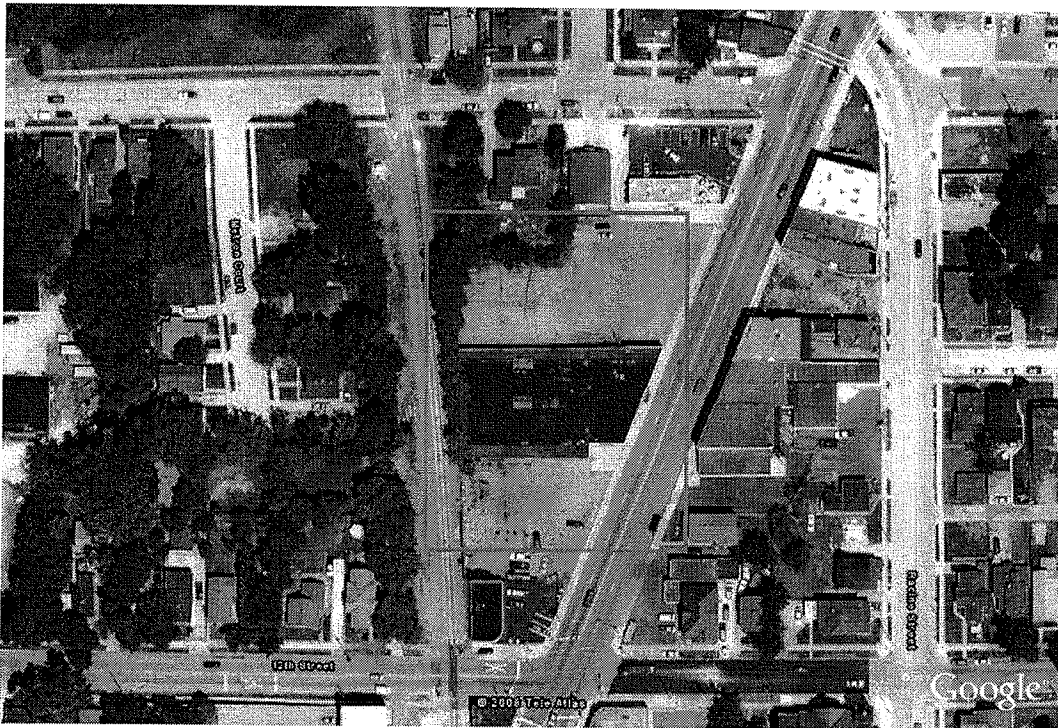


Uptown Development Opportunity



Racine, Wisconsin

A Request for Proposals

The City of Racine Redevelopment Authority is inviting proposals for new development within the parcels of 1152 Washington Avenue, 1130 Washington Avenue, 1128 Washington Avenue, 1116 Washington Avenue and 1309 11th Street.

BACKGROUND

In December 2007, the City of Racine, through its Redevelopment Authority (RDA), acquired the five properties at 1152 Washington Avenue, 1130 Washington Avenue, 1128 Washington Avenue, 1116 Washington Avenue and 1309 11th Street (collectively referred to as 1130 Washington Avenue or “the properties”). The RDA is now offering the properties for redevelopment.

GENERAL OVERVIEW OF COMMUNITY

The City of Racine (“City”), with a population of 80,806 (2004) is favorably located, positioned between the IH-94 and shores of Lake Michigan. The City is served by State Trunk Highways 11, 20, 31, 32 and 38. Additional information is available with the community’s Economic Profile document (Attachment #1).

GENERAL DESCRIPTION OF SITE

The site is located along Washington Avenue (STH 20), between 11th and 12th Streets.

The parcels are just south of Racine’s Downtown and just north of the “Create Uptown Racine Arts District.” “Create Uptown Racine” is dedicated to bringing new life to the historic Uptown business district and enriching all of Racine.

The area surrounding the business district is residential, commercial and industrial. The business district is within a short distance to several of Racine County’s largest employers such as SC Johnson & Son and Twin Disc.

LAND VALUE

The five properties had a previous total assessed value (land only) of \$68,700.

LOT SIZES

The five parcels (1152 Washington Avenue, 1130 Washington Avenue, 1128 Washington Avenue, 1116 Washington Avenue and 1309 11th Street) total approximately 58,530 square feet (gross size), with more than 358 feet of frontage on Washington Avenue.

A survey of the properties (proposed certified survey map) is Attachment #2 to this RFP.

PROJECTED AVAILABILITY

The RDA property acquisition process is complete.

Land conveyance, from the RDA to the Developer, must occur before September 30, 2009.

UPTOWN REVITALIZATION PLAN

In 2005, the City of Racine and the Uptown Improvement Organization contracted with a planning firm to complete a revitalization plan for the Uptown area. The plan sought to provide a framework for revitalization offering general guidelines to maintain and enhance the neighborhood character and

quality of life. The full *Uptown Improvement Plan* can be viewed on the Department of City Development web page. Go to: www.cityofracine.org/Depts/development/.

ENVIRONMENTAL AND SUBSOIL CONDITIONS

The site was occupied by a former automobile dealership, which has been demolished by the RDA.

The RDA environmental consultant has reviewed the properties and obtained available records from the Wisconsin Department of Natural Resources (WDNR). Prior to transfer of the properties, appropriate soil investigations will be completed and documentation of existing conditions will be provided to the developer by the RDA.

All environmental data and geotechnical analysis in the RDA's possession are available upon request.

ZONING, REGULATIONS AND DESIGN REVIEW

The properties are zoned B-3 "General Commercial District" (Section 114-486, et seq., Racine Code of Ordinances), a district that provides for a wide range of uses and structure sizes. The B-3 district permitted uses include retail and office uses.

The Racine Code of Ordinances is available on-line at the City's web site, www.cityofracine.org, click on "Municipal Codes" icon.

The area is also located in the Uptown Development Review Overlay District. The design of the redevelopment will be reviewed by a design review committee against the criteria adopted for the district.

Preferred Uses

A high quality traditional urban commercial development.

Prohibited Uses

The following uses will be prohibited by deed restriction recorded on the properties:

- Tattoo parlors
- Shops selling used and second-hand goods, including clothing, but antique stores, selling goods at least 50 years old, are allowed
- Pay day loan establishments and other "convenient cash" businesses
- Rent-to-own stores
- Fire arms dealers
- Taverns
- Shops in which 50% or more of the retail floor area is used for retail sale of alcoholic beverages
- Shops in which 50% or more of the retail floor area is used for retail sale of tobacco products or smoking accessories.

TRAFFIC COUNTS

The Wisconsin Highway Traffic Volume Data (published 5/03) reflects an annual traffic count of 10,000 northbound and 9,700 southbound on Washington Avenue.

REQUIRED CONTENT OF PROPOSAL

Proposals should be organized in a manner that allows for complete review of each of the following elements. Conciseness in the descriptions will be favorably regarded. If you consider any part of the proposal as proprietary information and wish it to be kept confidential, please specifically identify.

Please submit 10 copies of your Proposal.

A. Developer Experience

Include a narrative description of the developer's background and qualifications, including examples of past projects, statements of financial condition of developer, and list of references.

B. Schedule and Costs

- 1) Include: estimated market value of development both upon completion of construction and when fully leased (note: assumed completion date of construction is 1/1/10; if your projections exceed this timeline, provide alternative dates).
- 2) Project schedule to include time estimates for the following:
 - market analysis (if available, provide with your proposal);
 - site plan preparation;
 - financing application/approval
 - lease-up schedule;
 - building construction – to include foundation and underground work, exterior of structure(s), interior of structure(s), occupancy and landscaping;
 - operating pro forma.

If the project is to be phased, this information should be provided for each phase, and the part of the property developed in each phase should be identified.

- 3) Cost estimates, both hard and soft cost estimates, including building contractors, architectural, legal and other related professional fees.

C. Site Development and Composition

Submitted materials must include conceptual site plan(s), which depict setbacks, open spaces, parking, landscaped areas, service walks, trash collection points, estimated square footage of structures, and, if a mixed-use development, square footage by types of use. Also include sign type and location for all buildings. Finally, include typical floor plans for the development, as well as preliminary building elevation plans that include sufficient detail on proposed façade materials.

D. Related Documentation

- 1) A purchase price of less than \$69,500 will not be accepted.
- 2) Special assistance needed to complete project, if any, such as anticipated zoning modifications, use of public financing, etc.
- 3) Explanation of any proposed exceptions or deviations from the conditions in this Request for Proposal document.

PROPOSED EVALUATION PROCESS & CRITERIA

The successful developer must be available to meet with the RDA to discuss the conceptual plan. The developer and/or developer's staff attending the RDA meeting should be persons with first hand knowledge of the development project.

Evaluation of competing Proposals will be completed within closed session(s) of the RDA under Wis. Stat. 1985 (1)(e). Upon completion of the evaluation process, an award will follow in open session that may be attended by members of the Uptown Improvement Organization, the Uptown BID Board, Plan Commission or Common Council.

Primary consideration will be given to the following:

- Architectural design and compatibility with surrounding development;
- Quality of construction;
- Consistency with the objectives of this Request for Proposal;
- Proposed purchase price;
- Financial ability of developer, including project pro forma;
- Experience in other similar projects;
- Qualifications and property management record of developer.

Selection of the developer will be strongly influenced by the qualifications and experience of the developer. Additionally, the RDA seeks a development proposal that will enhance the area, acting as a catalyst for further redevelopment in the area.

Proposals will be evaluated for consistency with the Uptown Improvement Plan. The proposed development shall take into consideration and conform to all federal, state and local building codes and/or regulations.

The RDA will provide the successful developer with an exclusive option on the properties, not to exceed six months in length, for the purpose of completing detailed design and engineering, obtaining financing, obtaining any regulatory approvals, and completing other due diligence investigations.

During the option period, the RDA and the successful developer shall complete preparation of a Development Agreement describing all the terms and conditions necessary for the transfer of property.

GENERAL CONDITIONS

- 1) The RDA reserves the right to accept or reject any or all proposals, to select that proposal that best meets its needs, and to informally negotiate certain points of the final agreement with a qualified developer.

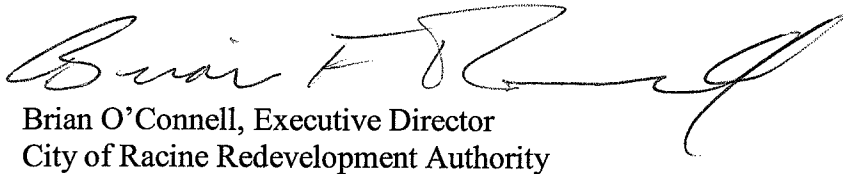
- 2) The RDA is not liable for any costs incurred by the responding firms in replying to this request for proposal.
- 3) All proposals become the property of the RDA.

Ten (10) copies of your Proposal should be submitted to:

Kristin Niemiec, Community Development Manager
Racine County Economic Development Corporation
2320 Renaissance Boulevard
Sturtevant, WI 53177

All questions should be directed to Kristin Niemiec at 262/898-7404 or by email at kniemiec@racinecountyedc.org. All ten (10) copies of the Proposals must be received by Friday, April 3, 2009 no later than 4:00 p.m. and shall indicate on the sealed envelope "Development Proposal – Uptown".

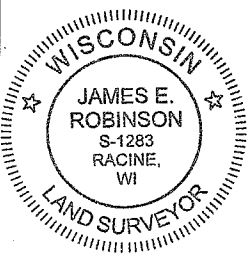
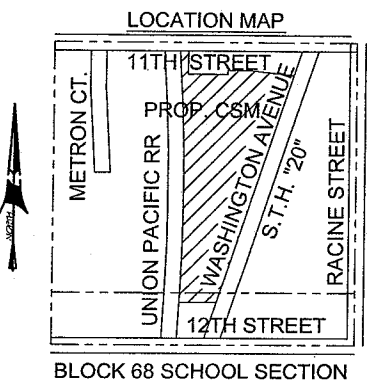
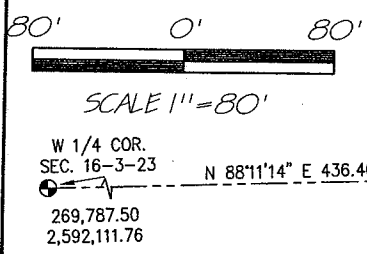
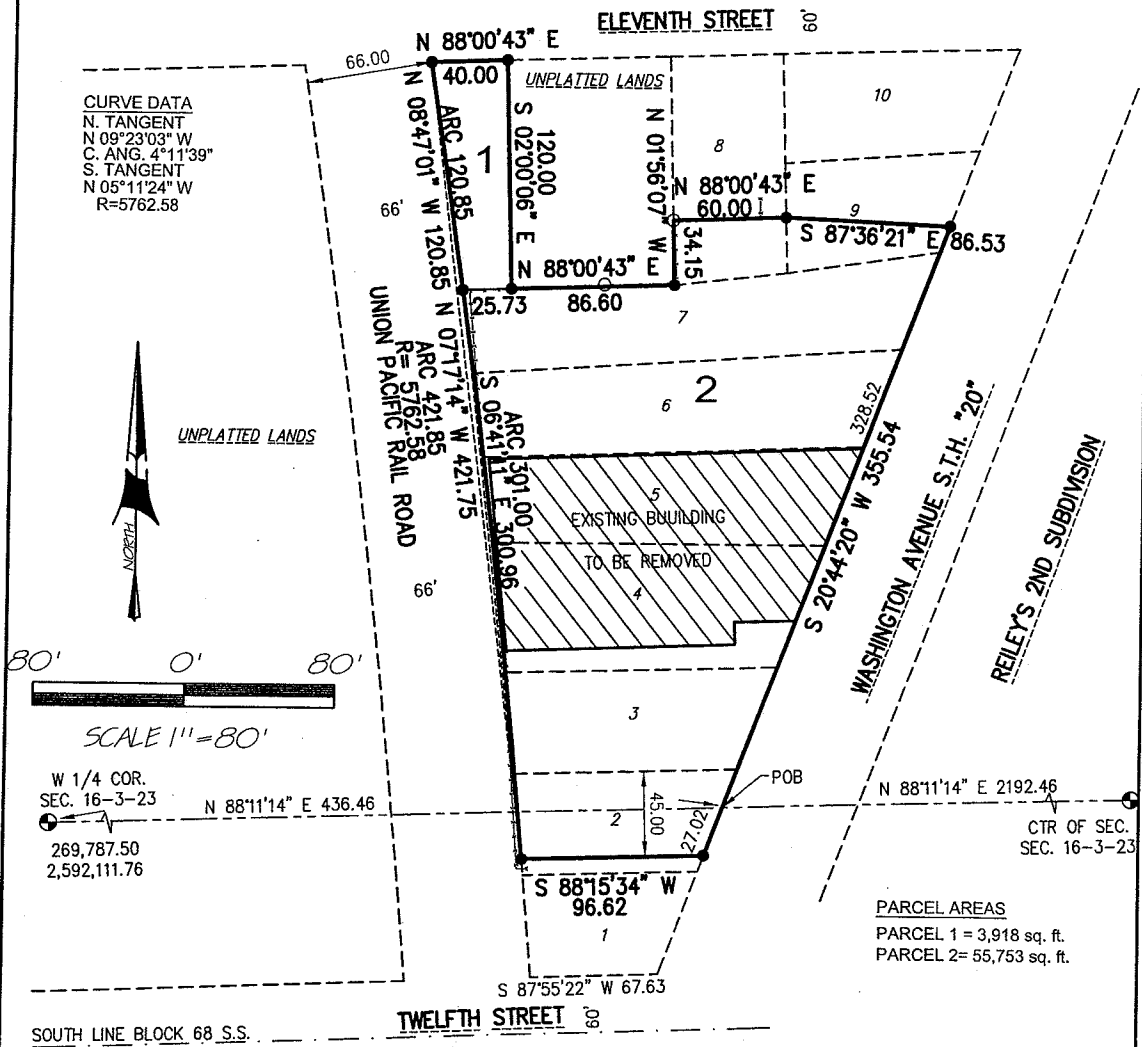
Sincerely,



Brian O'Connell, Executive Director
City of Racine Redevelopment Authority

CERTIFIED SURVEY MAP NO. _____

THE NORTH 45 FEET OF LOT 2, ALL OF LOTS 3 THROUGH 7 AND PART OF LOTS 8 AND 9 DEARSLY'S SUBDIVISION AND PART OF BLOCK 68 OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 23 EAST, AS RETURNED BY THE APPRAISERS OF SCHOOL AND UNIVERSITY LANDS TO THE OFFICE OF THE SECRETARY OF STATE OF THE STATE OF WISCONSIN AND BEING IN THE CITY OF RACINE, RACINE COUNTY, WISCONSIN.



NOTES:
 REDEVELOPMENT AUTHORITY OF THE CITY OF RACINE
 730 WASHINGTON AVENUE, RACINE, WI. 53403

SURVEYOR: NIELSEN MADSEN & BARBER, S.C.
 1339 WASHINGTON AVENUE, RACINE, WI 53403

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927. THE SOUTH LINE OF THE NW 1/4 OF SECTION 16-3-23 IS ASSUMED TO BEAR N 88°11'14" E.

- LEGEND:**
- 1" O.D. IRON PIPE FOUND
 - 1.315" O.D. x 18" IP - 1.68LBS/LIN FT. SET
 - ⊙ P.K. NAIL SET IN ASPHALT
 - ⊙ 6" CONC. MON. W / BRASS CAP FOUND

Date: MAY 12, 2008
 This Instrument was drafted by James E. Robinson
 2008067.DWG

James E. Robinson

ECONOMIC PROFILE

City of Racine, WI

POPULATION

| <u>Year</u> | <u>Number</u> | <u>Percent Change</u> |
|-------------|---------------|-----------------------|
| 1980 | 85,725 | -- |
| 1990 | 84,298 | -1.7 |
| 2000 | 81,855 | -2.9 |
| 2004 (est.) | 80,806 | -1.3 |

Source: U.S. Bureau of the Census, Wisconsin Department of Administration and SEWRPC.

HOUSING

| <u>Year</u> | <u>Total Households</u> | <u>Percent Change</u> |
|-------------|-------------------------|-----------------------|
| 1980 | 31,744 | -- |
| 1990 | 31,785 | 0.1 |
| 2000 | 31,449 | -1.1 |

Unit Information: 2000

| | |
|----------------------|----------|
| Total Units..... | 33,414 |
| Owner Occupied..... | 18,972 |
| Median Value..... | \$83,600 |
| Renter Occupied..... | 12,477 |
| Median Rent..... | \$520 |
| Vacancy Rate..... | 7.2% |

Units Authorized by Building Permits: 2003

| | |
|------------------|-----|
| Total Units..... | 132 |
|------------------|-----|

Source: U.S. Bureau of the Census and SEWRPC.

INCOME

2002 Per Capital Personal Income

| | |
|------------------------------------|----------|
| Racine County..... | \$30,331 |
| Southeastern Wisconsin Region..... | 34,014 |
| Wisconsin..... | 30,050 |

Source: U.S. Bureau of Economic Analysis and SEWRPC.

TAXES

Local Property Taxes

- Assessment Ratio: 0.969398279 (2004)
- Net Rate/\$1,000: \$24.98 (2003)
- Aggregate Full Equalized Value: \$3,052,447,000 (2003)

Source: Wisconsin Department of Revenue and City of Racine.

TRANSPORTATION

Highways

- Interstate Highway 94/United States Highway 41 located eight miles west
- State Trunk Highways 11, 20, 31, 32, and 38

Public Transit

- The City of Racine operates the Belle Urban System, which provides bus service on local routes in Racine and surrounding communities.
- Transit service for the elderly and persons with disabilities provided through a program administered by the Racine County Human Services Department
- Wisconsin Coach Lines, Inc. provides commuter bus service in the Milwaukee-Racine-Kenosha travel corridor

Railway Service

- Rail passenger service provided by Amtrak at nearby Sturtevant station
- Union Pacific Railroad

Water Transportation Facilities

- Port of Milwaukee located 30 miles north

Trucking

- 86 trucking establishments located in Racine County

Air Service

- John H. Batten Field
- Milwaukee's General Mitchell International Airport, located 24 miles north
- Chicago's O'Hare International Airport, located 60 miles south

GOVERNMENT SERVICES

The City of Racine has a mayor/city council form of government.

Police and Fire

Police Department: 205 sworn personnel and 62 civilian personnel

Fire Department: 168 full time personnel

Other

The City provides standard services such as health services, stormwater drainage, street maintenance, snow removal, mercury and sodium vapor street lighting, a park system, recreational programs, and a parking system.

LABOR AND WAGES

RACINE COUNTY AVERAGE EMPLOYMENT: 2004

| <u>Employment by Industry</u> | <u>Number of Persons Employed</u> | <u>Percent of Persons Employed</u> |
|---|-----------------------------------|------------------------------------|
| Construction..... | 3,915 | 5.2 |
| Education and Health..... | 14,752 | 19.4 |
| Financial Activities..... | 2,448 | 3.2 |
| Information..... | Suppressed | Suppressed |
| Leisure and Hospitality..... | 6,647 | 8.8 |
| Manufacturing..... | 19,013 | 25.1 |
| Natural Resources..... | 380 | 0.5 |
| Other Services..... | 2,385 | 3.1 |
| Professional and Business Services..... | 6,226 | 8.2 |
| Public Administration..... | 4,178 | 5.5 |
| Trade, Transportation, and Utilities..... | 15,259 | 20.2 |
| Not Assigned..... | Suppressed | Suppressed |
| Total..... | 75,879* | 100.0* |

*The total does not equal the sum of the individual categories due to data suppression.

Note: Table revised July 2005.

Source: Wisconsin Department of Workforce Development, Office of Economic Advisors (Quarterly Census of Employment and Wages) and SEWRPC.

MEDIAN HOURLY WAGES FOR SELECTED OCCUPATIONS: 2003

Wage and employment estimates categorized by occupation can be found by following the link for the OEA Wage Survey located below.

Racine County OEA Wage Survey
http://www.sewrpc.org/economicprofiles/racine_co

INDUSTRIAL SITES

Industrial Parks (December 2004)

| <u>Name</u> | <u>Total Acres</u> | <u>Available Acres</u> |
|----------------------------------|--------------------|------------------------|
| Fred M. Young Industrial Park | 49 | 0 |
| Huck Industrial Park | 47 | 0 |
| Wright-Wieczorek Industrial Park | 122 | 0 |
| Stephen F. Olsen Industrial Park | 112 | 3.3 |

Contact Person: For the first three sites:
 Mr. Gordon Kacala, Executive Director
 Racine County Economic Development Corporation
 Telephone: (262) 898-7400

For the last site:
 Mr. Joe Heck
 City of Racine City Development Office
 Telephone: (262) 636-9151

Source: Racine County Economic Development Corporation and SEWRPC.

SOUTHEAST WISCONSIN PROJECTED EMPLOYMENT: 2002 – 2012*

Employment projections categorized by occupational groups can be found by following the link of the employment projection report located below.

Southeast Wisconsin
 OEA Employment Projection Report
http://www.sewrpc.org/economicprofiles/racine_co

*Southeast Wisconsin Includes: Kenosha, Racine, and Walworth Counties.

CITY OF RACINE CIVILIAN LABOR FORCE: MARCH: 2004

| | |
|--------------------------------------|--------|
| Total Civilian Labor Force..... | 38,108 |
| Employed Civilian Labor Force..... | 33,517 |
| Unemployed Civilian Labor Force..... | 4,591 |

HEALTH

Racine County communities are served by a complete range of health facilities and health care professionals. Four hospitals provide expert care to county residents including: St. Luke's Hospital, and St. Mary's Medical Center, Racine, and Memorial Hospital, Burlington. Also, over 200 clinics provide a variety of health services for area communities.

FINANCIAL

| | |
|---------------------------|----------------|
| Associated Bank | (262) 632-8869 |
| Bank of Elmwood | (262) 554-5321 |
| Bank One-Racine | (262) 681-4265 |
| Community State Bank | (262) 886-2600 |
| Co-Operative Credit Union | (262) 639-7310 |
| Educators Credit Union | (262) 886-5900 |
| First Financial Bank | (262) 632-8869 |
| U S Bank | (262) 637-4481 |
| Guaranty Bank | (262) 554-6030 |
| Horizon Credit Union | (262) 633-5302 |
| Johnson Bank | (262) 639-6010 |
| M&I Bank-Racine | (262) 638-6200 |
| North Shore Bank | (262) 554-1232 |
| TCF National Bank | (262) 681-8452 |
| Wells Fargo Bank | (262) 637-4401 |

MAJOR PRIVATE SECTOR EMPLOYERS

MANUFACTURING

Machinery, Except Electrical

CNH Global N.V.

Merit Gear Corporation
R & B Grinding Company, Inc.
Racine Federated, Inc.
Racine Industries, Inc.
E.C. Styberg
Engineering Company, Inc.
Twin Disc, Inc.
Versa Technologies, Inc.
Von Schrader Company
Wisconsin Pattern Company

Printing and Publishing

Burlington Graphic Systems
Color Arts, Inc.
Lee Enterprises, Inc.
Printing Developments, Inc.

Rubber and Miscellaneous

Plastic Products

American Roller Company
Circon Surgitek
Dynaseal Inc.
General Converters & Assemblers
Moxness Products, Inc.

Primary Metal Industries

Lindberg Heat Treating Co.
Harris Metals Division

Paper and Allied Products

Great Northern Corporation

Fabricated Metal Products

A & E Manufacturing Company
Accu-Bend, Inc.
Advance Mechanical Contractors, Inc.
Kastar Inc., Division of A & E Manufacturing
Modine Mfg. Company
Pioneer Products, Inc.
Racine Plating Company
Thermal Transfer Products, Ltd.
United Mechanical, Inc.

Electrical and Electronics

AMETEK, Inc.
API Gettys Corporation
In Sink-Erator, Division of Emerson Electric Co.
Lake Electric Motors, Inc.
Motor Specialty, Inc.
Multi Products Company, Inc.

Instruments and Related Products

Johnson Controls, Inc.
Professional Positioners Inc.

Transportation Equipment

Young Radiator Company

Chemicals and Allied

Products

S.C. Johnson & Son, Inc.
KAO, Inc.

EDUCATION

The City of Racine is served by the Racine Unified School District.

Public High School Graduates: 2003

| | |
|------------------------------|-------|
| Total Graduates..... | 1,191 |
| Average Graduation Rate..... | 75.7% |

Standardized Test Results: 2004

Based upon the mean scores reported in the nation, Wisconsin students scored the highest in the nation on the American College Test (ACT).

2003 Average ACT Scores

| | |
|-------------------------------------|------|
| Racine Unified School District..... | 21.9 |
| Racine County..... | 21.8 |
| Wisconsin..... | 22.1 |
| United States..... | 20.8 |

Source: Wisconsin Department of Public Instruction and SEWRPC.

Libraries: City of Racine Public Library

The following post-secondary educational facilities are located within, or in close proximity to, Racine County:

Colleges and Universities

Alverno College, Milwaukee
Cardinal Stritch College, Glendale
Carroll College, Waukesha
Carthage College, Kenosha
Columbia College of Nursing, Milwaukee
Concordia University, Mequon
Marquette University, Milwaukee
Medical College of Wisconsin, Wauwatosa
Milwaukee Institute of Art and Design, Milwaukee
Milwaukee School of Engineering, Milwaukee
Mount Mary College, Milwaukee
University of Wisconsin-Milwaukee, Milwaukee
University of Wisconsin-Parkside, Kenosha County
Wisconsin Lutheran College, Wauwatosa

Technical and Vocational Schools

Gateway Technical College, City of Racine campus

SERVICES

Health

All Saints Healthcare System, Inc.
INTERIM HealthCare
Lincoln Lutheran of Racine
Memorial Hospital Corporation
Racine Medical Clinic
Racine Community Care Cntr.
St. Mary's Medical Center
St. Luke's Memorial Hosp., Inc.

Business

The Connolly Group, Inc.
Kelly Services, Inc.
Manpower International, Inc.
Olsten Staffing Services
QPS Staffing Services, Inc.
Warren Industries, Inc.

MEDIA

Local Newspapers

- The Racine Journal-Times, Daily

Source: Classified Directory of Wisconsin Manufacturers, Wisconsin Business Service Directory, City of Racine, and SEWRPC.

UTILITIES

Electric Power

- We Energies
Service Information: 1-800-242-9137

Telephone

- Ameritech, Inc.
Business Service Information:
In State: 1-800-660-3000
Out of State: 1-800-447-7738

Natural Gas

- We Energies
Service Information: 1-800-242-9137
Gas Emergency: 1-800-236-9874

Solid Waste

- The City of Racine provides refuse collection for residential uses of up to four units and for on-street commercial uses. Other commercial and industrial users contract with private collectors for their services.

Water

- The City of Racine Water Department:
Water and Wastewater Utility Office
Pumping Capacity:
68 million gallons/day
Average Daily Consumption:
21 million gallons/day
Rate Information: (262) 636-9181

Sanitary Sewerage

- The City of Racine Sewage Treatment Plant
Water and Wastewater Utility Office
Average Annual Hydraulic Loading:
28 million gallons per day
Average Hydraulic Design Capacity:
30 million gallons per day
Rate Information: (262) 636-9181

LOCAL CONTACTS

For industrial, commercial, or business information about the City of Racine, contact:

- Director of City Development
City of Racine
730 Washington Avenue
Racine, Wisconsin 53406
Telephone: (262) 636-9151
Facsimile: (262) 636-9329
- Executive Director
Racine County Economic Development Corporation
2320 Renaissance Boulevard
Sturtevant, WI 53177
Telephone: (262) 898-7400
Facsimile: (262) 898-7401
- Planning and Development Director
Racine County Planning and Development
Department
14200 Washington Avenue
Sturtevant, Wisconsin 53177
Telephone: (262) 886-8470
Facsimile: (262) 886-8488
- Racine Area Manufacturers & Commerce
300 5th Street
Racine, Wisconsin 53403
Telephone: (262) 634-1931
- Community Development Manager
We Energies
231 W. Michigan Street
Milwaukee, WI 53203
Telephone: (414) 221-3018
Facsimile: (414) 221-3853
- Southeastern Wisconsin Regional Planning
Commission
P.O. Box 1607
Waukesha, Wisconsin 53187-1607
Telephone: (262) 547-6721
Facsimile: (262) 547-1103



This profile is one in a series of regional, county, and community profiles prepared by the Southeastern Wisconsin Regional Planning Commission in cooperation with the Regional Economic Partnership as a community service.

City of Racine

