



Wauwatosa, WI

Financial Affairs Committee

Meeting Agenda - Final

7725 W. North Avenue
Wauwatosa, WI 53213

Tuesday, November 11, 2025

7:00 PM

Committee Room #1 and Zoom:
<https://servetosa.zoom.us/j/81144274572>,
Meeting ID: 811 4427 4572

Regular Meeting

HYBRID MEETING INFORMATION

Members of the public may observe and participate in the meeting in-person or via Zoom at the link above. To access the Zoom meeting via phone, call 1-312-626-6799 and enter the Meeting ID.

CALL TO ORDER

ROLL CALL

FINANCIAL AFFAIRS COMMITTEE ITEMS

1. Consideration of Wauwatosa Village Business Improvement District 2026 Operating Plan, Budget and Proposed Assessments [25-2095](#)

2. Presentation by MSP Real Estate and consideration of approval of a proposed term sheet for an affordable housing development on Foundry Way in the Burleigh Triangle [25-2094](#)

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.

3. Presentation by Samapa Development Company and consideration of approval of a proposed term sheet with for the conversion of the Sonesta Hotel to a multi-family apartment building [25-2093](#)

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.

ADJOURNMENT

NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to tclerk@wauwatosa.net, with as much advance notice as possible.



Wauwatosa, WI

7725 W. North Avenue
Wauwatosa, WI 53213

Staff Report

File #: 25-2095

Agenda Date: 11/11/2025

Agenda #: 1.

Consideration of Wauwatosa Village Business Improvement District 2026 Operating Plan, Budget and Proposed Assessments

Submitted by:

John Ruggini, Finance Director on behalf of the Business Improvement District

Department:

Finance

A. Issue

Annual approval of the Wauwatosa Business Improvement District 2026 Operating Plan, Budget and Proposed Assessments for inclusion on the 2025 Property Tax Bills for affected properties

B. Background/Options

As required by municipal ordinance, the Village of Wauwatosa Business Improvement District (BID) has submitted their 2026 Operating Plan and Budget for approval. Representatives from the Business Improvement District will be available to provide an overview and answer any questions.

Approval of the Business Plan allows the City of Wauwatosa to add the BID special assessment to the Village business' property tax bills. The Financial Affairs Committee only has the ability to approve or disapprove the Plan, as the Business Improvement District is a separate legal entity and its budget is approved by its own Board of Directors.

The BID is proposing the following assessment rates:

Total Assessment	\$TBD
Minimum	none
Maximum	\$TBD
Rate	\$TBD

C. Strategic Plan (Area of Focus)

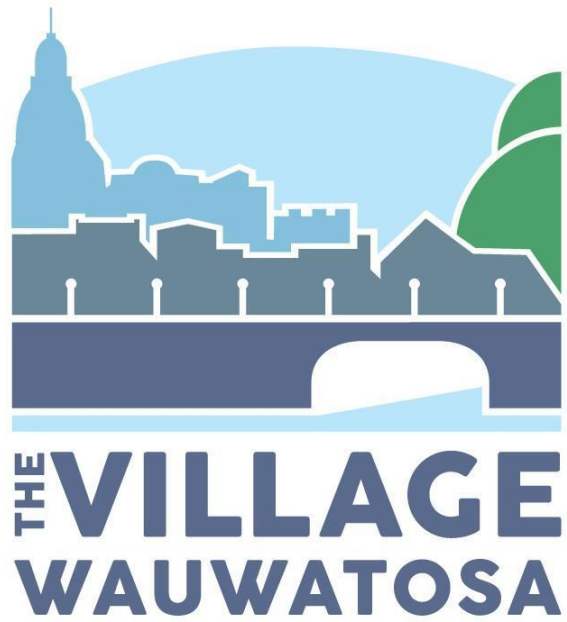
Priority Area One: Economic Development and Financial Resilience

D. Fiscal Impact

No impact on the City of Wauwatosa's budget

E. Recommendation

Approval of the Wauwatosa Business Improvement District 2026 Operating Plan, Budget and Proposed Assessments for inclusion on the 2025 Property Tax Bills for affected properties



**Wauwatosa Village
Business Improvement District**

**2025
Operating Plan**

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Wauwatosa Village Business Improvement District 2025 Operating Plan

I. PREFACE

In September 1991, the Wauwatosa Economic Development Corporation, the Wauwatosa Village Business Corporation, and the Village Task Force commissioned the creation of a strategic plan for the Wauwatosa Village business district. Mooney LeSage Consulting, businesses and property owners, city staff, elected officials and local organizations were represented in the planning process and four objectives were identified:

1. Establish strong leadership and direction
2. Develop comprehensive plan
3. Attract private investment
4. Create cooperative marketing and promotion

The formation of the Village BID was suggested as the best means to provide the leadership and funding to achieve these objectives.

In 1993, The City of Wauwatosa received a petition from commercial property owners in the Wauwatosa Village that requested the creation of a business improvement district for the purpose of increasing activity and improving the image of the Village.

On October 26, 1993 the Committee on Public and Municipal Affairs unanimously recommended the formation of the Village Area BID District and its operating plan. The Wauwatosa Common Council approved the creation of the BID by resolution on November 3, 1993. Articles of Incorporation were signed by the Mayor and representatives of the new BID on December 8, 1993 and the first year operating plan was created for 1994.

Currently the Wauwatosa Village BID is the only BID within the City of Wauwatosa.

This Plan for 2025 has been prepared by the Wauwatosa Village BID 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:

The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.

1. 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.
2. 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 purpose of the BID is to increase activity and improve the image of the district. Staffed with a professional manager and marketing coordinator, the BID will create a link between service, industry, retail and social activities. It is expected these efforts will help increase the profile of the business district, provide a strong voice on local matters, and enhance property values in the Village area.

The mission is to optimize building and land use, encourage private investment, and increase and improve marketing efforts specifically for the district's special needs.

In addition to the regular activities that provide a clean, safe and vibrant area, the BID must provide support to the businesses during plan implementation and construction inconveniences.

B. Plan of Action

1. Work with City Administration and Elected Officials to identify plan elements that need to be incorporated into capital improvements projects and advocate for inclusion in City capital budgets.
2. Create and begin implementation of plan to minimize the negative impact of the major street reconstruction and utility work on the BID businesses by:

Working with the City Engineering Department to develop phasing options;
Creating a project management team including BID representatives and City staff that meets for updates, planning, and feedback prior to and throughout the any project;
Building customer loyalty to the District through public relations efforts;
Serving as the business liaison and advocate to City and construction officials;
Meeting with business and property owners on a regular basis to assess impact, provide information and seek feedback or input. Providing feedback to City Project Engineer;
Creating and distributing regular and timely communication with information about street construction to BID members (property and business owners) and the residents living in surrounding neighborhoods.

3. Continued Village marketing plan and marketing materials which continues to build the positive attitude about the district by:

Hiring a professional management company and marketing/public relations person to assist the BID in the following:
Producing publicity and media coverage of district activities;
Maintaining the website: www.wauwatosavillage.org
Developing detailed plan and budget for each activity;
Continuing to build "brand" awareness for the Village through advertising, identification markers, etc.;
Creating consistent messaging in marketing strategies, public relations, and programming.

Promoting the Village to residents of Wauwatosa, with an emphasis on the neighborhoods surrounding the district.

4. Initiate and maintain district capital improvements in consultation and collaboration with the City of Wauwatosa which include:

Implementation of proposed wayfinding program within and surrounding the Village;
Seasonal flower and plantings program;
Holiday lighting and decoration program

5. Continue efforts to keep the district clean and safe, in collaboration with the City of Wauwatosa Police, Engineering and Public Works Department, which include:

Sidewalk and curb cleaning program along primary Village streets;
Weed control,
Graffiti removal,
Examination of traffic patterns to improve safety and accessibility,
Examination of parking needs and usage,
Review of pedestrian safety conditions; seek improvements, and
Safety awareness communications and commercial block watch program.

6. Work in conjunction with the City of Wauwatosa Economic Development and Community Development Departments, or other appropriate departments, identifying new business prospects, developers and economic tools for further private investment.

7. Comply with BID reporting, audit and notice requirements.

8. Identify and act upon other opportunities to carry out the purposes of the BID plan and mission.

C. Benefits

The funds collected by the BID through special property assessments will be used to benefit the Village District 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 working, shopping, dining, living and recreating experience.

Play an active role in marketing the Village to existing and potential tenants and customers, along with organizing community events to increase traffic to the area.

Provide a culture of open communication and inclusiveness for all BID members.

Maintain inventory listing of currently available office and retail space availability and prospective sharing, information with owners and prospects.

Increase the value of Village property by encouraging building improvements and linking property owners to the City of Wauwatosa Economic Development Department or other financing options for design enhancements. A vibrant Village will also attract interested buyers further driving up demand and property values.

On-going efforts which establish strong, collaborative working relationships with the City of Wauwatosa and advocate for businesses.

D. 2025 BUDGET

Income

BID Assessments (see attached property list)	\$78,589
City Contribution	\$6,400
Event Income	\$302,100
ARPA Funds Income	\$30,000
Interest Income	\$25
Total Income	\$417,114

Administrative Expenses

BID Management	\$75,000
Office rent and office related	\$5,700
Insurance	\$2,500
Printing/Postage	\$1,500
Accounting Fees	\$4,000
Equipment/Supplies	\$5,000
Meals/Entertainment/Annual Mtg.	\$2,500
Phone	\$540
Member dues	\$1,500
Total Administrative	\$98,240

Aesthetics

Village Ambassador	\$3,000
Banners	\$4,000
Holiday decorations	\$20,000
Aesthetics	\$9,000
Total Aesthetics	\$36,000

Event Expenses **\$198,000**

Marketing Programs

Coordinator	\$25,000
Website/Email	\$3,000
Marketing Supplies	\$2,500
Advertising (non-event)	\$8,000
Social Media Ads	\$6,000
General Marketing/Comm.	\$8,500
Total Marketing	\$53,000

Total BID Budget Expenses **\$421,480**

Budgeted for Village Improvements **\$ 18,000**

2024 BID Income (Loss) **\$36,529**

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 operating plans of 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.

E. 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.

III. DISTRICT BOUNDARIES

The district consists generally of an area bounded by Milwaukee Avenue on the north, Honey Creek Drive on the south, 6600 W. State Street on the east, and N. 87th Street and Chestnut Street on the west. The district consists mainly of a small business retail area, professional offices, and manufacturing business. This includes 76 taxable parcels, based on the City of Wauwatosa Assessor's Records as of September 1st, 2023. Also within the district boundaries are churches, residences, and nonprofit entities which are not included in the BID assessment.

IV. 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 that own or lease commercial property in the district 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 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 Village BID Board is currently structured as follows:

1. Board size – 15 members, maximum
2. Composition – Based on by-laws, the board is composed of 15 members with at least twelve (12) positions must be filled with BID property owners or property tenants. Effort is made to maintain a 50/50 ratio. 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.
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. Terms – Appointments to the board shall be for a term of three years, with 1/3 of the terms expiring each December. 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.
5. Compensation – None
6. 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 2024, the Board will meet a minimum of six times, and the annual meeting will be held in March.
7. Record Keeping – Files and records of the Board's affairs shall be kept following public records requirements.
8. 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.

The City of Wauwatosa Administrator and/or the Administrator's representative shall be ex-officio member of the BID Board of Directors.

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 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.

V. FINANCING METHOD

The proposed expenditures contained in Section II D, above, will be financed from funds collected from the BID assessment. For the 2024 budget, it is estimated that \$79,425 will be raised through assessments. City of Wauwatosa property located within the District is assessed at a flat rate of \$6,400 annually. 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 BID Law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

B. Levy of Assessment

Special assessments under this 2024 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 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 2023, except as otherwise identified below. The 2024 BID assessments shown on Appendix A were calculated at a rate of \$.95 for each \$1000 of assessed value with a minimum and maximum assessment level and exceptions as in Section VI C.

C. Schedule of Assessments

The final form of this 2024 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 the formula.

The assessment method is as follows:

For each parcel, the BID assessment will be computed by applying a charge of \$.95 per \$1000 of assessed value; subject however to a \$0 minimum and \$4,500 maximum.

Parcels identified as parking lots or vacant lots will be exempt from the \$0 minimum or \$4,500 maximum and are assessed at the same rate per \$1000 as other properties.

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

D. 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 so collected to the BID Board for distribution in accordance with the BID Plan by the 15th day 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. 66.1109(4) 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 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.

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 provide assistance as appropriate thereafter.
3. Monitor and, when appropriate, apply for outside funds which 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 purposes 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 A, as revised each year.

IX. TERMINATION OF THE DISTRICT

The District may be terminated as provided by law Section 66.1109 (4m). To begin the 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 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 re establish.

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.

APPENDIX

Appendix A. – Schedule of tax parcels and their assessments

Attached as Separate Document

BID Assessment

parcel number	Property Class	ownername	Site address	Land Value	Building Value	Total Value	Assessments
3700205000	COM	EATS ENTERPRISES INC	7118 W STATE ST	\$328,000.00	\$69,800.00	\$397,800.00	\$377.91
3700207001	COM	WAUWATOSA SAVINGS BANK	7136 W STATE ST	\$459,200.00	\$76,000.00	\$535,200.00	\$508.44
3700218003	COM	STATE STREET LTD PARTNERSHIP	6950 W STATE ST	\$2,737,000.00	\$6,388,400.00	\$9,125,400.00	\$4,500.00
3700218004	COM	STATE STREET RETAIL LLC	6900 W STATE ST	\$828,000.00	\$1,202,600.00	\$2,030,600.00	\$1,929.07
3700218005	COM	STATE STREET LTD PARTNERSHIP	W STATE ST	\$1,031,000.00	\$64,400.00	\$1,095,400.00	\$1,040.63
3700218006	COM	HIRSCHMANN DOUGLAS P	6830 W STATE ST	\$171,800.00	\$148,900.00	\$320,700.00	\$304.67
3700218007	COM	METRO WAUWATOSA VENTURE BOULDER VENTURE LLC	6810 W STATE ST	\$1,907,200.00	\$787,100.00	\$2,694,300.00	\$2,559.59
3700227000	COM	ADVANCED HOME RENOVATION LLC	7028 W STATE ST	\$58,300.00	\$118,000.00	\$176,300.00	\$167.49
3700228000	RES	LOPERA ANTONIO J LOPERA MARIA B	7024 W STATE ST	\$45,000.00	\$126,600.00	\$171,600.00	\$0.00
3700229000	RES	LEWIS MARY	7018 W STATE ST	\$39,300.00	\$138,000.00	\$177,300.00	\$0.00
3700235002	COM	OUTPOST NATURAL FOODS COOPERATIVE	7000 W STATE ST	\$1,830,800.00	\$1,379,100.00	\$3,209,900.00	\$3,049.41
3700239000	RES	PAFFRATH MICHAEL F KAHN KAYLA M	1335 N 71ST ST	\$95,500.00	\$204,600.00	\$300,100.00	\$0.00
3700248000	RES	RAYGOZA MARCO E	1265 N 71ST ST	\$52,200.00	\$113,300.00	\$165,500.00	\$0.00
3700249000	RES	KNAPP RYAN ZIEGLER MEGAN E	1259 N 71ST ST	\$20,800.00	\$125,700.00	\$146,500.00	\$0.00
3700297000	COM	HSI-STATE STREET LLC	1359 N 74TH ST	\$89,000.00	\$0.00	\$89,000.00	\$84.55
3700298000	EXEMPT	WAUWATOSA WATER WORKS PUMPING STATION WELL #6	7300 BLANCHARD ST	\$0.00	\$0.00	\$0.00	\$0.00
3700323000	EXEMPT	CITY OF WAUWATOSA	BLANCHARD ST	\$0.00	\$0.00	\$0.00	\$0.00
3700335001	COM	SHEELEY JOHN F & KATHLEEN S	7433 BLANCHARD ST	\$175,000.00	\$12,500.00	\$187,500.00	\$178.13
3700335002	COM	SHEELEY JOHN F & KATHY S	1345 N 74TH ST	\$61,000.00	\$59,000.00	\$120,000.00	\$114.00
3700336000	COM	JN & M LLC	7471 HARWOOD AVE	\$264,900.00	\$18,200.00	\$283,100.00	\$268.95
3700337001	EXEMPT	CITY OF WAUWATOSA	PARK ST	\$0.00	\$0.00	\$0.00	\$0.00
3700338000	COM	MARKERRY DEVELOPMENT LLC	7511 HARWOOD AVE	\$288,000.00	\$699,700.00	\$987,700.00	\$938.32
3700339000	COM	MANY BLESSINGS LLC	7515 HARWOOD AVE	\$198,900.00	\$22,300.00	\$221,200.00	\$210.14
3700340000	COM	WAUWATOSA REDEVELOPMENT CORP	7601 HARWOOD AVE	\$134,100.00	\$135,300.00	\$269,400.00	\$255.93
3700341000	COM	WAUWATOSA REDEVELOPMENT CORP	7605 HARWOOD AVE	\$97,700.00	\$74,000.00	\$171,700.00	\$163.12
3700342000	COM	WAREHAM PROPERTIES ID LLC	7609 HARWOOD AVE	\$113,400.00	\$210,600.00	\$324,000.00	\$307.80
3700343000	COM	WAUWATOSA REDEVELOPMENT CORP	7608 W STATE ST	\$102,600.00	\$584,700.00	\$687,300.00	\$652.94
3700344000	COM	WAUWATOSA REDEVELOPMENT CORP	7602 W STATE ST	\$59,500.00	\$10,100.00	\$69,600.00	\$66.12
3700345000	COM	DROVER RUSSEL J	W STATE ST	\$44,000.00	\$7,000.00	\$51,000.00	\$48.45
3700346000	COM	DROVER RUSSEL J	7532 W STATE ST	\$52,200.00	\$109,100.00	\$161,300.00	\$153.24
3700347000	COM	DROVER RUSSELL J	7528 W STATE ST	\$54,500.00	\$88,300.00	\$142,800.00	\$135.66
3700350001	COM	WAUWATOSA SAVINGS & LOAN	7500 W STATE ST	\$769,100.00	\$1,408,900.00	\$2,178,000.00	\$2,069.10
3700353000	COM	SUSTAINABLE PROPERTIES INC	7503 HARWOOD AVE	\$250,200.00	\$579,100.00	\$829,300.00	\$787.84
3700354000	COM	SUSTAINABLE PROPERTIES INC	W PARK ST	\$21,500.00	\$0.00	\$21,500.00	\$20.43
3700355001	EXEMPT	CITY OF WAUWATOSA	W STATE ST	\$0.00	\$0.00	\$0.00	\$0.00
3700356000	COM	HARWOOD PLACE PARTNERS	7425 HARWOOD AVE	\$649,000.00	\$236,900.00	\$885,900.00	\$841.61
3700357001	COM	THE OVERLOOK LLC METROPOLITAN DEVELOPMENT	7439 HARWOOD AVE	\$1,000,000.00	\$4,223,000.00	\$5,223,000.00	\$0.00
3700359000	COM	SMS INVESTMENT GROUP LLC	7463 HARWOOD AVE	\$401,500.00	\$1,400.00	\$402,900.00	\$382.76
3700360000	COM	WAUWATAESIE MERCANTILE LLC	7479 HARWOOD AVE	\$239,400.00	\$344,300.00	\$583,700.00	\$554.52
3700361000	COM	SUZANNE E SWAN LIVING TRUST	7487 HARWOOD AVE	\$341,400.00	\$56,700.00	\$398,100.00	\$378.20
3700362000	EXEMPT	CITY OF WAUWATOSA	WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3700366000	RES	SCHOENHERR BARBARA E	1324 N 74TH ST	\$51,500.00	\$78,100.00	\$129,600.00	\$0.00

parcel number	Property Class	ownername	Site address	Land Value	Building Value	Total Value	Assessments
3700381002	COM	LEFF'S II LLC	1325 N 72ND ST	\$574,300.00	\$723,700.00	\$1,298,000.00	\$1,233.10
3700385000	RES	ADVANCED HOME RENOVATION LLC	7236 W STATE ST	\$72,000.00	\$180,200.00	\$252,200.00	\$0.00
3700386001	COM	VILLAGE VIEW APTS LLC	7300 W STATE ST	\$468,000.00	\$2,507,100.00	\$2,975,100.00	\$0.00
3700391000	COM	SIMMERT GREGORY M	7332 W STATE ST	\$435,600.00	\$256,700.00	\$692,300.00	\$657.69
3700392000	COM	A-LIST INC	7342 W STATE ST	\$435,600.00	\$43,900.00	\$479,500.00	\$455.53
3700393001	COM	ZITZER LIVING TRUST	7346 W STATE ST	\$220,800.00	\$86,600.00	\$307,400.00	\$292.03
3700394000	RES	THE TERRY L FEEZOR 2020 REVOCABLE TRUST DATED JULY 14	7350 W STATE ST	\$15,600.00	\$115,900.00	\$131,500.00	\$0.00
3700418000	COM	HARWOOD PLACE PARTNERS LLP	7405 HARWOOD AVE	\$325,100.00	\$26,400.00	\$351,500.00	\$333.93
3700419000	COM	HARWOOD PLACE PARTNERS A WI GENERAL PARTNERSHIP	HARWOOD AVE	\$316,400.00	\$23,400.00	\$339,800.00	\$322.81
3700427000	COM	HARWOOD PLACE PARTNERS A WI GENERAL PARTNERSHIP	7400 HARWOOD AVE	\$601,600.00	\$145,000.00	\$746,600.00	\$709.27
3700436000	EXEMPT	WAUWATOSA WOMANS CLUB	1626 WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3700448000	COM	JMC PROPERTIES LOC 051 LLC	7416 HARWOOD AVE	\$1,070,400.00	\$2,487,000.00	\$3,557,400.00	\$3,379.53
3700454000	EXEMPT	IRISH FESTIVALS INC	1532 WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3700455000	EXEMPT	ST BERNARDS CONGREGATION	7474 HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3700501005	COM	MILW PSYCHIATRIC HOSPITAL INC	1220 DEWEY AVE	\$1,517,000.00	\$4,311,000.00	\$5,828,000.00	\$4,500.00
3700501006	EXEMPT	MILW COUNTY XWAY	HONEY CREEK PKWY	\$0.00	\$0.00	\$0.00	\$0.00
3700502002	EXEMPT	CITY OF WAUWATOSA	1198 W 70TH ST	\$0.00	\$0.00	\$0.00	\$0.00
3700505000	RES	PATEL TARAK	7224 W STATE ST	\$37,000.00	\$124,500.00	\$161,500.00	\$0.00
3700506000	RES	BELLINGER MARGARITA	7224 W STATE ST	\$37,000.00	\$129,900.00	\$166,900.00	\$0.00
3700507000	RES	FOGARTY JOSEPH W	7224 W STATE ST	\$37,000.00	\$132,000.00	\$169,000.00	\$0.00
3700508000	RES	LINSSEN BRET	7224 W STATE ST	\$37,000.00	\$132,000.00	\$169,000.00	\$0.00
3700509000	RES	MODL PATRICK J	7224 W STATE ST	\$37,000.00	\$129,400.00	\$166,400.00	\$0.00
3700510000	RES	MARTIN MARCIA ANN SIMONS STANLEY	7224 W STATE ST	\$37,000.00	\$129,400.00	\$166,400.00	\$0.00
3700511000	RES	THIEL MICHAEL	7224 W STATE ST	\$37,000.00	\$138,200.00	\$175,200.00	\$0.00
3700512000	RES	DONNELLY BETH A	7224 W STATE ST	\$37,000.00	\$138,200.00	\$175,200.00	\$0.00
3700513000	RES	THE BUTTON HOUSE LLC	7224 W STATE ST	\$37,000.00	\$197,900.00	\$234,900.00	\$0.00
3700514000	RES	HEYMAN ERIC	7224 W STATE ST	\$37,000.00	\$197,900.00	\$234,900.00	\$0.00
3700515000	RES	KJB LLC	7224 W STATE ST	\$37,000.00	\$199,400.00	\$236,400.00	\$0.00
3700516000	RES	PAVLOVIC GEORGE IVAN	7224 W STATE ST	\$37,000.00	\$199,400.00	\$236,400.00	\$0.00
3700517000	COM	JPMORGAN CHASE BANK, NA	7430 W STATE ST	\$168,500.00	\$593,900.00	\$762,400.00	\$724.28
3700518000	COM	HSI-STATE STREET LLC	7440 W STATE ST	\$93,900.00	\$484,500.00	\$578,400.00	\$549.48
3700519000	COM	HSI-STATE STREET LLC	7450 W STATE ST	\$295,500.00	\$1,188,500.00	\$1,484,000.00	\$1,409.80
3700520000	COM	HSI-STATE STREET LLC	7480 W STATE ST	\$440,900.00	\$1,907,400.00	\$2,348,300.00	\$2,230.89
3700521000	COM	HSI-STATE STREET LLC	7400 W STATE ST	\$2,516,000.00	\$15,904,400.00	\$18,420,400.00	\$0.00
3709996001	EXEMPT	CITY OF WAUWATOSA	MOTOR AVE	\$0.00	\$0.00	\$0.00	\$0.00
3709997000	EXEMPT	CP RAIL SYSTEMS SOO LINE RAILROAD CO - RE DEPT	W STATE ST	\$0.00	\$0.00	\$0.00	\$0.00
3709998000	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710016002	EXEMPT	ST MATTHEWS EVANGELICAL LUTHERAN CHURCH	1615 WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710019002	EXEMPT	WAUWATOSA METHODIST CHURCH	1529 WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710019002	EXEMPT	WAUWATOSA METHODIST CHURCH	1529 WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710025005		CITY OF WAUWATOSA	1601 UNDERWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710025006	COM	HARMONEE SQUARE PARTNERS LLC	1501 UNDERWOOD AVE	\$1,289,900.00	\$6,816,100.00	\$8,106,000.00	\$4,500.00
3710030001	EXEMPT	ST MATTHEWS EVANGELICAL LUTHERAN CHURCH	UNDERWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710038000	COM	WAUWATOSA AVENUE LLC	1505 WAUWATOSA AVE	\$144,000.00	\$127,100.00	\$271,100.00	\$257.55

parcel number	Property Class	ownername	Site address	Land Value	Building Value	Total Value	Assessments
3710039000	EXEMPT	CITY OF WAUWATOSA	WAUWATOSA AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710041002	COM	PLATINUM PROPERTY INVESTMENTS LLC	W HARMONEE AVE	\$30,100.00	\$2,700.00	\$32,800.00	\$31.16
3710042001	COM	1460 VILLAGE LLC	1508 UNDERWOOD AVE	\$566,000.00	\$814,700.00	\$1,380,700.00	\$1,311.67
3710043002	EXEMPT	WAUWATOSA METHODIST CHURCH	UNDERWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710054001	COM	COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF	7746 MENOMONEE RIVER	\$0.00	\$0.00	\$0.00	\$0.00
3710055001	COM	DITTMAR BUILDING LLC	MENOMONEE RIVER PKWY	\$165,400.00	\$9,000.00	\$174,400.00	\$165.68
3710056001	COM	1417 WAUWATOSA LLC	1415 WAUWATOSA AVE	\$1,324,400.00	\$1,776,500.00	\$3,100,900.00	\$2,945.86
3710059000	COM	QUATRE CHIENS LLC	1409 WAUWATOSA AVE	\$257,400.00	\$277,300.00	\$534,700.00	\$507.97
3710060001	COM	QUATRE CHIENS LLC	7600 W HARWOOD AVE	\$335,700.00	\$973,900.00	\$1,309,600.00	\$1,244.12
3710062001	COM	LEFEVER POINT LLC METRO DEVELOPMENT	7700 W STATE ST	\$1,034,100.00	\$3,449,200.00	\$4,483,300.00	\$4,259.14
3710066000	COM	DRAPER LINDSEY D	1430 UNDERWOOD AVE	\$88,800.00	\$265,900.00	\$354,700.00	\$336.97
3710067000	COM	PLATINUM PROPERTY INVESTMENTS LLC	1442 UNDERWOOD AVE	\$448,800.00	\$147,500.00	\$596,300.00	\$566.49
3710068001	COM	DITTMAR BUILDING LLC	UNDERWOOD AVE	\$177,300.00	\$10,100.00	\$187,400.00	\$178.03
3710070000	COM	DITTMAR BUILDING LLC	1409 UNDERWOOD AVE	\$375,200.00	\$394,100.00	\$769,300.00	\$730.84
3710072000	EXEMPT	CP RAIL SYSTEMS SOO LINE RAILROAD CO - RE DEPT	W STATE ST	\$0.00	\$0.00	\$0.00	\$0.00
3710073000	COM	EVEREST TOSA 2 LLC	7603 W STATE ST	\$156,600.00	\$204,400.00	\$361,000.00	\$342.95
3710074002	COM	LINCOLN 50 LLC AS TO A 54.5% INTEREST EVEREST TOSA LLC	7615 W STATE ST	\$1,001,700.00	\$1,294,300.00	\$2,296,000.00	\$2,181.20
3710076000	COM	7707 HARWOOD LLC PHELAN DEVELOPMENT	7677 W STATE ST	\$189,000.00	\$1,234,000.00	\$1,423,000.00	\$1,351.85
3710077000	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710078001	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710080001	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710081000	EXEMPT	MILW COUNTY XWAY	HONEY CREEK PKWY	\$0.00	\$0.00	\$0.00	\$0.00
3710107001	EXEMPT	MILW COUNTY XWAY	MENOMONEE RIVER PKWY	\$0.00	\$0.00	\$0.00	\$0.00
3710109000	EXEMPT	MILW COUNTY XWAY	MENOMONEE RIVER PKWY	\$0.00	\$0.00	\$0.00	\$0.00
3710110000	COM	7700 HARWOOD LLC	7700 HARWOOD AVE	\$192,200.00	\$888,000.00	\$1,080,200.00	\$1,026.19
3710111001	EXEMPT	CITY OF WAUWATOSA	7720 HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710111001	EXEMPT	CITY OF WAUWATOSA	7720 HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710133001	EXEMPT	CP RAIL SYSTEMS SOO LINE RAILROAD CO - RE DEPT	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710135001	COM	HARWOOD AVE LLC	7734 HARWOOD AVE	\$391,600.00	\$387,100.00	\$778,700.00	\$739.77
3710137000	COM	HARWOOD APARTMENT LLC	7762 HARWOOD AVE	\$369,200.00	\$87,300.00	\$456,500.00	\$433.68
3710138000	COM	SCHULZ ROBERT J & DIANE L	7772 HARWOOD AVE	\$183,800.00	\$94,300.00	\$278,100.00	\$264.20
3710139001	RES	CATHERINE F ROSS REVOCABLE TRUST OF 2023	7810 HARWOOD AVE	\$114,500.00	\$115,200.00	\$229,700.00	\$0.00
3710141000	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710142000	EXEMPT	CITY OF WAUWATOSA	HARWOOD AVE	\$0.00	\$0.00	\$0.00	\$0.00
3710143000	COM	SHERWOOD MANOR XI LLC	7838 HARWOOD AVE	\$160,000.00	\$282,600.00	\$442,600.00	\$420.47
3710144000	COM	SHERWOOD MANOR XI LLC	7844 HARWOOD AVE	\$160,000.00	\$281,200.00	\$441,200.00	\$419.14
3710146000	COM	7900 HARWOOD LLC	7900 HARWOOD AVE	\$432,000.00	\$1,438,500.00	\$1,870,500.00	\$0.00
3710147000	COM	PAVELCHIK JEFFERY P	7918 HARWOOD AVE	\$400,300.00	\$200,300.00	\$600,600.00	\$570.57
3710148001	COM	WILSHIRE MANOR ASSOCIATES LLP	7930 HARWOOD AVE	\$1,080,000.00	\$3,173,400.00	\$4,253,400.00	\$0.00
3710152001	COM	FRATELLI PROPERTIES LLC	7954 HARWOOD AVE	\$764,800.00	\$1,445,500.00	\$2,210,300.00	\$2,099.79
3710154005	IND	HOUSE 7 LLC	1300 GLENVIEW PL	\$1,296,100.00	\$2,325,000.00	\$3,621,100.00	\$3,440.05
3710171000	RES	MBD PROPERTIES LLC	1286 GLENVIEW PL	\$74,900.00	\$271,600.00	\$346,500.00	\$0.00
3710183000	COM	SHIRLEYS HOUSE LLC	7845 HARWOOD AVE	\$163,200.00	\$108,200.00	\$271,400.00	\$257.83
3710202000	RES	D&K HOMES AND APARTMENTS LLC	7923 HARWOOD AVE	\$86,900.00	\$137,200.00	\$224,100.00	\$0.00

parcel number	Property Class	ownername	Site address	Land Value	Building Value	Total Value	Assessments
3710204000	RES	SULLIVAN JULIE A	7907 HARWOOD AVE	\$58,700.00	\$256,400.00	\$315,100.00	\$0.00
3710205000	COM	MUSSATTI DALE R & ANNE M	7935 HARWOOD AVE	\$94,000.00	\$84,000.00	\$178,000.00	\$169.10
3710206000	COM	JASPERILLA LLC	7945 HARWOOD AVE	\$93,900.00	\$59,900.00	\$153,800.00	\$146.11
3710208000	COM	CAPITAL H INVESTMENTS LLC	1244 GLENVIEW AVE	\$72,500.00	\$147,500.00	\$220,000.00	\$209.00
3710277000	RES	JEANES ELIZABETH MARIE	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710278000	RES	FERN WILLIAM W	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710279000	RES	YAN XIAOCAI & FAN XUEJUN	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710280000	RES	TONG JIAQING	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710281000	RES	FRANKE WAYNE AND MERYL AND SARA	7850 HARWOOD AVE	\$18,000.00	\$122,500.00	\$140,500.00	\$0.00
3710282000	RES	KAMPSCHROER JOESPH KAMPSCHROER LORI AND	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710283000	RES	FLEURY AMY L	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710284000	RES	SANVANSON GEORGE B & ADELE	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710285000	RES	FLITCROFT DAVID S & SHARON E & MADELYN A	7850 HARWOOD AVE	\$18,000.00	\$116,700.00	\$134,700.00	\$0.00
3710286000	RES	DE GROOT MARY	7850 HARWOOD AVE	\$18,000.00	\$117,200.00	\$135,200.00	\$0.00
3840009001	COM	LEARS WISCONSIN LLC TOSA VILLAGE	6650 W STATE ST	\$4,711,000.00	\$3,142,200.00	\$7,853,200.00	\$4,500.00
3840009002	COM	MRED 68TH STATE ASSOCIATES A WISCONSIN LIMITED	6600 W STATE ST	\$2,436,200.00	\$863,800.00	\$3,300,000.00	\$3,135.00
				\$46,173,900.00	\$87,494,800.00	\$133,668,700.00	\$78,589.58

Total Assessment	\$78,589.58	
Minimum	none	
Maximum	\$4,500	
Rate	\$.95 per \$1,000	
		Total Assessment
Additional due from	\$6,400	\$84,989.58

Income

BID Assessments (see attached property list)	\$78,589
City Contribution	\$6,400
Event Income	\$302,100
Grants (To be applied for)	\$15,000
Interest Income	\$25
Total Income	\$382,214

Administrative Expenses

BID Management	\$75,000
Office rent and office related	\$5,700
Insurance	\$2,500
Printing/Postage	\$1,500
Accounting Fees	\$4,000
Equipment/Supplies	\$5,000
Meals/Entertainment/Annual Mtg.	\$2,500
Phone	\$540
Member dues	\$1,500
Total Administrative Expenses	\$98,240

Village Aesthetics

Village Ambassador	\$3,000
Banners	\$4,000
Holiday decorations	\$10,000
Aesthetics - General	\$9,000
Total Aesthetics	\$26,000
Event Expenses	\$198,000

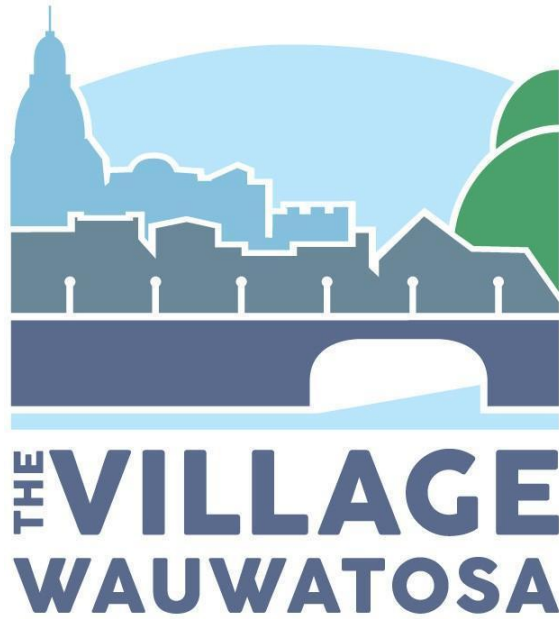
Marketing Programs

Coordinator	\$25,000
Website/Email	\$3,000
Marketing Supplies	\$2,500
Advertising (non-event)	\$8,000
Social Media Ads	\$6,000
General Marketing/Comm.	\$8,500
Total Marketing	\$53,000

<u>Budgeted for Village Improvements</u>	<u>\$ 18,000</u>
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Total BID Budget Expenses	\$367,240
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2025 BID Income (Loss)	\$14,974
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**Wauwatosa Village
Business Improvement District**

**2026
Operating Plan**

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Wauwatosa Village Business Improvement District 2026 Operating Plan

I. PREFACE

In September 1991, the Wauwatosa Economic Development Corporation, the Wauwatosa Village Business Corporation, and the Village Task Force commissioned the creation of a strategic plan for the Wauwatosa Village business district. Mooney LeSage Consulting, businesses and property owners, city staff, elected officials and local organizations were represented in the planning process and four objectives were identified:

1. Establish strong leadership and direction
2. Develop comprehensive plan
3. Attract private investment
4. Create cooperative marketing and promotion

The formation of the Village BID was suggested as the best means to provide the leadership and funding to achieve these objectives.

In 1993, The City of Wauwatosa received a petition from commercial property owners in the Wauwatosa Village that requested the creation of a business improvement district for the purpose of increasing activity and improving the image of the Village.

On October 26, 1993 the Committee on Public and Municipal Affairs unanimously recommended the formation of the Village Area BID District and its operating plan. The Wauwatosa Common Council approved the creation of the BID by resolution on November 3, 1993. Articles of Incorporation were signed by the Mayor and representatives of the new BID on December 8, 1993 and the first year operating plan was created for 1994.

Currently the Wauwatosa Village BID is the only BID within the City of Wauwatosa.

This Plan for 2026 has been prepared by the Wauwatosa Village BID 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:

The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.

1. 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.
2. 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 purpose of the BID is to increase activity and improve the image of the district. Staffed with a professional manager and marketing coordinator, the BID will create a link between service, industry, retail and social activities. It is expected these efforts will help increase the profile of the business district, provide a strong voice on local matters, and enhance property values in the Village area.

The mission is to optimize building and land use, encourage private investment, and increase and improve marketing efforts specifically for the district's special needs.

In addition to the regular activities that provide a clean, safe and vibrant area, the BID must provide support to the businesses during plan implementation and construction inconveniences.

B. Plan of Action

1. Work with City Administration and Elected Officials to identify plan elements that need to be incorporated into capital improvements projects and advocate for inclusion in City capital budgets.
2. Create and begin implementation of plan to minimize the negative impact of the major street reconstruction and utility work on the BID businesses by:
 - Working with the City Engineering Department to develop phasing options; Creating a project management team including BID representatives and City staff that meets for updates, planning, and feedback prior to and throughout any project;
 - Building customer loyalty to the District through public relations efforts; Serving as the business liaison and advocate to City and construction officials;
 - Meeting with business and property owners on a regular basis to assess impact, provide information and seek feedback or input. Providing feedback to City Project Engineer;
 - Creating and distributing regular and timely communication with information about street construction to BID members (property and business owners) and the residents living in surrounding neighborhoods.
3. Continued Village marketing plan and marketing materials which continues to build the positive attitude about the district by:
 - Hiring a professional management company and marketing/public relations person to assist the BID in the following:
 - Producing publicity and media coverage of district activities; Maintaining the website: www.wauwatosavillage.org
 - Developing detailed plan and budget for each activity;
 - Continuing to build "brand" awareness for the Village through advertising, identification markers, etc.;

- Promoting the Village to residents of Wauwatosa, with an emphasis on the neighborhoods surrounding the district.
 - Creating consistent messaging in marketing strategies, public relations, and programming
4. Initiate and maintain district capital improvements in consultation and collaboration with the City of Wauwatosa which include:
 - Implementation of proposed wayfinding program within and surrounding the Village; Seasonal flower and plantings program;
 - Holiday lighting and decoration program
 5. Continue efforts to keep the district clean and safe, in collaboration with the City of Wauwatosa Police, Engineering and Public Works Department, which include:
 - Sidewalk and curb cleaning program along primary Village streets; Weed control
 - Graffiti removal
 - Examination of traffic patterns to improve safety and accessibility
 - Examination of parking needs and usage
 - Review of pedestrian safety conditions; seek improvements
 - Safety awareness communications and commercial block watch program
 6. Work in conjunction with the City of Wauwatosa Economic Development and Community Development Departments, or other appropriate departments, identifying new business prospects, developers and economic tools for further private investments.
 7. Comply with BID reporting, audit and notice requirements.
 - Identify and act upon other opportunities to carry out the purposes of the BID plan and mission
 8. Identify and act upon other opportunities to carry out the purposes of the BID plan and mission.

C. Benefits

The funds collected by the BID through special property assessments will be used to benefit the Village District 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 working, shopping, dining, living and recreating experience.

Play an active role in marketing the Village to existing and potential tenants and customers, along with organizing community events to increase traffic to the area.

Provide a culture of open communication and inclusiveness for all BID members.

Maintain inventory listing of currently available office and retail space availability and prospective sharing, information with owners and prospects.

Increase the value of Village property by encouraging building improvements and linking property owners to the City of Wauwatosa Economic Development Department or other financing options for design enhancements. A vibrant Village will also attract interested buyers further driving up demand and property values.

On-going efforts which establish strong, collaborative working relationships with the City of Wauwatosa and advocate for businesses.

D. 2026 BUDGET

Income

BID Assessments (see attached property list) \$78,589

City Contribution \$6,400

Event Income \$470,066

Interest Income \$450

Total Income \$555,505

Administrative Expenses

BID Management \$75,000

Office rent and office related \$6,000

Insurance \$2,500

Printing/Postage \$1,500

Equipment/Supplies \$12,000

Meals/Entertainment/Annual Mtg. \$2,500

Member dues \$150

Total Administrative \$99,650

Aesthetics

Village Ambassador \$3,000

Banners \$4,000

Holiday decorations \$20,000

Aesthetics \$9,000

Total Aesthetics \$36,000

Event Expenses \$275,458

Marketing Programs

Coordinator \$45,000

Website/Email \$3,000

Marketing Supplies \$5,000

Advertising (non-event) \$8,000

Social Media Ads \$10,000

General Marketing/Comm. \$8,500

Total Marketing \$79,500

Total BID Budget Expenses \$454,608

Budgeted for Village Improvements \$8,000

2025 BID Income (Loss) \$92,897

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 operating plans of 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.

A. 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.

I. DISTRICT BOUNDARIES

The district consists generally of an area bounded by Milwaukee Avenue on the north, Honey Creek Drive on the south, 6600 W. State Street on the east, and N. 87th Street and Chestnut Street on the west. The district consists mainly of a small business retail area, professional offices, and manufacturing business. This includes 76 taxable parcels, based on the City of Wauwatosa Assessor's Records as of September 1st, 2023. Also within the district boundaries are churches, residences, and nonprofit entities which are not included in the BID assessment.

II. 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 that own or lease commercial property in the district 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 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 Village BID Board is currently structured as follows:

1. Board size – 15 members, maximum
2. Composition – Based on by-laws, the board is composed of 15 members with at least twelve (12) positions must be filled with BID property owners or property tenants. Effort is made to maintain a 50/50 ratio. 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.
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. Terms – Appointments to the board shall be for a term of three years, with 1/3 of the terms expiring each December. 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.
5. Compensation – None
6. 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.
7. Record Keeping – Files and records of the Board's affairs shall be kept following public records requirements.
8. 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.

The City of Wauwatosa Administrator and/or the Administrator's representative shall be ex-officio member of the BID Board of Directors.

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 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.

III. FINANCING METHOD

The proposed expenditures contained in Section II D, above, will be financed from funds collected from the BID assessment. For the 2026 budget, it is estimated that \$78,590 will be raised through assessments. City of Wauwatosa property located within the District is assessed at a flat rate of \$6,400 annually. 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.

IV. 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 BID Law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

B. Levy of Assessment

Special assessments under this 2024 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 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 November 2025, except as otherwise identified below. The 2025 BID assessments shown on Appendix A were calculated at a rate of to meet the \$78,590 total assessed value with a no minimum and maximum assessment level of \$4,500.

C. Schedule of Assessments

The final form of this 2025 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 the formula.

The assessment method is as follows:

Parcels identified as parking lots or vacant lots will be exempt from the \$0 minimum or \$4,500 maximum and are assessed at the same rate per \$1000 as other properties.

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

D. 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 so collected to the BID Board for distribution in accordance with the BID Plan by the 15th day 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. 66.1109(4) 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 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. 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 provide assistance as appropriate thereafter.
3. Monitor and, when appropriate, apply for outside funds which 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 purposes 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.

VI. 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 A, as revised each year.

VII. TERMINATION OF THE DISTRICT

The District may be terminated as provided by law Section 66.1109 (4m). To begin the 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.

VIII. 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 reestablish.

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.

APPENDIX

Appendix A. – Schedule of tax parcels and their assessments

Attached as Separate Document

Village BID Assessment 2025

parcel year	parcel number	bid yr	Property Class	ownername	owner address1	owner address2	Owner CSZ	Site address	Site csz	Land Value	Building Value	Total Value	
2025	3700205000	Y	COM	EATS ENTERPRISES INC	7118 W STATE ST		WAUWATOSA, WI 53213	7118 W STATE ST	WAUWATOSA, WI 53213	\$350,600.00	\$186,300.00	\$536,900.00	377.91
2025	3700207001	Y	COM	WAUWATOSA SAVINGS BANK	7500 W STATE ST		WAUWATOSA, WI 53213	7136 W STATE ST	WAUWATOSA, WI 53213	\$490,800.00	\$120,300.00	\$611,100.00	508.44
2025	3700218003	Y	COM	STATE STREET LTD PARTNERSHIP	W228 N745 WESTMOUND DR		WAUKESHA, WI 53186	6950 W STATE ST	WAUWATOSA, WI 53213	\$2,737,000.00	\$6,384,900.00	\$9,121,900.00	4500.00
2025	3700218004	Y	COM	STATE STREET RETAIL LLC	600 N PLANKINTON AVE SUITE 301		MILWAUKEE, WI 53203	6900 W STATE ST	WAUWATOSA, WI 53213	\$884,900.00	\$1,120,600.00	\$2,005,500.00	1929.07
2025	3700218005	Y	COM	STATE STREET LTD PARTNERSHIP	W228 N 745 WESTMOUND DR		WAUKESHA, WI 53186	W STATE ST	WAUWATOSA, WI 53213	\$1,159,900.00	\$51,600.00	\$1,211,500.00	1040.63
2025	3700218006	Y	COM	HIRSCHMANN DOUGLAS P	W204 N7651 LANNON RD		MENOMONEE FALLS, WI 53051	6830 W STATE ST	WAUWATOSA, WI 53213	\$193,200.00	\$187,400.00	\$380,600.00	304.67
2025	3700218007	Y	COM	METRO WAUWATOSA VENTURE BOULDER VENTURE LLC	C/O MIDLAND MANAGEMENT LLC	555 W BROWN DEER RD #220	MILWAUKEE, WI 53217	6810 W STATE ST	WAUWATOSA, WI 53213	\$2,145,600.00	\$1,375,700.00	\$3,521,300.00	2559.59
2025	3700227000	Y	RES	ADVANCED HOME RENOVATION LLC	1069 N 68TH ST		WAUWATOSA, WI 53213	7028 W STATE ST	WAUWATOSA, WI 53213	\$63,400.00	\$315,200.00	\$378,600.00	167.49
2025	3700228000	Y	RES	LOPERA JOSEPH A LOPERA RICHARD	N72W13524 LUND LANE UNIT 314		MENOMONEE FALLS, WI 53051	7024 W STATE ST	WAUWATOSA, WI 53213	\$49,500.00	\$194,000.00	\$243,500.00	0.00
2025	3700229000	Y	RES	LEWIS MARY	C/O KATHERINE WHITLOCK	2789 N MAYFAIR COURT	WAUWATOSA, WI 53222	7018 W STATE ST	WAUWATOSA, WI 53213	\$43,200.00	\$234,600.00	\$277,800.00	0.00
2025	3700235002	Y	COM	OUTPOST NATURAL FOODS COOPERATIVE	3200 S 3RD ST		MILWAUKEE, WI 53207	7000 W STATE ST	WAUWATOSA, WI 53213	\$1,956,700.00	\$1,730,300.00	\$3,687,000.00	3049.41
2025	3700239000	Y	RES	PAFFRATH MICHAEL F KAHN KAYLA M	1335 N 71ST ST		WAUWATOSA, WI 53213	1335 N 71ST ST	WAUWATOSA, WI 53213	\$105,000.00	\$316,800.00	\$421,800.00	0.00
2025	3700240000	Y	RES	RAYGOZA MARCO E	1255 N 71ST ST		WAUWATOSA, WI 53213	1255 N 71ST ST	WAUWATOSA, WI 53213	\$57,300.00	\$206,300.00	\$263,600.00	0.00
2025	3700249000	Y	RES	KNAPP RYAN ZIEGLER MEGAN E	1259 N 71ST ST		WAUWATOSA, WI 53213	1259 N 71ST ST	WAUWATOSA, WI 53213	\$25,200.00	\$199,600.00	\$224,800.00	0.00
2025	3700257000	Y	COM	HSI-STATE STREET LLC	789 N WATER STREET STE 200		MILWAUKEE, WI 53202	1359 N 74TH ST	WAUWATOSA, WI 53213	\$111,300.00	\$0.00	\$111,300.00	84.55
2025	3700258000	Y	EXEMPT	WAUWATOSA WATER WORKS PUMPING STATION WELL #6	7725 W NORTH AVE		WAUWATOSA, WI 53213	7300 BLANCHARD ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700323000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	BLANCHARD ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700335001	Y	RES	SHEELEY JOHN F & KATHLEEN S	1118 PILGRIM PKWY		ELM GROVE, WI 53122	7433 BLANCHARD ST	WAUWATOSA, WI 53213	\$50,100.00	\$142,400.00	\$192,500.00	178.13
2025	3700335002	Y	COM	SHEELEY JOHN F & KATHY S	1345 N 74TH ST		WAUWATOSA, WI 53213	1345 N 74TH ST	WAUWATOSA, WI 53213	\$68,700.00	\$55,800.00	\$124,500.00	114.00
2025	3700336000	Y	COM	JN & M LLC	7471 HARWOOD AVE		WAUWATOSA, WI 53213	7471 HARWOOD AVE	WAUWATOSA, WI 53213	\$298,000.00	\$150,300.00	\$448,300.00	268.95
2025	3700337001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	PARK ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700338000	Y	COM	MARKERRY DEVELOPMENT LLC	1155 KAVANAUGH PL		WAUWATOSA, WI 53213	7511 HARWOOD AVE	WAUWATOSA, WI 53213	\$288,000.00	\$625,800.00	\$913,800.00	938.32
2025	3700339000	Y	COM	MANY BLESSINGS LLC	953 E NEWARK DR		WEST BEND, WI 53090	7515 HARWOOD AVE	WAUWATOSA, WI 53213	\$221,000.00	\$33,100.00	\$254,100.00	210.14
2025	3700343000	Y	COM	WAUWATOSA REDEVELOPMENT CORP	7610 W STATE ST		WAUWATOSA, WI 53213	7601 HARWOOD AVE	WAUWATOSA, WI 53213	\$149,000.00	\$153,100.00	\$302,100.00	255.93
2025	3700349000	Y	COM	WAUWATOSA REDEVELOPMENT CORP	7610 W STATE ST		WAUWATOSA, WI 53213	7605 HARWOOD AVE	WAUWATOSA, WI 53213	\$105,800.00	\$236,100.00	\$341,900.00	163.12
2025	3700342000	Y	COM	WAREHAM PROPERTIES ID LLC	2165 UNDERWOOD PKWY		ELM GROVE, WI 53122	7609 HARWOOD AVE	WAUWATOSA, WI 53213	\$126,000.00	\$463,500.00	\$589,500.00	307.80
2025	3700343000	Y	COM	WAUWATOSA REDEVELOPMENT CORP	C/O MARK CAMP	7610 W STATE ST	WAUWATOSA, WI 53213	7608 W STATE ST	WAUWATOSA, WI 53213	\$102,600.00	\$623,700.00	\$726,300.00	652.94
2025	3700344000	Y	COM	WAUWATOSA REDEVELOPMENT CORP	7610 W STATE ST		WAUWATOSA, WI 53213	7602 W STATE ST	WAUWATOSA, WI 53213	\$66,200.00	\$29,600.00	\$95,800.00	66.12
2025	3700345000	Y	COM	DROVER RUSSEL J	7530 W STATE ST		WAUWATOSA, WI 53213	W STATE ST	WAUWATOSA, WI 53213	\$48,900.00	\$35,200.00	\$84,100.00	48.45
2025	3700346000	Y	COM	DROVER RUSSEL J	7530 W STATE ST		WAUWATOSA, WI 53213	7532 W STATE ST	WAUWATOSA, WI 53213	\$58,000.00	\$223,400.00	\$281,400.00	153.24
2025	3700347000	Y	COM	DROVER RUSSELL J	7528 W STATE ST		WAUWATOSA, WI 53213	7528 W STATE ST	WAUWATOSA, WI 53213	\$60,500.00	\$156,200.00	\$216,700.00	135.66
2025	3700350001	Y	COM	WAUWATOSA SAVINGS & LOAN	7500 W STATE ST		WAUWATOSA, WI 53213	7500 W STATE ST	WAUWATOSA, WI 53213	\$854,500.00	\$3,084,700.00	\$3,939,200.00	2069.10
2025	3700353000	Y	COM	SUSTAINABLE PROPERTIES INC	S92 W33025 COUNTY ROAD NN		MUKWONAGO, WI 53149	7503 HARWOOD AVE	WAUWATOSA, WI 53213	\$278,000.00	\$739,900.00	\$1,017,900.00	787.84
2025	3700354000	Y	COM	SUSTAINABLE PROPERTIES INC	S92 W33025 COUNTY ROAD NN		MUKWONAGO, WI 53149	W PARK ST	WAUWATOSA, WI 53213	\$23,900.00	\$4,900.00	\$28,800.00	20.43
2025	3700355001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	W STATE ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700356000	Y	COM	HARWOOD PLACE PARTNERS	7425 HARWOOD AVE		WAUWATOSA, WI 53213	7425 HARWOOD AVE	WAUWATOSA, WI 53213	\$730,100.00	\$361,000.00	\$1,091,100.00	841.61
2025	3700357001	Y	COM	THE OVERLOOK LLC METROPOLITAN DEVELOPMENT	PO BOX 1825		BROOKFIELD, WI 53008	7439 HARWOOD AVE	WAUWATOSA, WI 53213	\$1,009,000.00	\$6,497,300.00	\$7,497,300.00	0.00
2025	3700359000	Y	COM	SMS INVESTMENT GROUP LLC	213 N PARK ST		PORT WASHINGTON, WI 53074	7463 HARWOOD AVE	WAUWATOSA, WI 53213	\$451,700.00	\$146,500.00	\$598,200.00	382.76
2025	3700360000	Y	COM	WAUWATAESIE MERCANTILE LLC	4413 N OAKLAND AVE		SHOREWOOD, WI 53211	7479 HARWOOD AVE	WAUWATOSA, WI 53213	\$266,000.00	\$372,200.00	\$638,200.00	554.52
2025	3700361000	Y	COM	WAUWATAESIE MERCANTILE LLC	4413 N OAKLAND AVE		SHOREWOOD, WI 53211	7487 HARWOOD AVE	WAUWATOSA, WI 53213	\$384,100.00	\$100.00	\$384,200.00	378.76
2025	3700362000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	WAUWATOSA AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700366000	Y	RES	SCHOENHERR BARBARA E	1324 N 74TH ST		WAUWATOSA, WI 53213	1324 N 74TH ST	WAUWATOSA, WI 53213	\$56,600.00	\$114,600.00	\$171,200.00	0.00
2025	3700389002	Y	COM	LEFFS II LLC	7208 W STATE ST		WAUWATOSA, WI 53213	1325 N 72ND ST	WAUWATOSA, WI 53213	\$613,800.00	\$1,439,900.00	\$2,053,700.00	1233.10
2025	3700395000	Y	RES	ADVANCED HOME RENOVATION LLC	1069 N 68TH ST		WAUWATOSA, WI 53213	7236 W STATE ST	WAUWATOSA, WI 53213	\$79,200.00	\$271,200.00	\$350,400.00	0.00
2025	3700398000	Y	COM	VILLAGE VIEW APTS LLC	1655 SPRING DRIVE		BROOKFIELD, WI 53005	7300 W STATE ST	WAUWATOSA, WI 53213	\$780,000.00	\$3,381,100.00	\$4,161,100.00	0.00
2025	3700399000	Y	COM	SIMMERT GREGORY M	PO BOX 13361		WAUWATOSA, WI 53226	7332 W STATE ST	WAUWATOSA, WI 53213	\$490,100.00	\$920,400.00	\$1,410,500.00	657.69
2025	3700393000	Y	COM	A-LIST INC	7342 W STATE ST		WAUWATOSA, WI 53213	7342 W STATE ST	WAUWATOSA, WI 53213	\$490,100.00	\$55,000.00	\$545,100.00	455.53
2025	3700393001	Y	COM	ZITZER LIVING TRUST	7346 W STATE ST		WAUWATOSA, WI 53213	7346 W STATE ST	WAUWATOSA, WI 53213	\$245,400.00	\$138,100.00	\$383,500.00	292.03
2025	3700394000	Y	RES	THE TERRY L FEEZOR 2020 REVOCABLE TRUST DATED JULY 14 2020	7350 W STATE ST		WAUWATOSA, WI 53213	7350 W STATE ST	WAUWATOSA, WI 53213	\$15,100.00	\$169,600.00	\$184,700.00	0.00
2025	3700418000	Y	COM	HARWOOD PLACE PARTNERS LLP	7425 HARWOOD AVE		WAUWATOSA, WI 53213	7405 HARWOOD AVE	WAUWATOSA, WI 53213	\$365,700.00	\$62,400.00	\$428,100.00	333.93
2025	3700419000	Y	COM	HARWOOD PLACE PARTNERS A WI GENERAL PARTNERSHIP	7425 HARWOOD AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$355,900.00	\$14,000.00	\$369,900.00	322.81
2025	3700427000	Y	COM	HARWOOD PLACE PARTNERS A WI GENERAL PARTNERSHIP	7425 HARWOOD AVE		WAUWATOSA, WI 53213	7400 HARWOOD AVE	WAUWATOSA, WI 53213	\$676,800.00	\$209,000.00	\$885,800.00	709.27
2025	3700436000	Y	EXEMPT	WAUWATOSA WOMANS CLUB	1626 WAUWATOSA AVE		WAUWATOSA, WI 53213	1626 WAUWATOSA AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700448000	Y	COM	JMC PROPERTIES LOC 051 LLC	7483 W HARWOOD AVE		WAUWATOSA, WI 53213	7416 HARWOOD AVE	WAUWATOSA, WI 53213	\$1,094,800.00	\$6,248,700.00	\$7,343,500.00	3379.53
2025	3700449000	Y	COM	JMC PROPERTIES LOC 051 LLC	7483 W HARWOOD AVE		WAUWATOSA, WI 53213	7416 HARWOOD AVE	WAUWATOSA, WI 53213	\$1,094,800.00	\$6,248,700.00	\$7,343,500.00	0.00
2025	3700454000	Y	EXEMPT	IRISH FESTIVALS INC	1532 WAUWATOSA AVE		WAUWATOSA, WI 53213	1532 WAUWATOSA AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700455000	Y	COM	3LP WAUWATOSA LLC	50 W JUNEAU AVE		MILWAUKEE, WI 53203	7474 HARWOOD AVE	WAUWATOSA, WI 53213	\$4,200,000.00	\$0.00	\$4,200,000.00	4500.00
2025	3700501005	Y	COM	MILW PSYCH-ATRIC HOSPITAL INC	1220 DEWEY AVE		WAUWATOSA, WI 53213	1220 DEWEY AVE	WAUWATOSA, WI 53213	\$5,706,300.00	\$2,269,000.00	\$7,977,300.00	0.00
2025	3700501006	Y	EXEMPT	MILW COUNTY XWAY	C/O DEPT OF ECO DEV DAVID CIALDINI	633 W WISCONSIN AVE 6TH FL	MILWAUKEE, WI 53203	HONEY CREEK PKWY	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700502002	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	1198 W 70TH ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	3700505000	Y	RES	PATEL TARAK	7224 W STATE ST UNIT 1A		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$185,400.00	\$226,100.00	0.00
2025	3700506000	Y	RES	BELLINGER MARGARITA	4401 COLLINS AVE APT 1509		MIAMI, FL 33140	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$193,500.00	\$234,200.00	0.00
2025	3700507000	Y	RES	FOGARTY JOSEPH W	7224 W STATE ST UNIT IC		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$202,100.00	\$242,800.00	0.00
2025	3700508000	Y	RES	NV IMAGING LLC	7224 W STATE ST UNIT 1D		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$213,100.00	\$253,800.00	0.00
2025	3700509000	Y	RES	MOD, PATRICK J	7224 W STATE ST UNIT 2A		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$192,800.00	\$233,500.00	0.00
2025	3700510000	Y	RES	MARTIN MARCIA ANN SIMONS STANLEY	14870 EL CAMINO REAL		ATASCADERO, CA 93422	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$192,800.00	\$233,500.00	0.00
2025	3700510000	Y	RES	THIEL MICHAEL	7224 W STATE ST UNIT 2C		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$211,700.00	\$252,400.00	0.00
2025	3700521000	Y	RES	DONNELLY BETH A	7224 W STATE ST UNIT 2D		WAUWATOSA, WI 53213	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$211,700.00	\$252,400.00	0.00
2025	3700531000	Y	RES	THE BUTTON HOUSE LLC	NA W30800 MAPLELEDS PATH		WAUKESHA, WI 53188	7224 W STATE ST	WAUWATOSA, WI 53213	\$40,700.00	\$287,200.00	\$327,900.00	0.00
2025	3700549000	Y	RES	HEYMAN ERIC	7224 W STATE ST UNIT 3B		WAUWATOSA, WI 53213	7					

2025	370025006	Y	COM	HARMONEE SQUARE PARTNERS LLC	15005 FROEDTER DR		ELM GROVE, WI 53122	1501 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$1,451,100.00	\$11,128,700.00	\$12,579,800.00	4500.00
2025	370025006	Y	COM	HARMONEE SQUARE PARTNERS LLC	15005 FROEDTER DR		ELM GROVE, WI 53122	1501 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$1,451,100.00	\$11,128,700.00	\$12,579,800.00	0.00
2025	370030001	Y	EXEMPT	ST MATTHEWS EVANGELICAL LUTHERAN CHURCH	1615 WAUWATOSA AVE		WAUWATOSA, WI 53213	UNDERWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	257.55
2025	370038000	Y	COM	WAUWATOSA AVENUE LLC	1505 WAUWATOSA AVE		MILWAUKEE, WI 53213	1505 WAUWATOSA AVE	WAUWATOSA, WI 53213	\$180,000.00	\$86,700.00	\$266,700.00	0.00
2025	370039000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	WAUWATOSA AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	31.16
2025	370040002	Y	COM	PLATINUM PROPERTY INVESTMENTS LLC	1442 UNDERWOOD AVE		WAUWATOSA, WI 53213	W HARMONEE AVE	WAUWATOSA, WI 53213	\$33,800.00	\$2,500.00	\$36,300.00	1311.67
2025	370042001	Y	COM	1460 VILLAGE LLC	PO BOX 103		BROOKFIELD, WI 53008	1508 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$636,700.00	\$788,400.00	\$1,425,100.00	0.00
2025	370043002	Y	EXEMPT	WAUWATOSA METHODIST CHURCH	1529 WAUWATOSA AVE		WAUWATOSA, WI 53213	UNDERWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370054001	Y	COM	COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	7746 MENOMONEE RIVER PKWY	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	165.68
2025	370055001	Y	COM	DITTMAR BUILDING LLC	115 W COMMERCE BLVD		SLINGER, WI 53086	MENOMONEE RIVER PKWY	WAUWATOSA, WI 53213	\$183,800.00	\$5,400.00	\$189,200.00	2945.86
2025	370056001	Y	COM	1417 WAUWATOSA LLC	6737 W WASHINGTON ST SUITE 3440		WEST ALLIS, WI 53214	1415 WAUWATOSA AVE	WAUWATOSA, WI 53213	\$1,490,000.00	\$1,609,700.00	\$3,099,700.00	507.97
2025	370059000	Y	COM	QUATRE CHIENS LLC	7610 HARWOOD AVE		WAUWATOSA, WI 53213	1409 WAUWATOSA AVE	WAUWATOSA, WI 53213	\$286,000.00	\$418,700.00	\$704,700.00	1244.12
2025	370060001	Y	COM	QUATRE CHIENS LLC	7610 HARWOOD AVE		WAUWATOSA, WI 53213	7600 W HARWOOD AVE	WAUWATOSA, WI 53213	\$373,000.00	\$1,077,700.00	\$1,450,700.00	4259.14
2025	370062001	Y	COM	LEFEBER POINT LLC METRO DEVELOPMENT	18650 W CORPORATE DR STE 215		BROOKFIELD, WI 53045	7700 W STATE ST	WAUWATOSA, WI 53213	\$1,149,000.00	\$4,125,200.00	\$5,274,200.00	336.97
2025	370066000	Y	COM	DRAPER LINDSEY D	11111 W COURTLAND AVE		WAUWATOSA, WI 53225	1430 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$99,900.00	\$275,600.00	\$375,500.00	566.49
2025	370067000	Y	COM	PLATINUM PROPERTY INVESTMENTS LLC	1442 UNDERWOOD AVE		WAUWATOSA, WI 53213	1442 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$498,700.00	\$256,000.00	\$754,700.00	178.03
2025	370068001	Y	COM	DITTMAR BUILDING LLC	115 W COMMERCE BLVD		SLINGER, WI 53086	UNDERWOOD AVE	WAUWATOSA, WI 53213	\$197,000.00	\$6,000.00	\$203,000.00	730.84
2025	370070000	Y	COM	DITTMAR BUILDING LLC	115 W COMMERCE BLVD		SLINGER, WI 53086	1409 UNDERWOOD AVE	WAUWATOSA, WI 53213	\$416,900.00	\$607,200.00	\$1,024,100.00	0.00
2025	370072000	Y	EXEMPT	CP RAIL SYSTEMS S00 LINE RAILROAD CO - RE DEPT	120 S 6TH ST	7TH FL TAX DEPT	MINNEAPOLIS, MN 55402	W STATE ST	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	342.95
2025	370073000	Y	COM	EVEREST TOSA 2 LLC	731 N JACKSON ST STE 502		MILWAUKEE, WI 53202	7603 W STATE ST	WAUWATOSA, WI 53213	\$174,000.00	\$355,500.00	\$529,500.00	2181.20
2025	370074002	Y	COM	LINCOLN 50 LLC AS TO A 54.5% INTEREST EVEREST TOSA LLC AS TO A 45.5% INTEREST	731 N JACKSON ST STE 502		MILWAUKEE, WI 53202	7615 W STATE ST	WAUWATOSA, WI 53213	\$1,113,000.00	\$1,561,600.00	\$2,674,600.00	1351.85
2025	370076000	Y	COM	7707 HARWOOD LLC PHELAN DEVELOPMENT	PO BOX 731		MILWAUKEE, WI 53201	7677 W STATE ST	WAUWATOSA, WI 53213	\$210,000.00	\$1,609,600.00	\$1,819,600.00	0.00
2025	370077000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370078001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370080001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370081000	Y	EXEMPT	MILW COUNTY XWAY	C/O DEPT OF ECO DEV/ DAVID CALDINI	633 W WISCONSIN AVE 9TH FL	MILWAUKEE, WI 53203	HONEY CREEK PKWY	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370107001	Y	EXEMPT	MILW COUNTY XWAY	C/O DEPT OF ECO DEV/ DAVID CALDINI	633 W WISCONSIN AVE 9TH FL	MILWAUKEE, WI 53203	MENOMONEE RIVER PKWY	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370109000	Y	EXEMPT	MILW COUNTY XWAY	C/O DEPT OF ECO DEV/ DAVID CALDINI	633 W WISCONSIN AVE 9TH FL	MILWAUKEE, WI 53203	MENOMONEE RIVER PKWY	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370110000	Y	COM	7700 HARWOOD LLC	117 N JEFFERSON ST	STE 207	MILWAUKEE, WI 53202	7700 HARWOOD AVE	WAUWATOSA, WI 53213	\$213,600.00	\$849,000.00	\$1,062,600.00	1026.19
2025	370111001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	7720 HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370111001	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	7720 HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370113001	Y	EXEMPT	CP RAIL SYSTEMS S00 LINE RAILROAD CO - RE DEPT	120 S 6TH ST	7TH FL TAX DEPT	MINNEAPOLIS, MN 55402	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370135001	Y	COM	HARWOOD AVE LLC	9233 S 15TH AVE		OAK CREEK, WI 53154	7734 HARWOOD AVE	WAUWATOSA, WI 53213	\$413,400.00	\$597,600.00	\$1,011,000.00	739.77
2025	370137000	Y	COM	HARWOOD APARTMENT LLC	7762 HARWOOD AVE		WAUWATOSA, WI 53213	7762 HARWOOD AVE	WAUWATOSA, WI 53213	\$410,300.00	\$56,700.00	\$467,000.00	433.68
2025	370138000	Y	COM	SCHULZ ROBERT J & DIANE L	S63 W25195 TOWN LINE RD		WAUKESHA, WI 53186	7772 HARWOOD AVE	WAUWATOSA, WI 53213	\$183,800.00	\$140,900.00	\$324,700.00	264.20
2025	370139001	Y	RES	CATHERINE F ROSS REVOCABLE TRUST OF 2023	7810 HARWOOD AVE		WAUWATOSA, WI 53213	7810 HARWOOD AVE	WAUWATOSA, WI 53213	\$173,900.00	\$251,000.00	\$424,900.00	0.00
2025	370140000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370142000	Y	EXEMPT	CITY OF WAUWATOSA	7725 W NORTH AVE		WAUWATOSA, WI 53213	HARWOOD AVE	WAUWATOSA, WI 53213	\$0.00	\$0.00	\$0.00	0.00
2025	370143000	Y	COM	SHERWOOD MANOR XI LLC	34711 FAIRVIEW RD		OCONOMOWOC, WI 53066	7838 HARWOOD AVE	WAUWATOSA, WI 53213	\$160,000.00	\$696,800.00	\$856,800.00	420.47
2025	370144000	Y	COM	SHERWOOD MANOR XI LLC	34711 FAIRVIEW RD		OCONOMOWOC, WI 53066	7844 HARWOOD AVE	WAUWATOSA, WI 53213	\$160,000.00	\$696,800.00	\$856,800.00	419.14
2025	370146000	Y	COM	7900 HARWOOD LLC	7701 N TEUTONIA AVE		MILWAUKEE, WI 53209	7900 HARWOOD AVE	WAUWATOSA, WI 53213	\$480,000.00	\$4,956,100.00	\$5,436,100.00	0.00
2025	370147000	Y	COM	PAVELCHIK JEFFERY P	8366 WOODGATE CT		GREENDALE, WI 53129	7918 HARWOOD AVE	WAUWATOSA, WI 53213	\$450,400.00	\$323,100.00	\$773,500.00	570.57
2025	370148001	Y	COM	WILSHIRE MANOR ASSOCIATES LLP	PO BOX 180560		DELAFIELD, WI 53018	7930 HARWOOD AVE	WAUWATOSA, WI 53213	\$1,080,000.00	\$6,406,200.00	\$7,486,200.00	0.00
2025	370152001	Y	COM	FRATELLI PROPERTIES LLC	625 BAKERS BRIDGE AVE STE 105-238		FRANKLIN, TN 37067	7954 HARWOOD AVE	WAUWATOSA, WI 53213	\$860,400.00	\$1,872,300.00	\$2,732,700.00	2099.79
2025	370154005	Y	COM	HOUSE 7 LLC	2880 N 112TH ST		WAUWATOSA, WI 53222	1300 GLENVIEW PL	WAUWATOSA, WI 53213	\$3,311,700.00	\$5,058,300.00	\$8,370,000.00	3440.05
2025	370170000	Y	RES	MBD PROPERTIES LLC	635 S 70TH STREET		MILWAUKEE, WI 53214	1286 GLENVIEW PL	WAUWATOSA, WI 53213	\$97,500.00	\$501,500.00	\$599,000.00	0.00
2025	370183000	Y	COM	SHIRLEYS HOUSE LLC	1859 N 68TH ST		WAUWATOSA, WI 53213	7845 HARWOOD AVE	WAUWATOSA, WI 53213	\$183,600.00	\$111,700.00	\$295,300.00	257.83
2025	370202000	Y	RES	D&K HOMES AND APARTMENTS LLC	4780 S RACINE AVE		NEW BERLIN, WI 53146	7923 HARWOOD AVE	WAUWATOSA, WI 53213	\$113,200.00	\$228,200.00	\$341,400.00	0.00
2025	370204000	Y	RES	SULLIVAN JULIE A	1269 KAVANAUGH PL		WAUWATOSA, WI 53213	7907 HARWOOD AVE	WAUWATOSA, WI 53213	\$76,400.00	\$406,300.00	\$482,700.00	0.00
2025	370205000	Y	COM	MUSSATTI DALE R & ANNIE M	1525 RIDGE CT		WAUWATOSA, WI 53226	7935 HARWOOD AVE	WAUWATOSA, WI 53213	\$101,800.00	\$64,600.00	\$166,400.00	169.10
2025	370206000	Y	COM	JASPERILLA LLC	8130 GRIDLEY AVE		WAUWATOSA, WI 53213	7945 HARWOOD AVE	WAUWATOSA, WI 53213	\$101,700.00	\$78,200.00	\$179,900.00	146.11
2025	370208000	Y	COM	CAPITAL H INVESTMENTS LLC	6913 GRAND PARKWAY		WAUWATOSA, WI 53213	1244 GLENVIEW AVE	WAUWATOSA, WI 53213	\$78,500.00	\$235,300.00	\$313,800.00	209.00
2025	370207000	Y	RES	KENLAY SARAH M KENLAY ROBERT S JR	7850 HARWOOD AVE UNIT 1		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$195,600.00	\$219,000.00	0.00
2025	3702078000	Y	RES	FERM WILLIAM W	7850 HARWOOD AVE UNIT 2		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702079000	Y	RES	YAN XIAOCAI & FAN XUEJUN	7850 HARWOOD AVE UNIT 3		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702080000	Y	RES	TONG JIAQING	7850 HARWOOD AVE #4		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$195,600.00	\$219,200.00	0.00
2025	3702081000	Y	RES	FRANKE WAYNE AND MERYL AND SARA	7850 HARWOOD AVE UNIT 5		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$195,600.00	\$219,200.00	0.00
2025	3702082000	Y	RES	KAMPSCHROER JOSEPH KAMPSCHROER LORI AND KAMPSCHROER ELLEN	7850 HARWOOD AVE		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702083000	Y	RES	FLEURY AMY L	7850 HARWOOD AVE UNIT 7		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702084000	Y	RES	SANVANSON GEORGE B & ADELE	133 BROOKFIELD AVE		MOUNT PROSPECT, IL 60056	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702085000	Y	RES	FLITCROFT DAVID S & SHARON E & MADELYN A	7850 HARWOOD AVE #9		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$184,200.00	\$207,600.00	0.00
2025	3702086000	Y	RES	DE GROOT MARY	7850 HARWOOD AVE UNIT 10		WAUWATOSA, WI 53213	7850 HARWOOD AVE	WAUWATOSA, WI 53213	\$23,400.00	\$185,300.00	\$208,700.00	0.00
2025	3840009001	Y	COM	LEARSI WISCONSIN LLC TOSA VILLAGE	3100 DUNDEE RD #308		NORTHBROOK, IL 60062	6650 W STATE ST	WAUWATOSA, WI 53213	\$4,711,000.00	\$6,296,100.00	\$11,007,100.00	4500.00
2025	3840009002	Y	COM	MRED 68TH STATE ASSOCIATES A WISCONSIN LIMITED PARTNERSHIP	C/O WALGREEN CO	PO BOX 1159	DEERFIELD, IL 60015	6600 W STATE ST	WAUWATOSA,				



Staff Report

File #: 25-2094

Agenda Date: 11/11/2025

Agenda #: 2.

Presentation by MSP Real Estate and consideration of approval of a proposed term sheet for an affordable housing development on Foundry Way in the Burleigh Triangle

Submitted by:

John Ruggini

Department:

Finance

A. Issue

MSP has an option to purchase and received tax credits for development of a 55-unit affordable family development, where 100% of the proposed units will be income restricted and affordable to incomes at 60% of the County Median Income or below. This project will be located on the former park-and-ride site at the northern tip of the Burleigh Triangle on Foundry Way.

MSP also plans a second phase to this development on the same parcel and is in discussions with staff on the income make-up for this phase. Tax credits have not been secured and a term sheet has not been finalized. This second phase could be affordable, market-rate or a mix.

The developer has requested tax increment financing.

B. Background/Options

MSP secured competitive tax credits as well as \$1,000,000 of financial support from Milwaukee County for the development of a 55-unit affordable family development, where 100% of the proposed units will be income restricted and affordable to incomes at 60% of the County Median Income or below. MSP Real Estate specializes in developing and operating senior and multifamily developments in the Midwest. Over the past 32 years, MSP has developed approximately 40 projects in the Midwest and has substantial experience using complex financing tools like housing tax credits and TIF to reposition challenged sites like this one into vibrant communities. They have previously developed the River Parkway projects and the Oxford and Regency to the south.

Phase One will consist of a four-story 55-unit apartment building, above one level of structured parking. The first building will have the following amenities:

- Common Amenities: community room, outdoor patio, on-site leasing office, storage, shared tot lot
- Unit Finishes: full-service kitchen with Energy Star stainless steel appliances, granite countertops, vinyl plank flooring throughout with carpet in the bedrooms, large windows, private unit balconies, in-unit washer and dryer, in-unit internet provided at no cost to residents
- Parking: approximately 39 underground stalls at \$45/stall/month.

The building will be 100% income restricted for individuals and families who earn no more than 60% of Milwaukee County's median income ("CMI"). Further, approximately 11 units will be set aside to provide housing for those experiencing homelessness at 30% of CMI, and 11 units will be for supportive services for individuals and families with special needs as well.

The developer will be available to provide an overview of the project. City staff and a financial consultant will review the Tax Increment Financing request and term sheet details in closed session with the committee.

C. Strategic Plan (Area of Focus)

Economic Development and Financial Resilience

- Increase opportunities for Wauwatosa residents to work in the City

Housing

- Expand the availability of inclusionary housing for all
- Foster a balanced approach to housing throughout the City

D. Fiscal Impact

To be discussed in closed session

E. Recommendation

Pending the outcome of negotiations with the Developer, City staff recommend approval of the proposed term sheet.

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.



Staff Report

File #: 25-2093

Agenda Date: 11/11/2025

Agenda #: 3.

Presentation by Samapa Development Company and consideration of approval of a proposed term sheet with for the conversion of the Sonesta Hotel to a multi-family apartment building

Submitted by:

John Ruggini and Mark Hammond

Department

Finance and Development

A. Issue

Waterfair Apartments LLC proposes renovation and change of use of the 18-year-old, 198-unit Sonesta Hotel, located at the gateway southeast corner of Watertown Plank and Mayfair Road. The new use would be to 146 affordable apartments.

The property is currently under contract with Hotel Investment Group LLC, current owner/operators of the Sonesta Hotel, with sale closing first week of December 2025. Renovation work would begin January 2026 and conclude in June 2026 with intended occupancy.

Tax incremental financing is requested to fill a financial gap.

B. Background/Options

Waterfair Apartments fill a needed new niche of more affordability without excessive luxury, at rents 15-20% below current market rates and provides an economical housing solution for the Milwaukee Regional Medical Complex and Research Park workforce. Affordability is achieved through smaller more efficient unit types comprised mostly of studios and 1-bedroom apartments and value engineering the renovation work.

Located within one mile of the medical campus on Watertown Plank Road, this residence will offer its tenants the healthier option of convenient pedestrian and bicycle access for work or study at the MRMC. In addition, a shuttle service from the apartments is also contemplated to further reduce vehicle traffic in an already congested area of the City.

Repurposing of the current hotel to multifamily housing will remove 198 hotel rooms from a financially challenged hospitality industry in the area. Hotel occupancy tax revenue lost through this repurposing of the Sonesta hotel will be made up through higher occupancy of nearby hotels. Additional tax revenue will be generated for the city with Waterfair Apartments' new multifamily use.

The Developer will be available to provide an overview of the proposed project. City staff and a financial consultant will review the Tax Increment Financing request and term sheet details in closed session with the committee.

C. Strategic Plan (Area of Focus)

Economic Development and Financial Resilience

- Increase opportunities for Wauwatosa residents to work in the City

Housing

- Expand the availability of inclusionary housing for all
- Foster a balanced approach to housing throughout the City

D. Fiscal Impact

To be discussed in closed session

E. Recommendation

Pending the outcome of negotiations with the Developer, City staff recommend approval of the proposed term sheet.

The Committee may convene into closed session regarding this item pursuant to Wis. Stat. §19.85 (1)(e), to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. The Committee may reconvene into open session to consider the balance of the agenda.