



**Douglas Avenue
Business Improvement District
Operating Plan
2020**

Douglas Avenue Business Improvement District Operating Plan - 2020

Table of Contents

I.	Preface	Page 3
II.	Purpose for Petition of the BID	Page 4
III.	Development Plan	Page 5-8
	a. Plan Objectives	
	b. Plan of Action	
	c. Benefits	
	d. Budget	
	e. Powers	
	f. Relationship of Plan for the Orderly Development in the City	
	g. Public Review Process	
IV.	District Boundaries	Page 8
V.	Organization	Page 8-11
	a. Operating Board	
	b. Amendments	
VI.	Financing Method	Page 11
VII.	Method of Assessment	Page 11-13
	a. Parcels Assessed	
	b. Levy of Assessment	
	c. Schedule of Assessments	
	d. Assessment Collection	
VIII.	City Role	Page 13
IX.	Required Statements	Page 14
X.	Board Members	Page 14
XI.	Severability and Expansion	Page 14, 15
XII.	Appendices	
	a. Advisory Board	
	b. B.I.D. Map	
	c. List of assessment and tax key numbers	

I. PREFACE

In 2008, the City of Racine received a petition from property owners along Douglas Avenue that requested the creation of a business improvement district for the purposes of redeveloping Douglas Avenue. On October 7, 2008, by Resolution 08-1043, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2020 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 provide 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 the 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.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Douglas Avenue, as outlined in the adopted "Douglas Avenue Revitalization Plan." These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment along Douglas Avenue for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

II. DEVELOPMENT PLAN

The following will be the BID Operating Plan for the Douglas Avenue Business Improvement District for 2020.

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 along Douglas Avenue.

Plan of Action

The BID shall carry out its objectives for 2020 by initiating the following activities:

1. Promote safety and safety awareness initiatives.
2. Implementing a 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 through marketing and promotional activities including special events.
3. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
4. Enhance the aesthetics and functionality of the district.
5. Comply with BID reporting, audit and notice requirements.
6. Identify and implement any other opportunities to carry out the purposes of the BID plan.

B. Benefits

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

- Improve safety and security within the District by partnering with the Racine Police Department.
- The BID will play an active role through marketing Douglas Avenue and the District.
- 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.

C. 2020 BID Budget

2020 Approved Douglas Avenue BID Budget

Revenue (Special Assessments)	\$48,000
Total Revenue	\$48,000
Expenses	
<u>Program Operations</u>	
Beautification / Streetscape / Wayfinding	\$18,000
Marketing / Communications	\$20,000
Events	\$3,000
Green Space Development / Bike Path Access	\$20,000
Security	\$28,000
<u>Administrative</u>	
Annual Audit	\$3,500
BID Management	\$10,000
Total Expenses	\$102,500

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.

D. 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 February 16, 2005. The BID would also promote the orderly development of the City in general and the Douglas Avenue area in particular.

III. 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 210 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, 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, vice 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 II C above, will be financed from funds collected from the BID special assessment. It is estimated that \$48,000.00 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 II C.

VII. METHOD OF ASSESSMENT

A. Parcels Assessed

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. 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 2020 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, 2019, except as otherwise identified. The 2019 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 \$170,000 is 0.003782% of the total value in the District and would have an assessment of \$183.52 (0.003782% of \$48,525.00). The allocation is based on a total assessed value for commercial property within the District of \$48,283,000 in 2019.

C. Schedule of Assessments

The final form of this 2020 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.

2019 Douglas Avenue Business Improvement District Advisory Board

**Chuck Mano, Chairman
Mano Fencing, LLC
1830 Charles
Racine, WI 53404
632.7089**

**David Namowicz, Treasurer
Warren Industries
3130 Mount Pleasant Street
Racine, WI 53404
639.7800**

**Bob Carlson, Secretary
JC's Mufflers and Brakes
2412 Douglas Avenue
Racine, WI 53402
633.7151**

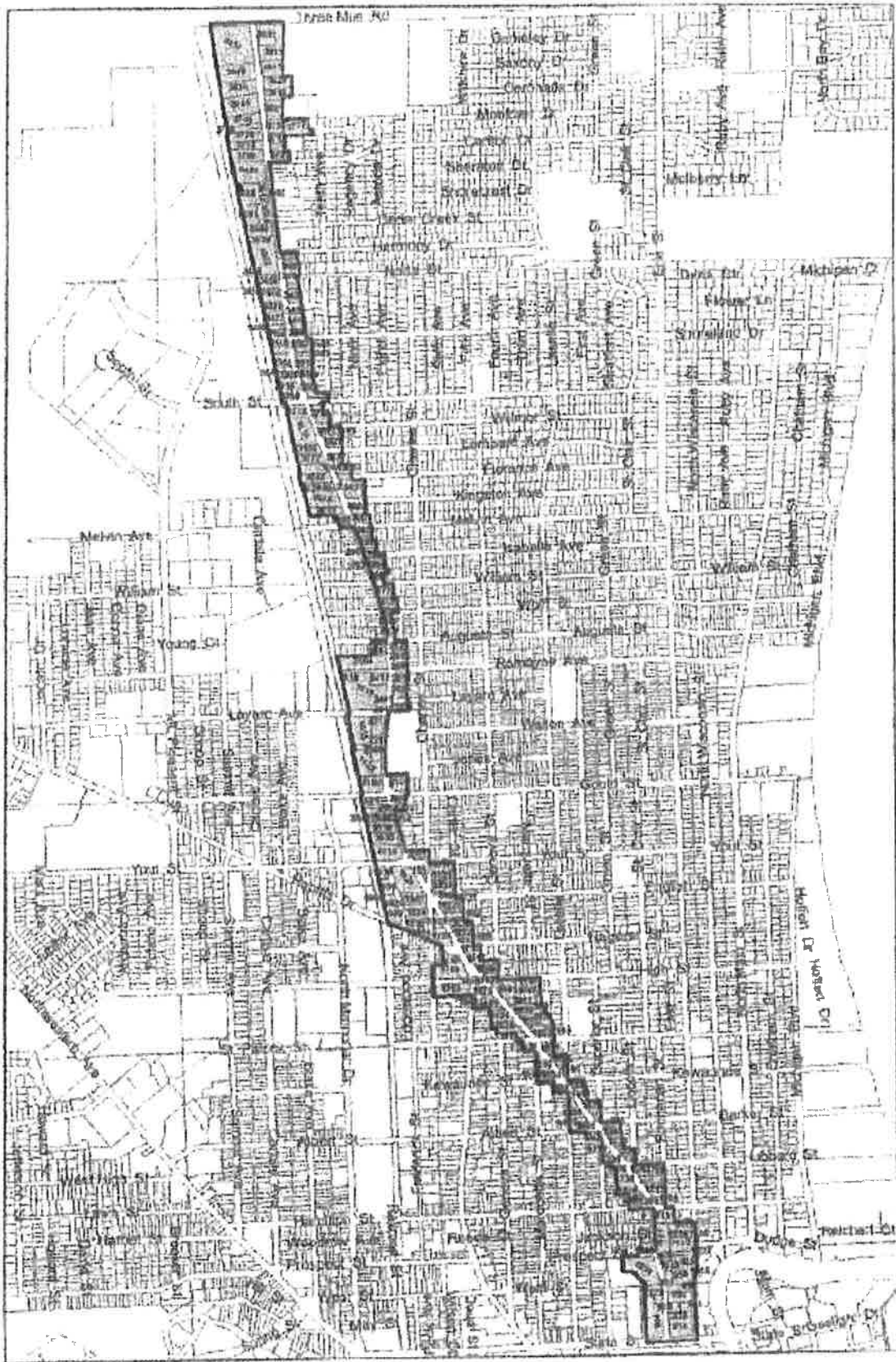
**Andrea Clausen, Vice Chairman
Walgreens Store Racine
1920 Douglas Ave
Racine, WI 53402
(262) 633-4948**

**Anna Maria DeRango
Real Estate Broker
6249 Pheasant Creek Trail
Mount Pleasant, WI 53406
(262) 989-6520**

**Alderman Tracey Larrin (Ex-Officio)
City of Racine, 4th District
730 Washington Avenue
Racine, WI 53403
633.9466**

**Dan Taivalkoski
The Beacon Tavern & Grill
3110 Douglas Ave.
Racine, WI 53402
(262)639-3088**

Exhibit A



PID	SITUS	OWNER NAME 1	LAND	BLDG	TOTAL	PROPOSED ASSESSMENT
01726000	1530 DOUGLAS AVE	DHILLON BALWINDER	63,200	282,800	346,000	\$344
01730000	1504 DOUGLAS AVE	CANTU ANTONIO	12,100	50,900	63,000	\$63
01733000	956 ERIE ST	ERIE STREET PROPERTIES LLC	71,300	91,700	163,000	\$162
01734000	1466 DOUGLAS AVE	BARGHOUTI JAMAL	17,700	28,300	46,000	\$46
01739000	1018 ERIE ST	ERIE STREET PROPERTIES LLC	16,700	0	16,700	\$17
01753001	1100 ERIE ST	ST PATRICK'S CONGREGATION	0	0	0	\$0
01756000	1116 ERIE ST	ST PATRICK'S CONGREGATION	0	0	0	\$0
01896000	1407 SUPERIOR ST	JABER AMAL	28,000	115,000	143,000	\$142
01897000	815 BARKER ST	DYGON PAUL S	9,200	36,800	46,000	\$46
01913000	1318 DOUGLAS AVE	SANCHEZ NAVARRO JOSE E	27,600	156,400	184,000	\$183
01914000	1304 DOUGLAS AVE	SANCHEZ NAVARRO JOSE E	18,100	57,900	76,000	\$76
01916000	1341 DOUGLAS AVE	ABBOTT KEITH M	11,500	0	11,500	\$11
01918000	1307 DOUGLAS AVE	BETH CHARLES	23,100	92,900	116,000	\$115
01935000	1301 DOUGLAS AVE	STAUERSBOL SOREN OLE	21,600	86,400	108,000	\$107
01942001	1315 DOUGLAS AVE	MILLER III JOSEPH M	12,100	63,900	76,000	\$76
01942002	1317 DOUGLAS AVE	MILLER JOSEPH M	6,400	0	6,400	\$6
01946000	1221 DOUGLAS AVE	ANASTASOVSKI ALEX	24,000	96,000	120,000	\$119
01947000	1215 DOUGLAS AVE	FRIENDS OF THE FAMILY HOME MINISTRIES INC	0	0	0	\$0
01950000	1216 DOUGLAS AVE	STAUERSBOL SOREN	16,700	48,300	65,000	\$65
01951000	1234 DOUGLAS AVE	MILLER, DORIE AMERICAN LEGION POST 546	21,000	68,000	89,000	\$88
01953001	1233 DOUGLAS AVE	J & L INVESTMENTS LLC	21,000	83,000	104,000	\$103
01958000	1245 DOUGLAS AVE	25TH STREET INVESTORS LIFE TENANT	27,000	73,000	100,000	\$99
01961000	1300 DOUGLAS AVE	DBW INVESTMENTS LLC	21,000	149,000	170,000	\$169
01971000	1209 DOUGLAS AVE	AGALLAR JUDY A	20,000	78,000	98,000	\$97
01974000	1210 DOUGLAS AVE	MADRIGAL BONNIE C	14,000	54,000	68,000	\$68
02118000	1326 SUPERIOR ST	H A ASSOCIATES LLC	27,000	108,000	135,000	\$134
02163000	1442 DOUGLAS AVE	PORCARO MARK	9,000	30,000	39,000	\$39
02169000	1400 DOUGLAS AVE	CURBAR LLC	53,500	214,500	268,000	\$266
02172000	1435 DOUGLAS AVE	RIZKKA LLC	35,400	180,600	216,000	\$215
02173000	1401 DOUGLAS AVE	DITTMANN SANDRA J	25,200	100,800	126,000	\$125
02174000	1455 DOUGLAS AVE	RACINE LUTHERAN HIGH SCHOOL LADIES GUILD	0	0	0	\$0
02189000	1535 DOUGLAS AVE	APS APPLIANCES LLC	23,100	80,900	104,000	\$103
02190002	1543 DOUGLAS AVE	JABER AMAL	24,000	97,000	121,000	\$120
02195000	1521 DOUGLAS AVE	WALLNER MIKE	6,400	43,600	50,000	\$50
02195001	1517 DOUGLAS AVE	HARMANN WALTER T	1,000	0	1,000	\$1
02206000	1501 DOUGLAS AVE	WALLNER MICHAEL A	9,100	22,900	32,000	\$32
02710000	950 ERIE ST	ERIE STREET PROPERTIES LLC	20,400	274,600	295,000	\$293
02713000	936 ERIE ST	ERIE STREET PROPERTIES LLC	50,400	103,600	154,000	\$153
02716001	920 ERIE ST	J AND A OF RACINE LLC	24,800	148,200	173,000	\$172
02717000	916 ERIE ST	CASE EQUIPMENT CORPORATION	168,600	59,000	227,600	\$226
02717001	918 ERIE ST	J AND A OF RACINE LLC	35,000	0	35,000	\$35
17712000	1400 YOUT ST	PREMIUM PROPERTIES OF WI LLC	9,400	124,600	134,000	\$133
17713000	2001 DOUGLAS AVE	NELSON MICHAEL G	42,500	57,500	100,000	\$99
17714000	1957 DOUGLAS AVE	PYRAMID DEVELOPERS LLC	24,500	99,500	124,000	\$123
17715000	1311 YOUT ST	MRJ INVESTMENTS LLC	20,200	325,800	346,000	\$344
17719000	2010 DOUGLAS AVE	AUTOZONE INC	173,500	398,500	572,000	\$569

17751000	1920 DOUGLAS AVE	WG DST 3	228,500	2,171,500	2,400,000	\$2,386
17751001	1900 EDGEWOOD AVE	KOHL'S FOOD STORES INC	30,000	0	30,000	\$30
17756000	1936 EDGEWOOD AVE	KOHL'S FOOD STORES INC	33,700	9,300	43,000	\$43
17759000	1910 EDGEWOOD AVE	LANSER ANN MARIE C	36,300	32,700	69,000	\$69
17811000	3212 DOUGLAS AVE	JP'S NEVADA LLC	147,000	588,000	735,000	\$731
17815000	3110 DOUGLAS AVE	ALDI (#28) INC	244,100	1,255,900	1,500,000	\$1,491
17821000	3108 DOUGLAS AVE	GARBO FAM LMTD PAR	121,000	0	121,000	\$120
17896000	3457 DOUGLAS AVE	JOHN CONNER PROPERTIES LLC	27,400	82,600	110,000	\$109
17902000	3433 DOUGLAS AVE	MILICEVIC MILOVAN	72,600	137,400	210,000	\$209
17928000	2063 DOUGLAS AVE	SERVANTEZ PROPERTIES INC	14,700	67,300	82,000	\$82
17929000	2057 DOUGLAS AVE	OPEN ARMS LLC	12,300	110,700	123,000	\$122
17935000	2067 DOUGLAS AVE	BUNDY SCOTT J	21,000	56,000	77,000	\$77
17936000	1838 EDGEWOOD AVE	SEEGER JAMES E	16,000	84,000	100,000	\$99
17938000	1400 RAPIDS DR	AUDENBY INVESTMENTS LLC	61,500	103,500	165,000	\$164
17990000	2401 DOUGLAS AVE	HECK FAM REV TR	23,000	117,000	140,000	\$139
17990005	1414 LAYARD AVE	1414 LAYARD AVE LLC	14,200	84,800	99,000	\$98
18208000	3425 DOUGLAS AVE	AJMA LLC	27,000	0	27,000	\$27
18210000	3417 DOUGLAS AVE	AJMA LLC	79,600	497,400	577,000	\$574
18214000	3405 DOUGLAS AVE	CMKA LLC	14,500	122,500	137,000	\$136
18222000	1836 CHARLES ST	IJJ PROPERTIES LLC	19,900	121,100	141,000	\$140
18223000	1825 EDGEWOOD AVE	JOHNSON DUANE P	15,000	0	15,000	\$15
18225000	1830 CHARLES ST	MANO CHARLES J	34,300	70,700	105,000	\$104
18226000	1824 CHARLES ST	RAFFINI JOANNE M	73,500	102,500	176,000	\$175
18233000	1332 RAPIDS DR	KAPRELIAN SIDNEY J	32,900	97,100	130,000	\$129
18309001	2345 DOUGLAS AVE	DARREY JOHN M	25,100	166,900	192,000	\$191
18309002	1415 LAYARD AVE	ANDERSON RICHARD C REV LIV TR	23,800	94,200	118,000	\$117
18419001	1841 DOUGLAS AVE	HYGGE LLC	129,700	490,300	620,000	\$616
18745000	2101 DOUGLAS AVE	M AND M DOUGLAS PARK RL EST LLC	165,500	419,500	585,000	\$582
19034001	1536 MARQUETTE ST	NBAS LLC	16,000	76,000	92,000	\$91
19092000	3072 DOUGLAS AVE	GARBO FAM LMTD PAR	109,400	180,600	290,000	\$288
19294000	1109 HIGH ST	RACINE, CITY OF	0	0	0	\$0
19295000	1111 HIGH ST	RACINE, CITY OF	0	0	0	\$0
19296000	1113 HIGH ST	RACINE, CITY OF	0	0	0	\$0
19299000	1661 DOUGLAS AVE	FLATIRON BUSINESS AND PROF ASSOCIATION	71,100	353,900	425,000	\$423
19300000	1641 DOUGLAS AVE	SORENSEN WILLIAM L	51,000	37,000	88,000	\$87
19301000	1639 DOUGLAS AVE	ANGRY BIRDIES LLC	46,900	475,100	522,000	\$519
19302000	1631 DOUGLAS AVE	HALEY DANIEL J	39,800	93,200	133,000	\$132
19303000	1629 DOUGLAS AVE	H AND D REAL ESTATE LLC	17,300	264,700	282,000	\$280
19304000	1623 DOUGLAS AVE	RICCHIO ANTHONY C	14,000	27,000	41,000	\$41
19306000	1615 DOUGLAS AVE	SAFI JENNIFER	1,700	18,300	20,000	\$20
19316008	1010 ST PATRICK ST	DELIVERANCE CRUSADERS CHURCH INC	0	0	0	\$0
19316009	1031 HIGH ST	RACINE, CITY OF	0	0	0	\$0
19316011	1627 DOUGLAS AVE	SINGH FAMILY REAL ESTATE HOLDING INC	12,200	114,800	127,000	\$126
19316012	1675 DOUGLAS AVE	MEREDITH DANIEL P A/K/A	10,400	308,600	319,000	\$317
19316013	1667 DOUGLAS AVE	LOPEZ JUAN CARLOS	8,100	86,900	95,000	\$94
19316014	1117 HIGH ST	FLATIRON BUSINESS AND PROF ASSOCIATION	40,000	0	40,000	\$40
19316016	1121 HIGH ST	FLATIRON BUSINESS AND PROF ASSOCIATION	1,000	0	1,000	\$1
19502000	1660 DOUGLAS AVE	STAUERSBOL SOREN	15,100	17,900	33,000	\$33

19503000	1656 DOUGLAS AVE	BALDWIN DUSTIN	10,200	115,800	126,000	\$125
19504000	1652 DOUGLAS AVE	MONTOYA LAURA	29,800	63,200	93,000	\$92
19507000	1648 DOUGLAS AVE	ROMAN DANIEL	11,700	73,300	85,000	\$85
19507001	1646 DOUGLAS AVE	ROMAN DANIEL	2,900	21,100	24,000	\$24
19510001	1680 DOUGLAS AVE	FETEK ARLENE R	12,100	168,900	181,000	\$180
19510002	1670 DOUGLAS AVE	FETEK ARLENE R	32,000	0	32,000	\$32
19513000	1630 DOUGLAS AVE	MUSAITEF RANDY S	60,400	210,600	271,000	\$269
19514000	1626 DOUGLAS AVE	LLK PROPERTIES LLC	47,200	106,800	154,000	\$153
19521000	1614 DOUGLAS AVE	APS LLC	46,000	86,000	132,000	\$131
19522000	1600 DOUGLAS AVE	TORRES REINALDO	20,100	129,900	150,000	\$149
19528000	2525 DOUGLAS AVE	DOUGLAS AVE INVESTMENTS LLC	49,900	91,100	141,000	\$140
19530000	2515 DOUGLAS AVE	RADICEVIC RADOJKO	23,800	113,200	137,000	\$136
19533000	2501 DOUGLAS AVE	ROBINSON ERIC	21,400	104,600	126,000	\$125
19679000	2621 DOUGLAS AVE	WELCH GILBERT A	13,600	80,400	94,000	\$93
19694002	2601 DOUGLAS AVE	RUEDIGER DEAN F	7,700	92,300	100,000	\$99
19798000	1700 KING DR M L JR DR	NORWEST BANK WISCONSIN NA	164,400	1,065,600	1,230,000	\$1,223
19799001	1313 HIGH ST	LEXA PROPERTIES LLC	67,200	88,800	156,000	\$155
19800000	1656 KING DR M L JR DR	1656 DR M L KING JR DRIVE LLC	19,000	118,000	137,000	\$136
19830000	1720 DOUGLAS AVE	M J GAS AND FOOD MART INC	89,300	405,700	495,000	\$492
19911000	2701 DOUGLAS AVE	KOZIC NIKODIJE	21,900	213,100	235,000	\$234
19912000	2705 DOUGLAS AVE	NEUMANN PROPERTIES LLC	23,500	130,500	154,000	\$153
19913000	2711 DOUGLAS AVE	DOLD JR ROBERT J	25,100	108,900	134,000	\$133
19913001	2721 DOUGLAS AVE	ROBINSON ERIC	65,400	187,600	253,000	\$252
19944000	1826 DOUGLAS AVE	NAGRA SUKHWINDER SINGH	54,500	319,500	374,000	\$372
19945000	1824 DOUGLAS AVE	NAGRA SUKHWINDER S	74,900	77,100	152,000	\$151
20034000	1801 DOUGLAS AVE	DOUGLAS GARDENS LLC	11,000	126,000	137,000	\$136
20038000	1819 DOUGLAS AVE	BISHOP DAN L	42,100	53,900	96,000	\$95
20056002	1733 DOUGLAS AVE	YASIN ABDEL KARIM	30,600	143,400	174,000	\$173
20058000	1717 DOUGLAS AVE	OUTBREAK BILLIARDS INC	86,600	188,400	275,000	\$273
20059000	1707 DOUGLAS AVE	LEMKE PATRICIA S	15,600	66,400	82,000	\$82
20060000	1709 DOUGLAS AVE	LEMKE PATRICIA S	18,100	74,900	93,000	\$92
20061000	1705 DOUGLAS AVE	SCHOLZ DAN R	12,100	125,900	138,000	\$137
20062002	1701 DOUGLAS AVE	SERVANTEZ PROPERTIES INC	11,400	123,600	135,000	\$134
20120000	3215 DOUGLAS AVE	GRIMAL ADDIE	85,900	70,100	156,000	\$155
20179001	3115 DOUGLAS AVE	ECKHART AND FLOHR INC	42,800	144,200	187,000	\$186
20179002	3113 DOUGLAS AVE	TAIVALKOSKI DAN	30,300	204,700	235,000	\$234
20182000	3101 DOUGLAS AVE	MUECKLER MAX G	10,100	64,900	75,000	\$75
20183000	1528 LOMBARD AVE	MC GAR LLC	50,600	0	50,600	\$50
20230000	3077 DOUGLAS AVE	GARBO FAM LMTD PAR	48,300	666,700	715,000	\$711
20793000	3301 DOUGLAS AVE	LIGHTHOUSE BAPTIST CHURCH	0	0	0	\$0
20801000	3327 DOUGLAS AVE	JS INVESTMENTS LLC	14,600	45,400	60,000	\$60
20803000	3333 DOUGLAS AVE	DMC HOMES LLC	52,500	149,500	202,000	\$201
20807000	3343 DOUGLAS AVE	DMC HOMES LLC	31,100	141,900	173,000	\$172
20919000	3501 DOUGLAS AVE	ALL ABOUT APARTMENTS LLC	29,400	137,600	167,000	\$166
20946001	2504 DOUGLAS AVE	MERLO ANTHONY J	176,600	492,400	669,000	\$665
20947000	2328 DOUGLAS AVE	NASAS PROPERTY LLC	14,900	121,100	136,000	\$135
20956005	2100 DOUGLAS AVE	TOUSIS CONSTANTIN A	218,000	832,000	1,050,000	\$1,044
20956006	2300 DOUGLAS AVE	GUZMAN HELIODORO T	37,700	17,300	55,000	\$55

20956007	1535 LAYARD AVE	1525 LAYARD AVENUE LLC	154,300	275,700	430,000	\$427
20956010	2312 DOUGLAS AVE	STANKOVIC RONALD	63,900	121,100	185,000	\$184
20956011	2226 DOUGLAS AVE	KJH INVESTMENT PROPERTIES LLC	31,900	106,100	138,000	\$137
20956012	2200 DOUGLAS AVE	KJH INVESTMENT PROPERTIES LLC	100,600	74,400	175,000	\$174
20956013	2218 DOUGLAS AVE	ADAMS OUTDOOR ADVERTISING LIMITED PART	39,300	37,700	77,000	\$77
20956015	2122 DOUGLAS AVE	TOUSIS CONSTANTIN A	85,500	169,500	255,000	\$254
20958002	2418 DOUGLAS AVE	SHAH NARENDRA	120,000	578,000	698,000	\$694
20958005	1526 LAYARD AVE	KEERAN ROGER H REV TRUST	31,900	233,100	265,000	\$263
20958006	2320 DOUGLAS AVE	GHS RACINE INC	62,500	184,500	247,000	\$246
20958007	1524 LAYARD AVE	TILSNER COLLISION CENTER LLC	147,600	402,400	550,000	\$547
20958008	1518 LAYARD AVE	TOROSIAN PROPERTIES LLC	82,300	217,700	300,000	\$298
20958009	2412 DOUGLAS AVE	MOUNTAIN MOVER LLC	105,600	339,400	445,000	\$442
21098000	1841 EDGEWOOD AVE	JOHNSON DUANE P	28,000	137,000	165,000	\$164
21100001	1901 EDGEWOOD AVE	JOHNSON DUANE P	21,700	0	21,700	\$22
21102000	2030 DOUGLAS AVE	DOUGLAS HARDWARE AND SUPPLY COMPANY I	121,300	598,700	720,000	\$716
21106000	2052 DOUGLAS AVE	SHEHADEH LLC	41,300	128,700	170,000	\$169
21110000	1501 GOOLD ST	D ACQUISTO ANTHONY REV TR AGR	46,400	109,600	156,000	\$155
21110005	1505 GOOLD ST	D'ACQUISTO ANTHONY REV TRUST	1,600	0	1,600	\$2
21161000	1901 DOUGLAS AVE	FAWCETT PRESTON C	17,800	73,200	91,000	\$90
21167001	1921 CHARLES ST	VAIL RENTALS LLC	33,800	115,200	149,000	\$148
21167002	1925 CHARLES ST	MDS INVESTMENTS LLC	9,500	33,500	43,000	\$43
21188001	1907 CHARLES ST	MILLER III JOSEPH M	16,500	99,500	116,000	\$115
21188002	1908 CARTER ST	MEREDITH HOLDING CO LLC	19,000	131,000	150,000	\$149
21188004	1914 CARTER ST	TAUBENHAUS LLC	10,700	55,300	66,000	\$66
21208000	3016 DOUGLAS AVE	XYLON OF WISCONSIN INC	181,600	131,400	313,000	\$311
21211000	3022 DOUGLAS AVE	O'REILLY AUTOMOTIVE STORES INC	369,300	830,700	1,200,000	\$1,193
21211001	3001 DOUGLAS AVE	<td>64,400</td> <td>103,600</td> <td>168,000</td> <td>\$167</td>	64,400	103,600	168,000	\$167
21211003	3000 DOUGLAS AVE	1163 SOUTHFIELD LLC	41,800	78,200	120,000	\$119
21211006	3037 DOUGLAS AVE	FRANCHISE REALTY INTERSTATE	273,000	870,000	1,143,000	\$1,136
21211010	3063 DOUGLAS AVE	GARBO FAM LMTD PAR	85,000	0	85,000	\$85
21211011	3051 DOUGLAS AVE	GARBO FAM LMTD PAR	41,000	0	41,000	\$41
21214000	3048 DOUGLAS AVE	CARISCH BROTHERS	191,700	374,300	566,000	\$563
21216002	3064 DOUGLAS AVE	GARBO FAM LMTD PAR	104,000	46,000	150,000	\$149
21217000	3310 DOUGLAS AVE	FIVE STAR DEVELOPMENT GROUP	44,000	0	44,000	\$44
21217001	3320 DOUGLAS AVE	TFK PROPERTIES LLC	56,700	83,300	140,000	\$139
21217003	3316 DOUGLAS AVE	2 SHEETS TO THE WIND PUB AND GRILL LLC	78,200	151,800	230,000	\$229
21218001	3340 DOUGLAS AVE	DE RANGO MARIO	133,400	273,600	407,000	\$405
21219000	3358 DOUGLAS AVE	BORAD DEVELOPMENT PARTNERS LLC	196,900	408,100	605,000	\$601
21220001	3408 DOUGLAS AVE	BENITEZ LETICIA	48,600	228,400	277,000	\$275
21220002	3402 DOUGLAS AVE	BMP REALTY INC	49,300	204,700	254,000	\$253
21221000	3422 DOUGLAS AVE	RON'S SPORTS PUB LLC	105,800	147,200	253,000	\$252
21222001	3440 DOUGLAS AVE	MAX MANAGEMENT LLC	130,800	358,200	489,000	\$486
21222002	3430 DOUGLAS AVE	MAX MANAGEMENT LLC	108,700	80,300	189,000	\$188
21223000	3450 DOUGLAS AVE	MAX MANAGEMENT LLC	16,000	0	16,000	\$16
21224001	3456 DOUGLAS AVE	BURGER KING - 2790 CORPORATION	215,700	554,300	770,000	\$765
21225000	3502 DOUGLAS AVE	EEL REAL ESTATE HOLDINGS VIA LLC	0	0	0	\$0
21228001	3538 DOUGLAS AVE	RACINE DOUGLAS APARTMENT PARTNERSHIP	36,300	0	36,300	\$36
21229000	3523 DOUGLAS AVE	VALONA II JAMES S	20,500	44,500	65,000	\$65

	21,200	0	21,200	\$21,
21229001	11627 HARMONY DR	VALONA II JAMES S		
21242003	3717 DOUGLAS AVE	SHREE SHREEJI LLC	51,900	294,100
21242019	3711 DOUGLAS AVE	SHREE SHREEJI LLC	50,200	251,800
21242027	3739 DOUGLAS AVE	JNB INVESTMENTS LLC	104,900	555,100
21242028	3737 DOUGLAS AVE	BERGAUER GEOFFREY G AND KAREN REV TRUS	41,800	228,100
21244001	3819 DOUGLAS AVE	SERVI JEFFERY	112,600	260,400
21244002	3829 DOUGLAS AVE	S AND H INVESTMENTS LLC	153,900	585,100
21244003	3935 DOUGLAS AVE	TCF BANK WISCONSIN FSB	140,400	449,600
21244004	3915 DOUGLAS AVE	PURATH-STRAND INVESTMENTS LLC	160,300	564,700
21244005	3841 DOUGLAS AVE	GEORGE ALEXANDER E	156,000	837,000
21245000	3801 DOUGLAS AVE	BELLE CITY HOLDINGS LLC	147,300	257,700
21246000	3710 DOUGLAS AVE	L2L RE LLC	93,500	176,500
21247000	3726 DOUGLAS AVE	BLAIR WALTER	89,400	73,600
21248000	3728 DOUGLAS AVE	MELENDEZ GERARDO C	19,000	76,000
21249001	3912 DOUGLAS AVE	RACINE COMMERCIAL AIRPORT CORPORATION	18,000	0
21249002	3830 DOUGLAS AVE	KORTENDICK RUSSELL D REV TRUST	180,500	0
21249004	3840 DOUGLAS AVE	DE RANGO DOMENICO AND MIRELLA N FAM REV	204,200	297,800
21249005	3806 DOUGLAS AVE	KORTENDICK RUSSELL D REV TRUST	225,100	1,199,900
		TOTALS	11,504,600	36,778,400
				48,283,000
				\$1,417
				\$499
				\$179
				\$18
				\$94
				\$162
				\$268
				\$403
				\$987
				\$721
				\$587
				\$735
				\$371
				\$268
				\$656
				\$300
				\$344
				\$21,

