 FOURTH ST	1150-496				
00123000	C/O CONTROLLER - JT / 212 FOURTH ST	BLK 12 ORIGINAL PLAT OF RACINE LOTS 8 THRU 14	C	0	0	1,485,700	\$3,045.68
3	RACINE WI 53403						
	RACINE MAIN PROPERTIES	337 MAIN ST	2003849				
00135000	C/O LABELLE, MICHAEL / 8325 57TH AVE	BLK 13 ORIGINAL PLAT OF RACINE LOT 8	B	54,700	590,300	645,000	\$1,322.25
6	KENOSHA WI 53142						
	CALL GARY L / CALL DEBORAH T	335 MAIN ST	1959/310				
00136000	6721 GREEN RIDGE DR	BLK 13 ORIGINAL PLAT OF RACINE S 1/3 LOT 9	B	18,200	247,800	266,000	\$545.30
6	RACINE WI 53406						
	333 MAIN STREET	333 MAIN ST	1950742				
00137000	333 MAIN ST	BLK 13 ORIGINAL PLAT OF RACINE S 1/2 OF N 2/3 LOT 9	B	18,200	197,800	216,000	\$442.80
6	RACINE WI 53403						
	TINYTOWN	331 MAIN ST	2163355				
00138000	331 MAIN ST	BLK 13 ORIGINAL PLAT OF RACINE N 1/3 LOT 9	B	18,200	176,800	195,000	\$399.75
6	RACINE WI 53403						
	WELLS SHEILA M	329 MAIN ST	2237270				
00139000	7748 N SHERIDAN RD /	BLK 13 ORIGINAL PLAT OF RACINE S 1/3 LOT 10	B	18,200	151,800	170,000	\$348.50
6	CHICAGO IL 60626						
	DRAEGER ANNA JEAN	327 MAIN ST	1818/687				
00140000	327 MAIN ST /	BLK 13 ORIGINAL PLAT OF RACINE MIDDLE 1/3 LOT 10 EXC E 6 F B		18,200	176,800	195,000	\$399.75

6	RACINE WI 53403								
	DOVER PROPERTIES	323 MAIN ST	1943432						
00141000	323 MAIN ST	BLK 13 ORIGINAL PLAT OF RACINE N 1/3 LOT 10 EXC E 6 FT + S 1 B		36,500	173,500	210,000			\$430.50
6	RACINE WI 53403								
	STAECK'S MANAGEMENT	321 MAIN ST	2733/700						
00143000	P O BOX 726	BLK 13 ORIGINAL PLAT OF RACINE N 1/2 OF S 2/3 LOT 11	B	18,200	113,800	132,000			\$270.60
6	RACINE WI 53401								
	NICHOLAS PROPERTY MGT	311 MAIN ST	2441575						
00146000	1534 COLLEGE AVE	BLK 13 ORIGINAL PLAT OF RACINE N 1/3 LOT 12 + S 1/3 LOT 13	B	36,500	261,500	298,000			\$610.90
6	RACINE WI 53403								
	CHRISTENSEN RONALD	309 MAIN ST	2439646						
00147000	732 SOUTH GREEN BAY RD	BLK 13 ORIGINAL PLAT OF RACINE N 1/2 OF S 2/3 LOT 13	B	18,200	149,800	168,000			\$344.40
6	RACINE WI 53406								
	BMP REALTY	301 MAIN ST	1963114						
00148000	C/O BERRY, DOUGLAS L / 3319 NOBB HILL DR	BLK 13 ORIGINAL PLAT OF RACINE LOT 14 + N 1/3 LOT 13	B	73,000	119,000	192,000			\$393.60
6	RACINE WI 53406								
	JOHNSON BANK	441 LAKE AVE	3228-496						
00155000	C/O JOHNSON BANK / 555 MAIN ST., STE 460	BLK 17 ORIGINAL PLAT OF RACINE LOTS 8 + 9	B	115,200	433,800	549,000			\$1,125.45
9	RACINE WI 53403								
	ABOAGYE MARGARET /	400 LAKE AVE	1378-525						
00158000	400 LAKE AVE /	BLK 18 ORIGINAL PLAT OF RACINE E 1/2 LOT 1 + N 20 FT OF E 1/2	B	38,400	126,600	165,000			\$338.25
6	RACINE WI 53403								
	ABOAGYE MARGARET	107 FOURTH ST	2400216						
00159000	4340 NEWMAN RD	BLK 18 ORIGINAL PLAT OF RACINE E 33 FT OF W 1/2 LOT 1 + E 3/4	B	21,100	172,900	194,000			\$397.70
6	RACINE WI 53406								
	411 MAIN	411 MAIN ST	1958247						
00161000	6720 - 7TH ST	BLK 18 ORIGINAL PLAT OF RACINE S 1/3 LOTS 2 + 13 + PT LOT 1: B		39,300	188,700	228,000			\$467.40
6	KENOSHA WI 53144								
	ABOAGYE MARGARET	409 MAIN ST	2408509						
00162000	4340 NEWMAN RD	BLK 18 ORIGINAL PLAT OF RACINE N 1/2 OF S 2/3 LOTS 2 + 13 EX B		38,100	119,900	158,000			\$323.90







	NARDO INVESTMENTS	308 FIFTH ST	3364-450				
00215000	5443 GALLANT FOX LANE	BLK 20 ORIGINAL PLAT OF RACINE W 1/3 OF S 1/3 LOT 6 EXC PT B		25,600	208,400	234,000	\$479.70
9	RACINE WI 53402						
	MANUFACTURERS AND EMPLOYERS ASSN	300 FIFTH ST	1513-204				
00217000	300 FIFTH ST	BLK 20 ORIGINAL PLAT OF RACINE E 1/3 OF S 1/3 LOT 6 + E 1/3 L B		25,600	364,400	390,000	\$799.50
9	RACINE WI 53403						
	DE ROSE DOROTHY	316 FIFTH ST	2182730				
00218000	316 FIFTH ST UPPPER	BLK 20 ORIGINAL PLAT OF RACINE E 65 FT LOT 8 + E 10 FT OF S B		32,000	254,000	286,000	\$586.30
9	RACINE WI 53403						
	MAP SIXTH STREET	500 SIXTH ST	2431211				
00240000	6001 WASHINGTON AVE	BLK 23 ORIGINAL PLAT OF RACINE PT DESC VOL 1284 RECS PG B		49,900	0	49,900	\$102.29
	RACINE WI 53406						
	E KLINKERT BREWING	512 PARK AVE	232146				
00240001	512 PARK AVE	BLK 23 ORIGINAL PLAT OF RACINE N 14 FT OF E 60 FT LOT 3 B		1,000	0	1,000	\$2.05
	RACINE WI 53403						
	JN REAL ESTATE	500 COLLEGE AVE	2843/740				
00248000	C/O JOHN W KNUTESON / 500 COLLEGE AVE	BLK 24 ORIGINAL PLAT OF RACINE LOT 1 EXC PT FOR STS, LOT B		115,300	374,700	490,000	\$1,004.50
	RACINE WI 53403						
	LEGACY DEVELOPMENT GROUP	510 COLLEGE AVE	2358935				
00253000	5733 WOODLAND HILLS DR	BLK 24 ORIGINAL PLAT OF RACINE LOT 4, N 1/2 LOT 5, S 1/2 LOT B		116,300	508,700	625,000	\$1,281.25
	RACINE WI 53406						
	PETERSON THOMAS C	514 COLLEGE AVE	2521/321				
00254000	928 GRAND AVE /	BLK 24 ORIGINAL PLAT OF RACINE S 1/2 LOT 5 B		28,800	101,200	130,000	\$266.50
	RACINE WI 53403						
	YKS DEVELOPMENT	518 COLLEGE AVE	2428862				
00255000	518 COLLEGE AVE	BLK 24 ORIGINAL PLAT OF RACINE LOT 6 B		57,600	728,400	786,000	\$1,611.30
	RACINE WI 53403						
	JONASHILL	400 SIXTH ST	2276930				
00258000	C/O ODGEN + CO. #727 / 1665 N WATER ST	BLK 24 ORIGINAL PLAT OF RACINE LOTS 7 + 8 EXC W 20 FT B		96,000	0	96,000	\$196.80
	MILWAUKEE WI 53202						
	SW INCOME PROPERTIES	420 SIXTH ST	2340015				

00264000	4906 ALAMEDA BLVD NE ALBUQUERQUE NM 87113 N AND M REALTY	BLK 24 ORIGINAL PLAT OF RACINE W 59.97 FT LOTS 9, 10 + 11 B 416 SIXTH ST 2327289	86,400	456,600	543,000	\$1,113.15
00264001	418 SIXTH ST RACINE WI 53403 KRISTOPEIT ENTERPRISES	BLK 24 ORIGINAL PLAT OF RACINE E 60.03 FT LOTS 9, 10 + 11 + \ B 520 WISCONSIN AVE 2673/550	105,600	188,400	294,000	\$602.70
00277000	520 WISCONSIN AVE RACINE WI 53403 PLJ LAW GROUP	BLK 25 ORIGINAL PLAT OF RACINE N 25 FT LOT 5 + S 55 FT LOT B 308 SIXTH ST 2101904	76,800	194,200	271,000	\$555.55
00280000	308 SIXTH ST RACINE WI 53403 JO DE TAER	BLK 25 ORIGINAL PLAT OF RACINE E 20.09 FT OF W 39.99 FT LOT B 310 SIXTH ST 2016549	15,300	194,700	210,000	\$430.50
00281000	1112 MELVIN AVE RACINE WI 53402 BEAUGRAND KRISTINE	BLK 25 ORIGINAL PLAT OF RACINE W 19.9 FT LOT 5 EXC N 25 FT B 300 SIXTH ST 2397651	14,800	149,200	164,000	\$336.20
00282000	4319 WOOD DUCK WAY RACINE WI 53403 TOTS DEVELOPMENT	BLK 25 ORIGINAL PLAT OF RACINE E 20.75 FT LOT 5 EXC N 25 FT B 302 SIXTH ST 2314998	15,900	131,100	147,000	\$301.35
00283000	5289 W PRINCETON DR FRANKLIN WI 53132 THOMAS	BLK 25 ORIGINAL PLAT OF RACINE W 38.25 FT OF E 58.92 FT OF B 306 SIXTH ST 2440154	28,900	279,100	308,000	\$631.40
00284000	306 SIXTH ST RACINE WI 53403 WORKING DOG PROPERTIES	BLK 25 ORIGINAL PLAT OF RACINE W 21 FT OF E 80 FT OF S 26 F B 312 SIXTH ST 1991674	16,000	243,000	259,000	\$530.95
00285000	370 OLD GREEN BAY RD KENOSHA WI 53144 JONASHILL	BLK 25 ORIGINAL PLAT OF RACINE E 20 FT LOT 7, E 20 FT OF S 1 B 314 SIXTH ST 2276931	16,400	168,600	185,000	\$379.25
00286000	C/O OGDEN + CO. #727 / 1665 N WATER ST MILWAUKEE WI 53202 METZ AND COMPANY	BLK 25 ORIGINAL PLAT OF RACINE W 100 FT LOT 7, W 100 FT OF B 521 COLLEGE AVE 2408127	80,000	250,000	330,000	\$676.50

00287000	1540 EAST FAIRMONT AVE WHITEFISH BAY WI 53217 500 WISCONSIN	BLK 25 ORIGINAL PLAT OF RACINE N 20 FT LOT 8 + LOT 9 EXC P' B 519 COLLEGE AVE 2365994	76,800	0	76,800	\$157.44
00288000	8034 DUNKELow RD FRANKSVILLE WI 53126 500 WISCONSIN	BLK 25 ORIGINAL PLAT OF RACINE LOT 10 EXC PT DESC VOL 18 B 500 WISCONSIN AVE 2365994	57,600	0	57,600	\$118.08
00289001	8034 DUNKELow RD FRANKSVILLE WI 53126 500 MAIN STREET	BLK 25 ORIGINAL PLAT OF RACINE LOTS 1, 2, 11, 12 + N 14.77 FT B 500 MAIN ST 2426898	244,600	347,800	592,400	\$1,214.42
00290000	4455 ACRE VIEW COURT 6 BROOKFIELD WI 53005 BORGESON J RAYMOND AND FAOEN D	BLK 26 ORIGINAL PLAT OF RACINE LOTS 1 + 2 B 524 MAIN ST 2475/596	134,400	465,600	600,000	\$1,230.00
00294000	C/O GUY LLOYD INC / 2300 WASHINGTON AVE 6 RACINE WI 53405 KONG ENTERPRISES	BLK 26 ORIGINAL PLAT OF RACINE LOT 5 + E 20 FT OF W 1/2 LOT B 530 MAIN ST 1959992	76,800	583,200	660,000	\$1,353.00
00297000	817 MAIN STREET 6 RACINE WI 53403 YOO IN JA (SHIN)	BLK 26 ORIGINAL PLAT OF RACINE N 23 FT OF E 70 FT LOT 6 B 532 MAIN ST 1994/840	12,900	187,100	200,000	\$410.00
00298000	532 MAIN ST / 6 RACINE WI 53403 COLE RICHARD D	BLK 26 ORIGINAL PLAT OF RACINE S 37 FT OF E 70 FT LOT 6 B 218 SIXTH ST 2190343	20,700	112,000	132,700	\$272.03
00300000	218 SIXTH ST / 6 RACINE WI 53403 MAHERAS PAUL	BLK 26 ORIGINAL PLAT OF RACINE E 20 FT OF W 50 FT LOT 6 B 220 SIXTH ST 2371539	9,600	124,400	134,000	\$274.70
00301000	5325 IDLEWOOD DR 6 RACINE WI 53402 DENOTO MARIO E / DENOTO SHAWN M	BLK 26 ORIGINAL PLAT OF RACINE W 30 FT LOT 6 B 520 MAIN ST 2605/984	14,400	115,600	130,000	\$266.50
00301002	PO BOX 640 6 KANSASVILLE WI 53139 BEAUGRAND KRISTINE	BLK 26 ORIGINAL PLAT OF RACINE S 40 FT LOT 4 B 512 MAIN ST 2382951	53,800	251,200	305,000	\$625.25
00301003	4319 WOOD DUCK WAY	BLK 26 ORIGINAL PLAT OF RACINE LOT 3 EXC S 20 FT B	53,800	282,200	336,000	\$688.80

6	RACINE WI 53403						
	516 MONUMENT SQUARE	516 MAIN ST	2094550				
00301004	516 MAIN ST	BLK 26 ORIGINAL PLAT OF RACINE S 20 FT LOT 3 + N 20 FT LOT 4		53,800	306,200	360,000	\$738.00
6	RACINE WI 53403						
	JOHNSON BANK 2000-1	555 MAIN ST	3206-206				
00302000	ATTN DENNIS R AXELSON / 555 MAIN STREET, STE 460	BLK 27 ORIGINAL PLAT OF RACINE LOTS 1, 2, 3, 4, 9, 10, 11, 12 + B		625,200	24,374,800	25,000,000	\$51,249.97
9	RACINE WI 53403						
	JOHNSON REDEVELOPMENT	601 LAKE AVE	3408-462				
00309000	P O BOX 1615	BLK 31 ORIGINAL PLAT OF RACINE LOTS 1, 12 + N 48 FT LOTS 2 - B		238,500	1,931,500	2,170,000	\$4,448.50
2	RACINE WI 53401						
	MCMYNN TOWER	110 SEVENTH ST	2295801				
00312000	P O BOX 620800	BLK 32 ORIGINAL PLAT OF RACINE E 99 FT LOTS 3, 4 + 5 + E 99 F B		156,800	560,200	717,000	\$1,469.85
6	MIDDLETON WI 53562						
	DUMONT PROPERTIES	201 SIXTH ST	2318617				
00316000	2406 N MAIN ST	BLK 33 ORIGINAL PLAT OF RACINE E 46.66 FT LOT 1 + E 46.66 FT B		29,800	370,200	400,000	\$820.00
6	RACINE WI 53402						
	TOTS DEVELOPMENT	203 SIXTH ST	2350289				
00317000	5289 W PRINCETON DR	BLK 33 ORIGINAL PLAT OF RACINE PT LOTS 1 + 2 DESC VOL 124 B		27,200	124,800	152,000	\$311.60
6	FRANKLIN WI 53132						
	SIXTH STREET	209 SIXTH ST	2431468				
00318000	1908 CLEVELAND AVE	BLK 33 ORIGINAL PLAT OF RACINE PT LOTS 1 + 2 DESC VOL 181 B		18,200	52,800	71,000	\$145.55
6	RACINE WI 53405						
	CARVER VERONICA G	211 SIXTH ST	2277623				
00319000	2 SPRUCEWOOD CT	BLK 33 ORIGINAL PLAT OF RACINE WLY 12 FT LOTS 1 + 2, ELY 7 B		19,300	185,700	205,000	\$420.25
6	RACINE WI 53402						
	RACINE BADGER BLDG CO	610 MAIN ST	822-353				
00320000	610 MAIN ST STE 400	BLK 33 ORIGINAL PLAT OF RACINE E 90 FT OF S 40 FT LOT 2 B		28,800	360,200	389,000	\$797.45
6	RACINE WI 53403						
	LAWLER MATTHEW J	623 WISCONSIN AVE	2158872				
00322000	5704 EVARIT DR	BLK 33 ORIGINAL PLAT OF RACINE W 1/2 LOT 6 B		23,600	156,400	180,000	\$369.00

6	MOUNT PLEASANT WI 53406						
	617	615 WISCONSIN AVE	2436597				
00323000	5002 7TH AVE	BLK 33 ORIGINAL PLAT OF RACINE LOT 7 EXC ELY 8 FT OF N 1/2 B		43,800	326,200	370,000	\$758.50
6	KENOSHA WI 53140						
	MCAULIFFE JOHN P	213 SIXTH ST	2378160				
00324000	3700 MEACHEM RD	BLK 33 ORIGINAL PLAT OF RACINE W 17.5 FT OF E 24.5 FT LOTS B		16,800	189,200	206,000	\$422.30
6	RACINE WI 53405						
	ROSENBERG DEAN /	215 SIXTH ST	2874/007				
00325000	215 SIXTH ST /	BLK 33 ORIGINAL PLAT OF RACINE N 10 FT OF W 112 FT LOT 7 + B		34,100	249,900	284,000	\$582.20
6	RACINE WI 53403						
	KREJCHA MARK L / KREJCHA HILARY M	219 SIXTH ST	3017-351				
00326000	1410 MAIN ST	BLK 33 ORIGINAL PLAT OF RACINE E 20 FT OF W 60 FT OF N 20 F B		12,800	167,200	180,000	\$369.00
6	RACINE WI 53403						
	LEXA PROPERTIES	223 SIXTH ST	2394652				
00327000	6231 BERKSHIRE LANE	BLK 33 ORIGINAL PLAT OF RACINE W 20 FT OF N 1/3 LOT 8 + W 2 B		12,800	83,200	96,000	\$196.80
6	RACINE WI 53405						
	MULLEN RENEE / MULLEN SHARON	221 SIXTH ST	2159045				
00328001	221 SIXTH ST	BLK 33 ORIGINAL PLAT OF RACINE E 20 FT OF W 40 FT LOT 9, E B		18,800	103,200	122,000	\$250.10
6	RACINE WI 53403						
	GRESKOVIK ERIC / GRESKOVIK MICHELLE	611 WISCONSIN AVE	2377659				
00328002	3516 WESTBROOK RD	BLK 33 ORIGINAL PLAT OF RACINE S 27.5 FT OF W 60.1 FT LOT 8 B		13,200	376,800	390,000	\$799.50
6	CHILLICOTHE IL 61523						
	PORTER FURNITURE	301 SIXTH ST	2281545				
00340001	PO BOX 1364	BLK 34 ORIGINAL PLAT OF RACINE PT LOTS 1 + 2 BEG NE COR L B		99,800	0	99,800	\$204.59
17	RACINE WI 53401						
	PORTER FURNITURE REALTY	608 WISCONSIN AVE	959-588				
00340002	PO BOX 1364	BLK 34 ORIGINAL PLAT OF RACINE LOTS 3, 4, 7, 8, W .5 FT LOTS B		262,700	0	262,700	\$538.53
17	RACINE WI 53401						
	SEIB KEITH D / SEIB SHARON A	401 SIXTH ST	2040431				
00341000	710 N MILWAUKEE ST	BLK 35 ORIGINAL PLAT OF RACINE E 20 FT LOT 1 + E 20 FT OF N B		14,400	93,600	108,000	\$221.40
	MILWAUKEE WI 53202						

	APPLE JOHN H /	405 SIXTH ST	2239/047				
00343000	1720 COLLEGE AVE / RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE W 22 FT OF E 62 FT LOT 1 + V B		15,800	98,200	114,000	\$233.70
	KADEMIAN MICHAEL T	407 SIXTH ST	2421802				
00344000	934 E COLFAX PL WHITEFISH BAY WI 53217	BLK 35 ORIGINAL PLAT OF RACINE E 18 FT OF W 58 FT LOT 1 + E B		13,000	68,000	81,000	\$166.05
	SPIESS ELIZABETH F /	409 SIXTH ST	1748-68				
00345000	DAVIS RD / MARBLEHEAD MA 01945	BLK 35 ORIGINAL PLAT OF RACINE W 40 FT LOT 1 + W 40 FT OF I B		28,800	170,200	199,000	\$407.95
	610 COLLEGE INVESTORS	610 COLLEGE AVE	2429808				
00346000	7049 ISLAN VILLAGE DR LONG BEACH CA 90803	BLK 35 ORIGINAL PLAT OF RACINE LOT 3 + S 30 FT LOT 2 EXC N B		72,600	762,400	835,000	\$1,711.75
	BAGG ALAN R / BAGG MAUREEN E	414 SEVENTH ST	2348/435				
00347000	417 SIXTH ST RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE E 60 FT LOT 4 + S 18 FT OF E B		18,100	0	18,100	\$37.10
	BAGG ALAN R / BAGG MAUREEN E	417 SIXTH ST	2348/435				
00350000	417 SIXTH ST RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE E 30 FT OF W 80 FT LOT 6 + E B		21,600	126,400	148,000	\$303.40
	SCHMITZ SANDRA J	415 SIXTH ST	1928652				
00351000	5920 WAKEFIELD AVE / RACINE WI 53402	BLK 35 ORIGINAL PLAT OF RACINE E 20 FT OF W 100 FT OF N 41 B		16,000	147,000	163,000	\$334.15
	TAPP INVESTMENTS	413 SIXTH ST	2124913				
00352000	413 SIXTH ST RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE N 41 FT 7 INS OF E 20 FT LOT B		16,200	138,800	155,000	\$317.75
	YKS DEVELOPMENT	423 SIXTH ST	2416762				
00353000	518 COLLEGE AVE RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE N 30 FT 7 INS OF W 30 FT + S B		22,600	174,400	197,000	\$403.85
	OLYMPIA BROWN UNITARIAN UNIVERSALIST CHURCH	419 SIXTH ST	1961626				
00354000	625 COLLEGE AVE RACINE WI 53403	BLK 35 ORIGINAL PLAT OF RACINE E 20 FT OF W 50 FT OF N 30 F B		8,400	93,600	102,000	\$209.10

	PERCEPTRAL PROPERTIES	403 SIXTH ST	2229494				
00354001	1436 MONROE AVE	BLK 35 ORIGINAL PLAT OF RACINE W 20 FT OF E 40 FT LOT 1 + V B		14,400	135,600	150,000	\$307.50
	RACINE WI 53405						
	MIKENME	501 SIXTH ST	2115397				
00355000	P O BOX 726	BLK 36 ORIGINAL PLAT OF RACINE E 20 FT LOTS 1 + 2	B	20,800	215,200	236,000	\$483.80
	RACINE WI 53401-0726						
	CHRISTENSEN DON A / CHRISTENSEN SARAH A	503 SIXTH ST	3300-422				
00356000	3430 STRATFORD AVE	BLK 36 ORIGINAL PLAT OF RACINE W 20 FT OF E 40 FT LOTS 1 + B		20,300	199,700	220,000	\$451.00
	RACINE WI 53402						
	L STREET PROPERTIES	505 SIXTH ST	2148765				
00357000	5115 DARBY PLACE	BLK 36 ORIGINAL PLAT OF RACINE E 40 FT OF W 80 FT LOTS 1 + B		39,400	405,600	445,000	\$912.25
	RACINE WI 53402						
	TANGO BAR	509 SIXTH ST	2145736				
00358000	945 N ASHLAND AVE	BLK 36 ORIGINAL PLAT OF RACINE E 20 FT OF W 40 FT LOTS 1 + B		18,600	111,400	130,000	\$266.50
	CHICAGO IL 60622						
	SANDERS PAINT AND WALLPAPER	511 SIXTH ST	2448/976				
00360000	511 SIXTH ST	BLK 36 ORIGINAL PLAT OF RACINE W 20 FT LOTS 1 + 2	B	18,200	125,800	144,000	\$295.20
	RACINE WI 53403						
	KONG ENTERPRISES	515 SIXTH ST	2380425				
00361000	817 MAIN ST	BLK 36 ORIGINAL PLAT OF RACINE WLY 20 FT OF ELY 45 FT LOT B		17,000	178,000	195,000	\$399.75
	RACINE WI 53403						
	SANDERS PAINT AND WALLPAPER	513 SIXTH ST	2473/990				
00362000	513 SIXTH ST	BLK 36 ORIGINAL PLAT OF RACINE ELY 25 FT LOTS 3 + 4	B	22,000	116,000	138,000	\$282.90
	RACINE WI 53403						
	R AND K KONG	517 SIXTH ST	2410374				
00364000	817 MAIN ST	BLK 36 ORIGINAL PLAT OF RACINE WLY 20 FT OF ELY 65 FT LOT B		16,600	191,400	208,000	\$426.40
	RACINE WI 53403						
	G R S DEVELOPMENT	816 SIXTH ST	2305034				
03521000	2322 MEAD ST	BLK 8 HARBOR ADD LOTS 1 THRU 15 AND PT VAC STANNARD ST B		247,800	812,200	1,060,000	\$2,173.00
18	RACINE WI 53403						
	RACINE, CITY OF REDEV AUTH	922 SIXTH ST	2425586				

03532003	C/O FINANCE DEPT / 730 WASHINGTON AVE	BLK 13 HARBOR ADD W 45 FT LOTS 10 THRU 15	E	0	0	0	\$0.00
18	RACINE WI 53403						
	TOEPPE PROPERTIES	620 STANNARD ST	2293414				
03533000	P O BOX 1813	BLK 13 HARBOR ADD LOTS 1 THRU 7, LOT 9 EXC PT DESC VOL 1 C		0	0	310,000	\$635.50
18	RACINE WI 53401-1813						
	J AND A OF RACINE	910 SIXTH ST	1946425				
03538000	1423 HICKORY WAY	BLK 13 HARBOR ADD LOT 8 + LOT 9 EXC PT FORMERLY OWNED B		18,000	142,000	160,000	\$328.00
18	RACINE WI 53405						
	RACINE, CITY OF REDEV AUTH	615 MARQUETTE ST	2425586				
03539000	C/O FINANCE DEPT / 730 WASHINGTON AVE	BLK 14 HARBOR ADD LOTS 1 THRU 14, EXC PTS FOR ST DESC V E		0	0	0	\$0.00
18	RACINE WI 53403						\$0.00

### Grand Totals

# of Parcels: 184

Total Value: \$94,902,500

\$194,550.00
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***End of Report***