



**Uptown**  
**Business Improvement District**  
**Operating Plan**  
**2021**

# Uptown Business Improvement District Operating Plan - 2021

## Table of Contents

I.	Preface	Page 3
II.	Development Plan	Page 4-8
	A. Plan of Action	
	B. Benefits	
	C. Budget	
	D. Powers	
	E. Relationship of Plan for the Orderly Development in the City	
III.	District Boundaries	Page 8
IV.	Organization	Page 8-11
	A. Operating Board	
	B. Amendments and Annual Review	
V.	Financing Method	Page 11
VI.	Method of Assessment	Page 11-13
	A. Parcels Assessed	
	B. Allocation of Assessments	
	C. Schedule of Assessments	
	D. Assessment Collection	
VII.	City Role	Page 13-14
VIII.	Required Statements	Page 14
IX.	Board Members	Page 14
X.	Severability and Expansion	Page 15
XI.	Appendices	
	A. BID Map	
	B. List of assessment and tax key numbers	
	C. Advisory Board	

## **I. PREFACE**

In 2007, the City of Racine received a petition from property owners in Uptown that requested the creation of a business improvement district for the purposes of redeveloping Uptown. On August 21, 2007, by Resolution 07-0315, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan (“Plan”) as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2020 has been prepared by the BID Board in compliance with state statutes that requires, “The board shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval.”

As used herein, “BID” shall refer to the business improvement district’s operating and governance mechanism, and “District” shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
2. Existing public funding sources used to help maintain and provide the District are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support the District development efforts. The BID

plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.

4. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Uptown, as outlined in the adopted "Uptown Improvement Plan." We are eager to continue and grow relationships with our neighboring group RRP who's common goal is improving the Uptown community. These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment in Uptown for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

## **II. DEVELOPMENT PLAN**

The following will be the BID Operating Plan for the Uptown Business Improvement District for 2021.

## **Plan Objectives**

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects in Uptown.

### **A. Plan of Action**

The BID shall carry out its objectives for 2021 by initiating the following activities:

1. Implementing an Uptown marketing plan to promote new development and increase the value of existing properties by:
  - a. Producing publicity and media coverage of the BID activities;
  - b. Enhance the viability of District marketing, promotional and special events and activities.
2. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
3. Promote safety and safety awareness initiatives through a partnership with the 16<sup>th</sup> Street Corridor Community Policing Office.
4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Comply with BID reporting, compilation and notice requirements.
6. Identify and implement any other opportunities to carry out the purposes of the BID plan.

### **B. Benefits**

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

- Assist property owners in attracting and retaining tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.

- The BID will play an active role in marketing the District to future businesses, residents and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Uptown property by encouraging building improvements and linking property owners to community development programs to develop and improve commercial properties. A vibrant Uptown will also attract interested buyers further driving up demand and property values.

### C. Budget

#### **2021 Uptown BID Budget**

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Revenue	(Special Assessments)	\$35,000
<b>Total Revenue</b>		<b>\$35,000</b>
Expenses		
Marketing/Promotions		\$12,000
Streetscape Maintenance		\$8,000
Security		\$2,000
Grants: Startup and Growth		\$15,000
	Uptown Business Permit Reimbursement	
	Maintenance & Repairs	
	Rent Assistance	
	Design Services	
	Signage	
	Lighting	
Administrative Management		\$1,000
		\$8,500
<b>Total Expenditures</b>		<b>\$46,500</b>

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line

item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and in a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

#### **D. Powers**

It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;
- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

#### **E. Relationship to Plans for Orderly Development in the City**

The creation of the BID is to facilitate development and redevelopment within the Uptown area which is consistent with the Uptown Improvement Plan as approved by the Racine Common Council in 2015. The BID would also promote the orderly development of the City in general and the Uptown area in particular.

### **III. DISTRICT BOUNDARIES**

The District boundaries begin at the intersection of Hilker Place and Tenth Street; run thence westerly on Tenth Street to Pearl Street; run thence southerly to Eleventh Street; run thence westerly on Eleventh Street to the railroad right of way; run thence southerly along the railroad right of way to Twelfth Street; run thence westerly on Twelfth Street to Lockwood Avenue; run thence southerly to Thirteenth Street; run thence westerly to South Memorial Drive; run thence southerly to Maiden Lane; run thence westerly to Valley Drive; run thence southerly to Phillips Avenue; run then easterly along the southern property lines of 1511 Phillips Avenue and 1711 Washington Avenue; then northerly along the alley way to the southern property line of 1709 Washington Avenue; run then easterly along the southern property lines of 1510 Packard Avenue, 1719 Washington Avenue and 1627 Washington Avenue to South Memorial Drive; run then southerly to Sixteenth Street; run thence easterly to Racine Street; run then northerly to Eleventh Street; run then easterly to Hilker Place; run then northerly to the beginning of this description, shown on the map attached as Appendix A. The area includes over 130 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix A.

#### **IV. ORGANIZATION**

##### **A. Operating Board**

The Mayor appoints members to the BID Board ("Board") with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.



The Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 9 members.
- 2) Composition – At least 4 members shall be owners of property within the District. 3 members shall be an owner of a business within the District. Twin Disc, Inc. shall have a permanent representative on the Board to be recommended by the Company. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman, each term ending on December 31<sup>st</sup>. The representative of Twin Disc, Inc. will have a permanent seat on the Board. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3 consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.
- 4) Compensation – None.
- 5) Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.

- 6) Recordkeeping – Files and records of the Board’s affairs shall be kept pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, treasurer and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

### **B. Amendments and Annual Review**

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the BID’s proposed annual Operating Plan.
4. The Mayor of the City of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members’ terms.

The BID will continue to review, revise (if necessary) and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein.

The BID Operating Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall

not be materially altered, except with the consent of the City of Racine Common Council.

## **V. FINANCING METHOD**

The proposed expenditures contained in Section II C above, will be financed from funds collected from the BID special assessment. It is estimated that \$35,000.00 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section II C.

## **VI. METHOD OF ASSESSMENT**

### **A. Parcels Assessed**

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

### **B. Allocation of Assessments**

Special assessments under this 2021 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is attached as Appendix B. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2020 except as otherwise identified. The 2020 BID assessments shown on Appendix B are allocated to each parcel based on its share of the District's total BID eligible property value. For example, a property with an assessed value of \$263,000 is 1.31821% of the total value in the District

and would have an assessment of \$462. (1.31821% of \$35,000.00). The allocation is based on a total assessed value for commercial property within the District of \$19,951,300 in 2020.

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

The final form of this 2021 Operating Plan has attached, as Appendix B, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

### **D. Assessment Collection**

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15<sup>th</sup> day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

Any BID assessment collected by the City before or after the Operating Plan year for which the assessments were made shall be delivered to the BID Board by the 15<sup>th</sup> of the month following the month during which such sums were collected and are to be used by the BID Board in the same manner as if received during the applicable Operating Plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Operating Plan year, as well as delinquent and late payment made after the Operating Plan year.

The BID Board shall prepare and make available to the public and the City Council's annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year. This report shall include an independent certified audit of the implementation of the Operating Plan, which shall be obtained by the City and which shall be paid for out of the BID budget.

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

## **VII. CITY ROLE**

The City of Racine is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the Business Improvement District and in implementation of the Operating Plan. In particular, the City will:

- A.** Encourage the County and State governments to support the activities of the District.
- B.** Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C.** Collect assessments, maintain the funds in a segregated account, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.

- D. Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E. Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F. Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

### **XIII. REQUIRED STATEMENTS**

The Business Improvement District law requires the Operating Plan to include several specific statements:

Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix B, as revised each year.

### **IX. BOARD MEMBERS**

On or before October 31 of each year, the BID Board shall submit to the Mayor recommendations for appointments to the BID Board for the following year.

## **X. SEVERABILITY AND EXPANSION**

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

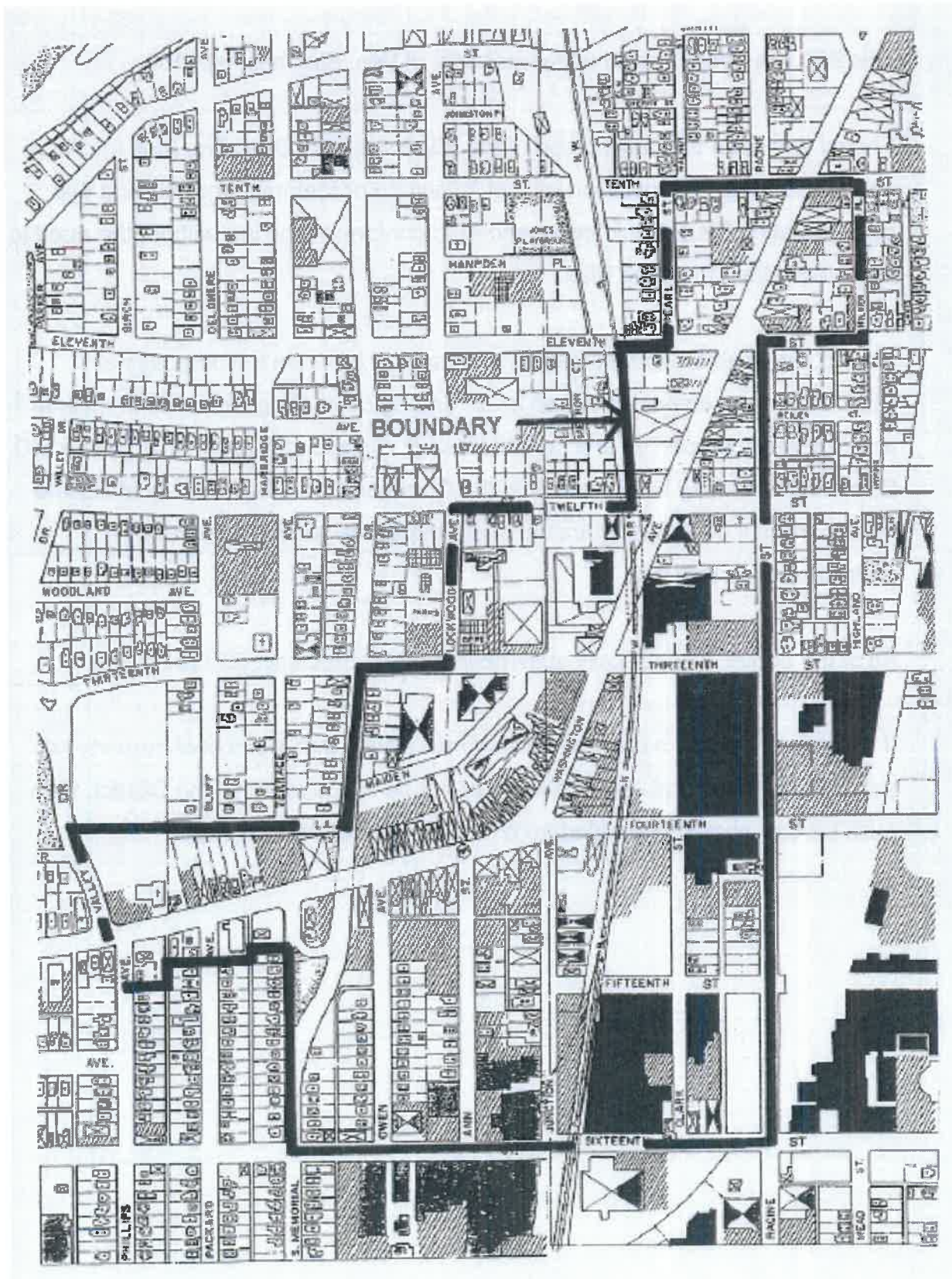
Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.

Appendix A





Appendix B	RECORD #	PARCEL #	PARCEL LOCAL	LEGAL DESCR	OWNER NAM	OWNER NAM	MAILING ADD	MAILING ADD	TIF	CITY ST ZIP	LAND	IMPROV	TOTAL	\$	ASSESSMENT
2020	1	3786000	1000 WASH	BLK 61 SCHO	617 LLC		5002 - 7TH AVE		16-19	KENOSHA WI	7,200	117,800	125,000	\$	219.28
	2	3787000	1006 WASH	BLK 61 SCHO	SHIELDS MICHAEL D		1850 13TH ST		16-19	RACINE WI	3,600	39,400	43,000	\$	75.43
	3	3796000	1058 WASH	BLK 61 SCHO	BRANTNER KENTON C		1060 WASHINGTON AVE		16-19	RACINE WI	5,900	0	5,900	\$	10.35
	4	3797000	1060 WASH	BLK 61 SCHO	BRANTNER KENTON C		1060-1/2 WASHINGTON A		16-19	RACINE WI	4,700	76,300	81,000	\$	142.10
	5	3822000	1045 WASH	BLK 62 SCHO	CARRENO ELISA M		1318 NIELDS CT		16-19	RACINE WI	25,600	138,400	164,000	\$	287.70
	6	3841001	1049 WASH	BLK 62 SCHO	CARRENO ELISA M		1318 NIELDS CT		16-19	RACINE WI	2,100	4,400	6,500	\$	11.40
	7	3849000	1007 WASH	MEINZER + D	JOJO REAL ESTATE INVEST		1200 VILLA ST		16-19	RACINE WI	21,700	278,300	300,000	\$	526.28
	8	3850000	1015 WASH	MEINZER + D	JAGS GROUP LLC		18120 PRAIRIE FALCON LN		16-19	BROOKFIELD	27,600	235,400	263,000	\$	461.37
	9	8443000	1415 WASH	BLK 2 HERRI	SAVIN PROPERTIES LLC		1421 WASHINGTON AVE		16-19	RACINE WI	42,900	333,100	376,000	\$	659.61
	10	8444000	1425 ANN S	BLK 2 HERRI	SAVIN PROPERTIES LLC		1421 WASHINGTON AVE		16-19	RACINE WI	7,600	0	7,600	\$	13.33
	11	8446000	1430 JUNCT	BLK 2 HERRI	GARZA EDUARDO O		3209 WHEELLOCK DR		16-19	RACINE WI	9,600	92,400	102,000	\$	178.94
	12	8449000	1436 JUNCT	BLK 2 HERRI	LARSON RANDALL L		2320 WESTWOOD DR		16-19	RACINE WI	9,600	102,400	112,000	\$	196.48
	13	8450000	1440 JUNCT	BLK 2 HERRI	ECHVERRIA RANDY		1440 JUNCTION AVE		16-19	RACINE WI	18,900	127,400	146,300	\$	256.65
	14	8454000	1454 JUNCT	BLK 2 HERRI	SALAS MARIA ANGELICA		1454 JUNCTION AVE		16-19	RACINE WI	5,700	52,300	58,000	\$	101.75
	15	8455000	1456 JUNCT	BLK 2 HERRI	LGBT CENTER OF SE WIS		1456 JUNCTION AVE		16-19	RACINE WI	0	0	0	\$	-
	16	8456000	1441 ANN S	BLK 2 HERRI	R AND S MONEY MANAGE		1441 ANN ST		16-19	RACINE WI	38,400	209,600	248,000	\$	435.06
	17	8459000	1500 JUNCT	BLK 2 HERRI	TOWERY JOHN S		48 CYPRESS HARBOR CT		16-19	NEW CONCO	17,900	89,100	107,000	\$	187.71
	18	8460000	1510 JUNCT	BLK 2 HERRI	SANCHEZ TERESA		1219 KENILWORTH AVE		16-19	MT PLEASAN	6,200	82,800	89,000	\$	156.13
	19	8463000	1514 JUNCT	BLK 2 HERRI	PALOMO JOSE A		1514 JUNCTION AVE		16-19	RACINE WI	11,400	82,600	94,000	\$	164.90
	20	8465000	1501 WASH	BLK 3 HERRI	BRANCH AT 1501 LLC		1501 WASHINGTON AVE		16-19	RACINE WI	28,600	222,400	251,000	\$	440.32
	21	8468000	1503 WASH	BLK 3 HERRI	PATEL ZARNA R		645 S GREEN BAY RD STE		16-19	RACINE WI	14,100	220,900	235,000	\$	412.25
	22	8469000	1509 WASH	BLK 3 HERRI	KEMPER RICHARD J		1509 WASHINGTON AVE		16-19	RACINE WI	6,200	90,800	97,000	\$	170.16
	23	8632000	1101 WASH	BLK 68 SCHO	ADAMS OUTDOOR ADVER		102 EAST BADGER RD		16-19	MADISON WI	3,800	25,200	29,000	\$	50.87
	24	8633000	1105 WASH	BLK 68 SCHO	PREMIUM PROPERTIES OF		3408 6TH AVE		16-19	RACINE WI	6,100	219,900	226,000	\$	396.47
	25	8634000	1109 WASH	BLK 68 SCHO	RACINE, COUNTY OF		730 WISCONSIN AVE		16-19	RACINE WI	3,100	82,900	86,000	\$	150.87
	26	8635000	1111 WASH	BLK 68 SCHO	ROGERS LESLIE		141 MAIN ST, UNIT 414		16-19	RACINE WI	3,900	72,100	76,000	\$	133.32
	27	8639000	1121 WASH	BLK 68 SCHO	MEYERS GEORGE A FAM E		C/O NEW ER,1000 VILLA S		16-19	RACINE WI	19,000	60,000	79,000	\$	138.59
	28	8640000	1125 WASH	BLK 68 SCHO	CRUZ MODESTO		2829 ILLINOIS ST		16-19	RACINE WI	19,500	107,500	127,000	\$	222.79
	29	8644000	1129 WASH	BLK 68 SCHO	BLACKSMITH HOLDING LL		P O BOX 562		16-19	RACINE WI	5,800	76,200	82,000	\$	143.85
	30	8652000	1133 WASH	BLK 68 SCHO	BLACKSMITH HOLDING LL		P O BOX 562		16-19	RACINE WI	6,800	47,200	54,000	\$	94.73
	31	8653001	1149 WASH	BLK 68 SCHO	RJ NEW TIRES LLC		2001 RACINE ST		16-19	RACINE WI	7,600	52,400	60,000	\$	105.26
	32	8658001	1130 WASH	BLK 68 SCHO	CHOICE PETROLEUM LLC		9519 N RIVER BEND CT		16-19	RIVER HILLS	298,400	793,600	1,092,000	\$	1,915.66
	33	8660001	1158 WASH	BLK 68 SCHO	MICKEY'S TIRES LLC		1158 WASHINGTON AVE		16-19	RACINE WI	8,700	97,300	106,000	\$	185.95
	34	8661001	1100 WASH	BLK 68 SCHO	PANTELOPOULOS KOSTAS		1100 WASHINGTON AVE		16-19	RACINE WI	35,300	131,700	167,000	\$	292.96
	35	8664000	1229 ELEV	BLK 68 SCHO	PANTELOPOULOS KOSTAN		150 26TH AVE		16-19	RACINE WI	9,400	85,600	95,000	\$	166.66
	36	8667000	1201 WASH	BLK 69 SCHO	B AND B RENTAL		C/O NIELSEN 1201 WASHI		16-19	RACINE WI	27,000	118,500	145,500	\$	255.25
	37	8670000	1223 WASH	BLK 69 SCHO	DE MICCHI ROBERT		6331 - 3RD AVE		16-19	KENOSHA WI	24,300	91,500	115,800	\$	203.14

38	8673000	1236	THIRTE	BLK 69 SCHO	PAWSTAR RE LLC	3203 SPRINGBROOK RD	16-19	PLEASANT P	48,200	283,800	332,000	\$	582.42
39	8676000	1212	THIRTE	BLK 69 SCHO	TWIN DISC INC	1328 RACINE ST	16-19	RACINE WI	46,200	1,500	47,700	\$	83.68
40	8687000	1200	WASH	BLK 69 SCHO	FUNDERBURG WENDELL	15125 WASHINGTON AVE	16-19	UNION GROV	2,900	68,100	71,000	\$	124.55
41	8688000	1247	WASH	BLK 69 SCHO	RACINE, CITY OF	C/O CITY AT 730 WASHIN	16-19	RACINE WI	0	0	0	\$	-
42	8688008	1230	RACIN	BLK 69 SCHO	DE MICCHI ROBERT	6331 - 3RD AVE	16-19	KENOSHA W	31,800	138,700	170,500	\$	299.10
43	8688009	1226	RACIN	BLK 69 SCHO	DE MICCHI ROBERT	6331 - 3RD AVE	16-19	KENOSHA W	8,900	13,300	22,200	\$	38.94
44	8870001	1328	RACIN	E 1/2 BLK 76	TWIN DISC INC	1328 RACINE ST	16-19	RACINE WI	222,000	1,601,800	1,823,800	\$	3,199.44
45	8872000	1301	WASH	BLK 76 SCHO	J AND J PROPERTIES RACIN	519 CENTER ST	16-19	RACINE WI	4,000	87,000	91,000	\$	159.64
46	8875000	1303	WASH	BLK 76 SCHO	RAMIREZ YADIRA	1246 GRAND AVE	16-19	RACINE WI	3,900	54,100	58,000	\$	101.75
47	8880000	1323	WASH	BLK 76 SCHO	ALIU NEVRUS	6032 - 60TH AVE	16-19	KENOSHA W	52,700	75,300	128,000	\$	224.55
48	8881000	1327	WASH	BLK 76 SCHO	UMAR SHEIKH NIRMAN	1327 WASHINGTON AVE	16-19	RACINE WI	8,900	61,100	70,000	\$	122.80
49	8882000	1329	WASH	BLK 76 SCHO	RACINE PROPERTIES GROU	1341 WASHINGTON AVE	16-19	RACINE WI	11,800	0	11,800	\$	20.70
50	8883000	1331	WASH	BLK 76 SCHO	RACINE PROPERTIES GROU	1341 WASHINGTON AVE	16-19	RACINE WI	19,900	0	19,900	\$	34.91
51	8885000	1337	WASH	BLK 76 SCHO	RACINE PROPERTIES GROU	1341 WASHINGTON AVE	16-19	RACINE WI	39,000	117,000	156,000	\$	273.67
52	8886000	1341	WASH	BLK 76 SCHO	RACINE PROPERTIES GROU	1341 WASHINGTON AVE	16-19	RACINE WI	16,100	129,900	146,000	\$	256.12
53	8887000	1347	WASH	BLK 76 SCHO	SHECKLES ERNESTINE M	1353 WASHINGTON AVE	16-19	RACINE WI	14,600	18,400	33,000	\$	57.89
54	8888000	1351	WASH	BLK 76 SCHO	SHECKLES ERNESTINE	1351 WASHINGTON AVE	16-19	RACINE WI	22,500	138,500	161,000	\$	282.44
55	8889000	1225	FOURTE	BLK 77 SCHO	KUMOSZ FRANCISZEK	1225 FOURTEENTH ST	16-19	RACINE WI	65,100	442,900	508,000	\$	891.17
56	8890000	1412	RACIN	BLK 77 SCHO	JOHNSON S C AND SON IN	ATTN MARV 2211 YORK R	16-19	OAK BROOK	7,700	85,300	93,000	\$	163.15
57	8891000	1419	JUNCT	BLK 77 SCHO	SLYVESTER STEPHEN J	8600 FOX HAVEN CHASE	16-19	STURTEVAN	19,800	41,200	61,000	\$	107.01
58	8891001	1325	FOURTE	BLK 77 SCHO	THE PET PARLOR OF RACIN	3513 WASHINGTON AVE	16-19	RACINE WI	31,700	142,300	174,000	\$	305.24
59	8892000	1427	JUNCT	BLK 77 SCHO	ESCH MARK C	5349 WOOD LILY LN	16-19	WATERFORD	12,600	122,400	135,000	\$	236.83
60	8893000	1433	JUNCT	BLK 77 SCHO	GLENFAIR LLC	8040 - 103RD AVE	16-19	PLEASANT P	19,000	58,600	77,600	\$	136.13
61	8894000	1439	JUNCT	BLK 77 SCHO	BOBADILLA VELIA	15190 W STEARNS SCHOO	16-19	GURNEE IL	17,300	130,700	148,000	\$	259.63
62	8895000	1445	JUNCT	BLK 77 SCHO	CHARLES TY	1427 JUNCTION AVE	16-19	RACINE WI	13,400	22,600	36,000	\$	63.15
63	8896000	1339	FOURTE	BLK 77 SCHO	KUDRNA PROPERTIES LLC	2405 LATHROP AVE	16-19	RACINE WI	35,600	214,400	250,000	\$	438.57
64	8902000	1416	RACIN	BLK 77 SCHO	KUMOSZ FRANCISZEK	1225 FOURTEENTH ST	16-19	RACINE WI	30,800	500	31,300	\$	54.91
65	8914000	1311	FOURTE	BLK 77 SCHO	TWIN DISC INC	1328 RACINE ST	16-19	RACINE WI	106,400	11,000	117,400	\$	205.95
66	9055000	1529	JUNCT	BLK 84 SCHO	RACINE INDUSTRIAL PLAN	1405 SIXTEENTH ST	16-19	RACINE WI	17,500	500	18,000	\$	31.58
67	9055001	1545	JUNCT	BLK 84 SCHO	CHICAGO AND NORTH WE	C/O UNION  1400 DOUGL	16-19	OMAHA NE	0	0	0	\$	-
68	9057000	1501	CLARK	BLK 84 SCHO	KUMOSZ FRANCISZEK	1225 FOURTEENTH ST	16-19	RACINE WI	51,200	316,700	367,900	\$	645.40
69	9059001	1516	CLARK	BLK 84 SCHO	16 CLARK LLC	2 E MIFFLIN ST, STE 801	16-19	MADISON W	75,200	0	75,200	\$	131.92
70	9079000	1300	SIXTEE	BLK 84 SCHO	CCM-1300 SIXTEENTH ST	C/O CARDIN 901 S 70TH S	16-19	WEST ALLIS	6,500	93,500	100,000	\$	175.43
71	9082001	1214	SIXTEE	BLK 84 SCHO	PETERS NELMIE TRUST	3621 INDIANA LANE	16-19	RACINE WI	14,600	167,400	182,000	\$	319.28
72	9082003	1224	SIXTEE	BLK 84 SCHO	CAMPOS VERONICA	2139 MEAD ST	16-19	MT PLEASAN	9,300	140,700	150,000	\$	263.14
73	9151000	1409	WASH	SE 1/4 SECTI	SCHMITT MUSIC INC	1409 WASHINGTON AVE	16-19	RACINE WI	36,700	179,300	216,000	\$	378.92
74	9152000	1530	JUNCT	SE 1/4 SEC 1	BARNY PROPERTIES LLC	3631 25TH ST	16-19	KENOSHA W	136,000	213,000	349,000	\$	612.24
75	9153000	1500	SIXTEE	SE 1/4 SECTI	GALES MANUFACTURING	1541 OWEN AVE	16-19	RACINE WI	36,900	108,000	144,900	\$	254.19
76	9153001	1401	WASH	SE 1/4 SECTI	JMS REAL ESTATE HOLDIN	1401 WASHINGTON AVE	16-19	RACINE WI	43,100	156,900	200,000	\$	350.85
77	9175000	1346	WASH	BLK 1 HERRI	COMERGE LLC	3290 S NEW YORK AVE	16-19	MILWAUKEE	10,800	61,200	72,000	\$	126.31

78	9176000	1334	WASH	BLK 1 HERRI	OROZCO DELIA M F/K/A	1336 WASHINGTON AVE,	16-19	RACINE WI	10,900	109,100	120,000	\$	210.51
79	9177000	1330	WASH	BLK 1 HERRI	OLIVER SR JAMES O	1330 WASHINGTON AVE	16-19	RACINE WI	9,200	111,800	121,000	\$	212.27
80	9178000	1328	WASH	BLK 1 HERRI	HIGH RIDERS MOTORCYCL	1328 WASHINGTON AVE	16-19	RACINE WI	8,500	120,500	129,000	\$	226.30
81	9179000	1348	WASH	BLK 1 HERRI	MIDLAND TRUST COMPAN	4375 CONTINENTAL CT	16-19	BROOKFIELD	11,500	0	11,500	\$	20.17
82	9180000	1352	WASH	BLK 1 HERRI	FENRIR PROPERTIES LLC	1325 FOURTEENTH ST, #1	16-19	RACINE WI	10,700	78,300	89,000	\$	156.13
83	9181000	1354	WASH	BLK 1 HERRI	MY FATHER'S HOUSE PRO	P O BOX 231	16-19	RACINE WI	23,800	48,200	72,000	\$	126.31
84	9182000	1400	WASH	BLK 1 HERRI	FENRIR PROPERTIES LLC	1325 FOURTEENTH ST, ST	16-19	RACINE WI	31,500	101,500	133,000	\$	233.32
85	9183000	1406	WASH	BLK 1 HERRI	DENTICI GINA M	3105 LATHROP AVE	16-19	RACINE WI	20,900	96,100	117,000	\$	205.25
86	9184000	1412	WASH	BLK 1 HERRI	CHEDRA LORI J	4021 S 60TH ST	16-19	MILWAUKEE	23,800	96,200	120,000	\$	210.51
87	9185000	1418	WASH	BLK 1 HERRI	RACINE REVITALIZATION P	1402 WASHINGTON AVE	16-19	RACINE WI	7,200	49,800	57,000	\$	99.99
88	9186000	1426	WASH	BLK 1 HERRI	FENRIR PROPERTIES LLC	1325 FOURTEENTH ST STE	16-19	RACINE WI	52,800	104,200	157,000	\$	275.42
89	9187000	1500	WASH	BLK 1 HERRI	4PALS LLC	2300 WASHINGTON AVE	16-19	RACINE WI	10,900	77,100	88,000	\$	154.38
90	9188000	1504	WASH	BLK 1 HERRI	NIRMAN UMAR SHEIKH	1327 WASHINGTON AVE	16-19	RACINE WI	14,700	144,300	159,000	\$	278.93
91	9189000	1508	WASH	BLK 1 HERRI	NIRMAN UMAR SHEIKH	1327 WASHINGTON AVE	16-19	RACINE WI	10,500	92,500	103,000	\$	180.69
92	9190000	1510	WASH	BLK 1 HERRI	NIRMAN UMAR SHEIKH	1327 WASHINGTON AVE	16-19	RACINE WI	10,500	115,500	126,000	\$	221.04
93	9191000	1512	WASH	BLK 1 HERRI	RACINE PROPERTIES GROU	1341 WASHINGTON AVE	16-19	RACINE WI	13,200	96,800	110,000	\$	192.97
94	9192000	1516	WASH	BLK 1 HERRI	RACINE, CITY OF	730 WASHINGTON AVE	16-19	RACINE WI	0	0	0	\$	-
95	9193000	1518	WASH	BLK 1 HERRI	BUCKLEY TYRONE	316 WICKHAM BLVD	16-19	RACINE WI	20,800	78,200	99,000	\$	173.67
96	9267000	1717	WASH	BLK 1 DODGE	DEREDICH MARK J	1717 WASHINGTON AVE	16-19	RACINE WI	17,200	74,800	92,000	\$	161.39
97	9289000	1511	WASH	BLK 1 OWEN	RACINE, CITY OF REDEV A	730 WASHINGTON AVE	16-19	RACINE WI	0	0	0	\$	-
98	9306000	1541	OWEN	BLK 1 OWEN	GALES MANUFACTURING	1541 OWEN AVE	16-19	RACINE WI	25,500	138,700	164,200	\$	288.05
99	9308002	1521	WASH	BLK 1 OWEN	KOPULOS REALTY LLC	1521 WASHINGTON AVE	16-19	RACINE WI	22,100	324,900	347,000	\$	608.73
100	9308003	1515	WASH	BLK 1 OWEN	KOPULOS REALTY LLC	1521 WASHINGTON AVE	16-19	RACINE WI	7,800	125,200	133,000	\$	233.32
101	9359000	1301	S MEM	BLK 2 THOM	LOCKWOOD PROPERTIES	1306 LOCKWOOD AVE	16-19	RACINE WI	63,500	456,500	520,000	\$	912.22
102	9365000	1701	WASH	BLK 2 MORE	TWIN PROPERTIES LLC	1812 SIXTEENTH ST	16-19	RACINE WI	9,600	400	10,000	\$	17.54
103	9405000	1601	WASH	BLK 2 OWEN	ELLIS KIM	1551 SOUTH 108TH ST	16-19	WEST ALLIS	70,800	379,200	450,000	\$	789.42
104	9405001	1436	OWEN	BLK 2 OWEN	ELLIS KIM	1551 SOUTH 108TH ST	16-19	WEST ALLIS	8,000	0	8,000	\$	14.03
105	9424000	1546	OWEN	BLK 2 OWEN	J AND J INVESTMENTS OF	3111 NICHOLSON RD	16-19	RACINE WI	8,600	153,400	162,000	\$	284.19
106	9529000	1627	WASH	HAMILTON S	SINGH MOHINDER	1627 WASHINGTON AVE	16-19	RACINE WI	76,200	246,800	323,000	\$	566.63
107	9568000	1610	WASH	BLK 4 HERRI	EWIS SAMEER	1610 WASHINGTON AVE	16-19	RACINE WI	130,000	244,000	374,000	\$	656.10
108	9578000	1642	WASH	BLK 4 HERRI	GUY LLOYD INC	2300 WASHINGTON AVE	16-19	RACINE WI	28,800	75,200	104,000	\$	182.44
109	9581000	1710	WASH	BLK 4 HERRI	CCM-WASHINGTON RACIN	901 S 70TH ST	16-19	WEST ALLIS	9,000	91,000	100,000	\$	175.43
110	9582000	1646	WASH	BLK 4 HERRI	J AND N ASSETS IV LLC	C/O LAND Q 4419 WASHI	16-19	KENOSHA W	72,000	437,000	509,000	\$	892.92
111	9585000	1407	S MEM	BLK 4 HAMIL	SERVANTEZ JESSICA N	928 DELAMERE AVE	16-19	RACINE WI	43,500	99,500	143,000	\$	250.86
112	9601002	1608	SIXTEE	BLK 4 HAMIL	GLASER HANS F	3324 ASCOT DR	16-19	MOUNT PLE	8,700	16,000	24,700	\$	43.33
113	9868003	1400	THIRTE	BLK 16 HERR	HILLSIDE LANES INC	2400 THIRTEENTH ST	16-19	RACINE WI	70,400	214,600	285,000	\$	499.97
114	9868005	1215	LOCKW	BLK 16 HERR	1215 LOCKWOOD LLC	2220 NORTHWESTERN AV	16-19	RACINE WI	38,600	182,400	221,000	\$	387.69
115	9868006	1420	THIRTE	BLK 16 HERR	RACINE, CITY OF (PARK SE	C/O FINANC 730 WASHIN	16-19	RACINE WI	0	0	0	\$	-
116	9868007	1239	LOCKW	BLK 16 HERR	FAZ ENRIQUE	2001 HICKORY GROVE AV	16-19	RACINE WI	14,200	80,800	95,000	\$	166.66
117	10067000	1552	MAIDE	BLK 24 HERR	JOHNSON ROSS B	16513 50TH RD	16-19	FRANKSVILLE	2,500	47,500	50,000	\$	87.71

118	10076000	1413	THIRTE	BLK 25 HERR	TSG MANAGEMENT AND	371 SHERIDAN RD	16-19	RACINE WI	8,000	99,000	107,000	\$	187.71
119	10078000	1421	THIRTE	BLK 25 HERR	P AND S HOLDINGS OF RA	C/O PETER R 14673 TROP	16-19	NAPLES FL	37,600	289,400	327,000	\$	573.65
120	10079001	1409	THIRTE	BLK 25 HERR	HUGHES MICHAEL W	1409 THIRTEENTH ST	16-19	RACINE WI	6,600	112,400	119,000	\$	208.76
121	10083001	1317	MAIDE	BLK 26 HERR	AFFORDABLE FINISHES LLC	1317 MAIDEN LN	16-19	RACINE WI	7,800	94,200	102,000	\$	178.94
122	10083002	1313	MAIDE	BLK 26 HERR	LOPEZ JUAN	C/O JOSHUA 131 GAGE DR	16-19	MOORSVILLE	8,900	91,100	100,000	\$	175.43
123	10109000	1248	WASH	BLK 69 SCHO	DEMICCHI ROBERT G	6331 3RD AVE	16-19	KENOSHA W	15,400	47,600	63,000	\$	110.52
124	10110000	1240	WASH	BLK 69 SCHO	FOCUS ON COMMUNITY II	1240 WASHINGTON AVE	16-19	RACINE WI	23,900	101,100	125,000	\$	219.28
125	10112000	1232	WASH	BLK 69 SCHO	DE MICCHI ROBERT G	6331 3RD AVE	16-19	KENOSHA W	61,200	100,800	162,000	\$	284.19
126	10114000	1220	WASH	BLK 69 SCHO	DE MICCHI ROBERT G	6331 3RD AVE	16-19	KENOSHA W	79,200	249,800	329,000	\$	577.16
127	10115000	1210	WASH	BLK 69 SCHO	HYDRAULIC FITTINGS INC	1210 WASHINGTON AVE	16-19	RACINE WI	17,200	65,900	83,100	\$	145.78
128	10127000	1322	WASH	HERRICKS SU	COMRGE PROPERTIES LLC	1660 N PROSPECT AVE , U	16-19	MILWAUKEE	15,500	192,500	208,000	\$	364.89
						Grand Totals	# of Parcels: 128		3,444,500	16,506,800	19,951,300	\$	35,000.00

## UPTOWN BID ADVISORY BOARD

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### **At the discretion of the:**

Racine, Department of City  
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### **Jacob “Jake” Mauer**

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