

**Subject:** RE: East Tosa BID - Assessed Values  
**From:** Jennifer Ferguson <jferguson@wauwatosa.net>  
**Date:** 9/25/2025, 9:44 PM  
**To:** "tosains@tds.net" <tosains@tds.net>  
**CC:** Zachary Kessler <zkessler@wauwatosa.net>

Received by  
OCT 08 2025  
City Clerk's Office

Hello,

If you are planning to submit a protest petition, the City Attorney clarified that the deadline is October 8, 2025. You can submit the petition to the City Clerk's Office.

Thanks,  
**Jen Ferguson**  
**Economic Development Manager**  
p 414.479.3520

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**From:** Jennifer Ferguson  
**Sent:** Friday, September 12, 2025 4:19 PM  
**To:** 'tosains@tds.net' <tosains@tds.net>  
**Cc:** Zachary Kessler <zkessler@wauwatosa.net>  
**Subject:** East Tosa BID - Assessed Values

Hello,

Zach gave me your e-mail to send along a spreadsheet for tracking properties opposed to the creation of the East Tosa BID – please find the document attached, with property owners and their mailing addresses included. Let me know if you have any questions. Thanks!

**Jen Ferguson**  
**Economic Development Manager**  
City of Wauwatosa  
Development Department  
7725 W North Avenue  
Wauwatosa, WI 53213

p 414.479.3520

 Please consider the environment before printing this email

## APPENDIX B - SCHEDULE OF ASSESSMENTS

Received by

OCT 03 2025

Parcel	Address	Property Owner	City Clerk	2026 estimated BID assessment
330-0097-000	6002 W NORTH AVE	KARANVEER PROPERTY LLC		\$ 918
330-0098-000	6008 W NORTH AVE	KEREN PROPERTIES 4 LLC		\$ 1,759
330-0100-001	6028 W NORTH AVE	SMITH + LOUISE LLC		\$ 1,917
330-0125-002	6102 W NORTH AVE	DCBB HOLDINGS LLC		\$ 3,894
330-0138-000	6204 W NORTH AVE	WADHAMS KEVIN		\$ 680
330-0139-000	6208 W NORTH AVE	STARK JAMES L & THERESE		N/A
330-0140-000	6214 W NORTH AVE	6214 W NORTH AVE LLC		N/A
330-0141-000	6220 W NORTH AVE	SANDERS SEICHE		N/A
330-0142-000	6222 W NORTH AVE	HALL NANCY A		N/A
330-0143-000	6226 W NORTH AVE	MARQUETTE APTS LLC		\$ 1,189
330-0167-000	6302 W NORTH AVE	LUBINSKI MARK M		N/A
330-0168-000	6306 W NORTH AVE	AUGUSTINE SHERRI AC, AUGUSTINE MARK D		N/A
330-0169-000	6312 W NORTH AVE	MPRE LLC		N/A
330-0170-000	6318 W NORTH AVE	HALLORAN DIANE M		\$ 887
330-0171-000	6330 W NORTH AVE	DAPK LLC		\$ 4,062
330-0200-000	6440 W NORTH AVE	GRANT ACQUAH NANA K & MURTIS		\$ 550
330-0201-000	6434 W NORTH AVE	DAKONTE LLC		\$ 1,413
330-0202-000	6428 W NORTH AVE	DAKONTE LLC		\$ 585
330-0203-000	6422 W NORTH AVE	THOMAS JASON R		N/A
330-0204-000	6416 W NORTH AVE	THOMPSON COLLEEN		\$ 550
330-0205-000	6412 W NORTH AVE	O&Z HOLDINGS LLC		\$ 597
330-0206-000	6410 W NORTH AVE	GALNAHAN REDBRICK LLC		\$ 784
330-0207-000	6404 W NORTH AVE	GALNAHAN PROPERTIES LLC		\$ 824
330-0229-001	6520 W NORTH AVE	SWEAT EQUITY 1 LLC		\$ 3,368
330-0229-002	6502 W NORTH AVE	EAST MEETS NORTH PRODUCTIONS LLC		\$ 1,748
330-0538-000	6538 W NORTH AVE	RIMFIRE PROPERTIES LLC		\$ 582
330-0550-001	6600 W NORTH AVE	HACKBARTH COMMERCIAL LLC		\$ 5,000
330-0553-000	6618 W NORTH AVE	SHANG QIONG PROPERTY LLC		\$ 743
330-0554-000	6634 W NORTH AVE	SHERWIN-WILLIAMS REALTY HOLDINGS INC		\$ 2,727
330-0577-000	6706 W NORTH AVE	ARC CAFEUSA001 LLC C/O MITRA MIDWEST OPERATIONS LLC		\$ 3,359
330-0578-000	6718 W NORTH AVE	FJP ENTERPRISES LLC F JAMES PETRIC		\$ 1,155
330-0579-000	6726 W NORTH AVE	FJP ENTERPRISES LLC F JAMES PETRIC		\$ 703
330-0580-000	6734 W NORTH AVE	GLSS LLC		\$ 1,578
330-9999-000	6526 W NORTH AVE	6528 NORTH AVE LLC		\$ 970
331-0269-003	7106 W NORTH AVE	7106 WEST NORTH AVENUE LLC		\$ 874
331-0281-000	7000 W NORTH AVE	ACQUITTAL LLC		\$ 1,096
331-0282-000	7008 W NORTH AVE	VANCE MICHAEL J		N/A
331-0284-000	7026 W NORTH AVE	E & V TRAN PROPERTY LLC		\$ 1,796
331-0308-000	6916 W NORTH AVE	6930 W NORTH LLC		\$ 2,660
331-0366-000	6902 W NORTH AVE	KLEIN RICHARD J & DEBORAH A		\$ 550
331-0367-000	6910 W NORTH AVE	PERLBERG JEFFERY S		\$ 563
331-0379-000	6804 W NORTH AVE	EMRO MARKETING COMPANY		\$ 673
331-0380-000	6818 W NORTH AVE	KING COBRA INVESTMENTS LLC		\$ 1,241
331-0381-000	6822 W NORTH AVE	THREE BRUDDERS LLC		\$ 1,520
331-0382-000	6830 W NORTH AVE	CITY OF WAUWATOSA		N/A

N/A properties are exclusively residential or exempt and not subject to the BID assessment

Parcel	Address	Property Owner	2026 estimated BID assessment
331-0407-000	7120 W NORTH AVE	TOMICH MILOS & IVANKA R	\$ 683
331-1040-600	W NORTH AVE	CITY OF WAUWATOSA	N/A
331-0419-000	7200 W NORTH AVE	NORTH 7200 LLC	\$ 1,448
331-0420-000	7208 W NORTH AVE	SEA PROPERTIES LLC	\$ 1,033
331-0421-000	7212 W NORTH AVE	MATHIE EAST TOSA HOLDINGS LLC	\$ 5,000
331-0441-000	7240 W NORTH AVE	LEIK ENTERPRISES	\$ 2,060
331-0464-001	7326 W NORTH AVE	PAINTER PROPERTIES LLC	\$ 2,562
331-0832-001	7500 W NORTH AVE	THE LUTHERAN HOME INC	\$ 5,000
344-0117-000	6803 W NORTH AVE	6803 NORTH AVE LLC	\$ 550
344-0118-000	6817 W NORTH AVE	BELAIR TOSA REAL ESTATE LLC	\$ 3,131
344-0119-000	6821 W NORTH AVE	BARCZAK LEE	\$ 911
344-0120-000	6831 W NORTH AVE	PDJC LLC	\$ 1,368
344-0143-000	6901 W NORTH AVE	JFS PROPERTIES LLC SUSAN BRKICH	\$ 1,422
344-0144-000	6907 W NORTH AVE	BEAULIEU BRYAN	\$ 550
344-0145-000	6913 W NORTH AVE	JAMI LLC	\$ 1,729
344-0146-000	6927 W NORTH AVE	BRIDGESTONE REAL ESTATE XIII LLC	\$ 4,576
344-0169-000	7001 W NORTH AVE	ALFA I LLC	\$ 1,221
344-0170-001	7015 W NORTH AVE	7015 W. NORTH AVENUE LLC	\$ 1,295
344-0172-000	7027 W NORTH AVE	DJ CLEANERS LLC	\$ 798
344-0196-000	7105 W NORTH AVE	VAN CLEAVE AUTOMOTIVE LLC	\$ 1,718
344-0197-000	7119 W NORTH AVE	SQBD LLC	\$ 602
344-0198-000	7127 W NORTH AVE	SPECTRUM HOLDINGS INC	\$ 1,050
344-0199-000	2272 N 72ND ST	XANDERTHAN PROPERTIES LLC	\$ 829
344-0418-000	7237 W NORTH AVE	7237 W NORTH AVE LLC	\$ 1,460
344-0419-000	7241 W NORTH AVE	FLEMING ESTHER	N/A
344-0420-000	7247 W NORTH AVE	TORKE JAMES A & NANCY	N/A
344-0421-000	7251 W NORTH AVE	SINGH REALTY LLC	\$ 819
344-0422-000	7259 W NORTH AVE	SMITTEN KITTEN WAX & BEAUTY LLC	\$ 1,629
344-0462-000	2277 N 73RD ST	GARZA JULIANN	N/A
344-1001-000	7501 W NORTH AVE	TOSA HOLDINGS LLC	\$ 3,894
344-0463-000	7321 W NORTH AVE	FEKER MICHAEL & MARICELA	N/A
344-0464-000	7329 W NORTH AVE	OTT KELLY R	N/A
344-0465-000	7401 W NORTH AVE	FISHER FRANKLIN & KARLA	N/A
344-0466-000	7407 W NORTH AVE	ANEWENTER SUSAN J	N/A
344-0467-000	7411 W NORTH AVE	CHIDERA OKORO EMMANUEL, SOLOMON FETT KALKIDAN MARIE	N/A
344-0468-000	7415 W NORTH AVE	BEAULIEU BRYAN R & CATHY J	N/A
344-0670-000	7221 W NORTH AVE	SRI VENKATESWARA INVESTMENTS LLC	\$ 2,162
344-0681-000	7205 W NORTH AVE	BARRIE SHIRLEY E	\$ 576
344-0682-000	7215 W NORTH AVE	BIRA RICHARD JR & RENEE	\$ 1,053
345-0001-000	6005 W NORTH AVE	TML HOUSING LLC	\$ 982
345-0004-000	6025 W NORTH AVE	PABST PARK LLC	\$ 834
345-0026-000	6103 W NORTH AVE	MY NEIGHBOR LLC	\$ 1,168
345-0031-000	6119 W NORTH AVE	NORTH GREENFIELD LLC	\$ 2,066
345-0056-000	6207 W NORTH AVE	FASTRACK INC WEST SHORE QUICKLUBE INC	\$ 2,268
345-0185-000	6407 W NORTH AVE	NORTH AVENUE COMMONS LLC	\$ 550

N/A properties are exclusively residential or exempt and not subject to the BID assessment

Parcel	Address	Property Owner	2026 estimated BID assessment
345-0186-000	6413 W NORTH AVE	NORTH AVENUE COMMONS LLC	\$ 3,262
345-0189-000	6423 W NORTH AVE	NORTH AVENUE COMMONS LLC	\$ 1,591
345-0190-000	6429 W NORTH AVE	NORTH AVENUE COMMONS LLC	\$ 1,154
345-0191-000	6439 W NORTH AVE	NORTH AVENUE COMMONS LLC	\$ 1,720
345-0215-000	6505 W NORTH AVE	SHORT HOP LLC	\$ 3,298
345-0219-001	6531 W NORTH AVE	ARCEE LLC	\$ 1,167
345-0221-000	6535 W NORTH AVE	SANDBERG REALTY LLC MATTHEW SANDBERG DDS	\$ 817
345-0244-001	6607 W NORTH AVE	BADESHA CORPORATION	\$ 1,779
345-0249-000	6631 W NORTH AVE	GOLDEN ARCH LP	\$ 5,000
345-0272-001	6715 W NORTH AVE	BAL-LER GROUP II LLC	\$ 4,066
345-0276-000	6731 W NORTH AVE	BAL-LER GROUP 2 LLC	\$ 2,184
345-0412-000	6319 W NORTH AVE	VANCE MICHAEL J	N/A
345-0413-000	6325 W NORTH AVE	THE CAMILLA J MCDONALD JARMAN LIVING TRUST	\$ 905
345-0414-000	6331 W NORTH AVE	BEYER CHRISTOPHER J LC	\$ 952
345-0059-000	2276 N 63RD ST	INFINITE SURPLUS LLC	N/A
345-0081-000	2277 N 63RD ST	LUCERNE PROPERTIES LLC	N/A

N/A properties are exclusively residential or exempt and not subject to the BID assessment

- SENT EMAIL

Received by

OCT 03 2025

City Clerk's Office

# Petition to Stop the East Tosa Business Improvement District

We, the property owners located in the proposed East Tosa BID, petition the Wauwatosa City Council to oppose the formation of a business improvement district at this time. We feel that the current proposed BID is not beneficial to us and may only benefit a few at the cost of many. We as petitioners support business involvement in the community, but not under this format.

Date	Printed Name	Signature	Address	email
9-20-25	Cathy Beaulieu	Cathy Beaulieu	6907 W. North Ave <sup>Laabs</sup>	photocrze@yahoo.com
9-20-25	Cathy	Cathy Beaulieu	6909 W. North Ave <sup>Beauty and</sup>	

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)  
Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

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Date	Printed Name	Signature	Address	Email
9-10-25	Kevin Wadhams	<i>Kevin Wadhams</i>	624 W North	Wadhamsk@gmail.com
10/01/2025	Benjamin Bardow	<i>Benjamin Bardow</i>	7106 W North Ave	bbardow@gmail.com
10/01/2025	David Tamburino	<i>David Tamburino</i>	6330 W. North Ave	dave@idyllicoffices.com

Or email to: [tosains@tds.cnet](mailto:tosains@tds.cnet)  
Contact: Erik W. Anderson, Tosa Insurance Agency, LLC, Phone 414-454-8672

3








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Date	Printed Name	Signature	Address	email
9-30-25	Eric Barthenbeier		6528 North Ave Wauwatosa WI 53213	Eric@Barthenbeier.com
			6526 W, NORTH AVE	

Please return to **Tosa Insurance Agency** in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

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Date	Printed Name	Signature	Address	Email
9-9-25	Richard Klein	<i>Richard Klein</i>	6902 W North Ave	Uoline Garage & gmail.com
9-9-25	Katie Poulos	<i>Katie Poulos</i>	7001 W. North	Katie@alta-wedding.com

Or email to: [tosains@tds.cnet](mailto:tosains@tds.cnet)  
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Date	Printed Name	Signature	Address	email
9/30/2025	Painter Properties, LLC	By: <i>Tim Mielcarek</i> MANAGER	7326 W. North Ave	tim.mielcarek@holland.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)


Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

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OCT 03 2025

# Petition to Stop the East Tosa Business Improvement District City Clerk's Office


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Date	Printed Name	Signature	Address	email
9/23/25	Jiten Patel		6706 W North Ave	jiten@mitragr.com

Please return to **Tosa Insurance Agency** in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)  
Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

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Date	Printed Name	Signature	Address	email
9/24/25	David Keren		6008-6012 W. North Ave.	kerenproperties@gmail.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672



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Date	Printed Name	Signature	Address	email
9-27-25	James Petric		6718 W. NORTH AVE 330-0578-000	f.james.petric@gmail.com
9-27-25	JAMES PETRIC		6726 W. NORTH AVE 330-0579-000	f.james.petric@gmail.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

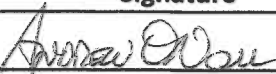
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Date	Printed Name	Signature	Address	email
9-26-25	ANDREW DUCAL STREET HOLD, LLC		6505 W. NORTH AVE TOSA, WI 53213	SHEDD@EDUCAL.COM

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672


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City Clerk's Office

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Date	Printed Name	Signature	Address	email
9-22-25	Richard Chase		6531 W North Ave	Rjceee1@gmail.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

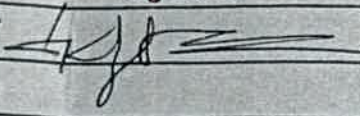


SEP 13 2025

City of Tosa Office

# Petition to Stop the East Tosa Business Improvement District

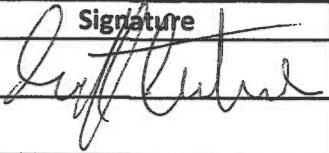
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Date	Printed Name	Signature	Address	email
9/25/25	KEVIN TRAN		7026 W NORTH AVE	KevinTran2000@yahoo.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)  
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Date	Printed Name	Signature	Address	email
9/23/25	Geoff Trenholme		6822 W North Ave (Rocket Baby Bakery)	geoff@rocketbabybakery.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

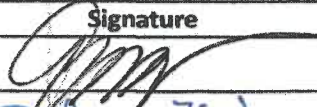

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Date	Printed Name	Signature	Address	email
9/23/25	Colleen Thorne		6416 W. NORTH AVE	colleenjt@icloud.com
9/23/25	John Kloxx		6025 W. North Ave	dal:room@aol.com

Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)  
Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672

### Petition to Stop the formation of East Tosa Business Improvement District

City Clerk's Office

We the property owners located in the proposed East Tosa BID petition the Waipahua City Council to oppose the formation of a business improvement district at this time. We feel that the current proposed BID is not beneficial to us and may only benefit a few at the cost of many. We as petitioners support business involvement in the community but not under this format.

Date	Printed Name	Signature	Address	Email
9/11/25	Ken Sidello		6407 W. North Ave.	KenSidelloproperty.com
9/11/25	↓		6429 W. North Ave.	↓
9/11/25	↓		6423 W. North Ave.	↓
9/11/25	↓		6413 W. North Ave.	↓
9/11/25	↓		6439 W. North Ave.	↓

Or email to: [tosains@tds.cnet](mailto:tosains@tds.cnet)  
Contact: Erik W. Anderson, Tosa Insurance Agency, LLC, Phone 414-454-8672

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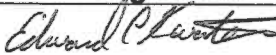

Date	Printed Name	Signature	Address	Email
09.15.25	Lee R. Barczak	<i>Lee R. Barczak</i>	6821 W. North Ave.	lbarczak@ morginkewood. com

Or email to: [tosains@tds.net](mailto:tosains@tds.net)  
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Date	Printed Name	Signature	Address	Email
Sept 13, 2025	Edward C Kwaterski		6538 W. North Ave	rimfireproperties@wi.net, com ekwaterski1@wi.net, com
9-13-2025	Erik Anderson		7208 W. NORTH AVE	TOSAINS@TDS.NET

Or email to: [tosains@tds.cnet](mailto:tosains@tds.cnet)  
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Date	Printed Name	Signature	Address	email
9/22/25	Ken Brangol		7127 W. NORTH AVE	ken@spectruminteriors.biz

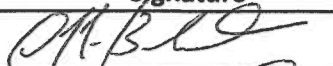




Please return to Tosa Insurance Agency in the stamped envelope or email to [tosains@tds.net](mailto:tosains@tds.net)

Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672



# Petition to Stop the East Tosa Business Improvement District

We, the property owners located in the proposed East Tosa BID, petition the Wauwatosa City Council to oppose the formation of a business improvement district at this time. We feel that the current proposed BID is not beneficial to us and may only benefit a few at the cost of many. We as petitioners support business involvement in the community, but not under this format.

Date	Printed Name	Signature	Address	email
9-18-2025	Mario Balistrieri		6715 W North AVE	Mabalistrieri@yahoo.com
9-18-2025	Mario Balistrieri		6731 W North AVE	Mabalistrieri@yahoo.com
9-18-2025	Mario Balistrieri		7237 W North AVE	Mabalistrieri@yahoo.com
9-22-2025	Robert Mueller		6707-6715 W North Ave	rjmueller67@gmail.com
9-22-2025	Robert Mueller		6731-6733 W North Ave	rjmueller67@gmail.com

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Contact Erik W. Anderson, Tosa Insurance Agency, LLC Phone 414-454-8672


Received by

OCT 03 2025

City Clerk's Office

### Petition to Stop the formation of East Tosa Business Improvement District

We the property owners located in the proposed East Tosa BID petition the Wauwatosa City Council to oppose the formation of a business improvement district at this time. We feel that the current proposed BID is not beneficial to us and may only benefit a few at the cost of many. We as petitioners support business involvement in the community but not under this format.

Date	Printed Name	Signature	Address	Email
9/22/25	Kenneth Sidella		7105 W. North Ave.	KeneSidella@property.com

Or email to: [tosains@tds.cnet](mailto:tosains@tds.cnet)  
Contact: Erik W. Anderson, Tosa Insurance Agency, LLC, Phone 414-454-8672



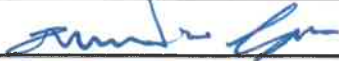
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Date	Printed Name	Signature	Address	email
09/18-2025	MANJINDER SINGH		6607 W. NORTH AVE	TOSALIGUOR6607@ gmail.com

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Date	Printed Name	Signature	Address	Email
9-15-25	JEFF STRIBERGA		690 WEST NORTH AVE	
			STRIBERGA DATA LINE SERVICES INC	

Or email to: [tosains@tda.net](mailto:tosains@tda.net)  
Contact: Erik W. Anderson, Tosa Insurance Agency, LLC, Phone 414-454-8672











