

DRAFT

REDEVELOPMENT AUTHORITY OF THE CITY OF RACINE

RACINE, WISCONSIN

REDEVELOPMENT PLAN

WEST BLUFF RECREATION AREA

This is to certify that the attached Redevelopment Plan is a true and correct copy of the West Bluff Recreation Area Plan adopted by the Redevelopment Authority of the City of Racine and the Common Council of the City of Racine.

Brian F. O'Connell
Executive Director
Redevelopment Authority
City of Racine

APPROVALS:

Redevelopment Authority

Common Council, City of Racine

Certified by Redevelopment Authority

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SECTION A: DESCRIPTION OF WEST BULFF REDEVELOPMENT AREA

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1. Boundary Description Narrative

The boundary description of the West Bluff Redevelopment Area is as follows:
Begin at a point at the intersection of the center lines of West Sixth Street and Mound Avenue and proceed Northeasterly along the center line of Mound Avenue 472 feet +/- to the point of beginning of the West Bluff Redevelopment area, then proceed Northeasterly along said center line 1097 feet +/-, then Southeasterly on a line perpendicular to the center line of Mound Avenue of Western shore Line of the Root River, then Southwesterly along the Western shoreline of the Root River to a point of intersection with the South line said South line being perpendicular to the center line of Mound Avenue) of the Southern 35.5 feet of the Northeasterly 130 feet of the portion of Block 38 Sages Addition, then proceed Northwesterly along said South line to its point of intersection with the centerline of Mound Avenue, said area being 3.12 acres including all riparian areas which may be a additional part of the area hereby described.

2. Boundary Map

The boundaries of the West Bluff Redevelopment Area are shown on Map 1a & b, Boundary Map.

SECTION B: PLAN OBJECTIVES

In October of 2010 the Root River Council and the City of Racine began a joint planning effort for the Root River and adjacent lands in the general vicinity of Mound Avenue, Marquette Street and Water Street. To formalize the recommendations of that planning effort, in July of 2011 the City Council adopted the plan titled "RootWorks – Revitalizing Racine’s Urban River Corridor: Root River Corridor Redevelopment Plan" (the RootWorks plan). Since its adoption, the City has been working to implement the recommendations of the RootWorks plan.

One of the many RootWorks plan recommendations is the creation of a "West Bluff Overlook" area along Mound Avenue. See Map 2, West Bluff Overlook Draft Plan. The West Bluff Overlook area would serve as parkland where there would be a pedestrian and bicycle path, an outdoor classroom area, and a scenic overlook of the Root River and river valley below, and a trail head facility.

The objectives of the Redevelopment Plan for the West Bluff Redevelopment Area are:

- To eliminate slum and blight areas and prevent their reoccurrence;
- To eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of the area and also to prevent the occurrence of blight and blighting influences;

- To minimize the points of friction between pedestrian and vehicular traffic and to maximize the opportunities for pedestrian, recreation and educational activity;
- To provide for orderly physical and economic growth through managed redevelopment and rehabilitation;
- To make physical improvements that will be sufficient in scope and character to bring about a distinct and visible renewal of the area;
- To achieve architectural, site planning, and landscape design of the highest standards;
- To encourage the renovation, rehabilitation, conservation and repurposing of an existing structure not scheduled for removal as a trail head facility;
- To strengthen the image of the City as a place to live, recreate, do business, work and invest;
- To enhance the appearance of public places and rights of way; and
- To improve the usefulness of the public and private open spaces in the area.

SECTION C: EXISTING CONDITIONS

1. GENERAL LAND USES:

The West Bluff Redevelopment Area is located on the east side Mound Avenue, generally described as being between its intersection with Marquette Street to its north, and the Union Pacific Railroad overpass to its south, and extending from the east right-of-way line of Mound Avenue to the Root River. Mound Avenue is heavily traveled thoroughfare that services not only as a cut through between Marquette Street and West Sixth Street, but also a local street affording access to adjacent properties.

Land use within the Redevelopment Area is mixed. The large Mound Avenue Associates facility (formerly Western Publishing) hosts multiple industrial and office users as well as a K-8 School and a preschool. Also located along Mound Avenue are several residential properties, storage facilities and a contractor facilities. The majority of the land contained in the 3.12 acres West Bluff Redevelopment Area currently serves as a parking lot for the tenants of the Mound Avenue Business Center and Next Generation Now preschool.

Map 3 shows existing land uses in the Redevelopment Area and vicinity. The area has a full range of municipal and public services including sanitary and storm sewer, water, natural gas, electricity, and telephone.

2. BUILDING CONDITIONS OF IMPROVED PARCELS:

Within the boundaries of the Redevelopment Area, the brick and wood sided residential structure at 1287 Mound Avenue was constructed around 1908 and is classified by the City Assessor's records as being in poor condition. The use of this property as a residence is considered existing non-conforming as it and all properties adjacent to it are zoned I-2 General Industrial District.

The steel paneled building on the property at 1281 Mound Avenue was built around 1979 and is used as a private storage facility. City Assessor records classifies this structure as being in very poor condition. The current use of the property appears to be consistent with zoning.

No building is present on the property at 1269 Mound Avenue but it is enclosed with a fence being in poor condition.

The brick structure at 1251 Mound Avenue was built around 1920 and is rented as a contractor facility. The use of the property is consistent with zoning. The City Assessor classifies this structure as being in poor condition.

No Building is present on the property at 1231 Mound Avenue but the land is improved with a parking lot that serves tenants of the Mound Avenue Business Center.

Map 4 shows existing conditions in the Redevelopment Area.

3. FINDINGS

The conditions described in C.1 and C.2 above clearly show that the Redevelopment Area is a blighted area as defined in sec. 66.1333 (2m) (b), Wisconsin Statutes, in that the characteristics of dilapidation, deterioration, age and obsolescence of structures, faulty lot layout in relation to size, adequacy, accessibility and usefulness, deterioration of site and other improvements, and diversity of ownership are present, and that these characteristics impair the sound growth of the West Bluff area, its immediate surroundings and the City as a whole and constitute an economic liability.

SECTION D: GENERAL LAND USE PLAN

1. PROPOSED LAND USES:

This redevelopment plan calls for the revitalization of the area by creating an outdoor space that allows opportunities for active and passive recreational and educational uses.

Proposed predominant land uses are shown on Map 5. Proposed Land Uses

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

A. Uses Permitted

The acquisition of the subject properties is being funded in part by a Wisconsin Department of Natural Resources Knowles Nelson Stewardship grant. This being the case, the land must be retained as public open space or parkland. Such land use is not permitted in the current zoning designation of "I-2" General Industrial district but is permitted in the "B-5" Central Service district, as identified in the applicable sections of the Zoning Code of the City of Racine and compatible with the objectives and requirements of this Redevelopment Plan and the RootWorks Plan and will be permitted in the West Bluff Redevelopment Area.

The intensity and location of accessory and supporting uses such as a bike path, outdoor classroom, overlook area, and trail head building with public rest facilities and potential rentals should be compatible with anticipated adjoining developments to the east in the Root River valley area and the Mound Avenue Business Center and should not detract from the desired attractive and viable environment of the surrounding land uses.

B. Regulations and Controls

Successful revitalization of the Redevelopment Area depends on the quality of the environment created. As such, extensive design work has been conducted and will be continue to insure that the public facilities planned for the West Bluff area are well thought out to be aesthetically pleasing, safe and an overall assets to the redevelopment of the immediate area and the City of Racine. The plans, supported by the applicable zoning regulations, and other City ordinance and practices relating parkway use and maintenance, will provide sufficient controls to insure that the goals of the Redevelopment Plan for the West Bluff Recreation Area are achieved and maintained.

3. PROPOSED REDEVELOPMENT ACTIVITIES.

A. Land Acquisition.

1. Properties to be Acquired.

Properties proposed to be acquired in the West Bluff Recreation Area are identified in Exhibit 1 and on Map 6, Land Acquisition Map. Properties are identified for acquisition for one or more of the following purposes.

- a. To remove certain buildings classified as being in poor or very poor condition an that have no useful purpose under the West Bluff Overlook plan of the RootWorks Plan.
- b. To remove buildings which are economically infeasible of rehabilitation.
- c. To remove buildings, in order to effectively eliminate blighting influences which are exerted on the area and assemble land to meet contemporary development goals and advocated by the West Bluff Overlook plan and the RootWorks plan.
- d. To hold, improve, or prepare buildings for redevelopment or urban renewal.

- e. To purchase unimproved parcels necessary to hold and improve as advocated by the West Bluff Overlook plan and the RootWorks plan.
- f. To purchase parcels, unimproved and improved, for the development of public uses, including but not limited to, open space, recreation trails, outdoor class room and river valley overlook and a trail head facility.

2. Timing of Land Acquisition

Properties identified for acquisition in the West Bluff Recreation Area will be acquired either by the City of Racine or the Redevelopment Authority, or acquired by the Redevelopment Authority and transferred to the City of Racine. The timing of land purchases will be dependent upon the availability of funds; specifically, execution of a Knowles Nelson Stewardship grant. It is anticipated that all properties will be acquired over a six month to one-year period commencing with approval of this Redevelopment Plan by the Common Council Exhibit 1 and Map 6 show the properties to be acquired.

3. Conditions Under Which Property Not Designated for Acquisition May Be Acquired

Currently, all property identified in this Redevelopment Plan are designated for acquisition by the City of Racine or the Redevelopment Authority, or acquired by the Redevelopment Authority and transferred to the City of Racine. Additional properties may be incorporated into this redevelopment Plan if consistent with Local and State Codes and Ordinances, or through amendments to this Plan as described in Section G below.

B. Relocation of Displaced Individuals, Families and Businesses

Relocation benefits and services will be provided as called for in the State of Wisconsin Statutes Secs. 32.19-32.27, as amended, and as required or permitted by controlling State agencies and funding sources.

C. Rehabilitation and Conservation

- 1. Properties identified for conservation and/or rehabilitation are designated in Exhibit 1.

2. Rehabilitation and Conservation Goals

The goal of property rehabilitation is to provide safe, sanitary, functional and attractive conditions for persons using the Root River and Lake Michigan pathway systems, and the River Loop pathway system as identified in the RootWorks plan. Through full implementation of the West Bluff plan, user will be able to rent recreation equipment, purchase refreshments, use public restroom facilities, and take a moment's rest, before they continue their travels along the pathway system.

The following objectives are established to fulfill the intent of this Redevelopment Plan.

Maintenance of Exterior of Premises

- a. The exterior of the premises and all of the structures and amenities thereon are to be kept free of all nuisances and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions. Any of the foregoing shall be promptly removed and abated by the owner or operator.
- b. **Wall and Exterior Surface**
The exterior surfaces of the structure or accessory structure and amenities are to be maintained in good repair and all surfaces thereof shall be kept painted or protected with other approved coating or material where necessary for the purposes of preservation and appearance. All surfaces will be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance to the end that the property, itself, may be preserved, safety and fire hazards eliminated, and adjoining properties protected from blighting influences.
- c. **Appearance and Aesthetic Control of Exterior of Premise**
The exterior of the premise and the condition of accessory structures and amenities are to be maintained so that the appearance of the premise and all buildings is compatible with a rehabilitated redevelopment area.
- d. **Exterior Appurtenances**
All exterior appurtenances or accessory structures which serve no useful purpose and those in a deteriorated condition which are not economically repairable shall be removed. Such structures include porches, terraces, entrance platforms, walls, fences, and signs.

D. Rehabilitation Standards.

All structures in the Redevelopment Area shall comply with the City's building, plumbing, electrical, and health codes, the zoning ordinance and other pertinent statutes, ordinances, and regulations relating to the use and occupancy of property and structures.

E. Public Improvements.

Public improvements identified to be undertaken in the Redevelopment Area include, but are not limited to, the creation of the open space, structures and amenities as represented by Map 2.

SECTION E: DISPOSITION OF REDEVELOPMENT AUTHORITY OWNED PROPERTY

The Redevelopment Authority upon the acquisition of real property in the project area shall either hold the property or transfer ownership to the City of Racine for use in accordance with the redevelopment plan and the State funding source.

Before the transfer in the Redevelopment Area occurs, a report as to the terms, conditions and other material provisions of the proposed sale, lease or other disposition of either a part or all of the land assembled will be submitted to the Common Council of the City of Racine, who shall approve such report prior to the Authority's proceeding with the disposition of real property.

SECTION F: OTHER PROVISIONS NECESSARY TO MEET STATE REQUIREMENTS

To satisfy the requirements set forth in the Blight Elimination and Slum Clearance Act, Section 66.1333, Wisconsin Statutes, the following general statements and maps are included herein and may be changed without constituting a change in the Redevelopment Plan.

1. Conformance to the General Plan

The Redevelopment Plan is consistent with the plan titled "RootWorks – Revitalizing Racine's Urban River Corridor: Root River Corridor Redevelopment Plan" as adopted by the Common Council in July of 2011 by the City Council, and with document titles "A Comprehensive Plan for the City of Racine: 2035" as adopted by the Common Council in November of 2009.

2. Relationship to Local Objectives.

The Redevelopment Plan has been carefully related to the following local objectives:

- a. To provide for the retention and growth of large and small employers;
- b. To attract compatible retail, office, manufacturing and service businesses, and recreation and tourism users which will support a redeveloped RootWorks area;
- c. To enhance the appearance and safety of public places and rights-of-ways, including Mound Avenue, the Root River, Lake Michigan and RootWorks River Loop pathways ;
- d. To strengthen the economic function, land use mix, and identity of Mound Avenue and RootWorks areas;
- e. To encourage and assist owners or adjacent and area properties to rehabilitate existing buildings, improve facades, improve signage, and enhance landscaping;
- f. To expand the range and improve the quality of businesses which serve the not only the immediate area but also greater Racine:
- g. To provide public open spaces and landscaped rights-of-way to enhance the character of the area;
- h. To provide necessary public utilities and services;
- i. To complement other development and redevelopment efforts by improving an area that is identified as being part of the Downtown area in the document "A Comprehensive Plan for the City of Racine: 2035", and a gateway to the Lakefront.

11. Population Density Control

Population density controls are contained in the Racine Zoning Ordinance which shall govern density in the Redevelopment Area. However, in accordance with the State funding source being used for land acquisition, land are to remain as open space and parkland.

12. Traffic

Additional traffic volumes and new traffic patterns will be created as the area redevelops; namely, pedestrian and bicycle traffic now emptied onto Mound Avenue will be taken off road. By doing so potential conflicts with the Mound Avenue Business Center, the 21st Century Preparatory School, Next Generation Now Preschool and other residential, industrial uses along Mound Avenue will be greatly minimized.

SECTION G: PROCEDURES FOR AMENDING THE REDEVELOPMENT PLAN

This plan may be amended by resolution of the Redevelopment Authority at any time after it has been approved by the Redevelopment Authority and the Common Council. The Common Council must approve any plan amendment by a two-thirds vote before it can become effective. The boundaries of the Redevelopment Area may be changed only after a public hearing conducted by the Redevelopment Authority under the provisions of Sec. 66.1333(6)(d), Wisconsin Statutes.

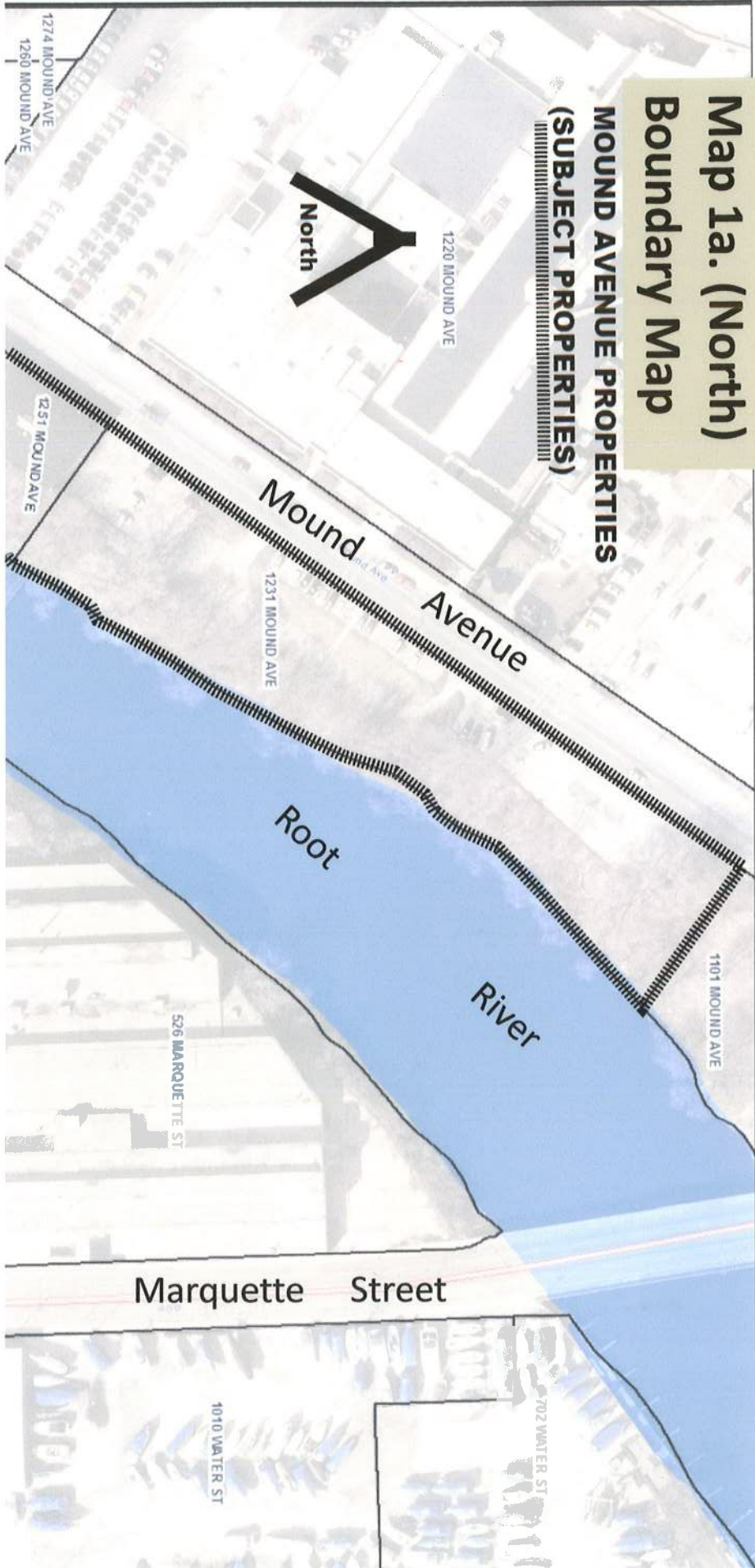
SECTION H: TERMINATION OF PLAN

This Plan is self-renewing unless terminated by action of the Redevelopment Authority of the City of Racine or its designated successor agency.

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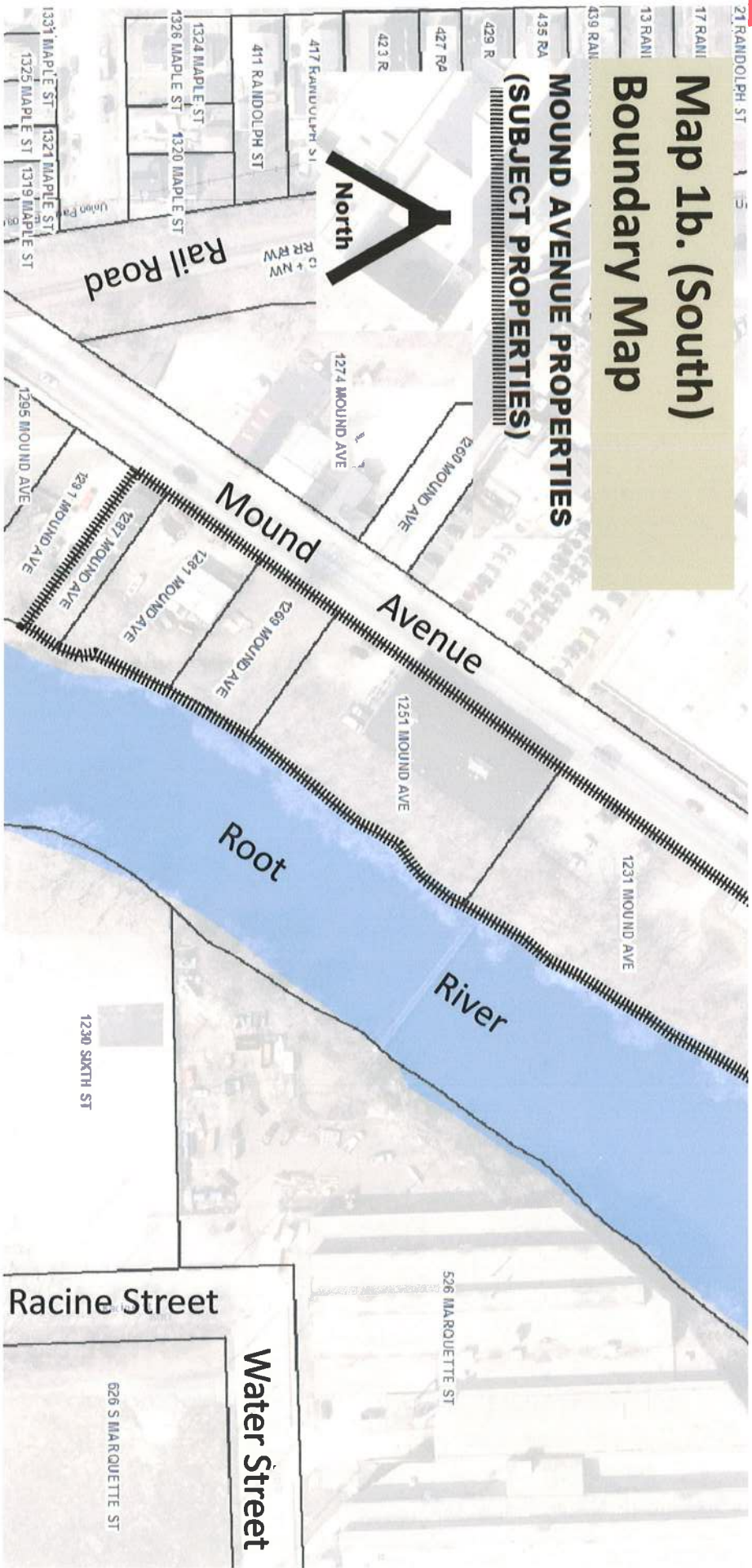
Map 1a. (North) Boundary Map

**MOUND AVENUE PROPERTIES
(SUBJECT PROPERTIES)**



Map 1b. (South)
Boundary Map

MOUND AVENUE PROPERTIES
(SUBJECT PROPERTIES)

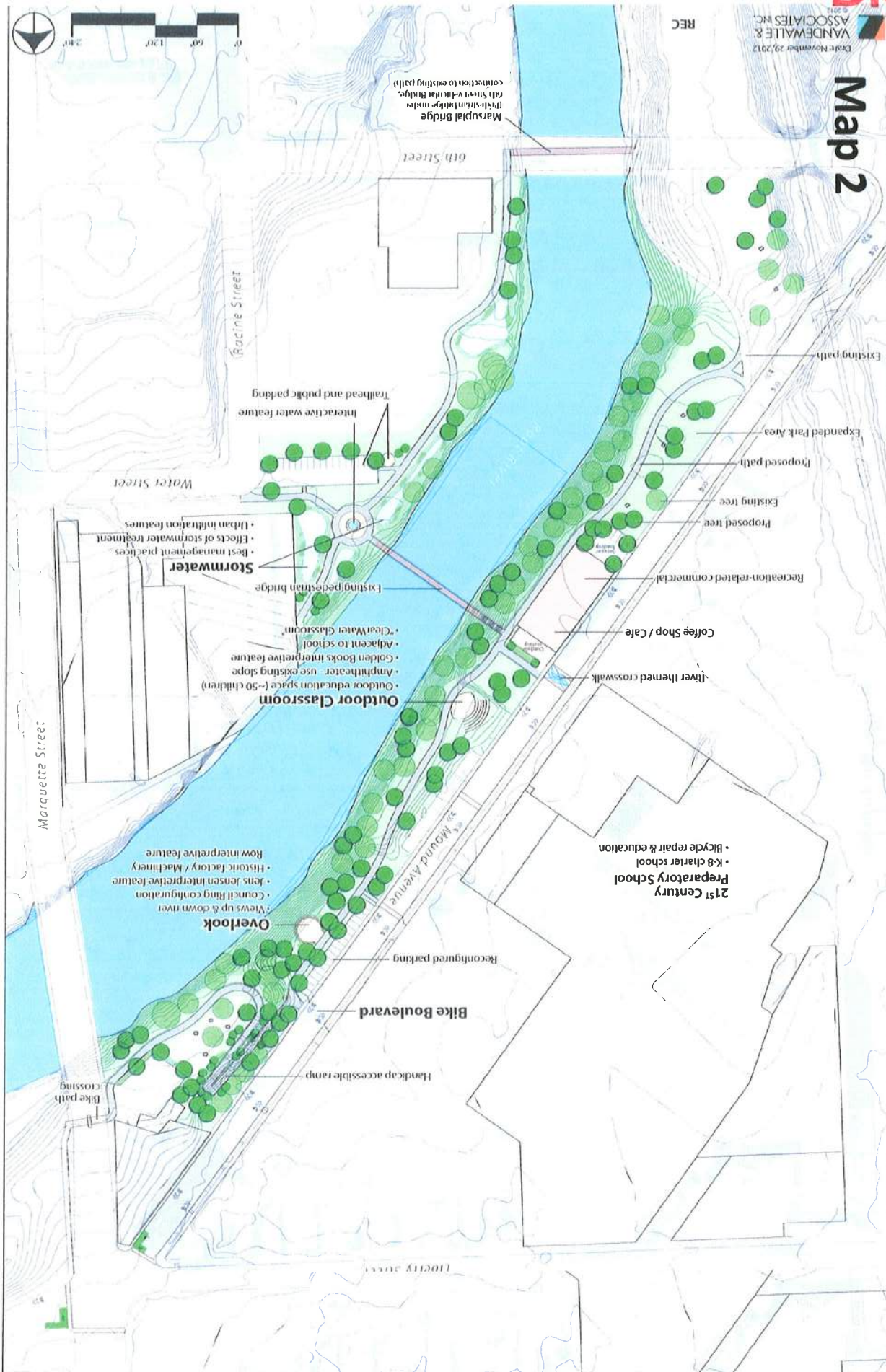


Root River West Bluff Overlook
Racine, WI

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VANDERWALLE & ASSOCIATES INC.
Date: November 29, 2012
REC

Map 2



Existing Land Use

Map 3

Legend

- SINGLE FAMILY
- TWO FAMILY
- THREE OR MORE D.U.'S IN SAME STRUCTURE
- ROOMING HOUSE
- BUSINESS & RESIDENCE IN SAME STRUCTURE
- BUSINESS
- CHURCHES
- HOSPITALS
- INSTITUTIONAL
- LODGES
- PUBLIC, SEMI-PUBLIC & UTILITIES
- PAROCHIAL SCHOOLS
- PUBLIC SCHOOLS (NAMED)
- PARKS & PLAYGROUNDS
- POLICE & FIRE DEPARTMENTS
- MANUFACTURING
- INDUSTRIAL
- PARKING
- WAREHOUSE, STORAGE



Existing Conditions Map 4

Legend

P= Poor

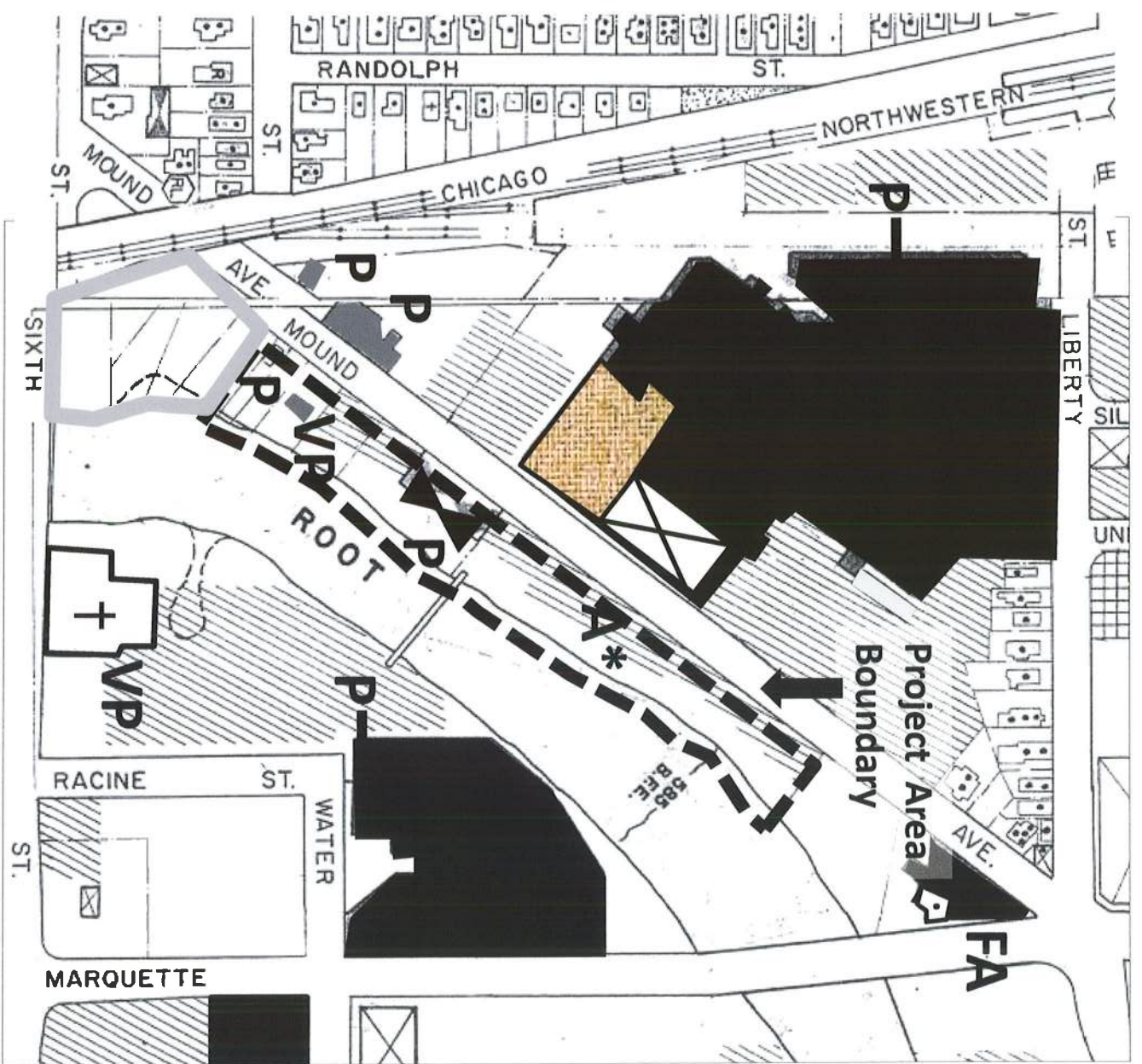
VP= Very Poor

A= Average

FA= Fair-Average

Per City Assessor's Records

*City Development
Determination

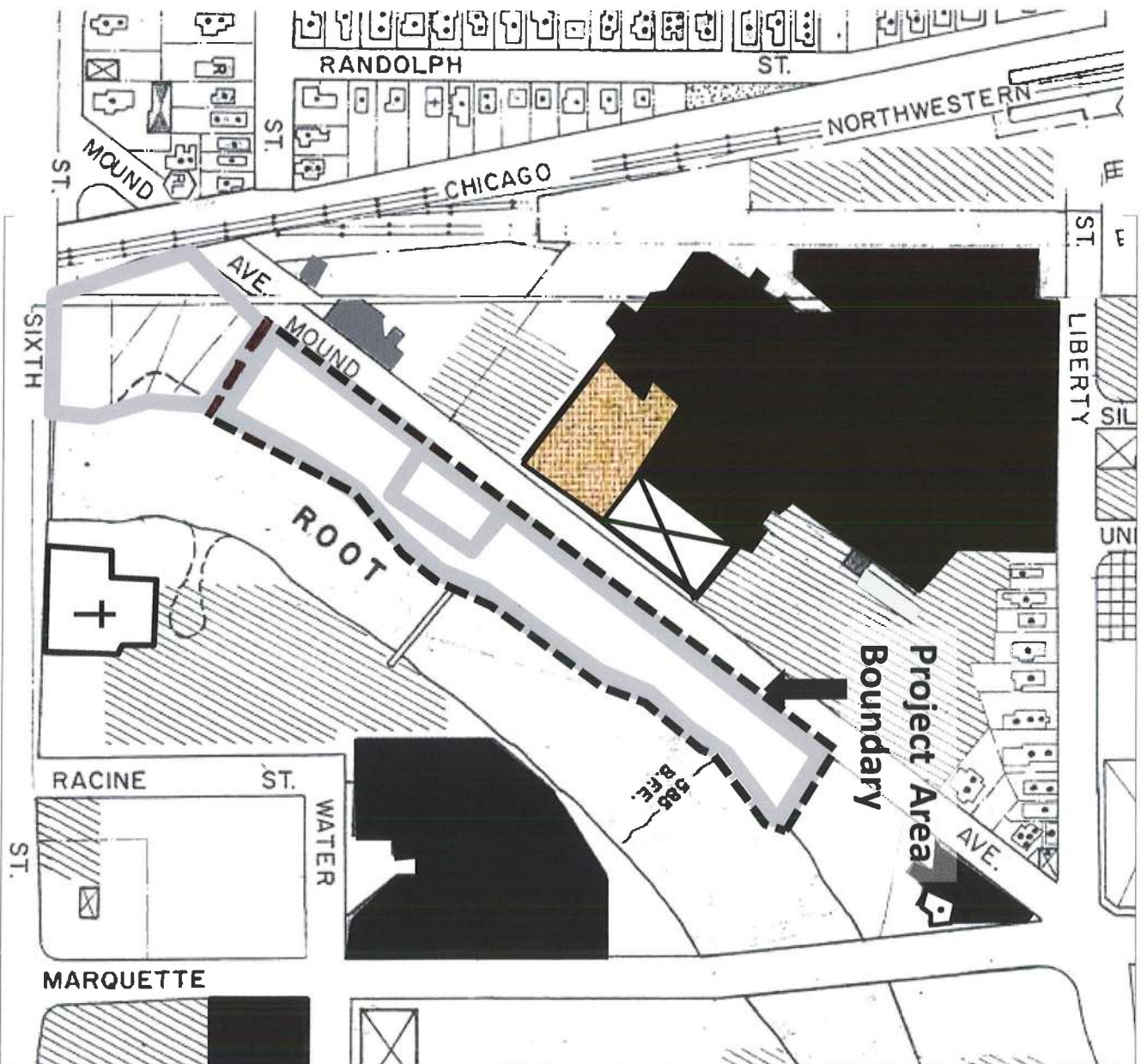


Proposed Land Use

Map 5

Legend

	SINGLE FAMILY
	TWO FAMILY
	THREE OR MORE D.U.'S IN SAME STRUCTURE
	ROOMING HOUSE
	BUSINESS & RESIDENCE IN SAME STRUCTURE
	BUSINESS
	CHURCHES
	HOSPITALS
	INSTITUTIONAL
	LODGES
	PUBLIC, SEMI-PUBLIC & UTILITIES
	PAROCHIAL SCHOOLS
	PUBLIC SCHOOLS (NAMED)
	PARKS & PLAYGROUNDS
	POLICE & FIRE DEPARTMENTS
	MANUFACTURING
	INDUSTRIAL
	PARKING
	WAREHOUSE, STORAGE



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Land Acquisition Map 6



Lands to be Acquired

- A. 1231 Mound Ave.
- B. 1251 Mound Ave.
- C. 1269 Mound Ave.
- D. 1281 Mound Ave.
- E. 1287 Mound Ave.

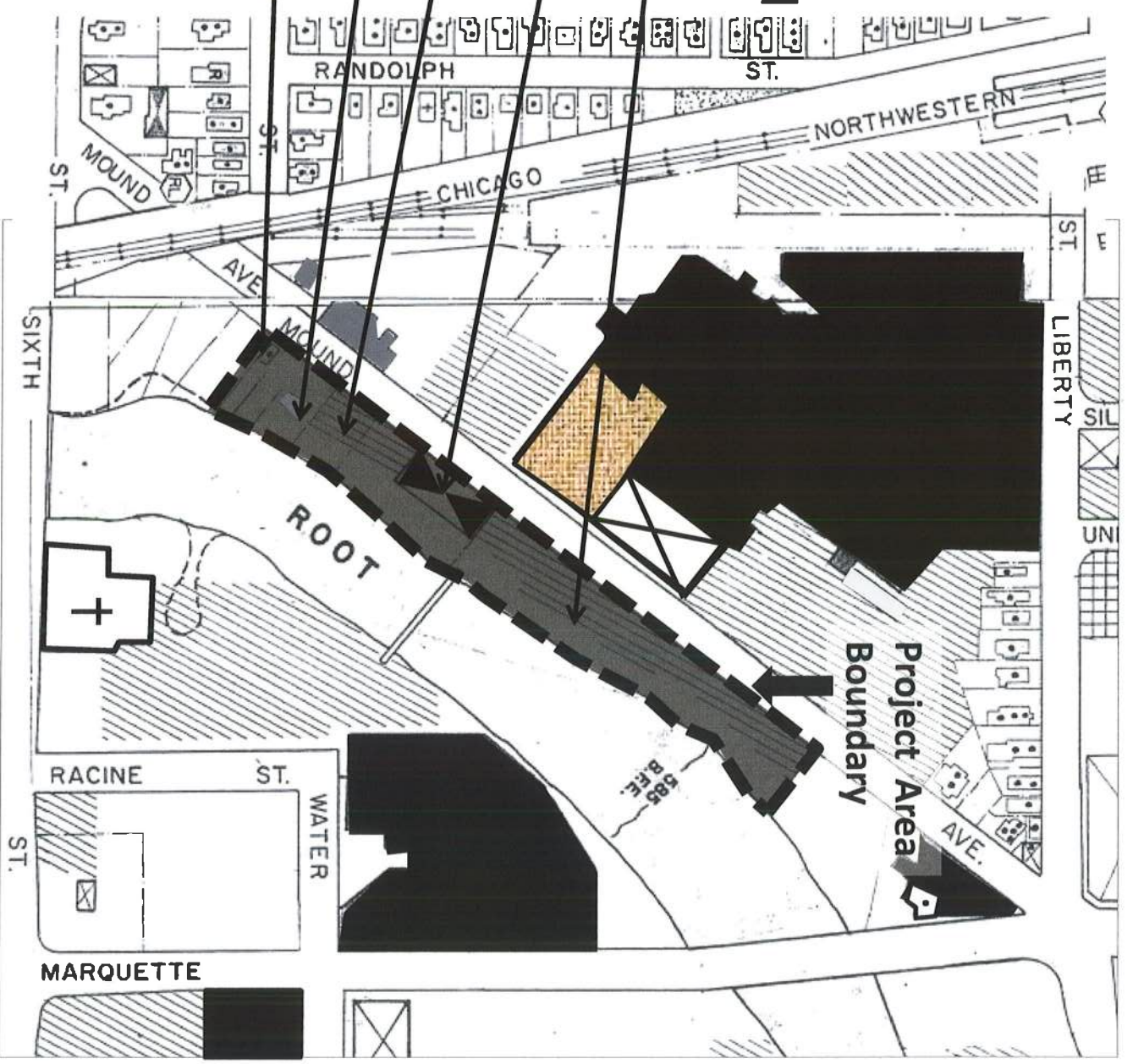


Exhibit 1
Redevelopment
Authority of the
City of Racine
Redevelopment
Plan
West Bluff
Recreation Area

Parcel ID	Owner Name	Property Address	Tax Parcel Number	Acquisition By
A	MOUND AVENUE ASSOC. LLC	1231 MOUND AVE	276000003142000	Redevelopment Authority or City
B	HARGRAVE. CLARENCE + GRETA REV	1251 MOUND AVE	276000003162000	Redevelopment Authority or City
C	HARGRAVE. CLARENCE + GRETA REV	1269 MOUND AVE	276000003166000	Redevelopment Authority or City
D	PHILLIPS, RONNIE A +	1281 MOUND AVE	276000003167000	Redevelopment Authority or City
E	KIRKSEY, JEROME + LISA	1287 MOUND AVE	276000003171000	Redevelopment Authority or City

Parcels ID's are as identified on Map 6. Land Acquisition