



Community Development Authority

City of Racine

Redevelopment Plan for Sites Located Within the Lincoln-King Neighborhood

Community Development Authority of the City of Racine

Prepared by:

Racine Department of City Development
Racine, Wisconsin
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Exhibit A: Map of Project Area.

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A. INTRODUCTION

This redevelopment plan is prepared pursuant to Section 66.1333(6)(b)2, Wisconsin Statutes which require that: “The redevelopment plan shall conform to the general plan of the city and shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements in the project area. The redevelopment plan shall include a statement of the boundaries of the project area; a map showing existing uses and conditions of real property; a land use plan showing proposed uses of the area; information showing the standards of population density, land coverage and building intensity in the area after redevelopment; present and potential equalized value for property tax purposes; a statement of proposed changes in zoning ordinances or maps and building codes and ordinances; a statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment; and a statement of a feasible method proposed for the relocation of families to be displaced from the project area.”

B. DESCRIPTION OF THE PROJECT

1. Background

The City of Racine and the Community Development Authority (CDA) believe everyone should have access to safe, healthy neighborhoods. With a \$15 million investment from the State in the Lincoln King Neighborhood, housing will be improved. The project will take place in phases and will result in new and improved homes intended for sale to those who currently live in the neighborhood. Current residents will also be able to access resources to improve their homes.

The Lincoln King Redevelopment Plan is a guiding document that lays out the geographic boundary (the neighborhood blocks which are part of this area), goals, and process for enhancing the Lincoln King neighborhood. “Redevelopment” simply means repairing and improving existing housing and/or building new housing. The Plan also describes other improvements envisioned for the neighborhood, including street lighting, tree planting, installation of play equipment, sidewalk improvements, and/or utility improvements.

2. Plan Objectives

The City of Racine was awarded the Neighborhood Investment Fund Grant Program (NIFGP) in March of 2022. The intended use of the Grant Program is to facilitate revitalizing the Lincoln-King Neighborhood by rehabilitating homes and providing new

housing options within the target area. This redevelopment plan is based on the Department of the Treasury Federal Register Vol 86, No 93, Monday, May 17, 2021, Rules and Regulations.

The negative economic impact of the COVID-19 pandemic was particularly pronounced in certain communities like Racine. The City's low-and moderate-income families make up a substantial portion of those affected by the pandemic. Compounding factors such as financial issues, job loss, and housing insecurities amplified the effect of the recession on neighborhoods in general; this was especially true in the Lincoln-King neighborhood within the City. Concentrated poverty and the long-lasting nature of these encumbrances have been observed after the 2007-2008 recession, including a large increase in concentrated poverty with the number of people living in extremely poor and underinvested neighborhoods. There is a risk that without the efforts of the City and the use of the Neighborhood Investment Fund Grant Program, the effects of the pandemic-induced recession could further increase concentrated poverty, a continuation of disinvestment, and cause long-term damage to economic prospects in the neighborhoods.

The Grant Program is administered by the Wisconsin Department of Administration (DOA) and funded through the American Rescue Plan Act (ARPA). Under the State and Local Fiscal Recovery Funds (SLFRF), funds must be used for costs incurred on or after March 3, 2021. Further, costs must be obligated by December 31, 2024, and expended by December 31, 2026.

The objectives are outlined within the grant application stating that the City will facilitate the development of new housing and the rehabilitation of homes within the Lincoln-King Neighborhood. The plan seeks to adhere to the scope of work submitted in the Neighborhood Investment Grant application and expands the scope to areas following along the grant borders.

The Grant is a catalyst to revitalize a historically underdeveloped and underinvested area of the city. The project calls for building new dwellings and rehabilitating other dwellings. The Lincoln-King project is an immense undertaking in a concentrated area that is dependent upon acquiring parcels for redevelopment. A result of acquisition may result in temporary relocation which may impact residents and/or businesses within the project area. All federal, state, local, and municipal laws, ordinances, policies, and procedures will be followed if relocation does occur.

The redevelopment plan will assist the development of new housing along the corridors within the neighborhood. The plan provides for the public realm as well, and could include the replacement of street pavement, alleys pavement, sidewalks replacement or installation, street lighting, and the planting of street trees. The City's

participation will be predominately funded through the Neighborhood Investment Grant Program and may be supplemented by other funding sources from the City.

The scope of work is as follows:

The Lincoln King Revitalization Plan entails purchasing and renovating in-rem properties with structures and developing new residential properties on vacant lots. In-rem properties are parcels that owners have failed to pay property taxes and have been foreclosed on by the County, or are eligible to be foreclosed on by the County. Improved properties will be sold at affordable prices to qualifying residents with prioritization for essential workers, low to moderate-income, and or individuals directly impacted by COVID-19, thereby increasing affordable new housing opportunities in the community.

Funding can support:

- a) Acquisition of in-rem properties;
- b) Developing new properties;
- c) Providing Relocation support;
- d) Renovation and Rehabilitation of properties;
- e) Sale of improved properties to City residents;
- f) Purchase of selected vacant lots;
- g) New Construction on vacant lots;
- h) Sale of new construction homes; and
- i) Improvements to the public realm.

This project builds a stronger community through investments in housing and neighborhoods. By revitalizing the area subject to this plan, the outcome will provide much-needed new housing types, including missing-middle housing including, but not limited to: townhomes, row homes, and other structure types which are not readily present in this general area. At the end of the project, it is anticipated that property values will increase, housing insecurities will decrease, and the aesthetics of both private properties and the public realm will be enhanced. Sites will be chosen based on those that utilize the most efficient land use focusing on contiguous sites/parcels of land so development sites can be assembled. Additionally, infill sites will be utilized as necessary to fulfill the scope of work obligations in the grant. The City's participation will be funded through the Neighborhood Investment Fund Grant Program as agreed to in the Grant Agreement between the State of Wisconsin Department of Administration and the City of Racine. Additional funding may be provided by the City to include, but are not limited to the City's Direct allocation of the American Rescue Plan funds.

The detailed objectives of this plan are:

- a) Strengthen the economic vitality of Racine’s Lincoln-King Neighborhood by building new residential units and rehabbing existing housing stock.
- b) Increase the supply of attainable high-quality living units.
- c) Provide public improvements that are not feasible without the provisions provided by the grant.
- d) Eliminate obsolete conditions, restrictions, agreements, blighting influences, and environmental deficiencies which impede development and detract from the functions, appearance, and economic well-being of this area of the City.
- e) Improve the housing stock of the City as a result of the implementation of this redevelopment plan.
- f) Analyze strategies to make current housing more affordable.
- g) Seek opportunities that build better low-and moderate-income housing stock.
- h) Use existing buildings to help create a community where everyone has a good safe place to live.
- i) Purchase existing housing stock for the purpose of both fulfilling the grant obligation of rehabilitation and providing dwellings for those who may be displaced due to relocation.
- j) Purchase existing homes, preferably off the MLS to accommodate the rehab component of the grant obligation.

3. Proposed Renewal Actions

To accomplish the objectives of this plan, the Community Development Authority (Authority) may exercise its powers as broadly prescribed in Section 66.1333(6)(b), Wisconsin Statutes, and include, without limitation thereof, the following:

- a) Acquisition by deed, purchase, condemnation, or otherwise all real property in the project area;
- b) Demolition, removal, or rehabilitation of all buildings and structures acquired by the Authority;
- c) Installation, construction, or reconstruction of the site and project improvements necessary to support land uses after redevelopment;
- d) Acquisition of property not repaired and rehabilitated to the specifications and standards established pursuant to this Plan;
- e) Demolition of structurally substandard buildings or structures, after rehabilitation efforts have been exhausted;
- f) Disposition by sale, lease, or dedication of public purposes of land acquired in the project area for uses in accordance with the provision of this plan;

- g) The voluntary or compulsory repair and rehabilitation of all buildings and structures to be retained in the project area;
- h) Removal of public and private: easements, agreements, and other restrictions which hinder or preclude the redevelopment of the area;
- i) Disposition of land acquired in the project area for uses in accordance with the provisions of this plan, by sale, lease, or dedication or public purposes.
- j) Elimination of blighting influences and remediation of environmental contamination;
- k) Removal of incompatible uses, buildings, and structures; and
- l) Improvement of public infrastructure including but not limited to: street lighting, utility piping, conduit and facilities, pavement within the right-of-way, street furniture, street lighting, planting of street trees, and other improvements which enhance property values or quality of life.

Prioritization of Acquisitions:

- Properties which are in-rem will be considered for acquisition and redevelopment. The Authority will work with the Racine County Treasurer to identify properties which the County has foreclosed on, or could foreclose on which have not, or are not paying property taxes.
- Properties which are listed for sale on the free market by their respective owner(s) will be considered for acquisition.
- Properties which have any combination of the following will be considered for acquisition:
 - Structural deficiencies which do not have active building permits and demonstrable progress towards repair or rehabilitation;
 - Outstanding building code violations;
 - Outstanding City code (ordinance) violations;
 - Buildings/structures which are disconnected from utilities;
 - Buildings which are functionally obsolete, defined as lacking equipment, infrastructure, piping, wiring, or physical conditions which make reuse economically impractical or unfeasible;
 - Buildings/structures which are damaged by fire, natural disaster, other calamity, or disrepair by the owner in which repair costs to bring the building/structure up to current building code, would exceed more than 30% of the current assessed value;
 - Properties which are determined to be a nuisance by the City;

- Properties which are boarded, abandoned, or vacant which do not meet current building and zoning ordinance standards.
- Properties, lots, or parcels, which are currently vacant will be considered for acquisition.
- Properties, regardless of condition, which would allow the Authority to assemble development sites of contiguous parcels will be considered for acquisition.
- Properties which have uses or allow for uses which are incongruent with residential development or the establishment of safe and affordable housing will be considered for acquisition.
- Properties that would impede or otherwise prevent the establishment of a fully functional community center and health clinic within the neighborhood will be considered for acquisition.

Method of Acquisition: Property acquisition will be prioritized in the following way:

- a) Transfers via deed or otherwise from Racine County of properties which are in-rem and have been foreclosed on by the County.
- b) Voluntary in which the Authority will first attempt to purchase property without the use of condemnation.
- c) Condemnation, where property will be acquired by the Authority regardless of the desires of the current owner(s).

4. Land Use Provisions and Building Requirements

This plan does not propose zoning changes or amendments to the Comprehensive Plan, as the existing zoning and land use designations allow for the proposed uses. The plan does require that buildings and site design follow all requirements of the State of Wisconsin and City of Racine.

Any required subdivision of land and rezoning shall be accomplished by separate actions as dictated by the adopted procedures and policies of the City of Racine and State of Wisconsin at the time of the proposed development or redevelopment.

5. Contractor's Obligation

The following conditions will govern the award of projects to contractors:

- a) The contractor will be responsible for all implementation of stormwater management plans based on site development plans.
- b) The contractor shall be responsible for obtaining all building permits for the proposed improvements.
- c) The contractor will be required to maintain a reasonable time schedule and finish improvements as required.

- d) The contractor will be Licensed, Bonded, and Insured.
- e) The contractor will be authorized to do work in the State of Wisconsin.

6. Authority's Obligation to Contractor(s)

The Authority will furnish the contractor with an appropriate certificate upon the satisfactory completion of all building construction and related improvements specified in the final construction plans approved for the project(s). The purchaser shall have no power to convey the project or any part thereof until the Authority so certifies, as provided by Wisconsin law and the established agreements.

7. Private Owner Obligation

The following conditions will apply to all private properties:

- a) Maintenance of structures, buildings, and properties which are in compliance with all City ordinances and do not detract from the physical environment and impede normal and orderly development of the area.
- b) Submission of proposed subdivisions, building design, and site plans to the City for review and approval.
- c) Compliance with all State of Wisconsin and the City of Racine development requirements and processes.

8. Authority's Obligation to Private Owners

The Authority will negotiate in good faith with any property owner who owns real property within the project area whether the acquisition of land is voluntary or involuntary.

The Authority will sell properties once completed, at affordable prices to qualifying residents with prioritization for essential workers, low to moderate-income, and or individuals directly impacted by COVID-19, thereby increasing affordable new housing opportunities in the community.

9. Duration of Plan

This plan, including any amendment thereto, shall be in full force and effect from the date it is certified to the Common Council as provided by Section 66.1333 (6) (e) of Wisconsin Statutes. It shall continue in full force and effect for a time period of twenty years or unless earlier terminated by a record of instrument by the Authority.

C. Conformance with State and Local Requirements

1. Conformance to the Comprehensive Plan of the City of Racine

The City of Racine's Planning, Heritage, and Design Commission has reviewed this plan and determined it to be in conformance with the City's Comprehensive Plan.

2. Conformance to Local Objectives

This plan has been prepared to conform to the following local objectives:

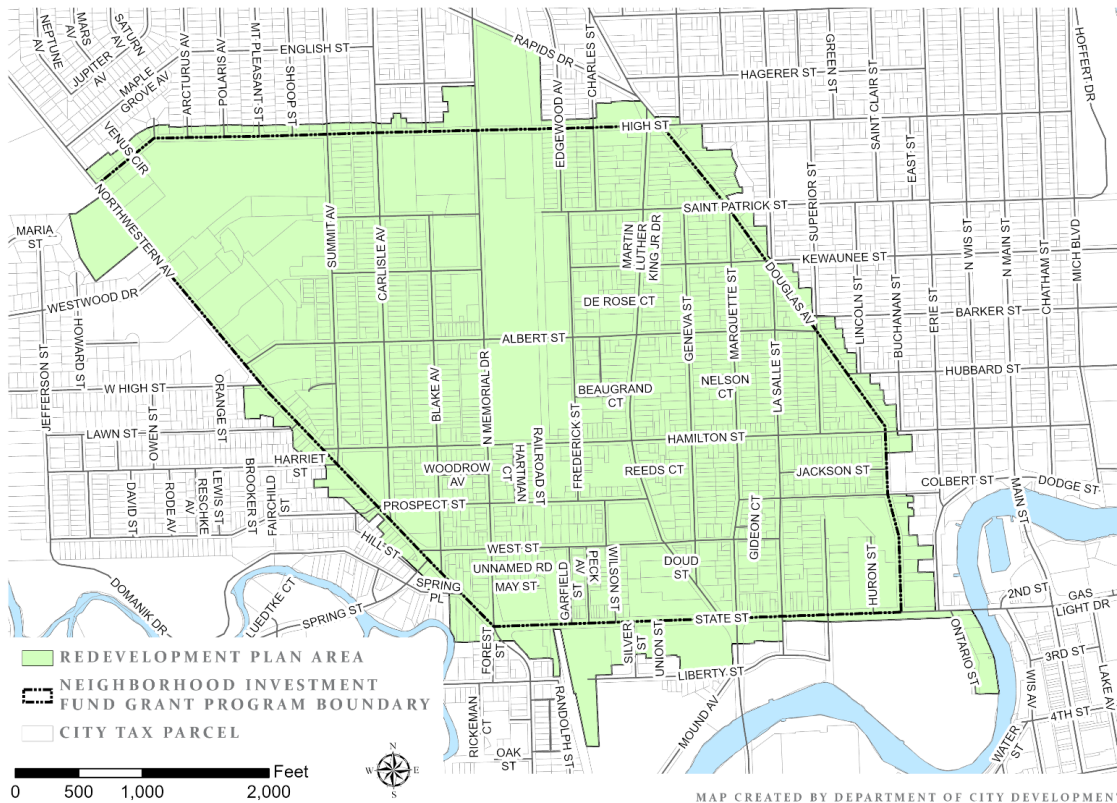
Improvement of the housing stock: eliminating obsolete conditions, restrictions, agreements, blighting influences, and environmental deficiencies which impede development and detract from the function, appearance, and economic well-being of this area of the City.

Public Improvements: The plan contemplates improvements in the public realm as necessary and if determined to improve the overall aesthetics, development patterns, and promote the orderly development of the area. The replacement of street pavement, alley pavement, sidewalk replacement or installation, street lighting, and planting of street trees.

3. Statement of Project Area Boundaries

The boundaries of the project area are indicated on the map below. A full legal description of this depicted area is included as Exhibit E of this plan. A larger map is included in Exhibit A of this plan.

LINCOLN-KING REDEVELOPMENT PLAN BOUNDARY



4. Map of Existing Uses and Conditions of Real Property

Exhibit B of this plan contains a map of existing uses.

Exhibit C of this plan contains a map of property condition.

5. Land Use Plan of Proposed Uses

Exhibit D of this plan contains a map of proposed uses.

6. Standards of Population Density

The population density of this area is provided by the City of Racine code of ordinances per the applicable zone district(s) which are assigned to individual properties.

7. Land Coverage and Building Density

These objectives will be achieved through the application of the zoning provisions as outlined in the City of Racine code of ordinances.

8. Present and Potential Equalized Value for Property Tax Purposes

The Project Area encompasses approximately 458.64 acres of land. The 2023 assessed value of the real estate in the Project Area is \$124,083,956.00 which equates to an equalized value of \$137,871,062.00. The estimated assessed value of the area is projected to increase by at least the grant amount of \$15 Million, to the area by 2043. Redevelopment of this magnitude would not occur without the substantial efforts by the CDA and City.

9. Statement of Proposed changes in Zoning or Building Codes

No changes in the building code are contemplated by this plan. As redevelopment opportunities are identified and land is assembled in the project area, the highest and best use of each development site will be evaluated. It is possible changes in zone district for individual properties, to achieve the objectives of the plan may occur. No changes in the zoning code (ordinance) are contemplated by this plan.

10. Statement of Required Site Improvements and Additional Public Facilities

All utilities are currently present within this project area. If upgrades are necessary to serve sites which are selected to carry out the objectives of this plan, funding will be provided so proposed improvements meet all site development requirements.

11. Statement of a Feasible Method Proposed for Relocation of Displaced Families

To the extent that families or businesses may be displaced by the redevelopment project, relocation assistance will conform to the requirements and provisions of the Wisconsin Statutes and the Wisconsin Administrative Code including, but not limited

to, Wisconsin State Statutes Chapter 32 and Wisconsin Administrative Code Chapter Administration 92.

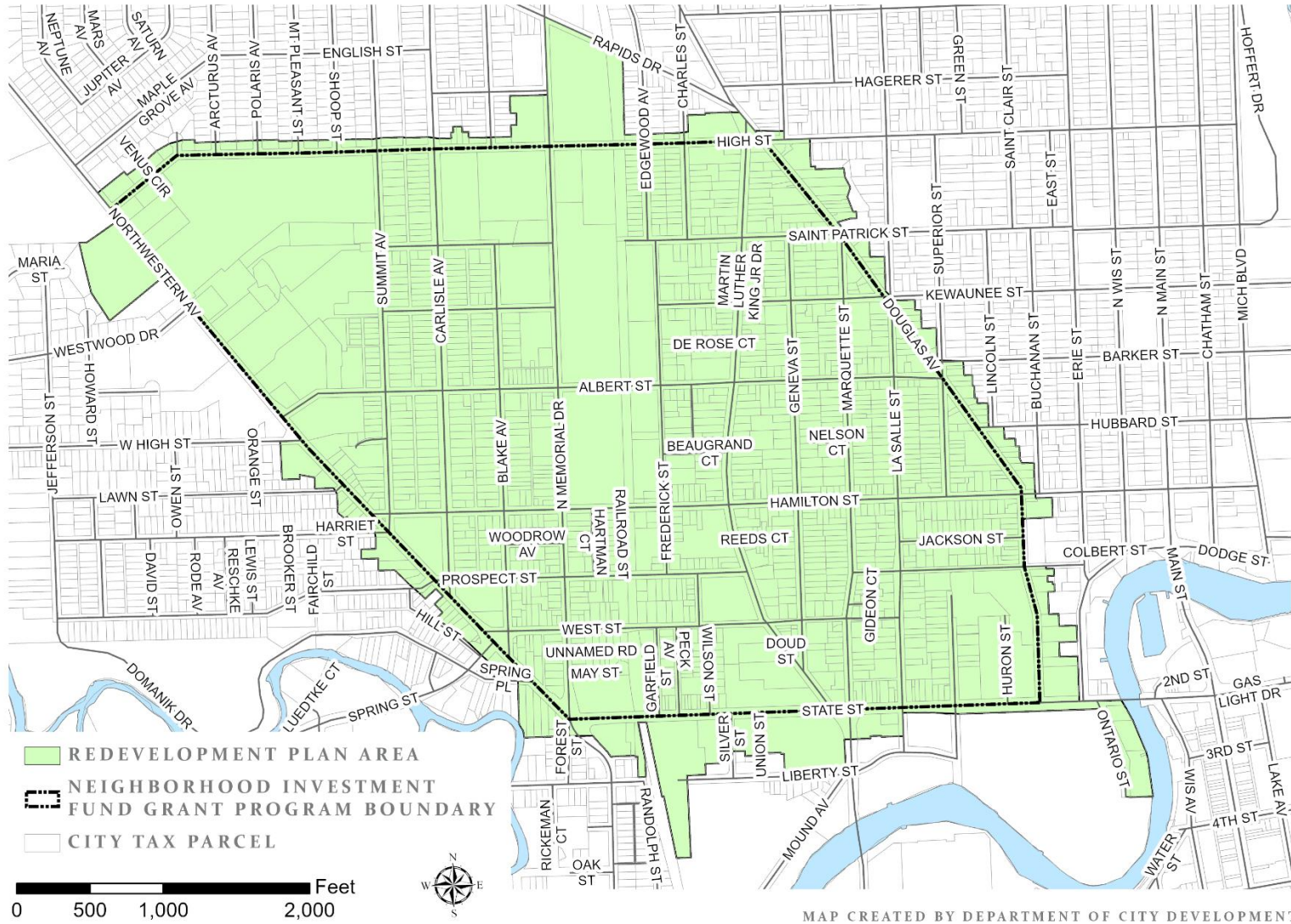
D. Procedure for Changes in the Approved Plan

At any time after this project area plan has been approved by the Community Development Authority and the Common Council of the City of Racine, it may be modified pursuant to the procedures and provisions established in applicable subsections of Wisconsin Statutes section 66.1333.

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Exhibit A

LINCOLN-KING REDEVELOPMENT PLAN BOUNDARY



MAP CREATED BY DEPARTMENT OF CITY DEVELOPMENT

Exhibit B

LINCOLN-KING REDEVELOPMENT PLAN EXISTING LAND USE

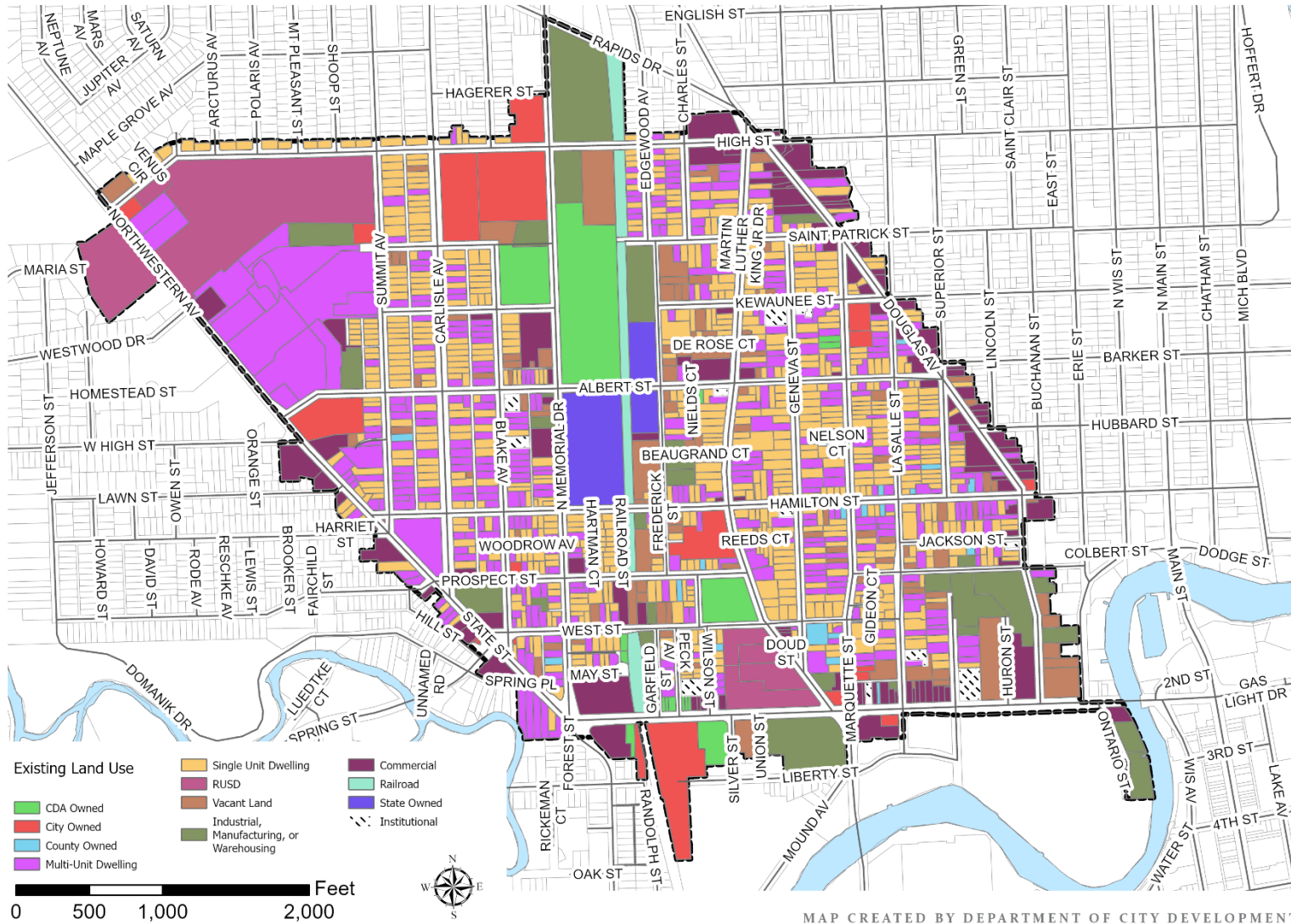


Exhibit C

LINCOLN-KING REDEVELOPMENT PLAN EXISTING GRADE

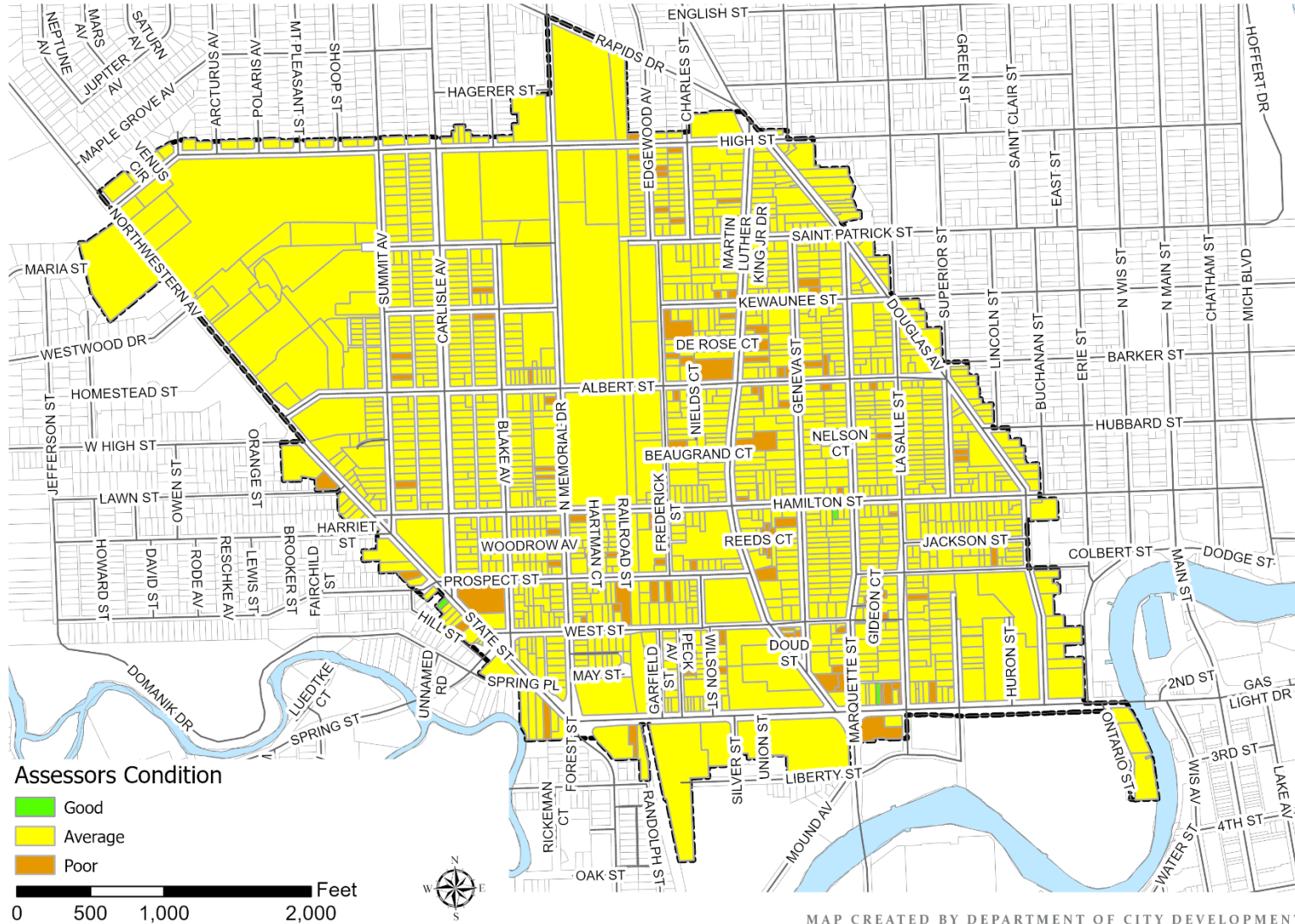


Exhibit D

LINCOLN-KING REDEVELOPMENT PLAN PROPOSED USES

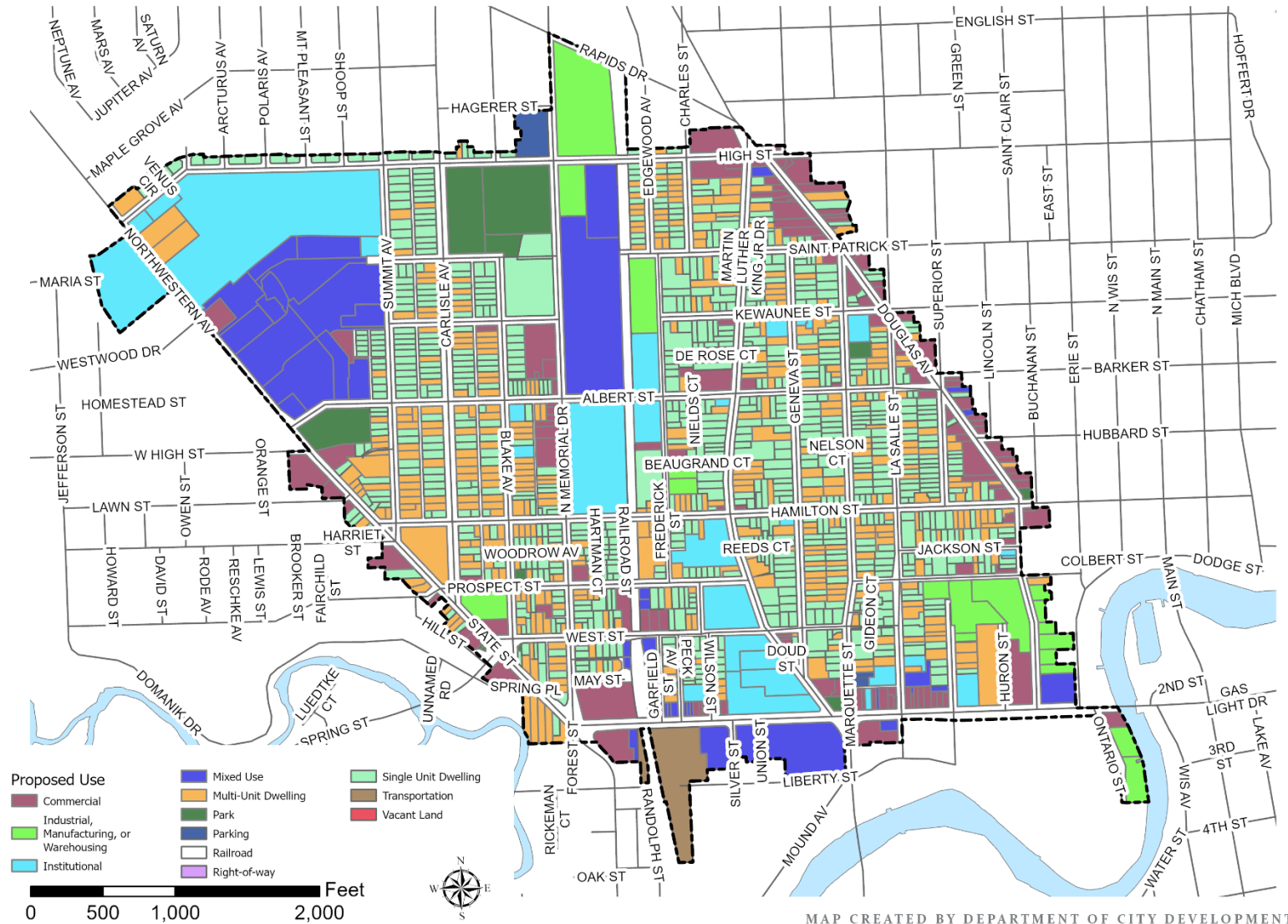


Exhibit E – Legal Description of Plan Area

Beginning at a point that is the intersection of the centerline of Prospect Street and Douglas Avenue; Then go east to the intersection of the centerline of Prospect Street and the east line of parcel# 01740000 extended. Then south to the southeast corner of parcel# 01740000 Then west to the northeast corner of parcel# 01743000 then south along the east line of parcel# 01743000 to where it turns east then east along the north line of parcel# 01743000 to where it turns south; then south along the east line of parcel# 01743000 to where it turns east; then east along the north line of parcel# 01743000 to where it turns south; then south to the southeast corner of parcel# 01743000. Then west to the northeast corner of parcel# 02025000; then south along the east line of parcel# 0202500 to the southeast corner of parcel# 02025000; Then east to the northeast corner of parcel# 02711000; then south to the southeast corner of parcel# 02711000; Then east to the northeast corner of parcel# 02713000; Then south to a point on parcel# 02716000 where it turns west; then west along the south line of parcel# 02716000 to a point where it turns south; then south along the east line of parcel# 02716000 to the southeast corner of parcel# 02716000; then east to the northeast corner of parcel# 02717001; then south along the east line of parcel# 02717000 extended to a point where it intersects with the centerline of State Street; then east along the centerline of State Street to a point where it intersects with the west bank of the Root River; then south along the west bank of the Root River to a point that is the southeast corner of parcel# 02663003; then west along the south line of parcel# 02663003 extended to a point where it intersects with the centerline of Ontario Street; then north along the centerline of Ontario Street to a point where it intersects with the south Right-of-way line of State Street; then west along the south Right-of-way line of State Street to a point where it intersects with the centerline of La Salle Street; then south along the centerline of La Salle Street to a point where it intersects with the south line of parcel# 02853000 extended; then west along the south line of parcel# 02853000 extended to a point where it turns north; then north along the west line of parcel# 02853000 to a point where it turns west; then west along the south line of parcel# 02853000 to a point where it turns south; then south along the west line of parcel# 02853000 to a point where it turns west; then west along the south line of parcel# 02853000 extended to a point where it intersects with the east line of parcel# 02867008; then south along the east line of parcel# 02867008 to the southeast corner of parcel# 02867008; then west along the south line of parcel# 02867008 to a point where it turns north; then north along the west line of parcel# 02867008 to a point where it turns west; then west along the south line of parcel# 02867008 to a point where it turns north; then north along the west line of parcel# 02867008 to a point where it turns west; then west along the south line of parcel# 02867008 extended to a point where it intersects with the centerline of Union Street; then south along the centerline of Union Street to a point where it intersects with the south line of parcel# 02933000 extended; then west along the south line of parcel# 02933000 extended to a point where it turns north; then north along the west line of parcel# 02933000 to a point where it turns west; then west along the south line of

parcel# 02933000 extended to a point where it intersects with the east line of parcel# 03200004; then south along the east line of parcel# 03200004 to the southeast corner of parcel# 03200004; then west along the south line of parcel# 03200004 to the southwest corner of parcel# 03200004; then south along the east line of parcel# 03200003 to the southeast corner of parcel# 03200003; then west along the south line of parcel# 03200003 to a point where it turns south; then south along the east line of parcel# 03200003 to a point where it turns west; then west along the south line of parcel# 03200003 to a point where it turns north; then north along the west line of parcel# 03200003 to a point where it turns west; then west along the south line of parcel# 03200003 to a point where it turns north; then north along the west line of parcel# 03200003 to a point where it intersects with the south Right-of-way line of State Street; then west along the south Right-of-way line of State Street to a point where it intersects with the northeast corner of parcel# 07856000; then south along the east line of parcel# 07856000 to the southeast corner of parcel# 07856000; then west along the south line of parcel# 07856000 to a point where it turns north; then north along the west line of parcel# 07856000 to a point where it turns west; then west along the south line of parcel# 07856000 to a point where it turns north; then north along the west line of parcel# 07856000 to a point where it intersects with the southeast corner of parcel# 08180000; then west along the south line of parcel# 08180000 and parcel# 07857000 to a point where it intersects with the east Right-of-way line of N Memorial Drive; then north along the east Right-of-way line to a point where the east Right-of-way line of N Memorial Drive intersects with the south line of parcel# 07520000 extended; then west along the south line of parcel #07520000 extended to the southwest corner of parcel# 07525000; then north along the west line of parcel# 07525000 extended to a point where it intersects with the south line of parcel# 08289002; then west along the south line of parcel# 08289002 to the southwest corner of parcel# 08289002; then north along the west line of parcel# 08289002 to a point where it intersects with the southwest line of parcel# 07475000 extended; then northwest along the southwest line of parcel# 07475000 extended to the southwest corner of parcel# 0789400; then northeast along the northwest line of parcel# 0789400 to the southeast corner of parcel# 07891000; then northwest along the southwest line of parcel# 07891000 to a the northwest corner of parcel# 07890000; then northeast along the northwest line of parcel# 07890000 to a point where it intersects with the southwest Right-of-way line of State Street; then northwest along the southwest Right-of-way line of State Street to a point that is the northeast corner of parcel# 07885000; then southwest along the southeast line of parcel# 07885000 to the southwest corner of parcel# 07885000; then northwest along the southwest line of parcel# 07885000 extended to a point where it intersects with the south line of parcel# 07527000; then southwest along the south line of parcel# 07527000 to the southwest corner of parcel# 07527000; then northwest along the southwest line of parcel# 07527000 to a point that is the northwest corner of parcel# 0828100; then west along the south line of parcel# 0828100 to that southwest corner of parcel# 0828100; then north along the west line of parcel# 0828100 and parcel# 08279000 to a point where parcel# 08279000 turns west; then west along the south line of parcel# 08279000 to a point where it turns north; then north along the west line of parcel# 08279000 to a point where it turns east; then east along the north line of parcel# 08279000 to a point where it turns north; then north along the west line of parcel#

08279000 extended to a point where it intersects with the south line of parcel# 08251000 which is also the north Right-of-way line for Harriet Street; then west along the south line of parcel# 08251000 to a point that is the south west corner of parcel# 08252000; then northwest along the southwest line of parcel# 08252000 to a point that is the southwest corner of parcel# 08254000; then southwest along the southeast line of parcel# 08255000 to the southeast corner of parcel# 08254000; then northwest along the southwest line of parcel@ 08255000 to a point where it intersects with the south line of parcel# 08256000; then west along the south line of parcel# 08256000 to the southwest corner of parcel# 08256000; then north along the west line of parcel# 08256000 and parcel # 08258000 extended to a point where it intersects with the north Right-of-way line of Lawn Street which is the south line of parcel# 07604000; then head west along the south line of parcel# 07604000 to the southwest corner of parcel# 07604000; then north along the west line of parcel# 07604000 to a point that is the northwest corner of parcel# 07604000; then northwest along the south line of parcel# 08363000 to a point where it turns south; then south along the east line of parcel# 08363000 to a point where it turns west; then west to along the south line of parcel# 08363000 a point where it turns north; then north along the west line of parcel# 08363000 extended to a point where it intersects with the centerline of W High Street; then east along the centerline of W High Street to a point where it intersects with the centerline of Northwestern Avenue; then northwest along the centerline of Northwestern Avenue to a point where it intersects with the south line of parcel# 21201000 extended; then southwest along the south line of parcel# 21201000 to the southwest corner of parcel# 21201000; then northwest along the west line of parcel# 21201000 to the northwest corner of parcel# 21201000; then east along the north line of parcel# 21201000 extended to a point where it intersects with the centerline of Northwestern Avenue; then northwest along the centerline of Northwestern Avenue to a point where it intersects with the north line of parcel# 21196005 extended; then northeast along the north line of parcel# 21186005 extended to the northeast corner of parcel# 21186005; then southeast to the northwest corner of parcel# 20379001; then northeast along the north line of parcel# 20379001 extended continuing along the north line of parcel# 20379005 and the north line of parcel# 20379006 to a point that is the northeast corner of parcel# 20379006; then east to the northwest corner of parcel# 20379011; then east along the north line of parcel# 20379011 to the northeast corner of parcel# 20379011; then south along the east line of parcel# 20379011 to a point that is the northwest corner of parcel# 19643009; then east along the north line of parcel# 19643009 extended continuing along the north line of parcel# 19435012 and the north line of parcel# 18748011 extended and the north line of parcel# 19017011 to a point that is the northeast corner of parcel# 19017011; then south along the east line of parcel# 19017011 to the northwest corner of parcel# 18237012; then east along the north line of parcel# 18237012 extended continuing along the north line of parcel# 18643013 and the north line of parcel# 18643012 extended and the north line of parcel# 19663012 and the north line of parcel# 19450000 and along the north line of parcel 18540000 and along the north line of parcel# 18539000 and along the north line of parcel# 18247000 to the northeast corner of parcel# 18247000. Then north along the west line of parcel# 18248000 to a point where it turns east; then east along the north line of parcel# 18248000 to a point where it turns north; then north along

the west line of parcel# 18248000; then east along the north line of parcel# 18248000 to a point that is the northeast corner of parcel# 18249000; Then south along the east line of parcel# 18249000 to a point that is the northwest corner of parcel# 21156000; then east along the north line of parcel# 21156000 to a point that is the northeast corner of parcel# 21156000; then south along the east line of parcel# 21156000 to a point that is the northwest corner of parcel# 21157000; then east along the north line of parcel# 21157000 extended continuing along the north line of parcel# 18492000 to a point that is the northeast corner of parcel# 18492000; Then north along the west line of parcel# 18493000 to a point where it turns east; then east along the north line of parcel# 18493000; then north along the west line of parcel# 18493000 to a point where it turns west; then west along the south line of parcel# 18493000 to a point where it turns north; then north along the west line of parcel# 18493000 to a point that is the northwest corner of parcel# 18493000; then east along the north line of parcel# 18493000 extended to a point where it intersects with the centerline of N Memorial Drive; Then north along the centerline of N Memorial Drive to a point where it intersects with the centerline of Rapids Drive; then east along the centerline of Rapids Drive to a point where it intersects with the east Right-of-way line of the Chicago and North Western Train Company; then south along the east Right-of-way line of the Chicago and North Western Train Company to a point that is the northwest corner of parcel# 18462000; Then east along the north line of parcel# 18462000 continuing along the north line of parcel# 17781000 and the along the north line of parcel# 17780000 extended to a point where it intersects with the west line of parcel# 19798000 which is the east Right-of-way of Charles Street; then north along the west line of parcel# 19798000 to a point that is the northwest corner of parcel# 19798000; then east along the north line of parcel# 19798000 to a point where it turns north; then north along the west line of parcel# 19798000 to a point where it turns east; then east along the north line of parcel# 19798000 extended to a point where it intersects with the centerline of Douglas Avenue; then south along the centerline of Douglas Avenue to a point where it intersects with the north line of parcel# 20062002; then east along the north line of parcel# 20062002 extended to a point where it intersects with the centerline of Geneva Street; then south along the centerline of Geneva Street to a point where it interests with the centerline of High Street; then east along the centerline of High Street to a point where it intersects with the east line of parcel# 19299000 extended; then south along the east line of parcel# 19299000 extended until it turns east; then east along the north line of parcel# 19299000 to a point it turns south; then south along the east line of parcel# 19299000 to a point that is the southwest corner of parcel# 19299000; then east along the north line of parcel# 19300000 to a point that is the northeast corner of parcel# 19300000 and is on the west line of parcel# 19316015; then south along the east line of parcel# 19316015 to a point that is the southeast corner of parcel# 19305000; then east along the north line of parcel# 19307000 to the northeast corner of parcel# 19307000; then south along the east line of parcel# 19307000 to a point that is the southwest corner of parcel# 19307000; then west along the south line of parcel# 19307000 to a point that is the southwest corner of parcel# 19307000 and is on the east Right-of-way line of Douglas Avenue; then south along the east Right-of-way line of Douglas Avenue to a point where it intersects with the centerline of Saint Patrick Street; then east along the centerline of Saint Patrick Street to a

point where it intersects with the east line of parcel# 02189000 extended; then south along the east line of parcel# 02189000 extended to a point that is the southwest corner of parcel# 02189000; then east along the north line of parcel# 02191000 to a point that is the northeast corner of parcel# 02191000 and is on the west Right-of-way line of La Salle Street; then south along the west Right-of-way line of La Salle Street to point that is the southeast corner of parcel# 02206000 and where the west Right-of-way line of La Salle Street intersects with the east Right-of-way line of Douglas Avenue; then south along the east Right-of-way line of Douglas Avenue to a point that is the northwest corner of parcel# 02174000; then east along the north line of parcel# 02174000 to a point that is the northeast corner of parcel# 02174000; then south along the east line of parcel# 02174000 continuing along the east line of parcel# 02175000 to a point where it turns east; then east along the north line of parcel# 02175000 to a point that is the northeast corner of parcel# 02175000; then south along the east line of parcel# 02175000 continuing along the east line of parcel# 02176000 and along the east line of parcel# 02210000 to a point that is the southwest corner of parcel# 02210000; then east along the north line of parcel# 02172000 to a point where it intersects with the west Right-of-way line of Superior Street; then south along the west Right-of-way line of Superior Street to a point where it intersects with the centerline of Barker Street; then east along the centerline of Barker Street to a point where it intersects with the east line of parcel# 01896000 extended; then south along the east line of parcel# 01896000 extended continuing along the east line of parcel# 01909000 to a point that is the southwest corner of parcel# 01909000; then east along the north line of parcel# 01916000 to a point that is the northeast corner of parcel# 01916000; then south along the east line of parcel# 01916000 continuing along the east line of parcel# 01915000 to a point that is the southeast corner of parcel# 01915000; then east along the north line of parcel# 01938000 to a point that is the northeast corner of parcel# 01938000; then south along the east line of parcel# 01938000 to a point that is the southeast corner of parcel# 01938000; then east along the north line of parcel# 01942002 to a point that is northeast corner of parcel# 01942002; then south along the east line of parcel# 01942002 to a point that is the southeast corner of parcel# 01942002; then east along the north line of parcel# 01942001 to a point where it intersects with the west Right-of-way line of Lincoln Street; then south along the west Right-of-way line of Lincoln Street to a point where it intersects with the centerline of Hubbard Street; then east along the centerline of Hubbard Street to a point where it intersects with the east line of parcel# 01958000 extended; then south along the east line of parcel# 01958000 extended to a point where it turns east; then east along the north line of parcel# 01958000 to a point where it turns south; then south along the east line of parcel# 01958000 to a point that is the southeast corner of parcel# 01958000; then east along the north line of parcel# 01953001 to a point that is the northeast corner of parcel# 01953001; then south along the east line of parcel# 01953001 continuing along the east line of parcel# 01953002 to a point that is the southeast corner of parcel# 01953002; then west along the south line of parcel# 01953002 to a point that is the northeast corner of parcel# 01946000; then south along the east line of parcel# 01946000 to a point that is the southeast corner of parcel# 01946000; then east along the north line of parcel# 01947000 to a point where it intersects with the west Right-of-way-line of Buchanan Street; then south along the west Right-of-way line of Buchanan

Street to a point where it intersects with the north line of parcel# 01988000; then east along the north line of parcel# 01988000 continuing along the north line of parcel# 01969000 to a point that is the northwest corner of parcel# 01969000 then south along the east line of parcel# 01969000 to a point that is the southwest corner of parcel# 01969000; then west along the south line of parcel# 01969000 extend to a point where it intersects with the centerline of Douglas Avenue; then south along the centerline of Douglas Avenue to the point of Beginning.

Lands being in the SW ¼ of Section 5, SE ¼ and SW ¼ of Section 4, NW ¼, SW ¼ and SE ¼ of Section 9, and NW ¼, NE ¼ and SE ¼ of Section 8 in Township 3 North Range 23 East all lands being in the City of Racine, County of Racine.

DRAFT