

CITY OF MIDDLETON

REDEVELOPMENT

DISTRICT No. 3

PROJECT PLAN

CITY COUNCIL ACTION

SEPTEMBER 16, 2008

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Introduction

The City of Middleton has been engaged in the process of guiding the growth of the City in an orderly fashion for over 30 years through the use of tax increment financing, comprehensive and neighborhood master plans and careful implementation of sound planning and engineering. Through the creation of three TIF Districts, the City has been able to accomplish the goals and objectives identified in each project plan. Over \$650,000,000 of new value within the corporate limits has been built as a result of the three TIDs enabling the City to possess a financing vehicle to encourage new and redevelopment.

Not only has the City grown in valuation but it has also grown in an orderly fashion with the highest and best land uses appropriately located within the City. This comprehensive approach to planning and development has greatly benefitted City of Middleton residents and business owners. This City attitude of orderly growth has also allowed Middleton to capture new businesses that provide living wage and high quality jobs. High quality residential growth is also another benefit enjoyed by the City of Middleton and its residents. This orderly growth is directly associated with the comprehensive approach that the City has maintained through these past three decades.

In an effort to continue the quality of development within the City of Middleton, City elected and appointed officials and staff, with consultants, are moving forward with the long-range planning in the northwest quadrant of the City for the next 20-30 years. The City is creating TID #4 to provide the funding mechanism for growth in this area. Redevelopment District #3 will provide the basis for potential City participation with the private sector in new and redevelopment of this area in the City of Middleton.

The purpose of the Redevelopment District #3 Project Plan is to provide the City with a vehicle to allow the Community Development Authority to use Lease Revenue Bonds for financing the infrastructure in TID #4 as well as enabling the City to participate in redevelopment projects.

The redevelopment district boundary is limited to the current TID #4 boundary. The City may choose to expand the project area in the future if lands further to the north and west are annexed and are within the current boundary agreements.

Redevelopment District #3 Project Plan should be used in conjunction with the TID #4 Project Plan. While TID #4 is the financial enabling tool, the TID #4 Project Plan also is the planning document from which to undertake public improvement projects and redevelopment direction for implementation with Redevelopment District #3 Project Plan.

Statutory Authority

This plan has been prepared and adopted under the provisions of §66.1333, Wis. Stats.

Redevelopment Area

The boundary of the redevelopment area is shown on Map One.

It is further described as follows:

METES & BOUNDS DESCRIPTION

Commencing at the west quarter corner of Section 2, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin; thence N88°52'31.0"E, 716.92 feet; thence N01°07'29.0"W, 93.15 feet; thence N01°04'30.5"W, 55.43 feet along the west R/W of USH 12; thence N00°27'42.5"E, 216.19 feet along the west R/W of USH 12; thence N10°47'13.5"E, 167.47 feet along the west R/W of USH 12; thence N14°55'53.0"E, 191.39 feet along the west R/W of USH 12; thence N14°55'55.0"E, 461.83 feet along the west R/W of USH 12; thence N19°01'48.5"E, 184.89 feet along the west R/W of USH 12; thence N19°01'42.0"E, 99.01 feet along the west R/W of USH 12; thence N23°16'54.0"E, 307.51 feet along the west R/W of USH 12; thence N06°44'25.0"E, 201.58 feet along the west R/W of USH 12; thence N33°09'19.0"E, 211.93 feet along the west R/W of USH 12; thence N14°26'12.0"E, 500.08 feet along the west R/W of USH 12; thence N26°00'00.5"E, 96.18 feet around the east edge of Springton Drive; thence N02°01'30.5"E, 123.44 feet around the east edge of Springton Drive; thence N12°39'46.0"E, 238.29 feet along the west R/W of USH 12; thence N03°07'25.0"E, 424.54 feet along the west R/W of USH 12; thence N29°41'09.0"E, 160.07 feet to the north R/W of Schneider Road and west R/W of USH 12; thence N00°34'20.5"W, 294.79 feet along the west R/W of USH 12; thence N16°06'49.5"W, 406.35 feet along the west R/W of USH 12; thence N19°15'14.5"W, 211.52 feet along the west R/W of USH 12; thence N05°05'06.0"E, 230.50 feet along the west R/W of USH 12; thence N13°32'53.5"W, 396.00 feet along the west R/W of USH 12; thence N09°16'52.0"E, 162.94 feet along the west R/W of USH 12; thence N02°44'08.0"E, 99.74 feet along the west R/W of USH 12; thence N89°03'29.5"E, 575.77 feet; thence N89°03'27.0"E, 116.42 feet to the east R/W of USH 12; thence S39°12'04.5"E, 112.61 feet along the east R/W of USH 12; thence S73°48'35.0"E, 255.44 feet along the east R/W of USH 12; thence S50°46'37.5"E, 102.58 feet along the east R/W of USH 12; thence S40°11'47.5"E, 145.10 feet along the east R/W of USH 12 to the north R/W of Greenbriar Road; thence S33°21'00.5"E, 145.13 feet to the south R/W of Greenbriar Road and the east line of the SW quarter of Section 35, township 8 north, range 8 east of the Town of Springfield, Dane County, Wisconsin; thence S00°33'27.0"E, 2190.94 feet along said east line to the south quarter corner of said Section 35; thence S88°41'39.0"W, 370.15 feet along the south line of the SW quarter of said

Section 35 to the east ROW of Parmenter St; thence S06°58'00.0"E, 385.01 feet along the east R/W line of Parmenter Street; thence along a curve to the left with radius 1399.83 feet and chord bearing S08°52'25.5"E, 96.86 feet along the east R/W line of Parmenter Street; thence along a curve to the left with radius 1399.83 feet and chord bearing S12°19'00.0"E, 71.35 feet along the east R/W line of Parmenter Street; thence along a curve to the left with radius 1399.83 feet and chord bearing S17°36'30.5"E, 187.08 feet along the east R/W line of Parmenter Street; thence S21°26'24.0"E, 620.96 feet along the east R/W line of Parmenter Street; thence S35°32'59.0"E, 544.53 feet along the north R/W line of Century Place; thence S35°38'44.0"E, 101.94 feet along the north R/W line of Century Place; thence along a curve to the left with radius 820.08 feet and chord bearing S45°46'50.0"E, 293.12 feet along the north R/W line of Century Place; thence S56°04'32.5"E, 262.37 feet along the north R/W line of Century Place; thence S08°59'40.0"W, 72.79 feet; thence S10°16'14.0"W, 371.13 feet to the north R/W line of Century Avenue ; thence S14°45'32.5"W, 68.40 feet to the south R/W line of Century Avenue; thence S09°12'06.0"W, 280.84 feet; thence S10°17'37.0"W, 282.03 feet; thence S10°24'33.5"W, 85.36 feet; thence N78°31'35.0"W, 150.07 feet to the east R/W line of Parmenter Street; thence S10°13'24.5"W, 230.86 feet along the east R/W line of Parmenter Street; thence S78°55'17.0"E, 149.67 feet; thence S10°14'25.5"W, 390.32 feet; thence S09°54'43.0"W, 98.20 feet; thence S78°03'45.5"E, 100.01 feet; thence S10°14'06.0"W, 135.43 feet; thence S10°14'39.0"W, 125.26 feet; thence S10°15'46.5"W, 174.95 feet; thence N79°56'14.0"W, 182.70 feet to the east R/W line of Parmenter Street; thence S08°49'23.0"W, 209.05 feet along the east R/W line of Parmenter Street; thence S09°20'01.5"W, 71.41 feet along the east R/W line of Parmenter Street; thence S08°50'03.5"W, 314.86 feet along the east R/W line of Parmenter Street; thence N89°35'26.5"E, 202.77 feet; thence N00°01'38.0"E, 314.32 feet to the south R/W line of Donna Drive; thence N01°40'37.5"W, 69.97 feet to the north R/W line of Donna Drive; thence N88°19'22.5"E, 40.37 feet along the north R/W line of Donna Drive; thence N84°28'42.5"E, 272.07 feet along the north R/W line of Donna Drive; thence S03°41'26.5"W, 70.96 feet to the south R/W line of Donna Drive; thence S05°28'30.0"E, 140.01 feet; thence N84°27'19.0"E, 100.64 feet; thence N84°28'42.0"E, 100.01 feet; thence N84°28'43.0"E, 100.01 feet; thence N86°12'49.0"E, 96.14 feet; thence S89°53'26.0"E, 100.01 feet; thence S89°53'27.5"E, 100.01 feet; thence N00°06'33.0"E, 140.01 feet to the south R/W line of Donna Drive; thence N00°06'32.5"E, 70.01 feet to the north R/W line of Donna Drive; thence S89°53'27.5"E, 125.01 feet along the north R/W line of Donna Drive; thence S89°53'27.0"E, 66.00 feet along the north R/W line of Donna Drive; thence S89°53'27.5"E, 63.70 feet along the north R/W line of Donna Drive; thence S82°13'47.0"E, 766.03 feet along the north R/W line of Donna Drive; thence S87°48'17.5"E, 56.60 feet along the north R/W line of Donna Drive; thence S87°59'20.0"E, 69.89 feet along the north R/W line of Donna Drive; thence S02°11'39.5"W, 70.01 feet to the south R/W line of Donna Drive and the east R/W line of Park Street; thence S02°11'43.0"W, 260.02 feet along the east R/W line of Park Street; thence S02°11'46.5"W, 66.01 feet along the east R/W line of Park Street; thence S02°11'43.5"W, 147.25 feet along the east R/W line of Park Street; thence S02°11'56.5"W, 314.05 feet along the east R/W line of Park Street; thence

S87°51'45.5"E, 205.01 feet; thence N01°42'55.5"E, 308.60 feet; thence N89°45'52.5"E, 97.69 feet; thence N89°46'16.0"E, 90.09 feet; thence N89°46'21.0"E, 42.37 feet; thence S44°47'56.0"E, 75.01 feet; thence S44°48'17.0"E, 160.01 feet; thence S41°24'42.0"E, 85.53 feet; thence S41°24'09.5"E, 92.59 feet; thence S70°42'25.5"E, 141.89 feet; thence N81°34'52.0"E, 192.80 feet; thence N11°58'48.5"W, 196.87 feet; thence N41°28'07.5"W, 138.32 feet; thence N41°28'37.5"W, 79.72 feet; thence N44°48'17.0"W, 240.02 feet; thence N44°47'49.5"W, 47.95 feet; thence N09°51'41.0"W, 75.53 feet; thence N73°04'38.0"E, 110.01 feet; thence S44°29'42.0"E, 105.91 feet; thence S44°29'47.0"E, 194.02 feet; thence S50°01'59.5"E, 98.47 feet; thence S50°01'36.5"E, 105.78 feet; thence S50°12'28.0"E, 193.81 feet; thence S79°25'31.5"E, 95.01 feet; thence S79°13'05.5"E, 55.00 feet; thence S20°46'53.0"W, 82.73 feet; thence S68°16'03.0"E, 150.14 feet; thence N21°07'37.5"E, 68.15 feet; thence S89°23'15.0"E, 311.35 feet; thence N21°31'11.5"E, 378.09 feet to the south R/W line of Century Avenue; thence N33°28'30.0"E, 67.25 feet to the north R/W line of Century Avenue; thence N68°47'09.5"W, 80.01 feet along the north R/W line of Century Avenue; thence N21°12'51.0"E, 118.65 feet; thence N21°12'51.0"E, 131.51 feet; thence S78°22'09.0"E, 243.73 feet; thence S57°47'40.0"E, 15.00 feet; thence N32°12'20.0"E, 16.11 feet; thence along a curve to the left with radius 75.00 feet and chord bearing N04°42'20.0"E, 69.27 feet; thence along a curve to the right with radius 75.01 feet and chord bearing N06°50'57.0"E, 74.20 feet; thence N69°13'57.0"W, 167.67 feet; thence N15°11'03.0"E, 233.39 feet; thence N16°44'37.0"E, 169.32 feet; thence N17°15'42.0"E, 28.22 feet; thence N33°45'23.5"W, 66.99 feet; thence N28°44'09.0"E, 68.62 feet; thence N35°30'56.0"E, 57.72 feet; thence S70°06'26.0"E, 74.32 feet; thence N21°15'09.0"E, 160.47 feet; thence N48°17'02.0"E, 56.59 feet; thence N11°25'03.0"E, 61.81 feet; thence N42°23'57.0"E, 145.49 feet; thence S75°12'05.0"E, 285.54 feet; thence S00°13'10.0"W, 471.57 feet; thence N18°52'43.5"E, 1069.00 feet; thence S00°17'33.5"W, 1295.80 feet; thence S79°43'08.5"E, 313.71 feet; thence along a curve to the right with radius 388.92 feet and chord bearing S55°24'17.0"E, 301.00 feet; thence S33°08'12.5"E, 221.94 feet; thence N56°22'52.5"E, 120.01 feet; thence S33°25'52.0"E, 31.31 feet; thence along a curve to the right with radius 46.01 feet and chord bearing S48°33'12.5"E, 80.23 feet to the east R/W line of Allen Court; thence along a curve to the left with radius 42.75 feet and chord bearing S05°45'33.5"E, 25.81 feet along the east R/W line of Allen Court; thence along a curve to the right with radius 174.82 feet and chord bearing S22°05'03.0"E, 9.57 feet along the east R/W line of Allen Court; thence S20°31'03.0"E, 82.40 feet along the east R/W line of Allen Court; thence along a curve to the left with radius 14.95 feet and chord bearing S68°28'34.0"E, 22.26 feet to the north R/W line of Century Avenue; thence S60°44'34.0"E, 128.03 feet to the south R/W line of Century Avenue; thence S19°09'44.0"W, 113.82 feet to the east R/W line of Allen Boulevard; thence S25°52'59.5"E, 18.06 feet along the east R/W line of Allen Boulevard; thence along a curve to the right with radius 1208.11 feet and chord bearing S16°04'18.5"E, 357.70 feet to the north R/W line of Lake Street; thence N84°05'50.0"E, 75.77 feet along the north R/W line of Lake Street; thence

along a curve to the left with radius 166.97 feet and chord bearing N69°11'19.5"E, 85.91 feet; thence S35°43'00.5"E, 66.00 feet to the south R/W line of Lake Street; thence S31°36'47.5"E, 101.06 feet; thence along a curve to the left with radius 89.20 feet and chord bearing S49°00'11.5"E, 58.43 feet; thence S01°10'50.5"W, 23.17 feet; thence S01°10'50.5"W, 582.69 feet; thence N88°53'31.0"W, 279.37 feet to the east R/W line of Allen Boulevard; thence S01°06'29.0"W, 300.03 feet along the east R/W line of Allen Boulevard; thence S89°44'58.0"W, 120.04 feet to the west R/W line of Allen Boulevard, and the south R/W line of Maywood Avenue; thence N87°35'18.0"W, 406.18 feet along the south R/W line of Maywood Avenue; thence along a curve to the left with radius 260.43 feet and chord bearing S79°46'12.0"W, 113.99 feet along the south R/W line of Maywood Avenue; thence S67°07'41.0"W, 206.65 feet along the south R/W line of Maywood Avenue; thence S66°24'35.0"W, 149.19 feet along the south R/W line of Maywood Avenue; thence along a curve to the right with radius 480.04 feet and chord bearing S78°20'06.5"W, 198.39 feet along the south R/W line of Maywood Avenue; thence N87°48'53.0"W, 86.19 feet along the south R/W line of Maywood Avenue; thence N87°35'27.0"W, 241.02 feet along the south R/W line of Maywood Avenue; thence N02°25'37.0"E, 4.53 feet; thence N11°33'46.5"E, 66.01 feet to the north R/W line of Maywood Avenue; thence N10°59'12.5"E, 99.87 feet; thence N10°59'17.5"E, 273.03 feet; thence N10°59'20.0"E, 160.02 feet; thence N10°59'19.0"E, 178.01 feet; thence N10°59'39.5"E, 115.74 feet to the south R/W line of Pheasant Lane; thence N81°12'41.5"W, 138.63 feet along the south R/W line of Pheasant Lane; thence N81°18'52.5"W, 66.07 feet along the south R/W line of Pheasant Lane; thence N81°19'01.0"W, 140.16 feet along the south R/W line of Pheasant Lane; thence N80°52'12.0"W, 152.95 feet along the south R/W line of Pheasant Lane to the east R/W line of Branch Street; thence N81°09'53.0"W, 66.09 feet to the west R/W line of Branch Street; thence N08°50'07.0"E, 63.41 feet along the west R/W line of Branch Street; thence N07°46'17.0"E, 370.83 feet along the west R/W line of Branch Street; thence N81°26'11.0"W, 196.05 feet; thence N49°20'16.0"W, 8.57 feet; thence S42°54'18.5"W, 95.44 feet; thence S42°54'42.0"W, 119.58 feet; thence S03°00'17.5"E, 91.19 feet; thence S45°19'42.0"W, 21.25 feet; thence S44°03'10.5"E, 55.92 feet; thence S16°51'27.0"W, 131.42 feet; thence N84°00'58.0"W, 33.00 feet; thence S06°57'51.0"W, 65.72 feet; thence S82°27'09.0"E, 99.18 feet; thence S08°49'48.0"W, 76.98 feet to the north R/W line of Columbus Drive; thence along a curve to the left with radius 316.70 feet and chord bearing N72°11'32.0"W, 106.24 feet; thence N08°09'08.0"E, 208.02 feet; thence N74°22'12.0"W, 193.34 feet; thence N89°23'52.0"W, 234.47 feet; thence N82°34'42.0"W, 190.64 feet; thence S71°17'57.5"W, 242.28 feet; thence S55°26'47.5"W, 121.28 feet; thence S45°58'37.5"W, 226.75 feet; thence S62°47'57.5"W, 117.55 feet; thence S05°09'12.0"E, 535.78 feet; thence N88°13'12.0"W, 518.35 feet; thence N01°43'48.0"E, 164.99 feet; thence N81°46'15.5"W, 257.58 feet; thence S01°42'55.5"W, 67.02 feet; thence S01°42'55.5"W, 172.14 feet; thence N89°20'12.5"W, 35.37 feet to the west R/W line of Park Street; thence N89°20'12.5"W, 632.36 feet to the east R/W line of Park Lawn Place; thence N89°36'22.0"W, 65.32 feet to the west R/W line of Park Lawn Place; thence N01°33'48.0"E, 109.32 feet along the west R/W line of Park Lawn

Place; thence along a curve to the right with radius 415.01 feet and chord bearing N35°54'17.5"E, 468.23 feet along the west R/W line of Park Lawn Place; thence N70°22'47.5"E, 89.54 feet along the west R/W line of Park Lawn Place; thence along a curve to the left with radius 167.88 feet and chord bearing N36°14'20.5"E, 188.44 feet along the west R/W line of Park Lawn Place; thence N02°21'01.5"E, 20.00 feet along the west R/W line of Park Lawn Place; thence N87°46'12.5"W, 168.46 feet; thence S05°46'12.0"E, 20.00 feet; thence S57°51'47.5"W, 168.39 feet; thence N49°11'02.0"W, 431.09 feet; thence S01°44'05.5"W, 867.66 feet; thence N89°20'12.5"W, 367.12 feet to the east R/W line of Bristol Street; thence N89°20'12.5"W, 33.00 feet; thence N01°38'40.5"E, 569.48 feet; thence S88°13'35.5"W, 628.29 feet; thence S01°18'05.0"W, 569.72 feet; thence S88°11'12.0"W, 237.18 feet; thence N01°18'27.5"E, 194.97 feet; thence N01°17'35.0"E, 50.08 feet; thence N01°17'21.5"E, 124.99 feet; thence S88°13'35.5"W, 127.82 feet to the east R/W line of Clark Street; thence S01°14'04.0"W, 124.98 feet along the east R/W line of Clark Street; thence S01°51'31.0"W, 50.11 feet along the east R/W line of Clark Street; thence S01°17'35.0"W, 97.40 feet along the east R/W line of Clark Street; thence S85°31'08.5"W, 50.26 feet to the west R/W line of Clark Street; thence S88°13'35.5"W, 124.47 feet; thence S01°17'35.0"W, 174.61 feet; thence S88°13'35.5"W, 124.47 feet to the east R/W line of Parmenter Street; thence N88°49'48.0"W, 66.07 feet to the west R/W line of Parmenter Street; thence N01°10'12.0"E, 63.43 feet along the west R/W line of Parmenter Street; thence N01°24'10.0"E, 330.00 feet along the west R/W line of Parmenter Street; thence S89°40'18.5"W, 167.66 feet to the east R/W line of Parmenter Street; thence S30°53'10.0"W, 385.70 feet along the east R/W line of Parmenter Street; thence S74°14'06.0"W, 290.35 feet to the east R/W line of USH 12; thence N20°28'36.5"W, 81.91 feet along the east R/W line of USH 12; thence S89°34'34.5"W, 518.73 feet to the west R/W line of USH 12; thence N01°01'46.0"E, 332.70 feet; thence N16°56'49.5"W, 209.59 feet to the south R/W line of Discovery Drive; thence N16°57'11.5"W, 73.57 feet to the north R/W line of Discovery Drive; thence N16°56'40.0"W, 54.39 feet along the west R/W line of USH 12; thence N28°10'44.0"W, 202.27 feet along the west R/W line of USH 12; thence N25°18'04.5"W, 100.48 feet along the west R/W line of USH 12; thence N15°37'53.0"W, 435.11 feet along the west R/W line of USH 12; thence N15°32'16.0"W, 279.00 feet along the west R/W line of USH 12; thence N13°26'01.0"W, 471.67 feet along the west R/W line of USH 12; thence N04°27'39.0"W, 613.21 feet along the west R/W line of USH 12; thence N07°21'43.0"W, 62.86 feet along the west R/W line of USH 12; thence N06°25'49.0"W, 172.50 feet along the west R/W line of USH 12; thence N07°26'48.0"W, 205.20 feet along the west R/W line of USH 12; thence N00°36'16.5"W, 209.19 feet along the west R/W line of USH 12; thence N03°13'26.5"E, 19.73 feet along the west R/W line of USH 12; thence N03°07'24.0"E, 112.36 feet along the west R/W line of USH 12; thence N01°17'50.0"W, 44.79 feet along the west R/W line of USH 12; thence N01°03'35.0"W, 394.12 feet along the west R/W line of USH 12 to the south R/W line of Century Avenue; thence N17°54'35.5"W, 148.36 feet along the west R/W

line of USH 12 to the north R/W line of Century Avenue and the POINT OF BEGINNING, excluding the areas described as follows;

Commencing at the west quarter corner of Section 2, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin;

thence N88°52'31.0"E, 1846.75 feet; thence N01°07'32.5"W, 923.48 feet to east R/W line of Laura Lane, and the POINT OF BEGINNING; thence N01°07'31.0"W, 62.50 feet along the east R/W line of Laura Lane; thence N01°07'27.5"W, 345.29 feet along the east R/W line of Laura Lane; thence N88°46'51.5"E, 732.72 feet to the west R/W line of Parmenter Street; thence S21°26'31.0"E, 407.14 feet along the west R/W line of Parmenter Street; thence S82°13'18.5"W, 234.64 feet; thence S88°52'31.0"W, 641.02 feet to east R/W line of Laura Lane, and the POINT OF BEGINNING

Commencing at the west quarter corner of Section 2, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin;

thence N88°52'31.0"E, 1846.75 feet; thence N01°07'32.5"W, 112.00 feet to east R/W line of Laura Lane and the POINT OF BEGINNING; thence N01°07'35.0"W, 409.49 feet along the east R/W line of Laura Lane; thence N88°52'32.0"E, 641.03 feet; thence N88°52'28.5"E, 370.36 feet to the west R/W line of Parmenter Street; thence S21°25'02.0"E, 200.02 feet along the west R/W line of Parmenter Street; thence S15°42'24.0"E, 120.61 feet along the west R/W line of Parmenter Street; thence S21°25'02.0"E, 77.62 feet along the west R/W line of Parmenter Street; thence along a curve to the right with radius 50.00 feet and chord bearing S33°43'43.0"W, 82.07 feet to the north R/W line of Century Avenue; thence S00°08'00.5"E, 113.02 feet to the south R/W line of Century Avenue; thence S88°18'51.0"E, 94.96 feet along the south R/W line of Century Avenue; thence along a curve to the right with radius 32.50 feet and chord bearing S48°34'21.0"E, 41.56 feet to the west R/W line of Parmenter Street; thence along a curve to the right with radius 674.01 feet and chord bearing S07°32'14.0"E, 30.43 feet along the west R/W line of Parmenter Street; thence along a curve to the right with radius 905.02 feet and chord bearing S04°10'31.0"W, 210.65 feet along the west R/W line of Parmenter Street; thence S10°14'02.0"W, 64.28 feet along the west R/W line of Parmenter Street; thence S88°45'20.5"W, 360.46 feet; thence S88°47'08.5"W, 350.03 feet; thence N00°45'23.5"W, 340.39 feet to the south R/W line of Century Avenue; thence N05°41'00.0"E, 110.46 feet to the north R/W line of Century Avenue; thence S88°52'28.5"W, 455.70 feet along the north R/W line of Century Avenue; thence along a curve to the right with radius 35.00 feet and chord bearing N46°07'31.0"W, 49.50 feet to the POINT OF BEGINNING

Commencing at the west quarter corner of Section 2, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin;

thence N88°52'31.0"E, 2557.54 feet; thence S01°07'29.0"E, 938.95 feet to south R/W line of Lisa Lane, and the POINT OF BEGINNING; thence N88°45'03.0"E, 344.22 feet along the south R/W line of Lisa Lane; thence along a curve to the right with radius 14.00 feet and chord bearing S40°30'28.0"E, 21.68 feet to the west R/W line of Parmenter Street; thence S10°14'01.0"W, 168.15 feet along the west R/W line of Parmenter Street; thence S88°44'48.0"W, 268.40 feet; thence S00°42'09.0"W, 196.10 feet; thence S88°48'22.0"W, 49.76 feet; thence N01°11'32.0"W, 377.53 feet to south R/W line of Lisa Lane, and the POINT OF BEGINNING.

Commencing at the north quarter corner of Section 12, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin;

thence S01°19'16.5"W, 148.85 feet to the south R/W line of Century Avenue and the POINT OF BEGINNING; thence N89°50'09.0"E, 283.42 feet along the south R/W line of Century Avenue to the west R/W line of Amherst Road; thence S01°58'52.0"W, 467.93 feet along the west R/W line of Amherst Road; thence S10°59'19.0"W, 74.37 feet along the west R/W line of Amherst Road to the north+I127 R/W line of Pheasant Lane; thence N81°19'01.0"W, 456.89 feet along the north R/W line of Pheasant Lane; thence N07°46'27.0"E, 243.61 feet; thence S81°05'10.0"E, 133.06 feet; thence N07°46'51.0"E, 53.96 feet; thence S81°05'10.0"E, 19.83 feet; thence N02°05'15.0"E, 199.86 feet to the south R/W line of Century Avenue and the POINT OF BEGINNING.

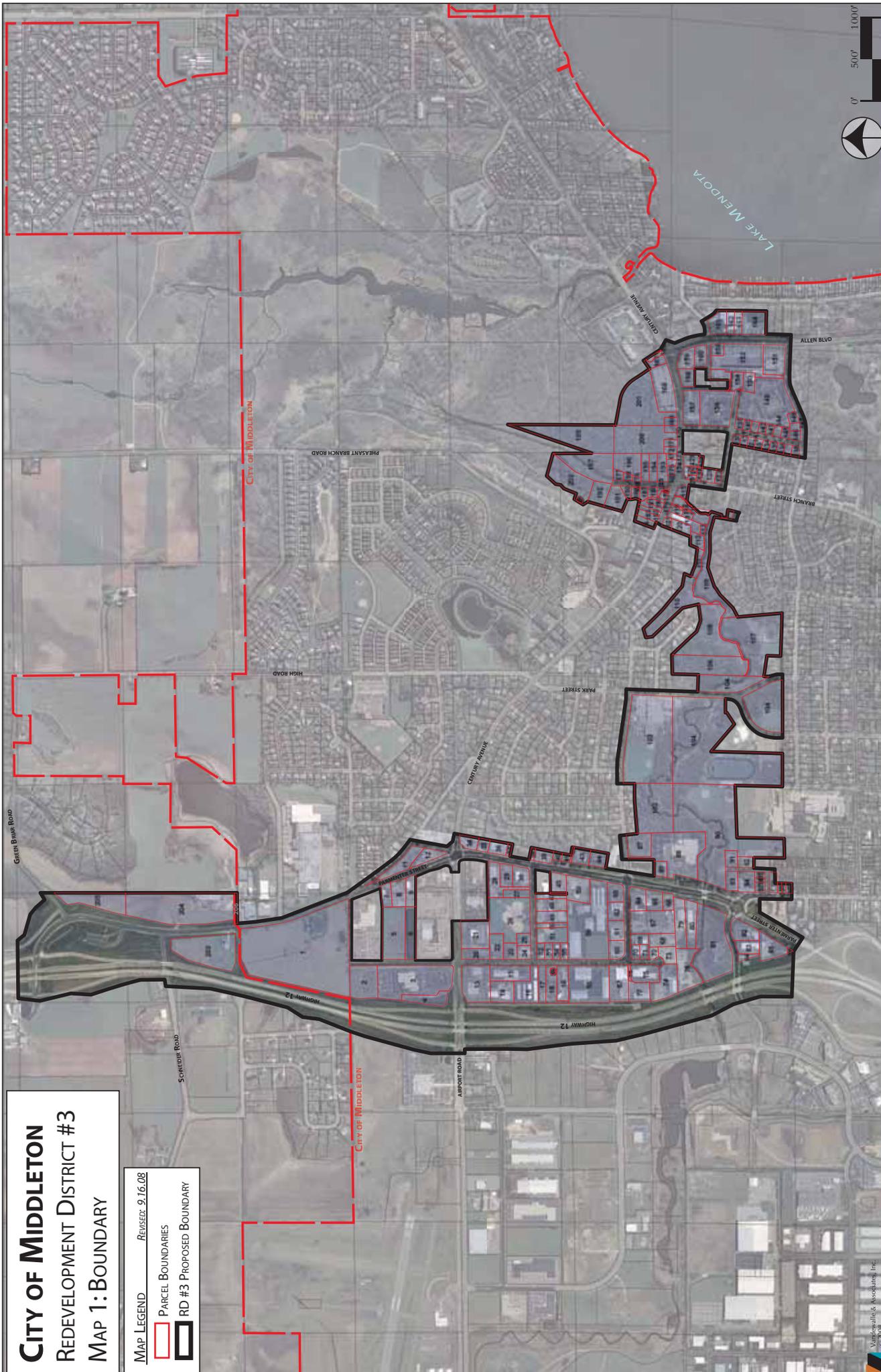
Commencing at the north quarter corner of Section 12, township 7 north, range 8 east of the town of Middleton, Dane County, Wisconsin;

thence S01°19'16.5"W, 127.90 feet; thence S89°41'57.0"E, 810.50 feet; thence S00°18'03.0"W, 153.77 feet along the east R/W line of Middleton Springs Drive to the north and east R/W line of Middleton Springs Drive and the POINT OF BEGINNING; thence S89°23'47.0"E, 214.49 feet; thence N01°10'18.0"E, 10.61 feet; thence S88°45'03.0"E, 20.03 feet; thence S01°07'14.5"W, 145.63 feet to the north R/W line of Middleton Springs Drive; thence N88°53'31.0"W, 145.21 feet along the north R/W line of Middleton Springs Drive; thence S01°06'29.0"W, 50.00 feet to the south R/W line of Middleton Springs Drive; thence S01°06'36.0"W, 245.02 feet; thence N88°53'24.5"W, 133.25 feet; thence N00°18'03.0"E, 245.04 feet to the south R/W line of Middleton Springs Drive; thence S88°53'31.0"E, 49.31 feet along the south R/W line of Middleton Springs Drive; thence N01°06'29.0"E, 50.00 feet to the north and east R/W line of Middleton Springs Drive, and the POINT OF BEGINNING. Said area includes 469.7 acres including principal boundary less all exclusions as described above.

CITY OF MIDDLETON REDEVELOPMENT DISTRICT #3 MAP 1: BOUNDARY

MAP LEGEND REVISED: 9.16.08

- PARCEL BOUNDARIES
- RD #3 PROPOSED BOUNDARY



Redevelopment Objectives

The objectives of this redevelopment plan are to provide direction in the following areas which include, but are not limited to: (1) types and mix of land uses; (2) density of land uses; (3) quality of materials and level of landscaping in types of land uses; (4) location and types of businesses appropriate to individual development areas; (5) impact of new and redevelopment upon environmental corridors and areas and stormwater quality management; (6) transportation access to new and redevelopment areas and its impact on existing neighborhoods; and (7) removing blight as identified in Table 3: Blight Determination.

There is high demand from development interest in this area. There are recently-annexed properties that are vacant and located along the new USH 12 corridor. There are also developed but underutilized properties along the new USH 12 corridor that are in need of relocation or change of land use to meet the “highest and best land use” definition. There exists a combination of land uses that have a high vacancy rate (Middleton Springs Shopping Center) or are experiencing social and domestic issues involving a higher level of police involvement than is typically found in the rest of the City. Increased vehicular transportation has impacted several transportation corridors in the boundary for Redevelopment District #3. Safe ingress/egress to properties fronting on these major transportation corridors is more of a challenge and, in some instances, very difficult to accomplish during peak traffic times.

All of these factors contribute to a “blighted” condition which the City is preparing to address through creation of Redevelopment District #3 Project Plan and TID #4 Project Plan.

Consistency with Local Plans

This redevelopment plan is consistent with the recommendations contained in the *City of Middleton Comprehensive Plan* and the *Northwest Quadrant Study* along with the *Parmenter Street Study*. It is also consistent with the *Tax Increment Finance District #4 Project Plan*. These plans may be amended from time to time. This Redevelopment Plan is intended to be consistent with any changes or modifications in the City’s plans as amended and adopted.

These documents are available for inspection during normal business hours. Contact City of Middleton City Clerk to review the above documents or the City of Middleton’s web site.

Existing Conditions

Existing Land Use and Zoning

Existing land use in the Redevelopment District is depicted on Map Two and Table One.

Existing zoning in the Redevelopment District is depicted on Map Three.

Existing Conditions

The existing land uses within the proposed boundary for Redevelopment District No. 3 are notated on Map Two: Existing Land Uses. The existing uses are described below in the four development areas.

1. North Parmenter Area. This area is partially developed and also contains vacant land recently purchased and annexed into the City. All of the properties along Century Avenue and north on Parmenter are improved properties and are commercial and/or public use. Some properties (e.g., Middleton Ford, PDQ, Ballweg Chevrolet and Zimbrick) are not included in the district boundary as they are recently improved and do not anticipate any additional improvements. (Schoepp Motors is included to maintain contiguity between properties north and south of it.) There is a lot north of Middleton Ford that is partially used for stormwater management. This area may be expanded as development on northern properties is implemented.

2. Parmenter Area. This sub-area takes in all properties south of Century Avenue down to the southern portion of the district south of Discovery Drive. This area is the original industrially-developed area in Middleton. Businesses such as Gilson, Clasen Quality Coatings, TDS Telecom, Middleton's Public Works Garage, Bruce Company and similar uses all are housed within this development area. There is a mix of uses ranging from industrial to entertainment. Some of the properties are underutilized with a significant portion of the land lying vacant and/or improvement values that are assessed at a rate equal to or less than the land values. With the relocation of the USH 12 corridor, many of these businesses "back yards" are now "front yards". One can see loading docks, storage, warehousing, truck parking and other activities which are very appropriate in a more industrial setting and not along a highly trafficked highway corridor. Consequently, it can be said that the relocation of the highway produced a blighted condition for many of these properties. Significant improvements to Parmenter and Century Avenue have provided easy access and high visibility to prime redevelopment spots. However, recent traffic counts have stated that the new improvements made to Century Avenue between Parmenter and the new USH 12 corridor will already be inadequate by 2015 with anticipated development to the north of Century Avenue.

If redevelopment occurs south of Century Avenue, then improvements to Century Avenue will be even more necessary.

3. Pheasant Branch Stormwater Quality Management Area. This area also contains an overlap of some of the businesses on the south end of Sub Area 2 due to the location of the Pheasant Branch Creek. The majority of this development area constitutes the meandering creek and abutting uses. While much of the development area is open and/or conservancy or in public use (e.g., school land, parkland), it is included to address the final stormwater quality management improvements. There are significant stormwater management issues that need to be addressed in this area, particularly as it relates to solids.

4. Century Ave/Branch St/Allen Blvd Area. This area contains a greater mix of uses including residential, commercial, entertainment and conservancy. Properties in this area are generally 30-100+ years old. Transportation access is a major issue affecting properties along Allen Boulevard and Century Avenue, consequently contributing to a blighting factor. This development area has seen more vacancies in commercial and residential within the last 5-8 years due to relocation of uses and/or closings. Much of this area has required more extensive police engagement and surveillance within the last few years.

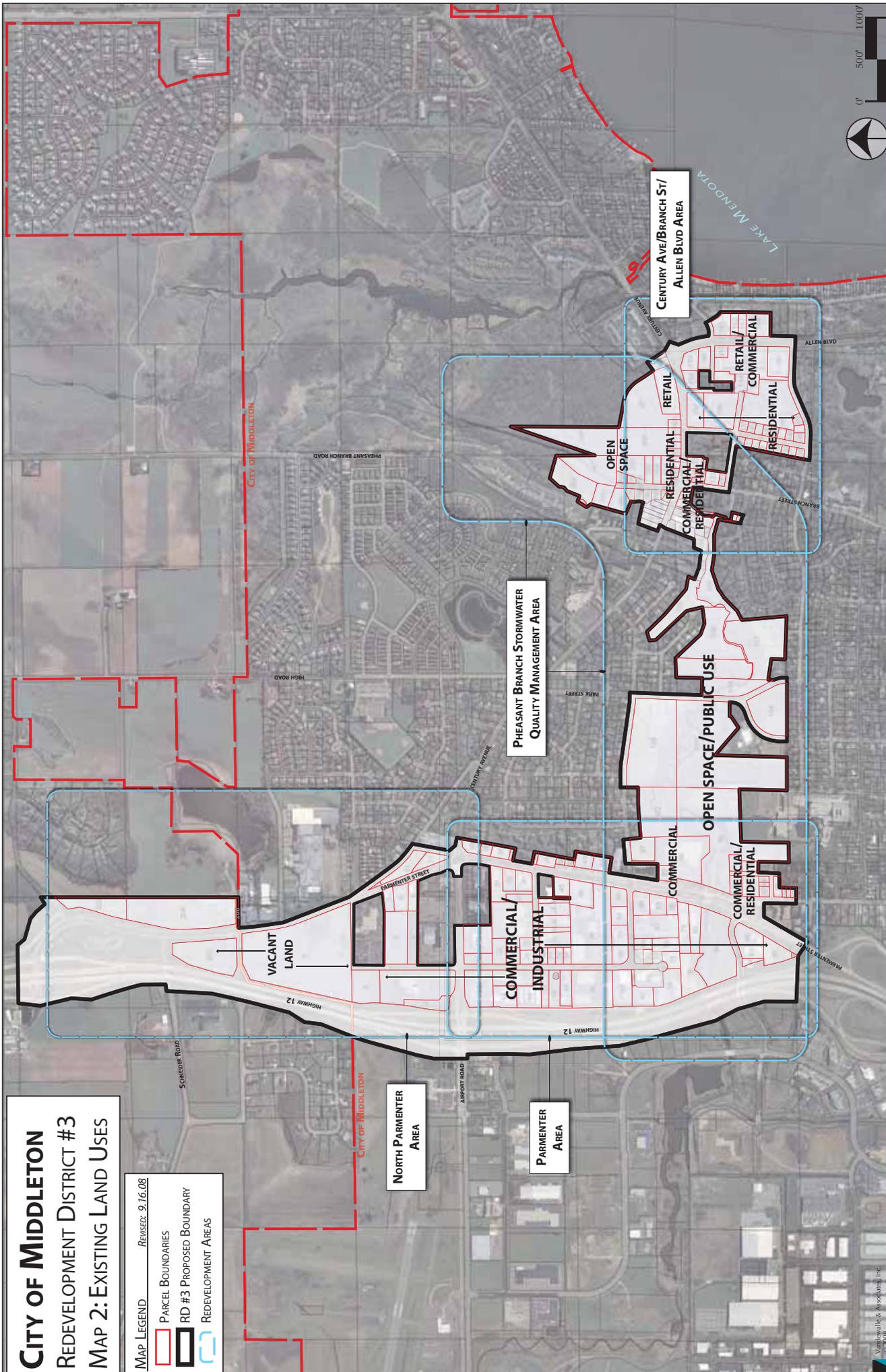
The redevelopment area currently has the following zoning:

1. R1 – Single Family
2. R3A – Committed to Previous R3 and R4 uses
3. B1 – Office
4. B2 – General Business
5. B3—Highway Business
6. CO-L – Lowland Conservancy
7. PDD-G – Planned Development District – General Implementation Plan

CITY OF MIDDLETON REDEVELOPMENT DISTRICT #3 MAP 2: EXISTING LAND USES

MAP LEGEND REVISED: 9.16.08

-  PARCEL BOUNDARIES
-  RD #3 PROPOSED BOUNDARY
-  REDEVELOPMENT AREAS



CITY OF MIDDLETON
REDEVELOPMENT DISTRICT NO. 3
TABLE 1 PARCEL USE

9/16/2008

CITY COUNCIL ACTION

MAP #	PARCEL NO	OWNER NAME	PROPERTY ADDRESS			CLASS
1	070802280420	DANE REAL ESTATE LLC,; URBAN VILLAGE LLC ET AL	4767	US HWY 12		COMM
2	070802296102	BALLWEG-MIDDLETON FACILITIES LLC ET AL				COMM
3	070802297602	SCHOEPP MOTORS INC WI DOT ET AL				COMM
4	070802294702	SCHOEPP MOTORS INC; WI DOT ET AL				COMM
5	070802295802	BALLWEG-MIDDLETON FACILITIES LLC ET AL				COMM
6	070802295902	BALLWEG-MIDDLETON FACILITIES LLC ET AL				COMM
7	070802192916	MIDDLETON INNOVATION CENTER LLC ET AL	3512	PARMENTER	ST	COMM
8	070802193059	NACHREINER TR, DONALD E & LEONE M	3506	PARMENTER	ST	COMM
9	070802193200	NACHREINER TR, DONALD E & LEONE M	3504	W BELTLINE	HWY	COMM
10	070802147902	CENTURY PLACE HOMEOWNERS ASSOCIATION INC ET AL				COMM
11	070802194452	ST LUKE'S CEMETERY				EX
12	070802194307	THACKER, PETER L	3415	PARMENTER	ST	COMM
13	070802301011	MIDDLETON, CITY OF				EX
14	070802306525	MIDDLETON, CITY OF				EX
15	070802306810	MID-PLAINS TELEPHONE LLC	3210	LAURA	LN	EX
16	070802306310	BOWLING GREEN ASSOC; FLYNN LIVING TR,	3200	LAURA	LN	COMM
17	070802306427	TP SQUARED LLC		LAURA	LN	COMM
18	070802306196	TP SQUARED LLC	3110	LAURA	LN	COMM
19	070802306089	TP SQUARED LLC	3100	LAURA	LN	COMM
20	070802300825	SANDPIPER II LLC; WATERSHED LLC ET AL	3231	LAURA	LN	COMM
21	070802300512	MADISON GOLF & DEVELOPMENT GROUP LLC	7613	AIRPORT	RD	COMM
22	070802305099	3213 LAURA LANE LLC	3213	LAURA	LN	COMM
23	070802305213	DUPUIS, RENE M	3207	LAURA	LN	COMM
24	070802305311	BOWLING GREEN PARTNERSHIP LLP	3201	LAURA	LN	COMM
25	070802305428	BOWLING GREEN PARTNERSHIP LLP	7638	LISA	LN	COMM
26	070802305268	BOWLING GREEN PARTNERSHIP LLP	7622	LISA	LN	COMM
27	070802487410	BOWLING GREEN PARTNERSHIP LLP				COMM
28	070802486402	POWER 3230 LLC; ET AL	3230	PARMENTER	ST	COMM
29	070802486804	MAGIC WASH INC	3206	PARMENTER	ST	COMM
30	070802486902	MJZ INC; ET AL	3202	PARMENTER	ST	COMM
34	070802486019	HEK RESTAURANTS LLC ET AL	3311	PARMENTER	ST	COMM
35	070802486108	H B J CORPORATION	3303	PARMENTER	ST	COMM
36	070802486608	HAUSFELD, RICHARD R & CINDY	3221	PARMENTER	ST	COMM
37	070802487107	MIDDLETON COMMUNITY BANK	3115	PARMENTER	ST	COMM
38	070802487303	MIDDLETON COMMUNITY BANK	3207	PARMENTER	ST	EX
39	070802487705	WISCONSIN PROPERTIES ONE LLC	3111	PARMENTER	ST	COMM
40	070802487803	LCB LLC; ET AL	3101	PARMENTER	ST	COMM
41	070802487901	LCB LLC	3019	PARMENTER	ST	COMM
42	070802491003	LCB LLC				COMM
43	070802491209	TROTTA, THOMAS J & BONNY M	3003	PARMENTER	ST	RES
44	070802491307	TROTTA, THOMAS J & BONNY M	3001	PARMENTER	ST	COMM
45	070802488008	3100 PARMENTER PROPERTIES LLC	3100	PARMENTER	ST	COMM
47	070802487527	FITZGERALDS THE PLACE FOR STEAKS INC				COMM
48	070802383817	BOWLING GREEN PARTNERSHIP LLP	7625	LISA	LN	COMM
49	070802383700	BOWLING GREEN PARTNERSHIP LLP	7635	LISA	LN	COMM
50	070802383602	BOWLING GREEN PARTNERSHIP LLP	7625	LISA	LN	COMM
51	070802305535	BOWLING GREEN PARTNERSHIP LLP	7635	LISA	LN	COMM
52	070802305642	SCHMUDLACH, STEVE	3119	LAURA	LN	COMM
53	070802305759	DOUGLASS, WILLIAM R & ALICE M	3113	LAURA	LN	COMM
54	070802305866	MIDDLETON WAREHOUSE LLC	3107	LAURA	LN	COMM

TABLE 1 PARCEL USE

MAP #	PARCEL NO	OWNER NAME	PROPERTY ADDRESS			CLASS
55	070802305973	MIDDLETON WAREHOUSE LLC	3103	LAURA	LN	COMM
56	070802395804	GILSON INC	3030	LAURA	LN	MANUF
57	070802373168	CQC ACQUISITION CORP	2910	LAURA	LN	MANUF
58	070802395206	GILSON INC	3000	PARMENTER	ST	MANUF
59	070802395108	3100 PARMENTER PROPERTIES LLC; ET AL	3012	PARMENTER	ST	COMM
60	070802372696	THE BRUCE COMPANY OF WISCONSIN INC	7628	DONNA	DR	COMM
61	070802372801	THE BRUCE COMPANY OF WISCONSIN INC	7604	DONNA	DR	COMM
62	070802398516	CLASEN, RUDOLF J & BRIGITTE M ET AL	7610	DONNA	DR	COMM
63	070802398712	BAC-MIDDLETON LLC; ET AL	2906	PARMENTER	ST	COMM
64	070802372230	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	COMM
65	070802372123	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	COMM
66	070802372016	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	COMM
67	070802372347	THE BRUCE COMPANY OF WISCONSIN INC	7613	DONNA	DR	COMM
68	070802372454	THE BRUCE COMPANY OF WISCONSIN INC	2707	LAURA	LN	COMM
69	070802372623	JEFFERSON REV TR, PETER D & BETH M; ET AL	7617	DONNA	DR	COMM
70	070802372605	MICO PROPERTIES LLC	2827	LAURA	LN	COMM
71	070802372589	MICO PROPERTIES LLC	2813	LAURA	LN	COMM
72	070802372936	THE BRUCE COMPANY OF WISCONSIN INC	2709	LAURA	LN	COMM
73	070802373042	THE BRUCE COMPANY OF WISCONSIN INC	2705	LAURA	LN	COMM
74	070802373275	THE BRUCE COMPANY OF WISCONSIN INC; ET AL	2700	LAURA	LN	COMM
75	070802373391	TOAL, JACK F & JAMES F JR ET AL	2800	LAURA	LN	MANUF
76	070802373408	TOAL, JACK F & JAMES F JR ET AL				MANUF
77	070802373177	CQC ACQUISITION CORP				MANUF
78	070811281259	THE BRUCE COMPANY OF WISCONSIN INC				COMM
79	070811280107	MIDDLE BROOK CORPORATION	2616	W BELTLINE	HWY	COMM
80	070811280303	PADRUTT LEASING LLP	2610	PARMENTER	ST	COMM
81	070811281704	GAMMEX INC	7600	DISCOVERY	DR	MANUF
82	070811283104	KLER LLC	7601	DISCOVERY	DR	COMM
83	070811282909	MIDWEST PROPERTIES OF MIDDLETON LLC; ET AL	7607	DISCOVERY	DR	COMM
84	070811282703	WI DOT; ET AL	7615	DISCOVERY	DR	MANUF
85	070811283202	ELLEFSON, LEO F & CONNIE J	7611	DISCOVERY	DR	COMM
86	070811291239	WI DOT	2304	PARMENTER	ST	EX
87	070802492412	MIDDLETON, CITY OF ET AL				EX
88	070802492612	FOOD CONCEPTS REAL ESTATE				
89	070802491709	KLOSTERMANN, ROBERT J & KAREN K	2705	PARMENTER	ST	COMM
90	070811185103	MIDDLETON, CITY OF				EX
91	070811186504	MIDDLETON, CITY OF	2427	CLARK	ST	EX
92	070811187003	MIDDLETON, CITY OF; ET AL	2415	CLARK	ST	EX
93	070811186406	POHLKAMP INVESTMENTS LLC; ET AL	2417	PARMENTER	ST	COMM
94	070811186700	HEIN, WILLIAM C & SUE E	2413	PARMENTER	ST	COMM
95	070811130975	MIDDLETON, CITY OF	2404	CLARK	ST	EX
96	070811130868	HAAS & HAAS LLC	7451	LEE	ST	COMM
97	070811130715	HAAS & HAAS LLC	2401	PARMENTER	ST	COMM
98	070811129165	OGDEN, JOSEPH S	2317	PARMENTER	ST	COMM
99	070811129049	LORI'S PET-AGREE SALON LLC; ET AL	2313	PARMENTER	ST	COMM
100	070811128915	FOSS, GREGORY J & PATRICIA A	2311	PARMENTER	ST	COMM
101	070811148895	ADLER, KENNETH G & DANA L	2309	PARMENTER	ST	COMM
102	070802491503	MIDDLETON, CITY OF				EX
103	070802498006	JOINT SCHOOL DISTRICT 3	7009	DONNA	DR	MANUF
104	070811191258	JOINT SCHOOL DISTRICT 3				EX
106	070812286305	MIDDLETON, CITY OF				EX
107	070812288009	MIDDLETON, CITY OF				EX

TABLE 1 PARCEL USE

MAP #	PARCEL NO	OWNER NAME	PROPERTY ADDRESS			CLASS
108	070812286805	MIDDLETON, CITY OF				EX
109	070812289508	MIDDLETON, CITY OF				EX
110	070812287304	MIDDLETON, CITY OF				EX
111	070812203055	MIDDLETON, CITY OF				EX
112	070812202958	MIDDLETON, CITY OF				EX
113	070812202261	SWEENEY, JAMES P				COMM
114	070812202065	MIDDLETON, CITY OF				EX
115	070812201566	GERHARTZ, BRUCE P	2644	BRANCH	ST	RES
116	070812202010	MIDDLETON, CITY OF	6615	CENTURY	AVE	RES
117	070812202127	MERLEY, LAWRENCE A & SHWU-YUANN	6613	CENTURY	AVE	RES
118	070812202001	MERLEY, LAWRENCE A	6615	CENTURY	AVE	RES
119	070812202378	CENTURY SHOPS LLC	6621	CENTURY	AVE	COMM
120	070812202583	SWEENEY, JAMES P				COMM
121	070812202485	SCHEIBLE LLC; ET AL	6625	CENTURY	AVE	COMM
122	070812200414	GODO LLC; ET AL	2605	BRANCH	ST	COMM
123	070812200629	DL REAL ESTATE LLC	2611	BRANCH	ST	COMM
124	070812200745	PICKETT, LAWRENCE D	2627	BRANCH	ST	COMM
125	070812201253	PDQ FOOD STORES INC	2645	BRANCH	ST	COMM
126	070812201164	PDQ FOOD STORES INC	6519	CENTURY	AVE	COMM
127	070812201057	PDQ FOOD STORES INC	6519	CENTURY	AVE	COMM
128	070812200843	ROUSE-KNOTHE-ENDRES INVESTMENTS LLP	2611	BRANCH	ST	RES
129	070812200950	GV CENTURY LLC	6509	CENTURY	AVE	COMM
130	070812130302	HARROP, DONALD R & VERONICA	2424	AMHERST	RD	RES
131	070812130419	STRUCK, PAUL W & LYNDSY A	2420	AMHERST	RD	RES
132	070812130526	STRUCK, PAUL W & LYNDSY A	2416	AMHERST	RD	RES
133	070812130633	STRUCK, PAUL W & LYNDSY A	2412	AMHERST	RD	RES
134	070812130740	STRUCK, PAUL W & LYNDSY A	2408	AMHERST	RD	RES
135	070812130857	STRUCK, PAUL W & LYNDSY A	2406	AMHERST	RD	RES
136	070812130964	STUNTEBECK, DAN A	2312	AMHERST	RD	RES
137	070812141078	JENSEN, KENNETH J; HARNESS, ALLEGRA J ET AL	2308	AMHERST	RD	RES
138	070812141185	RUECKERT, SANDRA A & WILLIAM W ET AL	6404	MAYWOOD	AVE	RES
139	070812132060	MENESES, JAIME P; SALINAS, MARIA R ET AL	2425	AMHERST	RD	RES
140	070812131954	FOX, AMY SUE; ET AL	2419	AMHERST	RD	RES
141	070812131847	MENESES, RODOLFO & MIRIAM E ET AL	2415	AMHERST	RD	RES
142	070812131730	SANDOVAL, RAUL FERNANDO; TORREZ, MARCO ET AL	2411	AMHERST	RD	RES
143	070812131623	MENESES, JORGE E; SALINAS, TITO ET AL	2407	AMHERST	RD	RES
144	070812131516	ZEGARRA, ABEL E; SALINAS, EMMA M ET AL	2403	AMHERST	RD	RES
145	070812141407	LAUFENBERG, RONALD R & JEAN M	2307	AMHERST	RD	RES
146	070812141292	WEISER, P RICHARD; ET AL	6312	MAYWOOD	AVE	RES
147	070812142175	T P SPRINGTREE APARTMENTS LLC	6317	PHEASANT	LN	RES
148	070812142282	T P SPRINGTREE APARTMENTS LLC	6317	PHEASANT	LN	RES
149	070812187903	T P SPRINGTREE APARTMENTS LLC	6317	PHEASANT	LN	RES
150	070812136128	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT	LN	COMM
151	070812188304	PDQ FOOD STORES INC; ET AL	2502	ALLEN	BLVD	COMM
152	070812135012	GAR HOLDING LLC.; EAST MADISON REAL ESTATE LLC ET AL	2506	ALLEN	BLVD	COMM
153	070812135129	CHRISTEN, RUDI O & DONNA E	2550	ALLEN	BLVD	COMM
154	070812136011	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT	LN	COMM
155	070812135782	MIDDLETON SPRINGS LLC				COMM
156	070812187207	T P SPRINGTREE APARTMENTS LLC	2615	AMHERST	RD	RES
157	070812187001	T P SPRINGTREE APARTMENTS LLC	2635	AMHERST	RD	RES
158	070812135450	MUTUAL SAVINGS & LOAN ASSOC	6209	CENTURY	AVE	COMM
159	070812135343	MC DONALD'S CORP 048/0139	2626	ALLEN	BLVD	COMM

TABLE 1 PARCEL USE

MAP #	PARCEL NO	OWNER NAME	PROPERTY ADDRESS			CLASS
160	070812135236	POSTWEILER REV TR, REINHART H	2602	ALLEN	BLVD	COMM
161	070812112895	HARBOR ATHLETIC CLUB INC	2529	ALLEN	BLVD	COMM
162	070812112788	HARBOR ATHLETIC CLUB INC	2517	ALLEN	BLVD	COMM
163	070812112671	HARBOR ATHLETIC CLUB INC	2505	ALLEN	BLVD	COMM
164	070812112564	BRUNI, BARBARA	2405	ALLEN	BLVD	COMM
165	070801492157	MIDDLETON SHORES LP	6110	CENTURY	AVE	COMM
166	070801492175	MIDDLETON, CITY OF				EX
167	070801492013	STARDUST INVESTMENTS LLC				COMM
168	070801492219	STARDUST INVESTMENTS LLC	6310	CENTURY	AVE	COMM
169	070812185709	ANDERSON, KAYDON S; ET AL	6330	CENTURY	AVE	RES
170	070812186002	FAULTERSACK, MARK A & SUSAN	6400	CENTURY	AVE	RES
171	070801490908	HARTNETT, ANDREW M	6408	CENTURY	AVE	RES
172	070801490800	KLUBERTANZ, THOMAS A	6412	CENTURY	AVE	RES
173	070801372062	BORN, FRAYNE	6500	CENTURY	AVE	RES
174	070801372162	MEYER/BOYCE LIVING TR,				RES
175	070801372312	SIEGER, ROBERT J	6506	CENTURY	AVE	RES
176	70801398009	MIDDLETON, CITY OF				EX
177	070801373071	MIDDLETON, CITY OF				EX
178	070801374034	MIDDLETON, CITY OF	6614	CENTURY	AVE	EX
179	070801373928	GERHARTZ, BRUCE P	6612	CENTURY	AVE	RES
180	070801373820	GERHARTZ, BRUCE P	6616	CENTURY	AVE	RES
181	070801373713	LOREN SQUARED LLC; ET AL	6620	CENTURY	AVE	RES
182	070801373615	PURVIS, ROBERT W	6624	CENTURY	AVE	RES
183	070801373517	YAPP, DEBORAH L	6626	CENTURY	AVE	RES
184	070801373419	BRYE, SUSAN; ET AL	6630	CENTURY	AVE	RES
185	70801374141	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC	6600	CENTURY	AVE	EX
186	70801374258	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				EX
187	70801374365	MIDDLETON, CITY OF				EX
188	70801374472	MIDDLETON, CITY OF				EX
189	70812201459	GERHARTZ, BRUCE P	2644	BRANCH	ST	
190	70801374589	MIDDLETON, CITY OF				EX
191	70801473696	GRIMES, SUSAN C.; THORNTON, THEODORE V.				
192	70801364502	MIDDLETON HILLS INC.				
193	70801372527	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				EX
194	70801372634	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				EX
195	70801372741	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				EX
196	70801373179	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				EX
197	70801372858	MIDDLETON, CITY OF				EX
198	70801372965	MIDDLETON, CITY OF				EX
199	70801490506	MIDDLETON, CITY OF				EX
200	070801490702	MIDDLETON, CITY OF	6408	CENTURY	AVE	EX
201	070801492406	MIDDLETON, CITY OF				EX
202	070801381802	MIDDLETON CONSERVANCY LLC				EX
203	80835393900	VOSS, ANN				COMM
204	80835383405	ZIEGLER, LEO A. & CAROL K.				AG
205	80835395009	ZIEGLER, LEO A. & CAROL K.				AG
206	80835398408	ZIEGLER LIVING TR, SYLVESTER F & MARGIE M; ET AL	7418	WAYSIDE	RD	ROW

Redevelopment Area Parcels

Map Four identifies the Potential Public/Private Redevelopment Parcels. Redevelopment parcels are interspersed with already improved parcels containing businesses that are consistent with the goals and objectives of each area. Vacant land also exists among fully developed property.

The Pheasant Branch Creek runs adjacent to redevelopment parcels as well as public open space and school parcels. At this time, the City does not anticipate redeveloping any of the open space

It is important to note that some of the parcels that are marked as potential redevelopment parcels contain businesses that are not anticipated to be redeveloped. One example of this is Gilson, Inc. The facility which houses the business encompasses just over one-half of the parcel. The remaining portion of the property is vacant. Situations such as this where a portion of the property is vacant and, consequently, underutilized, forms the basis for including that entire parcel as a potential redevelopment parcel. It should be understood that the City is identifying potential redevelopment sites and anticipates working with existing property owners on the development of their properties to best serve the business, the property owner and the redevelopment area.

Private sector activities will include, but not be limited to, assemblage of property, site preparation and construction of new development.

The City intends to pursue public/private sector cooperative activities to comprehensively implement this Redevelopment Plan. Developer agreements and the City of Middleton's applicable plans will be used in order to ensure quality of development and fulfillment of the public purpose of this Redevelopment Plan and TID No. 4 Project Plan.

Map 5 Redevelopment Areas designates the four major Development Areas as they relate to the proposed public improvements and development opportunities found in the TID #4 Project Plan.

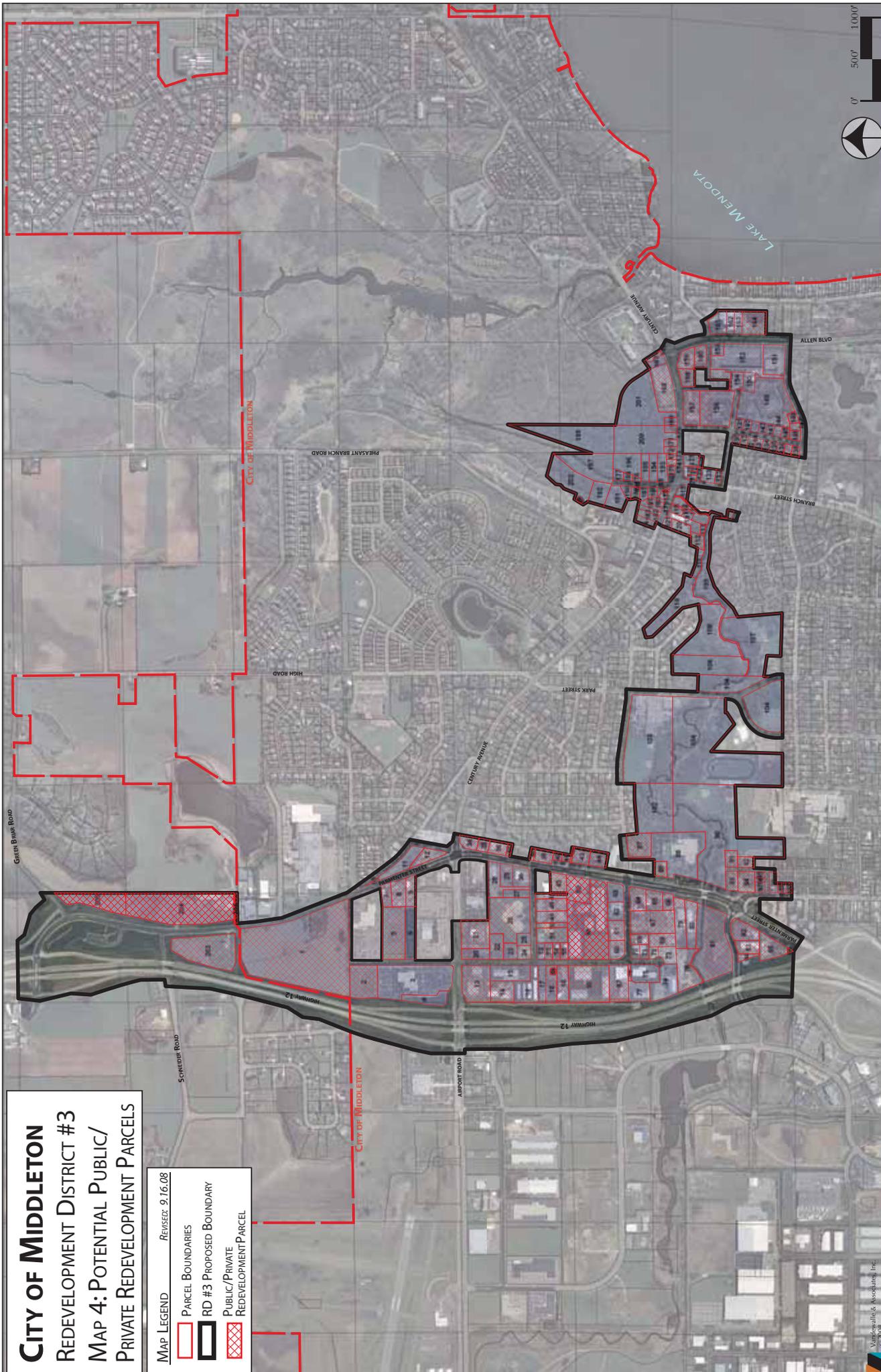
CITY OF MIDDLETON

REDEVELOPMENT DISTRICT #3

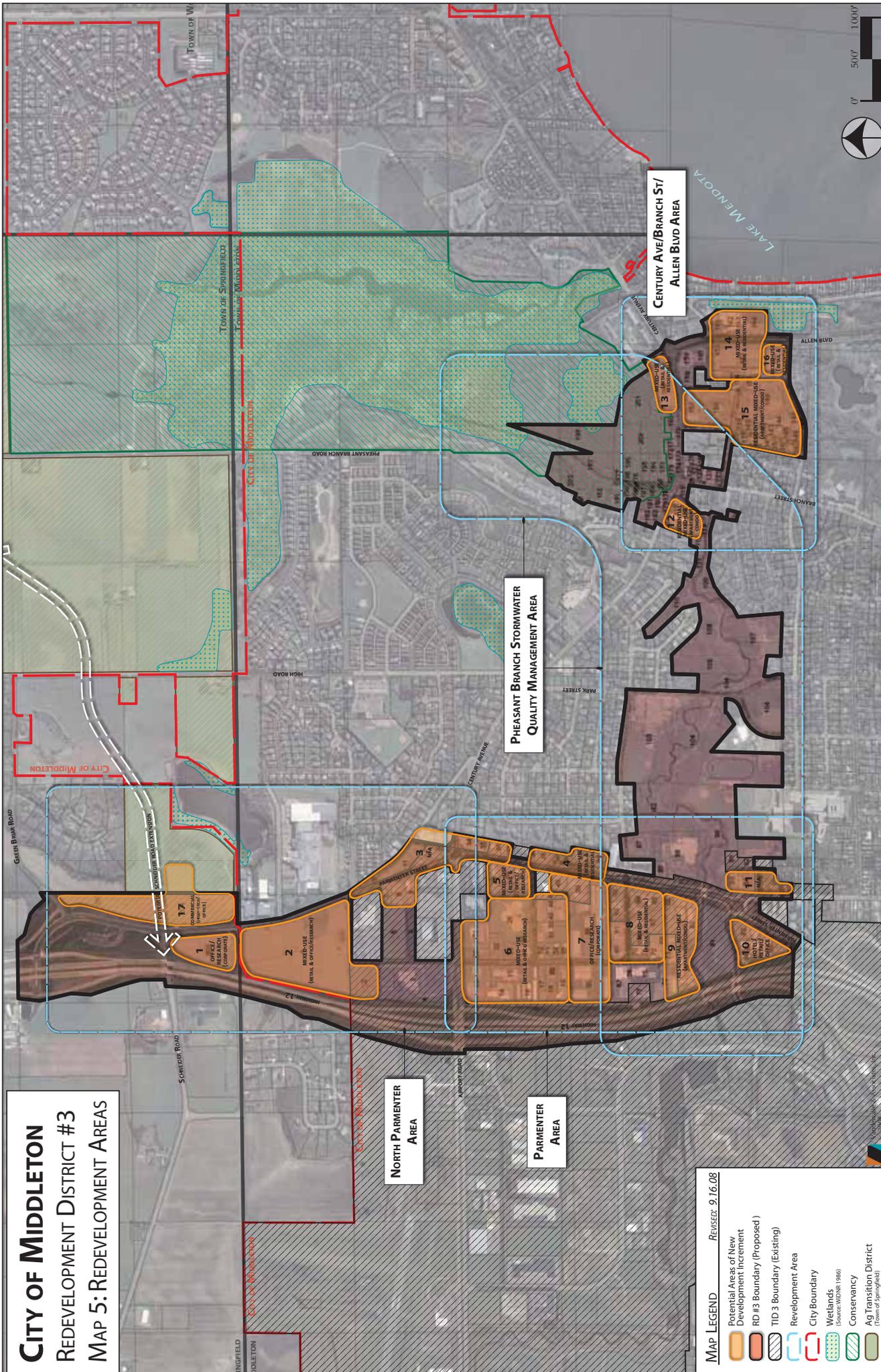
MAP 4: POTENTIAL PUBLIC/ PRIVATE REDEVELOPMENT PARCELS

MAP LEGEND REVISED: 9.16.08

-  PARCEL BOUNDARIES
-  RD #3 PROPOSED BOUNDARY
-  PUBLIC/PRIVATE REDEVELOPMENT PARCEL



CITY OF MIDDLETON REDEVELOPMENT DISTRICT #3 MAP 5: REDEVELOPMENT AREAS



MAP LEGEND REVISED: 9.16.08

- Potential Areas of New Development Increment
- RD #3 Boundary (Proposed)
- TID #3 Boundary (Existing)
- Development Area
- City Boundary
- Wetlands (Source: WDNR 1986)
- Conservancy
- Ag Transition District (Town of Springfield)

NORTH PARMENTER AREA

PARMENTER AREA

PHEASANT BRANCH STORMWATER QUALITY MANAGEMENT AREA

**CENTURY AVE/BRANCH ST/
ALLEN BLVD AREA**

17
OFFICE/RESEARCH (COMP. OFF.)

1
OFFICE/RESEARCH (COMP. OFF.)

2
MIXED-USE (RETAIL & OFFICE/RESEARCH)

3
MIXED-USE (OFFICE/RESEARCH)

4
MIXED-USE (OFFICE/RESEARCH)

5
MIXED-USE (OFFICE/RESEARCH)

6
MIXED-USE (RETAIL & OFFICE/RESEARCH)

7
OFFICE/RESEARCH (COMP. OFF.)

8
MIXED-USE (RETAIL & OFFICE/RESEARCH)

9
RESTAURANT, MIXED-USE (OFFICE/RESEARCH)

10
MIXED-USE (RETAIL OFFICE)

11
MIXED-USE (OFFICE/RESEARCH)

12
MIXED-USE (OFFICE/RESEARCH)

13
MIXED-USE (RETAIL)

14
MIXED-USE (RETAIL & OFFICE/RESEARCH)

15
RESTAURANT, MIXED-USE (OFFICE/RESEARCH)

16
MIXED-USE (OFFICE/RESEARCH)

17
MIXED-USE (OFFICE/RESEARCH)



Prepared by: JACOBI, LEWIS & KAY
2008

Proposed Uses of the Area

Proposed Land Uses and Zoning

The Redevelopment District is proposed to be developed as shown on Map Six: Proposed Land Uses. As previously stated, much of the District is already developed. Many of the developed parcels contain land uses that are very complementary to the overall area. The planning process for creation of this District included these complementary uses as important for the success of the District as these current land uses created a successful business mix for that redeveloped sub-area. Other businesses may be classified as “more appropriate” if relocated to other areas of the District and/or City in order to comprehensively implement the Redevelopment District Project Plan.

The proposed land uses include mixed use commercial/office/residential in the North Parmenter and Parmenter Area. The Century Avenue/Branch St/Allen Blvd Area includes strictly residential and mixed use retail/residential. (See Map Five for Development Area delineations.)

The current zoning allows the proposed land uses. If different zoning is required to complete a project as outlined in this Project Plan, the necessary steps will be taken to change the zoning to the appropriate zoning classification.

Standards of Population Density, Land Coverage and Building Intensity after Development

Properties in the redevelopment area will be developed in accord with applicable municipal zoning, subdivision and other land use regulations.

The City of Middleton is focusing on creating an atmosphere where sustainability, use of “green” building materials and high density is encouraged. With the demands on natural resources and impacts on the environment, the expectation that development and future growth will include using as much “green” material and resources as possible, making sure that development is sustainable not just from a construction standpoint but also impact on the environment, using complementary transportation support and other important factors which will continue to keep Middleton ahead in the development arena. The designation of high density mixed use will be pursued by the City when meeting with potential developers within the Redevelopment District. Meeting these goals and objectives will further justify the basis for the Redevelopment District and TID.

Present and Potential Equalized Value

As of January 1, 2007, the total equalized value of the parcels in the redevelopment area is an estimated \$100,060,089 (Table 2). However, the equalized value was reached by using January 1, 2008 assessed values but January 1, 2007 equalization ratios as the 2008 equalization ratios will not be available until October, 2008.

Potential Equalized Value

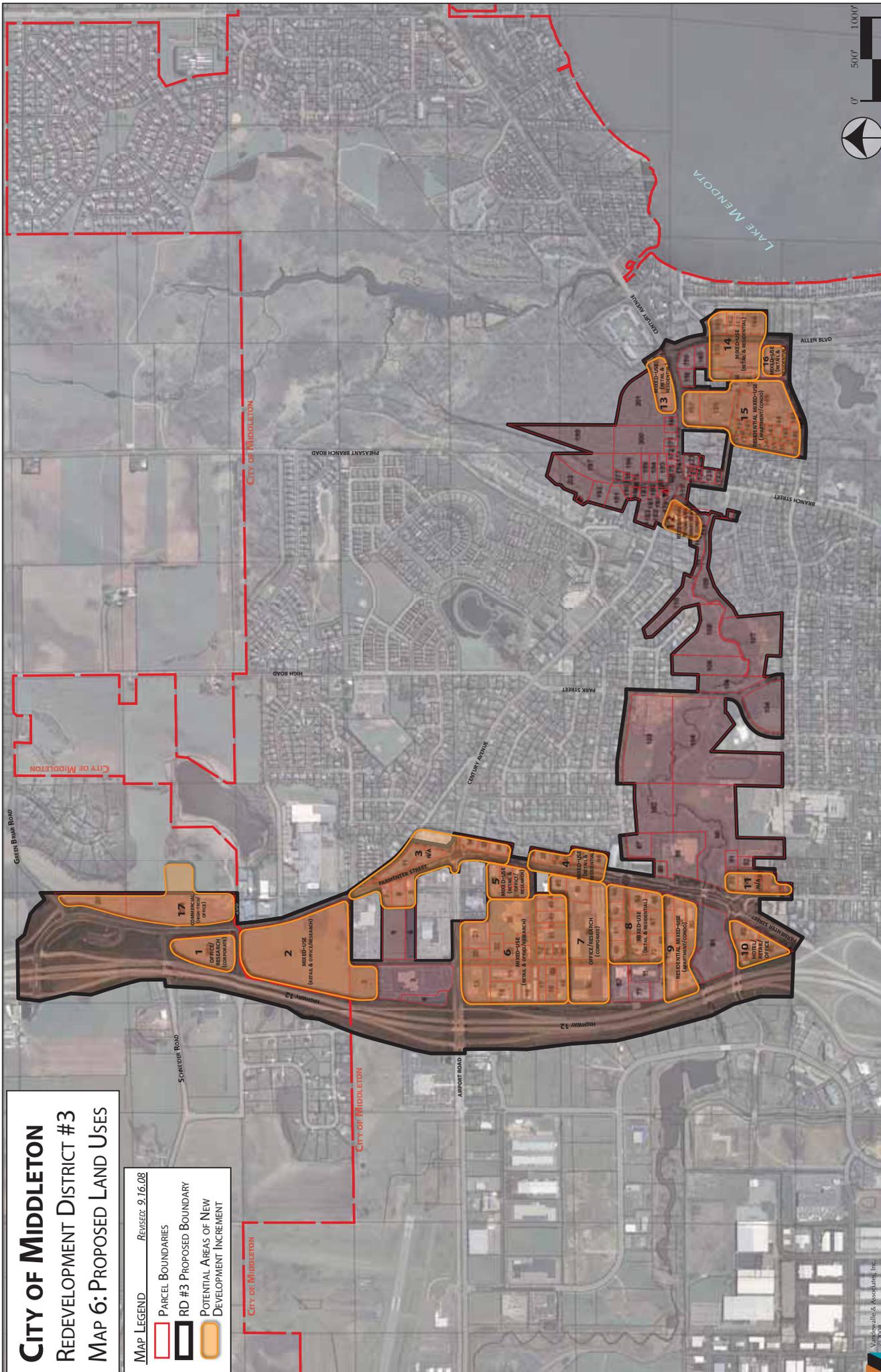
The potential equalized value has been projected based on the Proposed Land Uses Map (Map Six).

It is projected that the new total equalized value of the redevelopment area could total a potential range of approximately \$500,000,000 to \$1,000,000,000. There is approximately \$90M-100M of base value in the district as described in the Table Two: Parcel & Valuation Listing. This represents a new tax base increase in equalized value of \$400,000,000 to \$900,000,000 for anticipated redevelopment projects.

CITY OF MIDDLETON REDEVELOPMENT DISTRICT #3 MAP 6: PROPOSED LAND USES

MAP LEGEND REVISED: 9.16.08

-  PARCEL BOUNDARIES
-  RD #3 PROPOSED BOUNDARY
-  POTENTIAL AREAS OF NEW DEVELOPMENT INCREMENT



17
OFFICE/RESEARCH (component)

1
OFFICE/RESEARCH (component)

2
MIXED-USE (RETAIL & OFFICE/RESEARCH)

3
N/A

4
MIXED-USE (OFFICE/RESEARCH)

5
MIXED-USE (OFFICE/RESEARCH)

6
MIXED-USE (RETAIL & OFFICE/RESEARCH)

7
OFFICE/RESEARCH (component)

8
MIXED-USE (RETAIL & HOUSING)

9
RESTAURANT MIXED-USE (RETAIL/RESTAURANT)

10
HOTEL/RETAIL/OFFICE

11
N/A

12
MIXED-USE (OFFICE/RESEARCH)

13
MIXED-USE (OFFICE/RESEARCH)

14
MIXED-USE (OFFICE/RESEARCH)

15
RESIDENTIAL MIXED-USE (APARTMENT/CONDO)

16
MIXED-USE (OFFICE/RESEARCH)

17
MIXED-USE (OFFICE/RESEARCH)

**CITY OF MIDDLETON
REDEVELOPMENT DISTRICT NO. 3
TABLE 2: 2008 PARCEL AND VALUATION LISTING**

MAP #	PARCEL_NO	OWNER NAME	PROPERTY ADDRESS	ASSESSED LAND	ASSESSED IMPRV	ASSESSED TOTAL	SF	AC	ZONING	EQUALIZED LAND VALUE	EQUALIZED IMPRVMT VALUE	TOTAL EQUALIZED VALUE	PARCEL_NO	MAP #
1	070802280420	DANE REAL ESTATE LLC.; URBAN VILLAGE LLC ET AL	4767 US HWY 12	\$82,600	\$170,900	\$253,500	996260.00	22.871	PDD	\$93,175	\$192,781	\$285,956	070802280420	1
2	070802296102	BALLWEG-MIDDLETON FACILITIES LLC ET AL		\$1,202,400	\$0	\$1,202,400	133965.62	3.075	PDD	\$1,356,345	\$0	\$1,356,345	070802296102	2
3	070802297602	SCHOEPP MOTORS INC WI DOT ET AL		\$2,793,900	\$2,513,000	\$5,306,900	32586.00			\$3,151,607	\$2,834,743	\$5,986,351	070802297602	3
4	070802294702	SCHOEPP MOTORS INC; WI DOT ET AL		\$0	\$0	\$0	63030.00	1.447	B3	\$0	\$0	\$0	070802294702	4
5	070802295802	BALLWEG-MIDDLETON FACILITIES LLC ET AL		\$1,563,200	\$0	\$1,563,200	172628.04	3.963	PDD	\$1,763,339	\$0	\$1,763,339	070802295802	5
6	070802295902	BALLWEG-MIDDLETON FACILITIES LLC ET AL		\$0	\$0	\$0	83326.00	1.913	PDD	\$0	\$0	\$0	070802295902	6
7	070802192916	MIDDLETON INNOVATION CENTER LLC ET AL	3512 PARMENTER ST	\$203,900	\$279,900	\$483,800	32659.00	0.750	B3	\$230,006	\$315,736	\$545,742	070802192916	7
8	070802193059	NACHREINER TR, DONALD E & LEONE M	3506 PARMENTER ST	\$365,500	\$20,000	\$385,500	61514.00	1.412	B3	\$412,296	\$22,561	\$434,856	070802193059	8
9	070802193200	NACHREINER TR, DONALD E & LEONE M	3504 W BELTLINE HWY	\$226,300	\$571,800	\$798,100	47672.00	1.094	B3	\$255,274	\$645,008	\$900,282	070802193200	9
10	070802147902	CENTURY PLACE HOMEOWNERS ASSOCIATION INC ET AL		\$0	\$0	\$0	3764.50	0.086	PDD	\$0	\$0	\$0	070802147902	10
11	070802194452	ST LUKE'S CEMETERY		\$0	\$0	\$0	68753.57	1.578	EX	\$0	\$0	\$0	070802194452	11
12	070802194307	THACKER, PETER L	3415 PARMENTER ST	\$434,200	\$103,400	\$537,600	45230.43	1.038	B3	\$489,791	\$116,638	\$606,430	070802194307	12
13	070802301011	MIDDLETON, CITY OF		\$0	\$0	\$0	144119.00	3.309	EX	\$0	\$0	\$0	070802301011	13
14	070802306525	MIDDLETON, CITY OF		\$0	\$0	\$0	70969.00	1.629	EX	\$0	\$0	\$0	070802306525	14
15	070802306810	MID-PLAINS TELEPHONE LLC	3210 LAURA LN	\$0	\$0	\$0	92172.20	2.116	EX	\$0	\$0	\$0	070802306810	15
16	070802306310	BOWLING GREEN ASSOC; FLYNN LIVING TR,	3200 LAURA LN	\$297,400	\$765,500	\$1,062,900	92399.13	2.121	B3	\$335,477	\$863,508	\$1,198,985	070802306310	16
17	070802306427	TP SQUARED LLC		\$113,700	\$0	\$113,700	39435.96	0.905	B3	\$128,257	\$0	\$128,257	070802306427	17
18	070802306196	TP SQUARED LLC	3110 LAURA LN	\$211,900	\$192,000	\$403,900	60750.00	1.395	B3	\$239,030	\$216,582	\$455,612	070802306196	18
19	070802306089	TP SQUARED LLC	3100 LAURA LN	\$217,500	\$0	\$217,500	60270.74	1.384	B3	\$245,347	\$0	\$245,347	070802306089	19
20	070802300825	SANDPIPER II LLC; WATERSHED LLC ET AL	3231 LAURA LN	\$399,000	\$311,300	\$710,300	44338.77	1.018	B3	\$450,085	\$351,156	\$801,241	070802300825	20
21	070802300512	MADISON GOLF & DEVELOPMENT GROUP LLC	7613 AIRPORT RD	\$1,072,400	\$247,600	\$1,320,000	119159.64	2.736	B3	\$1,209,701	\$279,301	\$1,489,002	070802300512	21
22	070802305099	3213 LAURA LANE LLC	3213 LAURA LN	\$191,000	\$317,900	\$508,900	52522.63	1.206	B3	\$215,454	\$358,601	\$574,055	070802305099	22
23	070802305213	DUPUIS, RENE M	3207 LAURA LN	\$135,200	\$541,700	\$676,900	32679.87	0.750	B3	\$152,510	\$611,055	\$763,565	070802305213	23
24	070802305311	BOWLING GREEN PARTNERSHIP LLP	3201 LAURA LN	\$116,400	\$0	\$116,400	27712.46	0.636	B3	\$131,303	\$0	\$131,303	070802305311	24
25	070802305428	BOWLING GREEN PARTNERSHIP LLP	7638 LISA LN	\$106,600	\$0	\$106,600	24777.07	0.569	B3	\$120,248	\$0	\$120,248	070802305428	25
26	070802305268	BOWLING GREEN PARTNERSHIP LLP	7622 LISA LN	\$658,200	\$25,000	\$683,200	233969.67	5.371	B3	\$742,470	\$28,201	\$770,671	070802305268	26
27	070802487410	BOWLING GREEN PARTNERSHIP LLP		\$125,900	\$0	\$125,900	7650.00	0.176	B3	\$142,019	\$0	\$142,019	070802487410	27
28	070802486402	POWER 3230 LLC; ET AL	3230 PARMENTER ST	\$504,000	\$230,200	\$734,200	67541.42	1.551	B3	\$568,528	\$259,673	\$828,201	070802486402	28
29	070802486804	MAGIC WASH INC	3206 PARMENTER ST	\$288,600	\$150,000	\$438,600	40745.31	0.935	B3	\$325,550	\$169,205	\$494,755	070802486804	29
30	070802486902	MJZ INC; ET AL	3202 PARMENTER ST	\$421,000	\$75,000	\$496,000	48246.93	1.108	B3	\$474,901	\$84,602	\$559,504	070802486902	30
34	070802486019	HEK RESTAURANTS LLC ET AL	3311 PARMENTER ST	\$425,000	\$232,300	\$657,300	31155.12	0.715	B3	\$479,413	\$262,042	\$741,455	070802486019	34
35	070802486108	H B J CORPORATION	3303 PARMENTER ST	\$190,800	\$515,700	\$706,500	20655.27	0.474	B3	\$215,228	\$581,726	\$796,954	070802486108	35
36	070802486608	HAUSFELD, RICHARD R & CINDY	3221 PARMENTER ST	\$291,400	\$363,000	\$654,400	33335.62	0.765	B3	\$328,708	\$409,475	\$738,184	070802486608	36
37	070802487107	MIDDLETON COMMUNITY BANK	3115 PARMENTER ST	\$40,500	\$0	\$40,500	8155.46	0.187	B3	\$45,685	\$0	\$45,685	070802487107	37
38	070802487303	MIDDLETON COMMUNITY BANK	3207 PARMENTER ST	\$38,300	\$0	\$38,300	8054.65	0.185	EX	\$0	\$0	\$0	070802487303	38
39	070802487705	WISCONSIN PROPERTIES ONE LLC	3111 PARMENTER ST	\$291,400	\$300,000	\$591,400	33166.22	0.761	B3	\$328,708	\$338,409	\$667,118	070802487705	39
40	070802487803	LCB LLC; ET AL	3101 PARMENTER ST	\$80,300	\$44,300	\$124,600	10568.56	0.243	B3	\$90,581	\$49,972	\$140,553	070802487803	40
41	070802487901	LCB LLC	3019 PARMENTER ST	\$110,600	\$29,100	\$139,700	4638.24	0.106	B2	\$124,760	\$32,826	\$157,586	070802487901	41
42	070802491003	LCB LLC		\$10,000	\$0	\$10,000	3870.80	0.089	B2	\$11,280	\$0	\$11,280	070802491003	42
43	070802491209	TROTTA, THOMAS J & BONNY M	3003 PARMENTER ST	\$0	\$0	\$0	39223.03	0.900	R3	\$0	\$0	\$0	070802491209	43
44	070802491307	TROTTA, THOMAS J & BONNY M	3001 PARMENTER ST	\$727,000	\$477,400	\$1,204,400	39484.68	0.906	B3	\$820,079	\$538,522	\$1,358,601	070802491307	44
45	070802488008	3100 PARMENTER PROPERTIES LLC	3100 PARMENTER ST	\$275,500	\$0	\$275,500	45464.64	1.044	B3	\$310,773	\$0	\$310,773	070802488008	45
47	070802487527	FITZGERALDS THE PLACE FOR STEAKS INC		\$52,000	\$0	\$52,000	23232.67	0.533	B3	\$58,658	\$0	\$58,658	070802487527	47
48	070802383817	BOWLING GREEN PARTNERSHIP LLP	7625 LISA LN	\$199,800	\$834,000	\$1,033,800	56304.75	1.293	B3	\$225,381	\$940,778	\$1,166,159	070802383817	48
49	070802383700	BOWLING GREEN PARTNERSHIP LLP	7635 LISA LN	\$193,100	\$0	\$193,100	53246.27	1.222	B3	\$217,823	\$0	\$217,823	070802383700	49
50	070802383602	BOWLING GREEN PARTNERSHIP LLP	7625 LISA LN	\$58,700	\$0	\$58,700	22252.26	0.511	B3	\$66,215	\$0	\$66,215	070802383602	50
51	070802305535	BOWLING GREEN PARTNERSHIP LLP	7635 LISA LN	\$232,100	\$0	\$232,100	68846.71	1.581	B3	\$261,816	\$0	\$261,816	070802305535	51
52	070802305642	SCHMUDLACH, STEVE	3119 LAURA LN	\$86,400	\$237,900	\$324,300	19223.75	0.441	B3	\$97,462	\$268,359	\$365,821	070802305642	52
53	070802305759	DOUGLASS, WILLIAM R & ALICE M	3113 LAURA LN	\$85,400	\$71,200	\$156,600	18974.05	0.436	B3	\$96,334	\$80,316	\$176,650	070802305759	53
54	070802305866	MIDDLETON WAREHOUSE LLC	3107 LAURA LN	\$85,900	\$86,300	\$172,200	19174.56	0.440	B3	\$96,898	\$97,349	\$194,247	070802305866	54
55	070802305973	MIDDLETON WAREHOUSE LLC	3103 LAURA LN	\$85,000	\$132,800	\$217,800	18900.70	0.434	B3	\$95,883	\$149,803	\$245,685	070802305973	55
56	070802395804	GILSON INC	3030 LAURA LN	\$442,700	\$2,309,000	\$2,751,700	221328.36	5.081	I	\$470,307	\$2,452,991	\$2,923,298	070802395804	56
57	070802373168	CQC ACQUISITION CORP	2910 LAURA LN	\$306,200	\$1,848,400	\$2,154,600	102061.08	2.343	I	\$325,295	\$1,963,667	\$2,288,962	070802373168	57
58	070802395206	GILSON INC	3000 PARMENTER ST	WITH 46	WITH 46	WITH 46	396134.64	9.094	I	with 46	with 46	with 46	070802395206	58
59	070802395108	3100 PARMENTER PROPERTIES LLC; ET AL	3012 PARMENTER ST	\$502,700	\$217,800	\$720,500	54837.39	1.259	B3	\$567,061	\$245,685	\$812,747	070802395108	59
60	070802372696	THE BRUCE COMPANY OF WISCONSIN INC	7628 DONNA DR	\$167,800	\$263,100	\$430,900	42648.88	0.972	B3	\$189,284	\$296,785	\$486,069	070802372696	60
61	070802372801	THE BRUCE COMPANY OF WISCONSIN INC	7604 DONNA DR	\$177,500	\$1,113,100	\$1,290,600	47051.12	1.080	B3	\$200,226	\$1,255,612	\$1,455,838	070802372801	61

TABLE 2: 2008 PARCEL AND VALUATION LISTING

MAP #	PARCEL_NO	OWNER NAME	PROPERTY ADDRESS			ASSESSED LAND	ASSESSED IMPRV	ASSESSED TOTAL	SF	AC	ZONING	EQUALIZED LAND VALUE	EQUALIZED IMPRVMT VALUE	TOTAL EQUALIZED VALUE	PARCEL_NO	MAP #
62	070802398516	CLASEN, RUDOLF J & BRIGITTE M ET AL	7610	DONNA	DR	\$168,900	\$813,400	\$982,300	43573.12	1.000	B3	\$190,525	\$917,541	\$1,108,065	070802398516	62
63	070802398712	BAC-MIDDLETON LLC; ET AL	2906	PARMENTER	ST	\$473,100	\$243,900	\$717,000	22202.18	0.510	B3	\$533,672	\$275,127	\$808,799	070802398712	63
64	070802372230	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	\$597,000	\$1,703,100	\$2,300,100	12880.66	0.296	B3	\$673,435	\$1,921,151	\$2,594,585	070802372230	64
65	070802372123	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	\$286,900	\$0	\$286,900	5918.60	0.136	B3	\$323,632	\$0	\$323,632	070802372123	65
66	070802372016	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER	ST	\$189,100	\$12,700	\$201,800	369.92	0.008	B3	\$213,311	\$14,326	\$227,637	070802372016	66
67	070802372347	THE BRUCE COMPANY OF WISCONSIN INC	7613	DONNA	DR	\$435,700	\$2,100	\$437,800	150612.69	3.458	B3	\$491,483	\$2,369	\$493,852	070802372347	67
68	070802372454	THE BRUCE COMPANY OF WISCONSIN INC	2707	LAURA	LN	\$152,700	\$134,400	\$287,100	52463.84	1.204	B3	\$172,250	\$151,607	\$323,858	070802372454	68
69	070802372623	JEFFERSON REV TR, PETER D & BETH M; ET AL	7617	DONNA	DR	\$120,100	\$444,300	\$564,400	28611.81	0.657	B3	\$135,477	\$501,184	\$636,661	070802372623	69
70	070802372605	MICO PROPERTIES LLC	2827	LAURA	LN	\$0	\$0	\$0	18691.78	0.429	B3	\$0	\$0	\$0	070802372605	70
71	070802372589	MICO PROPERTIES LLC	2813	LAURA	LN	\$85,800	\$0	\$85,800	19085.46	0.438	B3	\$96,785	\$0	\$96,785	070802372589	71
72	070802372936	THE BRUCE COMPANY OF WISCONSIN INC	2709	LAURA	LN	\$68,700	\$0	\$68,700	15776.70	0.362	B3	\$77,496	\$0	\$77,496	070802372936	72
73	070802373042	THE BRUCE COMPANY OF WISCONSIN INC	2705	LAURA	LN	\$161,200	\$0	\$161,200	40503.77	0.930	B3	\$181,839	\$0	\$181,839	070802373042	73
74	070802373275	THE BRUCE COMPANY OF WISCONSIN INC; ET AL	2700	LAURA	LN	\$362,600	\$814,200	\$1,176,800	110422.33	2.535	B3	\$409,024	\$918,443	\$1,327,468	070802373275	74
75	070802373391	TOAL, JACK F & JAMES F JR ET AL	2800	LAURA	LN	\$180,700	\$434,600	\$615,300	72266.04	1.659	I	\$191,969	\$461,702	\$653,670	070802373391	75
76	070802373408	TOAL, JACK F & JAMES F JR ET AL				\$16,000	\$0	\$16,000	6403.32	0.147	I	\$16,998	\$0	\$16,998	070802373408	76
77	070802373177	CQC ACQUISITION CORP				\$149,600	\$462,600	\$612,200	59851.44	1.374	I	\$158,929	\$491,448	\$650,377	070802373177	77
78	070811281259	THE BRUCE COMPANY OF WISCONSIN INC				\$23,700	\$0	\$23,700	108597.89	2.493	B3	\$26,734	\$0	\$26,734	070811281259	78
79	070811280107	MIDDLE BROOK CORPORATION	2616 W	BELTLINE	HWY	\$404,500	\$268,600	\$673,100	80233.86	1.842	B3	\$456,289	\$302,989	\$759,278	070811280107	79
80	070811280303	PADRUTT LEASING LLP	2610	PARMENTER	ST	\$131,900	\$848,100	\$980,000	74395.91	1.708	B3	\$148,787	\$956,684	\$1,105,471	070811280303	80
81	070811281704	GAMMEX INC	7600	DISCOVERY	DR	\$827,000	\$1,972,000	\$2,799,000	330794.64	7.594	I	\$878,572	\$2,094,975	\$2,973,547	070811281704	81
82	070811283104	KLER LLC	7601	DISCOVERY	DR	\$647,100	\$551,500	\$1,198,600	69177.54	1.588	B3	\$729,949	\$622,109	\$1,352,059	070811283104	82
83	070811282909	MIDWEST PROPERTIES OF MIDDLETON LLC; ET AL	7607	DISCOVERY	DR	\$228,900	\$436,700	\$665,600	44723.49	1.027	PDD	\$258,206	\$492,611	\$750,818	070811282909	83
84	070811282703	WI DOT; ET AL	7615	DISCOVERY	DR	\$0	\$0	\$0	14301.69	0.328	I	\$0	\$0	\$0	070811282703	84
85	070811283202	ELLEFSON, LEO F & CONNIE J	7611	DISCOVERY	DR	\$277,400	\$17,900	\$295,300	76019.17	1.745	PDD	\$312,916	\$20,192	\$333,108	070811283202	85
86	070811291239	WI DOT	2304	PARMENTER	ST	\$0	\$0	\$0	910.26	0.021	EX	\$0	\$0	\$0	070811291239	86
87	070802492412	MIDDLETON, CITY OF ET AL				\$0	\$0	\$0	82260.00	1.888	EX	\$0	\$0	\$0	070802492412	87
88	070802492612	FOOD CONCEPTS REAL ESTATE				\$1,306,800	\$893,200	\$2,200,000	113457.21	2.605	I	\$1,388,293	\$948,900	\$2,337,193	070802492612	88
89	070802491709	KLOSTERMANN, ROBERT J & KAREN K	2705	PARMENTER	ST	\$247,900	\$63,000	\$310,900	27841.11	0.639	B3	\$279,639	\$71,066	\$350,705	070802491709	89
90	070811185103	MIDDLETON, CITY OF				\$0	\$0	\$0	802609.00	18.425	EX	\$0	\$0	\$0	070811185103	90
91	070811186504	MIDDLETON, CITY OF	2427	CLARK	ST	\$0	\$0	\$0	30046.00	0.690	EX	\$0	\$0	\$0	070811186504	91
92	070811187003	MIDDLETON, CITY OF; ET AL	2415	CLARK	ST	\$0	\$0	\$0	25527.43	0.586	EX	\$0	\$0	\$0	070811187003	92
93	070811186406	POHLKAMP INVESTMENTS LLC; ET AL	2417	PARMENTER	ST	\$299,600	\$290,300	\$589,900	24339.12	0.559	B3	\$337,958	\$327,468	\$665,426	070811186406	93
94	070811186700	HEIN, WILLIAM C & SUE E	2413	PARMENTER	ST	\$448,300	\$294,500	\$742,800	50992.33	1.171	B3	\$505,697	\$332,205	\$837,902	070811186700	94
95	070811130975	MIDDLETON, CITY OF	2404	CLARK	ST	\$0	\$0	\$0	1874.35	0.043	EX	\$0	\$0	\$0	070811130975	95
96	070811130868	HAAS & HAAS LLC	7451	LEE	ST	\$47,800	\$0	\$47,800	1240.75	0.028	B3	\$53,920	\$0	\$53,920	070811130868	96
97	070811130715	HAAS & HAAS LLC	2401	PARMENTER	ST	\$103,300	\$550,800	\$654,100	3114.68	0.072	B3	\$116,526	\$621,320	\$737,845	070811130715	97
98	070811129165	OGDEN, JOSEPH S	2317	PARMENTER	ST	\$153,000	\$10,000	\$163,000	3100.35	0.071	B3	\$172,589	\$11,280	\$183,869	070811129165	98
99	070811129049	LORI'S PET-AGREE SALON LLC; ET AL	2313	PARMENTER	ST	\$60,800	\$127,700	\$188,500	3100.35	0.071	B3	\$68,584	\$144,050	\$212,634	070811129049	99
100	070811128915	FOSS, GREGORY J & PATRICIA A	2311	PARMENTER	ST	\$65,500	\$233,100	\$298,600	6225.43	0.143	B3	\$73,886	\$262,944	\$336,830	070811128915	100
101	070811148895	ADLER, KENNETH G & DANA L	2309	PARMENTER	ST	\$56,700	\$160,500	\$217,200	1525.08	0.035	B1	\$63,959	\$181,049	\$245,008	070811148895	101
102	070802491503	MIDDLETON, CITY OF				\$0	\$0	\$0	266954.00	6.128	EX	\$0	\$0	\$0	070802491503	102
103	070802498006	JOINT SCHOOL DISTRICT 3	7009	DONNA	DR	\$0	\$0	\$0	587952.00	13.498	I	\$0	\$0	\$0	070802498006	103
104	070811191258	JOINT SCHOOL DISTRICT 3				\$0	\$0	\$0	940046.00	21.580	EX	\$0	\$0	\$0	070811191258	104
106	070812286305	MIDDLETON, CITY OF				\$0	\$0	\$0	206715.00	4.746	EX	\$0	\$0	\$0	070812286305	106
107	070812288009	MIDDLETON, CITY OF				\$0	\$0	\$0	358857.00	8.238	EX	\$0	\$0	\$0	070812288009	107
108	070812286805	MIDDLETON, CITY OF				\$0	\$0	\$0	253034.02	5.809	EX	\$0	\$0	\$0	070812286805	108
109	070812289508	MIDDLETON, CITY OF				\$0	\$0	\$0	197003.00	4.523	EX	\$0	\$0	\$0	070812289508	109
110	070812287304	MIDDLETON, CITY OF				\$0	\$0	\$0	13290.00	0.305	EX	\$0	\$0	\$0	070812287304	110
111	070812203055	MIDDLETON, CITY OF				\$0	\$0	\$0	41280.00	0.948	EX	\$0	\$0	\$0	070812203055	111
112	070812202958	MIDDLETON, CITY OF				\$0	\$0	\$0	27522.00	0.632	EX	\$0	\$0	\$0	070812202958	112
113	070812202261	SWEENEY, JAMES P				\$0	\$0	\$0	6954.33	0.160	B2	\$0	\$0	\$0	070812202261	113
114	070812202065	MIDDLETON, CITY OF				\$0	\$0	\$0	47155.00	1.083	EX	\$0	\$0	\$0	070812202065	114
115	070812201566	GERHARTZ, BRUCE P	2644	BRANCH	ST	\$128,800	\$0	\$128,800	20058.84	0.460	B2	\$145,290	\$0	\$145,290	070812201566	115
116	070812202010	MIDDLETON, CITY OF	6615	CENTURY	AVE	\$0	\$0	\$0	2835.98	0.065	R1	\$0	\$0	\$0	070812202010	116
117	070812202127	MERLEY, LAWRENCE A & SHWU-YUANN	6613	CENTURY	AVE	\$73,600	\$0	\$73,600	14903.00	0.342	R2	\$74,539	\$0	\$74,539	070812202127	117
118	070812202001	MERLEY, LAWRENCE A	6615	CENTURY	AVE	\$70,300	\$117,100	\$187,400	1624.10	0.037	R2	\$71,197	\$118,594	\$189,791	070812202001	118
119	070812202378	CENTURY SHOPS LLC	6621	CENTURY	AVE	\$185,700	\$460,000	\$645,700	3331.34	0.083	B1	\$209,475	\$518,895	\$728,370	070812202378	119
120	070812202583	SWEENEY, JAMES P				\$0	\$0	\$0	12735.79	0.071	B2	\$0	\$0	\$0	070812202583	121
121	070812202485	SCHEIBLE LLC; ET AL	6625	CENTURY	AVE	\$227,800	\$91,200	\$319,000	31093.58	0.029	B1	\$256,966	\$102,876	\$359,842	070812202485	120

TABLE 2: 2008 PARCEL AND VALUATION LISTING

MAP #	PARCEL_NO	OWNER NAME	PROPERTY ADDRESS			ASSESSED LAND	ASSESSED IMPRV	ASSESSED TOTAL	SF	AC	ZONING	EQUALIZED LAND VALUE	EQUALIZED IMPRVMT VALUE	TOTAL EQUALIZED VALUE	PARCEL_NO	MAP #
122	070812200414	GODO LLC; ET AL	2605	BRANCH	ST	\$83,200	\$245,300	\$328,500	12526.89	0.288	B2	\$93,852	\$276,706	\$370,558	070812200414	122
123	070812200629	DL REAL ESTATE LLC	2611	BRANCH	ST	\$166,800	\$381,100	\$547,900	28507.25	0.654	B2	\$188,156	\$429,893	\$618,049	070812200629	123
124	070812200745	PICKETT, LAWRENCE D	2627	BRANCH	ST	\$96,200	\$76,600	\$172,800	9097.00	0.209	B2	\$108,517	\$86,407	\$194,924	070812200745	124
125	070812201253	PDQ FOOD STORES INC	2645	BRANCH	ST	\$104,400	\$113,900	\$218,300	1719.78	0.039	B2	\$117,766	\$128,483	\$246,249	070812201253	125
126	070812201164	PDQ FOOD STORES INC	6519	CENTURY	AVE	\$0	\$0	\$0	12056.75	0.277	B2	\$0	\$0	\$0	070812201164	126
127	070812201057	PDQ FOOD STORES INC	6519	CENTURY	AVE	\$124,200	\$492,500	\$616,700	4489.65	0.103	B2	\$140,102	\$555,556	\$695,657	070812201057	127
128	070812200843	ROUSE-KNOTHE-ENDRES INVESTMENTS LLP	2611	BRANCH	ST	\$0	\$0	\$0	5397.46	0.124	R3	\$0	\$0	\$0	070812200843	128
129	070812200950	GV CENTURY LLC	6509	CENTURY	AVE	\$149,200	\$149,300	\$298,500	6448.60	0.148	B2	\$168,302	\$168,415	\$336,717	070812200950	129
130	070812130302	HARROP, DONALD R & VERONICA	2424	AMHERST	RD	\$76,300	\$180,000	\$256,300	11765.60	0.270	R2	\$77,274	\$182,297	\$259,571	070812130302	130
131	070812130419	STRUCK, PAUL W & LYNDY A	2420	AMHERST	RD	\$75,300	\$124,800	\$200,100	11252.98	0.258	R2	\$76,261	\$126,393	\$202,653	070812130419	131
132	070812130526	STRUCK, PAUL W & LYNDY A	2416	AMHERST	RD	\$75,300	\$123,600	\$198,900	11253.02	0.258	R2	\$76,261	\$125,177	\$201,438	070812130526	132
133	070812130633	STRUCK, PAUL W & LYNDY A	2412	AMHERST	RD	\$75,300	\$123,600	\$198,900	11253.03	0.258	R2	\$76,261	\$125,177	\$201,438	070812130633	133
134	070812130740	STRUCK, PAUL W & LYNDY A	2408	AMHERST	RD	\$75,300	\$123,600	\$198,900	11253.07	0.258	R2	\$76,261	\$125,177	\$201,438	070812130740	134
135	070812130857	STRUCK, PAUL W & LYNDY A	2406	AMHERST	RD	\$75,300	\$123,600	\$198,900	11250.00	0.258	R2	\$76,261	\$125,177	\$201,438	070812130857	135
136	070812130964	STUNTEBECK, DAN A	2312	AMHERST	RD	\$60,300	\$142,600	\$202,900	8126.34	0.187	R2	\$61,069	\$144,420	\$205,489	070812130964	136
137	070812141078	JENSEN, KENNETH J; HARNESS, ALLEGRA J ET AL	2308	AMHERST	RD	\$60,300	\$140,900	\$201,200	11252.92	0.258	R2	\$61,069	\$142,698	\$203,767	070812141078	137
138	070812141185	RUECKERT, SANDRA A & WILLIAM W ET AL	6404	MAYWOOD	AVE	\$77,200	\$159,900	\$237,100	12369.50	0.284	R2	\$78,185	\$161,940	\$240,126	070812141185	138
139	070812132060	MENESES, JAIME P; SALINAS, MARIA R ET AL	2425	AMHERST	RD	\$79,500	\$174,500	\$254,000	13377.06	0.307	R2	\$80,514	\$176,727	\$257,241	070812132060	139
140	070812131954	FOX, AMY SUE; ET AL	2419	AMHERST	RD	\$77,000	\$169,600	\$246,600	12091.88	0.278	R2	\$77,983	\$171,764	\$249,747	070812131954	140
141	070812131847	MENESES, RODOLFO & MIRIAM E ET AL	2415	AMHERST	RD	\$77,000	\$174,500	\$251,500	12091.88	0.278	R2	\$77,983	\$176,727	\$254,709	070812131847	141
142	070812131730	SANDOVAL, RAUL FERNANDO; TORREZ, MARCO ET AL	2411	AMHERST	RD	\$77,000	\$169,600	\$246,600	12091.88	0.278	R2	\$77,983	\$171,764	\$249,747	070812131730	142
143	070812131623	MENESES, JORGE E; SALINAS, TITO ET AL	2407	AMHERST	RD	\$77,000	\$164,700	\$241,700	12091.88	0.278	R2	\$77,983	\$166,802	\$244,784	070812131623	143
144	070812131516	ZEGARRA, ABEL E; SALINAS, EMMA M ET AL	2403	AMHERST	RD	\$77,000	\$150,000	\$227,000	12081.18	0.277	R2	\$77,983	\$151,914	\$229,897	070812131516	144
145	070812141407	LAUFENBERG, RONALD R & JEAN M	2307	AMHERST	RD	\$78,400	\$169,600	\$248,000	1458.18	0.033	R2	\$79,400	\$171,764	\$251,165	070812141407	145
146	070812141292	WEISER, P RICHARD; ET AL	6312	MAYWOOD	AVE	\$84,200	\$159,700	\$243,900	12764.00	0.293	R2	\$85,274	\$161,738	\$247,012	070812141292	146
147	070812142175	T P SPRINGTREE APARTMENTS LLC				with 149	with 149	with 149	11583.99	0.266	R3		\$0	\$0	070812142175	147
148	070812142282	T P SPRINGTREE APARTMENTS LLC				with 149	with 149	with 149	14882.85	0.342	R3		\$0	\$0	070812142282	148
149	070812187903	T P SPRINGTREE APARTMENTS LLC	6317	PHEASANT	LN	\$1,999,700	\$5,350,300	\$7,350,000	253875.82	5.828	R3	\$2,025,218	\$5,418,574	\$7,443,792	070812187903	149
150	070812136128	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT	LN	\$57,900	\$65,900	\$123,800	33512.23	0.769	B2	\$65,313	\$74,337	\$139,650	070812136128	150
151	070812188304	PDQ FOOD STORES INC; ET AL	2502	ALLEN	BLVD	\$887,800	\$207,800	\$1,095,600	71481.58	1.641	B2	\$1,001,466	\$234,405	\$1,235,871	070812188304	151
152	070812135012	GAR HOLDING LLC.; EAST MADISON REAL ESTATE LLC ET AL	2506	ALLEN	BLVD	\$1,276,500	\$2,223,300	\$3,499,800	47657.33	1.094	B2	\$1,439,932	\$2,507,953	\$3,947,885	070812135012	152
153	070812135129	CHRISTEN, RUDI O & DONNA E	2550	ALLEN	BLVD	\$233,400	\$229,700	\$463,100	16289.77	0.374	B2	\$263,283	\$259,109	\$522,391	070812135129	153
154	070812136011	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT	LN	\$80,000	\$62,800	\$142,800	32468.75	0.745	B1	\$90,243	\$70,840	\$161,083	070812136011	154
155	070812135782	MIDDLETON SPRINGS LLC				\$0	\$0	\$0	1791.78	0.041	B1	\$0	\$0	\$0	070812135782	155
156	070812187207	T P SPRINGTREE APARTMENTS LLC	2615	AMHERST	RD	\$1,148,400	\$3,229,000	\$4,377,400	164498.07	3.776	R2	\$1,163,054	\$3,270,205	\$4,433,259	070812187207	156
157	070812187001	T P SPRINGTREE APARTMENTS LLC	2635	AMHERST	RD	\$565,800	\$1,318,100	\$1,883,900	82878.06	1.903	R3	\$573,020	\$1,334,920	\$1,907,940	070812187001	157
158	070812135450	MUTUAL SAVINGS & LOAN ASSOC	6209	CENTURY	AVE	\$387,600	\$160,500	\$548,100	38648.04	0.887	B2	\$437,225	\$181,049	\$618,274	070812135450	158
159	070812135343	MC DONALD'S CORP 048/0139	2626	ALLEN	BLVD	\$663,600	\$460,400	\$1,124,000	45191.64	1.037	B2	\$748,562	\$519,346	\$1,267,908	070812135343	159
160	070812135236	POSTWEILER REV TR, REINHART H	2602	ALLEN	BLVD	\$355,600	\$392,400	\$748,000	2909.86	0.067	B2	\$401,128	\$442,640	\$843,768	070812135236	160
161	070812112895	HARBOR ATHLETIC CLUB INC	2529	ALLEN	BLVD	\$974,700	\$1,492,800	\$2,467,500	51990.76	1.194	B2	\$1,099,492	\$1,683,926	\$2,783,418	070812112895	161
162	070812112788	HARBOR ATHLETIC CLUB INC	2517	ALLEN	BLVD	\$0	\$0	\$0	26594.25	0.611	B2	\$0	\$0	\$0	070812112788	162
163	070812112671	HARBOR ATHLETIC CLUB INC	2505	ALLEN	BLVD	\$0	\$0	\$0	26582.81	0.610	B2	\$0	\$0	\$0	070812112671	163
164	070812112564	BRUNI, BARBARA	2405	ALLEN	BLVD	\$772,600	\$641,200	\$1,413,800	81076.86	1.861	B2	\$871,517	\$723,294	\$1,594,811	070812112564	164
165	070801492157	MIDDLETON SHORES LP	6110	CENTURY	AVE	\$0	\$0	\$0	461.89	0.011	DRIVE	\$0	\$0	\$0	070801492157	165
166	070801492175	MIDDLETON, CITY OF				\$0	\$0	\$0	9863.05	0.226	EX	\$0	\$0	\$0	070801492175	166
167	070801492013	STARDUST INVESTMENTS LLC				\$248,500	\$0	\$248,500	22898.79	0.526	B2	\$280,316	\$0	\$280,316	070801492013	167
168	070801492219	STARDUST INVESTMENTS LLC	6310	CENTURY	AVE	\$1,055,500	\$2,531,100	\$3,586,600	111145.72	2.552	B2	\$1,190,637	\$2,855,161	\$4,045,798	070801492219	168
169	070812185709	ANDERSON, KAYDON S; ET AL	6330	CENTURY	AVE	\$57,500	\$73,000	\$130,500	15140.00	0.348	R1	\$58,234	\$73,932	\$132,165	070812185709	169
170	070812186002	FAULTERSACK, MARK A & SUSAN	6400	CENTURY	AVE	\$55,000	\$95,800	\$150,800	13306.00	0.305	R1	\$55,702	\$97,022	\$152,724	070812186002	170
171	070801490908	HARTNETT, ANDREW M	6408	CENTURY	AVE	\$55,200	\$87,000	\$142,200	13477.00	0.309	R1	\$55,904	\$88,110	\$144,015	070801490908	171
172	070801490800	KLUBERTANZ, THOMAS A	6412	CENTURY	AVE	\$55,600	\$82,900	\$138,500	13749.00	0.316	R1	\$56,309	\$83,958	\$140,267	070801490800	172
173	070801372062	BORN, FRAYNE	6500	CENTURY	AVE	\$54,000	\$172,000	\$226,000	9143.00	0.210	R1	\$54,689	\$174,195	\$228,884	070801372062	173
174	070801372162	MEYER/BOYCE LIVING TR,				\$13,500	\$0	\$13,500	9143.00	0.210	R1	\$13,672	\$0	\$13,672	070801372162	174
175	070801372312	SIEGER, ROBERT J	6506	CENTURY	AVE	\$57,700	\$0	\$57,700	10080.00	0.231	R1	\$58,436	\$0	\$58,436	070801372312	175
176	070801398009	MIDDLETON, CITY OF				\$0	\$0	\$0				\$0	\$0	\$0	070801398009	176
177	070801373071	MIDDLETON, CITY OF				\$0	\$0	\$0	1368.29	0.031	EX	\$0	\$0	\$0	070801373071	177
178	070801374034	MIDDLETON, CITY OF	6614	CENTURY	AVE	\$0	\$0	\$0	8352.00	0.192	EX	\$0	\$0	\$0	070801374034	178
179	070801373928	GERHARTZ, BRUCE P	6612	CENTURY	AVE	\$42,400	\$56,400	\$98,800	6134.73	0.141	R2	\$42,941	\$57,120	\$100,061	070801373928	179
180	070801373820	GERHARTZ, BRUCE P	6616	CENTURY	AVE	\$63,100	\$75,300	\$138,400	13837.26	0.318	R2	\$63,905	\$76,261	\$140,166	070801373820	180

TABLE 2: 2008 PARCEL AND VALUATION LISTING

MAP #	PARCEL_NO	OWNER NAME	PROPERTY ADDRESS		ASSESSED LAND	ASSESSED IMPRV	ASSESSED TOTAL	SF	AC	ZONING	EQUALIZED LAND VALUE	EQUALIZED IMPRVMT VALUE	TOTAL EQUALIZED VALUE	PARCEL_NO	MAP #
181	070801373713	LOREN SQUARED LLC; ET AL	6620	CENTURY AVE	\$66,000	\$85,200	\$151,200	15878.29	0.365	R2	\$66,842	\$86,287	\$153,129	070801373713	181
182	070801373615	PURVIS, ROBERT W	6624	CENTURY AVE	\$66,100	\$96,500	\$162,600	14342.90	0.329	R2	\$66,943	\$97,731	\$164,675	070801373615	182
183	070801373517	YAPP, DEBORAH L	6626	CENTURY AVE	\$73,200	\$79,800	\$153,000	21179.23	0.486	R2	\$74,134	\$80,818	\$154,952	070801373517	183
184	070801373419	BRYE, SUSAN; ET AL	6630	CENTURY AVE	\$72,400	\$85,800	\$158,200	20554.78	0.472	R2	\$73,324	\$86,895	\$160,219	070801373419	184
185	70801374141	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC	6600	CENTURY AVE	\$0	\$0	\$0	6817.88	0.1565	EX	\$0	\$0	\$0	70801374141	185
186	70801374258	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			\$0	\$0	\$0	13793.86	0.3167	EX	\$0	\$0	\$0	70801374258	186
187	70801374365	MIDDLETON, CITY OF			\$0	\$0	\$0	15866.82	0.3643	EX	\$0	\$0	\$0	70801374365	187
188	70801374472	MIDDLETON, CITY OF			\$0	\$0	\$0	1107.14	0.0254	EX	\$0	\$0	\$0	70801374472	188
189	70812201459	GERHARTZ, BRUCE P		with parcel #115	\$0	\$0	\$0	14812.45	0.3400	B2	\$0	\$0	\$0	70812201459	189
190	70801374589	MIDDLETON, CITY OF			\$0	\$0	\$0	14436.91	0.3314	EX	\$0	\$0	\$0	70801374589	190
191	70801473696	GRIMES, SUSAN C.; THORNTON, THEODORE V.			\$0	\$0	\$0	59157.50	1.3581				\$0	70801473696	191
192	70801364502	MIDDLETON HILLS INC.			\$0	\$0	\$0	57475.39	1.3195		\$0	\$0	\$0	70801364502	192
193	70801372527	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			\$0	\$0	\$0	39966.46	0.9175	EX	\$0	\$0	\$0	70801372527	193
194	70801372634	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			\$0	\$0	\$0	33775.10	0.7754	EX	\$0	\$0	\$0	70801372634	194
195	70801372741	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			\$0	\$0	\$0	33428.52	0.7674	EX	\$0	\$0	\$0	70801372741	195
196	70801373179	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			\$0	\$0	\$0	80957.02	1.8585	EX	\$0	\$0	\$0	70801373179	196
197	70801372858	MIDDLETON, CITY OF			\$0	\$0	\$0	172524.91	3.9606	EX	\$0	\$0	\$0	70801372858	197
198	70801372965	MIDDLETON, CITY OF			\$0	\$0	\$0	9100.65	0.2089	EX	\$0	\$0	\$0	70801372965	198
199	70801490506	MIDDLETON, CITY OF			\$0	\$0	\$0	261990.41	6.0145	EX	\$0	\$0	\$0	70801490506	199
200	070801490702	MIDDLETON, CITY OF	6408	CENTURY AVE	\$0	\$0	\$0	220340.07	5.0583	EX	\$0	\$0	\$0	070801490702	200
201	070801492406	MIDDLETON, CITY OF			\$0	\$0	\$0	269877.83	6.1955	EX	\$0	\$0	\$0	070801492406	201
202	070801381802	MIDDLETON CONSERVANCY LLC			\$0	\$0	\$0	152301.53	3.4964	EX	\$0	\$0	\$0	070801492406	202
203	80835393900	VOSS, ANN	4817	PARMENTER ST	\$37,200	\$115,100	\$152,300	254224.35	5.8362	AG	\$41,963	\$129,836	\$171,799	80835393900	203
204	80835383405	ZIEGLER, LEO A & CAROL K.		PARMENTER	\$700	\$0	\$700	457032.96	10.4920	AG	\$700	\$0	\$700	80835383405	204
205	80835395009	ZIEGLER, LEO A & CAROL K.		PARMENTER	\$2,100	\$0	\$2,100	139829.73	3.2100	AG	\$2,100	\$0	\$2,100	80835395009	205
206	80835398408	ZIEGLER LIVING TR, SYLVESTER F & MARGIE M.; ET AL	7418	WAYSIDE RD	\$100	\$0	\$100	12237.43	0.2809	ROW	\$100	\$0	\$100	80835398408	206
					\$39,832,500	\$51,545,700	\$91,378,200	14,035,016.84	320.552		\$44,000,375	\$56,059,814	\$100,060,189		

Proposed Changes in Zoning, Building Codes, Ordinances, and Maps

Zoning

Redevelopment in this area will be implemented according to the *City of Middleton Comprehensive Plan* and the *City of Middleton TID #4 Project Plan*. The current zoning allows the proposed land uses. If different zoning is required to complete a project as outlined in this Project Plan, the necessary steps will be taken to change the zoning to the appropriate zoning classification.

Building Codes and Ordinances

This redevelopment plan anticipates no changes to City of Middleton building codes or other ordinances. Should a development proposal come forward that is worthy of code or ordinance consideration, the City Commissions, Councils and staff will carefully review the request and act in the best interest of the community.

Maps

This redevelopment plan anticipates no significant changes to the City of Middleton's official map. Annexations may occur and will be reflected accordingly.

Proposed Site Improvements and Utilities

Potential project public sector activities include, but are not limited to:

- Stormwater quality management improvements
- Public rights-of-way and utilities
- Bike/pedestrian improvements
- Economic development funding
- General administration, legal, planning, engineering
- Relocation of displaced individuals and businesses, if applicable

A detailed list of project activities is shown in the TID No. 4 Project Plan, Table One.

Central to this redevelopment plan are public improvements for stormwater quality management, the redevelopment of vacant or underutilized properties, business stimulation and support, traffic circulation and safety, way finding and streetscape, landscaping and private development. Aesthetics of the area are a high priority for improvement as this Redevelopment District includes properties fronting the newly realigned USH 12 corridor as well as along the Pheasant Branch Creek and Allen Boulevard/Century Avenue areas.

Project Financing

Financing can be accomplished in different ways. One potential method of financing includes CDA bonding as provided in Sec. 66.1331(5), Wis. Stats. Principal and interest on the CDA bonds can be paid through the following three methods:

1. Revenues generated from the sale or lease of the property;
2. Payments made to the CDA from tax increment revenues from the City received from increased taxes on new development within TID #4;
3. Receipt of revenues from the TID Economic Development Fund expenditure.

However, the City may choose to bond separately for improvements through their normal borrowing channels.

Developer Financed bonds may also be used to pay for improvements. Simply stated, a development agreement between the City and the Developer is first negotiated and entered into. The development agreement specifies the share of the tax revenue that the City will reimburse the Developer once the Developer pays the taxes as billed by the City. The Developer then borrows the funds. The improvements (buildings, etc.) are constructed and a tax bill stating the amount of property tax owed is sent to the Developer/property owner. The Developer pays the taxes and the City reimburses the previously-agreed upon amount to the Developer. This reimbursement continues until the agreement has been fulfilled or the TID is retired, whichever occurs first.

Performance Standards

Throughout the project, developers and contractors will adhere to the provisions of applicable municipal ordinances and codes including, but not limited to, the zoning ordinance, subdivision and platting ordinance, building and construction codes, traffic ordinances, site plan review regulations and deed restrictions.

Plan Amendments

This plan may be amended at any time in accordance with the provisions of Section 66.1333(11), Wis. Stats. If the plan is modified, a public hearing will be conducted by the CDA. All modifications to the plan must be recommended by the CDA, reviewed by the Plan Commission, and approved by the City Council by a two-thirds majority.

Relocation of Displaced Persons and Businesses

If applicable, persons displaced by project activities will be relocated in accordance with applicable federal and state laws and regulations. Relocation plans for the project will be filed with the Department of Commerce, Relocation Unit, Division of Community Development. These plans will be the basis for all relocation payments made as part of this project.

Land Disposition

It is possible that either the City or the CDA will acquire land as a result of implementation of this plan. All negotiations will follow the legal requirements imposed on the City and CDA for land acquisition.

Termination

This Redevelopment Plan and District may terminate on the date of retirement of TID No. 4. However, it could remain in effect for a longer period of time upon decision by the City Council.

Appendix A. Blighted Area Finding

This Blighted Area Finding was made for Redevelopment District #3 and TID #4.

Urban redevelopment is done to effect removal of blight and to promote economic development, enhance community character and increase quality of life. Vandewalle & Associates, a Madison-based urban planning and economic development consulting firm, evaluated the property proposed for inclusion in the redevelopment plan and determined that the properties contained in the redevelopment area meet the statutory requirement of a redevelopment district.

The TID Project Plan states that not less than 50% by area of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Sections 66.1105 and 66.1333, Wis. Stats. The Redevelopment Plan states that a preponderance of properties must meet this requirement. These criteria include, but are not limited to, the need for stormwater quality management, obsolete platting, faulty street layout, deteriorating, obsolete and/or vacant buildings that are a physical hazard, inappropriate land uses, economically obsolete uses, environmental concerns and poor or unsafe access to transportation corridors, factors contributing to juvenile delinquency and unsafe social welfare occurrences and other statutory factors meeting the definition of blight that do not comply with adopted City planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the district may be included in the district. The purpose for inclusion of these “non-blighted” properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this TID or due to the necessity of the boundary being contiguous.

The criteria for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1105 and 66.1333, Wis. Stats., which read as follows:

Section 66.1105(2)(a)1, Wis. Stats. “Blighted area” means any of the following:

- a. An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*

- b. *An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333(2m)(1), or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

Section 66.1333(2m)(b), Wis. Stats.

“Blighted area” means any of the following:

1. *An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*
2. *An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a City, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

(bm) “Blighted property means any property within a City, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of

disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a City, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.

The following constitutes the headings under which the blight determination was made and which section of the statutes is applicable.

1. Environmental: **Section 66.1105(2)(a)(1)(a)**: “An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, *inadequate provision for ventilation, light, air, sanitation, or open spaces*, high density of population and overcrowding, or *the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health*, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.” **Section 66.1333(2m)(b)2**: “An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, *unsanitary or unsafe conditions*, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or *the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors*, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.”
2. Visual: **Section 66.1105(2)(a)(1)(a)**: “An area, including a *slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence*, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is

conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.” **Section 66.1333(2m)(b)1:** “An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare” and **Section 66.1333(2m)(b)2:** : “An area which by reason of the presence of a *substantial number of substandard, slum, deteriorated or deteriorating structures*, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, *or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.*”

3. Physical/Structural: **Section 66.1105(2)(a)(1)(a):** “An area, including a *slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence*, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.” **Section 66.1333(2m)(b)1:** “An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, *which by reason of dilapidation, deterioration, age or obsolescence*, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, *or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare*” and **Section 66.1333(2m)(b)2:** : “An area which by reason of the presence of a *substantial number of substandard, slum, deteriorated or deteriorating structures*, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, *unsanitary or unsafe conditions, deterioration*

of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.”

4. Impairs Growth of Community: **Section 66.1105(2)(a)(1)(a):** “*An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.*” **Section 66.1105(2)(a)(1)(b)** *An area which is predominantly open and which consists of an abandoned highway corridor, as defined in Section 66.1333(2m)(a), or that consists of land upon which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.* **Section 66.1333(2m)(b)1:** “*An area, including a slum area, in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare*” and **Section 66.1333(2m)(b)2:** : “*An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use;*” and **Section 66.1333(2m)(b)3:** *An area which is predominantly open and which*

because of *obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*”

5. Diversity of Ownership: Referenced in Section 66.1105(2)(a)(1)(b); Section 66.1333(2m)(b)2 & 3 and Section 66.1333(2m)(bm).
6. Obsolete Platting or Buildings/Inadequate Street Layout, Faulty Lot Layout: **Section 66.1105(2)(a)(1)(b)** *An area which is predominantly open and which consists of an abandoned highway corridor, as defined in Section 66.1333(2m)(a), or that consists of land upon which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community. Section 66.1333(2m)(b)2: “An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use;”*
7. Inconsistent Land Use: **Section 66.1105(2)(a)(1)(a):** *“An area, including a slum area, in which the structures, buildings or improvements, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.” Section 66.1105(2)(a)(1)(b)* *An area which is predominantly open and which consists of an abandoned highway corridor, as defined in Section 66.1333(2m)(a), or that consists of land upon which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community. Section 66.1333(2m)(b)2: An area which by reason of the presence of a substantial number of substandard, slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or*

special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, ***or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use.***”

General Description of Site

Table 3: Blight Determination lists each individual property, is keyed to Map 7: Blight Determination Parcels; includes the property owner name; property address; size of parcel; zoning (if available); the blight determination, if any, for the parcel and notes leading to this determination. A photo inventory taken on April 4, 2008 will be available at City Hall. During the photo shooting of this inventory, a detailed physical analysis was also undertaken as a part of the redevelopment process.

Implementation of the TID and Redevelopment Plans, including such activities such as appraisals and environmental examinations, may identify additional information that will substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize inconsistent land use patterns, properties not being used to their highest and best use and which are partially vacant or underutilized, visually and/or physically blighted properties, faulty street layout, environmental concerns, obsolete platting, diversity of land ownership, substandard buildings that are hazardous to the public welfare and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight, as defined above, may be present in the project boundary.

It must be noted that blighted conditions can be changed through appropriate modification of buildings, public infrastructure construction, minor façade upgrades, major renovation or demolition. A property may be found to be blighted and, when appropriately modified, will have that blight determination removed. Some of the blight determinations that have been made are not through negligence of the landowner. Realignment of the USH 12 corridor could not have been prevented by individual property owners but has created a blighted condition that was not otherwise there prior to the realignment. These external factors have been noted when applicable.

This blight determination has the potential to encourage property owners who can upgrade their buildings, landscaping, land uses, etc. to do so. It is with this spirit of cooperative growth that the City adopts this blight determination.

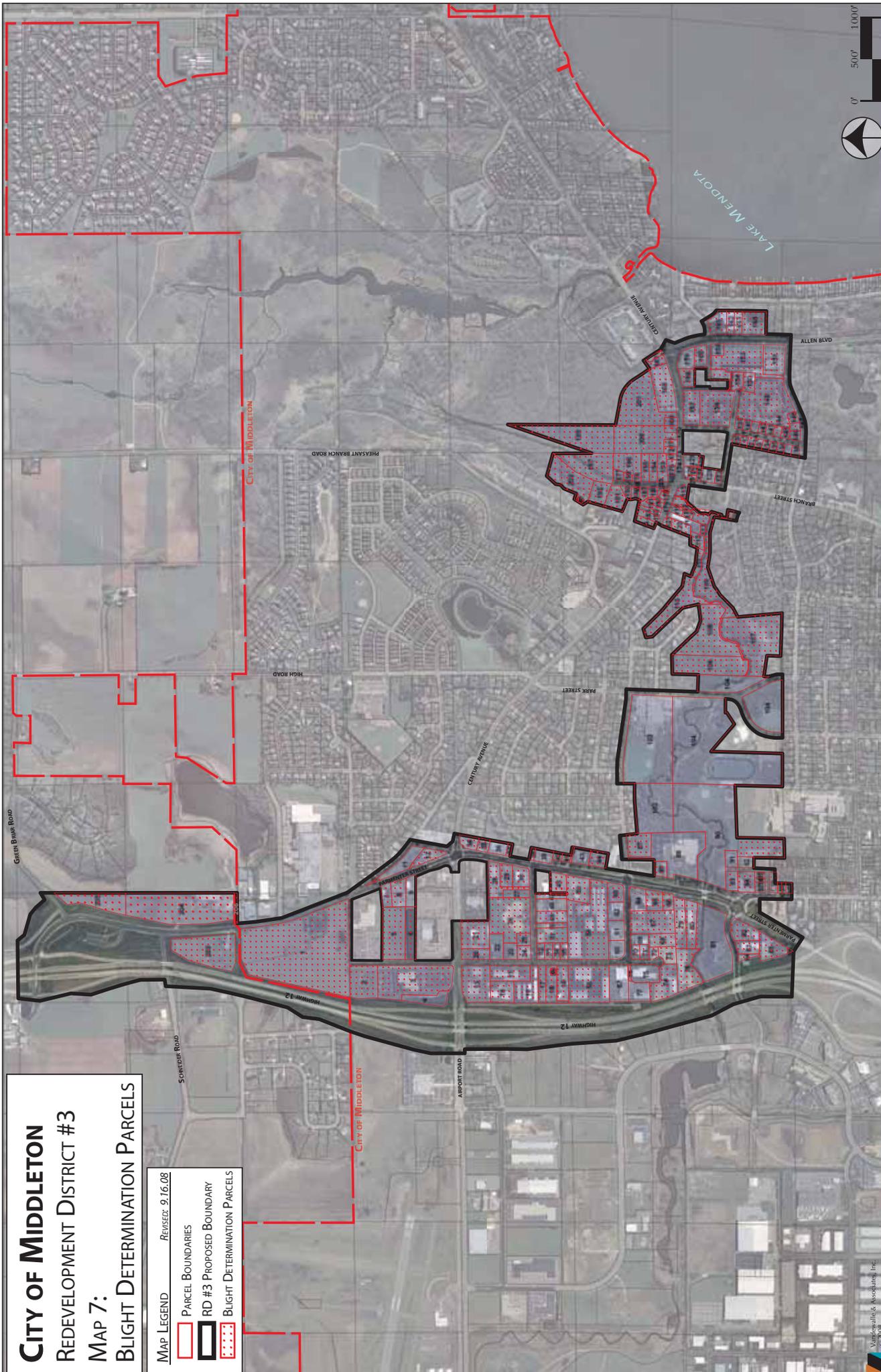
Parcel Analysis and Assessment

Table 3 is a review of the parcels within Redevelopment District #3. Parcels have been reviewed and critiqued on an individual ownership basis.

CITY OF MIDDLETON REDEVELOPMENT DISTRICT #3 MAP 7: BLIGHT DETERMINATION PARCELS

MAP LEGEND REVISED: 9.16.08

-  PARCEL BOUNDARIES
-  RD #3 PROPOSED BOUNDARY
-  BLIGHT DETERMINATION PARCELS



CITY OF MIDDLETON
REDEVELOPMENT DISTRICT #3
TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #	
							Environmental	Visual	Physical/ Structural	Impairs Growth of Community (economic, visual, Diversity of Ownership	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use				
1	070802280420	DANE REAL ESTATE LLC,; URBAN VILLAGE LLC ET AL	4767	US HWY 12	22.871	AG				X					Vacant land -- economic blight, prime for high density mixed use development	1
2	070802296102	BALLWEG-MIDDLETON FACILITIES LLC ET AL			3.075	PDD				X					Vacant land -- economic blight, potential for inclusion with parcel #1 in development	2
3	070802297602	SCHOEPP MOTORS INC WI DOT ET AL				PDD									Current land use excellent for parcel; Land value higher than improvements, long-term higher density potential by expanding and densifying current use.	3
4	070802294702	SCHOEPP MOTORS INC; WI DOT ET AL			1.447	B3									Stormwater detention area	4
5	070802295802	BALLWEG-MIDDLETON FACILITIES LLC ET AL			3.963	PDD				X					Regional stormwater detention area; potential for partial development of site to maximize value	5
6	070802295902	BALLWEG-MIDDLETON FACILITIES LLC ET AL			1.913	PDD				X					Stormwater detention area; potential for combination redevelopment along Laura Ln and stormwater detention with parcel #5	6
7	070802192916	MIDDLETON INNOVATION CENTER LLC ET AL	3512	PARMENTER ST	0.750	B3				X					Potential to include as part of larger redevelopment area (Sub Area 3) for comprehensive infill of Parmenter St. frontage parcels; dumpster location not screened from street view	7
8	070802193059	NACHREINER TR, DONALD E & LEONE M	3506	PARMENTER ST	1.412	B3				X					Imprvmt value significantly less than land value; Part of larger redevelopment area (Sub Area 3)	8
9	070802193200	NACHREINER TR, DONALD E & LEONE M	3504 W	BELTLINE HWY	1.094	B3									Potential to include as part of larger redevelopment area (Sub Area 3) for comprehensive infill of Parmenter St. frontage parcels	9
10	070802147902	CENTURY PLACE HOMEOWNERS ASSOCIATION INC ET AL			0.086	PDD									Remnant ROW; Included in district for contiguity purposes	10
11	070802194452	ST LUKE'S CEMETERY			1.578	EX									Included in district for contiguity purposes	11
12	070802194307	THACKER, PETER L	3415	PARMENTER ST	1.038	B3				X					Potential environmental issues due to land use; outdoor storage of cars, tires and other trash; Improvement value significantly less than land value; Potential for inclusion in larger redevelopment project keeping business as part of higher density project	12
13	070802301011	MIDDLETON, CITY OF			3.309	EX	X	X	X	X			X	X	No longer appropriate land use due to realignment of USH corridor; unsightly outdoor storage; potential environmental due to historic use; Part of larger redevelopment area potential for high density mixed use development	13
14	070802306525	MIDDLETON, CITY OF			1.629	EX	X	X	X	X			X	X	No longer appropriate land use due to realignment of USH corridor; unsightly outdoor storage; potential environmental due to historic use; Part of larger redevelopment area potential for high density mixed use development	14
15	070802306810	MID-PLAINS TELEPHONE LLC	3210	LAURA LN	2.116	EX				X				X	No longer appropriate land use due to realignment of USH corridor; unsightly outdoor storage; potential environmental due to historic use; Part of larger redevelopment area potential for high density mixed use development	15
16	070802306310	BOWLING GREEN ASSOC; FLYNN LIVING TR,	3200	LAURA LN	2.121	B3		X		X			X	X	No longer appropriate land use due to realignment of USH corridor; unsightly outdoor storage; potential environmental due to historic use; Part of larger redevelopment area potential for high density mixed use development	16
17	070802306427	TP SQUARED LLC		LAURA LN	0.905	B3				X				X	Land value higher than improvement value; potential integration into larger redevelopment site for high density, mixed use development	17

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #
							Environmental	Visual	Physical/ Structural	Impairs Growth of Community (economic, visual, diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use			
18	070802306196	TP SQUARED LLC	3110	LAURA LN	1.395	B3				X			X	Land value higher than improvement value; potential integration into larger redevelopment site for high density, mixed use development	18
19	070802306089	TP SQUARED LLC	3100	LAURA LN	1.384	B3				X			X	Land value higher than improvement value; potential integration into larger redevelopment site for high density, mixed use development	19
20	070802300825	SANDPIPER II LLC; WATERSHED LLC ET AL	3231	LAURA LN	1.018	B3				X			X	Land value higher than improvement value; potential integration into larger redevelopment site for high density, mixed use development	20
21	070802300512	MADISON GOLF & DEVELOPMENT GROUP LLC	7613	AIRPORT RD	2.736	B3				X			X	Land value higher than improvement value; potential integration into larger redevelopment site for high density, mixed use development; land use appropriate in heavier industrial area	21
22	070802305099	3213 LAURA LANE LLC	3213	LAURA LN	1.206	B3								No blight but potential part of larger redevelopment area to maximize high density potential for sub-area.	22
23	070802305213	DUPUIS, RENE M	3207	LAURA LN	0.750	B3								No blight but potential part of larger redevelopment area; nicely maintained	23
24	070802305311	BOWLING GREEN PARTNERSHIP LLP	3201	LAURA LN	0.636	B3				X				Vacant land -- economic blight; should be included in part of larger sub-area redevelopment; land use could be moved where more open space is desired	24
25	070802305428	BOWLING GREEN PARTNERSHIP LLP	7638	LISA LN	0.569	B3				X				Vacant land -- economic blight; should be included in part of larger sub-area redevelopment; land use could be moved where more open space is desired	25
26	070802305268	BOWLING GREEN PARTNERSHIP LLP	7622	LISA LN	5.371	B3				X				Land value much higher than improvement value; economic blight; should be included in part of larger sub-area redevelopment	26
27	070802487410	BOWLING GREEN PARTNERSHIP LLP			0.176	B3				X				Classified as vacant land due to lower improvement value compared to land value -- economic blight; should be included in part of larger sub-area redevelopment	27
28	070802486402	POWER 3230 LLC; ET AL	3230	PARMENTER ST	1.551	B3				X				Land value more than improvement value; business should be incorporated into larger redevelopment area or kept within region	28
29	070802486804	MAGIC WASH INC	3206	PARMENTER ST	0.935	B3				X				Land value more than improvement value; business should be incorporated into larger redevelopment area or kept within region; lack of landscaping	29
30	070802486902	MJZ INC; ET AL	3202	PARMENTER ST	1.108	B3				X				Vacant land and underutilized building; storage for other businesses (cars) -- economic blight; part of larger sub-area redevelopment	30
34	070802486019	HEK RESTAURANTS LLC ET AL	3311	PARMENTER ST	0.715	B3				X				Hardee's -- potential for long term redevelopment; land value higher than improvement value	34
35	070802486108	H B J CORPORATION	3303	PARMENTER ST	0.474	B3				X				Gas station -- potential for long term redevelopment; opportunity for key land use in combination with other parcels	35
36	070802486608	HAUSFELD, RICHARD R & CINDY	3221	PARMENTER ST	0.765	B3								Newly improved building; lack of storage screening; incorporate into redevelopment	36
37	070802487107	MIDDLETON COMMUNITY BANK	3115	PARMENTER ST	0.187	B3								Remnant parcel; part of Middleton Community Bank	37
38	070802487303	MIDDLETON COMMUNITY BANK	3207	PARMENTER ST	0.185	EX								Remnant parcel; part of Middleton Community Bank	38
39	070802487705	WISCONSIN PROPERTIES ONE LLC	3111	PARMENTER ST	0.761	B3								Newly upgraded gas station -- potential for long term redevelopment	39

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION						NOTES	MAP #	
							Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use					
40	070802487803	LCB LLC; ET AL	3101	PARMENTER ST	0.243	B3				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	40
41	070802487901	LCB LLC	3019	PARMENTER ST	0.106	B2				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	41
42	070802491003	LCB LLC			0.089	B2								Economic blight - land value higher than improvements; opportunity for higher density mixed use project	42
43	070802491209	TROTТА, THOMAS J & BONNY M	3003	PARMENTER ST	0.900	R3								Economic blight - land value higher than improvements; opportunity for higher density mixed use project	43
44	070802491307	TROTТА, THOMAS J & BONNY M	3001	PARMENTER ST	0.906	B3				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	44
45	070802488008	3100 PARMENTER PROPERTIES LLC	3100	PARMENTER ST	1.044	B3				X				Fitzgerald's parking; lack of landscaping	45
47	070802487527	FITZGERALDS THE PLACE FOR STEAKS INC			0.533	B3				X				Fitzgerald's drive	47
48	070802383817	BOWLING GREEN PARTNERSHIP LLP	7625	LISA LN	1.293	B3								Existing building in good condition; potential long-term redevelopment incorporating business into higher density mixed use infill. Lack of street landscaping.	48
49	070802383700	BOWLING GREEN PARTNERSHIP LLP	7635	LISA LN	1.222	B3				X				Vacant land (land value higher than improvement value) -- part of larger redevelopment sub-area with abutting properties	49
50	070802383602	BOWLING GREEN PARTNERSHIP LLP	7625	LISA LN	0.511	B3				X				Vacant land (land value higher than improvement value) -- part of larger redevelopment sub-area with abutting properties	50
51	070802305535	BOWLING GREEN PARTNERSHIP LLP	7635	LISA LN	1.581	B3				X				Vacant land (land value higher than improvement value) -- part of larger redevelopment sub-area with abutting properties	51
52	070802305642	SCHMUDLACH, STEVE	3119	LAURA LN	0.441	B3	X			X				Property well maintained; land use more appropriate in higher industrial area when redevelopment of abutting parcels occurs; excessive outdoor storage and environmental concerns due to property use	52
53	070802305759	DOUGLASS, WILLIAM R & ALICE M	3113	LAURA LN	0.436	B3				X				Excellent land use to be incorporated into larger redevelopment effort; land underutilized creating opportunity for higher density redevelopment or with "retail" portion of mixed use	53
54	070802305866	MIDDLETON WAREHOUSE LLC	3107	LAURA LN	0.440	B3				X				Type of land use necessary in community but should be relocated once abutting properties are redeveloped into mixed use, high density development. Move should be to "higher industrial" type area.	54
55	070802305973	MIDDLETON WAREHOUSE LLC	3103	LAURA LN	0.434	B3				X				Type of land use necessary in community but should be relocated once abutting properties are redeveloped into mixed use, high density development. Move should be to "higher industrial" type area.	55
56	070802395804	GILSON INC	3030	LAURA LN	5.081	I		X						Lack of landscaping; building façade facing street is back of building = no street presence; no screening on outdoor utility units; multiple buildings; South building well maintained -- highest & best use would be redevelopment of parcel incorporating existing business and adding high density redevelopment on vacant portions allowing for expansion of business	56

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS			AC	ZONING	BLIGHT DETERMINATION					NOTES	MAP #	
								Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use				
57	070802373168	CQC ACQUISITION CORP	2910	LAURA LN	2.343	I								Growing food-related industry; well maintained building; manufacturing requires outdoor loading/unloading; site almost maxed out; realignment of highway has opened up "back of house"; close communication needed between City and property owner to determine future configuration.	57
58	070802395206	GILSON INC	3000	PARMENTER ST	9.094	I		X						Western new buildings more warehousing; significant vacant land provides opportunity for higher density use dependent upon future business expansion with other types of uses along Laura Lane; Opportunity to create more attractive "street" frontage; mature landscaping present; close public/private communication for redevelopment necessary	58
59	070802395108	3100 PARMENTER PROPERTIES LLC; ET AL	3012	PARMENTER ST	1.259	B3				X				Former Schoepp Motors; vacant and underutilized property; part of larger mixed use, high density development to complement public infrastructure on Parmenter St. Need to redevelop within shorter period of time to eliminate blighted condition due to vacant building	59
60	070802372696	THE BRUCE COMPANY OF WISCONSIN INC	7628	DONNA DR	0.972	B3								Major Bruce Co. offices; some equipment storage due to nature of business	60
61	070802372801	THE BRUCE COMPANY OF WISCONSIN INC	7604	DONNA DR	1.080	B3								Major Bruce Co. offices; some equipment storage due to nature of business; need for City to work closely with company on future expansion and use; potential for company-owned master plan to be developed to comprehensively address all property	61
62	070802398516	CLASEN, RUDOLF J & BRIGITTE M ET AL	7610	DONNA DR	1.000	B3								Nicely maintained, excellent business for district; parking lot landscaping could be upgraded	62
63	070802398712	BAC-MIDDLETON LLC; ET AL	2906	PARMENTER ST	0.510	B3				X				Nicely maintained building and landscaping; excellent use for district; land value higher than improvement value	63
64	070802372230	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER ST	0.296	B3								Primary Bruce Co. retail operations property; excellent use for area; opportunity for expansion of similar uses into home and garden retail complex	64
65	070802372123	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER ST	0.136	B3				X				Need for outdoor display due to nature of business; land value higher than improvement value	65
66	070802372016	THE BRUCE COMPANY OF WISCONSIN INC	2830	PARMENTER ST	0.008	B3		X		X				Storage area; need for complete screening of equipment and non-retail portion of business; land value higher than improvement value	66
67	070802372347	THE BRUCE COMPANY OF WISCONSIN INC	7613	DONNA DR	3.458	B3				X				Bruce Co. offices: potential for consolidation of offices to provide higher density retail opportunity; land value higher than improvement value	67
68	070802372454	THE BRUCE COMPANY OF WISCONSIN INC	2707	LAURA LN	1.204	B3				X				Landscape business storage -- need for complete screening or potential relocation of equipment to more appropriate site to provide for higher density retail operations	68
69	070802372623	JEFFERSON REV TR, PETER D & BETH M; ET AL	7617	DONNA DR	0.657	B3								Nicely maintained building; potential for long-term redevelopment opportunity when business ready to change ownership or expand	69
70	070802372605	MICO PROPERTIES LLC	2827	LAURA LN	0.429	B3				X				Adequately maintained building; potential for long-term redevelopment opportunity with abutting parcels into comprehensive, high density mixed use	70
71	070802372589	MICO PROPERTIES LLC	2813	LAURA LN	0.438	B3				X				Land value higher than improvement value; Potential for long-term redevelopment opportunity with abutting parcels into comprehensive, high density mixed use	71
72	070802372936	THE BRUCE COMPANY OF WISCONSIN INC	2709	LAURA LN	0.362	B3				X			X	Potential part of business use consolidation with opportunity for higher density redevelopment; land value higher than improvement value	72

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION										NOTES	MAP #	
							Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use									
73	070802373042	THE BRUCE COMPANY OF WISCONSIN INC	2705	LAURA LN	0.930	B3	X	X	X									Equipment and fuel storage; need for consolidation and complete screening or potential relocation of this portion of business; Land value higher than improvement value	73
74	070802373275	THE BRUCE COMPANY OF WISCONSIN INC; ET AL	2700	LAURA LN	2.535	B3	X	X	X	X							X	Extensive visual and potential environmental problems due to vehicle and fuel tank storage near environmental corridor; significant outdoor storage; no screening; new use in previously underutilized building; opportunity for larger redevelopment potential with consolidation into garden and retail operations	74
75	070802373391	TOAL, JACK F & JAMES F JR ET AL	2800	LAURA LN	1.659	I												Building totally covering site; nicely maintained; USH 12 realignment opened up back of building; need for streetside landscaping	75
76	070802373408	TOAL, JACK F & JAMES F JR ET AL			0.147	I				X								Improvement value lower than land value	76
77	070802373177	CQC ACQUISITION CORP			1.374	I												Property with #57 land use; Need for parking lot landscaping	77
78	070811281259	THE BRUCE COMPANY OF WISCONSIN INC			2.493	B3	X	X	X								X	Potential environmental issues due to use; excessive outdoor storage including abandoned equipment along the Pheasant Branch Creek, potential for environmental corridor enhancements and mixed use development.	78
79	070811280107	MIDDLE BROOK CORPORATION	2616 W	BELTLINE HWY	1.842	B3		X	X									Potential for part of larger redevelopment site with parcels 78 & 80; Higher density mixed use complementing parcels to north; lack of parking lot landscaping	79
80	070811280303	PADRUTT LEASING LLP	2610	PARMENTER ST	1.708	B3	X	X	X								X	Style Motors; potential for environmental issues due to historical uses; better situated with similar uses; opportunity for larger redevelopment with parcels 78 & 79	80
81	070811281704	GAMMEX INC	7600	DISCOVERY DR	7.594	I												Nicely maintained; integrate into surrounding redevelopment opportunities; Pheasant Branch Creek stabilization project needed to be implemented along creek bed	81
82	070811283104	KLER LLC	7601	DISCOVERY DR	1.588	B3			X	X	X							History of multiple users; excellent opportunity for redevelopment with assemblage of abutting properties for highway related uses. Currently for sale/lease	82
83	070811282909	MIDWEST PROPERTIES OF MIDDLETON LLC; ET AL	7607	DISCOVERY DR	1.027	PDD			X	X	X							Excessive outdoor storage of vehicles; otherwise building and property nicely maintained	83
84	070811282703	WI DOT; ET AL	7615	DISCOVERY DR	0.328	I			X	X	X							Remnant parcel from DOT acquisition; building vacant; part of redevelopment opportunity for this quadrant south of Discovery Drive	84
85	070811283202	ELLEFSON, LEO F & CONNIE J	7611	DISCOVERY DR	1.745	PDD			X	X	X	X						Prime redevelopment property with all parcels south of Discovery Drive. Use no longer compatible with surrounding area and redevelopment patterns.	85
86	070811291239	WI DOT	2304	PARMENTER ST	0.021	EX			X	X	X							Remnant parcel from USH 12 road realignment.	86
87	070802492412	MIDDLETON, CITY OF ET AL			1.888	EX			X									Excellent parcel for redevelopment consistent with neighboring uses.	87
88	070802492612	FOOD CONCEPTS REAL ESTATE LLC,; MORTENSON INVESTMENT G ET AL			2.605	I												Good implementation of reuse of building	88
89	070802491709	KLOSTERMANN, ROBERT J & KAREN K	2705	PARMENTER ST	0.639	B3			X									Nicely maintained however improvement value lower than land value. Potential for integration of use into larger redevelopment project with abutting properties	89
90	070811185103	MIDDLETON, CITY OF			18.425	EX												Park/trail system property	90
91	070811186504	MIDDLETON, CITY OF	2427	CLARK ST	0.690	EX												MASH	91

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MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #	
							Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use						
92	070811187003	MIDDLETON, CITY OF; ET AL	2415	CLARK ST	0.586	EX									Parking; Lack of landscaping	92
93	070811186406	POHLKAMP INVESTMENTS LLC; ET AL	2417	PARMENTER ST	0.559	B3				X					Lack of screening for dumpster and parking	93
94	070811186700	HEIN, WILLIAM C & SUE E	2413	PARMENTER ST	1.171	B3				X					Land value higher than improvement value; history of multiple tenants and vacancies; potential for long-term redevelopment with abutting properties	94
95	070811130975	MIDDLETON, CITY OF	2404	CLARK ST	0.043	EX		X	X						No parking lot landscaping; building in need of maintenance and painting; potential for part of larger redevelopment project	95
96	070811130868	HAAS & HAAS LLC	7451	LEE ST	0.028	B3		X	X						Parking lot for #97	96
97	070811130715	HAAS & HAAS LLC	2401	PARMENTER ST	0.072	B3									Nicely maintained building; good use for neighborhood; need to screen HVAC unit on streetside as well as dumpster screening	97
98	070811129165	OGDEN, JOSEPH S	2317	PARMENTER ST	0.071	B3		X	X	X	X	X			Deteriorating structure; exterior not maintained; no landscaping; excessive outdoor storage; potentially dangerous equipment near schools; no sidewalks	98
99	070811129049	LORI'S PET-AGREE SALON LLC; ET AL	2313	PARMENTER ST	0.071	B3				X	X	X			Need for more streetside landscaping; excellent use for neighborhood; integrated into larger long-term redevelopment project	99
100	070811128915	FOSS, GREGORY J & PATRICIA A	2311	PARMENTER ST	0.143	B3				X	X	X			Potential for long-term comprehensive redevelopment project	100
101	070811148895	ADLER, KENNETH G & DANA L	2309	PARMENTER ST	0.035	B1									Nicely maintained home	101
102	070802491503	MIDDLETON, CITY OF			6.128	EX									Open space/park	102
103	070802498006	JOINT SCHOOL DISTRICT 3	7009	DONNA DR	13.498	I									Kromery school	103
104	070811191258	JOINT SCHOOL DISTRICT 3			21.580	EX									School outdoor activities area; Pheasant Branch Creek area; parking for high school	104
106	070812286305	MIDDLETON, CITY OF			4.746	EX				X					Pheasant Branch Creek stormwater management area	106
107	070812288009	MIDDLETON, CITY OF			8.238	EX				X					Pheasant Branch Creek stormwater management area	107
108	070812286805	MIDDLETON, CITY OF			5.809	EX				X					Pheasant Branch Creek stormwater management area	108
109	070812289508	MIDDLETON, CITY OF			4.523	EX				X					Pheasant Branch Creek stormwater management area	109
110	070812287304	MIDDLETON, CITY OF			0.305	EX				X					Pheasant Branch Creek stormwater management area	110
111	070812203055	MIDDLETON, CITY OF			0.948	EX				X					Pheasant Branch Creek stormwater management area	111
112	070812202958	MIDDLETON, CITY OF			0.632	EX				X					Pheasant Branch Creek stormwater management area	112

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #
							Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use					
113	070812202261	SWEENEY, JAMES P			0.160	B2			X		X			Next to City-owned Pheasant Branch Creek Area	113
114	070812202065	MIDDLETON, CITY OF			1.083	EX			X					Pheasant Branch Creek stormwater management area	114
115	070812201566	GERHARTZ, BRUCE P	2644	BRANCH ST	0.460	R2			X					Parking lot for Branch Street Retreat; parcel in district for contiguity; land value higher than improvement value	115
116	070812202010	MIDDLETON, CITY OF	6615	CENTURY AVE	0.065	R1								Pheasant Branch Creek stormwater management area	116
117	070812202127	MERLEY, LAWRENCE A & SHWU-YUANN	6613	CENTURY AVE	0.342	R2			X		X			No improvement value; drive for historic home	117
118	070812202001	MERLEY, LAWRENCE A	6615	CENTURY AVE	0.037	R2								Historic home that is beautifully maintained	118
119	070812202378	CENTURY SHOPS LLC	6621	CENTURY AVE	0.083	B1					X			Higher and better land use as residential to complement surrounding properties	119
120	070812202583	SWEENEY, JAMES P			0.071	B2			X					Vacant land; potential for inclusion in larger redevelopment opportunity	121
121	070812202485	SCHEIBLE LLC; ET AL	6625	CENTURY AVE	0.029	B1			X					Stamm House -- anchor for redevelopment and consolidation of land for mixed use; higher land value than improvement value	120
122	070812200414	GODO LLC; ET AL	2605	BRANCH ST	0.288	B2								Well maintained office property	122
123	070812200629	DL REAL ESTATE LLC	2611	BRANCH ST	0.654	B2								Bristled Boar; lack of parking lot landscaping	123
124	070812200745	PICKETT, LAWRENCE D	2627	BRANCH ST	0.209	B2								Single family home in middle of neighborhood retail area; well maintained; lot too small for reuse without inclusion in larger redevelopment project	124
125	070812201253	PDQ FOOD STORES INC	2645	BRANCH ST	0.039	B2			X					Vacant historic building; potential for complementary retail/commercial use	125
126	070812201164	PDQ FOOD STORES INC	6519	CENTURY AVE	0.277	B2								Lack of streetside landscaping	126
127	070812201057	PDQ FOOD STORES INC	6519	CENTURY AVE	0.103	B2					X			Unbuildable as stand alone parcel	127
128	070812200843	ROUSE-KNOTHE-ENDRES INVESTMENTS LLP	2611	BRANCH ST	0.124	R3					X			Unbuildable as stand alone parcel; obsolete platting	128
129	070812200950	GV CENTURY LLC	6509	CENTURY AVE	0.148	B2								Lack of landscaping on lot lines and signage area	129
130	070812130302	HARROP, DONALD R & VERONICA	2424	AMHERST RD	0.270	R2			X					Property fairly well maintained. Some minor landscaping maintenance needed.	130
131	070812130419	STRUCK, PAUL W & LYNSDY A	2420	AMHERST RD	0.258	R2		X						Adequately maintained duplex; excessive outdoor storage due to lack of garage or storage building	131
132	070812130526	STRUCK, PAUL W & LYNSDY A	2416	AMHERST RD	0.258	R2		X						Lack of landscaping; excessive outdoor storage due to lack of garage or storage building	132

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS			AC	ZONING	BLIGHT DETERMINATION						NOTES	MAP #
								Environmental Visual	Physical/ Structural Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use				
133	070812130633	STRUCK, PAUL W & LYNSDY A	2412	AMHERST	RD	0.258	R2	X						Minimal landscaping and in need of major maintenance; building in need of minor maintenance	133
134	070812130740	STRUCK, PAUL W & LYNSDY A	2408	AMHERST	RD	0.258	R2	X						Minimal landscaping and in need of major maintenance; building in need of minor maintenance	134
135	070812130857	STRUCK, PAUL W & LYNSDY A	2406	AMHERST	RD	0.258	R2	X						Minimal landscaping and in need of major maintenance; building in need of minor maintenance	135
136	070812130964	STUNTEBECK, DAN A	2312	AMHERST	RD	0.187	R2	X						Excessive outdoor storage of vehicles; otherwise building and property nicely maintained	136
137	070812141078	JENSEN, KENNETH J; HARNESS, ALLEGRA J ET AL	2308	AMHERST	RD	0.258	R2							Nicely maintained home and landscaping	137
138	070812141185	RUECKERT, SANDRA A & WILLIAM W ET AL	6404	MAYWOOD	AVE	0.284	R2							Nicely maintained duplex	138
139	070812132060	MENESES, JAIME P; SALINAS, MARIA R ET AL	2425	AMHERST	RD	0.307	R2	X						Significant outdoor storage otherwise nicely maintained	139
140	070812131954	FOX, AMY SUE; ET AL	2419	AMHERST	RD	0.278	R2							Nicely maintained property	140
141	070812131847	MENESES, RODOLFO & MIRIAM E ET AL	2415	AMHERST	RD	0.278	R2							Nicely maintained property	141
142	070812131730	SANDOVAL, RAUL FERNANDO; TORREZ, MARCO ET AL	2411	AMHERST	RD	0.278	R2	X						Front yard used for vehicle storage; lack of landscaping; fairly well maintained	142
143	070812131623	MENESES, JORGE E; SALINAS, TITO ET AL	2407	AMHERST	RD	0.278	R2							Front yard used for vehicle storage; lack of landscaping; fairly well maintained; garage doors in need of painting; excessive outdoor storage	143
144	070812131516	ZEGARRA, ABEL E; SALINAS, EMMA M ET AL	2403	AMHERST	RD	0.277	R2	X	X					Front yard used for vehicle storage; lack of landscaping; garage door damaged; lack of parking screening	144
145	070812141407	LAUFENBERG, RONALD R & JEAN M	2307	AMHERST	RD	0.033	R2	X	X					Outdoor car storage	145
146	070812141292	WEISER, P RICHARD; ET AL	6312	MAYWOOD	AVE	0.293	R2	X	X					Adequately maintained; lack of landscaping	146
147	070812142175	T P SPRINGTREE APARTMENTS LLC				0.266	R3	X	X					Lack of landscaping in front of building	147
148	070812142282	T P SPRINGTREE APARTMENTS LLC				0.342	R3	X	X					Lack of landscaping in front of building; significant tenant outdoor storage	148
149	070812187903	T P SPRINGTREE APARTMENTS LLC	6317	PHEASANT	LN	5.828	R3	X	X					Significant tenant outdoor storage; lack of landscaping in front of bulding	149
150	070812136128	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT	LN	0.769	B2	X						Existing business/home providing servicing and jobs to physically challenged individuals. Excessive outdoor storage; building and landscaping maintenance needed	150
151	070812188304	PDQ FOOD STORES INC; ET AL	2502	ALLEN	BLVD	1.641	B2	X	X					Vacant store/obsolete building; opportunity for high density mixed use redevelopment project to anchor comprehensive redevelopment of area (see BUILD plan)	151

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #	
							Environmental	Visual	Physical/ Structural	Impairs Growth of Community (economic, visual, Diversity of Ownership	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use				
152	070812135012	GAR HOLDING LLC,; EAST MADISON REAL ESTATE LLC	2506	ALLEN BLVD	1.094	B2		X	X						Recently renovated shopping center; significant amount of vacancies and/or turnover of tenants within past 10 years; Opportunity to work with owner for high density mixed use redevelopment; excessive outdoor storage in rear of building	152
153	070812135129	CHRISTEN, RUDI O & DONNA E	2550	ALLEN BLVD	0.374	B2									Neighborhood restaurant that is well maintained; some unscreened outdoor storage	153
154	070812136011	ALBRENT LIVING TR, LAURIE L	6223	PHEASANT LN	0.745	B1		X							See parcel #150	154
155	070812135782	MIDDLETON SPRINGS LLC			0.041	B1									Access drive	155
156	070812187207	T P SPRINGTREE APARTMENTS LLC	2615	AMHERST RD	3.776	R2			X						Lack of parking lot screening and landscaping in fronts of buildings; significant steady number of police calls to complex (see Police report in appendix)	156
157	070812187001	T P SPRINGTREE APARTMENTS LLC	2635	AMHERST RD	1.903	R3			X						More recently renovated buildings along Century Avenue. Inadequate landscaping of parking and along buildings.	157
158	070812135450	MUTUAL SAVINGS & LOAN ASSOC	6209	CENTURY AVE	0.887	B2			X						Land value more than improvement value; nicely maintained bank facility; lack of parking lot screening.	158
159	070812135343	MC DONALD'S CORP 048/0139	2626	ALLEN BLVD	1.037	B2									Nicely maintained neighborhood commercial building and use	159
160	070812135236	POSTWEILER REV TR, REINHART H	2602	ALLEN BLVD	0.067	B2			X		X				Obsolete platting of three commercial buildings and drives on one parcel; cross traffic difficult at peak hours; uses have stabilized over past 5 years; potential for comprehensive redevelopment	160
161	070812112895	HARBOR ATHLETIC CLUB INC	2529	ALLEN BLVD	1.194	B2					X				Excellent use; traffic hazard @ peak commute times; parking shortage; site maxed out; opportunity to relocate use to more pedestrian/vehicular friendly site and redevelop into high density mixed use with residential component	161
162	070812112788	HARBOR ATHLETIC CLUB INC	2517	ALLEN BLVD	0.611	B2			X		X	X			With #161	162
163	070812112671	HARBOR ATHLETIC CLUB INC	2505	ALLEN BLVD	0.610	B2			X		X	X			With #161	163
164	070812112564	BRUNI, BARBARA	2405	ALLEN BLVD	1.861	B2			X						Strip mal with recent stabilization of tenants; potential for high density mixed use redevelopment with parcels #161-163	164
165	070801492157	MIDDLETON SHORES LP	6110	CENTURY AVE	0.011	DRIVE									Drive	165
166	070801492175	MIDDLETON, CITY OF			0.226	EX									ROW	166
167	070801492013	STARDUST INVESTMENTS LLC			0.526	B2			X						Existing use to be demolished; value included in #168; potential for long-term high density redevelopment of site incorporating new bank building	167
168	070801492219	STARDUST INVESTMENTS LLC	6310	CENTURY AVE	2.552	B2			X						Redevelopment of former food store; potential for long-term high density redevelopment with commercial first floor and residential above; lack of screening in back at loading dock area	168
169	070812185709	ANDERSON, KAYDON S; ET AL	6330	CENTURY AVE	0.348	R1					X				Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	169

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS		AC	ZONING	BLIGHT DETERMINATION						NOTES	MAP #
							Environmental	Visual	Physical/ Structural	Impairs Growth of Community (economic, visual, Diversity of Ownership)	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use		
170	070812186002	FAULTERSACK, MARK A & SUSAN	6400	CENTURY AVE	0.305	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area; nicely maintained home	170
171	070801490908	HARTNETT, ANDREW M	6408	CENTURY AVE	0.309	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	171
172	070801490800	KLUBERTANZ, THOMAS A	6412	CENTURY AVE	0.316	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	172
173	070801372062	BORN, FRAYNE	6500	CENTURY AVE	0.210	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	173
174	070801372162	MEYER/BOYCE LIVING TR,			0.210	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	174
175	070801372312	SIEGER, ROBERT J	6506	CENTURY AVE	0.231	R1						X	Ingress/egress to property difficult due to location along Century Avenue; back property line abutting conservancy area	175
176	70801398009	MIDDLETON, CITY OF				EX			X				Pheasant Branch Creek stormwater management area	176
177	070801373071	MIDDLETON, CITY OF			0.031	EX			X				Pheasant Branch Creek stormwater management area	177
178	070801374034	MIDDLETON, CITY OF	6614	CENTURY AVE	0.192	EX			X				Pheasant Branch Creek stormwater management area	178
179	070801373928	GERHARTZ, BRUCE P	6612	CENTURY AVE	0.141	R2		X	X	X		X	Property frequently vacant and/or for rent; sagging porch, peeling paint, unsafe ingress/egress due to proximity to the street	179
180	070801373820	GERHARTZ, BRUCE P	6616	CENTURY AVE	0.318	R2		X	X			X	Property frequently vacant and/or for rent; lack of landscaping and maintenance; unsafe ingress/egress due to proximity to the street	180
181	070801373713	LOREN SQUARED LLC; ET AL	6620	CENTURY AVE	0.365	R2		X	X	X		X	Property frequently vacant and/or for rent; lack of landscaping and maintenance; unsafe ingress/egress due to proximity to the street; no vehicle turnaround space; vehicles parked across sidewalk due to home located on sidewalk	181
182	070801373615	PURVIS, ROBERT W	6624	CENTURY AVE	0.329	R2				X		X	Unsafe ingress/egress due to proximity to the street	182
183	070801373517	YAPP, DEBORAH L	6626	CENTURY AVE	0.486	R2						X	Nicely maintained property; difficult ingress/egress due to location along Century Avenue	183
184	070801373419	BRYE, SUSAN; ET AL	6630	CENTURY AVE	0.472	R2						X	Historic home, well maintained	184
185	70801374141	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC	6600	CENTURY AVE	0.1565	EX			X				Pheasant Branch Creek stormwater management area	185
186	70801374258	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC			0.3167	EX			X				Pheasant Branch Creek stormwater management area	186
187	70801374365	MIDDLETON, CITY OF			0.3643	EX			X				Pheasant Branch Creek stormwater management area	187
188	70801374472	MIDDLETON, CITY OF			0.0254	EX			X				Pheasant Branch Creek stormwater management area	188

TABLE 3 BLIGHT DETERMINATION

MAP #	PARCEL_NO	OWNER NAME	ADDRESS			AC	ZONING	BLIGHT DETERMINATION							NOTES	MAP #
								Environmental	Visual	Physical/ Structural	Impairs Growth of Community (economic, visual, Diversity of Ownership	Obsolete Platting or Buildings/Faulty layout	Inconsistent Land Use			
189	70812201459	GERHARTZ, BRUCE P	2644	BRANCH	ST	0.3400	EX				X				Pheasant Branch Creek stormwater management area	189
190	70801374589	MIDDLETON, CITY OF				0.3314	EX				X				Pheasant Branch Creek stormwater management area	190
191	70801473696	GRIMES, SUSAN C.; THORNTON, THEODORE V.				1.3581	EX				X				Pheasant Branch Creek stormwater management area	191
192	70801364502	MIDDLETON HILLS INC.				1.3195	EX				X				Pheasant Branch Creek stormwater management area	192
193	70801372527	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				0.9175	EX				X				Pheasant Branch Creek stormwater management area	193
194	70801372634	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				0.7754	EX				X				Pheasant Branch Creek stormwater management area	194
195	70801372741	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				0.7674	EX				X				Pheasant Branch Creek stormwater management area	195
196	70801373179	FRIENDS OF PHEASANT BRANCH CONSERVANCY INC				1.8585	EX				X				Pheasant Branch Creek stormwater management area	196
197	70801372858	MIDDLETON, CITY OF				3.9606	EX				X				Pheasant Branch Creek stormwater management area	197
198	70801372965	MIDDLETON, CITY OF				0.2089	EX				X				Pheasant Branch Creek stormwater management area	198
199	70801490506	MIDDLETON, CITY OF				6.0145	EX				X				Pheasant Branch Creek stormwater management area	199
200	070801490702	MIDDLETON, CITY OF	6408	CENTURY	AVE	5.0583	EX				X				Pheasant Branch Creek stormwater management area	200
201	070801492406	MIDDLETON, CITY OF				6.1955	EX				X				Pheasant Branch Creek stormwater management area	201
202	070801381802	MIDDLETON CONSERVANCY LLC				3.4964	EX				X				Pheasant Branch Creek stormwater management area	202
203	080835393900	MERRY ACRES LLC	4817	PARMENTER	ST	5.8362	AG				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	203
204	080835383405	ZIEGLER, LEO A & CAROL K		PARMENTER	ST	10.4920	AG				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	204
205	080835395009	ZIEGLER, LEO A & CAROL K		PARMENTER	ST	3.2100	AG				X				Economic blight - land value higher than improvements; opportunity for higher density mixed use project	205
206	080835395009	ZIEGLER LIVING TR, SYLVESTER F & MARGIE M.; ET AL	7418	WAYSIDE	RD	0.2800	ROW								Partial drive	206
						320.551										

NOTE: Map #s 31, 32, 33, 46 and 105 are not being used.

Conclusions

Based on the above findings, it is determined that a preponderance or substantial number of properties (not less than 50%) within the proposed TID and Redevelopment District 3 are blighted and in need of rehabilitation within the meaning of the criteria set forth in Sections 66.1105 and 66.1333, Wis. Stats. for the following reasons:

- Stormwater quality issues that impact the City and surrounding region and its lakes, streams and rivers
- Economic blight due to properties not developed for their highest and best use and/or are vacant or have and are experiencing a high rate of vacancy
- High rate of juvenile delinquency and other domestic issues within a small geographic area that requires extensive police surveillance and observation
- Potential of environmental concerns due to historical uses.
- Physical and/or visual deterioration of the structures and site improvements of a significant number of properties.
- Inappropriate land use within the context of the surrounding area.
- Obsolete platting and diversity of ownership
- Land uses that impair the sound growth of the community
- Traffic counts that render properties unsafe for ingress/egress
- Faulty street layout with ingress and egress safety issues
- Land uses that have been impacted due to realignment of the USH 12 corridor and are now inconsistent with the surrounding redevelopment areas

It is determined that physical and economic conditions exist that, if left unattended, would impair and impede the sound and safe growth of the City of Middleton. Only through comprehensive redevelopment of a large part of this area, will the City be able to appropriately redevelop flagship properties, thereby contributing to the overall vitality of the community.