

**DOWNTOWN**  
**6146**  
**HOUSEHOLDS**  
 within one mile

**4925**  
**Public Parking Stalls**

**70**  
**Retail Stores**

**Months of Farm Market**

**7500**  
**EMPLOYEES**

**12**  
**WORLD-CLASS PERFORMING SEAT ARTS CENTER**

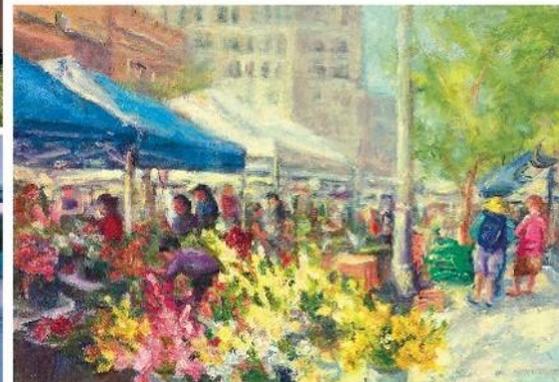
**10** Attractions & Museums

**470** HOTEL ROOMS

**65** RESTAURANTS  
**18** Live Music Venues  
 COFFEE SHOPS  
 PUBS & CLUBS

**110+** Community EVENTS

Welcoming **500,000+** Visitors



**1530** LAWRENCE UNIVERSITY STUDENTS **FROM 43** DIFFERENT COUNTRIES

**65,000 SQ. FT.** EXHIBITION CENTER **COMING SOON**

*The Perfect Space for Your Business!*

**ONE GREAT PLACE**



# 2018 Downtown Appleton Business Improvement District Operating Plan

## **Downtown Appleton Business Improvement District Operating Plan 2018**

### **I. Preface**

Wisconsin Act 184, signed into law in 1984, gives Wisconsin municipalities the power to establish business improvement districts (BIDs) within their communities upon petition of at least one property owner within the proposed district. The State Legislature created 66.1109 of the Wisconsin Statutes (the “BID Law”) to provide a mechanism by which business properties within an established district could voluntarily assess themselves to pay for programs aimed at promoting, developing, redeveloping, managing and maintaining the district. In many instances, BIDs are established in downtowns so property owners can jointly attract tenants and increase the value of their properties.

Business improvement district assessments are quite similar to traditional special assessments wherein property owners are assessed for improvements or services that benefit them. Unlike traditional special assessments, however, business improvement district assessments can be used to finance a wide range of activities, services, and improvements. Business improvement districts in Wisconsin have been used to fund a broad scope of activity including business retention and recruitment programs, marketing and promotional activities, environmental enhancement and maintenance programs, and crime prevention and security activities.

Pursuant to the BID Law, this shall be, when adopted, the 2018 Operating Plan for the Downtown Appleton Business Improvement District. This Operating Plan has been prepared by Appleton Downtown Incorporated (ADI).

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.

Further development of the District through establishment of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the district.
2. Existing public funding sources used to maintain and promote the district may not be sufficient. Unified development efforts will have to be financed with new private resources as well as existing public dollars.
3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone or the City of Appleton 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.
4. Use of the BID mechanism helps to ensure that the entire District will be promoted, programmed and developed as expeditiously as possible.

The property owners advocating the continuation of the BID view it as a method to build on work previously done in the community to improve the downtown. These property owners and the board of directors of Appleton Downtown Inc. have pledged to work cooperatively with other organizations and the City of Appleton to enhance the vibrancy and overall health of downtown Appleton.

This Plan, when adopted by the City Council of the City of Appleton, after public hearing and recommendation of the Plan Commission in the manner required by the BID Law, shall govern the BID for the calendar year of 2017 which shall be the Sixteenth “Plan Year”. However, it is anticipated that the BID shall continue to be so successful that it will be renewed, upon essentially the same terms and conditions for subsequent years, each of which shall be the “Plan Year”. In the manner allowed under Section 66.1109 (3)(b) of the BID Law, although with changes to the budget, work plans and assessment Appendices.

## II. Plan Development

This shall be the Business Improvement District Operating Plan for the Downtown Appleton Business Improvement District, for the year 2017.

### A. Plan of Action

The Plan of Action was developed by the BID and ADI Board of Directors and Standing Committees with approval from the BID and ADI Board of Directors. Those participating in this process were ever conscious of the need to represent the full membership of the BID and of ADI. The following Primary objectives, goals, initiatives and key performance indicators are identified in the Plan of Action (**Appendix A**)

### B. Goals and Objectives

The BID seeks to protect public and private investments in downtown Appleton and to attract new investment to the district. The BID exists to promote the orderly development of the district in cooperation with the City of Appleton, including implementation of the Downtown Plan (Chapter 14 of the Comprehensive Plan) and to develop, redevelop, maintain, operate, and promote the District. The BID shall work to preserve and improve economic, cultural, and social conditions within the District by facilitating partnerships of people and organizations to achieve mutual goals. The BID provides the necessary funding to plan, evaluate, facilitate and implement District development projects, planning activities, and promotional activities that fit within the identified mixed-use strategy for developing viable and sustainable markets that the District in downtown Appleton can serve.

### C. Benefits

Money collected by the BID under this plan will be spent within the District or for the benefit of the District, and used to help property owners attract and retain tenants, keep downtown clean, safe and attractive, increase the value of property downtown and expand on a strong brand and marketing campaign for downtown. **Appendix A** outlines the goals, objectives and initiatives for the plan year as they align with Chapter 14 Downtown Plan of the City of Appleton Comprehensive Plan.

### D. 2016 Annual Report

The 2016 annual report is attached. The total assessed value of properties for the District for 2016 was \$121,300,200 and experienced a .4% increase over the previous year. The vacancy rate of 19% was calculated based on a total of 227 total BID properties and represents a decrease of two percent over the previous year.

Also included as **Appendix B** is the 2017 Midyear BID review summary

#### E. 2018 Budget

All of the estimated expenditures of the BID are shown on **Appendix C**, the Budget. All of the expected expenditures will be financed by the collection of BID assessments and with other revenues generated by Appleton Downtown Incorporated and Creative Downtown Appleton Inc. CDA including but not limited to sponsorships and donations, ADI memberships, and by revenues of events and promotional activities. Ownership of all activities, programs, promotions, and events, along with any related revenues shall remain with ADI or CDA respectively but shall be applied to programs and services that further goals of the BID.

It is anticipated that the BID will contract with ADI to carry out the BID's Operational Plan, and that the BID will have no paid staff of its own. Funds collected through BID assessments shall be used to pay for this contract with ADI, and are expected to pay for about 30 percent of the costs projected by Appleton Downtown Inc. (ADI) and CDA to implement a full downtown management program. Additional funds will be raised by ADI from public and private sources to cover the remaining 70 percent, and any other projects not identified herein.

Except as identified herein, all expenditures will be incurred during the Plan Year. Any funds remaining on any line item above may be moved to another budget line item, as determined by the Board of the BID. Any unused funds remaining at the end of the year shall be deposited into a contingency fund for the following Plan Year. If any additional funds are received by the BID, whether from gifts, grants, government programs, or other sources, they shall be expended for the purposes identified herein, and in the manner required by the source of such funds, or, if the funds have no restrictions, in the manner determined by the Board of the BID, in keeping with the objectives of this BID Plan. All physical improvements made with these funds shall be made in the BID District. The location of other expenditures shall be determined by the BID Board, but for the benefit of the District.

#### F. Powers

The BID, and the Board managing the BID shall have all the powers authorized by law, and by this Plan, and shall have all powers necessary or convenient, to implement the Operating Plan, including, but not limited to, the following powers:

1. To manage the affairs of the District.
2. To promote new investment and appreciation in value of existing investments in the District.
3. To contract with Appleton Downtown Incorporated on behalf of the BID to implement the Operational Plan.
4. To develop, advertise and promote the existing and potential benefits of the District.
5. To acquire, improve, lease and sell properties within the District, and otherwise deal in real estate.
6. To undertake on its own account, public improvements and/or to assist in development, underwriting or guaranteeing public improvements within the District.
7. To apply for, accept, and use grants and gifts for these purposes.
8. To elect officers, and contract out work as necessary to carry out these goals.
9. To add to the security of the district.

10. To elect Officers to carry out the day to day work authorized by the BID Board, including signing checks and contracts on behalf of the Board, and to adopt, if the Board wishes, By-Laws governing the conduct of the Board and its Officers, not inconsistent with this Operating Plan.
11. To adopt by-laws related to the day to day operation of the Board and Board meetings.

G. Relationship to Plans for the Orderly Development of the City

Creation of a business improvement district to facilitate District development is consistent with the City of Appleton's Downtown Plan and will promote the orderly development of the City in general and downtown in particular.

H. Public Review Process

The BID Law establishes a specific process for reviewing and approving the proposed Operating Plan, and the boundaries of the proposed District. All statutory requirements to create the BID were followed.

**III. District Boundaries - -- no change has been made to this section from the previous year.**

The District is defined as those tax key parcels, which are outlined in pink and indicated by property in blue on **Appendix G**, attached hereto and incorporated herein by this reference, reflecting the parcels as they existed in the City of Appleton Assessor's records as of September 1, 2001. The District is generally bounded on the south by the south right of way line of Lawrence Street, on the north by the north right of way line of Franklin Street, on the east by the right of way line of Drew Street and on the west by the west right of way line of Richmond Street/Memorial Drive, with additional corridors extending north on Richmond Street to Packard Street and west along college Avenue to Badger Avenue. Properties zoned for commercial use by the City of Appleton Assessor on both sides of boundary streets are included in the District. The District includes 202 contributing parcels. Notwithstanding the parcels of property which are not subject to general real estate taxes, shall be excluded from the District by definition, even though they lie within the boundaries of the BID as in the map in **Appendix G**.

**IV. Organization – no change has been made to this section from the previous year.**

A. Operating Board

The BID Board ("Board") as defined below, shall be appointed by the Mayor of the City of Appleton, with substantial input from ADI and the property owners in the District. Appointments by the Mayor must be confirmed by the City Council and voted in by the BID Board. The appointments and confirmation shall be made before the commencement of the Plan Year for which the Operating Plan was adopted.

This Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, contracting for preparation of an annual report and audit on the District, annually considering and making changes to the Operating Plan including suggestions made by Appleton Downtown Incorporated and submitting the Operating Plan for the following Plan Year to the Common Council of

the City of Appleton for approval, and other powers granted in this Plan. This requires the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

**The BID Board shall be structured as follows:**

1. Board size maximum of 9
2. Composition – A majority (at least 5) members shall be owners or occupants of the property within the District. Any non-owner, non-occupant appointee to the Board shall be a resident of the City of Appleton. At least 2 members shall be representative of each of the 3 identified market sectors, service/retail, hospitality, and office. One member shall be a representative of the Mayor or City Council. Any Board member who because of transfer of ownership of property is no longer eligible to act as a representative for a particular sector, or where such transfer of property shall cause the make-up of the Board to fall out of compliance with this Operational Plan shall be replaced. The Board shall make a recommendation for replacement to the Mayor who shall appoint a new Board member within 30 days of the recommendation.
3. Term – Appointments to the Board shall be for a period of 3 years-for staggered terms, each ending on December 31 of the applicable year. The Board may remove by majority vote, any BID Board member who is absent for more than 3 meetings, without a valid excuse, and may recommend to the Mayor replacement members, which the Mayor shall act upon within 30 days of the recommendation.
4. Compensation – None.
5. Meetings – all Meetings of the Board shall be governed by Wisconsin Open Meetings Law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
6. Record keeping – Files and records of the Board’s affairs shall be kept pursuant to public records requirements.
7. Staffing – The Board may employ staff and/or contract for staffing services pursuant to this Plan and subsequent modifications thereof. Unless requested otherwise by the Board, and any staff members or employees of contractors may attend all meetings of the Board, but will not have voting authority.
8. Officers – The Board shall appoint a Chairman, Treasurer and Secretary, any two of the three of which shall have the authority to execute documents on behalf of the full Board, for the purposes authorized by the full Board, including the writing of checks. Attached Board list **Appendix D**
9. For purposes of this section “person” means an individual owner of a parcel, or a representative of an entity owner of such parcel. No one individual, and no more than one representative of any entity, may hold more than one Board position. If, during the course of a term, a Board member’s situation changes, so that they no longer fit the definition for that seat, such as by selling their parcel, they shall resign within 10 days of selling their parcel.

**B. Amendments**

This Operating Plan, when adopted, shall be the governing plan for the Plan Year. However, section 66.1109 (3) (b) of the BID Law requires the Board of the city to annually review and make changes as appropriate to the district Plan, when adopting a new Operating Plan for later Plan Years. Approval by the City’s Common Council of such Plan updates shall be conclusive evidence of compliance of such Plan with the BID Law.

The BID Law allows the BID to annually present amendments to its Plan. The following process for approval of the amended Plan will be followed.

1. A joint strategy session of the BID Board and the ADI Board of Directors will develop the objectives of the Operational Plan for the next Plan Year.
2. The proposed Goals and Objectives for the Plan Year will be drafted by Appleton downtown Incorporated Staff and submitted to the BID Board for review and input.
3. ADI Staff and Board will edit the plan and submit it to the BID Board for approval based on comments by the BID Board.
4. The BID Board will review the proposed BID Plan and submit to Planning Commission for approval.
5. The Common Council will act on the proposed BID Operational Plan for the following Plan Year.
6. The Mayor of Appleton will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members' terms.

It is anticipated that the BID will continue to revise and develop the master Operating Plan for later Plan Years, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein and therein.

Included in these changes for later Plan years will be changes in the BID budget and assessments.

**V. Finance Method - no change has been made to this section from the previous year.**

The proposed expenditures contained in Section II (D) above, will be financed with moneys collected from the BID assessment, and will be made, from time to time, throughout the year, in accordance with the BID Budget, attached hereto as Appendix C.

Moneys collected from BID assessments by the City will be used to pay Appleton Downtown Incorporated in accordance with the implementation contract between the BID and ADI

**VI. Method of Assessment - no change has been made to this section from the previous year.**

**A. Parcels Assessed – Appendix E**

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing, will be assessed with the exception of those parcels used solely for parking and those parcels subject to a recorded condominium declaration, and zoned for commercial use as shown on the City of Appleton Assessors records. Commercial Condominiums shall be assessed as if the entire building in which the Commercial Condominiums are located were not subject to the Condominium act and instead were assessed as one building, and the assessment for that entire building shall be levied against each Commercial Condominium unit in such proportion as the condominium assessments of that condominium are prorated, as defined in the Declaration of Condominium for that building. Real property used exclusively for residential purposes may not be assessed, as required by the BID Law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

The Business Improvement District reassessment was completed by the City of Appleton Assessor's Office. The current property assessment list was generated by the Assessor's office and reviewed by the Finance Department and BID Board. As is stated below, the assessment rate of \$2.50 for each \$1000 of assessed value remains for the thirteenth year with no increase recommended. The minimum and maximum also remain with no increase recommended.

B. Levy of Assessments

Special assessments under this Operating Plan are hereby levied, by the adoption of this Operating Plan by the City Council against each tax parcel of property within the District which has a separate tax key number, in the amount shown on the assessment schedule which is attached hereto as **Appendix E**.

The 2018 assessment shown in **Appendix E** was calculated as \$2.50 for each \$1000 of assessed value for each parcel in the District with no parcel assessed more than \$5,000 and no parcel assessed less than \$250, with parcels used solely for parking excluded, with parcels solely used for residences excluded, and with the adjustments for the Commercial Condominiums and adjustments for relocation of the caps and minimums. The assessment was based on the assessed value of that parcel (land and improvements) as shown in the records of the City Assessor's Office except as otherwise identified below. It is understood that some properties within the BID may be re-assessed. The changes in the tax assessment may impact the BID assessment for these properties.

The principal behind the assessment methodology is that each non-exempt parcel's owner should pay for District development in proportion to the benefit derived. Obviously, not every parcel in the District will benefit equally, nor should each parcel, regardless of size or value contribute in exact ration of property value. It is assumed that a minimum and maximum benefit can be achieved for each parcel, thus, minimum and maximum BID assessments have been established.

For those parcels identified as Commercial Condominiums, the minimum and maximum assessments shall be established for the entire building of which the Commercial Condominium is a part, in the ratios identified above.

C. Schedule of Assessments

The final form of this 2017 Operating Plan has attached as **Appendix E** are schedules of all the tax key numbers within the BID which are being assessed, and their assessment using this formula.

**The 2018 BID assessment total is anticipated to be \$196,751.25**  
**Assessment adjustments compared to previous year:**

<b>Added</b>	<b>Property Owner</b>	<b>Address</b>	<b>Adjustment amount</b>	
<b>Removed</b>				
31-2-0326-00	Gregory SR Gill	128 Durkee St.	+ 145,500	\$ (363.75)
<b>Increase</b>				
31-2-0004-00	311 COLLEGE AVE LLC	311 W. College Ave.	+ 26,300	\$ 65.75
31-2-0084-00	THEOBALD-APPLETON RENTAL	117 S APPLETON ST	+ 12,300	\$ 30.75
31-2-0238-00	STEPHEN EVANS	330 W COLLEGE AVE	+ 63,200	\$ 20.75
31-2-0243-00	BATRA HOSPITALITY GROUP INC	318 W COLLEGE AVE	+156,800	\$ 392.00
31-2-0340-00	BGO LLC Todd P Heid	308 E COLLEGE AVE	+ 12,800	\$ 32.00
31-3-0986-00	MCFLESHMAN'S COMMONS LLC	115 S STATE ST	+ 41,200	\$ 103.00
31-5-1101-00	400 NORTH LLC	400 N RICHMOND ST Unit 1	+ 115,000	\$ 287.50
31-5-1101-00	400 NORTH LLC	400 N RICHMOND ST Unit 3	+ 81,300	\$ 202.25
<b>Decrease</b>				
31-5-1184-00	CHRISTENSEN LAND CO	137 N RICHMOND ST	(89,000)	\$ (222.50)

D. Assessment Collection and Dispersal

The City of Appleton shall include the special assessment levied herein as a separate line item on the real estate bill for each parcel. The City shall collect such assessments with the taxes as a special assessment, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Plan.

All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes and shall carry the same penalties and interest if not so paid.

Any money collected by the City of Appleton for BID assessments shall be held by the City in a segregated account.

The City of Appleton Finance Department shall provide to the BID Board by the 15<sup>th</sup> day of each month or as requested a separate financial statement for the BID along with a list of collections and source of such collections identified by tax parcel number for which the amount was collected.

Any BID assessments collected by the City before or after the Plan Year for which the assessments were made shall be held by the city in a segregated account and are to be used by the BID Board in the manner as if received during the applicable Plan Year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Plan Year, as well as to delinquent and late payments made after the Plan Year.

The BID Board shall prepare and make available to the public and the City Council annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Plan to the City for the following year. Following the end of the fiscal year an independent certified audit shall be obtained by the Board, and which shall be paid for out of the BID Budget. Copies of the 2014 audit are available in the ADI office and a copy was submitted to the Community Development Department with this plan.

Disbursement of BID funds shall be made in accordance with approved BID Operational Plan and Budget. Disbursements for contracted services such as those provided by Appleton Downtown Incorporated shall be done on a reimbursement basis. Invoices and documentation of services performed shall be submitted on a monthly basis to the BID Board. The BID Board shall forward these invoices for payment to the City of Appleton Finance Department. The Finance Department shall issue payment on the invoice once it has received evidence that the expenditures are eligible for reimbursement in accordance with the BID Operational Plan and Budget. This reimbursement shall be made to the service provider within seven business days of the submittal of the request to the City.

The presentation of the proposed Plan to the City shall deem a standing order of the Board under 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 accounting method. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

#### E. Annual Report

The Board shall prepare an annual report as required by section 66.1109 (3) (c) of the Wisconsin Statutes. A copy of the 2015 report is attached.

The report shall include the required audit. The required audit shall be prepared by the auditing firm conducting the annual audit for the City of Appleton. The BID shall be solely responsible for payment of any funds specified for the BID Audit related to BID activities for said BID Audit. **2016 BID Audit DRAFT is attached.**

The City of Appleton Finance Department shall provide an estimate of the cost of said BID audit for the following year to the BID Board no later than September 1 of the previous year.

### VII. City Role

The City of Appleton is committed to helping private property owners in the District promote development. To this end, the City intends to play a significant role in the implementation of the Downtown plan. In particular, the City will:

1. Encourage the County and State Governments to support activities of the district.

2. Monitor and when appropriate, apply for outside funds, which could be used in support of the district.
3. Collect assessments and maintain a segregated account.
4. Provide disbursement of BID funds to service providers in accordance with the BID Operational Plan and Budget.
5. Contract with an auditing firm to conduct the Audit. Said firm shall be the same firm that conducts the City of Appleton annual audit.
6. Provide a cost estimate for said audit no later than September 1 for the following year.
7. Provide a separate monthly financial statement to the BID Board.
8. Review annual audits as required per 66.1109 (3) (c) of the BID Law.
9. Provide the BID Board through the Assessor's Office on or before June 1 each Plan Year, with the official City records on assessed value for each tax key number within the District, as of that date in each Plan Year, for purposes of calculating the BID assessment.
10. Adopt this plan in the manner required by the BID Law.
11. Appoint and confirm new BID Board members as required herein.

**VIII. Required Statements - no change has been made to this section from the previous year.**

The Business Improvement District Law requires the Plan to include several specific statements.

66.1109 (1) (f) (1.m): The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

66.1109 (5) (a) Property known to be used exclusively for residential purposes may not be assessed, and such properties will be identified as BID exempt properties.

66.1109(1)(f)(5): Michael, Best & Friedrich, LLP has previously opined that the Operating Plan complies with the provisions of Wis Stat. sec. 66.1109(1)(f)(1-4). Michael, Best & Friedrich, LLP has confirmed that, because no substantive changes are proposed in this amendment, no additional opinion is required.

**IX. Appleton Downtown Incorporated - no change has been made to this section from the previous year.**

**A. Appleton Downtown Incorporated**

The BID shall be a separate entity from Appleton Downtown Incorporated (ADI). ADI shall remain a private not-for-profit organization, not subject to the open meeting law, and not subject to the public records law except for its records generated in connection with its contract with the BID Board, and may, and it is intended, shall contract with the BID to provide services to the BID in accordance with the Plan. Any contracting with ADI to provide services to BID shall be exempt from the requirements of sec. 62.15, Wis. Stats., because such contracts shall not be for the construction of improvements or provision of materials. If the BID does contract for the construction of improvements or provisions of material, it shall follow the requirements of such statutes to the extent applicable to assure open, competitive procurement of contracts and purchases. Further, the annual

accounting required under 66.1109 (3) (c) Wis. Stats. Shall be deemed to fulfill the requirement of 62.15 (14) Wis. Stats. Ownership of assets of Appleton Downtown Incorporated shall remain solely with Appleton Downtown Incorporated.

A. Binding Clause

The adoption of this Operating Plan is subject to the BID Board contracting with Appleton Downtown Incorporated to carry out this Operational Plan, and if such contract is not entered into by the first day of the Plan Year, then the Plan shall be null and void.

**X. Severability and Expansion - no change has been made to this section from the previous year.**

The Business Improvement District has been created under authority of 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 Operating Plan should be amended by the Common Council of the City of Appleton as and when it conducts its annual budget approval and without necessity to undertake any other act.

All of the above is specifically authorized under 66.1109 (3) (b) of the BID Law.

If it is determined by a court or administrative body that the parcel of property not be subject to general real estate taxes may not be included within the District, then said parcels shall be excluded from the definition of the district.

All appendices are hereby incorporated by this reference.

# **APPENDIX A**

## **2018 Plan of Action**

# **APPLETON DOWNTOWN INC., BUSINESS IMPROVEMENT DISTRICT and CREATIVE DOWNTOWN APPLETON INC. 2018 Plan of Action**

## **Mission**

Our mission to establish a vibrant and accessible destination for business, learning, living and leisure is anchored in our focus to create an environment of success and sustainability for the new exhibition center, a robust employment center and a more liveable Downtown. Our strategic initiatives build support for an exceptional visitor experience, a strong business climate and an attractive, accessible and inclusive downtown where more people want to live.

## **OUR BRIGHT FUTURE**

As the City, ADI and its partners continue to plan and invest in downtown Appleton, they will be guided by the following vision and principles: “Downtown Appleton is a great American urban neighborhood and employment center with world class arts and entertainment.”

1. Fully embrace and leverage the diverse arts, cultural, and educational assets of the community
2. Invest in the growth of downtown neighborhoods with diverse housing options and residential amenities
3. Increase connectivity, trails, and recreation opportunities between the downtown, the Fox River, and the region
4. Foster a culture of walking and biking
5. Promote quality development along the Fox River by embracing the region’s industrial and natural heritage
6. Support diverse partnerships which make downtown more attractive for residents and visitors through: activities and events; public art and place making; on-going maintenance; and promotion and marketing
7. Create a safe, welcoming, inclusive and accessible downtown
8. Grow downtown as an employment center for the region
9. Continue to support events and entertainment which draw visitors to downtown Appleton
10. Support a destination Fox Cities Exhibition Center as a unique attraction and community asset
11. Support unique, independent businesses

## **MARKET FINDINGS**

The recently adopted Appleton Downtown Market Analysis identifies the following key assets and subsequent development and community priorities that reflect the public input and discussion throughout the plan development.

## **Key Assets**

1. Large daytime workforce
2. A thriving arts/entertainment/culture/educational scene
3. The Fox River, an extensive parks system, and growing trail network

4. Diverse events and programs draw thousands of visitors
5. Strong business mix
6. College Avenue, which is walkable and economically vibrant

#### **Development Priorities**

- Residential Development - A mix of multifamily, townhouse, and condo housing into downtown, with a focus north of College Avenue.
- Office Development - New office downtown, including north of College Avenue.
- Hospitality - Few deficiencies exist, more restaurants.
- Retail/Commercial - Focus on strategically filling existing spaces.
- City Center Plaza/Public Market - Explore public market concept.

#### **Community Priorities**

- Construction and Successful Operation of the Fox Cities Exhibition Center
- Balanced Riverfront Revitalization
- New or Remodeled Appleton Public Library
- Develop Ellen Kort Peace Park & Revitalize Jones Park
- A Walkable Downtown
- Strong Downtown Neighborhoods
- Traffic Flow Improvements
- Maximizing Use of Current Parking Assets
- Enhanced Streetscapes throughout Downtown
- Expand Public Art & Creative Culture
- Continued Partnership with Lawrence University

#### **Key Accomplishments from the Past Year**

Over the last 12 months our organization has experienced significant progress through several key initiatives and new projects including:

- Economic Development support including our involvement in the adoption of the Downtown Plan (Chapter 14) rewrite and market study. Development of support pieces including a new lifestyle piece designed to support business and resident attraction, a business recruitment video available to brokers and on our website and a market study summary piece. A state of the Downtown event was hosted in cooperation with the City of Appleton to share findings and announce the new TIF districts. A commercial and residential space open house was hosted to attract tenant interest.
- Expansion of the Downtown CARE (Clean.Assess.Refresh.Enhance) Program in cooperation with Riverview Gardens and the City of Appleton with the addition of a Gumbuster Machine and an afternoon team three days a week. The CARE program is designed to provide employability skills to those experiencing homelessness or other barriers to employment while providing general cleaning service to the public areas of the Downtown district.

- Contributions to the Creative Environment included our partnership on the Acre of Art sculpture project which placed 9 large scale sculptures for a two year period. The program will be an annual project to allow for rotating pieces and acquisition of a piece every two years. Support and coordination for the Neenah Papers mural which will enhance the trail experience along the river. Our partnership on Mile of Music, first steps in our pet friendly campaign, little libraries and continuing to enhance the public space areas with interactive games and art.

### **The State of Downtown Appleton**

The state of Downtown Appleton is strong. Across the nation there is a trend toward urban living amidst vibrant cultural districts. People, especially those without children, are desiring convenient, car-optional neighborhoods where residents can walk to work, shop and access entertainment. Downtown Appleton has benefited from this trend and the ADI and BID boards are optimistic that we are still in the very early stages of that trend.

Downtown Appleton has become the central social district in the area. ADI sponsored programs such as the Saturday Farm Market and Thursday concerts continue to grow in popularity. Special events such as the Mile of Music and Oktoberfest are attended by tens of thousands of people. With the Exhibition Center opening early 2018, Downtown Appleton is poised to see even greater growth in visitors.

The employer base in Downtown Appleton is thriving and demand for office space has increased of late. Opportunities exist to further engage workers to take advantage of what Downtown Appleton has to offer. The market study indicates leakage in grocery and more opportunity for experiential and specialty retail.

Downtown Appleton enjoys many assets, and the opportunity to better leverage these assets is exciting: a riverfront district that is growing in popularity; a highly regarded university that brings world-class entertainment to Downtown Appleton; and historic buildings that are the core of good urban design.

Statistics indicate that Appleton is one of the safest cities in the country. However, as more people come downtown there are more security incidents and a concern about the safety of downtown. More crowds also make it challenging to keep our downtown clean. Today, downtown cleanliness is of utmost importance. Increasing the accountability of the CARE program is expected to improve downtown cleanliness, but we need to do more and ensure that we have a long term solution in place for continued financial support and growth.

In the last 25 years Downtown Appleton has become more diverse racially and ethnically. It is increasingly obvious that we need to be proactive about inclusivity. This is a challenge that ADI is recently recognizing. ADI has much to learn and our goal for this year is to better understand how we can make positive improvements. We look forward to our participation in the formation of a business diversity council under the arm of the Fox Cities Chamber of Commerce and working together with the City's new diversity coordinator. Our goal is a downtown where ALL people feel safe and welcome.

Our work to create One Great Place is also about talent attraction. As the premier arts and entertainment district of the Fox Cities, downtown is a quality of life benefit highlighted by employers throughout the region to attract and retain a talented workforce. Employees are more often making a decision on job selection based on community and quality of life. By adopting a creative placemaking approach to activating public spaces, recruiting a healthy business mix and integrating public art, we position downtown for employment growth and increased residential capacity.

### **Forward**

For the next year, the ADI and BID board will continue to advance the three imperatives for advancing ADI's Mission:

1. ADI needs to continue to play a vital role in the launch of a successful Exhibition Center
2. Advance downtown living to increase the number of downtown residents and the economic diversity of those residents
3. Play a more integrated role in business recruitment and retention efforts in partnership with Downtown property owners

The Chapter 14 Downtown Plan will be implemented through seven initiatives and their associated strategies. The BID/ADI/CDA Plan aligns its work plan within the following initiatives and strategies.

## 2018 WORK PLAN

The following plan integrates Appleton Downtown Inc., Creative Downtown Appleton Inc. and the Business Improvement District. This work plan is aligned with the Initiatives and Strategies from Chapter 14 of the City of Appleton 2017 Comprehensive Plan – the Downtown chapter.

- **Major Partner** – ADI/BID/CDA is a primary partner, organizer, and contributor.
- **Contributor** – Another stakeholder owns this initiative, but ADI/BID/CDA will have significant execution responsibilities.
- **Support and Promote** – Another stakeholder owns this initiative and there is no apparent ADI/BID/CDA work effort, but ADI/BID/CDA leadership will help promote the effort and be present at key times to help explain how the initiative impacts or benefits downtown and ADI/BID/CDA.

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
#1 Urban Form & Design	1.1 Continue development of entry features on major routes into the downtown	Major Partner	Entry Signage for Downtown <ul style="list-style-type: none"> <li>• Develop an entry signage plan for main routes into downtown.</li> <li>• Work with the City and private funding partners to implement entry signage plan.</li> </ul>		X	X
	1.2 Continue to enhance the civic campus south of Lawrence Street	Support and Promote				
	1.3 Implement appropriate streetscaping projects throughout the downtown	Contributor	<ul style="list-style-type: none"> <li>• Develop a vision plan for streetscape improvements for the next three years.</li> <li>• Work with the City and private funding partners to implement.</li> <li>• Continue to fund the flowers in the planters along College Ave.</li> <li>• Re-imagine how to use the College Avenue wayfinding kiosks (e.g., display QR codes for parking app, ADI web site, etc.).</li> </ul>	X	X	X X
	1.4 Install sculpture, murals, and other art in public locations throughout the downtown	Major Partner	<ul style="list-style-type: none"> <li>• Be a partner on the Acre of Art program to support annual temporary sculptures.</li> <li>• Promote and curate additional mural art in the district.</li> </ul>		X	X

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	1.5 Continue to encourage quality urban design throughout the downtown through voluntary measures	Contributor	<ul style="list-style-type: none"> <li>Continue to offer the Façade Grant program for exterior building improvements.</li> <li>Create a set of façade standards to include with the grant and share with all buildings within the CBD.</li> </ul>	X	X	X
	1.6 Add flexible outdoor space throughout the downtown area	Major Partner	<ul style="list-style-type: none"> <li>Add more seating options to public spaces.</li> </ul>		X	X
#2 Tourism, Arts, Entertainment & Education	2.1 Maintain and strengthen the vitality of the arts and entertainment niche	Major Partner	<ul style="list-style-type: none"> <li>Continue to host 100+ events annually.</li> <li>Continue to partner with Mile of Music and Oktoberfest on event coordination.</li> <li>Continue to coordinate brand marketing and promotions.</li> </ul>	X	X	X
	2.2 Pursue opportunities to attract more artists and arts related businesses to the downtown	Contributor	<ul style="list-style-type: none"> <li>Provide exhibit and sales opportunities for local artisans.</li> </ul>			X
	2.3 Create new venues for arts and entertainment activities in the downtown	Contributor	<ul style="list-style-type: none"> <li>Create a “How To” guide for pop up shops and galleries to encourage more activity in underutilized or vacant spaces.</li> <li>Pursue sponsors for Jones Park amphitheater</li> </ul>		X	
	2.4 Continue to support the Fox Cities Exhibition Center as a vital component of the downtown	Contributor	<ul style="list-style-type: none"> <li>Assist the Convention and Visitors Bureau (CVB) and the Radisson with convention and event attraction.</li> <li>One Great Place for your convention promotion brochure and video.</li> <li>Implement the Ambassador program focused on connecting convention visitors to the downtown businesses &amp; attractions.</li> </ul>	X	X	X
				X	X	X
	2.5 Foster an arts education focus downtown	Support and Promote				

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	2.6 Create more Fox River to Downtown tourism opportunities and connections	Contributor	<ul style="list-style-type: none"> <li>• Include riverfront messaging and wayfinding in marketing and promotions.</li> <li>• Collaborate with other stakeholders to plan the provision of riverfront amenities (e.g., hot dog carts, and book sharing).</li> <li>• Continue to fund 40% of the trolley service for Thursday night, Friday night and all-day Saturday.</li> <li>• Promote the Fox Trot Trail app and create additional walking and biking routes to further enhance connectivity to the riverfront. Explore mobile apps as a more convenient alternative to paper maps</li> </ul>		X  X X	X  X
	2.7 Support creation of a new or remodeled library downtown, which will significantly contribute to the arts and culture of downtown Appleton	Support and Promote				
	2.8 Establish an Arts and Culture Plan for the City	Contributor	<ul style="list-style-type: none"> <li>• CDA to be a lead partner on the development of an arts and culture plan with the City of Appleton</li> <li>• Provide opportunities for multicultural inclusion in events and public art projects</li> </ul>		X X	X
#3 Neighborhood & Residential Development	3.1 Encourage mixed-use and mid-density residential redevelopment on under-utilized sites on the edge downtown	Contributor	<ul style="list-style-type: none"> <li>• Define trends and craft a vision and messaging for residential investment</li> <li>• Encourage second floor residential improvements to increase property values, retain tenants and increase rental rates</li> <li>• Partner with the City and private developers to identify sites for potential housing options and projects</li> <li>• Continue real estate investment club outreach</li> </ul>	X	X X X	
	3.2 Preserve and enhance historic neighborhoods adjacent to downtown	Support and Promote				

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	3.3 Promote development of neighborhood serving businesses to meet the basic shopping and service needs of downtown and nearby residents	Major Partner	<ul style="list-style-type: none"> <li>In partnership with the Downtown Appleton Neighborhood Group (DANG), administer a Downtowner survey to identify needs and desired amenities</li> <li>Explore the creation of a concierge service for downtown residents to provide an order process and pick up space for services such as grocery, dry cleaning, UPS pick up.</li> <li>Continue efforts to make downtown pet-friendly: waste stations, leash hooks, and a downtown dog park.</li> </ul>		X	
	3.4 Evaluate the need to amend the Zoning Code and other tools to facilitate redevelopment in mixed-use areas bordering the downtown CBD	Support and Promote				
	3.5 As future housing is added downtown, coordinate efforts with the Appleton Area School District (AASD)	Support and Promote				
	3.6 Enhance the image of downtown north of College Avenue	Contributor	<ul style="list-style-type: none"> <li>Microtarget spaces that are not safe, comfortable, or interesting for improvement. Partner with are residents, business and churches for quick, inexpensive improvements.</li> </ul>		X	X
	3.7 Support green energy and sustainable infrastructure development	Support and Promote	<ul style="list-style-type: none"> <li>Pursue electric car charging stations in downtown.</li> <li>Work with City DPW to develop a car optional plan</li> </ul>			X X
	3.8 Promote a broad spectrum of housing types within the downtown study area	Contributor	<ul style="list-style-type: none"> <li>Host a Tour of Homes event to showcase the variety and quality of downtown living options.</li> </ul>		X	
	3.9 Fund and implement a “Quiet Zone”	Contributor	<ul style="list-style-type: none"> <li>Develop a noise improvement plan in collaboration with the City of Appleton. Survey downtown residents regarding major noise sources.</li> </ul>		X	

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	3.10 Promote well-designed transitional areas between higher density development downtown and adjacent, largely single family neighborhoods	Support and Promote				
#4 Downtown Development & Business Retention	4.1 Sustain and grow the retail niches which have formed downtown	Major Partner	<ul style="list-style-type: none"> <li>Continue to offer a business Recruitment grant program</li> <li>Administer a business retention survey</li> <li>Increase brand and image marketing to highlight our retail nodes</li> <li>Continue to offer marketing grant to BID property tenants</li> </ul>	X	X	X
	4.2 Identify and aggressively recruit target industries	Major Partner	<ul style="list-style-type: none"> <li>Continue Business recruitment strategies that support the market analysis recommendations</li> </ul>	X	X	X
	4.3 Protect the existing retail blocks on College Avenue	Major Partner	<ul style="list-style-type: none"> <li>Continue grant programs: business recruitment, façade improvement, marketing</li> </ul>	X	X	X
	4.4 Add depth to retail nodes beyond College Avenue by encouraging new businesses on side streets and fronting Soldier's Square	Major Partner	<ul style="list-style-type: none"> <li>Continue Business recruitment strategies</li> </ul>	X	X	X
	4.5 Facilitate and pursue entrepreneurial business development in the downtown	Contributor	<ul style="list-style-type: none"> <li>Participate in the development of a Business Diversity Council</li> <li>Coordinate an entrepreneur focused session or round table at annual State of the Downtown event with regional partners.</li> </ul>		X	X

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	4.6 Create opportunities for smaller offices and business services to locate downtown, including north of College Avenue	Major Partner	<ul style="list-style-type: none"> <li>Continue Business recruitment strategies</li> <li>Continue to host an annual State of the Downtown event</li> </ul>	X	X X	X X
	4.7 Maintain an environment favorable to larger employers in the downtown	Major Partner	<ul style="list-style-type: none"> <li>Expand our message about the role downtown and ADI's work plays in talent attraction for the region</li> </ul>	X	X	X
	4.8 Support private sector efforts to redevelop and invest in downtown	Major Partner	<ul style="list-style-type: none"> <li>Continue to host an annual State of the Downtown event and actively distribute recruitment and market analysis materials to brokers and developers</li> <li>Continue grant programs: business recruitment, façade improvement, marketing</li> </ul>		X X X	
	4.9 Implement the block level conceptual ideas contained in Section 4 of the full chapter	Support and Promote				
#5 Mobility and Parking	5.1 Support Access Appleton initiatives through the City and BID	Contributor	<ul style="list-style-type: none"> <li>Continue to include accessibility improvements in façade grant criteria in partnership with Access Appleton.</li> </ul>	X	X	X
	5.2 Continue to proactively address real and perceived parking needs as they arise	Support and Promote	<ul style="list-style-type: none"> <li>Coordinate a parking promotion to highlight the parking App, ramps, variety of meters, best practices etc.. Social, window clings, ads</li> </ul>	X	X	
	5.3 Improve pedestrian and bicycle connections to and through the downtown	Support and Promote	<ul style="list-style-type: none"> <li>Create and promote new walking and biking routes with an App.</li> <li>Encourage enforcement of the Walk Your Wheels city campaign</li> </ul>		X X	
	5.4 Implement the recommendations contained in the 2016 Downtown Mobility Plan	Support and Promote	<ul style="list-style-type: none"> <li>Participation in Appleton Street reconstruction project</li> </ul>		X	X

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	5.5 Endorse a system of public transportation centered on downtown	Support and Promote	<ul style="list-style-type: none"> <li>Continue to fund 40% of the trolley service for Thursday night, Friday night and all-day Saturday.</li> </ul>		X	X
	5.6 Plan, design, and implement bike and pedestrian wayfinding signage	Support and Promote				
	5.7 Promote downtown development best practices which encourage walkability	Contributor	<ul style="list-style-type: none"> <li>Add question to the annual business survey to share block improvements to neighboring building facades or infrastructure</li> <li>Continue support for CARE program to keep Downtown clean (more in management)</li> </ul>	X	X	
#6 Downtown Management	6.1 Update the Downtown Plan as initiatives are completed or new opportunities arise	Support and Promote	<ul style="list-style-type: none"> <li>Continued participation in plan reviews</li> </ul>		X	X
	6.2 Uphold support for Appleton Downtown, Inc. and the Business Improvement District	Major Partner	<ul style="list-style-type: none"> <li>Manage cooperative agreement between the BID and ADI</li> <li>Revise ADI Operating Model to increase bandwidth available for non-event projects</li> <li>Complete an event and promotion ROI evaluation including business survey responses, board and staff reviews</li> <li>Create a more structured internship program to work with high school and college students</li> <li>Enhance our social media depth with original content creation including a podcast series</li> </ul>	X	X X X X	X

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	6.3 Ensure the cleanliness and safety of the downtown and surrounding neighborhoods	Major Partner	<ul style="list-style-type: none"> <li>Add monitoring mechanisms to the CARE program, in partnership with Riverview Gardens and the City of Appleton, to ensure regular pickup of all downtown areas.</li> <li>Work with law enforcement, business, and residents to develop a security strategy for side streets and transitional areas between downtown and neighborhoods.</li> <li>Provide diversity training sessions for our members that reflects our aspiration for all cultures and communities of people to feel safe and welcome downtown. Include in podcast</li> <li>Implement residential garbage strategies for shared container areas</li> <li>Continue to manage the cooperative agreement for a Washington Square security guard</li> </ul>	X   X X	X  X  X X	
	6.4 Continue to explore potential for formation of a Riverfront Business Improvement District (BID)	Major Partner	<ul style="list-style-type: none"> <li>Adoption of riverfront BID in 2018 for budget year 2019</li> </ul>		X	
#7 Public Spaces & Riverfront	7.1 Complete proposed trail segments along the Fox River	Support and Promote	<ul style="list-style-type: none"> <li>Continue involvement in Ellen Kort Park planning and encourage the trail connection to Jones Park</li> </ul>		X	X
	7.2 Construct a grand stair case and similar stair and ramp linkages which connect downtown to the river	Support and Promote				
	7.3 Consider developing a civic plaza on a portion of the YMCA ramp site when it comes down	Support and Promote				
	7.4 Plan, design, and construct improvements to Jones Park and Ellen Kort Peace Park	Contributor	<ul style="list-style-type: none"> <li>Recruit private funding for Jones Park stage and participate in final design</li> </ul>		X	X

Initiatives	Strategies	ADI/BID/CDA Role	Work Plan	BID Funded	2018	Thru 2020
	7.5 Continue to support public and private efforts to identify and develop pocket parks, alleyways, and other pedestrian opportunity zones off of College Avenue	Major Partner	<ul style="list-style-type: none"> <li>• Creative Downtown to revisit exploration of alley between Radisson and Durty Leprechaun for a mini pocket park as well as additional opportunities</li> <li>• Request process for city ordinance amendment to allow licensed permitted rooftop patios</li> </ul>		X	X
	7.6 Promote the identity of the riverfront through creative use of lighting	Support and Promote	<ul style="list-style-type: none"> <li>• Research LED lighting options used in neighboring communities engage Creative Downtown committee</li> </ul>		X	
	7.7 Support creation of a new or remodeled library downtown providing space for contemplation, creation and collaboration.	Support and Promote	<ul style="list-style-type: none"> <li>• Support the inclusion of the library in a downtown mix used facility</li> </ul>		X	
	7.8 Continue both public and private redevelopment along the Fox River Corridor	Major Partner	<ul style="list-style-type: none"> <li>• Adoption of riverfront BID in 2018 for budget year 2019</li> </ul>		X	

# **Appendix B**

## **2017 Midyear Review**

<b>Goal A: The premier destination of the Fox Cities</b>	<b>Initiatives</b>	<b>update</b>	<b>Progress Summary</b>
<b>Objective: Convention and visitor attraction</b>	Assist the Convention and Visitors Bureau (CVB) and the Radisson with convention and event attraction		inactive incomplete
	Continue to host 100+ events annually	To date we have hosted	active ongoing
	Advocate for the redevelopment of Jones Park including the addition of an amphitheater	Jennifer sat on the planning committee and is pursuing a funder for the ampitheater stage. Estimates are \$1M. The park will also include a new concession and bathroom building, playground and water spray features. The new walkway will help increase access and safety as well.	active incomplete
	Continue to partner with Mile of Music and Octoberfest on event coordination	ADI continues and the license holder for MoM and will manage logistics for the outdoor events.	active incomplete
<b>Tell the One Great Place Story</b>	Enhance our social media depth with content creation	Working with B Connected has increased our social media engagement - attached is a comparison from last August to current month.	active ongoing
	One Great Place for your convention promotion	No progress: goal a video and brochure	inactive incomplete
	Expand our message about the role downtown and ADI's work plays in talent attraction for the region	New video on business recruitment and a new one planned for employee attraction for downtown businesses to use.	active incomplete
<b>Provide an exceptional visitor experience</b>	Develop an Ambassador program focused on enhancing the convention visitor's experience outside of the Exhibition Center	Framework is outlined. Roles and responsibilities, No budget yet,	inactive incomplete
	Explore opportunities to connect visitors to the riverfront	Riverfront BID proposal could include funding for wayfinding signage project	active incomplete

	Continue the CARE program in partnership with Riverview Gardens and the City of Appleton	CARE program operating and adding an afternoon team to run the gumbuster. New equipment purchased. Video created to share with our members.	active ongoing
	Plan to respond to visitor feedback	ongoing - should we track outside inquiries each week?	active ongoing
<b>Goal B: A liveable and walkable downtown neighborhood</b>	<b>Initiatives</b>	<b>update</b>	<b>Progress Summary</b>
<b>Increased residential demand and capacity</b>	Define trends and craft a vision and messaging for residential investment	lifestyle piece in process and market summary piece in process	active incomplete
	Host a Tour of Homes event to showcase the variety and quality of downtown living options	Postponed and needing a new format to feature downtown living. Home Builders model is not going to work for this event.	inactive incomplete
	Encourage second floor residential improvements to increase property values, retain tenants and increase rental rates	Need to strengthen our connection with property owners with a focus on residential. Open House event received poor feedback and almost no participation	inactive incomplete
	Partner with the City and private developers to identify sites for potential housing options and projects	no progress	inactive incomplete
<b>Enhanced walkability</b>	Continue to support and expand the Downtown CARE program (Clean.Assess.Refresh.Enhance) in partnership with Riverview Gardens and the City of Appleton		active ongoing
	Add more seating options to public spaces	New decorative bench is going into the parklet. More chairs in Houdini went out	active ongoing
	Add dog friendly amenities to the district	SLOW progress. Need to send DPW request to install in a tree planter. Parks Dept said no to our request.	active incomplete
	Promote the Fox Trot Trail to further enhance connectivity to the riverfront	Our staff fills the trail map box often, we also hand out maps at Farm Market	active ongoing

	Explore the creation of a dog park within the district on private property or within an existing park.	no progress	inactive incomplete
<b>Strengthened Neighborhood</b>	In partnership with the Downtown Appleton Neighborhood Group (DANG), administer a Downtowner survey to identify needs and desired amenities	no progress	inactive incomplete
	Establish a grocery store recruitment taskforce	no progress	inactive incomplete
	Explore amenities like: bike, kayak and car sharing programs	Continued conversation on community bike share also relationship building with Recyclist, Social station and seqway tours	active ongoing
	Work with law enforcement, business and residents to develop a security strategy with specific initiatives for the 2018 plan.	focus has been washington square area and around the Library. Request being drafted to be submitted to DPW for consideration for a fence	active incomplete
	Develop a residential garbage strategy	working on Johnston street area - larger container, removed enclosure, working on new recycling contract	active ongoing
<b>Goal C: A healthy business climate</b>	<b>Initiatives</b>	<b>update</b>	<b>Progress Summary</b>
Entrepreneurism Support	Continue grant programs: business recruitment, façade improvement, marketing	slow progress on façade users this year.	active ongoing
	Distribute new market study data	City contracted for a summary piece, scheduled state of downtown event August 2	active ongoing
	Participate in the development of a Business Diversity Council	Progress held until new diversity coordinator hired by the city also Chamber involvement	
	Provide exhibit and sales opportunities for local artisans	Farm Market and Art on the town, acre of art, helped LU with Rabbit gallery location	active ongoing

Employment Center Growth	Develop a multimedia business recruitment packet in partnership with the City of Appleton and the Fox Cities Regional Partnership	Business recruitment video complete, lifestyle piece in progress, package with Executive summary DT plan and market study summary piece, also a video for employee recruitment	active ongoing
	Present and distribute new Downtown plan initiatives and opportunities at a development summit and open house event	event scheduled for August 2 Radisson	active incomplete
	Administer a business retention survey	no progress	inactive incomplete
Riverfront Development Support	Riverfront BID feasibility task force	Task force progress held for property visits. Behind on our timeline - target for 2018 unobtainable	active incomplete
<b>Goal D: An inclusive physical and social architecture</b>	<b>Initiatives</b>	<b>update</b>	<b>Progress Summary</b>
Improved accessibility	Continue to include accessibility improvements in façade grant criteria in partnership with Access Appleton	Purchased a flex bell. Reached out to Blue Moon for try. Business owner was worried about it being damaged or stolen. City has also inquired about the Big Bell for internal offices. Applied for an AARP grant to purchase 6 Big Bell and ramp systems to grant to businesses with access barriers	active ongoing
	Preparation for Mobility study recommendations: communication and parking adjustments	little progress. Promotion of the parking app, credit card use.	active ongoing
	Add bike friendly amenities	no new progress after the bike fix it station went in	inactive incomplete
	Participate in Jones Park renovation planning	Part of the planning team for the design and working on recruitment for a supporter for the ampitheater.	active ongoing
	Bike to work program established	no progress	inactive incomplete

An inclusive environment	Provide diversity training sessions for our members that reflects our aspiration for all cultures and communities of people to feel safe and welcome downtown	With new diversity coordiantor hired will schedule a time to meet with her and request trainings or ask her to host a podcast for our members	inactive ongoing
	Provide opportunities for multicultural inclusion in events and public art projects	May art on the town featured cultural art,	active ongoing
	Adopt a policy for vendor and sponsor conduct at ADI events	Policy required signature	active complete
Activated public spaces	Develop an arts and culture plan in partnership with Fox Arts Network (FAN)	City will be taking the lead to establish a public art commission.	inactive incomplete
	New placemaking initiatives that create social and safe public places	Facilitated Neenah Paper mural process. Sculpture Valley partner on Acre of Art	

# **APPENDIX C**

**2017**

**Budget**

## Business Improvement District Budget 2018

### BUSINESS IMPROVEMENT DISTRICT PROPOSED 2018 BUDGET

#### REVENUE

	2018 Proposed Budget
BID Assessments	196,750
Carry Over from Prior Year	
Cancelled Special Assessment	
Interest Income	
Total	<b>196,750</b>

#### EXPENSES

<b>Contracted Services</b>		
	ADI Staff	50,000
	Security Washington Sq	2,500
<b>Administrative</b>		6,750
	Telephone	
	Food/Provisions	
	Office Supplies	
	Postage	
	Conferences/Workshops	
	Dues, Fees, Subscriptions	
	Space Lease/Rental Fees	
	General Insurance	
	Parking Permits	
	Internet Fees	
	Office Equipment Repairs & Maint.	
<b>BID Audit/Accounting Services</b>		2,500
<b>Marketing</b>		65,000
	Website	

	Image Advertising	
	Design services	
<b>Economic Development</b>		
	Façade Grants	20,000
	Marketing Grant	10,000
	Recruitment Grant	10,000
	Business Recruitment	10,000
	- Recruitment Packet	
	- Advertising	
<b>Maintenance &amp; Concierge services</b>		
	Maintenance	15,000
	Ambassador program	5,000
		<b>196,750</b>

# APPENDIX D

## 2018 BID Board List

<b>Board Member</b>	<b>Business</b>	<b>Category</b>
Monica Stage – Treasurer	City of Appleton	City Government
Pam Ulness	Ulness Health and Downtown Resident	Property owner / service & Residential
Brad Schweb	Newmark Grubb Pfefferle	Property owner representative
Gary Schmitz – President	Universal Insurance	Business office / service
Steve Winter	Real Estate developer	Property Owner / retail
Mark Behnke – Secretary	Behnke Enterprises	Property Owner / hospitality & Retail
Jason Druxman	Avenue Jewelers	Retail & property/co-owner
Leah Fogle	Appleton Beer Factory	Hospitality owner
Nate Weyenberg	Angels Forever Windows of Light	Property Owner / retail

# **Appendix E**

## **Schedule of Assessments**

BID assessments for 2018 tax year

FULLTAXKEY	Full name	Property Address	Prop Unit	Prop City	Prop State	Prop Zip	Improvements	Land Value	Total Value	% condo	Assessment	Total Assessment
31-0-0044-00	BEHNKE PROPERTIES LLC	119 E COLLEGE AVE		APPLETON	WI	54911	269000	0	269000		\$ 672.50	\$ 672.50
31-0-0069-00	BEHNKE PROPERTIES LLC	109 W COLLEGE AVE		APPLETON	WI	54911	259300	0	259300		\$ 648.25	\$ 648.25
31-0-0337-00	BGO LLC	304 E COLLEGE AVE		APPLETON	WI	54911	73500	0	73500		\$ 183.75	\$ 250.00
31-0-0976-02	MAI VANG	104 S MEMORIAL DR		APPLETON	WI	54911	37300	0	37300		\$ 93.25	\$ 250.00
31-2-0002-00	WP & R INC	303 E COLLEGE AVE		APPLETON	WI	54911	161200	128600	289800		\$ 724.50	\$ 724.50
31-2-0003-00	NOYCE MANAGEMENT LLC	305 E COLLEGE AVE		APPLETON	WI	54911	84300	54900	139200		\$ 348.00	\$ 348.00
31-2-0004-00	311 COLLEGE AVE LLC	311 E COLLEGE AVE		APPLETON	WI	54911	109000	43000	152000		\$ 380.00	\$ 380.00
31-2-0007-00	JIMMY PHIMMASENE	321 E COLLEGE AVE		APPLETON	WI	54911	237800	68300	306100		\$ 765.25	\$ 765.25
31-2-0017-00	LOUBERTS PROPERTIES LLC	233 E COLLEGE AVE		APPLETON	WI	54911	281400	68600	350000		\$ 875.00	\$ 875.00
31-2-0020-00	PETER ISAKSON	227 E COLLEGE AVE		APPLETON	WI	54911	81100	30700	111800		\$ 279.50	\$ 279.50
31-2-0021-00	THOMAS GREENE ET AL	225 E COLLEGE AVE		APPLETON	WI	54911	82600	32100	114700		\$ 286.75	\$ 286.75
31-2-0022-00	JAY PLAMANN	223 E COLLEGE AVE		APPLETON	WI	54911	111700	59400	171100		\$ 427.75	\$ 427.75
31-2-0023-00	SJSOCZKA LLC	219 E COLLEGE AVE		APPLETON	WI	54911	40400	59400	99800		\$ 249.50	\$ 250.00
31-2-0025-00	ANTHONY MUELLER	217 E COLLEGE AVE		APPLETON	WI	54911	85900	59400	145300		\$ 363.25	\$ 363.25
31-2-0026-00	KORN ACQUISITIONS R.E. LLC	215 E COLLEGE AVE		APPLETON	WI	54911	268900	59700	328600		\$ 821.50	\$ 821.50
31-2-0027-00	STUDIO 213 LLC	213 E COLLEGE AVE		APPLETON	WI	54911	129400	59700	189100		\$ 472.75	\$ 472.75
31-2-0029-00	JOSEPH WELLS	209 E COLLEGE AVE		APPLETON	WI	54911	84700	118900	203600		\$ 509.00	\$ 509.00
31-2-0030-00	JOSEPH WELLS	207 E COLLEGE AVE		APPLETON	WI	54911	51700	59400	111100		\$ 277.75	\$ 277.75
31-2-0031-00	JOSEPH WELLS	201 E COLLEGE AVE		APPLETON	WI	54911	203600	125500	329100		\$ 822.75	\$ 822.75
31-2-0038-00	BEHNKE PROPERTIES LLC	101 E COLLEGE AVE		APPLETON	WI	54911	188400	37900	226300		\$ 565.75	\$ 565.75
31-2-0039-00	SOMA CORPORATION	103 E COLLEGE AVE		APPLETON	WI	54911	437300	122300	559600		\$ 1,399.00	\$ 1,399.00
31-2-0040-00	RAYMON ASPLUND	107 E COLLEGE AVE		APPLETON	WI	54911	124000	49400	173400		\$ 433.50	\$ 433.50
31-2-0041-00	DKS REALTY WISCONSIN IV LLC	109 E COLLEGE AVE		APPLETON	WI	54911	93700	53000	146700		\$ 366.75	\$ 366.75
31-2-0042-00	DKS REALTY WISCONSIN IV LLC	111 E COLLEGE AVE		APPLETON	WI	54911	82100	53000	135100		\$ 337.75	\$ 337.75
31-2-0043-00	PETER ISAKSON	113 E COLLEGE AVE		APPLETON	WI	54911	92000	55100	147100		\$ 367.75	\$ 367.75
31-2-0044-00	BEHNKE PROPERTIES LLC	115 E COLLEGE AVE		APPLETON	WI	54911	104600	152900	257500		\$ 643.75	\$ 643.75
31-2-0046-00	BEHNKE PROPERTIES LLC	121 E COLLEGE AVE		APPLETON	WI	54911	113200	46400	159600		\$ 399.00	\$ 399.00
31-2-0047-00	ECO PROPERTIES LLC	123 E COLLEGE AVE		APPLETON	WI	54911	98700	44900	143600		\$ 359.00	\$ 359.00
31-2-0048-00	SOMA CORPORATION	125 E COLLEGE AVE		APPLETON	WI	54911	165500	47500	213000		\$ 532.50	\$ 532.50
31-2-0049-00	BEHNKE PROPERTIES LLC	127 E COLLEGE AVE		APPLETON	WI	54911	126100	58700	184800		\$ 462.00	\$ 462.00
31-2-0050-00	BEHNKE PROPERTIES LLC	129 E COLLEGE AVE		APPLETON	WI	54911	171200	58700	229900		\$ 574.75	\$ 574.75
31-2-0051-00	TAYLOR-CHANCE LLC	133 E COLLEGE AVE		APPLETON	WI	54911	247600	58700	306300		\$ 765.75	\$ 765.75
31-2-0051-01	GREENSIDE PROPERTIES LLC	135 E COLLEGE AVE		APPLETON	WI	54911	135600	61900	197500		\$ 493.75	\$ 493.75
31-2-0069-00	BEHNKE PROPERTIES LLC	107 W COLLEGE AVE		APPLETON	WI	54911	120000	90100	210100		\$ 525.25	\$ 525.25
31-2-0070-00	SAFFORD BUILDING LLC	101 W COLLEGE AVE		APPLETON	WI	54911	1789000	133100	1922100		\$ 4,805.25	\$ 4,805.25
31-2-0072-00	APPLETON CENTER ASSOCIATES	100 W LAWRENCE ST		APPLETON	WI	54911	6117400	519100	6636500		\$ 16,591.25	\$ 5,000.00
31-2-0074-00	BMO HARRIS BANK NA	221 W COLLEGE AVE		APPLETON	WI	54911	2318100	480300	2798400		\$ 6,996.00	\$ 5,000.00
31-2-0078-00	BAD BADGER INVESTMENTS LLC	215 W COLLEGE AVE		APPLETON	WI	54911	207500	98400	305900		\$ 764.75	\$ 764.75
31-2-0079-00	SOMA CORPORATION	211 W COLLEGE AVE		APPLETON	WI	54911	308100	146200	454300		\$ 1,135.75	\$ 1,135.75

31-2-0080-00	TUSLER PROPERTIES LLC	207 W COLLEGE AVE		APPLETON	WI	54911	214300	73000	287300		\$	718.25	\$ 718.25	\$	718.25
31-2-0081-00	STEVEN HECKENLAIBLE	205 W COLLEGE AVE		APPLETON	WI	54911	231800	43200	275000		\$	687.50	\$ 687.50	\$	687.50
31-2-0082-00	CLEO'S REAL ESTATE PARTNERSHIP	203 W COLLEGE AVE		APPLETON	WI	54911	260100	44200	304300		\$	760.75	\$ 760.75	\$	760.75
31-2-0083-00	PARILLA PROPERTIES LLC	201 W COLLEGE AVE		APPLETON	WI	54911	226900	53100	280000		\$	700.00	\$ 700.00	\$	700.00
31-2-0084-00	THEOBALD-APPLETON RENTAL	117 S APPLETON ST		APPLETON	WI	54911	96100	24200	120300		\$	300.75	\$ 300.75	\$	300.75
31-2-0092-00	MCGREGORS LLC	343 W COLLEGE AVE		APPLETON	WI	54911	93800	56200	150000		\$	375.00	\$ 375.00	\$	375.00
31-2-0092-01	KONIETZKI HOLDINGS LLC	345 W COLLEGE AVE		APPLETON	WI	54911	120900	44000	164900		\$	412.25	\$ 412.25	\$	412.25
31-2-0095-00	APPLETON HOLDINGS LLC	333 W COLLEGE AVE		APPLETON	WI	54911	3040400	289500	3329900	21.00%	\$	8,324.75	\$ 5,000.00	\$	1,050.00
31-2-0096-00	APPLETON HOLDINGS LLC	333 W COLLEGE AVE		APPLETON	WI	54911	10659900	1745600	12405500	79.00%	\$	31,013.75	\$ 5,000.00	\$	3,950.00
31-2-0233-00	FOX CITIES CHAMBER OF COMMERCE	125 N SUPERIOR ST		APPLETON	WI	54911	475400	179600	655000		\$	1,637.50	\$ 1,637.50	\$	1,637.50
31-2-0235-00	HIROYUKI NAKASHIMA	342 W COLLEGE AVE		APPLETON	WI	54911	519900	188200	708100		\$	1,770.25	\$ 1,770.25	\$	1,770.25
31-2-0236-00	HIROYUKI NAKASHIMA	338 W COLLEGE AVE		APPLETON	WI	54911	823200	198700	1021900		\$	2,554.75	\$ 2,554.75	\$	2,554.75
31-2-0238-00	STEPHEN EVANS	330 W COLLEGE AVE		APPLETON	WI	54911	1740800	314100	2054900		\$	5,137.25	\$ 5,000.00	\$	5,000.00
31-2-0242-00	THOMAS STREUR TRUST ET AL	322 W COLLEGE AVE		APPLETON	WI	54911	161700	110500	272200		\$	680.50	\$ 680.50	\$	680.50
31-2-0243-00	BATRA HOSPITALITY GROUP INC	318 W COLLEGE AVE		APPLETON	WI	54911	516600	310400	827000		\$	2,067.50	\$ 2,067.50	\$	2,067.50
31-2-0248-00	NATHAN WEYENBERG	310 W COLLEGE AVE		APPLETON	WI	54911	94200	57000	151200		\$	378.00	\$ 378.00	\$	378.00
31-2-0250-00	FOX CITIES HOTEL INVESTORS LLC	300 W COLLEGE AVE		APPLETON	WI	54911	6201500	317000	6518500		\$	16,296.25	\$ 5,000.00	\$	5,000.00
31-2-0253-00	BANK ONE	131 N APPLETON ST		APPLETON	WI	54911	158300	378300	536600		\$	1,341.50	\$ 1,341.50	\$	1,341.50
31-2-0257-00	222 BUILDING LLC	222 W COLLEGE AVE		APPLETON	WI	54911	9559900	511000	10070900		\$	25,177.25	\$ 5,000.00	\$	5,000.00
31-2-0260-00	PATTEN PROPERTIES LLC	210 W COLLEGE AVE		APPLETON	WI	54911	655800	144200	800000		\$	2,000.00	\$ 2,000.00	\$	2,000.00
31-2-0263-00	BANK ONE	200 W COLLEGE AVE		APPLETON	WI	54911	1833600	240400	2074000		\$	5,185.00	\$ 5,000.00	\$	5,000.00
31-2-0272-01	COUTU LLC	124 N APPLETON ST		APPLETON	WI	54911	239100	57700	296800		\$	742.00	\$ 742.00	\$	742.00
31-2-0272-02	DAVID HIETPAS	115 W WASHINGTON ST		APPLETON	WI	54911	161900	49800	211700		\$	529.25	\$ 529.25	\$	529.25
31-2-0273-03	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 50B	APPLETON	WI	54911	100	5800	5900	1.30%	\$	14.75	\$ 250.00	\$	65.00
31-2-0273-04	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 50C	APPLETON	WI	54911	100	3600	3700	0.80%	\$	9.25	\$ 250.00	\$	40.00
31-2-0273-05	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 50D	APPLETON	WI	54911	100	3600	3700	0.80%	\$	9.25	\$ 250.00	\$	40.00
31-2-0273-06	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 50E	APPLETON	WI	54911	100	2200	2300	0.50%	\$	5.75	\$ 250.00	\$	25.00
31-2-0273-08	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 50G	APPLETON	WI	54911	100	20100	20200	4.50%	\$	50.50	\$ 250.00	\$	225.00
31-2-0273-10	THE BUILDING FOR KIDS INC	100 W COLLEGE AVE	UNIT 100A	APPLETON	WI	54911	42600	0	42600	0.00%	\$	106.50	\$ 250.00	\$	-
31-2-0273-12	PFEFFERLE FAMILY LTD PARTNERSHIP	116 N APPLETON ST	UNIT 100C	APPLETON	WI	54911	83100	5400	88500	1.20%	\$	221.25	\$ 250.00	\$	60.00
31-2-0273-30	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 300A	APPLETON	WI	54911	890700	67000	957700	15.00%	\$	2,394.25	\$ 2,394.25	\$	750.00
31-2-0273-40	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 400A	APPLETON	WI	54911	898500	67400	965900	15.10%	\$	2,414.75	\$ 2,414.75	\$	755.00
31-2-0273-41	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 400B	APPLETON	WI	54911	100	500	600	0.10%	\$	1.50	\$ 250.00	\$	5.00
31-2-0273-42	ISLAND MEDICAL LLC ET AL	100 W COLLEGE AVE	UNIT 400C	APPLETON	WI	54911	100	500	600	0.10%	\$	1.50	\$ 250.00	\$	5.00
31-2-0282-00	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 001	APPLETON	WI	54911	2040600	335300	2375900	34.00%	\$	5,939.75	\$ 5,000.00	\$	1,700.00
31-2-0282-01	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 002	APPLETON	WI	54911	7300	2000	9300	0.17%	\$	23.25	\$ 250.00	\$	8.50
31-2-0282-02	WASHINGTON STREET R.E. INVESTMENT	122 E COLLEGE AVE	UNIT 101	APPLETON	WI	54911	1225600	92900	1318500	9.42%	\$	3,296.25	\$ 3,296.25	\$	471.00
31-2-0282-03	WASHINGTON STREET R.E. INVESTMENT	122 E COLLEGE AVE	UNIT 102	APPLETON	WI	54911	21700	4900	26600	0.54%	\$	66.50	\$ 250.00	\$	27.00
31-2-0282-04	WASHINGTON STREET R.E. INVESTMENT	122 E COLLEGE AVE	UNIT 103	APPLETON	WI	54911	74600	9200	83800	0.93%	\$	209.50	\$ 250.00	\$	46.50
31-2-0282-05	HOFFMAN HOLDINGS LLC ET AL	122 E COLLEGE AVE	UNIT 104	APPLETON	WI	54911	20700	5900	26600	0.58%	\$	66.50	\$ 250.00	\$	29.00
31-2-0282-07	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 201	APPLETON	WI	54911	1648400	125100	1773500	12.68%	\$	4,433.75	\$ 4,433.75	\$	634.00
31-2-0282-08	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 202	APPLETON	WI	54911	14900	3900	18800	0.38%	\$	47.00	\$ 250.00	\$	19.00
31-2-0282-10	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 204	APPLETON	WI	54911	2388300	182700	2571000	18.52%	\$	6,427.50	\$ 5,000.00	\$	926.00

31-2-0282-11	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 205	APPLETON	WI	54911	10800	2600	13400	0.26%	\$	33.50	\$ 250.00	\$ 13.00
31-2-0282-12	PFEFFERLE INVESTMENTS INC ET AL	122 E COLLEGE AVE	UNIT 206	APPLETON	WI	54911	10600	2700	13300	0.27%	\$	33.25	\$ 250.00	\$ 13.50
31-2-0282-13	WASHINGTON STREET R.E. INVESTMENT	122 E COLLEGE AVE	UNIT 301	APPLETON	WI	54911	422100	34000	456100	3.45%	\$	1,140.25	\$ 1,140.25	\$ 172.50
31-2-0282-14	WASHINGTON STREET R.E. INVESTMENT	122 E COLLEGE AVE	UNIT 106	APPLETON	WI	54911	569200	43100	612300	4.37%	\$	1,530.75	\$ 1,530.75	\$ 218.50
31-2-0282-15	HOFFMAN HOLDINGS LLC ET AL	122 E COLLEGE AVE	UNIT 107	APPLETON	WI	54911	893600	65500	959100	6.64%	\$	2,397.75	\$ 2,397.75	\$ 332.00
31-2-0287-00	APPLETON HOTEL GROUP LLC	100 E COLLEGE AVE		APPLETON	WI	54911	227700	60300	288000		\$	720.00	\$ 720.00	\$ 720.00
31-2-0290-01	TAM LLC	10 COLLEGE AVE		APPLETON	WI	54911	951700	1007800	1959500		\$	4,898.75	\$ 4,898.75	\$ 4,898.75
31-2-0302-00	DAUNTLESS PROPERTIES LLC	130 N MORRISON ST		APPLETON	WI	54911	97400	26000	123400		\$	308.50	\$ 308.50	\$ 308.50
31-2-0303-00	MORRISON BUILDING LLC	120 N MORRISON ST		APPLETON	WI	54911	293500	96500	390000		\$	975.00	\$ 975.00	\$ 975.00
31-2-0311-00	ROBERT BROUILLARD	129 N DURKEE ST		APPLETON	WI	54911	36200	37100	73300		\$	183.25	\$ 250.00	\$ 250.00
31-2-0312-00	200 EAST LLC	200 E COLLEGE AVE		APPLETON	WI	54911	502400	102600	605000		\$	1,512.50	\$ 1,512.50	\$ 1,512.50
31-2-0313-00	FA & VB LLC	204 E COLLEGE AVE		APPLETON	WI	54911	241500	97500	339000		\$	847.50	\$ 847.50	\$ 847.50
31-2-0315-00	TENNIE'S JEWELRY PROPERTIES LLC	208 E COLLEGE AVE		APPLETON	WI	54911	92500	47500	140000		\$	350.00	\$ 350.00	\$ 350.00
31-2-0316-00	BRADLEY VANDINTER	212 E COLLEGE AVE		APPLETON	WI	54911	64800	49700	114500		\$	286.25	\$ 286.25	\$ 286.25
31-2-0317-00	QUEEN BEE RESTAURANT INC	216 E COLLEGE AVE		APPLETON	WI	54911	242300	97200	339500		\$	848.75	\$ 848.75	\$ 848.75
31-2-0319-00	HELEN SCOTT	218 E COLLEGE AVE		APPLETON	WI	54911	275600	94000	369600		\$	924.00	\$ 924.00	\$ 924.00
31-2-0321-00	HALEY'S PROPERTIES ONE LLC	222 E COLLEGE AVE		APPLETON	WI	54911	115400	45900	161300		\$	403.25	\$ 403.25	\$ 403.25
31-2-0322-00	THE WEIDERS LLC	224 E COLLEGE AVE		APPLETON	WI	54911	337500	78500	416000		\$	1,040.00	\$ 1,040.00	\$ 1,040.00
31-2-0323-00	CJW PROPERTIES LLC	230 E COLLEGE AVE		APPLETON	WI	54911	102500	67300	169800		\$	424.50	\$ 424.50	\$ 424.50
31-2-0324-00	CJW PROPERTIES LLC	232 E COLLEGE AVE		APPLETON	WI	54911	125400	60500	185900		\$	464.75	\$ 464.75	\$ 464.75
31-2-0325-00	CJW PROPERTIES LLC	109 N DURKEE ST		APPLETON	WI	54911	45000	8400	53400		\$	133.50	\$ 250.00	\$ 250.00
31-2-0327-01	TIMOTHY WAGNER ET AL	118 N DURKEE ST		APPLETON	WI	54911	109600	37400	147000		\$	367.50	\$ 367.50	\$ 367.50
31-2-0328-00	DREW RICKS REVOC LIV TRUST	309 E WASHINGTON ST		APPLETON	WI	54911	51600	107400	159000		\$	397.50	\$ 397.50	\$ 397.50
31-2-0334-00	331 PROPERTIES LLP	331 E WASHINGTON ST		APPLETON	WI	54911	195500	42500	238000		\$	595.00	\$ 595.00	\$ 595.00
31-2-0337-00	BGO LLC	300 E COLLEGE AVE		APPLETON	WI	54911	120700	193400	314100		\$	785.25	\$ 785.25	\$ 785.25
31-2-0340-00	BGO LLC	308 E COLLEGE AVE		APPLETON	WI	54911	165600	96300	261900		\$	654.75	\$ 654.75	\$ 654.75
31-2-0342-00	BOMB ALLEY LLC	314 E COLLEGE AVE		APPLETON	WI	54911	136500	45600	182100		\$	455.25	\$ 455.25	\$ 455.25
31-2-0353-00	FIRSTAR BANK APPLETON	200 N DURKEE ST		APPLETON	WI	54911	1072500	492500	1565000		\$	3,912.50	\$ 3,912.50	\$ 3,912.50
31-2-0363-00	230 N MORRISON LLC	230 N MORRISON ST		APPLETON	WI	54911	193400	115600	309000		\$	772.50	\$ 772.50	\$ 772.50
31-2-0366-00	FOND DU LAC BLDG ASSOC LLP	200 E WASHINGTON ST	UNIT 100-A	APPLETON	WI	54911	359700	70300	430000	8.19%	\$	1,075.00	\$ 1,075.00	\$ 409.50
31-2-0366-01	PFEFFERLE ENTERPRISES	200 E WASHINGTON ST	UNIT 200	APPLETON	WI	54911	954400	140600	1095000	20.73%	\$	2,737.50	\$ 2,737.50	\$ 1,036.50
31-2-0366-02	FOND DU LAC BLDG ASSOC LLP	200 E WASHINGTON ST	UNIT 300	APPLETON	WI	54911	947500	140600	1088100	20.73%	\$	2,720.25	\$ 2,720.25	\$ 1,036.50
31-2-0366-03	FOND DU LAC BLDG ASSOC	200 E WASHINGTON ST	UNIT 400	APPLETON	WI	54911	947500	140600	1088100	20.73%	\$	2,720.25	\$ 2,720.25	\$ 1,036.50
31-2-0366-04	FOND DU LAC BLDG ASSOC	200 E WASHINGTON ST	UNIT 500	APPLETON	WI	54911	947500	140600	1088100	20.73%	\$	2,720.25	\$ 2,720.25	\$ 1,036.50
31-2-0366-05	FOND DU LAC BLDG ASSOC	200 E WASHINGTON ST	UNIT 100-B	APPLETON	WI	54911	435400	70300	505700	8.89%	\$	1,264.25	\$ 1,264.25	\$ 444.50
31-2-0371-00	ETHEL CONNER LLC	229 E FRANKLIN ST		APPLETON	WI	54911	120000	65000	185000		\$	462.50	\$ 462.50	\$ 462.50
31-2-0384-00	VALLEY PREMIER PROPERTY LLC	222 N ONEIDA ST		APPLETON	WI	54911	118900	92100	211000		\$	527.50	\$ 527.50	\$ 527.50
31-2-0404-00	SEC PROPERTIES LLC	231 W FRANKLIN ST		APPLETON	WI	54911	107800	132200	240000		\$	600.00	\$ 600.00	\$ 600.00
31-2-0405-00	214 SUPERIOR LLC	214 N SUPERIOR ST		APPLETON	WI	54911	138500	21500	160000		\$	400.00	\$ 400.00	\$ 400.00
31-2-0408-00	SCOTT BERKEN	233 N APPLETON ST		APPLETON	WI	54911	120600	86500	207100		\$	517.75	\$ 517.75	\$ 517.75
31-2-0417-00	LISA MALZHAN ET AL	211 N APPLETON ST		APPLETON	WI	54911	105000	30500	135500		\$	338.75	\$ 338.75	\$ 338.75
31-2-0418-00	JK APOLLON LLC	207 N APPLETON ST		APPLETON	WI	54911	159400	34600	194000		\$	485.00	\$ 485.00	\$ 485.00
31-2-0419-00	S & S ENTREPRENEURS LLC	201 N APPLETON ST		APPLETON	WI	54911	221700	58300	280000		\$	700.00	\$ 700.00	\$ 700.00
31-2-0428-00	GANNETT MIDWEST PUBLISHING INC	306 W WASHINGTON ST		APPLETON	WI	54911	1245800	455200	1701000		\$	4,252.50	\$ 4,252.50	\$ 4,252.50

31-2-0430-06	ROBERT HOERSCH	218 N DIVISION ST	APPLETON	WI	54911	103400	71100	174500	\$	436.25	\$ 436.25	\$ 436.25
31-2-0458-00	STELLA LUNA PROPERTIES LLC	130 E FRANKLIN ST	APPLETON	WI	54911	189800	42000	231800	\$	579.50	\$ 579.50	\$ 579.50
31-3-0847-00	JOHN MCGUINNESS	201 S WALNUT ST	APPLETON	WI	54911	307600	64800	372400	\$	931.00	\$ 931.00	\$ 931.00
31-3-0849-00	DEXTERS PUB LLC	211 S WALNUT ST	APPLETON	WI	54911	111200	28800	140000	\$	350.00	\$ 350.00	\$ 350.00
31-3-0855-00	NORWEST BANK WISCONSIN APPLETON	516 W EIGHTH ST	APPLETON	WI	54911	141900	375900	517800	\$	1,294.50	\$ 1,294.50	\$ 1,294.50
31-3-0876-00	THAO PROPERTIES LLC	206 S MEMORIAL DR	APPLETON	WI	54911	144800	61200	206000	\$	515.00	\$ 515.00	\$ 515.00
31-3-0877-00	CHUNGYIA THAO REVOCABLE TRUST	625 W LAWRENCE ST	APPLETON	WI	54911	15700	34800	50500	\$	126.25	\$ 250.00	\$ 250.00
31-3-0879-00	BEHNKE PROPERTIES LLC	617 W LAWRENCE ST	APPLETON	WI	54911	45600	42900	88500	\$	221.25	\$ 250.00	\$ 250.00
31-3-0883-00	DECLREENE-ZELLNER LLC	215 S MEMORIAL DR	APPLETON	WI	54914	448300	145700	594000	\$	1,485.00	\$ 1,485.00	\$ 1,485.00
31-3-0934-00	JAMES BOYLE	131 S BADGER AVE	APPLETON	WI	54914	47400	77600	125000	\$	312.50	\$ 312.50	\$ 312.50
31-3-0937-00	S & K FOOD MART INC	911 W COLLEGE AVE	APPLETON	WI	54914	289600	132800	422400	\$	1,056.00	\$ 1,056.00	\$ 1,056.00
31-3-0938-00	LANCE NEVINS REVOCABLE TRUST	843 W COLLEGE AVE	APPLETON	WI	54914	316200	109900	426100	\$	1,065.25	\$ 1,065.25	\$ 1,065.25
31-3-0943-00	823 AND 825 BUILDING LLC	823 W COLLEGE AVE	APPLETON	WI	54914	19400	60600	80000	\$	200.00	\$ 250.00	\$ 250.00
31-3-0943-02	827 BUILDING LLC	827 W COLLEGE AVE	APPLETON	WI	54914	400	44600	45000	\$	112.50	\$ 250.00	\$ 250.00
31-3-0944-00	SARA PIERRI REVOCABLE TRUST	819 W COLLEGE AVE	APPLETON	WI	54914	76100	21400	97500	\$	243.75	\$ 250.00	\$ 250.00
31-3-0945-00	SARA PIERRI REVOCABLE TRUST	815 W COLLEGE AVE	APPLETON	WI	54914	132400	36400	168800	\$	422.00	\$ 422.00	\$ 422.00
31-3-0945-01	SARA PIERRI REVOCABLE TRUST	813 W COLLEGE AVE	APPLETON	WI	54914	47900	17700	65600	\$	164.00	\$ 250.00	\$ 250.00
31-3-0946-00	PIONEER PROFESSIONAL CARPET CARE	809 W COLLEGE AVE	APPLETON	WI	54914	45000	17100	62100	\$	155.25	\$ 250.00	\$ 250.00
31-3-0947-00	BOARDWALK RENTALS LLP	807 W COLLEGE AVE	APPLETON	WI	54914	70800	17100	87900	\$	219.75	\$ 250.00	\$ 250.00
31-3-0948-00	WENZ RENTAL PROPERTIES LLC	801 W COLLEGE AVE	APPLETON	WI	54914	115200	40300	155500	\$	388.75	\$ 388.75	\$ 388.75
31-3-0960-00	745 COLLEGE LLC	745 W COLLEGE AVE	APPLETON	WI	54914	274500	29500	304000	\$	760.00	\$ 760.00	\$ 760.00
31-3-0961-00	VANEGEREN PROPERTIES LLC	741 W COLLEGE AVE	APPLETON	WI	54914	51700	77100	128800	\$	322.00	\$ 322.00	\$ 322.00
31-3-0963-01	THEADOCIA LLC	733 W COLLEGE AVE	APPLETON	WI	54914	142700	64400	207100	\$	517.75	\$ 517.75	\$ 517.75
31-3-0964-00	CHI-LING KONG	719 W COLLEGE AVE	APPLETON	WI	54914	185300	114500	299800	\$	749.50	\$ 749.50	\$ 749.50
31-3-0972-00	ANCHOR BANK FSB	127 S MEMORIAL DR	APPLETON	WI	54914	445500	269500	715000	\$	1,787.50	\$ 1,787.50	\$ 1,787.50
31-3-0976-00	WILLIAM MILLER ET AL	623 W COLLEGE AVE	APPLETON	WI	54911	207000	69400	276400	\$	691.00	\$ 691.00	\$ 691.00
31-3-0976-01	MAI VANG	100 S MEMORIAL DR	APPLETON	WI	54911	48100	95100	143200	\$	358.00	\$ 358.00	\$ 358.00
31-3-0979-00	APPLETON WEST END REALTY LTD	609 W COLLEGE AVE	APPLETON	WI	54911	198700	179900	378600	\$	946.50	\$ 946.50	\$ 946.50
31-3-0983-00	DAS VENTURES HOLDINGS LLC	603 W COLLEGE AVE	APPLETON	WI	54911	401800	112500	514300	\$	1,285.75	\$ 1,285.75	\$ 1,285.75
31-3-0985-00	JAMES LISON	601 W COLLEGE AVE	APPLETON	WI	54911	158800	43200	202000	\$	505.00	\$ 505.00	\$ 505.00
31-3-0986-00	MCFLESHMAN'S COMMONS LLC	115 S STATE ST	APPLETON	WI	54911	85800	63900	149700	\$	374.25	\$ 374.25	\$ 374.25
31-3-0988-00	PAUL HINZMAN	121 S STATE ST	APPLETON	WI	54911	106300	83000	189300	\$	473.25	\$ 473.25	\$ 473.25
31-3-0993-00	BOXER ENTERPRISES LLC	620 W LAWRENCE ST	APPLETON	WI	54911	83100	59900	143000	\$	357.50	\$ 357.50	\$ 357.50
31-3-0996-00	ROBERT MAZZA	122 S MEMORIAL DR	APPLETON	WI	54911	207900	182000	389900	\$	974.75	\$ 974.75	\$ 974.75
31-3-0998-00	BOXER ENTERPRISES LLC	613 W COLLEGE AVE	APPLETON	WI	54911	21000	24400	45400	\$	113.50	\$ 250.00	\$ 250.00
31-3-0999-00	JOHN GREINER	535 W COLLEGE AVE	APPLETON	WI	54911	151100	49000	200100	\$	500.25	\$ 500.25	\$ 500.25
31-3-1003-00	EFS LLC	523 W COLLEGE AVE	APPLETON	WI	54911	724800	246400	971200	\$	2,428.00	\$ 2,428.00	\$ 2,428.00
31-3-1004-00	KOROLL PROPERTIES LLC	519 W COLLEGE AVE	APPLETON	WI	54911	364500	77600	442100	\$	1,105.25	\$ 1,105.25	\$ 1,105.25
31-3-1008-00	NORWEST BANK WISCONSIN APPLETON	118 S STATE ST	APPLETON	WI	54911	1009000	341000	1350000	\$	3,375.00	\$ 3,375.00	\$ 3,375.00
31-3-1015-00	CRESENCIO VICTORIA	510 W LAWRENCE ST	APPLETON	WI	54911	59500	24300	83800	\$	209.50	\$ 250.00	\$ 250.00
31-3-1017-00	ROBERT HAUSSERMAN ET AL	119 S WALNUT ST	APPLETON	WI	54911	78000	82000	160000	\$	400.00	\$ 400.00	\$ 400.00
31-3-1020-00	HIROYUKI NAKASHIMA TRUST	509 W COLLEGE AVE	APPLETON	WI	54911	443600	109400	553000	\$	1,382.50	\$ 1,382.50	\$ 1,382.50
31-3-1021-00	VICTORIAS APPLETON INC	507 W COLLEGE AVE	APPLETON	WI	54911	201800	57600	259400	\$	648.50	\$ 648.50	\$ 648.50
31-3-1022-00	VICTORIAS APPLETON INC	503 W COLLEGE AVE	APPLETON	WI	54911	238200	121400	359600	\$	899.00	\$ 899.00	\$ 899.00

31-3-1023-00	THE BAR GROUP LLC	427 W COLLEGE AVE		APPLETON	WI	54911	837700	138200	975900	\$	2,439.75	\$ 2,439.75	\$ 2,439.75
31-3-1025-00	OTTPERTIES LLC	425 W COLLEGE AVE		APPLETON	WI	54911	183800	66200	250000	\$	625.00	\$ 625.00	\$ 625.00
31-3-1027-00	FERRUCCIO VC INC	423 W COLLEGE AVE		APPLETON	WI	54911	163000	132500	295500	\$	738.75	\$ 738.75	\$ 738.75
31-3-1028-00	M & H PROPERTIES LLC	417 W COLLEGE AVE		APPLETON	WI	54911	242700	69300	312000	\$	780.00	\$ 780.00	\$ 780.00
31-3-1029-00	ZIMJET LLC	415 W COLLEGE AVE		APPLETON	WI	54911	167800	63500	231300	\$	578.25	\$ 578.25	\$ 578.25
31-3-1030-00	JTB APPLETON LLC	413 W COLLEGE AVE		APPLETON	WI	54911	238600	66200	304800	\$	762.00	\$ 762.00	\$ 762.00
31-3-1031-00	MERIJE ELMAZI	411 W COLLEGE AVE		APPLETON	WI	54911	206700	66200	272900	\$	682.25	\$ 682.25	\$ 682.25
31-3-1032-00	TIMOTHY GUYETTE	409 W COLLEGE AVE		APPLETON	WI	54911	142500	66200	208700	\$	521.75	\$ 521.75	\$ 521.75
31-3-1033-00	AH&M ENTERPRISES LLC	403 W COLLEGE AVE		APPLETON	WI	54911	1184400	250900	1435300	\$	3,588.25	\$ 3,588.25	\$ 3,588.25
31-5-0693-00	LEWIS KRUEGER	305 N RICHMOND ST		APPLETON	WI	54914	105200	71800	177000	\$	442.50	\$ 442.50	\$ 442.50
31-5-0712-00	BLUE OFFICE LLC	225 N RICHMOND ST		APPLETON	WI	54914	376400	239200	615600	\$	1,539.00	\$ 1,539.00	\$ 1,539.00
31-5-1058-00	LANG FAMILY ENTERPRISE LLC	532 W COLLEGE AVE		APPLETON	WI	54911	197600	49000	246600	\$	616.50	\$ 616.50	\$ 616.50
31-5-1059-00	CYRUS SHAHIN	530 W COLLEGE AVE		APPLETON	WI	54911	70800	49000	119800	\$	299.50	\$ 299.50	\$ 299.50
31-5-1060-00	PATRICK FLANAGAN	524 W COLLEGE AVE		APPLETON	WI	54911	173200	97900	271100	\$	677.75	\$ 677.75	\$ 677.75
31-5-1061-00	PATRICK FLANAGAN	522 W COLLEGE AVE		APPLETON	WI	54911	57900	51800	109700	\$	274.25	\$ 274.25	\$ 274.25
31-5-1062-00	PATRICK FLANAGAN	518 W COLLEGE AVE		APPLETON	WI	54911	95000	51800	146800	\$	367.00	\$ 367.00	\$ 367.00
31-5-1063-00	LINDA MULDOON ET AL	516 W COLLEGE AVE		APPLETON	WI	54911	56100	51800	107900	\$	269.75	\$ 269.75	\$ 269.75
31-5-1064-00	LINDA MULDOON ET AL	514 W COLLEGE AVE		APPLETON	WI	54911	55400	103100	158500	\$	396.25	\$ 396.25	\$ 396.25
31-5-1065-00	BRUCE CHUDACOFF ET AL	512 W COLLEGE AVE		APPLETON	WI	54911	108000	52400	160400	\$	401.00	\$ 401.00	\$ 401.00
31-5-1067-00	APPLETON WEST END REALTY LTD	508 W COLLEGE AVE		APPLETON	WI	54911	129400	55700	185100	\$	462.75	\$ 462.75	\$ 462.75
31-5-1068-00	APPLETON WEST END REALTY LTD	506 W COLLEGE AVE		APPLETON	WI	54911	121400	54700	176100	\$	440.25	\$ 440.25	\$ 440.25
31-5-1070-00	COLLEGE AVENUE ASSOCIATES	500 W COLLEGE AVE		APPLETON	WI	54911	105700	114000	219700	\$	549.25	\$ 549.25	\$ 549.25
31-5-1075-00	BELFEUIL RENTALS LLC	509 W FRANKLIN ST		APPLETON	WI	54911	83500	111500	195000	\$	487.50	\$ 487.50	\$ 487.50
31-5-1075-02	TODD HAHNEMANN	437 W FRANKLIN ST		APPLETON	WI	54911	58500	55500	114000	\$	285.00	\$ 285.00	\$ 285.00
31-5-1076-00	ROBERT CASTON	136 N STATE ST		APPLETON	WI	54911	54800	43200	98000	\$	245.00	\$ 250.00	\$ 250.00
31-5-1100-00	KWIK TRIP INC	306 N RICHMOND ST		APPLETON	WI	54911	1546200	401700	1947900	\$	4,869.75	\$ 4,869.75	\$ 4,869.75
31-5-1101-00	400 NORTH LLC	400 N RICHMOND ST	UNIT 1	APPLETON	WI	54911	610100	67700	677800	\$	1,694.50	\$ 1,694.50	\$ 1,694.50
31-5-1101-20	400 NORTH LLC	400 N RICHMOND ST	UNIT 2	APPLETON	WI	54911	117800	16800	134600	\$	336.50	\$ 336.50	\$ 336.50
31-5-1101-21	400 NORTH LLC	400 N RICHMOND ST	UNIT 3	APPLETON	WI	54911	415300	85200	500500	\$	1,251.25	\$ 1,251.25	\$ 1,251.25
31-5-1101-22	400 NORTH LLC	400 N RICHMOND ST	UNIT 4	APPLETON	WI	54911	141900	14100	156000	\$	390.00	\$ 390.00	\$ 390.00
31-5-1139-00	PETROLEUM REALTY IV LLC	226 N RICHMOND ST		APPLETON	WI	54911	34400	104500	138900	\$	347.25	\$ 347.25	\$ 347.25
31-5-1147-00	JAMIE BOYCE	208 N RICHMOND ST		APPLETON	WI	54911	60300	34700	95000	\$	237.50	\$ 250.00	\$ 250.00
31-5-1148-00	JAMIE BOYCE	200 N RICHMOND ST		APPLETON	WI	54911	81500	50500	132000	\$	330.00	\$ 330.00	\$ 330.00
31-5-1148-01	JAMIE BOYCE	204 N RICHMOND ST		APPLETON	WI	54911	66300	14700	81000	\$	202.50	\$ 250.00	\$ 250.00
31-5-1158-00	OLD BRICK PROPERTIES LLC	110 N RICHMOND ST		APPLETON	WI	54911	489100	630900	1120000	\$	2,800.00	\$ 2,800.00	\$ 2,800.00
31-5-1159-00	JOHN HANSEN TRUST	638 W COLLEGE AVE		APPLETON	WI	54911	35900	41700	77600	\$	194.00	\$ 250.00	\$ 250.00
31-5-1160-00	SPARKY MARK LLC	600 W COLLEGE AVE		APPLETON	WI	54911	58800	53500	112300	\$	280.75	\$ 280.75	\$ 280.75
31-5-1162-00	SHANE KRUEGER	602 W COLLEGE AVE		APPLETON	WI	54911	73500	32600	106100	\$	265.25	\$ 265.25	\$ 265.25
31-5-1163-00	DOUBLE G PROPERTIES LLC	604 W COLLEGE AVE		APPLETON	WI	54911	70500	28500	99000	\$	247.50	\$ 250.00	\$ 250.00
31-5-1164-00	FREDERICK VANHANDEL	606 W COLLEGE AVE		APPLETON	WI	54911	82500	24300	106800	\$	267.00	\$ 267.00	\$ 267.00
31-5-1165-00	FREDERICK VANHANDEL	610 W COLLEGE AVE		APPLETON	WI	54911	88400	20200	108600	\$	271.50	\$ 271.50	\$ 271.50
31-5-1166-00	INVESTMENT CREATIONS LLC	612 W COLLEGE AVE		APPLETON	WI	54911	86700	16300	103000	\$	257.50	\$ 257.50	\$ 257.50
31-5-1167-00	JAMES ASCHENBRENER	614 W COLLEGE AVE		APPLETON	WI	54911	63900	15100	79000	\$	197.50	\$ 250.00	\$ 250.00
31-5-1168-00	JOHN YDE	616 W COLLEGE AVE		APPLETON	WI	54911	54500	11000	65500	\$	163.75	\$ 250.00	\$ 250.00
31-5-1169-00	ANTAR BARQUET-LEYTE ET AL	618 W COLLEGE AVE		APPLETON	WI	54911	30900	9700	40600	\$	101.50	\$ 250.00	\$ 250.00

31-5-1173-00	GNI OF APPLETON LLC	700 W COLLEGE AVE	APPLETON	WI	54914	1409300	790700	2200000	\$	5,500.00	\$ 5,000.00	\$ 5,000.00
31-5-1184-00	CHRISTENSEN LAND CO	137 N RICHMOND ST	APPLETON	WI	54914	321700	227200	548900	\$	1,372.25	\$ 1,372.25	\$ 1,372.25
31-5-1212-00	JOHN MAY REVOCABLE TRUST	900 W COLLEGE AVE	APPLETON	WI	54914	864000	231000	1095000	\$	2,737.50	\$ 2,737.50	\$ 2,737.50
31-5-1216-00	CAPITAL CREDIT UNION	926 W COLLEGE AVE	APPLETON	WI	54914	455000	243300	698300	\$	1,745.75	\$ 1,745.75	\$ 1,745.75
31-5-1918-00	500 W FRANKLIN STREET LLC	500 W FRANKLIN ST	APPLETON	WI	54911	155100	69900	225000	\$	562.50	\$ 562.50	\$ 562.50
31-5-2226-01	FRANK GRISHABER	407 W FRANKLIN ST	APPLETON	WI	54911	30800	39800	70600	\$	176.50	\$ 250.00	\$ 250.00
											<b>\$ 196,751.25</b>	

# **Appendix G**

## **Map of District**

