



**MEMORANDUM**

**TO:** Mayor Becker & Members of Common Council  
**FROM:** Kristin Niemiec, Community Development Manager  
**DATE:** October 7, 2008  
**SUBJECT:** Douglas Avenue Business Improvement District

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The purpose of this memorandum is to provide you with background information on the proposed Douglas Avenue Business Improvement District (BID).

In January 2008, the Douglas Avenue Redevelopment Association (DARA) formally decided to pursue the creation of a BID in order to further the revitalization of Douglas Avenue. The Board directed staff of Racine County Economic Development Corporation (RCEDC) to contact all property owners with an assessed value of \$400,000 and greater to schedule meetings to discuss the BID and how it would benefit the corridor. Each property owner was called and asked to meet with the DARA Chairman and staff. If I was unsuccessful in reaching the appropriate person, a letter requesting a meeting was sent. Attached is a chart detailing those calls, letters and meetings as well as a copy of the letter that was mailed. The properties with assessed values over \$400,000 account for 49% of the total proposed BID budget.

As part of DARA's goal of reducing crime on the southern end of Douglas Avenue, DARA Chairman David Namowicz and Secretary Charlie French started monthly walking tours of Douglas Avenue south of High Street. During these tours, business and property owners were approached to discuss ways to reduce crime as well as ways to improve the area. The BID was part of these discussions. Mr. Namowicz and Mr. French met with the following property owners:

Sam Samuelian (Barkley's Print Shop) – 1303 Douglas Avenue;  
Tony Ricchio (Ricchio's Printing) – 1623 Douglas Avenue;  
Michael Wallner (6 Corners Auto Repair) – 1501 Douglas Avenue;  
Steven Jensen (Mechanix, Ltd.) – 1626 Douglas Avenue; and  
Pedro Sanchez (Mi Jacilito) – 1318 Douglas Avenue.

In addition on June 18<sup>th</sup>, the DARA Board held a public informational meeting to inform all Douglas Avenue commercial property owners of the proposed BID. A copy of the invitation and the list of recipients are attached. The meeting was held at 6:00 p.m. at the Cesar Chavez Community Center. In total ten property owners attended this meeting.

Mayor Becker and Common Council  
October 7, 2008

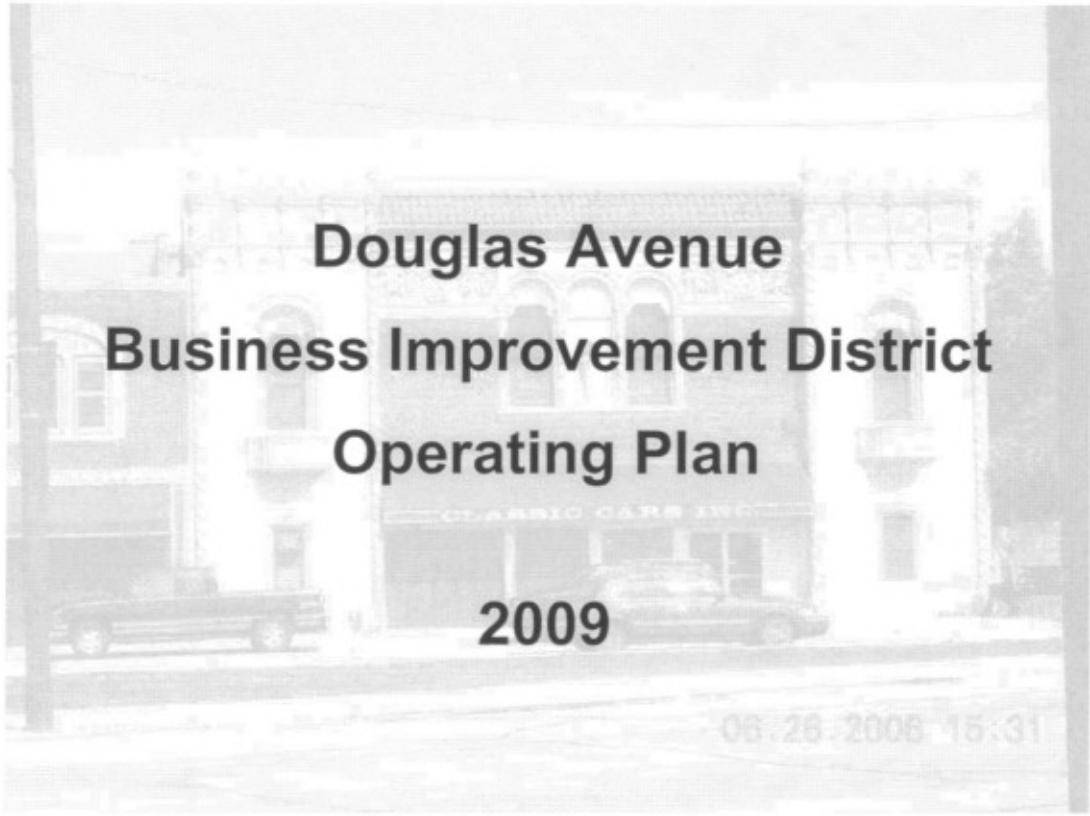
There were no objections to the proposed BID at this meeting. A list of attendees is included with this memorandum.

On August 11<sup>th</sup> all property owners with the District received via certified mail a copy of the proposed operating plan and a notice of the public hearing scheduled before City Plan Commission on Wednesday, August 27<sup>th</sup>.

Two petitions have been circulated by several property owners within the proposed BID. One petition signed by 13.36% of the total value in the District opposes the creation of the BID. The second signed by 5.56% of the total value in the District requested that City Plan Commission consider a 60 day deferral to allow property owners to continue to review the proposal. This request was denied by City Plan Commission. Copies of both petitions along with a typed list of only property owners that signed the petitions are enclosed with this memorandum.

It is important to note that per State Statute in order to stop the creation of a BID, property owners with a combined value of equal to more than 40% of the value of all property to be assessed under the proposed plan must file a petition with the Plan Commission protesting the proposed BID or operating plan within 30 days of the public hearing. The opposition petition that was submitted to City Plan Commission on September 10<sup>th</sup> was signed by properties owners with a combined assessed value of \$6,171,300 or 13.36% of the total proposed District. The total value of the District is \$46,177,700.

If you have additional questions regarding this matter please do not hesitate to contact me directly. My phone number is 262/898-7404.



**Douglas Avenue  
Business Improvement District  
Operating Plan**

**2009**

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Approved by the City of Racine Common Council: \_\_\_\_\_

## Douglas Avenue Business Improvement District Operating Plan - 2009

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## I. PREFACE

Under Wisconsin Act 184, signed into law in 1984, Wisconsin municipalities are authorized to create Business Improvement Districts (BIDs) upon petition of at least one owner of property used for commercial purposes within the proposed District. The State legislature created the law to provide a mechanism "...to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities." In many instances, BIDs are designed to promote, develop, redevelop, manage and maintain the District. BIDs use a variety of methods to determine the special assessments—with the majority of Wisconsin BIDs based upon each parcel's assessed value. Under the BID law, properties used exclusively for residential purposes may not be assessed.

This Operating Plan, once adopted, will govern the BID. Required notices will be sent to owners of real property in the proposed district and notice of a public hearing before the plan commission will be published. Following the public hearing, plan commission designation of the proposed district and its adoption of the proposed initial operating plan, the City of Racine Common Council will consider adoption of the Plan. This BID will operate beginning January 1, 2009.

The provisions set forth shall constitute the "Operating Plan" of the Douglas Avenue BID. As used herein, "BID" shall refer to the Business Improvement District's operating and governance mechanism and "District" shall refer to the real estate located within the physical boundaries of the Business Improvement District.

## II. PURPOSE FOR PETITION OF THE BID

The objectives of the District are numerous, summarized as follows:

- A) The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
- B) Existing public funding sources employed to maintain and promote the District are not sufficient. To unify and enhance development efforts with new funding sources is critical.
- C) The District is dynamic, including properties of many types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support District development efforts. The BID Operating Plan provides an equitable mechanism for cost sharing which will benefit all businesses and properties within the District.
- D) Use of the BID mechanism will help to ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners advocating the development of the BID view it as a method to build on work previously done in the area to improve Douglas, as outlined in the adopted "Douglas Avenue Revitalization Plan."

### **III. DEVELOPMENT PLAN**

The following will be the BID Operating Plan for the Douglas Avenue Business Improvement District for 2009.

#### **A. 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 Douglas.

#### **B. Plan of Action**

The BID shall carry out its objectives for 2009 by initiating the following activities:

1. Promote safety and safety awareness initiatives.
  - a. Promote Hamilton Street COP house;
  - b. Promote installation of security measures, i.e. cameras;
  - c. Promote youth and youth work programs.
2. Implementing an Douglas Avenue 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. Implementing a Douglas Avenue marketing plan;
  - c. Enhance the viability of District marketing, promotional and special events and activities.
3. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
  - a. Gateway signage;
  - b. Landscaping;
  - c. Lighting;
  - d. Wayfinding and directional signage program;
  - e. Implement a streetscape demonstration project.

4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Create fund to support commercial building development, redevelopment and maintenance.
6. Establish annual "clean and green days" – street and property clean up events.
7. Comply with BID reporting, audit and notice requirements.
8. Identify and implement any other opportunities to carry out the purposes of the BID plan.

### **C. Benefits**

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

- Increase safety and security within the District by partnering with the Racine Police Department and Neighborhood Watch.
- Assist property owners to attract and retain 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 through marketing Douglas Avenue and the District to future businesses 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 Douglas Avenue property by encouraging building improvements and linking property owners to low interest financial programs to develop and improve commercial properties. A vibrant Douglas Avenue will also attract interested buyers further driving up demand and property values.



**D. 2009 Proposed Bid Budget**

<b>Revenue (Special Assessments)</b>	<b>\$68,855.85</b>
<b>Expenses</b>	
Safety & Security	\$40,000.00
Security Cameras;	
Lighting/Maintenance Fund;	
Graffiti Removal;	
Clean Up Days;	
Youth and Youth Work Programs.	
Streetscape	\$16,700.00
Landscaping;	
Decorative Pedestrian lighting;	
Signage.	
Business Development	\$ 5,000.00
Market Analysis;	
Business Recruitment;	
Developer Recruitment.	
Administrative	\$ 3,000.00
Insurance, annual audit, permits, etc.	
Staff	\$ 4,000.00
Miscellaneous	\$ 155.85
<b>Total</b>	<b>\$68,855.85</b>

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.

## **E. 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 Douglas Avenue area which is consistent with the Douglas Avenue Revitalization Plan as approved by the Racine Common Council on \_\_\_\_\_. The BID would also promote the orderly development of the City in general and the Douglas Avenue area in particular.

## **IV. DISTRICT BOUNDARIES**

The District boundaries are approximately Three Mile Road to the North, State Street to the South, the railroad track to the West and approximately one block east of Douglas Avenue as the easterly boundary as shown on the map attached as Appendix a. The area includes over 198 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.

## **V. 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 – 7 members.
- 2) Composition – 3 members shall be owners of property within the District. 3 members shall be an owner of a business within the District. 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 and except that initially 2 members shall be appointed for three-year terms, 2 members shall be appointed for a two

year term and 2 members shall be appointed for a one year term, each term ending on December 31<sup>st</sup>. 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.

## **VI. FINANCING METHOD**

The proposed expenditures contained in Section III D above, will be financed from funds collected from the BID special assessment. It is estimated that \$68,855.85 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 III D.

## **VII. METHOD OF ASSESSMENT**

### **A. Parcels Assessed**

All tax parcels within the District required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed. 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 2009 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, 2008, except as otherwise identified. The 2008 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 \$370,000 is 0.8060% of the total value in the District and would have an assessment of \$555.00 (0.8060% of \$68,855.85). The allocation is based on a total assessed value for commercial property within the District of \$45,903,900.00 in 2008.

#### **C. Schedule of Assessments**

The final form of this 2009 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 15<sup>th</sup> 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 15<sup>th</sup> 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's Council 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.

## **VIII. 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.

## **IX. 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.

## **X. 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.

## **XI. SEVERABILITY AND EXPANSION**

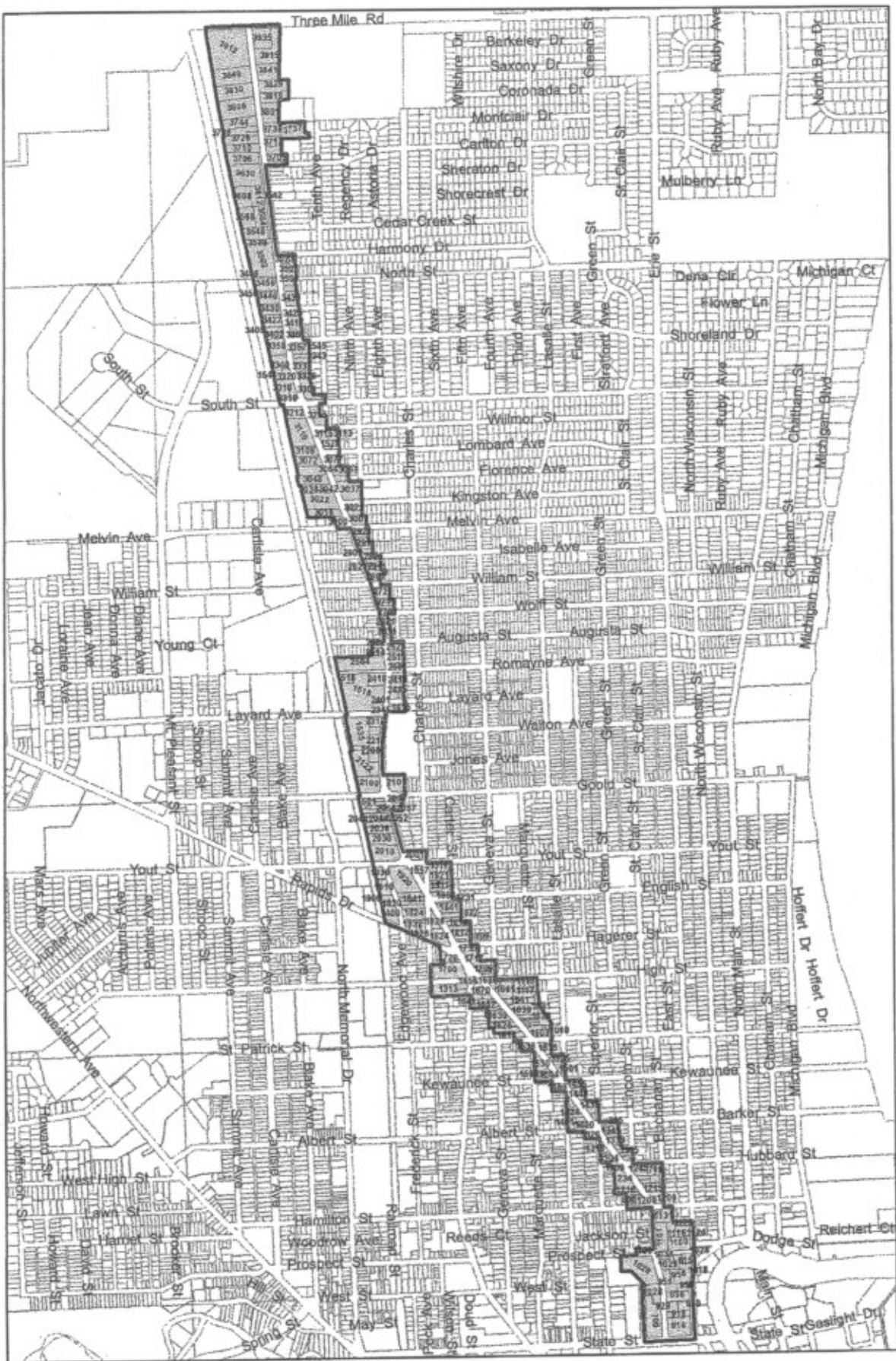
This BID has been created under authority of Wis. Stat. sec. 66.1109.

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.



## DOUGLAS AVENUE BID

Parcel ID	Owner	Location	Total Value		
01726000	DHILLON BALWINDER + / KHAKH SUKHDEEP	1530 DOUGLAS AVE	370,000	0.8060%	\$555.00
01730000	CANTU ANTONIO + BERTH	1504 DOUGLAS AVE	70,000	0.1525%	\$105.00
01733000	ERIE STREET PROPERTIES, LLC	956 ERIE ST	145,000	0.3159%	\$217.50
01734000	MALONE TRAVIS W /	1466 DOUGLAS AVE	69,000	0.1503%	\$103.50
01739000	ERIE STREET PROPERTIES, LLC	1018 ERIE ST	18,800	0.0410%	\$28.20
01740000	LOVE + CHARITY MISSION, INC	1031 DOUGLAS AVE	0	0.0000%	\$0.00
01743000	DOUGLAS BUSINESS CENTER LLC	1021 DOUGLAS AVE	44,000	0.0959%	\$66.00
01753001	ST PATRICK'S CONGREGATION	1100 ERIE ST	0	0.0000%	\$0.00
01755000	BOATNER ANTAWNETTE L	1124 ERIE ST	155,000	0.3377%	\$232.50
01756000	ST PATRICK'S CONGREGATION	1116 ERIE ST	0	0.0000%	\$0.00
01896000	JABER AMAL	1407 SUPERIOR ST	135,000	0.2941%	\$202.50
01897000	DYGON PAUL S /	815 BARKER ST	44,000	0.0959%	\$66.00
01913000	CERVERA MICAELA F	1318 DOUGLAS AVE	185,000	0.4030%	\$277.50
01914000	BERRY JASON L	1304 DOUGLAS AVE	66,000	0.1438%	\$99.00
01916000	ABBOTT KEITH M + / HUAROTA VICTOR H	1341 DOUGLAS AVE	71,000	0.1547%	\$106.50
01918000	DAAMS DANIEL J + NANCY E /	1307 DOUGLAS AVE	120,000	0.2614%	\$180.00
01935000	SAMUELIAN SAM + ANN A /	1301 DOUGLAS AVE	160,000	0.3486%	\$240.00
01942001	MILLER JOSEPH M III	1315 DOUGLAS AVE	78,000	0.1699%	\$117.00
01942002	RACINE, COUNTY OF /	1317 DOUGLAS AVE	0	0.0000%	\$0.00
01946000	ANASTASOVSKI DANKA + ILIJA	1221 DOUGLAS AVE	104,000	0.2266%	\$156.00
01947000	FRIENDS OF THE FAMILY HOME / MINISTRIES, IN	1215 DOUGLAS AVE	0	0.0000%	\$0.00
01950000	CARADINE RICHARD L + VERA V /	1216 DOUGLAS AVE	98,000	0.2135%	\$147.00
01951000	DORIE MILLER AMERICAN /	1234 DOUGLAS AVE	78,000	0.1699%	\$117.00
01953001	COLLINS JAMES R	1233 DOUGLAS AVE	108,000	0.2353%	\$162.00
01958000	GROVOGEL RONALD L /	1245 DOUGLAS AVE	170,000	0.3703%	\$255.00
01961000	DBW INVESTMENTS, LLC	1300 DOUGLAS AVE	170,000	0.3703%	\$255.00
01969000	MARTIN LUTHER KING DRIVE / CHURCH OF CHR	1131 DOUGLAS AVE	0	0.0000%	\$0.00
01970000	FRIENDS OF THE FAMILY HOME MINISTRIES, IN	1201 DOUGLAS AVE	0	0.0000%	\$0.00
01971000	AGALLAR JUDY A	1209 DOUGLAS AVE	140,000	0.3050%	\$210.00
01972000	MADRIGAL RAMON /	1200 DOUGLAS AVE	90,000	0.1961%	\$135.00
01974000	MADRIGAL RAMON + BONNIE C /	1210 DOUGLAS AVE	77,000	0.1677%	\$115.50
01986000	CARADINE RICHARD L + VERA V /	800 HAMILTON ST	11,400	0.0248%	\$17.10
01987000	MADRIGAL RAMON /	716 HAMILTON ST	6,900	0.0150%	\$10.35
01988000	ADAMS OUTDOOR ADVERTISING / LIMITED PAR	1143 DOUGLAS AVE	50,000	0.1089%	\$75.00
01993000	ST PATRICK'S CONGREGATION /	1101 DOUGLAS AVE	0	0.0000%	\$0.00
01995000	LARSON MICHAEL M + DARLENE L	1100 DOUGLAS AVE	85,000	0.1852%	\$127.50
02025000	ERIE STREET PROPERTIES, LLC /	1009 DOUGLAS AVE	22,100	0.0481%	\$33.15
02118000	H A ASSOCIATES LLC	1326 SUPERIOR ST	130,000	0.2832%	\$195.00
02163000	PORCARO MARK /	1442 DOUGLAS AVE	35,000	0.0762%	\$52.50
02169000	MASSENZA NICHOLAS /	1400 DOUGLAS AVE	280,000	0.6100%	\$420.00
02170000	MASSENZA NICHOLAS /	1408 DOUGLAS AVE	11,600	0.0253%	\$17.40
02172000	SHO, INC	1435 DOUGLAS AVE	215,000	0.4684%	\$322.50
02173000	DITTMANN SANDRA J /	1401 DOUGLAS AVE	110,000	0.2396%	\$165.00
02174000	RACINE LUTHERAN HIGH SCHOOL LADIES GUILI	1455 DOUGLAS AVE	0	0.0000%	\$0.00
02189000	OLSON ERIC M + PATRICIA J	1535 DOUGLAS AVE	81,000	0.1765%	\$121.50
02190001	TOMASEK GREGORY C	1541 DOUGLAS AVE	24,000	0.0523%	\$36.00
02190002	JABER AMAL /	1543 DOUGLAS AVE	125,000	0.2723%	\$187.50
02195000	TOMASEK GREGORY C	1521 DOUGLAS AVE	54,000	0.1176%	\$81.00
02206000	WALLNER MICHAEL A /	1501 DOUGLAS AVE	27,000	0.0588%	\$40.50
02710000	ERIE STREET PROPERTIES, LLC	950 ERIE ST	295,000	0.6426%	\$442.50
02711000	ERIE STREET PROPERTIES, LLC	951 DOUGLAS AVE	23,000	0.0501%	\$34.50
02713000	ERIE STREET PROPERTIES LLC /	936 ERIE ST	140,000	0.3050%	\$210.00
02716000	ERIE STREET PROPERTIES LLC /	929 DOUGLAS AVE	28,900	0.0630%	\$43.35
02716001	MAIN SAIL LLC	920 ERIE ST	150,000	0.3268%	\$225.00
02717000	CASE EQUIPMENT CORP /	916 ERIE ST	0	0.0000%	\$0.00
02717001	MAIN SAIL LLC /	918 ERIE ST	35,100	0.0765%	\$52.65

02753000	CASE EQUIPMENT CORP /	700	STATE ST	0	0.0000%	\$0.00
02863001	DOUGLAS BUSINESS CENTER LLC	1028	DOUGLAS AVE	399,000	0.8692%	\$598.50
17712000	ZAMECNIK TRICIA A	1400	YOUT ST	108,000	0.2353%	\$162.00
17713000	NELSON MICHAEL G + KAREN R + / HERING ROE	2001	DOUGLAS AVE	78,000	0.1699%	\$117.00
17714000	PYRAMID DEVELOPERS, LLC	1957	DOUGLAS AVE	101,000	0.2200%	\$151.50
17715000	MRJ INVESTMENTS LLC	1311	YOUT ST	300,000	0.6535%	\$450.00
17719000	AUTOZONE, INC	2010	DOUGLAS AVE	520,000	1.1328%	\$780.00
17751000	WALGREEN CO /	1920	DOUGLAS AVE	2,520,000	5.4897%	\$3,780.00
17751001	KOHL'S FOOD STORES INC	1900	EDGEWOOD AVE	27,200	0.0593%	\$40.80
17756000	KOHL'S FOOD STORES INC	1936	EDGEWOOD AVE	39,000	0.0850%	\$58.50
17759000	CHECKI EDWARD T + / BARON JAMES	1910	EDGEWOOD AVE	65,000	0.1416%	\$97.50
17811000	H + K PARTNERS LLC	3212	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
17815000	ALDI, INC (#28) /	3110	DOUGLAS AVE	1,106,000	2.4094%	\$1,659.00
17821000	GARBO FAMILY LTD PTNERSHIP THE /	3108	DOUGLAS AVE	109,700	0.2390%	\$164.55
17896000	OAKES JACK B	3457	DOUGLAS AVE	92,000	0.2004%	\$138.00
17902000	PROJECT NEW LIFE COMMUNITY / DEVELOPMEI	3433	DOUGLAS AVE	0	0.0000%	\$0.00
17928000	SERVANTEZ PROPERTIES, INC	2063	DOUGLAS AVE	99,000	0.2157%	\$148.50
17929000	NAVARRO MINERVA	2057	DOUGLAS AVE	106,000	0.2309%	\$159.00
17935000	BUNDY SCOTT J	2067	DOUGLAS AVE	96,000	0.2091%	\$144.00
17936000	SEEGER JAMES E /	1838	EDGEWOOD AVE	95,000	0.2070%	\$142.50
17938000	AUDENBY INVESTMENTS LLC /	1400	RAPIDS DR	165,000	0.3594%	\$247.50
17990000	HECK ROBERT J + LORRAINE D, / FAMILY REVOC	2401	DOUGLAS AVE	106,000	0.2309%	\$159.00
17990005	1414 LAYARD AVE LLC	1414	LAYARD AVE	78,000	0.1699%	\$117.00
18208000	ALVAREZ FLORENCIO L + SUSAN A /	3425	DOUGLAS AVE	24,400	0.0532%	\$36.60
18210000	ALVAREZ FLORENCIO L + SUSAN A /	3417	DOUGLAS AVE	575,000	1.2526%	\$862.50
18214000	SHIELDS VAN B + ELIZABETH A	3405	DOUGLAS AVE	155,000	0.3377%	\$232.50
18222000	GOODMAN RICHARD L + MARY ANN	1836	CHARLES ST	135,000	0.2941%	\$202.50
18223000	LOWRY DONALD J + NANCY A /	1825	EDGEWOOD AVE	13,200	0.0288%	\$19.80
18225000	MANO CHARLES J + / FRANCIS RYAN C	1830	CHARLES ST	85,000	0.1852%	\$127.50
18226000	NBS PARTNERSHIP	1824	CHARLES ST	360,000	0.7842%	\$540.00
18233000	KAPRELIAN SIDNEY J /	1332	RAPIDS DR	118,000	0.2571%	\$177.00
18309001	DARREY JOHN M + JUDITH R	2345	DOUGLAS AVE	185,000	0.4030%	\$277.50
18309002	ANDERSON R C DECORATING, INC	1415	LAYARD AVE	100,000	0.2178%	\$150.00
18419001	HYGGE, LLC	1841	DOUGLAS AVE	580,000	1.2635%	\$870.00
18595001	HECK RICHARD J + CECILIA M	3021	DOUGLAS AVE	162,000	0.3529%	\$243.00
18595002	HECK RICHARD J + CECELIA M	3015	DOUGLAS AVE	176,000	0.3834%	\$264.00
18745000	M + M DOUGLAS PARK RL EST, LLC /	2101	DOUGLAS AVE	705,000	1.5358%	\$1,057.50
19034001	MOHAMMAD JAVID I	1536	MARQUETTE ST	78,000	0.1699%	\$117.00
19092000	GARBO FAMILY LTD PTNERSHIP THE /	3072	DOUGLAS AVE	290,000	0.6318%	\$435.00
19236000	MERLO ANTHONY J + VIVIAN G	2518	DOUGLAS AVE	19,800	0.0431%	\$29.70
19237000	MERLO ANTHONY J + VIVIAN G	2514	DOUGLAS AVE	27,900	0.0608%	\$41.85
19294000	RACINE, CITY OF /	1109	HIGH ST	0	0.0000%	\$0.00
19295000	RACINE, CITY OF /	1111	HIGH ST	0	0.0000%	\$0.00
19296000	RACINE, CITY OF /	1113	HIGH ST	0	0.0000%	\$0.00
19299000	FLATIRON BUSINESS + PROF ASSN	1661	DOUGLAS AVE	405,000	0.8823%	\$607.50
19300000	SORENSEN WILLIAM L	1641	DOUGLAS AVE	105,000	0.2287%	\$157.50
19301000	EL PERRO, LLC	1639	DOUGLAS AVE	725,000	1.5794%	\$1,087.50
19302000	HALEY DANIEL J + TAMARA A /	1631	DOUGLAS AVE	130,000	0.2832%	\$195.00
19303000	H & D REAL ESTATE, LLC	1629	DOUGLAS AVE	245,000	0.5337%	\$367.50
19304000	RICCHIO ANTHONY C + JULI K	1623	DOUGLAS AVE	35,000	0.0762%	\$52.50
19306000	SAFI JENNIFER	1615	DOUGLAS AVE	17,000	0.0370%	\$25.50
19316008	DELIVERANCE CRUSADERS CHURCH INC	1010	ST PATRICK ST	0	0.0000%	\$0.00
19316009	RACINE, CITY OF /	1031	HIGH ST	0	0.0000%	\$0.00
19316011	MOHAMMAD NAWAFF A /	1627	DOUGLAS AVE	106,000	0.2309%	\$159.00
19316012	MEREDITH DANIEL P A/K/A / MEREDITH DUKE	1675	DOUGLAS AVE	276,000	0.6013%	\$414.00
19316013	LOPEZ JOSE, SR /	1667	DOUGLAS AVE	78,000	0.1699%	\$117.00
19316014	FLATIRON BUSINESS + PROF ASSN	1117	HIGH ST	36,300	0.0791%	\$54.45
19316016	FLATIRON BUSINESS + PROF ASSN	1121	HIGH ST	600	0.0013%	\$0.90
19502000	DEVINE JOSEPH T + VIRGINIA	1660	DOUGLAS AVE	28,000	0.0610%	\$42.00
19503000	TREJO VIDAL	1656	DOUGLAS AVE	115,000	0.2505%	\$172.50
19504000	DEVINE JOSEPH T + PATRICK J	1652	DOUGLAS AVE	125,000	0.2723%	\$187.50
19507000	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1648	DOUGLAS AVE	74,000	0.1612%	\$111.00

19507001	LONGO JOHN J + SHIRLEY M, / REVOC TRUST	1646	DOUGLAS AVE	21,000	0.0457%	\$31.50
19510001	FETEK JAMES J	1680	DOUGLAS AVE	165,000	0.3594%	\$247.50
19510002	FETEK JAMES J	1670	DOUGLAS AVE	28,800	0.0627%	\$43.20
19513000	ASSAD AMER /	1630	DOUGLAS AVE	195,000	0.4248%	\$292.50
19514000	JENSEN STEVEN M	1626	DOUGLAS AVE	156,000	0.3398%	\$234.00
19521000	DOUGLAS AUTO WASH INC	1614	DOUGLAS AVE	170,000	0.3703%	\$255.00
19522000	SALAS ANGELICA	1600	DOUGLAS AVE	125,000	0.2723%	\$187.50
19528000	DOUGLAS AVE INVESTMENTS, LLC	2525	DOUGLAS AVE	119,000	0.2592%	\$178.50
19530000	RADICEVIC RADOJKO	2515	DOUGLAS AVE	99,000	0.2157%	\$148.50
19533000	JACKSON JAMES + SHARON	2501	DOUGLAS AVE	185,000	0.4030%	\$277.50
19679000	VARNES ANNETTE E	2621	DOUGLAS AVE	116,000	0.2527%	\$174.00
19694002	RUEDIGER DEAN F + JUDITH P	2601	DOUGLAS AVE	76,000	0.1656%	\$114.00
19798000	NORWEST BANK WISCONSIN N A	1700	KING DR M L JR DR	1,065,000	2.3201%	\$1,597.50
19799001	A M COMMUNITY CREDIT UNION	1313	HIGH ST	185,000	0.4030%	\$277.50
19800000	MODESTI EUGENE A	1656	KING DR M L JR DR	115,000	0.2505%	\$172.50
19830000	M J GAS + FOOD MART INC	1720	DOUGLAS AVE	520,000	1.1328%	\$780.00
19911000	KOZIC MILAN + MILOSAV	2701	DOUGLAS AVE	212,000	0.4618%	\$318.00
19912000	NEUMANN PROPERTIES LLC /	2705	DOUGLAS AVE	125,000	0.2723%	\$187.50
19913000	DOLD ROBERT J, JR	2711	DOUGLAS AVE	120,000	0.2614%	\$180.00
19913001	SEEGER WILLIAM C + SUSAN L, / FAMILY LIVING	2721	DOUGLAS AVE	190,000	0.4139%	\$285.00
19944000	NAGRA SUKHWINDER SINGH	1826	DOUGLAS AVE	360,000	0.7842%	\$540.00
19945000	NAGRA SUKHWINDER S	1824	DOUGLAS AVE	152,000	0.3311%	\$228.00
20034000	ALVAREZ FLORENCIO L + SUSAN A	1801	DOUGLAS AVE	114,000	0.2483%	\$171.00
20038000	BISHOP DAN L	1819	DOUGLAS AVE	83,000	0.1808%	\$124.50
20040000	BENICEK JOHN + / BENICEK JOHN + JEANETTE T	1827	DOUGLAS AVE	138,000	0.3006%	\$207.00
20043001	HYGGE, LLC	1231	ENGLISH ST	8,700	0.0190%	\$13.05
20043002	HUNSBUSCHER REUBEN H LF TEN + / HYGGE, L	1847	DOUGLAS AVE	12,400	0.0270%	\$18.60
20056002	JJG INVESTMENTS LLC	1733	DOUGLAS AVE	195,000	0.4248%	\$292.50
20058000	OUTBREAK BILLIARDS INC /	1717	DOUGLAS AVE	250,000	0.5446%	\$375.00
20059000	ASLANI ZAIM	1707	DOUGLAS AVE	115,000	0.2505%	\$172.50
20060000	ASLANI ZAIM	1709	DOUGLAS AVE	132,000	0.2876%	\$198.00
20061000	SCHOLZ DAN R	1705	DOUGLAS AVE	120,000	0.2614%	\$180.00
20062002	SERVANTEZ PROPERTIES, INC	1701	DOUGLAS AVE	117,000	0.2549%	\$175.50
20120000	GRIMAL ADDIE /	3215	DOUGLAS AVE	144,000	0.3137%	\$216.00
20179001	ECKHART AND FLOHR, INC	3115	DOUGLAS AVE	159,000	0.3464%	\$238.50
20179002	TAIVALKOSKI DAN	3113	DOUGLAS AVE	203,000	0.4422%	\$304.50
20182000	MUECKLER MAX G	3101	DOUGLAS AVE	70,000	0.1525%	\$105.00
20183000	MC GAR, LLC /	1528	LOMBARD AVE	50,600	0.1102%	\$75.90
20230000	GARBO FAMILY LTD PTNERSHIP THE /	3077	DOUGLAS AVE	650,000	1.4160%	\$975.00
20793000	LIGHTHOUSE BAPTIST CHURCH	3301	DOUGLAS AVE	0	0.0000%	\$0.00
20801000	TORNOE JAMES R + ELISE J, REV TR	3327	DOUGLAS AVE	63,000	0.1372%	\$94.50
20803000	DEXTER JOHN R + MARIAN K	3333	DOUGLAS AVE	175,000	0.3812%	\$262.50
20807000	DEXTER JOHN R + MARIAN K	3343	DOUGLAS AVE	145,000	0.3159%	\$217.50
20812003	DOUGLAS PETRO LLC	3357	DOUGLAS AVE	600,000	1.3071%	\$900.00
20919000	EXNER DANIEL	3501	DOUGLAS AVE	100,000	0.2178%	\$150.00
20946000	MERLO ANTHONY J + VIVIAN G	2504	DOUGLAS AVE	565,000	1.2308%	\$847.50
20947000	BRV'S LLC	2328	DOUGLAS AVE	115,000	0.2505%	\$172.50
20956005	TOUSIS CONSTANTIN A + / TOUSIS VICTORIA	2100	DOUGLAS AVE	1,019,000	2.2199%	\$1,528.50
20956006	DOUGLAS AVE INVESTMENTS, LLC	2300	DOUGLAS AVE	63,000	0.1372%	\$94.50
20956007	NELSEN ASSOCIATES, LLC /	1535	LAYARD AVE	350,000	0.7625%	\$525.00
20956010	STANKOVIC RONALD + DRAGANA	2312	DOUGLAS AVE	155,000	0.3377%	\$232.50
20956011	STIBECK RAYMOND J III	2226	DOUGLAS AVE	240,000	0.5228%	\$360.00
20956012	MATTHEW T COLLINS COMPANY LLC	2200	DOUGLAS AVE	155,000	0.3377%	\$232.50
20956013	ADAMS OUTDOOR ADVERTISING / LIMITED PAR'	2218	DOUGLAS AVE	77,000	0.1677%	\$115.50
20956015	SALVATION ARMY THE	2122	DOUGLAS AVE	0	0.0000%	\$0.00
20958002	SHAH NARENDRA	2418	DOUGLAS AVE	525,000	1.1437%	\$787.50
20958005	KEERAN ROGER H REVOC TRUST /	1526	LAYARD AVE	265,000	0.5773%	\$397.50
20958006	JENSEN RICHARD G	2320	DOUGLAS AVE	188,000	0.4096%	\$282.00
20958007	JENSEN RICHARD G	1524	LAYARD AVE	481,000	1.0478%	\$721.50
20958008	JENSEN RICHARD G	1518	LAYARD AVE	262,000	0.5708%	\$393.00
20958009	JENSEN RICHARD G	2412	DOUGLAS AVE	357,000	0.7777%	\$535.50
21098000	LOWRY DONALD J + NANCY A /	1841	EDGEWOOD AVE	150,000	0.3268%	\$225.00

21100001	LOWRY DONALD J + NANCY A /	1901	EDGEWOOD AVE	19,600	0.0427%	\$29.40
21102000	DOUGLAS HARDWARE + SUPPLY COMPANY INC	2030	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
21106000	SAED LLC	2052	DOUGLAS AVE	147,000	0.3202%	\$220.50
21110000	D ACQUISTO ANTHONY REV TR AGRMT + / D AC	1501	GOOLD ST	135,000	0.2941%	\$202.50
21110005	MUSURLIAN STEVE D	1505	GOOLD ST	1,600	0.0035%	\$2.40
21161000	FAWCETT PRESTON C	1901	DOUGLAS AVE	81,000	0.1765%	\$121.50
21167000	MDS INVESTMENTS, LLC	1921	CHARLES ST	160,000	0.3486%	\$240.00
21188001	MILLER JOSEPH M III	1907	CHARLES ST	92,000	0.2004%	\$138.00
21188002	MEREDITH HOLDING CO, LLC	1908	CARTER ST	145,000	0.3159%	\$217.50
21188004	JORGENSEN GENERAL CONTRACTORS INC /	1914	CARTER ST	48,000	0.1046%	\$72.00
21208000	XYLON OF WISCONSIN, INC	3016	DOUGLAS AVE	176,000	0.3834%	\$264.00
21211000	CID III, LLC	3022	DOUGLAS AVE	347,000	0.7559%	\$520.50
21211001	SHOVERS, ROBERT M COMPANY LLC	3001	DOUGLAS AVE	160,000	0.3486%	\$240.00
21211003	SG INVESTOR GROUP, LLC /	3000	DOUGLAS AVE	160,000	0.3486%	\$240.00
21211006	FRANCHISE REALTY INTERSTATE	3037	DOUGLAS AVE	1,260,000	2.7449%	\$1,890.00
21211010	GARBO FAMILY LTD PTNERSHIP THE /	3063	DOUGLAS AVE	77,700	0.1693%	\$116.55
21211011	GARBO FAMILY LTD PTNERSHIP THE /	3051	DOUGLAS AVE	36,900	0.0804%	\$55.35
21213002	DE RANGO MARIO+ROSETTA REV TR	3038	DOUGLAS AVE	38,100	0.0830%	\$57.15
21214000	CARISCH BROTHERS	3048	DOUGLAS AVE	435,000	0.9476%	\$652.50
21216002	GARBO FAMILY LTD PTNERSHIP THE /	3064	DOUGLAS AVE	150,000	0.3268%	\$225.00
21217000	FIVE STAR DEVELOPMENT GROUP	3310	DOUGLAS AVE	56,500	0.1231%	\$84.75
21217001	THOMPSON LARRY E + JUDITH A	3320	DOUGLAS AVE	100,000	0.2178%	\$150.00
21217003	DE RANGO MARIO+ROSETTA REV TR	3316	DOUGLAS AVE	155,000	0.3377%	\$232.50
21218001	DE RANGO MARIO	3340	DOUGLAS AVE	680,000	1.4814%	\$1,020.00
21219000	DE RANGO PROP INVSMT UNO, INC /	3358	DOUGLAS AVE	420,000	0.9150%	\$630.00
21220001	BENITEZ TRANQUILINO + BALDOMERO	3408	DOUGLAS AVE	240,000	0.5228%	\$360.00
21220002	BMP REALTY INC /	3402	DOUGLAS AVE	220,000	0.4793%	\$330.00
21221000	GUARDIAN CREDIT UNION	3422	DOUGLAS AVE	350,000	0.7625%	\$525.00
21222001	IMSEITEF FADI R	3440	DOUGLAS AVE	325,000	0.7080%	\$487.50
21222002	IMSEITEF FADI R	3430	DOUGLAS AVE	208,000	0.4531%	\$312.00
21223000	IMSEITEF FADI R	3450	DOUGLAS AVE	16,000	0.0349%	\$24.00
21224001	BURGER KING CORP - 2790 /	3456	DOUGLAS AVE	615,000	1.3398%	\$922.50
21225000	CAREERS INDUSTRIES, INC	3502	DOUGLAS AVE	0	0.0000%	\$0.00
21228001	CAREERS INDUSTRIES SUPPORT FOUNDATION,	3538	DOUGLAS AVE	36,300	0.0791%	\$54.45
21229000	PARISE DOMANICK JR + LORETTA	3523	DOUGLAS AVE	55,000	0.1198%	\$82.50
21229001	PARISE DOMINICK J + LORETTA M	1627	HARMONY DR	21,200	0.0462%	\$31.80
21242003	PATEL RADHHESYAM + CHETNA R /	3717	DOUGLAS AVE	300,000	0.6535%	\$450.00
21242019	PATEL RADHHESYAM + CHETNA R /	3711	DOUGLAS AVE	262,000	0.5708%	\$393.00
21242027	BERGAUER GEOFFREY G + KAREN REV TR /	3739	DOUGLAS AVE	630,000	1.3724%	\$945.00
21242028	BERGAUER GEOFFREY G + KAREN REV TR /	3737	DOUGLAS AVE	0	0.0000%	\$0.00
21244001	SERVI JEFFERY + KAREN	3819	DOUGLAS AVE	355,000	0.7734%	\$532.50
21244002	S + H INVESTMENTS, LLC /	3829	DOUGLAS AVE	640,000	1.3942%	\$960.00
21244003	TCF BANK WISCONSIN FSB /	3935	DOUGLAS AVE	555,000	1.2090%	\$832.50
21244004	PURATH-STRAND INVESTMENTS, LLC	3915	DOUGLAS AVE	690,000	1.5031%	\$1,035.00
21244005	GEORGE ALEXANDER E + CONSTANCE	3841	DOUGLAS AVE	830,000	1.8081%	\$1,245.00
21245000	JENSEN KAI L /	3801	DOUGLAS AVE	480,000	1.0457%	\$720.00
21246000	TRANSITIONAL LIVING SERVICES INC /	3710	DOUGLAS AVE	0	0.0000%	\$0.00
21247000	BLAIR WALTER	3726	DOUGLAS AVE	148,000	0.3224%	\$222.00
21248000	MELLENDEZ GERARDO C /	3728	DOUGLAS AVE	82,000	0.1786%	\$123.00
21249001	RACINE COMMERCIAL AIRPORT CORP	3912	DOUGLAS AVE	291,100	0.6342%	\$436.65
21249002	KORTENDICK RUSSELL D REV TR	3830	DOUGLAS AVE	180,500	0.3932%	\$270.75
21249004	DE RANGO DOMENICO + MIRELLA N, / FAMILY R	3840	DOUGLAS AVE	435,000	0.9476%	\$652.50
21249005	KORTENDICK RUSSELL D REV TR	3806	DOUGLAS AVE	1,160,000	2.5270%	\$1,740.00

**Grand Totals**

TOTAL PARCELS	233	45,903,900	100.0000%	\$68,855.88
TOTAL BUDGET				<b>\$68,855.88</b>

ADDRESS	OWNER	CONTACT	TOTAL VALUE	PHONE CALL	LETTER	MEETING	SUPPORT
1920 Douglas Avenue	Walgreens		\$1,750,000				
700 State Street	Case Equipment Corp.		\$1,569,400				
1518 Layard Avenue	Richard Jensen	Richard Jensen	\$1,292,000	4/29	4/7	n/a	Yes
3037 Douglas Avenue	Franchise Realty Interstate	Dottie Metz	\$1,195,000	2/13; 2/29	4/10		
3806 Douglas Avenue	Russ Kortendick	Russ Kortendick	\$1,098,000	2/13; 2/29	n/a	2/26	Yes
3110 Douglas Avenue	Aldi, Inc.		\$1,056,000				
1700 MLK	Norwest Bank	Phil Devlin	\$1,015,000	Email	n/a	n/a	Yes
3841 Douglas Avenue	Alexander & Constance George	Same	\$790,000	2/29	4/7		
2101 Douglas Avenue	M&M Douglas Park	Mitch Wemmert	\$705,000		4/7		
3340 Douglas Avenue	Mario DeRango	Same	\$680,000		4/7		
3915 Douglas Avenue	Purath-Strand Invest.	Gary Strand	\$660,000	2/21	n/a	2/21	Yes
2030 Douglas Avenue	Douglas Hardware	Jim Seeger	\$660,000		4/7		
3077 Douglas Avenue	Garbo Family	Jack Garbo	\$620,000	2/13			
3829 Douglas Avenue	S&H Investments, LLC	Royal Car Wash	\$610,000		4/7		
3739 Douglas Avenue	Geoffrey & Karen Bergauer	Geoff Bergauer	\$610,000	2/14	n/a	3/5	Yes
3456 Douglas Avenue	Burger King		\$590,000				
3212 Douglas Avenue	H&K Partners	KFC	\$570,000		4/10		
2100 Douglas Avenue	Constantine Tousis	Tom Tousis	\$555,000		4/7		
1841 Douglas Avenue	Hygge, LLC	Eric Olesen	\$555,000	Email	n/a	n/a	Yes
3417 Douglas Avenue	Florencio & Susan Alvarez	Glen Alvarez 262/767-0909	\$550,000	4/10 – attempt to return call	4/7	5/6	Uncertain
3935 Douglas Avenue	TCF Bank		\$540,000				
1720 Douglas Avenue	MJ Gas & Food	Mahijit Viridi 633-9683	\$520,000	n/a	4/7	4/15	Yes
2504 Douglas Avenue	Anthony & Vivian Merlo	Same	\$510,000		4/10		
2418 Douglas Avenue	Narendra Shah	Same	\$500,000		4/7		
2010 Douglas Avenue	Autozone, Inc.		\$495,000				
3801 Douglas Avenue	Kai Jensen	930-7102	\$465,000	2/29; 5/7	4/10	*	*
3840 Douglas Avenue	Domenico & Mirella DeRango	Same	\$415,000		4/7		
3048 Douglas Avenue	Carisch Brothers	Arby's	\$415,000		4/10		
3358 Douglas Avenue	DeRango Property Invest.	Mario DeRango	\$440,000		4/7		

\*Spoke for quite sometime regarding various issues on Douglas Avenue. Is looking to sell property within next 60 days so uncommitted in support or lack of support for BID.



## Douglas Avenue

REDEVELOPMENT ASSOCIATION

June 2, 2008

Dear Douglas Avenue Property and Business Owners:

This letter is provided to invite you to an informational meeting on June 18<sup>th</sup> at 6:00 p.m.

In 2005, the City of Racine approved and adopted the Douglas Avenue Revitalization Plan (Plan) and since then we have been actively implementing portions of the Plan. We would like to provide an overview of the Plan and how it affects Douglas Avenue, as well as those activities planned for the near future.

One component of the Plan that we would like to investigate is the option of creating a means by which the enhancements will continue within our commercial corridor. To explore our options fully, we would like to discuss the option of creating a Business Improvement District (BID) within the approximate geographic limits outlined on the enclosed map.

Please join us on June 18<sup>th</sup> at 6:00 p.m. within the Cesar Chavez Community Center at 2221 Douglas Avenue (entrance is through the parking lot off Charles Street). We will be meeting in the Senior Citizens Room. If you have any questions, please contact Kristin Niemiec of Racine County Economic Development at 262/898-7404.

Sincerely,

*David Namowicz*

David Namowicz, Chairman

Enclosure



Walgreen Company  
c/o Legal Department  
104 Wilmot Road, MS 1420  
Deerfield, IL 60015

CNH/Case Equipment Corp.  
c/o ITM Services  
P.O. Box 672346  
Houston, TX 77267

Richard Jensen  
Squaw Creek Drive  
Wausaukee, WI 54177

Franchise Realty Interstate  
c/o McDonald's Corp.  
2200 Lathrop Avenue  
Racine, WI 53405

Russell Kortendick  
3806 Douglas Avenue  
Racine, WI 53402

Aldi, Inc. (#28)  
P.O. Box 267  
Oak Creek, WI 53154

Phil Devlin  
Wells Fargo Bank  
1700 Martin Luther King Drive  
Racine, WI 53404

Alexander & Constance George  
c/o Alexco Co.  
16800 W. Cleveland Avenue  
New Berlin, WI 53151

M&M Park Real Estate  
2101 Douglas Avenue  
Racine, WI 53402

Mario DeRango  
6249 Pheasant Creek Trail  
Racine, WI 53406

Gary Strand  
Purath-Strand Funeral Home  
3915 Douglas Avenue  
Racine, WI 53402

Jim Seeger  
Douglas Hardware  
2030 Douglas Avenue  
Racine, WI 53402

Jack Garbo  
Garbo Family Ltd Partnership  
3077 Douglas Avenue  
Racine, WI 53402

S&H Investments, LLC  
2012 W. Oklahoma Avenue  
Milwaukee, WI 53215

Geoff Bergauer  
Racine Plastics, Inc.  
12 Cedarwood Court  
Racine, WI 53402

Burger King Corp. - 2790  
c/o Milton Molina  
P.O. Box 020783  
Miami, FL 33102-0783

H&K Partners, LLC  
7840 W. Hicks Street  
Milwaukee, WI 53219

Constantin & Victoria Tousis  
9532 - 42<sup>nd</sup> Court  
Pleasant Prairie, WI 53158

Eric Olesen  
Hygge, LLC  
1515 Rapids Drive  
Racine, WI 53404

Glen & Sue Alvarez  
808 Briody Street  
Burlington, WI 53105

TCF Bank Wisconsin FSB  
Attn: Richard Thiermann  
P.O. Box 170995  
Milwaukee, WI 53217-0995

Mahijit Viridi  
MJ Gas & Food Mart, Inc.  
5402 Westmore Drive  
Racine, WI 53406

Anthony and Vivian Merlo  
3025 Spring Street  
Racine, WI 53405

Narendra Shah  
3469 Oak Tree Lane  
Racine, WI 53405

Autozone, Inc.  
Dept. 8700 Property Mgt  
P.O. Box 2198  
Memphis, TN 38101-2198

Kai Jensen  
3100 Pleasant Lane  
Racine, WI 53405

Domenico and Mirella DeRango  
4304 Woodview Lane  
Racine, WI 53404

Carisch Brothers  
3048 Douglas Avenue  
Racine, WI 53402

DeRango Property Investment  
c/o TBC TAX #011687  
Louisville, KY 40232-5370

John Schacht  
Rapids Business Center  
1509 Rapids Drive  
Racine, WI 53404

Douglas Petro, LLC  
3357 Douglas Avenue  
Racine, WI 53402

Flatiron Business & Professional  
Assoc.  
1661 Douglas Avenue  
Racine, WI 53404

Sukhwinder Singh Nagra  
1211 Appaloosa Trail  
Racine, WI 53402

Balwinder Dhillon & Sukhdeep  
Khaka  
1530 Douglas Avenue  
Racine, WI 53404

Nicholas Massenza  
5650 Middle Road  
Racine, WI 53402

NBS Partnership  
4820 Six Mile Road  
Racine, WI 53402

Jeffrey and Karen Servi  
4032 Miller Lane  
Racine, WI 53405

Guardian Credit Union  
3422 Douglas Avenue  
Racine, WI 53402

Nelsen Associates, LLC  
1249 N. Sunnyslope Drive #203  
Racine, WI 53406

Radhhesyam & Chetna Patel  
2430 Penbrook Drive  
Racine, WI 53406

Fadi Imseitf  
4200 W. Hill Crest Dr. #204  
Greenfield, WI 53221

CID III, LLC  
16645 W. Greenfield Ave. Ste. D  
New Berlin, WI 53151

Racine Commercial Airport Corp.  
3239 N. Green Bay Road  
Racine, WI 53404

MRJ Investments, LLC  
1316 Ramona Drive  
Racine, WI 53406

Duke Meredith  
803 Main Street  
Racine, WI 53403

Outbreak Billiards, Inc.  
1717 Douglas Avenue  
Racine, WI 53404

Tranquilino and Baldomero Benitez  
3618 La Salle Street  
Racine, WI 53402

Raymond Stibeck III  
150 – 30<sup>th</sup> Avenue  
Kenosha, WI 53144

H&D Real Estate, LLC  
1629 Douglas Avenue  
Racine, WI 53402

Douglas Berry  
BMP Realty, Inc.  
3319 Nobb Hill Drive  
Racine, WI 53406

Douglas Auto Wash, Inc.  
5200 3 Mile Road  
Racine, WI 53406

Sho, Inc.  
1435 Douglas Avenue  
Racine, WI 53404

Milan & Milosav Kozic  
2025 Georgia Avenue  
Racine, WI 53404

Jerry Gulley  
JJG Investments, LLC  
1733 Douglas Avenue  
Racine, WI 53402

Micaela Cervera  
c/o Pedro Sanchez & Micaela Cervera  
1318 Douglas Avenue  
Racine, WI 53404

John and Judith Darrey  
700 – 13<sup>th</sup> Avenue  
Union Grove, WI 53182

William and Susan Seeger  
6229 Hilltop Drive  
Racine, WI 53406

Amer Assad  
3605 Partridge Terrace  
Racine, WI 53404

John and Marian Dexter  
1441 Pheasant Run #103  
Racine, WI 53406

Mario Denoto  
Xylon of Wisconsin, Inc.  
P.O. Box 640  
Kansasville, WI 53139

Richard and Cecelia Heck  
3021 Douglas Avenue  
Racine, WI 53402

Gary and Linda Schultz  
5517 Deerfield Road  
Racine, WI 53406

DBW Investments, LLC  
45 Burroughs  
Madison, WI 53713

AM Community Credit Union  
6715 Green Bay Road  
Kenosha, WI 53142

Audenby Investments, LLC  
1400 Rapids Drive  
Racine, WI 53404

Eckhart & Flohr, Inc.  
3115 Douglas Avenue  
Racine, WI 53402

James and Sharon Jackson  
5542 Cambridge Lane #1  
Racine, WI 53406

Robert Shovers Company, LLC  
3001 Douglas Avenue  
Racine, WI 53402

Van and Elizabeth Shields  
2730 Village Green W  
Racine, WI 53406

SG Investor Group, LLC  
11 N. Skokie Highway Ste. 300  
Lake Bluff, IL 60044

James Fetek  
1680 Douglas Avenue  
Racine, WI 53404

Sam and Ann Samuelian  
4928 Kings Cove Road  
Racine, WI 53406

David Namowicz  
MDS Investments, LLC  
3100 Mt. Pleasant Street  
Racine, WI 53404

Ronald & Dragana Stankovic  
2312 Douglas Avenue  
Racine, WI 53402

Matthew Collins Company LLC  
2200 Douglas Avenue  
Racine, WI 53402

Walter Blair  
c/o Wayne Hejny  
9 Eiffler Court  
Racine, WI 53402

Donald & Nancy Lowry  
c/o Belle City Fire Extinguisher  
1841 Edgewood Avenue  
Racine, WI 53404

SAED LLC  
3111 Yorktown Street  
Racine, WI 53404

Ronald Grovogel  
1245 Douglas Avenue #3  
Racine, WI 53402

Addie Grimal  
1520 Four Mile Road  
Racine, WI 53402

Meredith Holding Co, LLC  
803 Main Street  
Racine, WI 53403

Steven Jensen  
926 Riva Ridge Road  
Racine, WI 53402

John & Jeanette Benicek  
1827 Douglas Avenue  
Racine, WI 53402

Amal Jabar  
1407 Superior Street  
Racine, WI 53402

Judy Agallar  
6812 Durand Avenue  
Racine, WI 53406

Erie Street Properties, LLC  
c/o Riverside Marine  
950 Erie Street  
Racine, WI 53402

Daniel & Tamara Haley  
4740 Rudy Avenue  
Racine, WI 53402

Anthony & Kathleen D Acquisto  
300 N. Van Buren Street  
Milwaukee, WI 53202

Richard and Maryann Goodman  
11608 Olympic Drive  
Ft. Washington, MD 20744

Zaim Aslani  
1707 Douglas Avenue  
Racine, WI 53402

HA Associates, LLC  
1326 Superior Street  
Racine, WI 53404

Neumann Properties, LLC  
2705 Douglas Avenue  
Racine, WI 53402

BRV's LLC  
1217 Jones Avenue  
Racine, WI 53402

Joseph & Patrick Devine  
300 Augusta Street  
Racine, WI 53402

Angelica Salas  
1600 Douglas Avenue  
Racine, WI 53404

Robert Dold Jr.  
2711 Douglas Avenue  
Racine, WI 53402

Annette Varnes  
2621 Douglas Avenue  
Racine, WI 53402

Douglas Avenue Investment, LLC  
2525 Douglas Avenue  
Racine, WI 53402

Sidney Kaprelian  
1332 Rapids Drive  
Racine, WI 53404

Daniel & Nancy Daams  
5450 Charles Street  
Racine, WI 53402

Dan Scholz  
W6050 Greystone Court  
Appleton, WI 54915

Servantez Properties, LLC  
4101 Washington Avenue  
Racine, WI 53405

Sandra Dittmann  
1401 Douglas Avenue  
Racine, WI 53404

James Collins  
1115 N. Main Street  
Racine, WI 53402

Tricia Zamecnik  
950 Seven Hills Drive #3012  
Henderson, NV 89052

Eugene Modesti  
1531 Meadow Lane  
Racine, WI 53406

Robert and Lorraine Heck  
c/o Pizza Hut 013485  
10930 W. Potter Road Suite A  
Wauwatosa, WI 53226

Minerva Navarro  
1914 Arcturus Avenue  
Racine, WI 53404

Pyramid Developers, LLC  
1033 W. Buckingham Drive  
Oak Creek, WI 53154

Nawaff Mohmmad  
301 Mt. Vernon Avenue  
Portsmouth, VA 23707

William Sorenson  
2621 Gilson Street  
Racine, WI 53403

Danka & Ilija Anastasovski  
4000 - 21<sup>st</sup> Street  
Racine, WI 53405

Scott Bundy  
P.O. Box 123  
Big Bend, WI 53103-0123

Daniel Exner  
4922 Beacon Lane  
Racine, WI 53405

Larry and Judith Thompson  
3320 Douglas Avenue  
Racine, WI 53402

Radojko Radicevic  
2515 Douglas Avenue  
Racine, WI 53402

RC Anderson Decorating, Inc.  
237 Wilnette Springs Drive  
Racine, WI 53405

James Seeger  
6019 Dublin Court  
Racine, WI 53402

Richard and Vera Caradine  
1415 Jefferson Street  
Racine, WI 53404

Jack Oakes  
3457 Douglas Avenue  
Racine, WI 53402

Joseph Miller III  
1907 Charles Street  
Racine, WI 53402

Domanick & Loretta Parise  
3641 Kingsberry Lane  
Racine, WI 53406

Ramon Madrigal  
3661 Erie Street  
Racine, WI 53402

Michael Sparbel  
1120 Douglas Avenue  
Racine, WI 53402

Michael & Darlene Larson  
1100 Douglas Avenue  
Racine, WI 53402

Preston Fawcett  
101 Westminster Square  
Racine, WI 53402

Dan Bishop  
1819 Douglas Avenue  
Racine, WI 53402

Gerardo Melendez  
2800 – 90<sup>th</sup> Street  
Sturtevant, WI 53177

Adams Outdoor Adverting  
102 East Badger Road  
Madison, WI 53713

Eric and Patricia Olson  
3209 Buckingham Road  
Sturtevant, WI 53177

Charles Mano & Ryan Francis  
3512 Elwood Drive  
Racine, WI 53406

1414 Layard Avenue LLC  
516 Main Street  
Racine, WI 53403

Michael & Karen Nelson and Robert  
Hering  
2001 Douglas Avenue  
Racine, WI 53402

Jose Lopez, Jr.  
1667 Douglas Avenue  
Racine, WI 53404

Javid Mohammad  
1114 W. North Avenue  
Milwaukee, WI 53205

Max Mueckler  
2106 Prospect Street  
Racine, WI 53404

John & Shirley Longo  
3112 Four Mile Road  
Racine, WI 53402

Antonio & Berth Cantu  
1504 Douglas Avenue  
Racine, WI 53404

Rosie Carothers  
1333 Douglas Avenue  
Racine, WI 53402

American Legion Post 546  
1234 Douglas Avenue  
Racine, WI 53402

Keith Abbott & Victor Huarota  
8609 Camelot Trail  
Sturtevant, WI 53177

Travis Malone  
2118 St. Clair Street  
Racine, WI 53402

Edward Checki & James Baron  
c/o Ann Marie Lanser  
1912 Edgewood Avenue  
Racine, WI 53404

Jason Berry  
1030 Perry Avenue  
Racine, WI 53406

James & Elise Torno  
3327 Douglas Avenue  
Racine, WI 53402

Michael Williams  
1403 Superior Street  
Racine, WI 53402

Gregory Tomasek  
1521 Douglas Avenue  
Racine, WI 53404

Jorgenson General Contractors, Inc.  
1914 Carter Street  
Racine, WI 53402

Five Star Development Group  
P.O. Box 440  
Glencoe, IL 60022

Mark Porcaro  
3324 Foxwood Road  
Racine, WI 53405

Anthony and Juli Ricchio  
4101 Matthew Drive  
Racine, WI 53402

Kohl's Food Stores, Inc.  
11100 W. Burleigh Street  
Milwaukee, WI 53222

Joseph and Virginia Devine  
1660 Douglas Avenue  
Racine, WI 53404

Michael Wallner  
5135 Charles Street  
Racine, WI 53402

Career Industries Support  
Foundation  
3502 Douglas Avenue  
Racine, WI 53402

Main Sail, LLC  
930 Erie Street  
Racine, WI 53402

Jennifer Safi  
4320 Kennedy Drive #101  
Racine, WI 53404

Transitional Living Services, Inc.  
1040 S. 70<sup>th</sup> Street  
West Allis, WI 53214

Lighthouse Baptist Church  
3301 Douglas Avenue  
Racine, WI 53402

MEETING 6:00 4/19/08

Ron Grovogel	1245 Douglas
Thomas Price	1234 Douglas Ave
Stan Okule	3680 Douglas AVE
Jason Berry 262.308.1907	1304 Douglas
Thija Quattakoti (262) 637-9197	1271 Douglas
Rosee Carathan	1333 Douglas
Tony Virginia Merlo	2504-2522 Douglas Ave
William L. Sorenson	1641 Douglas
MARJIT S. VIRDI	1720 Douglas Ave Racine
Addie Grimal	3215 Douglas Ave

Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, WI 53403

RE: Douglas Business Improvement District  
Douglas Property Addresses: 1921 Charles Avenue

Dear Mr. O'Connell:

The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas commercial corridor. To take Douglas to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District as provided for in Wis. Stat. s. 66.1109 and as outlined in the enclosed operating plan. Implementing a Business Improvement District will ensure that the vision of this great plan come alive.

It is critical that we take into consideration the key elements of the Plan, including redevelopment, parking and streetscape enhancements and other commercial programs, such as an increased marketing and public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

In order to attract new people to the Douglas area, it is important that business owners, residents and visitors find the area safe, clean and worth visiting. The businesses would also benefit from the activities proposed within the operating plan.

To take Douglas to the "next level", I believe we must have a program to enhance and promote the Douglas area. Thank you for your consideration and please refer this matter to the City Plan Commission.

Sincerely,

*Dwight W. Hamery*, Managing Partner  
MOS Investments, LLC



**REAL  
ESTATE  
FIRST, LLC**

3001 Douglas Avenue • Racine, WI 53402-4101

262.681.8000 Fax 262.639.4948 www.realestatefirstllc.com

September 9, 2008

**REAL  
ESTATE  
FIRST**  
Mr. Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403RE: Douglas Avenue Business Improvement District, Racine, Wisconsin  
Real Property at: 3001 Douglas Avenue, Racine, Wisconsin

Dear Mr. O'Connell:

**REAL  
ESTATE  
FIRST**  
The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas Avenue commercial corridor. To take Douglas Avenue to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District. The aforementioned is provided for in Wisconsin Statute s66.1109. Implementing a Business Improvement District will ensure that the visions of this great plan come alive and benefit the entire Community.

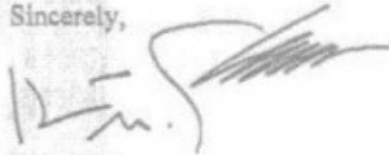
It is my expert opinion that this community is far behind that of our proximate and competing neighbors. Furthermore, my family has been conducting business in the Racine area for three generations and I look forward to my son, a Junior at Washington Park High School, being the fourth. However, my positive attitude is often rejected by many Racine residents.

**REAL  
ESTATE  
FIRST**  
It is critical that you take into consideration the key elements of the Plan. Said plan must include redevelopment; parking; streetscape enhancements and other commercial programs. The programs should include specific concentrated marketing and effective public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

In order to attract new people to the Douglas Avenue area, it is important that business owners, residents and visitors find the area safe, clean and worth visiting. The businesses would also benefit from the activities proposed within the operating plan.

To take Douglas Avenue to the "next level", I believe we must have a program to enhance and promote the Douglas Avenue area. Thank you for your time and consideration and I urge you to refer this matter to the City Planning Commission.

Sincerely,



Robert M. Shovers

RMS/vk

Enclosure: Curriculum Vitae

CC: Ms. Kristin Niemiec, RCEDC

**Robert M. Shovers***Continuing a Family Tradition of Excellence for over Fifty Years*

Owner and Senior Appraiser, Robert M. Shovers Company, LLC  
*f/k/a Henry B. Shovers Company, Incorporated and Frank J. Shovers Real Estate*

**CONTACT  
INFORMATION**

3001 Douglas Avenue, Racine, Wisconsin 53402-4101  
 Telephone 262.639.8012 Facsimile 262.639.4948

**SERVING**

- Mortgage Originators
- Relocation Companies
- Attorneys
- Individuals
- Municipalities

**EXPERTISE**

- Residential Evaluations, Consultation, and Expert Testimony
- Highly Respected, Trusted and Confidential
- Exceptional Staff and Customer Service

**CERTIFICATION/  
APPROVALS**

- State of Wisconsin Certified Residential Appraiser, #123, 1991  
Participation in the first coursework in the United States and Wisconsin
- United States Department of Housing and Urban Development, Approved Appraiser, #123009
- State of Wisconsin Housing and Economic Development Authority, Approved Appraiser
- State of Wisconsin Department of Veterans Affairs, Approved Appraiser
- State of Wisconsin Real Estate Broker, License #34212

**ASSOCIATION  
MEMBERSHIPS**

- Senior Residential Appraiser, Society of Real Estate Appraisers, 1989, *n/k/a* Appraisal Institute
- Employee Relocation Council
- Wisconsin Realtors Association Appraisal Section
- National Association of Realtors
- Wisconsin Realtors Association
- Racine Board of Realtors
- Southeastern Wisconsin Multiple Listing Services

**EDUCATION**

- UNIVERSITY OF WISCONSIN-MILWAUKEE  
Graduate, Bachelor of Arts
- APPRAISAL COURSES, EXAMINATIONS COMPLETED
  - Society of Real Estate Appraisers, 1989, *n/k/a* Appraisal Institute
    - Introduction to Appraising Real Property
    - Applied Residential Property Valuation
    - Standards of Professional Practice
  - United States Department of Urban Development and State of Wisconsin Mandatory Certification Education and Examinations
  - Current on all State of Wisconsin Continuing Education Credits for Appraisers and Real Estate Brokers

**UPON REQUEST**

- Reference Letters and Clients



Sept. 9, '08

To whom it may concern,

I am writing this letter to give my 100% support for the Douglas Ave. BID. My residence, 1675 Douglas Ave, is in the heart of the proposed BID.

The importance of any improvement should not be overlooked. Douglas Ave. being one of Racine's main arteries into our great city, I would only hope that this gateway every newcomer & every resident will be able to say what a great street and more so what a beautiful city Racine is.

Thankyou  
Duke Meredith

September 8, 2008

Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, WI 53403

RE: Douglas Business Improvement District  
Douglas Property Addresses: 3113 Douglas Avenue

Dear Mr. O'Connell:

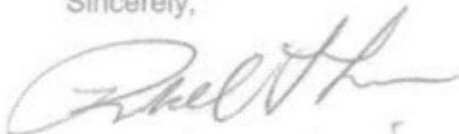
The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas commercial corridor. To take Douglas to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District as provided for in Wis. Stat. s. 66.1109 and as outlined in the enclosed operating plan. Implementing a Business Improvement District will ensure that the vision of this great plan come alive.

It is critical that we take into consideration the key elements of the Plan, including redevelopment, parking and streetscape enhancements and other commercial programs, such as an increased marketing and public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

In order to attract new people to the Douglas area, it is important that business owners, residents and visitors find the area safe, clean and worth visiting. The businesses would also benefit from the activities proposed within the operating plan.

To take Douglas to the "next level", I believe we must have a program to enhance and promote the Douglas area. Thank you for your consideration and please refer this matter to the City Plan Commission.

Sincerely,

  
owner Pegi Louie

Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, WI 53403

RE: Douglas Business Improvement District  
Douglas Property Addresses: 1021 Douglas Avenue  
1028 Douglas Avenue

Dear Mr. O'Connell:

The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas commercial corridor. To take Douglas to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District as provided for in Wis. Stat. s. 66.1109 and as outlined in the enclosed operating plan. Implementing a Business Improvement District will ensure that the vision of this great plan come alive.

It is critical that we take into consideration the key elements of the Plan, including redevelopment, parking and streetscape enhancements and other commercial programs, such as an increased marketing and public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

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To take Douglas to the "next level", I believe we must have a program to enhance and promote the Douglas area. Thank you for your consideration and please refer this matter to the City Plan Commission.

Sincerely,

*R. John Schacht*

Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, WI 53403

RE: Douglas Business Improvement District  
Douglas Property Addresses: 1841 Douglas Avenue

Dear Mr. O'Connell:

The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas commercial corridor. To take Douglas to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District as provided for in Wis. Stat. s. 66.1109 and as outlined in the enclosed operating plan. Implementing a Business Improvement District will ensure that the vision of this great plan come alive.

It is critical that we take into consideration the key elements of the Plan, including redevelopment, parking and streetscape enhancements and other commercial programs, such as an increased marketing and public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

In order to attract new people to the Douglas area, it is important that business owners, residents and visitors find the area safe, clean and worth visiting. The businesses would also benefit from the activities proposed within the operating plan.

To take Douglas to the "next level", I believe we must have a program to enhance and promote the Douglas area. Thank you for your consideration and please refer this matter to the City Plan Commission.

Sincerely,

*Eric A. Oleson*

8-28-08

*Eric A. Oleson*

Brian O'Connell  
City of Racine  
730 Washington Avenue  
Racine, WI 53403

RE: Douglas Business Improvement District  
Douglas Property Addresses: 2320 & 2412 Douglas Avenue  
1518 & 1524 Layard Avenue

Dear Mr. O'Connell:

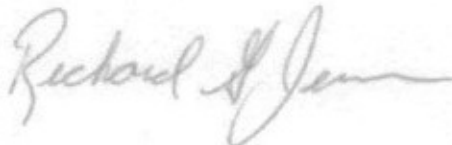
The Douglas Avenue Revitalization Plan ("Plan") is underway and having a positive impact on the Douglas commercial corridor. To take Douglas to the next level, I believe that it is necessary for the City of Racine to create a Business Improvement District as provided for in Wis. Stat. s. 66.1109 and as outlined in the enclosed operating plan. Implementing a Business Improvement District will ensure that the vision of this great plan come alive.

It is critical that we take into consideration the key elements of the Plan, including redevelopment, parking and streetscape enhancements and other commercial programs, such as an increased marketing and public relations activities. A Business Improvement District would provide the necessary resources to implement these activities.

In order to attract new people to the Douglas area, it is important that business owners, residents and visitors find the area safe, clean and worth visiting. The businesses would also benefit from the activities proposed within the operating plan.

To take Douglas to the "next level", I believe we must have a program to enhance and promote the Douglas area. Thank you for your consideration and please refer this matter to the City Plan Commission.

Sincerely,





August 20, 2008

Florencio Alvarez  
808 Briody Street  
Burlington, WI 53105

Racine County Economic Development Corporation  
Attn: Kristin Niemiec  
2320 Renaissance Blvd.  
Sturtevant, WI 53177

Dear Ms. Niemiec,

I would like to object to the creation of the BID. I currently own three parcels in the proposed area. Unfortunately I will be out of state from 8/22/08 to 8/31/08. Otherwise I would be at the hearing to address my concerns.

I feel that each property owner should be given more time to understand what you are proposing and the costs associated with it.

The three parcels I currently own are 1801 Douglas Ave., which is a storefront with two apartments, 3417 Douglas Ave., which is a commercial property with three units, one of the units has been vacant for 9 months, and 3425 Douglas Ave., which is a parking lot.

Many of the proposed expenses should be included in the property taxes. If the City of Racine needs extra money to pay for police protection, street lighting, landscaping, or clean up of streets, it should raise the property taxes to cover these expenses.

As far as lighting and security cameras, it would be more cost effective if the property owners installed their own. Likewise, the city already employs building inspectors who will give work orders to those who have graffiti, etc. The property owner should then be responsible for correcting any issues.

Youth and Youth work programs should not be a property owner's responsibility. I am sure there are many nonprofit agencies that handle this issue.

Overall, I feel that this is just an attempt for some board to try to control what property owners do and at a very high cost to the property owner. I really can't see any reason why this proposed district would benefit the majority of property owners. Most of the proposed benefits of the BID really are things that could and should be handled by the city or individual property owner. Basically, the BID would only serve to put pressure on property owners and foster an environment where everyone is complaining about other property owners.

Sincerely,



Florencio Alvarez

Cc: Brian O'Connell, City of Racine

In response to the proposed Business Improvement Development plan we received via mail, we as business owners and property owners, do not agree with the above mentioned plan. It is felt by us that we are contributing to other businesses and property owners that really do not care that the condition of there properties are deteriorating. If they did care, they would at least take the least cost to them venue of cutting grass, picking up of debris, sweeping sidewalks, and controlling weeds. They could also do some painting and sprucing up of the structures. This seems to be more of an aldermanic issue that could be addressed by our incumbent representatives. This proposed plan also singles out all of Douglas Avenue which is unfair since there are pockets of the street that really need much more attention than other areas. The proposal also is a mandatory obligation to be put on tax bills without yearly limits and with no venues to withdraw. Any business owner who is inclined to sell his/her property will have to pass on any assessments to the new buyers, which, at times, may negate the sale. Although we are not able to attend the first meeting, these are just a few of the reasons that we feel are important concerns. Therefore, as business owners and property owners, our vote would be at this time a No!

The underlying reason, in our opinion, is that the city revenues cannot keep up with all of the job cuts and manufacturing losses that have occurred and you are asking the businesses to cover those shortcomings. If that is the case, then the whole city, including residential properties, should bear the cost of such.

Is this going to be proposed to the other main business corridors or are we being singled out? For many decades, the emphasis on city planning which was city taxpayer funded was on the South and West sides. Now, why is joint business owner funding called upon?

Sincerely,

Garbo Family Limited Partnership  
McGar

*Signatures on  
back!!*

X Jim Tomae 3327 DOUGLAS  
Mirilla Br Prango 3340

~~HH~~ 3829 DOUGLAS AVE

Surinder Singh 3357 Douglas Ave

Mr & Mrs J. J. 2515 DOUGLAS AVE  
Mrs J. J. 2101 DOUGLAS AVE

James Jager 2030 Douglas Ave.  
John 2418 Douglas Avenue.

Alan & Judy Ruediger 2601 Douglas Ave.

Janette Varner 2623 Douglas Ave

Tom Harbo - Harbo Family Limited Partnership

Tom Harbo - McFar

A. J. - 3215 Douglas Ave

Paul & Catherine 2412 DOUGLAS Ave

## Property Owners Listed on Opposition Petition

Glen & Susan Alvarez – 1801, 3425 & 3417 Douglas

Domenico & Mirella De Rango – 3840 Douglas

Jim Seeger (Douglas Hardware) – 2030 Douglas

Douglas Petro – 3357 Douglas

The Garbo Family – multiple properties

Addie Grimal – 3215 Douglas

Mc Gar, LLC (Garbo Family) – 1528 Lombard

Radojko Radicevic – 2515 Douglas

Dean & Judith Ruediger – 2601 Douglas

S&H Investments – 3829 Douglas

Narendra Shah – 2418 Douglas

James and Elisa Tornoe – 3327 Douglas

Annette Varnes – 2621 Douglas

Mitch Wemmert – 2101 Douglas

To the Planning Commission of the city of Racine:

We, the undersigned, in reference to the proposed Douglas Avenue Business Improvement District, would like the commission to defer their decision on the issue for at least 60 days to give the affected business owners time to allow us to study the proposal in depth. Although there was a prior meeting on this, many of the constituents were not aware of the meeting or could not attend the meeting at the Chavez Center. We then received a certified letter, on or about August 14<sup>th</sup> informing us of a meeting at City Hall, on August 27<sup>th</sup>. At that time many voiced negative concerns on the proposal. Others could not attend. It is felt by us that to give time and consideration to the said proposal that more time is needed by us, the undersigned!

Sincerely,

The undersigned business owners

Mitch + Marty's 2100 Douglas Ave  
Milton J. Whannet

Peg Larson 3113 Douglas Ave  
Peg + Lou's Bar and Grill

Gary L. Smith, 3915 Douglas Ave.  
Gary Smith

Nancy Lewny  
1849 Edgemoor Ave  
Donald Lewny  
1904 Douglas Ave

R + m auto + truck  
2001 Douglas Ave  
Karen Nelson

Pre paid communications.

Antwan Ford



THE MAX BAR  
3101 DOUGLAS AVE  
Max Mueller

Devin's Sporting Goods  
1652 Douglas Ave  
JAC

Kortendahl Hardware, Inc  
3806 Douglas Ave  
262-639-4820  
Bruce Kortendahl

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Lynn Harto  
McHee  
York Family Partnership  
3063 Douglas  
3051 Douglas  
3064 Douglas  
3108 Douglas  
3072 Douglas  
1528 Lombard  
3077 Douglas

Sincerely,  
The undersigned business owners

Richard J Heck  
Keystone TV, 3021 Douglas Ave  
Richard J Heck  
3015 Douglas Ave  
JOSEPA A VLASAK  
MRS INVESTMENTS LLC  
1311 Yout St.  
1315 Yout St.  
1317 Yout St  
1929 CHARLES ST.  
1927 1/2 CHARLES ST.  
J. Heck  
Tony Murb  
2500 Douglas Ave.  
2504 Douglas  
2510 Douglas  
2522 Douglas  
2514 Douglas

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Sincerely,

The undersigned business owners

Jera Caradine  
- 1216 Douglas Ave.  
- 800 Hamilton St.

MICHAEL WALKER  
- 1001 DOUGLAS AVE  
- Pepe's 1504 Douglas Ave

Mark A Ponce  
- 1439 Douglas Av  
Robert Perkins  
2001 Douglas Ave

## Property Owners Listed on Deferral Petition to Plan Commission

Richard & Vera Caradine – 1216 Douglas & 800 Hamilton

Patrick & Joseph Devine – 1652 Douglas

Richard and Cecelia Heck – 3015 & 3021 Douglas

Donald and Nancy Lowry – 1825, 1841 & 1901 Edgewood

Anthony and Vivian Merlo – 2518, 2514 & 2504 Douglas

MRJ Investments (Joe Vlasak) – 1311 Yout

Max Mueckler – 3101 Douglas

Michael & Karen Nelson – 2001 Douglas

Mark Porcaro (signed the petition with incorrect address) – 1442 Douglas

Gary Strand (Purath – Strand) - 3915 Douglas

Michael Wallner – 1501 Douglas

Brian Kortendick – 3806 Douglas



## Frequently Asked Questions concerning the Proposed Douglas BID District

### **1. Where does this money go and who decides how the money is spent.**

All money must be spent within the BID district. The mayor will select 8 people to be on the BID board. Other than an alderman, all members must own property and/or a business within the Douglas BID District. The mayor has pledged to select property owners from all geographic locations in the District (north end, middle and south end).

### **2. Can the money be spent to fix up a poorly maintained property and if yes, how is that fair?**

The members of the BID Board have specific directions on how to spend the money. Money cannot be spent to improve an individual's private property unless there is valid proof that this would benefit the whole district. It would be extremely unlikely that this would ever happen.

### **3. Is this BID District a forever thing?**

No, City Council, at any time can terminate the BID District or property owners can petition the City Council to terminate the BID District. However, as the vast majority of BID Districts are successful, this seldom happens.

### **4. Can the assessed rate ever be changed?**

The assessment amount is review yearly. The BID Board would submit a proposed budget to the City Council who must approve the proposed budget. The BID Board could ask to raise the amount, lower the amount or leave the amount the same.

### **5. How much of the money collected is spent in the district?**

All the money is spent in the district. No money goes anywhere else.

### **6. How much of the money collected goes to administration cost?**

In this proposal for year one (2009) there is only \$3000 going to administration (4.5%). Administrative funds will allow the BID Board to contract for staff services. The City does not receive any funds from the BID.

### **7. How can I give input on how the money is spent?**

a) You can ask to be a BID board member and have direct decision-making on how the money is spent. b) You can write to or ask to speak to the BID Board at their meetings. c) You can

ask your alderman to speak with the BID Board. d) You can speak to individual BID Board members about your request.

**8. Why do I need a BID District? I maintain my property very well.**

No matter how well you maintain your property or how well you run your business, combining forces with other property owners in your area provides more resources to improve the whole area in a way that individual property owners could not. By improving the area, you will increase your property value and your business.

**9. Are we the only BID District being proposed in Racine?**

No there are 3 other BID Districts already in operation in Racine; Downtown, Uptown and West Racine.