



136 North Monroe Street
Waterloo, WI 53594
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www.waterloowi.us

A MEETING OF THE WATERLOO COMMUNITY DEVELOPMENT AUTHORITY - AGENDA

Pursuant to Section 19.84 Wisconsin Statutes, notice is hereby given to the public and to the news media, that a public meeting will be held to consider the following:

Date: April 16, 2024
Time: 6:00 p.m.
Location: Municipal Building, 136 North Monroe Street

- 1) CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL
- 2) MEETING MINUTES APPROVAL: March 19, 2024
- 3) REPORTS AND PRESENTATIONS
- 4) UPDATES & REPORTS
 - a) Mad Rep Update
 - b) Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600
 - c) Business Association Liaison Report
 - d) School District Liaison
- 5) OLD BUSINESS
 - a) Discussion on Downtown Master Plan
- 6) NEW BUSINESS
 - a) BID Findings
 - b) BID Proposal
- 7) CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS (3-minute time limit)
 - a) Annual Calendar
- 8) ADJOURNMENT

Jeanne Ritter, Clerk/Deputy Treasurer

Community Development Authority: Soter, C. Kuhl, A. Kuhl, Hudson, O'Connell, Zimmermann, Haseleu, and School District Superintendent Brian Henning as non-voting School District liaison
Posted, Mailed and E-mailed: 04/12/2024.

Please note it is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may attend the above meeting(s) to gather information. No action will be taken by any governmental body other than that specifically noted. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services please contact the clerk's office at the above location.

WATERLOO COMMUNITY DEVELOPMENT AUTHORITY -- MEETING MINUTES: March 19, 2024

Digital audio files are archived with these written minutes additionally serving as the official record.

1. PLEDGE OF ALLEGIANCE, ROLL CALL AND CALL TO ORDER. CDA Chair O'Connell called the meeting to order at 6:00 p.m. Members present: C. Kuhl, O'Connell, Soter, Zimmerman, Haseleu, and A. Kuhl. Remote: none Absent: K. Hudson. Others in Attendance or remote: E Butzine, M. Giese, and Clerk Ritter.
2. MEETING MINUTES APPROVAL: February 20, 2024 [O'Connell/Zimmermann] VOICE VOTE: Motion carried.
3. UPDATES & REPORTS.
 - a. Mad Rep. Waiting on Downtown Data.
 - b. Financial Reports Tax Incremental Finance Districts 2, 3 & 4, and Fund 600
 - c. Business Association Liaison Report: April 7 Business Association Social Networking for Businesses
 - d. School District Liaison. None
4. OLD BUSINESS
 - a. Discussion on Downtown Master Plan - Waiting on Ordinance review from the attorney.
5. NEW BUSINESS
 - a. 2023 Annual Report
Motion to go into closed session [A.Kuhl/C.Kuhl] ROLL CALL: Yes 6 No 0 Motion carried
 - b. 333 Portland Road Offer to Purchase [NOTE: The City Council may meet in closed session per Wis. Stat. 19.85 (1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Upon concluding a closed session, the Committee will reconvene in open session.]
Motion to go into open session [C.Kuhl/Zimmermann] ROLL CALL: Yes 6 No 0 Motion carried

Motion to recommend to council 333 Portland Road contingent on attorney approval.
[J.Zimmermann/O'Connell] VOICE VOTE: Motion carried.
6. CITIZEN INPUT, FUTURE AGENDA ITEMS AND ANNOUNCEMENTS
 - a. Annual Calendar
7. ADJOURNMENT. MOTION: [A.Kuhl/C.Kuhl] VOICE VOTE: Motion carried. Time: 7pm.

Attest:

Jeanne Ritter
Clerk/Deputy Treasurer



April 11, 2024

Waterloo City Hall Attn: CDA
136 North Monroe Street
Waterloo, WI 53594

Re: April Update

Dear CDA:

Here is a list of current and ongoing projects.

1. Continued participation with ThriveED and JCEDC Board of Directors/Executive Board.
2. 333 Portland Rd.
 - a. Development proposed
 - b. Access issues
3. Duquaine proposed development
4. Downtown Master Plan
5. Assessing community for suitable single-family housing land
6. Outreach to struggling organizations and businesses
7. Project forward
8. TID 5

Sincerely,

Everett Butzine
Vice President of Economic Development
Madison Region Economic Partnership, Inc.

CITY OF WATERLOO

BALANCE SHEET
FEBRUARY 29, 2024

412-TIF DISTRICT 2 FUND

ASSETS

412-11100	TREASURER'S CASH	12,068.31	
412-13100	ACCOUNTS RECEIVABLE	(19,833.27)	
	TOTAL ASSETS		(7,764.96)

LIABILITIES AND EQUITY

LIABILITIES

412-21100	VOUCHERS PAYABLE	(21.90)	
	TOTAL LIABILITIES		(21.90)

FUND EQUITY

	REVENUE OVER(UNDER) EXPENDITURES - YTD	(7,743.06)	
	TOTAL FUND EQUITY		(7,743.06)
	TOTAL LIABILITIES AND EQUITY		(7,764.96)

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 412 - TIF DISTRICT 2 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 2 FUND</u>					
412-41-4111-000 TAX INCREMENTS	.00	.00	92,488.06	92,488.06	.0
TOTAL TIF DISTRICT 2 FUND	.00	.00	92,488.06	92,488.06	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
412-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	.00	783.21	783.21	.0
412-43-4366-000 STATE AID PERSONAL PROPERTY	.00	.00	2,036.19	2,036.19	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	2,819.40	2,819.40	.0
<u>MISCELLANEOUS REVENUES</u>					
412-48-4800-000 MISC REVENUES	.00	.00	101,000.00	101,000.00	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	101,000.00	101,000.00	.0
TOTAL FUND REVENUE	.00	.00	196,307.46	196,307.46	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 412 - TIF DISTRICT 2 FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>						
412-51-5112-320	LEGIS SUPPORT PR & PUB	.00	.00	100.00	100.00	.0
412-51-5112-325	LEGIS SUPPORT ANNUAL DOR FEE	.00	.00	150.00	150.00	.0
	TOTAL LEGISLATIVE SUPPORT	.00	.00	250.00	250.00	.0
<u>ATTORNEY</u>						
412-51-5130-211	ATTORNEY ATTORNEY FEES	612.50	612.50	1,500.00	887.50	40.8
	TOTAL ATTORNEY	612.50	612.50	1,500.00	887.50	40.8
<u>CLERK - WAGES</u>						
412-51-5142-110	CLERK SALARY/CLERK	.00	.00	14,788.75	14,788.75	.0
	TOTAL CLERK - WAGES	.00	.00	14,788.75	14,788.75	.0
<u>SPECIAL ACCTG AND AUDITING</u>						
412-51-5151-214	SPEC ACCTG & AUD PROF FEES	116.66	116.66	8,400.00	8,283.34	1.4
	TOTAL SPECIAL ACCTG AND AUDITING	116.66	116.66	8,400.00	8,283.34	1.4
<u>ENGINEERING AND ADMINISTRATION</u>						
412-53-5310-215	ENG & ADMIN PROF FEES	.00	.00	27,560.00	27,560.00	.0
412-53-5310-380	TID 2 COMPUTER SUPPLY/MAINT	38.90	38.90	300.00	261.10	13.0
	TOTAL ENGINEERING AND ADMINISTRATION	38.90	38.90	27,860.00	27,821.10	.1
<u>CAPITAL PROJECT</u>						
412-57-5701-806	CAPITAL PROJ IMPROVEMENT PROG	6,975.00	6,975.00	.00	(6,975.00)	.0
	TOTAL CAPITAL PROJECT	6,975.00	6,975.00	.00	(6,975.00)	.0
	TOTAL FUND EXPENDITURES	7,743.06	7,743.06	52,798.75	45,055.69	14.7
	NET REVENUE OVER(UNDER) EXPENDITURES	(7,743.06)	(7,743.06)	143,508.71		

CITY OF WATERLOO

BALANCE SHEET
FEBRUARY 29, 2024

413-TIF DISTRICT 3 FUND

ASSETS

413-11100	TREASURER'S CASH	(116.67)		
	TOTAL ASSETS			(116.67)

LIABILITIES AND EQUITY

FUND EQUITY

	REVENUE OVER(UNDER) EXPENDITURES - YTD	(116.67)		
	TOTAL FUND EQUITY			(116.67)
	TOTAL LIABILITIES AND EQUITY			(116.67)

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TAXES</u>					
413-41-4111-000 TAX INCREMENTS	.00	.00	79,419.10	79,419.10	.0
TOTAL TAXES	.00	.00	79,419.10	79,419.10	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
413-43-4364-000 STATE AID EXEMPT COMPUTERS	.00	.00	320.00	320.00	.0
413-43-4365-000 STATE AID PERSONAL PROPERTY	.00	.00	221.00	221.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	541.00	541.00	.0
<u>MISCELLANEOUS REVENUES</u>					
413-48-4800-000 MISC REVENUES	.00	.00	25,000.00	25,000.00	.0
TOTAL MISCELLANEOUS REVENUES	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND REVENUE	.00	.00	104,960.10	104,960.10	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 413 - TIF DISTRICT 3 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
413-51-5112-325	.00	.00	150.00	150.00	.0
LEGIS SUPPORT ANNUAL DOR FEE					
TOTAL LEGISLATIVE SUPPORT	.00	.00	150.00	150.00	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
413-51-5151-214	116.67	116.67	3,400.00	3,283.33	3.4
SPEC ACCTG & AUD PROF FEES					
TOTAL SPECIAL ACCTG AND AUDITING	116.67	116.67	3,400.00	3,283.33	3.4
<u>ENGINEERING AND ADMINISTRATION</u>					
413-53-5310-215	.00	.00	1,000.00	1,000.00	.0
ENG & ADMIN PROF FEES					
TOTAL ENGINEERING AND ADMINISTRATION	.00	.00	1,000.00	1,000.00	.0
<u>TRANSFER TO DEBT SERVICE</u>					
413-59-5929-000	.00	.00	114,320.00	114,320.00	.0
TRANSFER TO DEBT SERVICE					
TOTAL TRANSFER TO DEBT SERVICE	.00	.00	114,320.00	114,320.00	.0
TOTAL FUND EXPENDITURES	116.67	116.67	118,870.00	118,753.33	.1
NET REVENUE OVER(UNDER) EXPENDITURES	(116.67)	(116.67)	(13,909.90)		

CITY OF WATERLOO

BALANCE SHEET
FEBRUARY 29, 2024

414-TIF DISTRICT 4 FUND

ASSETS

414-11100	TREASURER'S CASH	(6,406.67)	
	TOTAL ASSETS		(6,406.67)

LIABILITIES AND EQUITY

FUND EQUITY

	REVENUE OVER(UNDER) EXPENDITURES - YTD	(6,406.67)	
	TOTAL FUND EQUITY		(6,406.67)
	TOTAL LIABILITIES AND EQUITY		(6,406.67)

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>TIF DISTRICT 4 FUND</u>					
414-41-4111-000 TAX INCREMENTS	.00	.00	38,038.00	38,038.00	.0
TOTAL TIF DISTRICT 4 FUND	.00	.00	38,038.00	38,038.00	.0
<u>INTERGOVERNMENTAL REVENUE</u>					
414-43-4364-000 STATE AID COMPUTERS	.00	.00	238.03	238.03	.0
414-43-4365-000 STATE AID PERSONAL PROPERTY	.00	.00	683.07	683.07	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	921.10	921.10	.0
TOTAL FUND REVENUE	.00	.00	38,959.10	38,959.10	.0

CITY OF WATERLOO
 DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 29, 2024

FUND 414 - TIF DISTRICT 4 FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>LEGISLATIVE SUPPORT</u>					
414-51-5112-325 LEGIS SUPPORT ANNUAL DOR FEE	.00	.00	150.00	150.00	.0
TOTAL LEGISLATIVE SUPPORT	.00	.00	150.00	150.00	.0
<u>SPECIAL ACCTG AND AUDITING</u>					
414-51-5151-214 SPEC ACCTG & AUD PROF FEES	116.67	116.67	1,700.00	1,583.33	6.9
TOTAL SPECIAL ACCTG AND AUDITING	116.67	116.67	1,700.00	1,583.33	6.9
<u>ENGINEERING AND ADMINISTRATION</u>					
414-53-5310-215 ENG & ADMIN PROF FEES	6,290.00	6,290.00	22,500.00	16,210.00	28.0
TOTAL ENGINEERING AND ADMINISTRATION	6,290.00	6,290.00	22,500.00	16,210.00	28.0
TOTAL FUND EXPENDITURES	6,406.67	6,406.67	24,350.00	17,943.33	26.3
NET REVENUE OVER(UNDER) EXPENDITURES	(6,406.67)	(6,406.67)	14,609.10		

CITY OF WATERLOO

BALANCE SHEET
MARCH 31, 2024

600-COMMUNITY DEVELOP AUTHORITY

ASSETS

600-11100	TREASURER'S CASH	40,997.71	
600-15800	DUE FROM AGENCY FUND TAXES	2,119.60	
	TOTAL ASSETS		<u>43,117.31</u>

LIABILITIES AND EQUITY

LIABILITIES

600-26100	DEFERRED REVENUE	(.40)	
	TOTAL LIABILITIES		(.40)

FUND EQUITY

600-34300	FUND BALANCE	18,344.55	
600-34310	PROFESSIONAL SVCS CARRYOVER	25,000.00	
	REVENUE OVER(UNDER) EXPENDITURES - YTD	(226.84)	
	TOTAL FUND EQUITY		<u>43,117.71</u>
	TOTAL LIABILITIES AND EQUITY		<u>43,117.31</u>

CITY OF WATERLOO

DETAIL REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2024

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	OVER(UNDER)	% OF
	<u>TAXES</u>					
600-41-4111-000	LOCAL TAX-GENERAL FUND	.00	.00	2,120.00	(2,120.00)	.0
	TOTAL TAXES	.00	.00	2,120.00	(2,120.00)	.0
	<u>PUBLIC CHARGES FOR SERVICE</u>					
600-46-4674-000	MBC BUILDING RENTAL	.00	600.00	3,000.00	(2,400.00)	20.0
	TOTAL PUBLIC CHARGES FOR SERVICE	.00	600.00	3,000.00	(2,400.00)	20.0
	TOTAL FUND REVENUE	.00	600.00	5,120.00	(4,520.00)	11.7

CITY OF WATERLOO

DETAIL EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2024

FUND 600 - COMMUNITY DEVELOP AUTHORITY

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNDER(OVER)	% OF
<u>SPECIAL ACCTG COSTS</u>						
600-51-5151-399	SPECIAL ACCTNG COSTS - MISC	.00	.00	300.00	300.00	.0
	TOTAL SPECIAL ACCTG COSTS	.00	.00	300.00	300.00	.0
<u>MAUNESHA BUSINESS CENTER</u>						
600-51-5162-221	MAUNESHA BUSINESS ELECTRIC	35.30	75.99	1,000.00	924.01	7.6
600-51-5162-222	MAUNESHA BUSINESS HEAT	150.72	360.31	1,060.00	699.69	34.0
600-51-5162-223	MAUNESHA BUSINESS WATER/SEWER	63.03	125.64	1,250.00	1,124.36	10.1
600-51-5162-290	MAUNESHA BUSINESS CLEAN CONTRA	55.00	165.00	660.00	495.00	25.0
600-51-5162-351	MAUNESHA BUSINESS REPAIRS/MAIN	.00	99.90	250.00	150.10	40.0
	TOTAL MAUNESHA BUSINESS CENTER	304.05	826.84	4,220.00	3,393.16	19.6
	TOTAL FUND EXPENDITURES	304.05	826.84	4,520.00	3,693.16	18.3
	NET REVENUE OVER(UNDER) EXPENDITURES	(304.05)	(226.84)	600.00		

The following table contains information of selected 2023 tax parcels within the Waterloo, WI (Jefferson Co

Parcels selected where those with non-zero property tax assessments and non-residential zoning.

Parcels are organized by percentage of total estimated fair market value in the downtown BID (from highest

This dataset also DOES NOT INCLUDE the following sliver polygons present in earlier versions:

Owner nam Address

LS, DM & D| 422 W MADISON ST

SETH HEFF 105 HARRISON ST

ELIZABETH 432 W MADISON ST

LANCE C VI 448 W MADISON ST

BATTENBEF N1992 YERGES RD

RICHARD S 504 W MADISON ST

BARBARA A 514 W MADISON ST

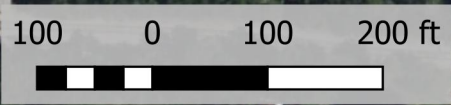
WATERLOC 348 W MADISON ST



Downtown Waterloo BID

Estimated Fair Market Value (2023 \$US)

- \$4,800 - \$63,000
- \$63,000 - \$155,000
- \$155,000 - \$275,000
- \$275,000 - \$680,000
- \$680,000 - \$3,392,300



Bing Imagery -- NAD83/Wisconsin South (ftUS) (EPSG:2289)
 Source: Wisconsin Department of Administration V9 Statewide Parcel Initiative (Map) - 2023

The following table contains information of selected 2023 tax parcels within the Waterloo, WI (Jefferson Cour

Parcels selected where those with non-zero property tax assessments and non-residential zoning.

Parcels are organized by percentage of total estimated fair market value in the downtown BID (from highest to

This dataset also DOES NOT INCLUDE the following sliver polygons present in earlier versions:

Owner name	Address
LS, DM & DR EHMANN	422 W MADISON ST
SETH HEFFRON	105 HARRISON ST
ELIZABETH APPLE	432 W MADISON ST
LANCE C VENDEN	448 W MADISON ST
BATTENBERG PROPERTIES II LLC	N1992 YERGES RD
RICHARD SARIC	504 W MADISON ST
BARBARA A STRAND	514 W MADISON ST
WATERLOO UNITED METHODIST CHURCH	348 W MADISON ST

ity) Downtown Business Improvement District (BID).

) lowest)

Tax Parcel Information for Downtown Waterloo Business Improvement District

Prepared by Gabriel Wilkins for the Madison Region Economic Partnership (MadREP)

Information for Select parcels in the Waterloo Downtown Business Improvement District

Parcel Number	Owner Name	Address	Acres	Assessed Value (Land)	Assessed Value (Improvements)	Assessed Value (total)	Estimated Fair Market Value (EFMV)	Percentage of total EFMV in BID	Running sum of total EFMV
290-0813-0644-065	RIVERWALK OF WATERLOO LLC	477 W Madison St	10.274	\$246,500	\$2,565,000	\$2,811,500	\$3,392,300	27.93	27.93
290-0813-0711-013	FARMERS & MERCHANTS STATE BANK	210 W Madison St	1.173	\$140,000	\$412,500	\$552,500	\$666,600	5.49	33.41
290-0813-0711-018	ARG IRL8SLB001 LLC	300 W Madison St	0.694	\$75,500	\$407,500	\$483,000	\$582,800	4.80	38.21
290-0813-0711-053	TREK BICYCLE CORPORATION	200 S Jackson St	1.07	\$35,500	\$362,500	\$398,000	\$480,200	3.95	42.16
290-0813-0711-040	TREK BICYCLE CORPORATION	207 S Jackson St	1.139	\$37,000	\$343,000	\$380,000	\$458,500	3.77	45.94
290-0813-0644-055	BAUMANN PROPERTIES II LLC	305 W Madison St T	0.379	\$40,500	\$187,000	\$227,500	\$274,500	2.26	48.20
290-0813-0711-010	COMMUNITY HALL 1926 LLC	123 S Monroe St	0.29	\$31,000	\$174,000	\$205,000	\$247,300	2.04	50.23

Parcel Number	Owner Name	Address	Acres	Assessed Value (Land)	Assessed Value (Improvements)	Assessed Value (total)	Estimated Fair Market Value (EFMV)	Percentage of total EFMV in BID	Running sum of total EFMV
290-0813-0644-036	MAUREEN GIESE	129 N Monroe St	0.16	\$21,000	\$166,000	\$187,000	\$225,600	1.86	52.09
290-0813-0644-050	HART FAMILY LIMITED PARTNERSHIP	213 W Madison St	0.8	\$71,000	\$113,500	\$184,500	\$222,600	1.83	53.92
290-0813-0644-042	AVESTAR CREDIT UNION	125 W Madison St	0.141	\$20,500	\$156,500	\$177,000	\$213,600	1.76	55.68
290-0813-0533-035	BLINKY'S BOWL INC	127 E Madison St	0.199	\$26,000	\$147,500	\$173,500	\$209,300	1.72	57.41
290-0813-0644-048	NATHAN UTTECH	151 W Madison St	0.18	\$26,000	\$128,000	\$154,000	\$185,800	1.53	58.93
290-0813-0644-041	LUNA SOUL LLC	103 N Monroe St	0.11	\$17,500	\$135,000	\$152,500	\$184,000	1.51	60.45
290-0813-0711-008	QUALITY CONTROL SOLUTIONS LLC	144 W Madison St	0.3	\$35,000	\$115,000	\$150,000	\$181,000	1.49	61.94

Source: Wisconsin Department of Administration V9 Statewide Parcel Initiative ([Map](#)) – 2023

Jefferson County, WI [Public Parcel Search](#)

Total parcels meeting these criteria (non-residential, non-zero property tax): 60

Parcels displayed: 14

Parcel Number	Owner Name 1	Owner Name 2	Owner Address	Owner City	State	Zip	Parcel Number	Street Direction	Street Name	Property Address	Acres	Assessed value of land	Assessed value of improvements	Assessed value	Estimated Fair Market Value	Proportion of Total Bid EMV	Proportion of Total Bid EMV	Remaining sum of Total Bid EMV	TXDUE amount	DELINQ
290-0813-0644-065	RIVERWALK OF WATERLOO LLC		5274 COUNTY ROAD KP	CROSS PLAIN	WI	53528	477	W	MADISON ST	477 W MADISON ST WATERLOO, WI	10.3	\$246,500	\$2,565,000	\$2,811,500	\$3,392,300	0.2380	23.80	23.80	\$57,355	N
290-0813-0644-026	MONROE STREET APARTMENTS LLC		7447 UNIVERSITY AVE	MIDDLETON	WI	53562	217	N	MONROE ST	217 N MONROE ST WATERLOO, WI	1.38	\$89,500	\$555,500	\$645,000	\$778,200	0.0546	5.46	29.26	\$13,105	N
290-0813-0711-013	FARMERS & MERCHANTS STATE BANK		PO BOX 96	WATERLOO	WI	53594	210	W	MADISON ST	210 W MADISON ST WATERLOO, WI	1.17	\$140,000	\$412,500	\$552,500	\$666,600	0.0468	4.68	33.94	\$11,216	N
290-0813-0711-018	ARG IRL8SLB001 LLC		38 WASHINGTON SQUARE	NEWPORT	RI	02840	300	W	MADISON ST	300 W MADISON ST WATERLOO, WI	0.69	\$75,500	\$407,500	\$483,000	\$582,800	0.0409	4.09	38.03	\$9,796	N
290-0813-0711-053	TREK BICYCLE CORPORATION		801 W MADISON ST	WATERLOO	WI	53594	200	S	JACKSON ST	200 S JACKSON ST WATERLOO, WI	1.07	\$35,500	\$362,500	\$398,000	\$480,200	0.0337	3.37	41.39	\$8,060	N
290-0813-0711-040	TREK BICYCLE CORPORATION		801 W MADISON ST	WATERLOO	WI	53594	207	S	JACKSON ST	207 S JACKSON ST WATERLOO, WI	1.14	\$37,000	\$343,500	\$380,000	\$458,500	0.0322	3.22	44.61	\$7,692	N
290-0813-0644-062	GEORGE K BURLINGHAM		409 W MADISON ST	WATERLOO	WI	53594	409	W	MADISON ST	409 W MADISON ST WATERLOO, WI	0.65	\$48,000	\$181,000	\$229,000	\$276,300	0.0194	1.94	46.55	\$4,608	N
290-0813-0644-055	BAUMANN PROPERTIES II LLC		606 E MADISON ST	WATERLOO	WI	53594	305	W	MADISON ST	305 W MADISON ST WATERLOO, WI	0.38	\$40,500	\$187,000	\$227,500	\$274,500	0.0193	1.93	48.48	\$4,578	N
290-0813-0644-061	THOMAS R LICARI	CHRISTINE T LICARI	381 W MADISON ST	WATERLOO	WI	53594	381	W	MADISON ST	381 W MADISON ST WATERLOO, WI	0.55	\$46,000	\$168,400	\$214,400	\$258,700	0.0182	1.82	50.29	\$4,310	N
290-0813-0644-063	BEVERLY ANN GRENAWALT		427 W MADISON ST	WATERLOO	WI	53594	427	W	MADISON ST	427 W MADISON ST WATERLOO, WI	0.48	\$44,500	\$165,700	\$210,200	\$253,600	0.0178	1.78	52.07	\$4,224	N
290-0813-0711-010	COMMUNITY HALL 1926 LLC		123 S MONROE ST	WATERLOO	WI	53594	123	S	MONROE ST	123 S MONROE ST WATERLOO, WI	0.29	\$31,000	\$174,000	\$205,000	\$247,300	0.0174	1.74	53.81	\$4,118	N
290-0813-0644-036	MAUREEN GIESE		PO BOX 8640	MADISON	WI	53708	129	N	MONROE ST	129 N MONROE ST WATERLOO, WI	0.16	\$21,000	\$166,000	\$187,000	\$225,600	0.0158	1.58	55.39	\$3,750	N
290-0813-0644-050	HART FAMILY LIMITED PARTNERSHIP		92 CAMBRIDGE RD	MADISON	WI	53704	213	W	MADISON ST	213 W MADISON ST WATERLOO, WI	0.8	\$71,000	\$113,500	\$184,500	\$222,600	0.0156	1.56	56.95	\$3,699	N
290-0813-0644-060	WILLIAM RUSSELL BISCHER		355 W MADISON ST	WATERLOO	WI	53594	355	W	MADISON ST	355 W MADISON ST WATERLOO, WI	0.33	\$41,000	\$136,700	\$177,700	\$214,400	0.0150	1.50	58.45	\$3,560	N
290-0813-0644-042	AVESTAR CREDIT UNION		125 W MADISON ST	WATERLOO	WI	53594	125	W	MADISON ST	125 W MADISON ST WATERLOO, WI	0.14	\$20,500	\$156,500	\$177,000	\$213,600	0.0150	1.50	59.95	\$3,546	N
290-0813-0533-035	BLINKY'S BOWL INC		127 E MADISON ST	WATERLOO	WI	53594	127	E	MADISON ST	127 E MADISON ST WATERLOO, WI	0.2	\$26,000	\$147,500	\$173,500	\$209,300	0.0147	1.47	61.42	\$3,475	N
290-0813-0644-048	NATHAN UTTECH		27 E WATERLOO RD	WATERLOO	WI	53594	151	W	MADISON ST	151 W MADISON ST WATERLOO, WI	0.18	\$26,000	\$128,000	\$154,000	\$185,800	0.0130	1.30	62.72	\$3,076	N
290-0813-0644-041	LUNA SOUL LLC		W1087 FOX RD	COLUMBUS	WI	53925	103	N	MONROE ST	103 N MONROE ST WATERLOO, WI	0.11	\$17,500	\$135,000	\$152,500	\$184,000	0.0129	1.29	64.02	\$3,046	N
290-0813-0711-008	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	144	W	MADISON ST	144 W MADISON ST WATERLOO, WI	0.3	\$35,000	\$115,000	\$150,000	\$181,000	0.0127	1.27	65.29	\$2,995	N
290-0813-0644-023	BRADEN JAMES STOCK		120 FRANKLIN ST	WATERLOO	WI	53594	120		FRANKLIN ST	120 FRANKLIN ST WATERLOO, WI	0.26	\$37,500	\$101,500	\$139,000	\$167,700	0.0118	1.18	66.46	\$2,770	N
290-0813-0711-011	JEFFREY M DEEGAN	VALERIE J DEEGAN	119 S MONROE ST	WATERLOO	WI	53594	119	S	MONROE ST	119 S MONROE ST WATERLOO, WI	0.1	\$12,500	\$117,000	\$129,500	\$156,300	0.0110	1.10	67.56	\$2,576	N
290-0813-0822-037	HANSEN PROPERTIES LLC		112 HICKORY LN	WATERLOO	WI	53594	120	E	MADISON ST	120 E MADISON ST WATERLOO, WI	0.1	\$15,000	\$114,000	\$129,000	\$155,600	0.0109	1.09	68.65	\$2,566	N
290-0813-0711-041	BERNICE M HENSLE (LE)	HENSLE, SCHER, SCHWARK	206 S HARRISON ST	WATERLOO	WI	53594	206		HARRISON ST	206 HARRISON ST WATERLOO, WI	0.15	\$25,000	\$103,300	\$128,300	\$154,800	0.0109	1.09	69.74	\$2,551	N
290-0813-0822-038	EMMANINA LLC		PO BOX 125	WATERLOO	WI	53594	116	E	MADISON ST	116 E MADISON ST WATERLOO, WI	0.07	\$11,500	\$115,500	\$127,000	\$153,200	0.0107	1.07	70.81	\$2,525	N
290-0813-0822-035	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	134	E	MADISON ST	134 E MADISON ST WATERLOO, WI	0.07	\$11,000	\$115,000	\$126,000	\$152,000	0.0107	1.07	71.88	\$2,504	N
290-0813-0711-042	MOLLY ZELLER		220 HARRISON ST	WATERLOO	WI	53594	220		HARRISON ST	220 HARRISON ST WATERLOO, WI	0.15	\$25,000	\$96,600	\$121,600	\$146,700	0.0103	1.03	72.91	\$2,415	N
290-0813-0822-042	TINA M ROTH		313 SHILOH DR	MADISON	WI	53705	100	E	MADISON ST	100 E MADISON ST WATERLOO, WI	0.02	\$5,500	\$115,000	\$120,500	\$145,400	0.0102	1.02	73.93	\$2,392	N
290-0813-0822-040	HUBRED PROPERTIES LLC		1891 HUBRED LN	DEERFIELD	WI	53531	108	E	MADISON ST	108 E MADISON ST WATERLOO, WI	0.08	\$11,500	\$106,000	\$117,500	\$141,800	0.0099	0.99	74.92	\$2,331	N
290-0813-0533-034	JAMES F MATHESON	CHRIS M MATHESON	141 E MADISON ST	WATERLOO	WI	53594	141	E	MADISON ST	141 E MADISON ST WATERLOO, WI	0.08	\$12,000	\$105,500	\$117,500	\$141,800	0.0099	0.99	75.92	\$2,331	N
290-0813-0644-032	COACHES ALLEY LLC		151 N MONROE ST	WATERLOO	WI	53594	151	N	MONROE ST	151 N MONROE ST WATERLOO, WI	0.24	\$31,000	\$84,500	\$115,500	\$139,400	0.0098	0.98	76.89	\$2,290	N
290-0813-0644-030	FRANKLIN R PEOT TRUST	RICHARD & JOYCE KOVALASKE	1747 PENNSYLVANIA AVE	SUN PRAIRIE	WI	53590	169	N	MONROE ST	169 N MONROE ST WATERLOO, WI	0.29	\$40,000	\$69,500	\$109,500	\$132,100	0.0093	0.93	77.82	\$2,167	N
290-0813-0644-039	SCOTT HARTWIG		115 N MONROE ST	WATERLOO	WI	53594	115	N	MONROE ST	115 N MONROE ST WATERLOO, WI	0.05	\$9,000	\$100,000	\$109,000	\$131,500	0.0092	0.92	78.74	\$2,157	N
290-0813-0644-052	WISCONSIN POSTAL HOLDINGS LLC		75 COLUMBIA AVE	CEDARHURST	NY	11516	241	W	MADISON ST	241 W MADISON ST WATERLOO, WI	0.19	\$25,000	\$84,000	\$109,000	\$131,500	0.0092	0.92	79.67	\$2,157	N
290-0813-0644-049	RUTHLESS LLC		59 LONDON RD	CAMBRIDGE	WI	53523	203	W	MADISON ST	203 W MADISON ST WATERLOO, WI	0.14	\$18,000	\$90,000	\$108,000	\$130,300	0.0091	0.91	80.58	\$2,137	N
290-0813-0711-002	GREGORY S PETERSON	JOANNE K PETERSON	112 W MADISON ST	WATERLOO	WI	53594	112	W	MADISON ST	112 W MADISON ST WATERLOO, WI	0.09	\$13,000	\$92,500	\$105,500	\$127,300	0.0089	0.89	81.47	\$2,086	N
290-0813-0822-039	HUBRED PROPERTIES LLC		1891 HUBRED LN	DEERFIELD	WI	53531	112	E	MADISON ST	112 E MADISON ST WATERLOO, WI	0.08	\$11,500	\$90,500	\$102,000	\$123,100	0.0086	0.86	82.34	\$2,014	N

290-0813-0822-034	MARK G HURLEY	CONSTANCE HURLEY	130 E MADISON ST	WATERLOO	WI	53594	130	E	MADISON ST	130 E MADISON ST WATERLOO, WI	0.11	\$14,500	\$87,500	\$102,000	\$123,100	0.0086	0.86	83.20	\$2,014	N
290-0813-0644-033	KARI A AUGUSTINE	JOSEPH C MARCEIL	113 E MAIN ST	MARSHALL	WI	53559	145	N	MONROE ST	145 N MONROE ST WATERLOO, WI	0.21	\$27,500	\$74,000	\$101,500	\$122,500	0.0086	0.86	84.06	\$2,004	N
290-0813-0644-031	TROY D POWERS		163 N MONROE ST #2	WATERLOO	WI	53594	163	N	MONROE ST	163 N MONROE ST WATERLOO, WI	0.28	\$33,500	\$68,000	\$101,500	\$122,500	0.0086	0.86	84.92	\$2,004	N
290-0813-0644-040	SCOTT M L HARTWIG		111 N MONROE ST	WATERLOO	WI	53594	111	N	MONROE ST	111 N MONROE ST WATERLOO, WI	0.05	\$9,000	\$91,500	\$100,500	\$121,300	0.0085	0.85	85.77	\$1,984	N
290-0813-0711-007	DEVIN DANE SCHUMANN	LARISSA LEIGH SCHUMANN	132 W MADISON ST	WATERLOO	WI	53594	132	W	MADISON ST	132 W MADISON ST WATERLOO, WI	0.08	\$12,000	\$88,000	\$100,000	\$120,700	0.0085	0.85	86.62	\$1,973	N
290-0813-0644-046	GOOD RENTALS LLC	TERESE HOTMAR	127 LOTHE RD	MARSHALL	WI	53559	141	W	MADISON ST	141 W MADISON ST WATERLOO, WI	0.07	\$12,000	\$86,500	\$98,500	\$118,800	0.0083	0.83	87.45	\$1,943	N
290-0813-0533-038	THOMAS HOTMAR TRUST	TRUST	403 EDISON ST	WATERLOO	WI	53594	120	N	MONROE ST	120 N MONROE ST WATERLOO, WI	0.08	\$12,500	\$78,500	\$91,000	\$109,800	0.0077	0.77	88.22	\$1,790	N
290-0813-0711-006	TERRY L SAUER		569 VAN BUREN ST	WATERLOO	WI	53594	130	W	MADISON ST	130 W MADISON ST WATERLOO, WI	0.07	\$11,500	\$73,000	\$84,500	\$102,000	0.0072	0.72	88.94	\$1,657	N
290-0813-0711-003	MITCHEL P BOHN		3517 SKY TERRACE	DEERFIELD	WI	53531	118	W	MADISON ST	118 W MADISON ST WATERLOO, WI	0.06	\$10,500	\$73,000	\$83,500	\$100,700	0.0071	0.71	89.64	\$1,636	N
290-0813-0533-039	MITCHELL SILLMAN		124 N MONROE ST	WATERLOO	WI	53594	124	N	MONROE ST	124 N MONROE ST WATERLOO, WI	0.13	\$17,000	\$66,500	\$83,500	\$100,700	0.0071	0.71	90.35	\$1,636	N
290-0813-0644-035	BULLDOG WATERLOO LLC		137 N MONROE ST	WATERLOO	WI	53594	137	N	MONROE ST	137 N MONROE ST WATERLOO, WI	0.2	\$26,000	\$56,000	\$82,000	\$98,900	0.0069	0.69	91.04	\$1,606	N
290-0813-0644-045	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	139	W	MADISON ST	139 W MADISON ST WATERLOO, WI	0.06	\$10,000	\$72,000	\$82,000	\$98,900	0.0069	0.69	91.74	\$1,606	N
290-0813-0644-038	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	119	N	MONROE ST	119 N MONROE ST WATERLOO, WI	0.05	\$9,000	\$70,500	\$79,500	\$95,900	0.0067	0.67	92.41	\$1,555	N
290-0813-0644-037	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	121	N	MONROE ST	121 N MONROE ST WATERLOO, WI	0.05	\$9,000	\$70,500	\$79,500	\$95,900	0.0067	0.67	93.08	\$1,555	N
290-0813-0822-041	GREGORIO AYALA		104 E MADISON ST	WATERLOO	WI	53594	104	E	MADISON ST	104 E MADISON ST WATERLOO, WI	0.06	\$10,000	\$68,500	\$78,500	\$94,700	0.0066	0.66	93.75	\$1,534	N
290-0813-0711-021	BATTENBERG PROPERTIES LLC		N1993 YERGES RD	REESEVILLE	WI	53579	339		TAYLOR ST	339 TAYLOR ST WATERLOO, WI	0.13	\$22,000	\$53,500	\$75,500	\$91,100	0.0064	0.64	94.39	\$1,473	N
290-0813-0644-034	OFFICIALLY 139 LLC		139 N MONROE ST	WATERLOO	WI	53594	139	N	MONROE ST	139 N MONROE ST WATERLOO, WI	0.2	\$26,000	\$45,000	\$71,000	\$85,700	0.0060	0.60	94.99	\$1,381	N
290-0813-0644-044	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	135	W	MADISON ST	135 W MADISON ST WATERLOO, WI	0.04	\$8,500	\$61,500	\$70,000	\$84,500	0.0059	0.59	95.58	\$1,361	N
290-0813-0711-005	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	122	W	MADISON ST	122 W MADISON ST WATERLOO, WI	0.08	\$12,000	\$58,000	\$70,000	\$84,500	0.0059	0.59	96.17	\$1,361	N
290-0813-0822-036	MARK G HURLEY	CONSTANCE HURLEY	130 E MADISON ST	WATERLOO	WI	53594	126	E	MADISON ST	126 E MADISON ST WATERLOO, WI	0.05	\$9,500	\$55,500	\$65,000	\$78,400	0.0055	0.55	96.72	\$1,258	N
290-0813-0644-029	JRJ LLC		PO BOX 8566	MADISON	WI	53708	173	N	MONROE ST	173 N MONROE ST WATERLOO, WI	0.31	\$40,500	\$17,500	\$58,000	\$70,000	0.0049	0.49	97.22	\$1,115	N
290-0813-0822-045	MARK G HURLEY	CONSTANCE HURLEY	130 E MADISON ST	WATERLOO	WI	53594	200	S	MONROE ST	200 S MONROE ST WATERLOO, WI	0.17	\$19,500	\$32,500	\$52,000	\$62,700	0.0044	0.44	97.66	\$993	N
290-0813-0711-000	HURLEY VENTURES LLC		130 E MADISON ST	WATERLOO	WI	53594	104	W	MADISON ST	104 W MADISON ST WATERLOO, WI	0.06	\$11,000	\$30,500	\$41,500	\$50,100	0.0035	0.35	98.01	\$778	N
290-0813-0822-043	ERIN FRANK	RYAN J PETERS	4958 INNOVATION DR	DEFOREST	WI	53532	114	S	MONROE ST	114 S MONROE ST WATERLOO, WI	0.01	\$2,500	\$38,500	\$41,000	\$49,500	0.0035	0.35	98.35	\$768	N
290-0813-0822-044	QUALITY CONTROL SOLUTIONS LLC		PO BOX 8640	MADISON	WI	53708	122	S	MONROE ST	122 S MONROE ST WATERLOO, WI	0.05	\$7,000	\$34,000	\$41,000	\$49,500	0.0035	0.35	98.70	\$768	N
290-0813-0644-056	BAUMANN PROPERTIES II LLC		606 E MADISON ST	WATERLOO	WI	53594	0				0.46	\$33,000	\$5,000	\$38,000	\$45,800	0.0032	0.32	99.02	\$707	N
290-0813-0711-004	TODD M STRAUSS		N8605 HIGHLAND RD	WATERTOWN	WI	53094	120	W	MADISON ST	120 W MADISON ST WATERLOO, WI	0.04	\$7,500	\$30,500	\$38,000	\$45,800	0.0032	0.32	99.34	\$707	N
290-0813-0822-033	MARK G HURLEY	CONSTANCE HURLEY	130 E MADISON ST	WATERLOO	WI	53594	174		SCHULTZ ST	174 SCHULTZ ST WATERLOO, WI	0.16	\$10,000	\$15,000	\$25,000	\$30,200	0.0021	0.21	99.56	\$441	N
290-0813-0711-009	THOMAS HOTMAR TRUST	TRUST	403 EDISON ST	WATERLOO	WI	53594	115		TAYLOR ST	115 TAYLOR ST WATERLOO, WI	0.06	\$7,500	\$15,000	\$22,500	\$27,100	0.0019	0.19	99.75	\$390	N
290-0813-0644-057	BAUMANN PROPERTIES II LLC		606 E MADISON ST	WATERLOO	WI	53594	327	W	MADISON ST	327 W MADISON ST WATERLOO, WI	0.21	\$15,000	\$3,000	\$18,000	\$21,700	0.0015	0.15	99.90	\$299	N
290-0813-0644-051	HART FAMILY LIMITED PARTNERSHIP		92 CAMBRIDGE RD	MADISON	WI	53704	220	W	MADISON ST	220 W MADISON ST WATERLOO, WI	0.09	\$6,000	\$2,000	\$8,000	\$9,700	0.0007	0.07	99.97	\$94	N
290-0813-0822-032	THE VENUE AT RIVER'S EDGE LLC		123 S MONROE ST	WATERLOO	WI	53594	186		SCHULTZ ST	186 SCHULTZ ST WATERLOO, WI	0.27	\$4,000	\$0	\$4,000	\$4,800	0.0003	0.03	100.00	\$82	N