



East Tosa BID Operating Plan 2026

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I. INTRODUCTION

In March 2025, a group East Tosa North Avenue business owners convened to discuss the creation of a BID to meet the following six (6) objectives:

1. Establish means for business and property owners to have a **collective voice in planning and policy**
2. Serve as a **communications conduit** and mechanism for setting standards for district businesses
3. Execution of and continued development of a forward strategy based on **North Avenue East Tosa comprehensive plan**
4. Creation and execution of **cooperative marketing** and **promotion**
5. Catalyst for **investment** and **development**
6. Special maintenance of the public environment above city routine standards

Staffed with dedicated, professional staff, the BID will strive to enhance property values by protecting and growing business investment and grow the East Tosa brand which, in turn, will increase district sales, volume, and ultimately property values.

This Plan for 2026 has been prepared by Anna Jarecki Owner/Operator, Nourish Skin & Sugar Studio, LLC 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 with the City for the continued development of the district.
2. Existing public funding sources used to help maintain and promote the district are not sufficient. Continuing unified development efforts need 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 throughout the district is necessary because it is not feasible for a small group alone to support the whole district's development efforts. The BID plan provides a fair and equitable mechanism for cost sharing, which will benefit all properties and businesses 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 DISTRICT BOUNDARIES

The district boundaries run along West North Avenue in Wauwatosa from North 60th on the East to North 76th Street on the West. The area includes 106 parcels with an assessed value of \$109,191,800.00 based on the City of Wauwatosa Assessor's records as of July 21, 2025. Within the district boundaries are tax-exempt properties or those used exclusively for residential purposes and therefore not included in the BID assessment. Henceforth, this area shall be referred to as "East Tosa BID."

III. DEVELOPMENT PLAN

A. Plan Objectives

This plan addresses challenges identified by North Avenue businesses and seeks to enhance the corridor's visibility, cohesion, and long-term vitality. Throughout implementation, we will continue to refer to and align with the **North Avenue East Tosa Plan**, using it as a foundational guide to ensure that our efforts are strategic, coordinated, and rooted in the district's historical and community-driven vision.

B. Plan of Action

1. **Boost Marketing and Community Awareness**

- Hire a Social Media Coordinator to develop a unified marketing campaign highlighting the corridor's businesses and their unique offerings.
- Launch a dedicated website and social media platforms for the North Avenue corridor.
- Distribute printed and digital neighborhood business maps.
- Organize quarterly events to engage residents and increase foot traffic.

2. **Improve Signage and Visibility**

- Support businesses in updating or adding signage, using design guidelines consistent with the East Tosa aesthetic.
- Install branded directional and pedestrian signage that reflects the corridor's identity.
- Work with the city on signage placement and wayfinding systems, as recommended in the East Tosa North Avenue Plan.

3. **Create a Cohesive Streetscape Identity**

- Establish a district-wide aesthetic standard for lighting, seasonal decorations, and public elements (e.g., wreaths, lights, planters).

- Use the East Tosa North Avenue Plan's streetscape recommendations to guide improvements that unify the visual environment.

4. Address Parking Perceptions and Accessibility

- Launch an educational campaign to correct parking misconceptions and highlight available public lots.
- Collaborate with the city on updated parking signage and mapping.
- Refer to the East Tosa North Avenue Plan's parking analysis to prioritize strategic additions where appropriate.

5. Enhance Pedestrian Safety

- Work with the City of Wauwatosa to address crosswalk safety and traffic calming.
- Explore pedestrian-friendly improvements like better lighting, signal timing, and sidewalk conditions.
- Align with the East Tosa North Avenue Plan's pedestrian environment strategies to improve walkability.

6. Foster a Connected Business Community

- Create a North Avenue merchant group for collaboration, communication, and joint marketing.
- Hold regular meetings to share updates, gather input, and align on initiatives.
- Coordinate with The Village to complement rather than compete with its events and promotions.

C. Benefits

The funds collected through BID assessments will directly support the strategic enhancement of the East Tosa Business District. All initiatives will be guided by the **East Tosa North Avenue Plan**, ensuring that efforts align with the district's long-term vision for a walkable, vibrant and economically resilient corridor.

1. Support Tenant Attraction and Retention

BID funds will be used to create an attractive and welcoming environment that draws customers and supports a high-quality experience for those who live, work, shop, dine, and recreate in East Tosa. A well-maintained and cohesive corridor encourages long-term tenancy and sustainable business growth.

2. Promote East Tosa to the Community and Beyond

Marketing initiatives will highlight East Tosa's unique offerings to both current and prospective

customers and tenants. Campaigns will include district branding, digital outreach, business directories, and events that drive foot traffic and community engagement.

3. Foster a Culture of Communication and Inclusion

The BID will maintain open lines of communication with property and business owners through regular meetings, updates, and collaborative planning. Inclusivity and transparency will be core to all decision-making processes.

4. Maintain and Share Business Inventory Information

A regularly updated database of available commercial properties will be maintained and shared with property owners, brokers, and prospective tenants. This effort supports informed decision-making and accelerates leasing activity within the district.

5. Encourage Property Improvements and Investment

To elevate the district's visual appeal and value, the BID will encourage building enhancements through design guidance and by connecting property owners with the City of Wauwatosa's Economic Development Department and other financial resources. A vibrant and updated built environment benefits all property owners through increased demand and higher property values.

6. Collaborate Closely with the City of Wauwatosa

The BID will continue to build a strong, cooperative relationship with the City, working together on capital improvement priorities, infrastructure upgrades, and business advocacy. These partnerships are essential for long-term success and resilience.

IV. PROPOSED EXPENDITURES AND FINANCING METHOD

A. Budget

The 2026 proposal annual operating budget for East Tosa BID is \$140,404 with a total estimated \$140,404 to be raised through assessments. *See Appendix A.*

All expenditures, except those identified, will be incurred during the calendar year 2026. Any funds remaining on any budget line item 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 transferred to the reserve fund and used in the operating plans of the following years.

Additional gifts, grants, or other sources of revenue 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, and in the manner determined by the BID Board.

B. 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 and real property that is exempted from general property taxes under Wis. Stats. Sec. 70.11 will not be specially assessed per Wisconsin Law.

C. Levy of Assessment

Special assessments under this 2026 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 in *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 in May 2025, except as otherwise identified below.

The assessment method is as follows:

For each parcel, the BID assessment will be computed by applying a charge of \$1.50 per \$1000 of assessed value; subject however to \$550 minimum and \$5000 maximum.

Changes to the method of assessment are subject to Common Council approval.

D. Schedule of Assessments

The final form of this 2026 Operating Plan has attached, as *Appendix B*, a schedule of all the tax key numbers within the BID, which are being assessed, and their assessment using the formula noted in Section IV C.

E. Assessment Collection

The BID assessment for each parcel will be submitted to the City of Wauwatosa which shall include it as a separate line item on the next real estate tax bill issued for that parcel. The City shall collect the assessment with the taxes as a special charge and shall turn over all monies collected on the 15 of the month following such collection. All BID assessments shall be treated as special charges, and shall be shown on the tax bill as due and owing with the first installment of taxes. Any money collected by the City of Wauwatosa for BID assessments shall be held by the City in a segregated account until it is released to the BID Board as provided herein. The City shall comply with the requirements of Sec. 66.60 Wisconsin Statutes with respect to such BID assessments by paying the charge assessed to any parcel owned by the State, County, or other governmental entity, on the date such BID assessment is due.

A list of the projected assessment for each parcel within the proposed BID and the projected total amount to be raised through assessments is available at the BID office and the City Clerk's office.

As parcels increase or decrease in value, their BID assessment will change accordingly.

The BID board shall prepare and make available to the public and the City an annual report describing the current status of the BID, including expenditures and revenues, at the time it submits its plan to the City for the following Plan Year. This annual independent review of the implementation of the annual operating plan is obtained by the BID 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 in 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 the necessity of an additional disbursement agreement, disbursement method, or account 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.

V. ORGANIZATION

A. Operating Board.

The Mayor of Wauwatosa appoints members to the BID Board. State law requires that the board be composed of at least 5 members, and the majority of the board members are property owners or tenants of property owners within the district.

This board's primary responsibility is to identify District issues and activities for the short and long term, creating and implementing the current year's operating plan and multi-year projects budget, including contracting for necessary staffing and services for implementation. The Board also contracts for preparation of an annual report and review on the district, annually reviews and modifies the operating plan and submits it to the City of Wauwatosa Common Council for approval. Implementing the plan requires 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 East Tosa BID Board shall be structured as follows:

1. Board size – 7 members minimally, 15 maximum
2. Composition –
 - o Effort is made to maintain a 50/50 ratio of property and business owners. At least one and up to three board positions may be filled by community members at large. Any non-owner or non-occupant appointed to the Board shall be a resident of the City of Wauwatosa within the East Tosa District.
3. Officers – The board shall appoint a chair, vice-chair, treasurer, and secretary; any two shall have the power to execute documents on behalf of the full board, for purposes authorized by the Board. Officers shall be directors and shall be elected annually at the first regularly scheduled meeting after appointment by the Mayor of new directors.
4. Ex-Officio Member – The City of Wauwatosa Administrator and/or the Administrator's representative shall be ex-officio member of the BID Board of Directors.
5. Terms – Appointments to the board shall be for a term of three years, with 1/3 of the terms expiring each December 31. The board may remove a director, by two-thirds vote of the total board, for conduct unbecoming a member or prejudicial to the aims or repute of the BID.
6. Compensation – None
7. 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. In 2026, the Board will meet a minimum of six times, and the annual meeting will be held in March.
8. Record Keeping – Files and records of the Board's affairs shall be kept following public records requirements.
9. Staffing – The board may contract for staffing services pursuant to this plan and subsequent modifications thereof. Unless requested otherwise by the board, any

contracted staff or employees of contractors may attend all meetings of the board, but will not have voting authority.

On or before October 31 of each year, the Board shall submit to the Mayor its recommendations for appointments to the seats of expiring Board members.

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 process for approval of the amended plan will be:

- Step 1. The Budget and Finance 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.
- Step 2. The Common Council will act on the BID's proposed annual operating plan.
- Step 3. The Mayor of Wauwatosa will appoint new members to the BID Board at least 30 days prior to the expiration of the 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 annual 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 Wauwatosa Common Council.

C. Powers

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

1. To manage the affairs of the district;
2. To contract on behalf of the BID;
3. To develop, advertise and promote the existing and potential benefits of the district;
4. To undertake on its own account, in coordination with the City of Wauwatosa, public improvements and/or assist in development or underwriting public improvements within the district;
5. To apply for, accept, and use grants and gifts for these purposes; and
6. To elect officers and contract services for staffing, as necessary to carry out these goals.

VII. CITY ROLE

The City of Wauwatosa is committed to helping private property owners in the Business Improvement District. The City will play a significant role in the creation of the BID and in the implementation of the BID Plan. In particular, the City will:

- 1) Voluntarily agree to include public property within the District and pay such assessments on the parcels owned by the City.
- 2) Act as staff to the District through adoption of the Plan and assist as appropriate thereafter.
- 3) Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- 4) Collect assessments and deposit them in a segregated account, and disburse the monies to the BID along with identification of those BID assessments included in the disbursement.
- 5) Procure and review annual audits as required per Section 66.1109 of BID Law.
- 6) Provide the BID Board through the Assessor's Office on or before Sept 1 of each Plan Year, with the official City records on the assessed value of each tax key number within the district, as of that date in each plan year, for purposed of calculating the BID assessments.
- 7) Adopt this plan in the manner required by BID Law.
- 8) Encourage the County, State, and Federal Governments to support the activities of the BID.

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 of 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 B, as revised each year.

IX. TERMINATION OF THE DISTRICT

The District may be terminated as provided by law Section 66.1109 (4m). To begin termination process, a petition must be signed by owners of property with a total assessed value of more than 50% of the assessed valuation of all property assessed under the operating plan. The petition is then filed with the City of Wauwatosa requesting termination of the business improvement district.

X. SEVERABILITY AND EXPANSION

This Business Improvement District will be created under the 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 Wauwatosa 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.

EAST TOSA BID BUDGET - 2026 Fiscal Year

Income Source	Amount	Notes
BID Assessments	\$140,404	BID Assessments at \$1.50 per \$1,000 of assessed building value (see attached property list)
Total Income	\$140,404	

Expense Category	Amount	Notes
Administrative Expenses		
BID Director	\$40,000	Part-time annual income
Printing/Postage	\$5,000	Potential payback for city-certified mailings to building owners
Total Administrative	\$45,000	
Aesthetics		
Decorations	\$30,000	Lighting, signage, planters, etc.
General	\$10,404	Seasonal, holiday-specific
Total Aesthetics	\$50,000	
Marketing		
Coordinator	\$20,000	Social Media/Content Creator, Part-time annual income
Website/Email	\$7,000	Design/Develop/ment, Domain Name, Web Hosting, Website builder, design/development, maintenance/updates
Advertising	\$7,000	Yard signs, printed marketing material, stickers, etc.
Social Media Ads	\$5,000	Facebook, Instagram
Total Marketing	\$39,000	
Events		
Insurance & Legal	\$2000	General liability, Permits,
Event Programming	\$4,000	Planning, promotion, rentals, etc.
Total Events	\$6,000	
TOTAL BID EXPENSES	\$140,404	

APPENDIX B - SCHEDULE OF ASSESSMENTS

Parcel	Address	Property Owner	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