

Redevelopment Plan for Regency Mall and High Ridge Center Properties

Area Encompassed by City of Racine
Tax Increment District #30

Community Development Authority
of the
City of Racine



Prepared by the Department of City Development

Racine, Wisconsin

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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. Plan Objectives

This redevelopment plan will assist the development of new housing and commercial development in the Regency Mall and High Ridge Center areas generally at the intersection of State Highway 11 (Durand Avenue) and State Highway 31 (South Green Bay Road). The plan seeks to create an environment in which the properties in this area will be redeveloped into a mixed use commercial-residential area, and lead to increased property values through development of the highest and best uses of the available land. The City’s participation will be funded through a tax incremental district (TID) created pursuant to Wisconsin Statutes section 66.1105. The project plan for TID 30 is included in this redevelopment plan as Exhibit A.

The detailed objectives of this plan are:

- a) Strengthen the economic vitality of Racine’s southwest commercial corridor by building new residential properties which will serve as additional customer base for the commercial businesses of the area.
- b) Intensify the activity of the area with more vehicular and foot traffic to the redevelopment area properties.
- c) Incentivize the development of vast parking areas which are no longer necessary or required for successful mixed use development.

- d) Provide public improvements that are not feasible without the provision for TID funds.
- e) Eliminate obsolete conditions, restrictions, agreements, blighting influences, and environmental deficiencies which impeded from development and detract from the functions, appearance, and economic well-being of this area of the City.
- f) Create employment opportunities, modern retail space, and improve the housing stock of the City as a result of the implementation of this redevelopment plan.

2. Proposed Renewal Actions

To accomplish the objectives of this plan, the Community Development Authority may exercise powers provided under Wisconsin Statutes section 66.1333. Actions that may be necessary are:

- a) Acquisition of real and personal property necessary to assemble development parcels.
- b) Removal of buildings and other improvements to provide cleared sites for redevelopment.
- c) Removal of public and private: easements, agreements, and other restrictions which hinder or preclude the redevelopment of the area.
- d) Elimination of blighting influences and remediation of environmental contamination.
- e) 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.

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.

3. 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.

4. Private Owner Obligation

The following conditions will apply to all private properties:

- a) Creation of and implementation of all storm water management plans and their implementation.

- 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 City of Racine development requirements and processes.

5. Authority's Obligation to Private Owners

The Authority will furnish private owners utilizing TID funds with an appropriate certificate upon the satisfactory completion of building or construction projects as agreed to through a development agreement.

6. 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 Wisconsin Statutes section 66.1333(6)(e). It shall continue in full force and effect until such time as TID 30 has been officially terminated pursuant to the provisions of Wisconsin Statutes sections 66.1105(7) and (8).

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:

Appropriate land use: Any redevelopment which increases potential customers to stores through additional commercial spaces or additional dwelling units is would be consistent with the current zoning on the property as well as the City's land use plan.

Public Improvements: The City will consider assistance with private infrastructure which is for the benefit of those utilizing this property for a residence or shopping opportunity. There is a positive correlation between the built environment for (visible to pedestrians and those viewing the outside of a development) and property values. If determined that public assistance on the built environment would increase the value of the property, City assistance may occur as improvements to the property are made.

3. Statement of Project Area Boundaries

The boundaries of the project area are coterminous with the boundaries of TID 30, shown on page 7 of Exhibit A. The legal description is:

Those lands being located in the Northwest $\frac{1}{4}$, Southwest $\frac{1}{4}$ and Southeast $\frac{1}{4}$ of Sec. 24, Township 3 North, Range 22 East, in the City of Racine, Wisconsin, more particularly described as follows: Beginning at a point being the intersection of the Southern right-of-way of Twenty-First Street and the Eastern right-of-way line of Green Bay Road (S.T.H. 31), proceed Southwesterly 2,720 feet (MOL) along said the Eastern right-of-way line of Green Bay Road (S.T.H. 31) to a point being the intersection of the Eastern right-of-way line of Green Bay Road (S.T.H. 31) and the Northern right-of-way line of Durand Avenue (S.T.H. 11), then proceed Easterly 3,230 feet (MOL) along said Northern right-of-way line of Durand Avenue (S.T.H. 11) to a point being the intersection of the Northern right-of-way line of Durand Avenue (S.T.H. 11) and the Western right-of-way line of Roosevelt Avenue, then proceed Northerly 1,375.44 feet to a point being the Northeastern corner of Lot 5 of the Regency Mall plat, then proceed Westerly 1,068.71 feet to a point being 54 feet (MOL) West of the North-South $\frac{1}{4}$ section line of Sec. 24 T.3N. R.22E. and 80 feet (MOL) North of the East-West $\frac{1}{4}$ $\frac{1}{4}$ line of the SW $\frac{1}{4}$ of Sec. 24 T.3N. R.22E., along a line parallel (MOL) to the East-West $\frac{1}{4}$ $\frac{1}{4}$ line of the SW $\frac{1}{4}$ of Sec. 24 T.3N. R.22E., then proceed North 100 feet along a line parallel (MOL) to the said North-South $\frac{1}{4}$ section line to a point, then proceed Westerly 500 feet along a line parallel to the East-West $\frac{1}{4}$ $\frac{1}{4}$ line of the SW $\frac{1}{4}$ of Sec. 24 T.3N. R.22E. to a point, then proceed North 273 feet along a line parallel (MOL) to the said North-South $\frac{1}{4}$ section line to a point, then proceed Westerly 328 feet along a line parallel to the East-West $\frac{1}{4}$ $\frac{1}{4}$ line of the SW $\frac{1}{4}$ of Sec. 24 T.3N. R.22E. to a point, then proceed North 610 feet (MOL) then Westerly 171 feet (MOL) then Northerly 402 feet (MOL) to a point on the southern right-of-way line of Twenty-First Street, then Westerly 520 feet back to a point being the point of beginning: 122.31 acres.

4. Map of Existing Uses and Conditions of Real Property

Existing uses are shown on Page 9 of Exhibit A.

5. Land Use Plan of Proposed Uses

Proposed uses are shown on Page 22 of Exhibit A.

6. Standards of Population Density

Population density of this area is provided by the City of Racine code of ordinances per the applicable zone district(s) which are present on this lot. This plan does not recommend density which would exceed the current zoning requirements.

7. Land Coverage and Building Density

These objectives will be achieved through 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 present and potential equalized value for property tax purposes is illustrated in Exhibit A, specifically Section 5 on page 14.

9. Statement of Proposed changes in Zoning or Building Codes

No changes in the zoning or building code are contemplated by this plan.

10. Statement of Required Site Improvements and additional Public Facilities

All utilities are currently present on the site and if upgrades are necessary to serve potential future development, City Assistance would be considered as the need arises.

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

At this time, there are no legal dwelling units or living quarters on the properties within the plan area. Relocation of families is not necessary for this plan to be implemented.

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.