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OFFICE OF CLERK/TREASURER

CITY OF WAUKESHA

CITY HALL - 201 DELAFIELD ST.
WAUKESHA WI 53188-3692
CLERK 262-524-3550
TREASURER 262-524-3850
FAX 262-524-3888



THOMAS E. NEILL
CLERK/TREASURER

IN THE OFFICE OF THE CLERK OF THE CITY OF WAUKESHA, COUNTY OF WAUKESHA, STATE OF WISCONSIN

I, MARIE BIEBER, Deputy Clerk/Treasurer of the City of Waukesha, of the County of Waukesha, of the State of Wisconsin do hereby certify that the attached copy of an excerpt, regarding the adoption of Resolution 17-07 to establish boundaries of Redevelopment District No. 8, declare the area to be blighted, and approve the Redevelopment Plan for the District, from the minutes of the March 6, 2007 meeting of the Common Council of the City of Waukesha has been compared by me with the original on file in the office of Clerk of said City of Waukesha, and that the same is a true and correct copy of the original, and of the whole thereof, as the same now remains on file and of record in the Clerk's office.

*Done
3/21/07
Marie Bieber*

In testimony whereof I have hereunto set my hand and affixed the seal of said City of Waukesha, in said County and State this 19th day of March 2007.

Marie Bieber

Marie Bieber
Deputy Clerk/Treasurer
of the City of Waukesha,
of the County of Waukesha,
of the State of Wisconsin



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REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

03-21-2007 10:52 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 82.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 40

**REGULAR MEETING OF THE COMMON COUNCIL OF THE CITY OF WAUKESHA
HELD IN THE COUNCIL CHAMBERS TUESDAY, MARCH 6, 2007 AT 7:30 P.M.**

Mayor: Larry Nelson presiding.

Present: Ald. Betker, Bull, Cummings, Furrer, Johnson, La Porte, Payne, Pieper, Radish, Tortomasi, Vitale, Waldenberger and Ybarra

Absent: Ald. Connors & Francoeur

I. Roll Call and Pledge of Allegiance

II. Public Comment – City Residents and Taxpayers Only - Limited to two minutes/speaker, ending at 8:00 p.m.
None

III. Approval of Minutes

Minutes of February 20th approved as submitted

IV. Communications

Petition for attachment for property pursuant to the Boundary Agreement with the City of Pewaukee for property at W264 S750 Huntley Ct. from Murray and Debra Jones
Referred to Plan Commission

V. Public Hearings – Format – Introduction by Professional Staff/Hearing/Comments by Council/Official Action
None

VI. Motion – Ald. Radish moved, second of Ald. Cummings and unanimous roll call vote (Ald. Bull & La Porte – absent) to go into closed session pursuant to Sec. 19.85(1)(g) and (e), Wis. Stats., to consult with legal counsel concerning radium consent order compliance and to confer with legal counsel regarding the purchase of property for the purpose of constructing a water well respectively.
Time: 7:38 p.m.

(Ald. Bull & Ald. La Porte arrived 7:45 p.m.)

VII. Upon conclusion of closed session a motion will be made to reconvene in open session.

Motion – Ald. Pieper moved, second of Ald. La Porte and unanimous vote to reconvene in open session. Time: 8:23 p.m.

VIII. Possible action on matters discussed in closed session.

Motion – Ald. Vitale moved to authorize staff's recommended counter offer to the Bielinski Corporation, second of Ald. Betker and unanimous vote.

IX. New Business

A. Resolution – Blight Report, Boundaries and Project Plan for Redevelopment District No. 8

Steve Crandell, Director of Community Development, said cities have very few tools to use to promote economic development within the community. He said they have community development block grants, tax incremental financing, and redevelopment districts. He said with all three of those tools, they have added a considerable amount of housing to the central city. In addition, they've added new and expanded retail opportunities, professional service, and cultural and recreational activities. He said most importantly, they've also added increment – increment that's been so important to complete the infrastructure downtown – which has also included the completion of the Fox River Corridor, which has been so instrumental in the transformation of the downtown. He said at the public hearings, they've really reacted to development versus planning for development. He said they've created redevelopment districts around development proposals that have been submitted. He said it has been successful. However, in Redevelopment District Numbers 6 and 8, they have the opportunity to really plan for development – to be proactive instead of reactive and actually setting the direction of the development within a designated area to ensure that the development in that area is consistent with the goals and objectives of the plan, but more importantly, will enhance and improve that neighborhood. He said as a city, meaning both the public and private sector, they have focused much of their time and attention on the downtown. He said they should continue to do so

because it is a very unique downtown. It is a historic downtown. He said they cannot let the abutting neighborhoods be neglected or ignored. He said the neighborhoods need to remain a viable place to live, run, or start a new business. He said if they let the neighborhoods decline, it will have an impact on the surrounding neighborhood, the downtown, and the City as a whole. He said these neighborhoods need to remain a viable place to live and work. He said they need to prepare a plan and implement that plan to ensure that that remains true. He said they need to be proactive to improve and maintain the stability of these neighborhoods. He said the action to date with respect to this plan has included two public hearings before the Redevelopment Authority. He said all of the property owner's questions were answered and they were given adequate opportunity to express their views and opinions with respect to the districts. In addition, it has been sent to the Redevelopment Authority and they approved it on February 21st. Last Wednesday, the Plan Commission also approved it. It was also presented to the Business Improvement District and they endorsed the plan. The boundaries create redevelopment corridors. Within those corridors, there are key properties that are suitable and prime for development. The project plan, the components of the plan that they have are dictated by the statutes. In addition, it sets forth the development procedure. Most important, it also designates the proposed land use within the area for future development. In addition, within this plan, as well as in every plan, they need to put a blight report together. That is a requirement under the state statutes. In addition to that, the item that creates the most anxiety would be the area they have to show for potential acquisition. The statutes require them to show areas that could be acquired for future development. Ten letters were received by the Redevelopment Authority with respect to the district. Five letters were in favor and five against. A number of people within the district stopped in and spoke to staff about the district. Many alderpersons also attended the public hearings. He said in conclusion, on behalf of the Redevelopment Authority, the City has and continues to use these redevelopment districts successfully. He said the central city is the heart of the community, and if they allow it to decline, it will have an impact on the entire community. He said they would ask for the Council's approval to adopt Redevelopment District No. 8.

Motion - Ald. Vitale moved to adopt Resolution 17-07 to approve the Waukesha Redevelopment District No. 8 boundaries, blight report, and redevelopment project plan, second of Ald. Betker.

Ald. Tortomasi asked if there was any mechanism in place to change the boundary line once it's established.

Mr. Crandell said it can be amended, but there is a process to go through.

Ald. Bull asked how they get financed.

Mr. Crandell explained this. He said the TIF would go hand in hand with the Redevelopment District.

Ald. Cummings asked who would or could amend the changes to the boundaries.

Mr. Crandell said the Redevelopment Authority and the Common Council.

Ald. Cummings asked, within the Redevelopment Authority, if all the historic homes have been identified and would they be saved.

Mr. Crandell said the plan has identified historic structures within the district, as well as historically significant structure within the district. It also indicates that every effort should be made to preserve those properties and make them an integral part of the redevelopment.

Ald. Radish said these neighborhoods have to be saved. He said he would continue to support these districts as long as they are supporting owner occupants.

Ald. Furrer spoke in favor of the motion.

Voting on motion to adopt Resolution 17-07 carried by unanimous vote.

B. Appointments

Motion - Ald. Betker moved, second of Ald. Furrer and unanimous vote to approve the following appointments:

**COMMON COUNCIL
RESOLUTION**

**WAUKESHA REDEVELOPMENT DISTRICT NO. 8
BOUNDARIES, BLIGHT REPORT, REDEVELOPMENT PROJECT PLAN**

WHEREAS, at the February 21, 2007 meeting, the Waukesha Redevelopment Authority, held a public hearing, said hearing to declare the area blighted and in need of blight elimination and to gain citizen comment on the boundaries and project plan.

WHEREAS, information regarding the blight (as defined by Section 66.1333 of the Wisconsin Statutes) was compiled in the "Blight Report for Waukesha Redevelopment District No. 8", a copy of which is attached and referred to in the action taken by the Authority; and,

WHEREAS, the Plan Commission at a meeting held February 28, 2007, took action to recommend the adoption of Waukesha Redevelopment District No. 8, and,

WHEREAS, the Common Council has recommended that the Boundaries of the district be designated as recommended by the Waukesha Redevelopment Authority and Plan Commission; and,

WHEREAS, the Common Council had determined that the area is blighted and in need of blight elimination as per the Blight Report, and has considered the proposed Boundaries and Redevelopment Project Plan.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the Boundaries of Waukesha Redevelopment District No. 8, more specifically described in the exhibit attached hereto, be established as recommended by the Common Council.
2. The Redevelopment Project Plan is consistent with the city's Downtown/Central City Master Plan.
3. That the Redevelopment Project Plan for the area is hereby declared to be blighted as supported in the Blight Report for Waukesha Redevelopment District No. 8 and is in need of blight elimination and approves the Redevelopment Project Plan for said district.

Adopted, approved and recorded this 6th day of MARCH 2007.

Larry Nelson
Larry Nelson, Mayor

Attest:

Thomas E. Neill
Thomas E. Neill, City Clerk

TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307015	DUNBAR AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53186	LOTS 14 THRU 21 LYING S OF DUNBAR AV BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E V269 DEEDS P367
WAKC1307016	560 DUNBAR AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	LOT 6 & 1/2 VAC ALLEY ADJ ON EBLK B AM JONES UB LOT 22 BETHESDA SPRING PARK ADDN & LOT 3 CSM NO 5948 (V48 CSM P304) PT SW1/4 SEC 3 T6N R19E & PT BETHESDA SPRING PARK BOUNDED BY; LOT 6, LI 130' W OF W LI BETHESDA CT; N LI DUNBAR AV; LOT
WAKC1307016	560 DUNBAR AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	LOT 6 & 1/2 VAC ALLEY ADJ ON EBLK B AM JONES UB LOT 22 BETHESDA SPRING PARK ADDN & LOT 3 CSM NO 5948 (V48 CSM P304) PT SW1/4 SEC 3 T6N R19E & PT BETHESDA SPRING PARK BOUNDED BY; LOT 6, LI 130' W OF W LI BETHESDA CT; N LI DUNBAR AV; LOT
WAKC1307018	802 RIVERWALK DR	WAUKESHA RIVER WALK ASSOCIATES	TEN EAST DOTY STREET #300	MADISON	WI	53703	LOT 1 CSM NO 5948 (V48 CSM P304) PT SW1/4 SEC 3 T6N R19E 5.41 AC R922/400
WAKC1307018001	800 RIVERWALK DR	WAUKESHA RIVER WALK ASSOC	ONE NORTH PINCKNEY ST NO 300	MADISON	WI	53703	LOT 2 CSM NO 5948 (V48 CSM P304) PT SW1/4 SEC 3 T6N R19E 0.49 AC R922/400
WAKC1307018002	N PRAIRIE AV	WAUKESHA RIVER WALK ASSOC	ONE NORTH PINCKNEY ST NO 300	MADISON	WI	53703	LOT 4 CSM NO 5948 (V48 CSM P304) PT SW1/4 SEC 3 T6N R19E 0.645 AC R922/400
WAKC1307019	MARSHALL ST	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	LOT 24 BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E V269 DEEDS P367
WAKC1307020	572 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	LOTS 1 & 2 BLK A KENILWORTH PARK ADDN & LOT 25 EXC E 23' OF S117.5' BETHESDA SPRING PARK ADDN PT SW1/4 SEC 3 T6N R19E ALSO PT SW1/4 SEC 3 T6N R19E COM NE COR LOT 25; E ON EXT N LI 45'; S158.5'; W 45'; N158.5' TO BEG 1.99 AC DOC NO 3116438
WAKC1307021	566 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	E 23' OF 117.5' OF LOT 25 BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E ALSO W 45' OF--COM CTR ELIZABETH ST 716.76' W OF CTR WEST AV, N 293.04' TO S LI C & NW TRANS CO RW, W 127.38', S 293.04', E TO BEG EXC N 158.5' DOC NO 3116438

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307022	530 DUNBAR AV	GARY W & PEGGY J JONES	N37 W26605 KOPMEIER DR	PEWAUKEE	WI	53072	PT BETHESDA SPRING PARK BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E COM W LI BETHESDA CT & N LI DUNBAR AV, W ON N LI DUNBAR 130', N PARA BETHESDA 70', E PARA DUNBAR 130' TO W LI BETHESDA, S70' TO BEG R1904/269
WAKC1307023	308 BETHESDA CT	JENNIFER M KOEHLER &	308 BETHESDA CT	WAUKESHA	WI	53186	PT BETHESDA PARK BETHESDA SPRING PARK ADDN PT SW1/4 SEC 3 T6N R19E COM W LI BETHESDA CT 70' N OF N LI DUNBAR AV, S89 38' W130', N PARA BETHESDA 70', N89 38' E130' TO BETHESDA, S70' TO BEG DOC NO 3281710
WAKC1307024	312 BETHESDA CT	TIMOTHY P LISKOWITZ	312 BETHESDA CT	WAUKESHA	WI	53186	PT BETHESDA SPRING PARK BETHESDA SPRING PARK ADDN; COM W LI BETHESDA CT 140' N OF N LI DUNBAR AV; S89 38' W 130'; N PARA BETHESDA 60'; N89 38' E 130' TO BETHESDA; S 60' TO BEG PT SW1/4 SEC 3 T6N R19E DOC NO 3269976
WAKC1307025	316 BETHESDA CT	E RONALD & NANCY S ABRAHAMSON	1209 GRANT ST	WAUKESHA	WI	53186	PT BETHESDA PARK BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E COM W LI BETHESDA CT 200' N OF N LI DUNBAR AV, S89 38' W130', N PARA BETHESDA 53', N89 38' E 130' TO W LI BETHESDA, S53' TO BEG DOC NO 3047351
WAKC1307026	320 BETHESDA CT	TIMOTHY J & LAURA J ABRAHAMSON	S41 W27017 OAKGROVE DR	WAUKESHA	WI	53188	PT BETHESDA SPRING PARK BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E COM W LI BETHESDA CT 253' N OF N LI DUNBAR AV, S89 38' W 130', N PARA BETHESDA 80', N89 38' E 130' TO W LI BETHESDA, S 80' TO BEG R1108/579, R1371/1430, DOC NO 3219292 & DOC NO 3415788
WAKC1307027	326 BETHESDA CT	TIMOTHY J & LAURA ABRAHAMSON	S41 W27017 OAKGROVE DR	WAUKESHA	WI	53188	PT BETHESDA PARK BETHESDA SPRING PARK ADDN PT SW1/4 SEC 3 T6N R19E, COM W LI BETHESDA CT 333' N OF N LI DUNBAR AV, S 89 38' W130', N54.9' TO S LI A M JONES SUB, S89 35' E130', S52.9' TO BEG R2469/765
WAKC1307028	518 DUNBAR AV	SHIRLEY A JONES	W304 S6768 HWY I	MUKWONAGO	WI	53149	LOT 1 1ST SUB OF BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E ALSO S 1/2 OF VACATED ALLEY ADJOINING LOT ON N R2878/322 & DOC NO 2612974

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307029	306 N WEST AV	WAUKESHA STATE BANK	100 BANK ST	WAUKESHA	WI	53188	LOTS 2, 3, 4 & 5 1ST SUB OF BETHESDA SPRING PARK ADD PT SW1/4 SEC 3 T6N R19E ALSO S 1/2 OF VACATED ALLEY ADJOINING LOTS 2 & 3 ON N & N 1/2 OF VACATED ALLEY ADJOINING LOTS 4 & 5 ON S DOC NO 3356602
WAKC1307031	740 W ST PAUL AV	DAVID GOLLNICK	740 W ST PAUL AV	WAUKESHA	WI	53188	LOT 1 BLK A DOPP'S SUB PT SW1/4 SEC 3 T6N R19E R3002/549
WAKC1307032	742 W ST PAUL AV	ANTHONY A DABEL	742 W ST PAUL AV	WAUKESHA	WI	53188	LOT 2 BLK A DOPP'S SUB PT SW1/4 SEC 3 T6N R19E R610/403
WAKC1307033	800 W ST PAUL AV	ROBERT S ACKERMAN	828 BRIAR HILL DR	WAUKESHA	WI	53188	LOT 4 BLK A DOPP'S SUB PT SW1/4 SEC 3 T6N R19E EXCEPT E 10' FOR STREET, ALSO E 5' OF S 140' OF LOT 5 DOC NO 2561274
WAKC1307034	804 W ST PAUL AV	JOSEPH J & CANDACE R BELL	804 W ST PAUL AV	WAUKESHA	WI	53188	LOT 5 BLK A DOPP'S SUB EXCEPT E 5' OF S140' PT SW1/4 SEC 3 T6N R19E R1237/528
WAKC1307035	808 W ST PAUL AV	GEO F & COLLEEN RUNKEL	808 W ST PAUL AV	WAUKESHA	WI	53188	LOT 6 BLK A DOPP'S SUB PT SW1/4 SEC 3 T6N R19E ALSO S 1/2 OF VACATED ALLEY ADJOINING LOT ON N V962 DEEDS P140, V1073 P329 & R582/1137
WAKC1307048	332 BETHESDA CT	GARY & SHARON J PATTON	332 BETHESDA CT	WAUKESHA	WI	53186	LOT 5 BLK B A M JONES SUB PT SW1/4 SEC 3 T6N R19E R1999/1363
WAKC1307050	606 HAMILTON AV	SCOTT K GREENE	606 HAMILTON AV	WAUKESHA	WI	53186	LOT 3 BLK A KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E R844/841
WAKC1307051	610 HAMILTON AV	JEFF & GRAYCE BERNHARDT	610 HAMILTON AV	WAUKESHA	WI	53186	LOT 4 BLK A KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 2547431
WAKC1307052	614 HAMILTON AV	JOHN R & LAURA L RATHER	614 HAMILTON AV	WAUKESHA	WI	53186	LOT 5 BLK A KENILWORTH PARK ADD PT SW1/4 SEC 3 T6N R19E DOC NO 2892573
WAKC1307053	203 DUNBAR AV	JOHN D & JOANNE COX	203 DUNBAR AV	WAUKESHA	WI	53186	LOT 6 BLK A KENILWORTH PARK ADD PT SW1/4 SEC 3 T6N R19E R573/816
WAKC1307054	205 DUNBAR AV	JOEL J LARSON	205 DUNBAR AV	WAUKESHA	WI	53186	LOT 7 BLK A KENILWORTH PARK ADD PT SW1/4 SEC 3 T6N R19E R3015/676
WAKC1307055	209 DUNBAR AV	STEVEN & YONG TOLLEFSON	1350 HARRIS DR	WAUKESHA	WI	53186	LOT 8 BLK A KENILWORTH PARK ADD PT SW1/4 SEC 3 T6N R19E R498/327
WAKC1307056	213 DUNBAR AV	BETHESDA LLC	235 W BROADWAY	WAUKESHA	WI	53186	LOT 9 BLK A KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3409291

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307057	217 DUNBAR AV	BETHESDA LLC	235 W BROADWAY	WAUKESHA	WI	53186	LOT 10 BLK A KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3442048
WAKC1307058	221 DUNBAR AV	MICHAEL B MECIKALSKI &	216 DUNBAR AV	WAUKESHA	WI	53186	LOT 11 BLK A KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3423095
WAKC1307104	118 FRANKLIN AV	GARY SEMERAU	118 FRANKLIN AV	WAUKESHA	WI	53186	LOT 1 BLK D R19E KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3026835
WAKC1307116	610 W COLLEGE AV	RONALD J GOUIN	W1643 HWY 28	THERESA	WI	53091	LOT 12 BLK D KENILWORTH PARK ADDN PT SW1/4 SEC 3 T6N R19E R9171396 & DOC NO 3004153
WAKC1307174	910 W ST PAUL AV	PATRICK N & WENDY A NELSON	N9232 WINDY WAY	MUKWONAGO	WI	53149	LOT 2 CSM NO 6106 (V50 CSM P144) PT SW1/4 SEC 3 T6N R19E 0.959 AC R2135/1677
WAKC130714001	511 S WASHINGTON AV	WAUKESHA MEMORIAL HOSPITAL INC	725 AMERICAN AV	WAUKESHA	WI	53188	LOT 1 CSM NO 6106 (V50 CSM P144) PT SW1/4 SEC 3 T6N R19E 1.16 AC R1779/122
WAKC1307175	902 W ST PAUL AV	FRANK M STERNER	1440 E STANDISH PL	MILWAUKEE	WI	53217	LOT 2 BLK F PERKINS PARK ADD PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E R1071/804
WAKC1307176	N PRAIRIE AV	FRANK M STERNER	1440 E STANDISH PL	MILWAUKEE	WI	53217	LOT 3 BLK F PERKINS PARK ADD PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E R1071/804
WAKC1307177	506 N PRAIRIE AV	ROBERT & LASHAWNA ESCOBEDO	506 N PRAIRIE AV	WAUKESHA	WI	53188	PT LOTS 4 & 5 BLK F PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E, COM SE COR LT 4, W ON S LI LTS 4 & 5 89' TO SW COR LT 5 ON W LI LT 5 60.87', E PARA S LI LTS 89', S ONE LI LT 4 60.87' TO BEG R2896/1197
WAKC1307178	500 N PRAIRIE AV	MERL & MARGARET GEORGE	1325 E RACINE AV	WAUKESHA	WI	53186	PT LOTS 4 & 5 BLK F PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E, COM W LI PRAIRIE AV 60.87' NW OF SE COR LT 4, SW PARA SE LI LTS TO SW LI LT 5, NW 76.72' TO S LI MOTOR AV, E TO NE COR LT 4, SE TO BEG V1245 P605 OF DEEDS
WAKC1307179	915 MOTOR AV	GARTH BOWEN II 2001 LIVING	W329 N6552 FOREST DR	HARTLAND	WI	53029	LOTS 6 & 7 BLK F PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E R293/418, R2827/336 & DOC NO 3126729
WAKC1307180	831 MOTOR AV	ANDRIENNE & MARK P DELANEY	1984 S 76TH ST	WEST ALLIS	WI	53219	LOT 1 BLK G PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3328431
WAKC1307181	827 MOTOR AV	TODD E ROCHESTER	827 MOTOR AV	WAUKESHA	WI	53188	LOT 2 BLK G PERKINS PARK ADD PT SW1/4 SEC 3 T6N R19E DOC # 2531025
WAKC1307182	823 MOTOR AV	JESUS TOVIAS &	823 MOTOR AV	WAUKESHA	WI	53188	LOT 3 BLK G PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3228678

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307183	819 MOTOR AV	SANDRA E SCHAAR- NIELSEN	819 MOTOR AV	WAUKESHA	WI	53188	LOTS 4 & 5 BLK G PERKINS PARK ADD. PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E ALSO N 1/2 OF VACATED ALLEY ADJOINING LOTS ON S R1662/787 & R2194/743
WAKC1307184	500 FAIRVIEW AV	EDWARD C & LYNN A DABEL	500 FAIRVIEW AV	WAUKESHA	WI	53188	LOT 6 BLK G PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E R989/348
WAKC1307185	515 N PRAIRIE AV	RICHARD D GARCIA	515 N PRAIRIE AV	WAUKESHA	WI	53188	LOT 7 EXCEPT E 10' BLK G PERKINS PARK ADD PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E ALSO N 1/2 OF VACATED ALLEY ADJOINING LOT ON S R2432/610
WAKC1307185001	N PRAIRIE AV	SANDRA E SCHAAR- NIELSEN	819 MOTOR AV	WAUKESHA	WI	53188	E 10' OF LOT 7 BLK G PERKINS PARK ADD PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E ALSO N 1/2 OF VACATED ALLEY ADJOINING E 10' ON S R1662/787 & R2194/743
WAKC1307186	830 W ST PAUL AV	CAROLINE NORCIA	1632 CLARK AV SW	CANTON	OH	44706	LOT 8 BLK G PERKINS PARK ADDN PT SW1/4 SEC 3 T6N R19E EXC TRI IN SW COR MEAS 7' ON E LI PRAIRIE AV & 7' ON N LI ST PAUL AV, ALSO S1/2 OF VAC ALLEY ADJ LOT ON N R2062/1443 & R2230/411 EXC V679 P219 OF DEEDS
WAKC1307187	822 W ST PAUL AV	JAMES L & KATHLEEN M LIKERIC	822 W ST PAUL AV	WAUKESHA	WI	53188	LOTS 9 & 10 & S1/2 VAC ALLEY ADJ LOTS ON N BLK G PERKINS PARK ADD PT SW1/4 SEC 3 & SE 1/4 SEC 4 T6N R19E R1182/1043
WAKC1307188	818 W ST PAUL AV	LOUIS V & ROSE A DOWDLE	2752 SANDRA LN	WAUKESHA	WI	53188	LOTS 11 & 12 BLK G PERKINS PARK ADD PT SW1/4 SEC 3 & SE1/4 SEC 4 T6N R19E ALSO S 1/2 OF VACATED ALLEY ADJOINING LOTS ON N R1285/50
WAKC1307189	508 GLENWOOD DR	GLORIA M JANKE	S32 W27710 DALE VIEW DR	WAUKESHA	WI	53188	LOTS 2 & 3 & PT LOT 4 RIVERSIDE PARK, PT LOT 2 BLK AWHITES ADD & PT SW1/4 SEC 3 T6N R19E COM SE COR LOT 2 RIVERSIDE PARK, W 151.65', NW 16.75', N 16.91', NE 7', NE 29.65', NE 10', NE 8.7', NE 34.8', E 40.17', S 61
WAKC1307189	508 GLENWOOD DR	GLORIA M JANKE	S32 W27710 DALE VIEW DR	WAUKESHA	WI	53188	LOTS 2 & 3 & PT LOT 4 RIVERSIDE PARK, PT LOT 2 BLK AWHITES ADD & PT SW1/4 SEC 3 T6N R19E COM SE COR LOT 2 RIVERSIDE PARK, W 151.65', NW 16.75', N 16.91', NE 7', NE 29.65', NE 10', NE 8.7', NE 34.8', E 40.17', S 61

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307190	GLENWOOD DR	WALLACE C ANDERSEN	521 WISCONSIN AV	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM CTR SAID SEC S0 38'E 211.65' W33' TO INTERSEC W LI WEST AV & S LI WISCONSIN AV S86 30'W 200.5' S3 30'E 50' S86 30'W 40.17' TO BEG; S86 30'W 10.83'N53 05'W 6.5' S36 55'W 30' S15 54'W 39.9' S3 W 54.96' E ON N LI 25.5
WAKC1307191	521 WISCONSIN AV	WALLACE ANDERSEN	521 WISCONSIN AV	WAUKESHA	WI	53186	PT LOT 2 BLK A WHITE'S ADD, PT LOT 5 RIVERSIDE PARK, PT SW 1/4 SEC 3 T6N R19E, COM S LI WIS AV 231.08' W OF W LI WEST AV, S3 30' E 15.25', S36 55' W39.5', S53 05' E.5', S36 55' W30', S15 54' W 39.9', S3 W54.96' W25.85', S45 15' W 9', N52 11' W 73',
WAKC1307192	534 GLENWOOD DR	THOMAS R SHELSTAD	1240 SEITZ DR	WAUKESHA	WI	53186	LOTS 6, 7 & 8 RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E COM SE COR LT 8, N39 E83', N451/4 E51', N52 11' W73', S36 55' E63.05', S46 34 1/4' W65', S43 43'40 W65', E96' TO BEG & VAC NW 1/2 GLENWOOD DR ADJ LTS 7 & 8 ON SE R1101/468
WAKC1307193	519 GLENWOOD DR	RICHARD H RADOSEVICH	1811 JENNIFER LN	WAUKESHA	WI	53186	LOTS 9 & 10 & PRIVATE PARK RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E EXC PT LOT 9 NW OF LI COM 10' EOF NW COR & EXT SW TO PT 10' SOF NW COR ALSO SE 1/2 OF VAC GLENWOOD DR ADJ ON NW R1296/780
WAKC1307195	511 GLENWOOD DR	THOMAS R SHELSTAD	2970 N BROOKFIELD RD	BROOKFIELD	WI	53045	LOT 11 RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E DOC NO 3178519
WAKC1307196	509 GLENWOOD DR	ROBERT W & NADEANE M SEMROW	W299 S8705 HWY 83	MUKWONAGO	WI	53149	LOT 12 RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E R1776/1144
WAKC1307197001	606 N WEST AV	HAROLD & NANCY CLAIRE KIND	1701 WEST CREEK LOOP	ROUND ROCK	TX	78681	LOT 13 RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E BEG NE COR, N89 19'W ON N LI & S LI GLENWOOD DR 99.83' TO NW COR, S 35.88' TO SW COR, S89 21'45 E 99.83' ON S LI TO SE COR & W LI WEST AV, N 35.8' ON E LI LOT & W LI WEST TO BEGR1270/853
WAKC1307197002	604 N WEST AV	604 NORTH WEST AVENUE	S110 W22260 DENOON RD	BIG BEND	WI	53103	LOT 14 RIVERSIDE PARK PT SW1/4 SEC 3 T6N R19E COM W LI WEST AV & NE COR LOT N89 21'45 W ON N LI 99.83' TO W LI, S 43.05' TO SW COR S89 25'12 E ON S LI 99.83' TO SE COR & W LI WEST N 42.95' ON E LI LOT & W LI WEST TO BEG R540/1050 & DOC NO 2711433

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307206	637 W ST PAUL AV	JOSEPH & CAROLE GIESIE	637 W ST PAUL AV	WAUKESHA	WI	53188	LOTS 1, 2 & 3 ST PAUL AVENUE ADD PT SW1/4 SEC 3 T6N R19E ALSO STRIP .7' WIDE E OF LOT 1R1054/319
WAKC1307207	719 W ST PAUL AV	LESLIE J & KATHLEEN HYLAND JR	409 N BARSTOW ST	WAUKESHA	WI	53186	LOT 4 ST PAUL AV ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3032307
WAKC1307208	723 W ST PAUL AV	WILLIAM P LEE	723 W ST PAUL AV	WAUKESHA	WI	53188	LOT 5 ST PAUL AV ADD PT SW1/4 SEC 3 T6N R19E DOC NO 3275292
WAKC1307209	727 W ST PAUL AV	MATT NICHOLSON &	727 W ST PAUL AV	WAUKESHA	WI	53188	LOT 6 ST PAUL AVENUE ADD PT SW1/4 SEC 3 T6N R19E R1068/595 & DOC NO 3372143
WAKC1307210	729 W ST PAUL AV	AMANDA L OGAN	729 W ST PAUL AV	WAUKESHA	WI	53186	LOT 7 ST PAUL AV ADDN PT SW1/4 SEC 3 T6N R19E DOC NO 3232796
WAKC1307211	733 W ST PAUL AV	CIRILA GARCIA	S83 W29855 SAXONY CT	MUKWONAGO	WI	53149	LOT 8 ST PAUL AV ADDN PT SW1/4 SEC 3 T6N R19E, ALSO COM ON 1/8 LI 31.1' N OF NW LI CM&STP RW, N ON 1/8 LI 75.6' TO CTR ST PAUL AV, S63 45' W ON CTR ST PAUL 33.5', S26 15' E67.95' TO BEG R1189/843
WAKC1307233	519 WISCONSIN AV	WALLACE ANDERSEN	521 WISCONSIN AV	WAUKESHA	WI	53186	PT LOT 2 BLK A WHITE'S ADD & PT SW1/4 SEC 3 T6N R19E COM S LI WIS AV 200.5' S86 30' W OF W LI WEST AV, S86 30' W 30.58', S3 30'E 15.25', S36 55' W 39.5', S53 5'E 7', N86 30'E 51', N3 30' W 50' TO BEG R677/635
WAKC1307236001	S WEST AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT LOT 12 WHITE'S ADDN PT SW 1/4 SEC 3 T6N R19E BEG W LI N WEST AV 241' N OF N LI ELIZABETH ST; N1 45'E 32.37'; S89 23'40 W 231'; S1 45'W 32.37'; N89 23'40 E 231' TO BEG .17 AC R1869/939
WAKC1307237	218 N WEST AV	PEDRO & OLIVIA LLANAS	218 N WEST AV	WAUKESHA	WI	53186	PT LOT 12 WHITE'S ADDN PT SW1/4 SEC 3 T6N R19E COM W LI WEST AV 185' N OF N LI ELIZABETH ST, N ON WEST 56' TO S LI C & NW RY RAW, W ON RW 231', S56', E PARA S LI LT231' TO BEG V814 DEEDS P411
WAKC1307238	212 N WEST AV	LORI J CALLOW	212 N WEST AV	WAUKESHA	WI	53186	S26 1/2' LOT 12 & N 19' OF E 134' LOT 13 BLK A WHITE'S ADDNPT SW1/4 SEC 3 T6N R19E .198 AC R2327/746
WAKC1307239	208 N WEST AV	BETHESDA LLC	235 W BROADWAY	WAUKESHA	WI	53188	PT LOT 13 WHITE'S ADDN PT SW 1/4 SEC 3 T6N R19E, COM W LI WEST AV 79'4 N OF N LI ELIZABETH ST & W LI WEST AV S87 33'W 134'; N 60'; N87 33' E 134'; S 60' TO BEG .184 AC DOC NO 3410028

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307240	202 N WEST AV	BETHESDA LLC	235 W BROADWAY	WAUKESHA	WI	53186	PT LOT 13 WHITE'S ADDN PT SW 1/4 SEC 3 T6N R19E, COM N LI ELIZABETH ST & W LI WEST AVN ON W LI WEST 79'4, W134', S79'4 TO N LI ELIZABETH, E 134' TO BEG DOC NO 3394239
WAKC1307241	512 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	PT LOT 13 BLK A WHITE'S ADD PT SW1/4 SEC 3 T6N R19E COM N LI ELIZABETH ST 134' W OF W LI WEST AV, W ON N LI ELIZABETH 92', N 160', E 92', S 160' TO BEG DOC NO 3116438
WAKC1307276	501 WISCONSIN AV	JGL PROPERTIES ONE LLC	1825 S MUSKEGO AV	MILWAUKEE	WI	53204	PARCEL 1 CERTIFIED SURVEY MAP NO 3254 V24 CERTIFIED SURVEY MAPS P245 LOT 1 RIVERSIDE PARK & VAC ALLEY ADJ & PT LOT 2 BLK A WHITE'S ADD PT SW1/4 SEC 3 T6N R19E DOC NO 3416934
WAKC1307967	550 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM CTR ELIZABETH ST 264' W OF CTR WEST AV, W ON CTR ELIZABETH 402.76', N 140', W 132.38', N 156' TO S LI C & NW TRANS CO R/W, E ON R/W TO W LI WHITE'S ADD, S 293.2' TO BEG DOC NO 3116438
WAKC1307968	556 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM CTR ELIZABETH ST 716.76' W OF S 1/4 LI (CTR WEST AV), N 140', E 50', S PARA 1ST LI 140' TO CTR ELIZABETH, W ON ELIZABETH 50' TO BEG DOC NO 3116438
WAKC1307969	560 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM N LI ELIZABETH ST 88' E OF SE COR LOT 25 BETHESDA SPRING PARK ADD, N PARA E LI LOT 25 117.04', E PARA CTR ELIZABETH 39.38', S 117.04' TO N LI ELIZABETH, W 39.38' TO BEG DOC NO 3116438
WAKC1307970	564 ELIZABETH ST	BETHESDA LLC	235 W BROADWAY SUITE 40	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM N LI ELIZABETH ST 88' E OF SE COR LOT 25 BETHESDA SPRING PARK ADD, N PARA E LI LOT 25 120', W 43' TO PT 45' E OF E LI LOT 25, S 120' TO N LI ELIZABETH, E 43' TO BEG DOC NO 3116438

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307974	W ST PAUL AV	WAUKESHA RIVER WALK ASSOCIATES	ONE NORTH PICKNEY ST NO 300	MADISON	WI	53703	PT SW1/4 SEC 3 T6N R19E COM S LI ST PAUL AV 142.7' NE OF E LI PRAIRIE AV, NE ON ST PAUL 50', S28 E 161.5' ; SW 50', N PARA E LI 173' TO BEG ALSO COM E LI VAC N PRAIRIE AV & S LI W ST PAUL AV; N63 54'E 142.7' TO E LI RELOCATED N PRAIRIE AV 62.3' TO BEG; S
WAKC1307975	817 W ST PAUL AV	MICHAEL KNOEBEL	N56 W34574 ROAD F	OCONOMOWOC	WI	53066	PT SW1/4 SEC 3 T6N R19E COM S LI ST PAUL AV 242.7' E OF E LI STATE ST, S28 E149' TO N LI CM&STP RY, SW ON RY 50', N PARA E LI 161.5' TO S LI ST PAUL, NE 50' TO BEG DOC NO 2867457 & DOC NO 3267021
WAKC1307976	805 W ST PAUL AV	JOHN J OZUG &	S23 W23099 BROADWAY	WAUKESHA	WI	53186	PT SW1/4 SEC 3 T6N R19E COM SE LI ST PAUL AV 243' N63 30'E OF E LI PRAIRIE AV, N60 30'E ON ST PAUL 60', S28 E TO N LI CM & ST P RY, S49 30'W ON RY 60', N28 W 149.5' TO BEG DOC NO 3217979
WAKC1307977	803 W ST PAUL AV	SCOTT W & HEIDI M TEWKSBURY	803 W ST PAUL AV	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM SE LI ST PAUL AV 303' N63 30' E OF E LI STATE ST, N63 30' E ON S LI ST PAUL 60', S28 E 122' TO N LI CM&STP RY, S49 30'W ON RY LI 63', N28 W 135.7' TO BEG DOC NO 3246284
WAKC1307978	801 W ST PAUL AV	TEODORO & O MALDONADO	801 W ST PAUL AV	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM SE LI ST PAUL AV 303' N63 30' E OF E LI STATE ST, N63 30' E OF E LI STATE ST, SE TO N LI CM & STPRD, W ON N LI RR 46', N TO S LI ST PAUL, E45' TO BEG R771/295
WAKC1307979	751 W ST PAUL AV	CHARLES A MCALLISTER	751 W ST PAUL AV	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM CTR ST PAUL AV 174.5' S65 W OF 1/8 LI, S21 30'E 132' TO N LI CM ST P RW, S51 W ON RW 32.4', N25 W 139.5' TO CTR ST PAUL, N65 E ON CTR ST PAUL 40' TO BEG DOC NO 3186950
WAKC1307980	747 W ST PAUL AV	MAPLE CREEK REAL ESTATE LLC	P O BOX 464	WAUKESHA	WI	53187-0464	PT SW1/4 SEC 3 T6N R19E COM CTR ST PAUL AV 129.5' S65 W OF W 1/8 LI, S25 E120 1/2' W/L TO N LI CMSTP RY RW, SW ON R/W 55.26', N21 1/2 W132' TO CTR ST PAUL, N65 E45' TO BEG DOC NO 2893303
WAKC1307981	739 W ST PAUL AV	JOSE & IRIS GARCIA	739 W ST PAUL AV	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM 1/8 LI & NW LI CM&STPRR R/W, N ON 1/8 LI 31.1', N26 15' W 67.75' TO CTR ST PAUL AVS63 45' W ON CTR ST PAUL 96', S26 15' E119.7' TO NW LI RW, NE88.9' TO BEG R2453/283

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1307982	W ST PAUL AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM SELI ST PAUL AV 356.42' SW OF NW COR FLETCHER (378.02'SW OF S LI WISCONSIN AV), SW ON ST PAUL 69.3', SE AT RIANG34' M/L TO NW LI CM&STPRR, NE ON RR 69.3', NW 34' M/L TO BEGR1746/1181
WAKC1307983	629 W ST PAUL AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM SE LI ST PAUL AV 290.42' SW OF NW COR FLETCHER (308.08'SW OF S LI WISCONSIN AV), SW ON ST PAUL 66', SE34' M/L TO NW LI CM&STP RR, NE ON RR 66', NW34' M/L TO BEG DOC NO 3236384
WAKC1307984	623 W ST PAUL AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM SELI ST PAUL AV 238.08' S48 5'W OF S LI WIS AV, S42 23'E 32.7' TO NW LI C M ST P & P RR, S47 37'W ON RR 70', N42 23'W 33.3' TO SE LI ST PAUL, N48 5'E 70' TO BEG DOC NO 3236385
WAKC1307985	W ST PAUL AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E SW 60' OF--COM S LI ST PAUL AV21.6' SW OF S LI WISCONSIN AV, SW ON ST PAUL 216.48', SE AT RIANG 31.02' TO N LI C M & STP RR R/W, NE ON R/W 216.48', NW TO BEG R1990/502
WAKC1307986	W ST PAUL AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM NW LI C M & ST P RY R/W & S LI WISCONSIN AV, SW ON RW 278.38', NW 31.02' TO SE LI STPAUL AV, NE ON ST PAUL 238.08' TO S LI WISCONSIN, E ON WISCONSIN 51.2' TO BEG EXC SW 60' R883/952
WAKC1307988	WISCONSIN AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E COM NWCOR LOT 2 CSM NO 5948 S41 22' 41 E 269.83' TO MAIN CHANNEL FOX RIVER; NE ALG CHANNEL 721.89'; N87 34'56 E 282.96'; S48 37'19 W 496.15' TO BEG 3.23 AC R464/899 & R1122/527
WAKC1307989	508 FAIRVIEW AV	CHRISSY N PINNOW	508 FAIRVIEW AV	WAUKESHA	WI	53188	PT SW1/4 SEC 3 T6N R19E BEG 6' N25 45'W OF NW COR LOT 6 BLK A DOPP'S SUB, NE PARA N LI LOT 6 50', N25 45'W 6', NE PARA N LI LOTS 6-5-4 TO W LI FAIRVIEW AV, N25 45'W 50', SW 140', SE 56' TO BEG DOC NO 2576670

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308166	301 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	PT LOTS A5 & A6 BLK G CUTLER & DAKIN'S ADDN; PT SE1/4 SEC 3 T6N R19E COM INTR S LI CUTLER ST & E LI GRAND AV; S0 30'W 89.76'; NE 81.65' ALG ARC N46 12'20 E 27.39'; N74 30'51 E 5.69'; N40 28'51 E 72.5' M/LSE 140' M/L TO BEG 0.157 AC DOC NO 3379305
WAKC1308166001	N GRAND AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT LOTS A5 & A6 BLK G CUTLER & DAKIN'S ADDN PT SE1/4 SEC 3 T6N R19E COM INTR S LI CUTLER ST & E LI GRAND AV; S0 30'W 89.76' TO BEG; S0 30'W 16.69'; N79 53'50 E 16.02'; N40 28'51 E 112.65'; S74 30'51 W 5.69'; S46 12'20 W 27.39'; SW 81.73' ALG ARC TO BEG
WAKC1308168	225 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	ACRE LOT 7 EXCEPT C & NW TR COR/W (N 6' OF W 150') & SOO LINE RR CO R/W (TRI IN NW COR)/BLK G CUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E, N 59.06' OF E 1/2 OF ACRE LOT 8, & PT ACRE LOTS 6 & 7--BEG SE COR ACRE LOT 6, N17 44'40 W 38.84', SW ON ARC 121.65
WAKC1308169	217 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	N53.7' OF W1/2 OF LOT A8 BLK GCUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 2550339
WAKC1308170	215 N GRAND AV	CARROLL COLLEGE OF WAUKESHA	100 N EAST AV	WAUKESHA	WI	53186	S 88' OF W1/2 ACRE LOT 8 & N 10' OF W1/2 ACRE LOT 9 BLK G CUTLER & DAKIN'S ADDN PT SE 1/4 SEC 3 T6N R19E .34 AC DOC NO 2611815
WAKC1308171	207 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	W 1/2 OF ACRE LOT 9 EXC N 10' OF S 82' BLK G CUTLER & DAKIN'S ADDN PT SE1/4 SEC 3 T6N R19E .17 AC DOC NO 2899645
WAKC1308172	201 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	PT ACRE LOT 9 BLK G CUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E--COM 20' N OF SW COR, E 112', N 62' M/L TO PT 110.5' E OF E LI GRAND AV, W 110.5' TO W LI LOT & E LI GRAND, S ON W LI LOT 62' TO BEG DOC NO 3271345
WAKC1308173	238 MILLERS CT	RICHARD & SALLY H PRUST	423 S EAST AV	WAUKESHA	WI	53186	N 62' OF S 82' OF W 1/2 OF ACRE LOT 9 BLK G CUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E EXC--COM SW COR N 62' OF S 82', E 112', N 62' M/L TO PT ON N LI 110.5' E OF E LI GRANDAV, W 110.5' TO E LI GRAND, S 62' TO BEG

TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308175	225 MILLERS CT	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	E 1/2 OF ACRE LOT 10 EXCEPT W 100' BLK G CUTLER & DAKIN'S ADD PT E 1/4 SEC 3 T6N R19E R3028/939
WAKC1308177	MILLERS CT	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	PT ACRE LOT 10 BLK G CUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E COM N LI 154' M/L E OF NW COR,S PARA W LI TO S LI, E ON S LI 100', N 141.7' TO N LI, W ON N LI 100' TO BEG 0.3252 ACRES R6/181 & R568/898
WAKC1308178	N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	N 70' OF W 1/2 OF ACRE LOT 10 BLK G CUTLER & DAKIN'S ADD PT SE1/4 SEC 3 T6N R19E R151/113
WAKC1308179	127 N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	N357 OF 71'7 OF W1/2 LOT A10 BLK G CUTLER & DAKIN'S ADDN PT SE1/4 SEC 3 T6N R19E R1943/171
WAKC1308180	N GRAND AV	CARROLL COLLEGE INC	100 N EAST AV	WAUKESHA	WI	53186	S36' OF W1/2 LOT A10 BLK G CUTLER & DAKIN'S ADDN PT SE1/4 SEC 3 T6N R19E V1181 DEEDS P105 & V1183 DEEDS P157
WAKC1308187	N GRAND AV	BOARD OF TRUSTEES OF	100 N EAST AV	WAUKESHA	WI	53186	ACRE LOTS 11 & 12 BLK G CUTLER & DAKIN'S ADDN PT SE1/4 SEC 3 T6N R19E 2.0 AC V871 DEEDS P241, V955 P39, V1120 P339, V1224 P33, R143/388, R252/650, R348/1342 & DOC NO 2686490
WAKC1308274	352 WISCONSIN AV	ROGER L SEELING	N55 W34577 RD E	OCONOMOWOC	WI	53066	S100' LOT 8 BLK 3 CUTLER'S ADDPT SE1/4 SEC 3 T6N R19E R2516/82
WAKC1308275	348 WISCONSIN AV	ROGER L SEELING	N55 W34577 RD E	OCONOMOWOC	WI	53066	LOT 9 & W1/2 LOT 10 BLK 3 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E R2516/82
WAKC1308276	336 WISCONSIN AV	ST AEMILIAN-LAKESIDE INC	8901 W CAPITOL DR	MILWAUKEE	WI	53222	W42' OF S82' LOT 12 & E12' OF S82' LOT 11 BLK 3 CUTLER'S ADDPT SE1/4 SEC 3 T6N R19E R1332/223
WAKC1308277	330 WISCONSIN AV	ROGER L SEELING	N55 W34577 RD E	OCONOMOWOC	WI	53066	PT LOT 12 BLK 3 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E--COM SE COR BLK, N ON W LI CLINTON ST 82', W PARA S LIBLK 58', S PARA CLINTON 82' TON LI WISCONSIN AV, E 58' TO BEG R2516/82
WAKC1308281	401 W MAIN ST	WEST END DEVELOPMENT GROUP	431 W MAIN ST	WAUKESHA	WI	53186	PT LOT 1 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E COM NE COR, S ON E LI 72', W TO PT ON W LI & AT RIANG WITH W LI, N ON W LI TO NW COR, NE 53' TO BEG DOC NO 3447765

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308282	MAPLE AV	COOPERATING CONGREGATIONS OF	401 W MAIN ST	WAUKESHA	WI	53186	S 53' OF N 125' OF LOT 1 MEAS AT RIANG TO E LI BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E R1452/39
WAKC1308283	720 MAPLE AV	V I DRABKIN, I HERNANDEZ &	4960 S NICOLET DR	NEW BERLIN	WI	53151	LOT 16 & PT LOTS 1 & 2 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E COM SE COR LOT 16, N ON E LI LOTS 16 & 181', W 50' TO E LI LOT 2, N 3', W 49.6', S 2 46'E 34', W 1.6' TO W LI LOT 2, S 50' TO SW COR LOT 16, E 100' TO BEG DOC NO 3447881
WAKC1308284	417 W MAIN ST	WEST END DEVELOPMENT LLC	431 W MAIN ST	WAUKESHA	WI	53186	PT LOTS 2 & 3 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E COM E LI LOT 2 84' N OF E LI EXT TO S LI LOT 16, W 49.6', N 2 46'W 36.5', N 6 46'W 49' TO NW LI LOT 3, N 70 E 60.5' TO NE COR LOT 2, S 104.5' TO BEG DOC NO 3442612
WAKC1308293	703 N WEST AV	CAROLEEN RAY	703 N WEST AV	WAUKESHA	WI	53186	PT LOT 9 BLK 4 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E BEG SW COR, N ON W LI 100', E PARA S LI 48', S PARA W LI 100', W ON S LI 48' TO BEG R1171/353
WAKC1308294	444 WISCONSIN AV	WALTER A & LYNN A DABLE	444 WISCONSIN AV	WAUKESHA	WI	53186	PT LOT 9 BLK 4 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E COM S LI 90' E OF SW COR, N PARA W LI 100', W PARA S LI 42', S PARA W LI 100' TO S LI, E ON S LI 42' TO BEG R1305/324
WAKC1308295	440 WISCONSIN AV	MICHAEL E BACON	440 WISCONSIN AV	WAUKESHA	WI	53186	PT LOTS 9 & 10 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6NR19E COM S LI LOT 9 90' E OF SW COR, E ON S LI LOTS 9 & 10 60', N 95', W 60', S 95' TO BEG R2748/777
WAKC1308296	436 WISCONSIN AV	MICHAEL A & ELIZABETH A HOEFT	N35 W28770 N SHORE DR	PEWAUKEE	WI	53072	W45' OF E1/2 OF LOT 10 EXC N8'BLK 4 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E R1117/115
WAKC1308297	430 WISCONSIN AV	HAROLD L & M A HOEFT	1325 JOSEPHINE ST	WAUKESHA	WI	53186	E 5' OF LOT 10 & W 1/2 OF LOT 11 EXCEPT N 8' THEREOF BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E R341/883
WAKC1308298	426 WISCONSIN AV	ROGER L SEELING	N55 W34577 RD E	OCONOMOWOC	WI	53066	E 1/2 LOT 11 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E EXC COM SE COR, W 3', NE TO PTON E LI 90' N OF SE COR, S ON E LI 90' TO BEG. ALSO EXC COM NW COR, S 89 52'E 48.51', S 0 25'56 W .5'

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308299	422 WISCONSIN AV	MARY ANN ST GEORGE	422 WISCONSIN AV	WAUKESHA	WI	53186	W 37.5' OF LOT 12 BLK 4 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E ALSO PT LOT 11--COM SE COR, W 3', NE TO PT ONE LI 90' N OF SE COR, S ON E LI 90' TO BEG R2040/445
WAKC1308300	WISCONSIN AV	GRASCH REAL ESTATE &	P O BOX 28803	GREENFIELD	WI	53228-0803	E62 1/2' LOT 12 BLK 4 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 3119505
WAKC1308301	414 WISCONSIN AV	GRASCH REAL ESTATE &	P O BOX 28803	GREENFIELD	WI	53226-0803	W1/2 LOT 13 BLK 4 CUTLER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 2854862
WAKC1308302	410 WISCONSIN AV	PATRICIA A & JOSEPH T GRASCH	P O BOX 28803	GREENFIELD	WI	53228-0803	E1/2 LOT 13 BLK 4 CUTLER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 3032127
WAKC1308303	402 WISCONSIN AV	ADH PROPERTIES LLC	235 W BROADWAY SUITE 10	WAUKESHA	WI	53186	LOTS 14 & 15 BLK 4 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 2639313 & DOC NO 3123194
WAKC1308304	620 MAPLE AV	WINCHESTER 1 LLC	4801 W NATIONAL AV	WEST MILWAUKEE	WI	53214	N 84' OF LOT 1 BLK 5 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E DOC NO 3414400
WAKC1308305	614 MAPLE AV	ROBERT H & M KOEHNLEIN	S20 W22250 GOETZ DR	WAUKESHA	WI	53186	S 66' OF LOT 1 BLK 5 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E R279/422 & R291/287
WAKC1308306	413 WISCONSIN AV	EVAN & REFORMED UNITED	1220 S GRAND AV	WAUKESHA	WI	53186	LOTS 3 & 10, N 150' & W 37' LOT 2 & E 28' LOT 9 BLK 5 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E V686 P460 DEEDS, V1109 P74, R459/119 & R1145/13
WAKC1308310	WISCONSIN AV	EVANGELICAL AND REFORMED	1220 S GRAND AV	WAUKESHA	WI	53186	E 1/2 OF LOT 4 BLK 5 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E DOC NO 3419274
WAKC1308311	431 WISCONSIN AV	EVANGELICAL & REFORMED UNITED	413 WISCONSIN AV	WAUKESHA	WI	53186	W1/2 OF LOT 4 BLK 5 CUTLER'S ADD PT SE1/4 SEC 3 T6N R19E R1025/572
WAKC1308312	435 WISCONSIN AV	MARY S BOUSMAN	508 S GRAND AV	WAUKESHA	WI	53186	LOT 5 BLK 5 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E R398/1134 & R446/969
WAKC1308313	441 WISCONSIN AV	DANIEL C & CAROL S MARIK	441 WISCONSIN AV	WAUKESHA	WI	53186	PT LOT 6 BLK 5 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E COM NE COR, W ON S LI WISCONSIN AV 50', S PARA W LI MARVIN 110', E PARA WIS 50' TOMARVIN W LI, N 110' TO BEG R845/375

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308314	447 WISCONSIN AV	CASTO SANDOVAL	447 WISCONSIN AV	WAUKESHA	WI	53186	PT LOT 6 BLK 5 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E COM 50' W OF NE COR, S PARA E LI 110', W PARA S LI WISCONSIN AV 54', NE TO S LI WIS 110', E ON S LI WIS 50' TO BEG DOC NO 3163484
WAKC1308315	453 WISCONSIN AV	EUGENE CZECHOWICZ	263 OAK LAWN CT	PEWAUKEE	WI	53072	PT LOT 6 BLK 5 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E COM NW COR, S ON E LI WEST AV 110', E PARA WISCONSIN AV 52.5', N 110' TO S LI WIS, W ON S LI WIS TO BEG DOC NO 3348316
WAKC1308361001	N WEST AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT LOT 13 BLK 6 CUTLER'S ADDN & PT LOT 24 BLK 6 CUTLER'S 2ND ADDN PT SW1/4 SEC 3 T6N R19E; BEG NW COR LOT 13; S88 29'42" E264.62'; S88 22'19" E 213.42'; S1 42'26" W 79.19'; N89 46'38" W478.27'; N1 45' 90.35" TO BEG . 93 AC R1869/941
WAKC1308362	219 N WEST AV	BECKER GROUP LLC	500 EVERETT DR	WAUKESHA	WI	53188	N42' OF W164' LOT 14 BLK 6 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 2918530
WAKC1308363	217 N WEST AV	DEBORAH J KOLSCH	3822 S AUSTIN ST	MILWAUKEE	WI	53207-3913	S41' OF N83' OF W164' LOT 14 BLK 6 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E R3029/458, DOC NO 2542530 & DOC NO 2542531
WAKC1308364	213 N WEST AV	MICHELLE BARETTO	213 N WEST AV	WAUKESHA	WI	53188	PT LOT 14 BLK 6 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E--COM W LI 82' N OF SW COR, E PARA S LI 164', S PARA W LI 41', W PARA S LI 164' TO W LI, N 41' TO BEG DOC NO 3365717
WAKC1308365	209 N WEST AV	THOS J & THERESA ANDERS	209 N WEST AV	WAUKESHA	WI	53186	S41' OF W164' LOT 14 BLK 6 CUTLER'S ADDN PT SE1/4 SEC 3 T6N R19E R805/968 EXCEPT V886 P25 OF DEEDS & R698/794
WAKC1308384	222 MAPLE AV	BOARD OF EDUCATION	222 MAPLE AV	WAUKESHA	WI	53186	LOT 23 & S 1/2 OF LOT 24 EXC STRIP ON N SIDE 8' WIDE ON E SIDE & 50' WIDE ON W SIDE BLK 6 CUTLER'S 2ND ADD ALSO S 32.5' OF LOT 13 & E 100' OF LOT 14 BLK 6 CUTLER'S ADD PT SE1/4 & NE1/4 SEC 3 T6N R19E R2271/682
WAKC1308385	242 MAPLE AV	EDWARD S & MABEL B FRIEND	PO BOX 400	HUBERTUS	WI	53033-0400	PT LOTS 24 & 25 BLK 6 CUTLER'S 2ND ADD PT SE1/4 SEC 3 T6N R19E COM SE COR LOT 25, N ON W LI MAPLE AV 71.4', W PARA N LI LOT 150', S 71.8' TO N LI LOT 24, S AT RIANG TO PT 15' N OF CTR LI MAIN TRACK C & NW TRANS CO, E PARA MAIN TRACK CTR LI TO E LI LOT 2

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308386	244 MAPLE AV	EDWARD S & MABEL B FRIEND	PO BOX 400	HUBERTUS	WI	53033-0400	PT LOT 25 BLK 6 CUTLER'S 2ND ADDN PT SE1/4 SEC 3 T6N R19E COM W LI MAPLE AV & S LI DUNBAR AV, W ON S LI DUNBAR 90', S AT RI ANG 73', E AT RI ANG 90' TO W LI MAPLE, N 73' TO BEG R27/327 & R2364/773
WAKC1308429	211 MAPLE AV	JEDI INC	2515 ROCKWAY LANE EAST	BROOKFIELD	WI	53005-4570	PT LOTS 5, 6 & 13 BLK 7 CUTLER'S 2ND ADD & PT LOT 1 IMPERIAL SUB PT SE 1/4 SEC 3 T6N R19E, COM E LI MAPLE AV 335.29' S1 30'W OF S LI WILLIAMS ST, N88 45'30 E 224.27', N41 58'43 E 269.48', N88 45'30 E 150.66' TO NW LI SOO LINE RR R/
WAKC1308430	201 MAPLE AV	TRANSITIONAL LIVING	1040 S 70TH ST	MILWAUKEE	WI	53214	PT LOT 6 BLK 7 CUTLER'S 2ND ADDN PT SE1/4 SEC 3 T6N R19E COM E LI MAPLE AV 69' S OF NW COR LT, E PARA N LI LT TO W LI SOO LI RW, SW ON RAW TO S LI LT, W ON S LI TO E LI MAPLEN TO BEG R1763/420
WAKC1308431	127 MAPLE AV	FERNANDO AGUILERA-SERGOVIA &	127 MAPLE AV	WAUKESHA	WI	53186	PT N 1/2 LOT 7 BLK 7 CUTLER'S 2ND ADDN PT SE1/4 SEC 3 T6N R19E, COM NW COR, E ON N LI 180.8' TO W LI SOO LINE R/MSW ON W LI R/W 97.3', W PARA N LI LT 117' TO W LI, N72.1' TO BEG R2784/387
WAKC1308432	121 MAPLE AV	THOMAS R SHELSTAD	2970 N BROOKFIELD RD	BROOKFIELD	WI	53045	THAT PT OF S 1/2 OF LOT 7 BLK 7 CUTLER'S 2ND ADD WHICH LIES W & NW OF A LI DRAWN PARA WITH & 23.5' W & NW OF CTR LI WIS CENTRAL RY PT SE1/4 SEC 3 T6N R19E DOC NO 2839287
WAKC1308433	MAPLE AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT LOT 8 N & W OF RR RAW BLK 7 CUTLER'S 2ND ADDN PT SE1/4 SEC 3 T6N R19E V627 DEEDS P130
WAKC1308434	324 W COLLEGE AV	WAUKESHA RUBBER CO INC BL	6035 PARKLAND BL	CLEVELAND	OH	44124	PT LOTS 6 TO 12 BLK 7 CUTLER'S 2ND ADD PT SE1/4 SEC 3 T6N R19E COM 244.98' W OF SE COR LOT 10, N 215.44', E 68.59', N 145', W 123.4', N TO SOO LINE RW, SW TO W LI MAPLE AV, S TOSW COR LOT 9, E 355.2' TO BEG ALSO PT LOT 11
WAKC1308435	304 W COLLEGE AV	JVPF PROPERTIES LLC	729 BUENA VISTA AV	WAUKESHA	WI	53188	PT LOTS 10 & 11 BLK 7 CUTLER'S 2ND ADD PT SE1/4 SEC 3 T6N R19E-COM 38' W OF SE COR LOT 10, S88 52'16 W 206.98', N1 14'27 E 215.44', N88 32'22 E 69.18', S1 1'34 W 71', N88 32'22 E 137', S TO BEG EXC PT CONVEYED IN R545/1234 - DOC NO 3192753

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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER_ZIP	LEGAL_DESC
WAKC1308437	114 N GRAND AV	WILLIAM J LAMB	120 TENNY AV	WAUKESHA	WI	53186	PT LOTS 11 & 12 BLK 7 CUTLER'S 2ND ADD PT SE1/4 SEC 3 T6N R19E COM W LI GRAND AV 145.83' N1 11'E OF N LI COLLEGE AV, S88 32'22 W 151.05', N1 27'38 W 95.31', S89 E 155', S1 W 88.8' TO BEG--EXC E 28' R727/691
WAKC1308438	122 N GRAND AV	JAEGER-OSWALT ENTERPRISES LLC	401 PILOT CT SUITE B	WAUKESHA	WI	53186	PT LOTS 11 TO 15 INCL BLK 7 CUTLER'S 2ND ADDN PT SE1/4 SEC3 T6N R19E, COM 17.8' N & 28' W OF SE COR LT 12, W127', S95.31', W23.976', N210.58', W123.02', N46.8', NE417.64', S30', SW18.07' & 163.41', E122', S TO BEG DOC # 2529041
WAKC1308439	210 N GRAND AV	WAUKESHA TEEN CENTER INC	210 N GRAND AV	WAUKESHA	WI	53189	PT LOTS 14 & 15 BLK 7 CUTLER'S 2ND ADDN PT SE1/4 SEC 3 T6N R19E, COM W LI GRAND AV & S LI SOO LI R/W, SW43.38', S1 W30' TO BEG, S1 W132.96', N89 W122', N41 12' E163.41', NE ON CURVE 18.07' TO BEG R1935/738, R2984/111 & DOC NO 2732028
WAKC1308459	304 N GRAND AV	SINGH & BAJWA LLC	304 N GRAND AV	WAUKESHA	WI	53186	LOT 4 & E 30' OF LOT 5, EXC E 28' OF LOT 4 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 3112574
WAKC1308460	310 WILLIAMS ST	EZ PROPERTIES LLC	310 WILLIAMS ST	WAUKESHA	WI	53186	W 44' OF LOT 5 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 3323301
WAKC1308461	316 WILLIAMS ST	EKSTROM INC	3724 STILLWATER CIR	WAUKESHA	WI	53189	LOT 6 DAVIS & HEISLEUTNER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 3204470
WAKC1308462	322 WILLIAMS ST	CLUB 400 LLC	463 BRON DERW CT	WALES	WI	53183	LOT 7 DAVIS & HEISLEUTNER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 3216163
WAKC1308463	324 WILLIAMS ST	KATHERINE A RUSSO	324 WILLIAMS ST	WAUKESHA	WI	53186	E39' OF LOT 8 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 2549474
WAKC1308464	330 WILLIAMS ST	RICHARD J DIXON &	330 WILLIAMS ST	WAUKESHA	WI	53186	W35' LOT 8 DAVIS & HEISLEUTNER'S ADDN PT SE1/4 SEC 3 T6N R19E DOC NO 3231070
WAKC1308465	332 WILLIAMS ST	POKY'S LLC	332 WILLIAMS ST	WAUKESHA	WI	53186	LOT 9 & E6' OF LOT 10 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 2570290
WAKC1308466	336 WILLIAMS ST	MARK & DEVERE VONDROSS	438 LEMIRA AV	WAUKESHA	WI	53188	W40' OF E46' OF LOT 10 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC NO 3328790
WAKC1308467	305 MAPLE AV	JACOBSON LIVING TRUST	S23 W23085 BROADWAY	WAUKESHA	WI	53186	LOT 11 & W 28' OF LOT 10 DAVIS & HEISLEUTNER'S ADD PT SE1/4 SEC 3 T6N R19E DOC # 2531767

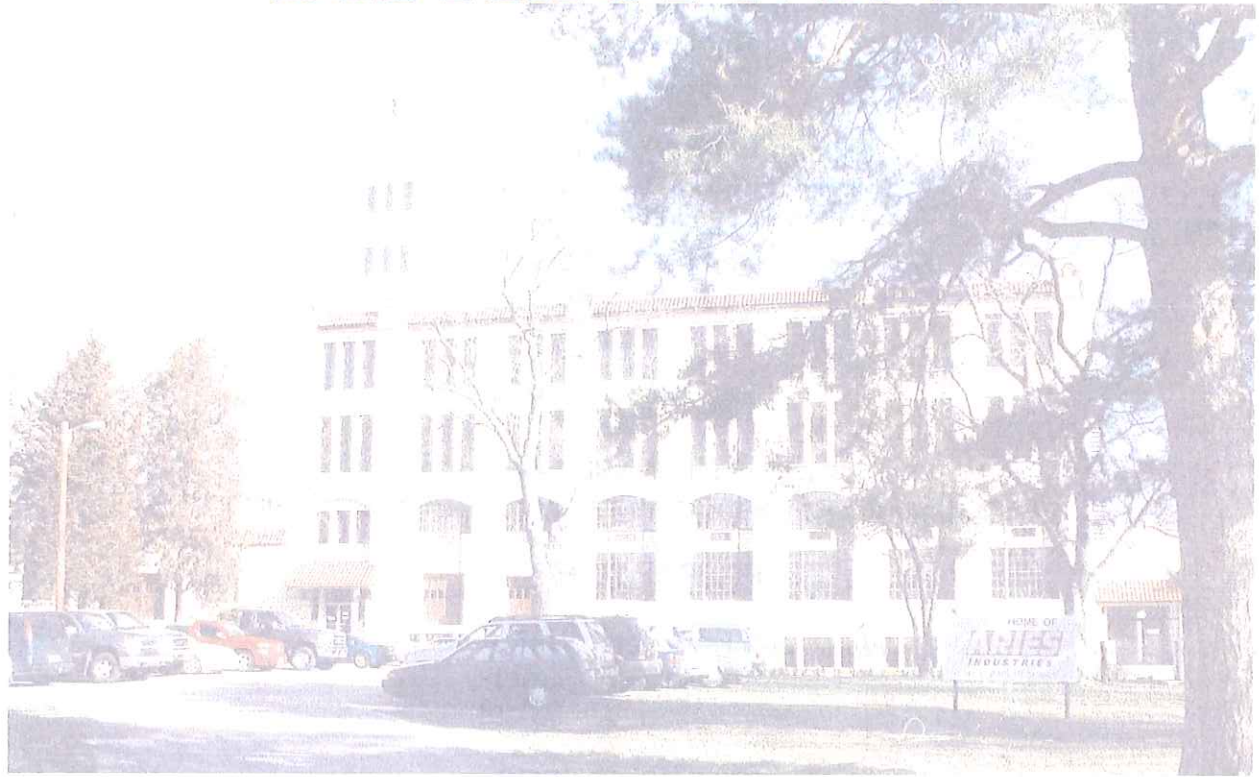
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TAXKEY	PAR_ADD_FU	OWNER_NAME	OWNER_ADD	OWNER_CITY	OWNER_STAT	OWNER ZIP	LEGAL_DESC
WAKC1308468	319 WILLIAMS ST	MARCO A MARQUEZ	319 WILLIAMS ST	WAUKESHA	WI	53186	PT LOTS 12 TO 19 DAVIS & HEISLEUTNER'S ADDN PT SE1/4 SEC 3 T6N R19E COM NE COR LOT 19' S88 3'2 W 28' TO BEG; S0 30'W 46.59'; SW 95.47' ALG ARC; S79 20'51 W 14.76'; S5 55'27 E 5.07'; S79 20'51 W 55.55'; S86 49'1 W 404' M/L; N0 30'E 95' M/L; N 88 3'2 E 563
WAKC1308468001	N GRAND AV	CITY OF WAUKESHA	201 DELAFIELD ST	WAUKESHA	WI	53188	PT LOTS 17 TO 19 DAVIS & HEISLEUTNER'S ADDN PT SE 1/4 SEC 3 T6NR 19E COM NE COR LOT 19; S88 3'2 W 28'; S0 30'W 46.59' TO BEG; SW 95.47' ALG ARC; S79 20'51 W 14.76'; S5 55'27 E 5.07'; S79 20'51 W 55.55'; N83 8'9 E 160.88'; N0 30'E 25.9' TO
WAKC1308474	223 MAPLE AV	FISCHER LIVING TRUST	3128 W RYAN RD	FRANKLIN	WI	53132	PT LOT 1 & LOTS 2 & 3 IMPERIALSUB & PT LOT 5 BLK 7 CUTLER'S 2ND ADD PT SE1/4 SEC 3 T6N R19E--COM E LI MAPLE AV 335.29' S1 30'W OF S LI WILLIAMS ST, N88 45'30 E 224.27', N41 58'43 E 269.48', N88 45'30 E 150.66' TO NW LI SOO LINE RR R/
WAKC1334991001	130 WALTON AV	SCHOOL DISTRICT OF WAUKESHA	222 MAPLE AV	WAUKESHA	WI	53188	PT NW1/4 SEC 10 T6N R19E COM NW COR WALTON PARK ADDN; N 150'; W 49.5' TO BEG; W 850'; S 20'; W 100'; SW 165' ALG ARC; S27 33'30 E 124.59'; SW 50' ALG ARC; E 310'; S 150'; E 270'; S 70'; SE 60'; E 190'; N 603' TO BEG; ALSO PT NW1/4 SEC 10 T6N R19E COM NW

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PROPOSED REDEVELOPMENT DISTRICT NO. 8



MAYOR

Larry Nelson

CITY ADMINISTRATOR

James Payne

ALDERMEN

- Joseph C. La Porte
- Eric Payne
- Charles K. Betker
- Joe Pieper
- Paul Ybarra
- Emanuele J. Vitale
- Randall Radish
- Rick Tortomasi
- Carrol Waldenberger
- Peggy Bull
- Kathleen Cummings
- Steven Johnson
- James Connors
- Joan Francoeur
- Paul Furrer

PREPARED BY

Master Plan Implementation Board
City Community Development Department, Planning Division

PREPARED FOR

Waukesha Redevelopment Authority
201 Delafield Street
Waukesha, WI 53188

COMMISSIONERS

- Jerry Couri, Chairman
- Ald. Emanuele Vitale
- Fred Gutierrez
- Mike Ward
- Terry Sutter
- Ron Abrahamson
- Ald. Charles Betker

REDEVELOPMENT PLAN
Waukesha Redevelopment District No. 8
City of Waukesha, Wisconsin

A. INTRODUCTION

Recognizing that obsolescence, deterioration and blight are a threat to the continued stability and vitality of the City of Waukesha as the business, governmental, institutional, and cultural heart of the region and as a focus of community pride and achievement, the City of Waukesha Master Plan Implementation Board has initiated this redevelopment project within the central city.

This project is proposed to be carried out and effectuated by the Redevelopment Authority of the City of Waukesha, (also known as the Waukesha Redevelopment Authority), pursuant to and in accordance with Chapter 66.1301-1331, Wisconsin Statutes, Urban Redevelopment Law and Blight Elimination.

B. DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

A. BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA

The boundaries of the redevelopment project area are shown on Map No. 1 labeled Project Boundaries and include that portion of the City of Waukesha, Wisconsin bounded generally as follows:

(See attached)

B. REDEVELOPMENT PLAN OBJECTIVES

The following objectives have been established for the redevelopment of Waukesha Redevelopment District No. 8.

1. Eliminate obsolescent and deteriorating or deteriorated buildings, blight influences and environmental deficiencies which detract from the functional unity, aesthetic appearance and economic welfare of this important section of the central city and to prevent the recurrence of blight and/or blighting conditions.
2. Assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards.
3. Remove impediments to redevelopment due to diversity of ownership.
4. Provide for orderly physical and economic growth of the central city through planned and controlled redevelopment.
5. Encourage coordinated redevelopment of parcels to achieve efficient building design, maximum utilization of sites, unified off-street parking and service facilities, and internal pedestrian connections and open spaces, giving consideration to the high standards of design for new development, rights-of-way, landscaping, and open spaces.
6. Achieve private redevelopment of the re-use land parcels that will add to the tax base of the City of Waukesha and stimulate activity in the central city.

C. TYPES OF PROPOSED REDEVELOPMENT ACTION

Proposed redevelopment action may include acquisition, clearance, sale and reuse of property with controls and restrictions on the new development, and construction of public and/or private parking and related facilities. This redevelopment plan may facilitate a new TIF District which would provide for development incentives.

C. LAND USE PLAN

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A. PROPOSED LAND USE

The proposed land uses of the Waukesha Redevelopment District No. 8 are shown on the map attached hereto and made a part thereof, labeled Proposed Land Use, Map No. 3 and Existing Land Use are shown on Map No. 2.

The major land use categories for the project are commercial/office, residential and parking or a combination of said uses.

1. **Zoning Change:** Rezoning properties maybe necessary to implement the plan and accommodate proposed projects. Commercial and industrial properties may need to be rezoned to residential and residential properties may need to be rezoned to industrial and commercial.

B. PERMITTED LAND USES

The land uses permitted in the project areas are shown on Map No. 3 and are as follows:

AREA "A": MIXED USE COMMERCIAL AND RESIDENTIAL

Three areas have been identified within the district for redevelopment that would include commercial uses at the street level with residential units above. The first area is the block bounded by Williams Street, Maple Avenue, Grand Avenue and College Avenue. Currently this block houses a mix of industrial uses, commercial uses and a small number of residential units. There are also vacant properties and underused properties within this block. In this block there are 5 historic landmark buildings in varying states of repair. The north side of Williams Street should be rehabilitated to provide additional commercial opportunities on the first floors of the building. In addition, shared parking should be considered for this business district possibly at 242 Maple Ave. or 310 Williams St.

Along Grand Ave., College Ave., and Maple Avenue's redevelopment should take place to create a traditional urban shopping and living area. This area is adjacent to Carroll College and a large residential neighborhood. New buildings along Grand Avenue built along the sidewalk that provide parking in the rear would create an environment that would mirror the downtown and create a more pedestrian friendly shopping area. This area should have buildings that are two to three stories high with neighborhood commercial on the first floor and residential units above.

The property that runs along the east side of Maple Ave. should be used for Condominium development and / or commercial development. This area has less vehicular traffic and therefore may be better suited for a two or three story condo development such as town home walk-ups. However, the building at 223 Maple has recently been renovated for commercial and office use. This building should remain as such. Any new buildings should be built adjacent to the sidewalk with parking behind along the railroad tracks.

In an effort to coordinate business activities and improve the business climate in this area a business association should be created. This association should include business and property owners from the entire block. The association could coordinate activities and promotions as well as address various issues that may arise in the area.

The second area is located along the northwest side of St. Paul Ave. between Washington St. and Fairview. This area currently has 5 single family homes and 5 commercial properties. St. Paul Ave. is also STH 18, therefore the traffic is very heavy along this portion of the St. Paul Ave. Mixed use buildings with commercial on the street level and residential development on the second and third floors would be appropriate in this area. All access to these parcels should be from Fairview or Prairie Ave. at the rear of the properties and the parking should be in the rear as well. There currently is an alley that runs behind some of

the properties. This alley should be extended to serve the other parcels. Access off of Fairview or Prairie would help alleviate the traffic congestion that may occur if all access points were off St. Paul Ave. Neighborhood business and services should occupy the commercial spaces at the street level. Commercial spaces should have dual accesses with one off St. Paul for pedestrians and one of the rear parking areas for vehicular customers.

The final area is at the corner of Maple Ave. and West Main St. There are 2 commercial buildings at this location that should be refurbished on the first floor to accommodate commercial or retail activity. The second floors should be updated to accommodate residential uses.

Automobile sales businesses are not consistent with the type of neighborhood businesses that are envisioned for this district in the areas shown as commercial development. This type of use would not be the highest use of the land and is more appropriate in less dense areas of the city that call for expanded commercial uses.

AREA "B": MIXED USE OFFICE AND RESIDENTIAL

The area shown for mixed use office and residential redevelopment is south of Dunbar and alley 022 between Prairie Ave. and West Ave. and north of Marshall, Hamilton and Elizabeth Streets. There are two identified historic structures in this area that must be preserved. One of the historical sites is currently being used for manufacturing. The majority of the remaining properties are residential in use.

The long range plan for this area is to integrate a residential development on 572 Elizabeth St. into the existing residential fabric of the neighborhood. In addition, when the manufacturing use leaves 550 Elizabeth St. a use change should be made for this property to office and / or residential. This change in use would have less of a negative impact on the surrounding neighborhood as far as noise and truck traffic, and still allow the building to be reused at a high level of use. It is important that any changes done in the area fit into the existing spirit of the neighborhood.

AREA "C": RESIDENTIAL

There are six areas shown for residential redevelopment. The first area is south of Dunbar, west of Maple Ave., east of West Ave. and north of Central Ave. This area includes the Lindholm Building at 222 Maple Ave. that is a historic landmark and is currently used for the administration of the Waukesha School District. At such time that the school district no longer has use for the building the site should be redeveloped into an owner occupied residential development. This development should also include the property directly north of 222 Maple Ave. and the railroad right of way and is bounded by West Ave. and 242 Maple Ave.

The second area shown for residential redevelopment is bounded by Bethesda Park, Prospect Ave., Dunbar St. and West Ave. A large portion of this area is taken up by the YWCA building. This building is currently vacant and the site is ripe for redevelopment. The redevelopment of this property should be either single family homes or owner occupied multi-family residential. There is one historic landmark in this area at 327 Bethesda Ct. This building must be preserved.

The third area shown for residential redevelopment is bounded by Bethesda Park, Prairie Ave and St. Paul Ave. This area currently has a large multi-family development, Riverwalk Apartments, as well as single and two family homes along St. Paul Ave. and some commercial properties along St. Paul Ave. The properties along St. Paul Ave. should be redeveloped into a multi-family development. The units should be similar to town homes that have pedestrian access from St. Paul Ave. The vehicular access should be from Prairie Ave. to under ground parking or first floor garages. Vehicular access from Prairie would help alleviate traffic congestion that otherwise would occur. These parcels should be assembled for a single development.

The fourth area for redevelopment is shown along the south side of Motor Ave. between Prairie and Washington Ave. Currently there is a vacant parcel formerly used for parking for the hospital as well as 3

other residential properties and one additional vacant property. The vacant property in this area should be developed for residential uses. This could include single family or multi-family development.

Residential is also shown along Wisconsin Ave. This area has been zoned business for many years and has never made the transformation. The area would better serve as residential development and a transition area as you move into the downtown. The rebuilding of the church that was destroyed by fire in this area would also be encouraged.

The final area is the property currently owned by the school district located on College Ave. between Prairie Ave. and Walton Ave. This property houses two National Register historic buildings that should be preserved and converted to residential units. The balance of the property should be redeveloped to accommodate residential units that keep with the physical character and density of the existing neighborhood.

In all areas cited for residential development, the vision of this plan is to have units that are larger than single room units. Owner occupied units are also strongly encouraged in these areas.

AREA "D": PARK

The park area shown in this redevelopment district is Bethesda Park. There are no anticipated changes to the park.

AREA "E": INSTITUTIONAL

The area shown as Institutional on the map is anticipated for future Carroll College expansion and development.

C. REGULATIONS AND CONTROLS

All redevelopment within the redevelopment project area shall be subject to the Redevelopment Plan for the Waukesha Redevelopment District No. 8 and the codes, ordinances, regulation and laws of the City of Waukesha, Wisconsin as they now exist or hereafter may be amended and to State and Federal laws and regulations, as applicable, unless waivers or variances, as prescribed by law are granted or given. In the event the requirements, regulations and controls of this Redevelopment Plan differ from previous Redevelopment plans, this Redevelopment Plan shall apply for the Waukesha Redevelopment District No. 8.

The following additional regulations and controls shall govern the land uses permitted in the Redevelopment Plan.

1. PRELIMINARY PLAN REVIEW

The redeveloper shall submit preliminary plans for the proposed redevelopment of all or a portion of the Waukesha Redevelopment District No. 8 to the Waukesha Redevelopment Authority for review and prior to the execution of any contract for the disposition of land. Plans must be submitted for review by the Plan Commission, Redevelopment Authority and Common Council for approval. Such plans shall be processed through other public bodies or agencies for appropriate reviews and approvals, as required, prior to the execution of a contract to dispose of land.

2. FINAL PLAN REVIEW

The redeveloper shall submit final construction plans to the Plan Commission, Redevelopment Authority and Common Council for approval and final review prior to the deeding of land for redevelopment within the project area and any action is taken in the district. Such plans shall be processed through other public bodies or agencies for appropriate reviews and approvals, as required, prior to the execution of a contract to dispose of land.

3. DESIGN GUIDELINES

Projects in this Redevelopment District will be bound to follow the City of Waukesha Design Guidelines that currently apply to development in the central city. A copy of this document can be picked up in the City of Waukesha Community Development Department, City Hall, Room 200.

4. SIGN CONTROLS

An overall design of signs shall be submitted with the final plans and all signs shall be subject to review by the Waukesha Redevelopment Authority and the City of Waukesha Sign Review Board. The review of proposed signs shall be with respect to content, size, spacing, materials, method of attachment, orientation and number of signs.

The following are prohibitions regarding certain signs:

- a. Exterior billboards are prohibited.
- b. Exterior illuminated signs with flashing or animated illumination are prohibited.
- c. Signs shall not project above the roofline.

5. CODE ENFORCEMENT

The on going maintenance of privately held real estate is an important part of the revitalization of the district. Recognizing this, the City of Waukesha will make additional efforts, when possible to do additional code enforcement in the district.

6. LOCATION OF UTILITIES

All public and private utility distribution lines proposed within the boundaries of the redevelopment project area shall be located underground or subject to the approval of the Waukesha Redevelopment Authority or appropriate public bodies.

D. PROJECT PROPOSALS

A. LAND ACQUISITION

Potential property to be acquired in the Waukesha Redevelopment District No. 8 is identified on the Land For Acquisition, Map No. 4, attached hereto and made a part hereof.

Properties are identified for acquisition for one or more of the following purposes:

1. To remove buildings which are structurally substandard.
2. To remove buildings which are deteriorating or deteriorated.
3. To remove obsolete buildings not suitable for improvements or conversions.
4. To eliminate blight and blighting influences from the area.
5. To remove incompatible land uses or land use relationships.
6. To remove impediments to contemporary Business District development due to diversity of ownership.
7. To remove basically sound buildings in order to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow construction to meet the objectives of the Redevelopment Plan for the project area.

B. LAND DISPOSITION

The potential land disposition parcels are shown on the Land For Disposition, Map No. 5, attached hereto and made a part hereof. Land will be sold, leased or otherwise disposed of to redeveloper who will be required by contractual agreement to redevelop in accordance with the Redevelopment Plan. The contract will clearly define the obligations of the redeveloper and the Waukesha Redevelopment Authority on behalf of the City of Waukesha.

1. SELECTION OF REDEVELOPERS

The Waukesha Redevelopment Authority will select a redeveloper based on a determination of his or her ability to carry out ones proposal, and conformance to the requirements and objectives of the Redevelopment Plan.

A public hearing will be held at the time of disposition of the property if such disposition is not competitively bid.

C. REDEVELOPERS OBLIGATIONS

The disposition of all lands shall be by means of a contract for sale or lease, which shall specify, among other things, that the purchaser or lessor shall:

1. Agree on behalf of himself or herself and heirs and assigns not to permit the sale, lease or use of property facilities thereon by any party who would use any part of the project area in a manner to permit discrimination or restriction on the basis of race, creed, color, sex, religion, or national origin and disability.
2. Agree to acquire land and commence and complete construction according to a schedule which shall be mutually agreed on.
3. Agree to provide a bond or other surety acceptable to the Waukesha Redevelopment Authority to insure performance under the contract of sale or lease upon obtaining permanent financing for the project.
4. Agree to submit plans to the Waukesha Redevelopment Authority for review and approval as to conformity with the Redevelopment Plan and other public bodies as required.
5. Agree that the property shall not be sold or transferred prior to certified completion of improvements without the prior written approval of the Waukesha Redevelopment Authority or other public bodies are required.
6. Agree that in the event of fire that the structure will be rebuilt unless written approval of the Waukesha Redevelopment Authority is given.

D. DURATION OF CONTROLS

The provisions, requirements, restrictions, and controls in the Redevelopment Plan shall remain in effect until January 1, 2016 and shall be subject to amendment and revision only upon review and approval by the Waukesha Redevelopment Authority as provided herein.

E. OTHER PROVISIONS TO MEET STATE REQUIREMENTS

The Blight Elimination and Slum Clearance Act States:

“Such redevelopment plan shall conform to the general plan for the city and shall be sufficiently complete to indicate its relationship to definite locate objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project

area, and shall include, without being limited to, a statement of the boundaries of the project area; a map showing existing uses and conditions of real property therein; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes, if any, in zoning ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method for the relocation of families to be displaced from the project area.”

To satisfy these requirements, the following general statements and maps are included herein.

A. CONFORMANCE WITH GENERAL PLAN

The City of Waukesha is currently working on a 2020 Land Use Plan. It is anticipated that this Redevelopment Plan will be in conformity with that new plan.

1. APPROPRIATE LAND USE

It is anticipated that the land use proposed in this Redevelopment Plan will be in conformity with the new 2020 Land Use Plan.

2. TRAFFIC

No changes to traffic patterns would occur as part of this redevelopment district. Improvements to intersections and streets would be done as needed depending on development.

3. PUBLIC TRANSPORTATION

Development in area would take into account future mass transportation issues and attempt to accommodate future needs.

4. PUBLIC UTILITIES

The relocation of telephone, electric, gas, storm and sanitary sewer, which pass through the project area, may be necessary.

5. COMMUNITY FACILITIES

A public/private partnership to address the parking needs in the Williams St. area may be needed. This partnership may be needed to accommodate surface parking or mass transportation facilities.

6. OTHER PUBLIC IMPROVEMENTS

Streetscape and wayfinding improvements would be installed as part of the redevelopment efforts in the district.

B. PROJECT AREA BOUNDARIES

The project boundaries are described in Section II, A, and shown on Map No. 1, Project Boundaries and Redevelopment Areas, are attached hereto and made a part hereof.

C. EXISTING LAND USES

The existing land uses are shown on Map No. 2, labeled Project Boundaries, Existing Land Uses and Conditions of Real Property are attached hereto and made a part hereof. Of the total acreage in the district approximately 54% is commercial, 15% is tax exempt, <1% is manufacturing and 31% is residential.

D. LAND USE PLAN

The proposed land uses are shown on Map No. 3, Proposed Land Use, are attached hereto and made a part hereof.

E. REDEVELOPMENT STANDARDS

General planning, design and redevelopment standards and objectives are set forth in Part C of this Redevelopment Plan and the city of Waukesha Design Guidelines which can be obtained in the City of Waukesha Community Development Office at 201 Delafield St. Room 200.

F. EQUALIZED VALUE FOR PROPERTY TAX PURPOSES

The equalized value of the project area for property tax purposes is as follows:

Present assessed value of properties - \$24,330,900.00
 Potential value of redevelopment district projects \$15,000,000.00

G. PROPOSED ZONING CHANGES

Zoning changes will be addressed as needed as development proposals come forward to the City. The City realizes that zoning changes in the district may be necessary.

H. SITE IMPROVEMENTS AND PUBLIC UTILITIES

The following site improvements are generally anticipated to be provided to support the new land uses in the project area after redevelopment.

1. Construction of streetscape improvements in the district to promote orderly and harmonious development. In addition, a public parking ramp may be constructed.
2. Where deemed necessary by the Redevelopment Authority, public utilities may be relocated in district.
3. Removal of obsolete buildings and site clearance may be done to promote redevelopment.

I. FEASIBLE METHOD OF RELOCATION

The following constitutes the Relocation Plan to be implemented by the Waukesha Redevelopment Authority for the project area.

1. RELOCATION

The Waukesha Redevelopment Authority will provide for businesses and individuals the opportunity of being rehoused in accommodations which are decent, safe, and sanitary, and which are within their financial means and reasonably close to their present location. It is estimated that adequate relocation properties are either presently available or will be available during the relocation period. It is anticipated that householders within the project area will be relocated into private sales and private rental housing.

The Waukesha Redevelopment Authority will develop and implement a relocation assistance advisory program which shall be administered so as to provide advisory services which offer maximum assistance, to minimize the hardship of displacements, and to assure that all persons displaced from their dwellings are relocated into housing meeting established criteria and all persons displaced from their business are assisted in reestablishing with a minimum of delay and loss of earnings required by law.

2. RELOCATION PAYMENTS

The Waukesha Redevelopment Authority recognizes its responsibility to make relocation payments and to provide relocation assistance and services as contemplated by Wisconsin Statutes, Section 32.19 through 32.27 and shall further be guided by the Relocation Guidelines for the State of Wisconsin promulgated by Department of Development in carrying out the project area relocation program.

J. POPULATION DENSITY CONTROL

Residential density control will be recommended by the Redevelopment Authority and approved by the Plan Commission and Common Council.

K. HISTORIC PROPERTIES & OTHER PROPERTIES TO BE PRESERVED

Historic Buildings and other buildings shown to be preserved will be integrated in new development that occurs around them. When necessary historic buildings should be renovated and restored. Landmark designated buildings are noted on maps 4 and 5.

L. AMENDMENT PROCEDURE TO APPROVED PLAN

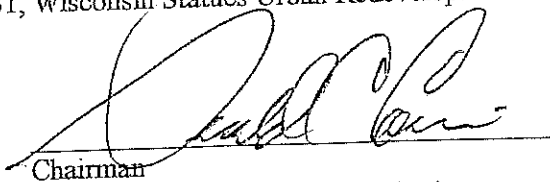
If the Waukesha Redevelopment Authority desires to amend this Redevelopment Plan, it may do so by approval of the Waukesha Common Council. Any revision to the project boundaries or contractual rights can be effectuated only in accordance with applicable state and local law.

F. FINANCING

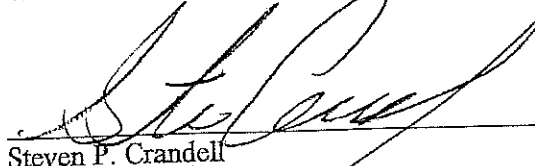
To move projects along and support proposed projects funding may be found by the City through the creation of Tax Incremental Finance District or from the general fund.

CERTIFICATION STATEMENT

The Waukesha Redevelopment Authority hereby certifies that the Redevelopment Plan for Redevelopment Project No. 8 is consistent with Sec. 66.1301 to 66.1331, Wisconsin Statutes Urban Redevelopment and Blight Elimination Law.



Chairman
Waukesha Redevelopment Authority

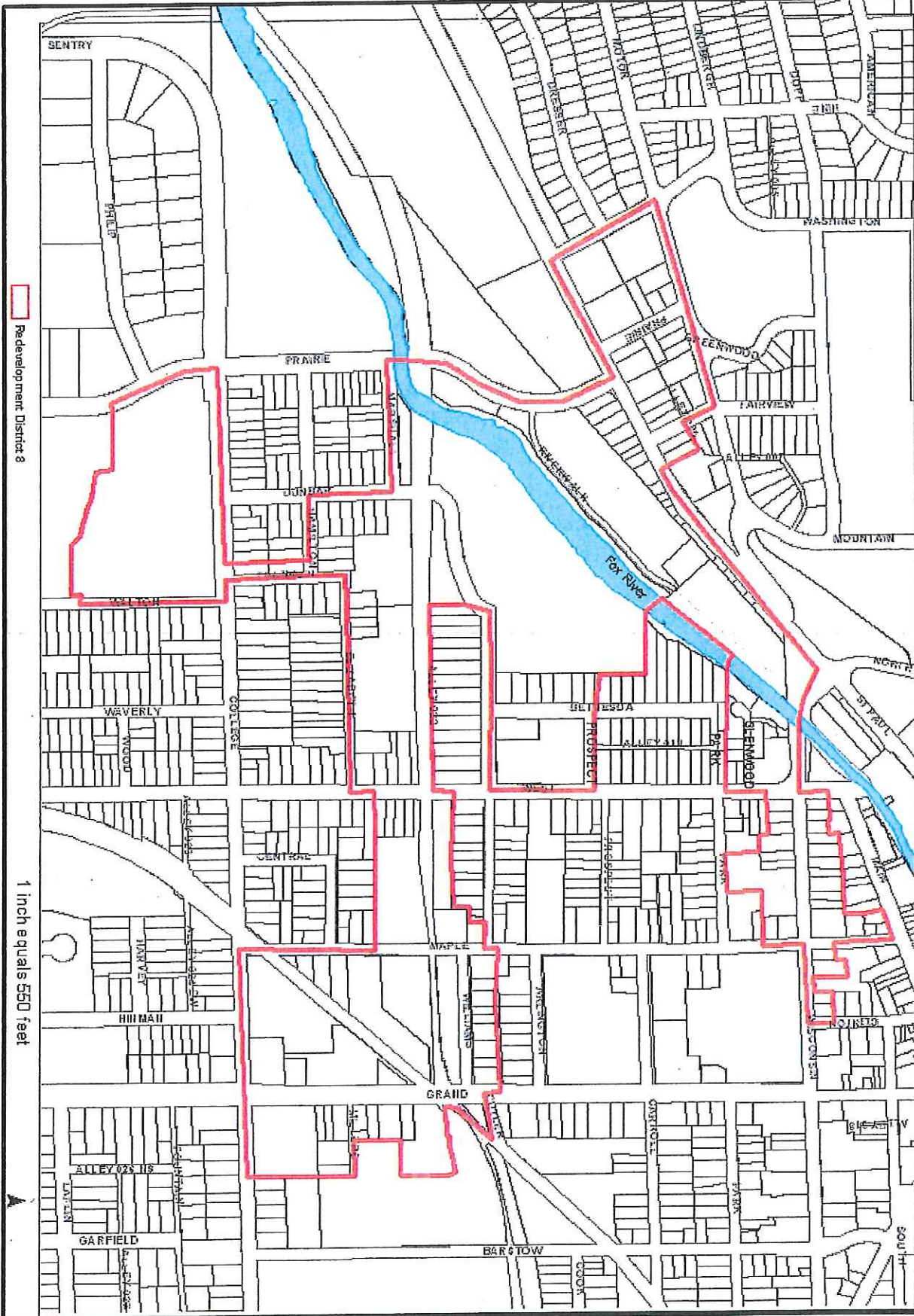


Steven P. Crandell
Director of Community Development

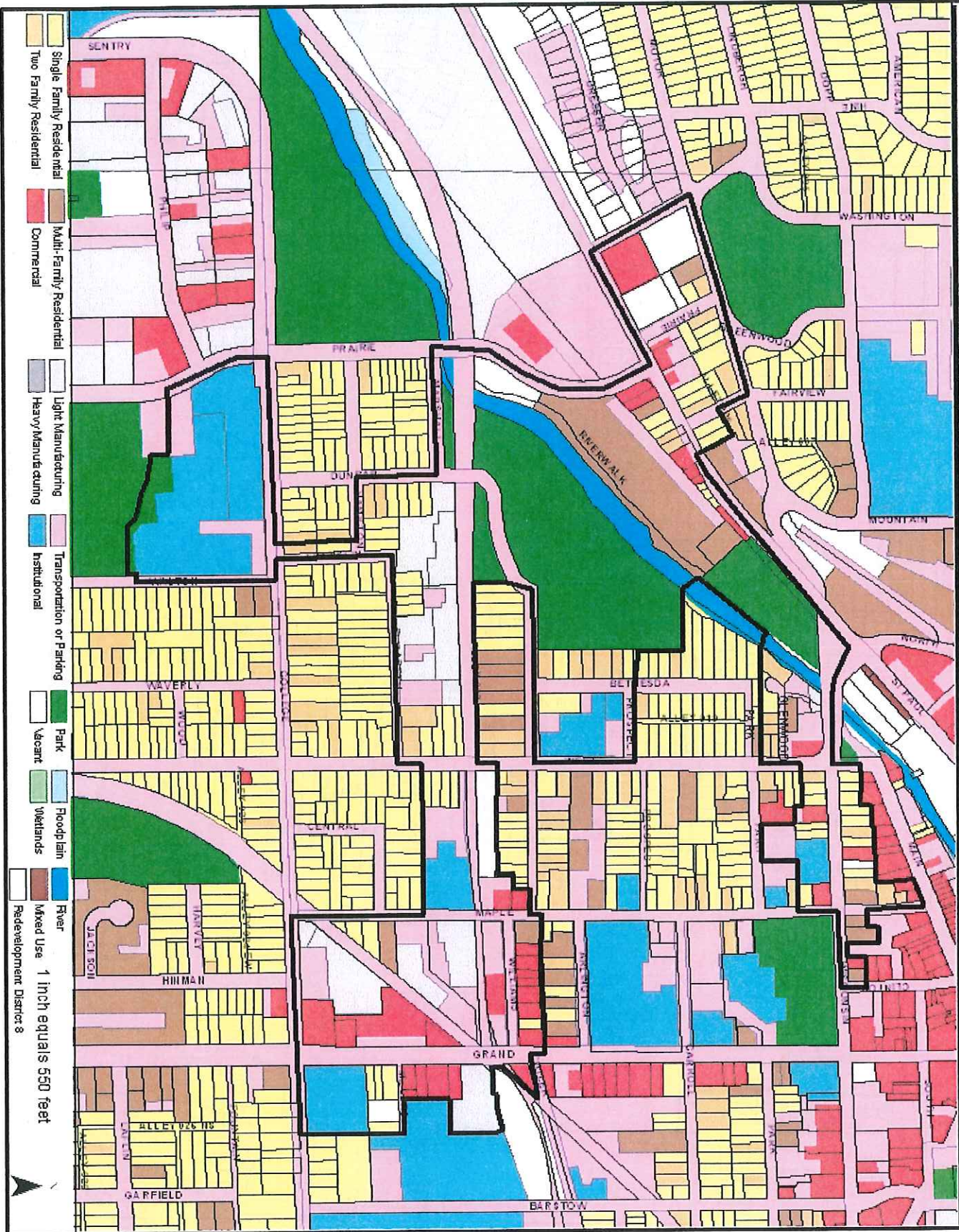


PROPOSED REDEVELOPMENT DISTRICT No. 8 BOUNDARIES

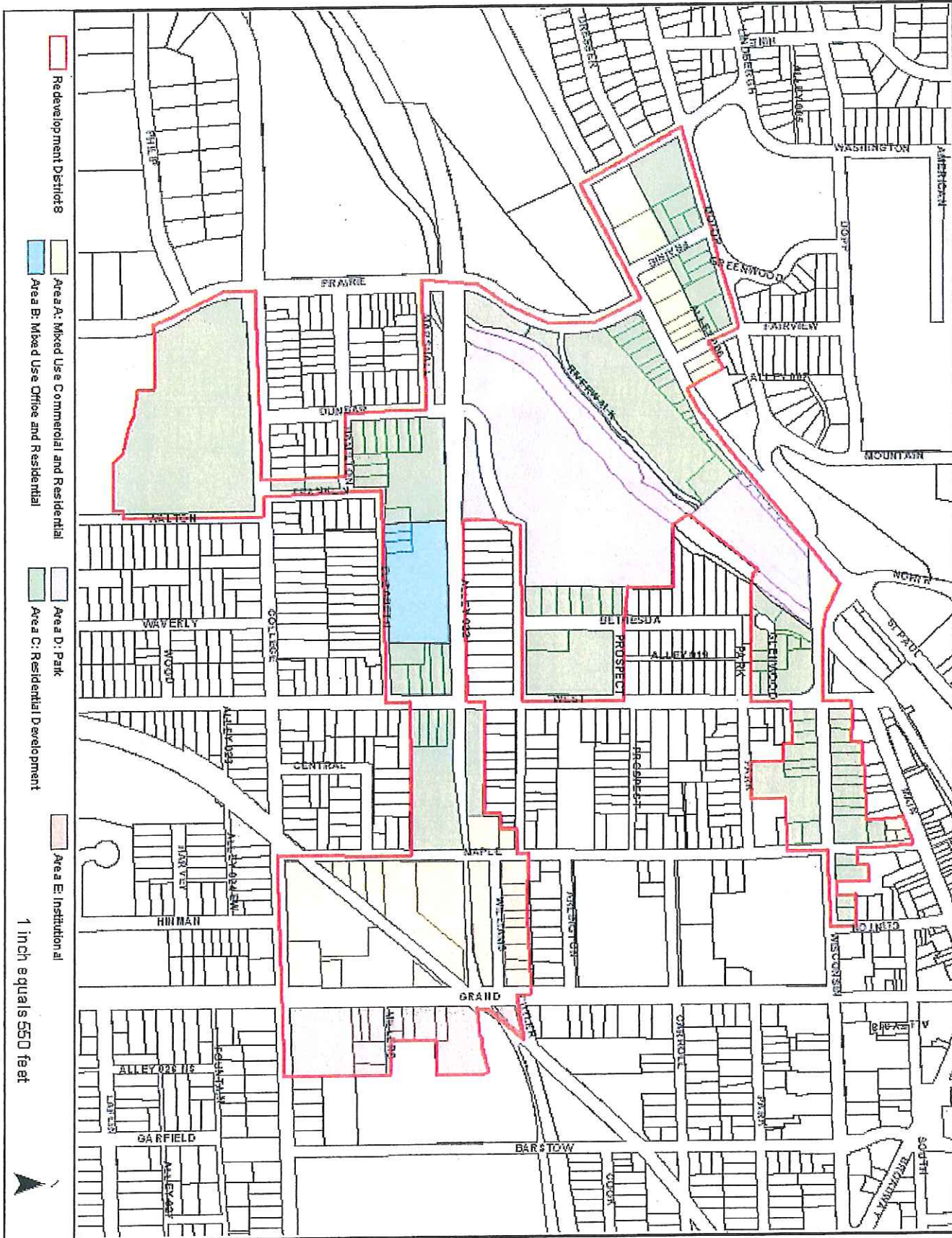
MAP 1



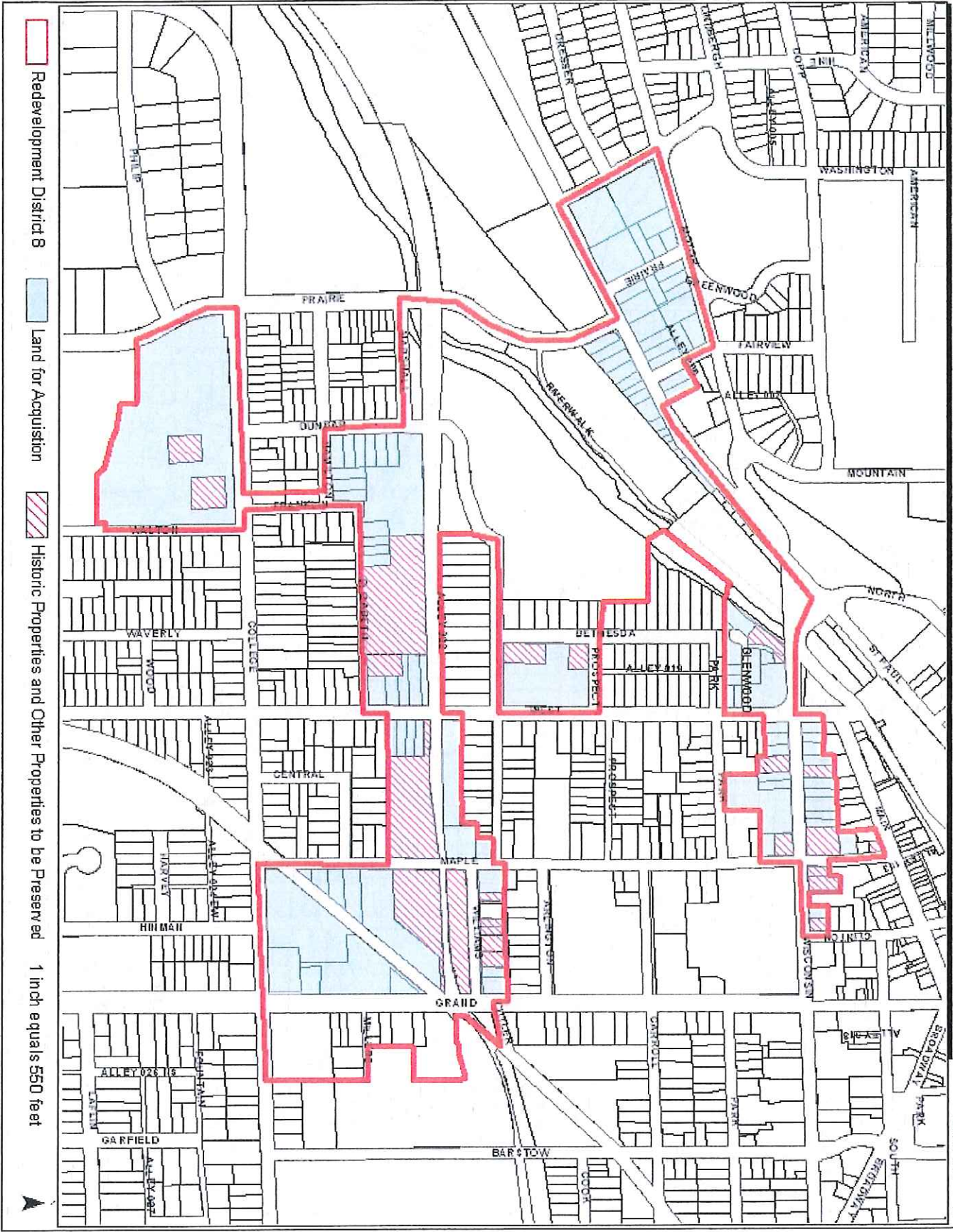
PROPOSED REDEVELOPMENT DISTRICT No. 8 EXISTING LAND USE MAP 2



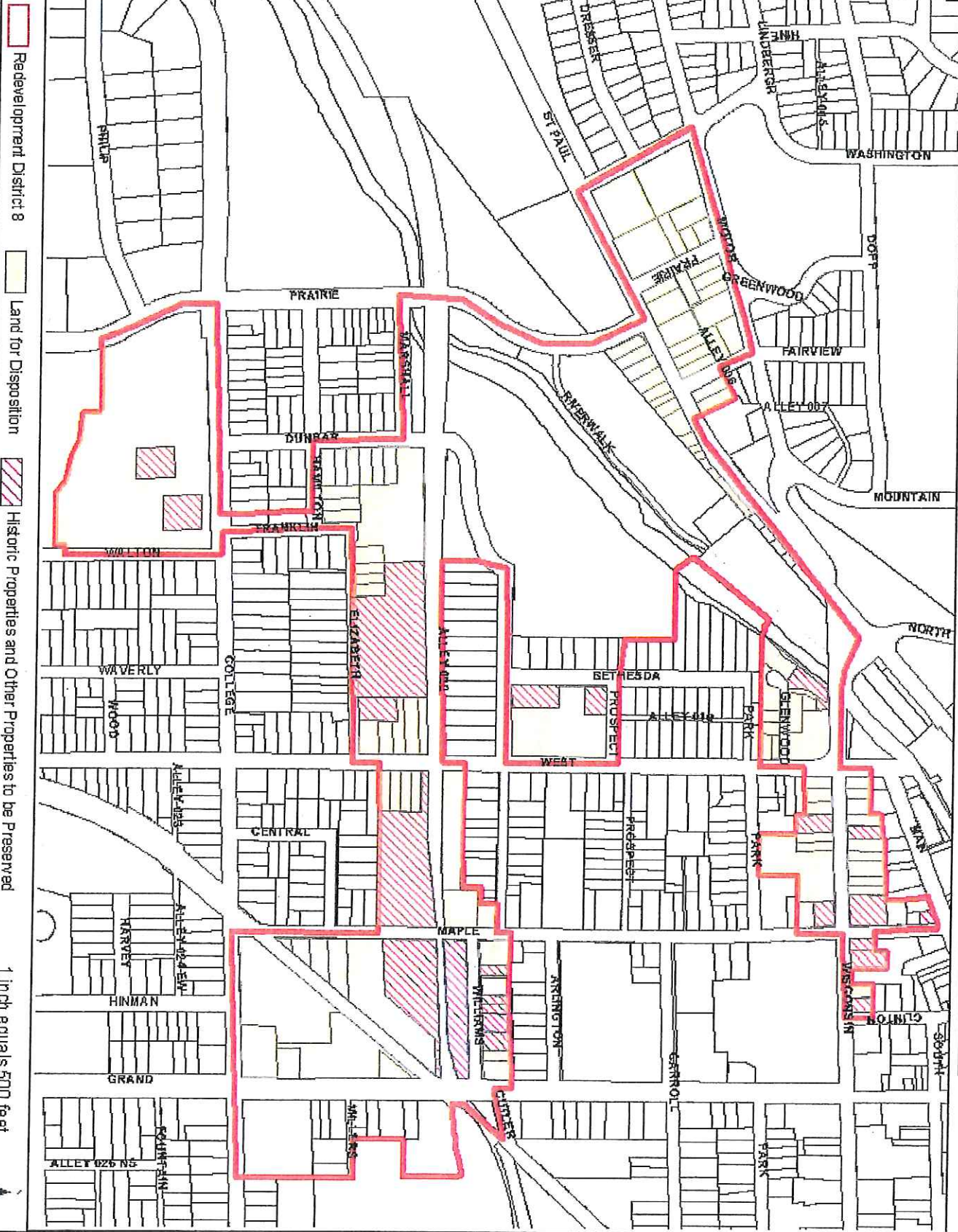
PROPOSED REDEVELOPMENT DISTRICT NO. 8 PROPOSED LAND USE MAP 3



PROPOSED REDEVELOPMENT DISTRICT NO. 8 LAND FOR ACQUISITION MAP 4



PROPOSED REDEVELOPMENT DISTRICT NO. 8 LAND FOR DISPOSITION MAP 5



**PLAN COMMISSION
RESOLUTION**

**WAUKESHA REDEVELOPMENT DISTRICT NO. 8
BOUNDARIES, BLIGHT REPORT, REDEVELOPMENT PROJECT PLAN**

At their February 21, 2007 meeting, the Waukesha Redevelopment Authority held a Public Hearing, said hearing to declare the area blighted and in need of blight elimination and to gain citizen comment on the boundaries and project plan. Wisconsin Statutes requires that the blight reports, boundaries, and the project plan be submitted to the local legislative body and that the proposed project area be a blight area in need of blight elimination; and,

WHEREAS, information regarding the blight (as defined by Section 66.1333 of the Wisconsin Statutes) was compiled in the "Blight Report for Waukesha Redevelopment District No. 8"; and,

WHEREAS, the Plan Commission has recommended that the Boundaries of the project be designated as recommended in the Waukesha Redevelopment Authority (as attached); and,

WHEREAS, the Plan Commission had determined that the area is blighted and in need of blight elimination as per the Blight Report, and has considered the proposed Boundaries and Redevelopment Project Plan.

THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That the boundaries of Waukesha Redevelopment District No. 8 be established as recommended by the Redevelopment Authority as follows. (See attached)
2. That the Redevelopment Project Plan for the district is hereby adopted by the City Plan Commission.
3. The Redevelopment Project Plan is consistent with the city's adopted Downtown/Central City Master Plan.
4. That the Blight Report, Boundaries and Redevelopment Project Plan be submitted to the Common Council for consideration.

Adopted this _____ day of _____ 2007.

Larry Nelson, Mayor

Attest:

Steven P. Crandell,
Director of Community Development



PROPOSED REDEVELOPMENT DISTRICT No. 8 BOUNDARIES

MAP 1

