



Uptown
Business Improvement District
Operating Plan
2020

Uptown Business Improvement District Operating Plan - 2020

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I. PREFACE

In 2007, the City of Racine received a petition from property owners in Uptown that requested the creation of a business improvement district for the purposes of redeveloping Uptown. On August 21, 2007, by Resolution 07-0315, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2020 has been prepared by the BID Board in compliance with state statutes that requires, "The board shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval."

As used herein, "BID" shall refer to the business improvement district's operating and governance mechanism, and "District" shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
2. Existing public funding sources used to help maintain and provide the District are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.

3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support the District development efforts. The BID plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.
4. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Uptown, as outlined in the adopted "Uptown Improvement Plan." We are eager to continue and grow relationships with our neighboring groups (VGR & RRP) who's common goal is improving the Uptown community. These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment in Uptown for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

II. DEVELOPMENT PLAN

The following will be the BID Operating Plan for the Uptown Business Improvement District for 2020.

Plan Objectives

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects in Uptown.

A. Plan of Action

The BID shall carry out its objectives for 2020 by initiating the following activities:

1. Implementing an Uptown marketing plan to promote new development and increase the value of existing properties by:
 - a. Producing publicity and media coverage of the BID activities;
 - b. Enhance the viability of District marketing, promotional and special events and activities.
2. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
3. Promote safety and safety awareness initiatives through a partnership with the 16th Street Corridor Community Policing Office.
4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Comply with BID reporting, compilation and notice requirements.
6. Identify and implement any other opportunities to carry out the purposes of the BID plan.

B. Benefits

Funds collected by the BID under this plan will be used to benefit the District in the following manner:

- Assist property owners in attracting and retaining tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.
- The BID will play an active role in marketing the District to future businesses, residents and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Uptown property by encouraging building improvements and linking property owners to community development programs to develop and improve commercial properties. A vibrant Uptown will also attract interested buyers further driving up demand and property values.

C. Budget

2020 Uptown BID Budget

Revenue	(Special Assessments)	\$35,000
Total Revenue		\$35,000
Expenses		
Marketing/Promotions		\$10,000
Streetscape Maintenance & Security		\$15,000
	Plan Implementation	\$0
	Wayfinding	\$0
	Weed Spraying/Sweeping	\$1,500
	Garbage Can Replacement	\$0
	Flowers/Landscaping	\$10,000
	Triangle Plaza	\$0
	Parking Enhancements	\$500
	Security	\$3000
Business Development: Startup and Growth		\$12,000
Administrative		\$2000
Management		\$7,500
Total Expenditures		\$46,500

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and in a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

D. Powers

It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;
- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

F. Relationship to Plans for Orderly Development in the City

The creation of the BID is to facilitate development and redevelopment within the Uptown area which is consistent with the Uptown Improvement Plan as approved by the Racine Common Council in 2015. The BID would also promote the orderly development of the City in general and the Uptown area in particular.

III. DISTRICT BOUNDARIES

The District boundaries begin at the intersection of Hilker Place and Tenth Street; run thence westerly on Tenth Street to Pearl Street; run thence southerly to Eleventh Street; run thence westerly on Eleventh Street to the railroad right of way; run thence southerly along the railroad right of way to Twelfth Street; run thence westerly on Twelfth Street to Lockwood Avenue; run thence southerly to Thirteenth Street; run thence westerly to South Memorial Drive; run thence southerly to Maiden Lane; run thence westerly to Valley Drive; run thence southerly to Phillips Avenue; run then easterly along the southern property lines of 1511 Phillips Avenue and 1711 Washington Avenue; then northerly along the alley way to the southern property line of 1709 Washington Avenue; run then easterly along the southern property lines of 1510 Packard Avenue, 1719 Washington Avenue and 1627 Washington Avenue to South Memorial Drive; run then southerly to Sixteenth Street; run thence easterly to Racine Street; run then northerly to Eleventh Street; run then easterly to Hilker Place; run then northerly to the beginning of this description, shown on the map attached as Appendix A. The area includes over 130 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix A.

IV. ORGANIZATION

A. Operating Board

The Mayor appoints members to the BID Board ("Board") with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.

The Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 9 members.
- 2) Composition – At least 4 members shall be owners of property within the District. 3 members shall be an owner of a business within the District. Twin Disc, Inc. shall have a permanent representative on the Board to be recommended by the Company. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman, each term ending on December 31st. The representative of Twin Disc, Inc. will have a permanent seat on the Board. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3 consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.

- 4) Compensation – None.
- 5) Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.
- 6) Recordkeeping – Files and records of the Board's affairs shall be kept pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, treasurer and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

B. Amendments and Annual Review

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the BID's proposed annual Operating Plan.
4. The Mayor of the City of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members' terms.

The BID will continue to review, revise (if necessary) and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein.

The BID Operating Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall not be materially altered, except with the consent of the City of Racine Common Council.

V. FINANCING METHOD

The proposed expenditures contained in Section II C above, will be financed from funds collected from the BID special assessment. It is estimated that \$35,000.00 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section II C.

VI. METHOD OF ASSESSMENT

A. Parcels Assessed

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

B. Allocation of Assessments

Special assessments under this 2020 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is

attached as Appendix B. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2019 except as otherwise identified. The 2019 BID assessments shown on Appendix B are allocated to each parcel based on its share of the District's total BID eligible property value. For example, a property with an assessed value of \$270,000 is 1.47707% of the total value in the District and would have an assessment of \$516.97 (1.47707% of \$35,000.00). The allocation is based on a total assessed value for commercial property within the District of \$18,800,800 in 2019.

C. Schedule of Assessments

The final form of this 2020 Operating Plan has attached, as Appendix B, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

D. Assessment Collection

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15th day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

Any BID assessment collected by the City before or after the Operating Plan year for which the assessments were made shall be delivered to the BID Board by the

15th of the month following the month during which such sums were collected and are to be used by the BID Board in the same manner as if received during the applicable Operating Plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Operating Plan year, as well as delinquent and late payment made after the Operating Plan year.

The BID Board shall prepare and make available to the public and the City Council's annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year. This report shall include an independent certified audit of the implementation of the Operating Plan, which shall be obtained by the City and which shall be paid for out of the BID budget.

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

VII. CITY ROLE

The City of Racine is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the Business Improvement District and in implementation of the Operating Plan. In particular, the City will:

- A. Encourage the County and State governments to support the activities of the District.
- B. Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C. Collect assessments, maintain the funds in a segregated account, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.
- D. Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E. Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F. Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

XIII. REQUIRED STATEMENTS

The Business Improvement District law requires the Operating Plan to include several specific statements:

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

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix B, as revised each year.

IX. BOARD MEMBERS

On or before October 31 of each year, the BID Board shall submit to the Mayor recommendations for appointments to the BID Board for the following year.

X. SEVERABILITY AND EXPANSION

This BID has been created under authority of Wis. Stat. sec. 66.1109.

Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

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

2019 Uptown Valuations

Parcel ID	SITUS	OWNER NAME 1	LAND	BLDG	TOTAL	\$ 35,000.00 ASSESSMENT
03786000	1000 WASHINGTON AVE	617 LLC	7,200	111,800	119,000	\$222
03787000	1006 WASHINGTON AVE	SHIELDS MICHAEL D	3,600	37,400	41,000	\$76
03796000	1058 WASHINGTON AVE	BRANTNER KENTON C	5,900	0	5,900	\$11
03797000	1060 WASHINGTON AVE	BRANTNER KENTON C	4,700	72,300	77,000	\$143
03822000	1045 WASHINGTON AVE	CARRENO ELSA M	25,600	130,400	156,000	\$290
03841001	1049 WASHINGTON AVE	CARRENO ELSA M	2,100	4,400	6,500	\$12
03849000	1007 WASHINGTON AVE	JOJO REAL ESTATE INVESTMENTS LLC	21,700	264,300	286,000	\$532
03850000	1015 WASHINGTON AVE	AGS GROUP LLC	27,600	222,400	250,000	\$465
08443000	1415 WASHINGTON AVE	SAVIN PROPERTIES LLC	42,900	308,100	351,000	\$653
08444000	1425 ANN ST	SAVIN PROPERTIES LLC	7,600	0	7,600	\$14
08446000	1430 JUNCTION AVE	GARZA EDUARDO O	9,600	85,400	95,000	\$177
08449000	1436 JUNCTION AVE	LARSON RANDALL L	9,600	95,400	105,000	\$195
08450000	1440 JUNCTION AVE	ECHEVERRIA RANDY	9,600	118,400	128,000	\$238
08453000	1450 JUNCTION AVE	ECHEVERRIA RANDY	9,300	0	9,300	\$17
08454000	1454 JUNCTION AVE	SALAS MARIA ANGELICA	5,700	48,300	54,000	\$101
08455000	1456 JUNCTION AVE	LGBT CENTER OF SE WIS INC	0	0	0	\$0
08456000	1441 ANN ST	RAND S MONEY MANAGERS LLC	38,400	193,600	232,000	\$432
08459000	1500 JUNCTION AVE	TOWERY JOHN S	17,900	82,100	100,000	\$186
08460000	1510 JUNCTION AVE	SANCHEZ TERESA	6,200	76,800	83,000	\$155
08463000	1514 JUNCTION AVE	PALOMO JOSE A	11,400	76,600	88,000	\$164
08465000	1501 WASHINGTON AVE	BRANCH AT 1501 LLC	28,600	206,400	235,000	\$437
08468000	1503 WASHINGTON AVE	GLEASON ROBERT A	14,100	196,900	211,000	\$393
08469000	1509 WASHINGTON AVE	KEMPER RICHARD J	6,200	84,800	91,000	\$169
08632000	1101 WASHINGTON AVE	ADAMS OUTDOOR ADVERTISING LIMITED PA	3,800	25,200	29,000	\$54
08633000	1105 WASHINGTON AVE	PREMIUM PROPERTIES OF WI LLC	6,100	204,900	211,000	\$393
08634000	1109 WASHINGTON AVE	SCALES SHAWNVEL	3,100	76,900	80,000	\$149
08635000	1111 WASHINGTON AVE	ROGERS LESLIE	3,900	67,100	71,000	\$132
08639000	1121 WASHINGTON AVE	MEYERS GEORGE A FAM EQUITY T	19,000	55,000	74,000	\$138
08640000	1125 WASHINGTON AVE	CRUZ MODESTO	19,500	99,500	119,000	\$222
08644000	1129 WASHINGTON AVE	BLACKSMITH HOLDING LLC	5,800	71,200	77,000	\$143
08652000	1133 WASHINGTON AVE	BLACKSMITH HOLDING LLC	6,800	43,200	50,000	\$93
08653001	1149 WASHINGTON AVE	RJ NEW TIRES LLC	7,600	48,400	56,000	\$104
08658001	1130 WASHINGTON AVE	CHOICE PETROLEUM LLC	298,400	741,600	1,040,000	\$1,936
08660001	1158 WASHINGTON AVE	MICKEY'S TIRES LLC	8,700	90,300	99,000	\$184
08661001	1100 WASHINGTON AVE	PANTELOPOULOS KOSTAS	35,300	120,700	156,000	\$290
08664000	1229 ELEVENTH ST	PANTELOPOULOS KOSTANTINOS	9,400	79,600	89,000	\$166
08667000	1201 WASHINGTON AVE	B AND B RENTAL	20,400	120,100	140,500	\$262
08670000	1223 WASHINGTON AVE	DE MICCHI ROBERT	17,400	92,800	110,200	\$205
08673000	1236 THIRTEENTH ST	PAWSTAR RE LLC	48,200	261,800	310,000	\$577
08676000	1212 THIRTEENTH ST	TWIN DISC INC	34,200	8,800	43,000	\$80
08687000	1200 WASHINGTON AVE	FUNDERBURG WENDELL	2,900	63,100	66,000	\$123
08688000	1247 WASHINGTON AVE	RACINE, CITY OF	0	0	0	\$0
08688008	1230 RACINE ST	DE MICCHI ROBERT	20,900	140,700	161,600	\$301

08688009	1226 RACINE ST	DE MICCHI ROBERT	6.600	13.500	20.100	\$37
08870001	1328 RACINE ST	TWIN DISC INC	225.100	1,592.300	1,817.400	\$3,383
08872000	1301 WASHINGTON AVE	J AND J PROPERTIES RACINE LLC	4.000	81.000	85.000	\$158
08875000	1303 WASHINGTON AVE	RAMIREZ YADIRA	3.900	50.100	54.000	\$101
08880000	1323 WASHINGTON AVE	ALIU NEVRUS	52.700	67.300	120.000	\$223
08881000	1327 WASHINGTON AVE	UMAR SHEIKH NIRMAN	8.900	56.100	65.000	\$121
08882000	1329 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	11.800	0	11.800	\$22
08883000	1331 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	19.900	0	19.900	\$37
08885000	1337 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	39.000	107.000	146.000	\$272
08886000	1341 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	16.100	119.900	136.000	\$253
08887000	1347 WASHINGTON AVE	SHECKLES ERNESTINE M	14.600	16.400	31.000	\$58
08888000	1351 WASHINGTON AVE	SHECKLES ERNESTINE	22.500	127.500	150.000	\$279
08889000	1225 FOURTEENTH ST	KUMOSZ FRANCISZEK	65.100	409.900	475.000	\$884
08890000	1412 RACINE ST	JOHNSON S C AND SON INC	7.700	78.300	86.000	\$160
08891000	1419 JUNCTION AVE	SLYVESTER STEPHEN J	19.800	37.200	57.000	\$106
08891001	1325 FOURTEENTH ST	THE PET PARLOR OF RACINE LLC	31.700	131.300	163.000	\$303
08892000	1427 JUNCTION AVE	ESCH MARK C	12.600	113.400	126.000	\$235
08893000	1433 JUNCTION AVE	MARION GAGNON PROPERTIES LLC	19.300	51.200	70.500	\$131
08894000	1439 JUNCTION AVE	NORBY ARLEY D	17.300	120.700	138.000	\$257
08895000	1445 JUNCTION AVE	WHAM LLC	13.400	20.600	34.000	\$63
08896000	1339 FOURTEENTH ST	KUDRNA PROPERTIES LLC	35.600	198.400	234.000	\$436
08902000	1416 RACINE ST	KUMOSZ FRANCISZEK	30.800	500	31.300	\$58
08914000	1311 FOURTEENTH ST	TWIN DISC INC	107.900	11.100	119.000	\$222
09055000	1529 JUNCTION AVE	RACINE INDUSTRIAL PLANT INC	17.500	500	18.000	\$34
09055001	1545 JUNCTION AVE	CHICAGO AND NORTH WESTERN RAILWAY CO	0	0	0	\$0
09057000	1501 CLARK ST	KUMOSZ FRANCISZEK	32.500	321.100	353.600	\$658
09059000	1520 CLARK ST	RACINE, CITY OF REDEV AUTH	0	0	0	\$0
09076000	1536 CLARK ST	RACINE, CITY OF REDEV AUTH	0	0	0	\$0
09079000	1300 SIXTEENTH ST	CCM-1300 SIXTEENTH ST LLC	6.500	70.500	77.000	\$143
09082001	1214 SIXTEENTH ST	PETERS NELMIE TRUST	14.600	155.400	170.000	\$316
09082003	1224 SIXTEENTH ST	CAMPOS VERONICA	9.300	124.700	134.000	\$249
09151000	1409 WASHINGTON AVE	SCHMITT MUSIC INC	36.700	165.300	202.000	\$376
09152000	1530 JUNCTION AVE	BARNY PROPERTIES LLC	136.000	190.000	326.000	\$607
09153000	1500 SIXTEENTH ST	GALES MANUFACTURING CORPORATION	28.100	109.500	137.600	\$256
09153001	1401 WASHINGTON AVE	JMS REAL ESTATE HOLDING LLC	43.100	143.900	187.000	\$348
09175000	1346 WASHINGTON AVE	COMRGE LLC	10.800	53.200	64.000	\$119
09176000	1334 WASHINGTON AVE	OROZCO DELIA M F/K/A	10.900	103.100	114.000	\$212
09177000	1330 WASHINGTON AVE	OLIVER SR JAMES O	9.200	105.800	115.000	\$214
09178000	1328 WASHINGTON AVE	HIGH RIDERS MOTORCYCLE CLUB RACINE INC	8.500	114.500	123.000	\$229
09179000	1348 WASHINGTON AVE	MIDLAND TRUST COMPANY CUSTODIAN FBO	11.500	0	11.500	\$21
09180000	1352 WASHINGTON AVE	BORGESON J RAYMOND	10.700	78.300	89.000	\$166
09181000	1354 WASHINGTON AVE	MY FATHER'S HOUSE PROPERTY MANAGEMEN	23.800	45.200	69.000	\$128
09182000	1400 WASHINGTON AVE	BORGESON J RAYMOND	31.500	101.500	133.000	\$248
09183000	1406 WASHINGTON AVE	DENTICI GINA M	20.900	90.100	111.000	\$207
09184000	1412 WASHINGTON AVE	CHEDRA LORI J	23.800	90.200	114.000	\$212
09185000	1418 WASHINGTON AVE	RACINE REVITALIZATION PARTNERSHIP INC	7.200	21.800	29.000	\$54
09186000	1426 WASHINGTON AVE	LARSON RANDALL L	52.800	104.200	157.000	\$292
09187000	1500 WASHINGTON AVE	4PALS LLC	10.900	73.100	84.000	\$156

09188000	1504 WASHINGTON AVE	NIRMAN UMAR SHEIKH	14,700	136,300	151,000	\$281
09189000	1508 WASHINGTON AVE	NIRMAN UMAR SHEIKH	10,500	87,500	98,000	\$182
09190000	1510 WASHINGTON AVE	NIRMAN UMAR SHEIKH	10,500	109,500	120,000	\$223
09191000	1512 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	13,200	91,800	105,000	\$195
09192000	1516 WASHINGTON AVE	RACINE, CITY OF	0	0	0	\$0
09193000	1518 WASHINGTON AVE	BUCKLEY TYRONE	0	0	0	\$0
09267000	1717 WASHINGTON AVE	DERERICH MARK J	17,200	70,800	88,000	\$164
09289000	1511 WASHINGTON AVE	RACINE, CITY OF REDEV AUTH	0	0	0	\$0
09306000	1541 OWEN AVE	GALES MANUFACTURING CORPORATION	22,000	140,700	162,700	\$303
09308002	1521 WASHINGTON AVE	KOPULOS REALTY LLC	22,100	307,900	330,000	\$614
09308003	1515 WASHINGTON AVE	KOPULOS REALTY LLC	7,800	119,200	127,000	\$236
09359000	1301 S MEMORIAL DR	LOCKWOOD PROPERTIES LLC	63,500	431,500	495,000	\$922
09365000	1701 WASHINGTON AVE	TWIN PROPERTIES LLC	9,600	400	10,000	\$19
09405000	1601 WASHINGTON AVE	ELLIS KIM	70,800	358,200	429,000	\$799
09405001	1436 OWEN AVE	ELLIS KIM	8,000	0	8,000	\$15
09424000	1546 OWEN AVE	J AND J INVESTMENTS OF WIS INC	8,600	138,400	147,000	\$274
09529000	1627 WASHINGTON AVE	SINGH MOHINDER	76,200	231,800	308,000	\$573
09568000	1610 WASHINGTON AVE	EWIS SAMEER	130,000	233,000	363,000	\$676
09578000	1642 WASHINGTON AVE	GUY LLOYD INC	28,800	70,200	99,000	\$184
09581000	1710 WASHINGTON AVE	CCM-WASHINGTON RACINE LLC	9,000	86,000	95,000	\$177
09582000	1646 WASHINGTON AVE	J & N ASSETS IV LLC	72,000	413,000	485,000	\$903
09585000	1407 S MEMORIAL DR	SERVANTEZ JESSICA N	43,500	92,500	136,000	\$253
09601002	1608 SIXTEENTH ST	GLASER HANS F	8,800	15,400	24,200	\$45
09868003	1400 THIRTEENTH ST	HILLSIDE LANES INC	70,400	214,600	285,000	\$531
09868005	1215 LOCKWOOD AVE	1215 LOCKWOOD LLC	38,600	162,400	201,000	\$374
09868006	1420 THIRTEENTH ST	RACINE, CITY OF (PARK SERVICE CENTER)	0	0	0	\$0
09868007	1239 LOCKWOOD AVE	FAZENRIQUE	14,200	75,800	90,000	\$168
10067000	1552 MAIDEN LN	JOHNSON ROSS B	2,500	42,500	45,000	\$84
10076000	1413 THIRTEENTH ST	TSG MANAGEMENT AND CONSULTING LLC	18,200	226,800	245,000	\$456
10078000	1421 THIRTEENTH ST	P AND S HOLDINGS OF RACINE LLC	27,400	159,600	187,000	\$348
10079001	1409 THIRTEENTH ST	HUGHES MICHAEL W	6,600	112,400	119,000	\$222
10083001	1317 MAIDEN LN	AFFORDABLE FINISHES LLC	7,800	89,200	97,000	\$181
10083002	1313 MAIDEN LN	LOPEZ JUAN	8,900	86,100	95,000	\$177
10109000	1248 WASHINGTON AVE	DEMICCHI ROBERT G	15,400	44,600	60,000	\$112
10110000	1240 WASHINGTON AVE	NUNEZ ALEJANDRO	23,900	95,100	119,000	\$222
10112000	1232 WASHINGTON AVE	DE MICCHI ROBERT G	61,200	92,800	154,000	\$287
10114000	1220 WASHINGTON AVE	DE MICCHI ROBERT G	80,300	241,200	321,500	\$599
10115000	1210 WASHINGTON AVE	HYDRAULIC FITTINGS INC	17,400	63,700	81,100	\$151
10127000	1322 WASHINGTON AVE	COMRGE PROPERTIES LLC	15,500	182,500	198,000	\$369
		2019 TOTALS	\$3,285,100	\$15,515,700	\$18,800,800	\$35,000

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