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REDEVELOPMENT AUTHORITY OF THE CITY OF RACINE

RACINE, WISCONSIN

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REDEVELOPMENT PLAN

STATE STREET CORRIDOR REDEVELOPMENT AREA NUMBER 4

This is to certify that the attached Redevelopment Plan is a true and correct copy of the State Street Corridor Redevelopment Area Number 4, Redevelopment Plan adopted by the Redevelopment Authority of the City of Racine and the Common Council of the City of Racine.



Richard A. Linsmeier
Executive Director
Redevelopment Authority
City of Racine

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APPROVALS:

Redevelopment Authority

January 9, 2001

Common Council, City of Racine

January 16, 2001

Certified by Redevelopment Authority

January 23, 2001

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STATE STREET CORRIDOR REDEVELOPMENT AREA NUMBER 4
REDEVELOPMENT PLAN
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SECTION A: DESCRIPTION OF STATE STREET CORRIDOR REDEVELOPMENT AREA #4

1. Boundary Description Narrative

The description of State Street Corridor Redevelopment Area Number 4 is as follows:

Start at a point which is the intersection of the South line of State Street and the West line of Silver Street; run thence westerly along the South line of State Street to the East line of the Chicago & Northwestern Railroad right of way; thence run southerly along said line to a line 560 feet South of and parallel to the North line of Liberty Street; run thence easterly along said line 100 feet to a line which is 276 feet West and parallel to the West line of Silver Street extended; thence run northerly along said line to the North line of Liberty Street; thence run easterly along said line to the West line of Silver Street; thence run northerly along said line to the South line of State Street, being the point of beginning of this description. Said parcel being part of both the Southeast quarter of Section 8 Township 3 North, Range 23 East, and the Southwest quarter of Section 9 Township 3 North, Range 23 East, in the City of Racine, Racine County, Wisconsin.

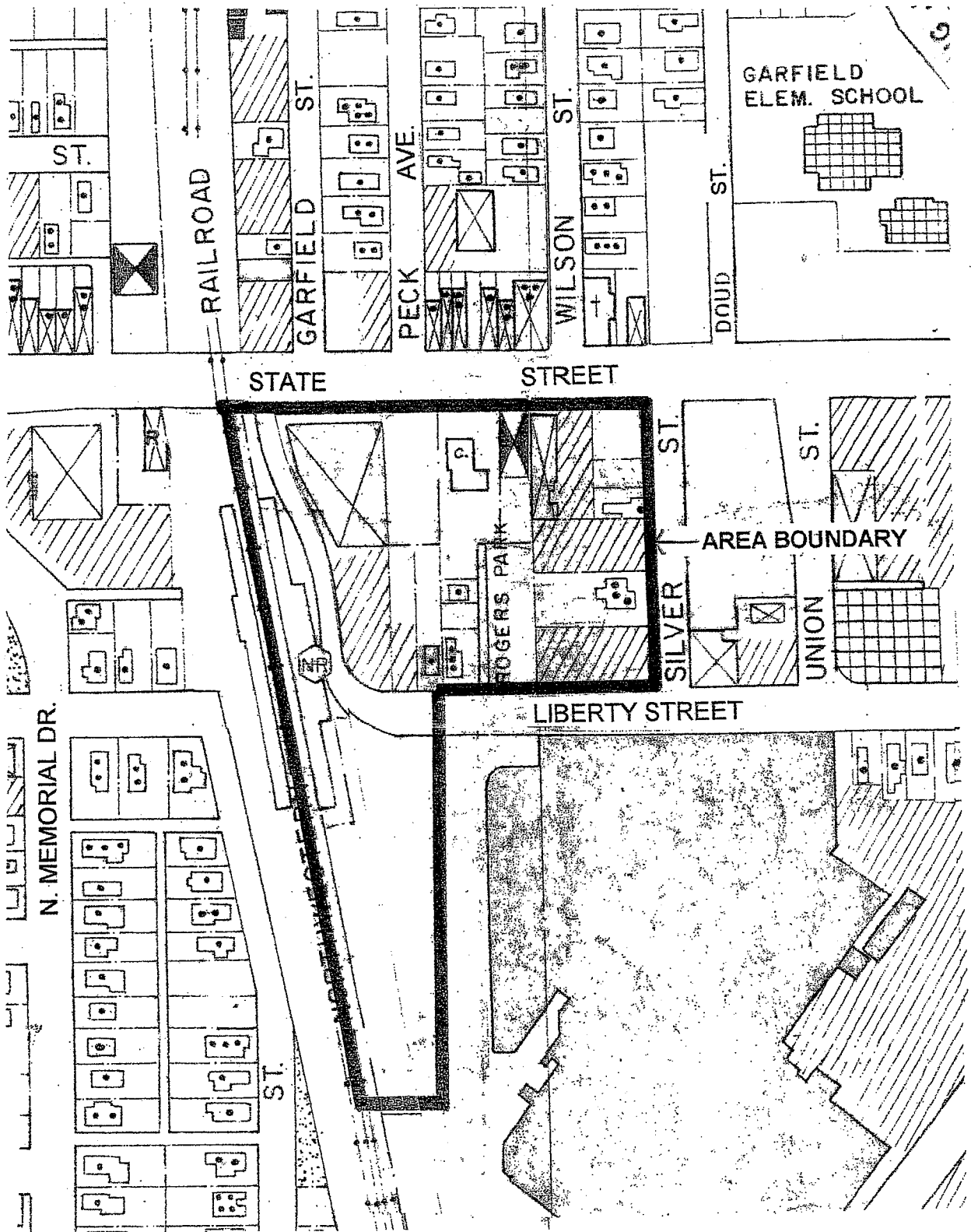
2. Boundary Map

The boundaries of the State Street Corridor Redevelopment Area Number 4 are shown on Map 1, Boundary Map.

SECTION B: PLAN OBJECTIVES

The objectives of the Redevelopment Plan for State Street Corridor Redevelopment Area Number Four 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 provide for orderly physical and economic growth through managed redevelopment and rehabilitation;
- To assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards;
- To make physical improvements that will be sufficient in scope and character to bring about a distinct and visible renewal of the area;
- To encourage coordinated development of parcels and structures in order to achieve efficient building design unified off street parking and internal pedestrian connections;
- To minimize the points of friction between pedestrian and vehicular traffic and to maximize the opportunities for pedestrian activity;



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Map 1
STATE STREET REDVELOPMENT AREA #4

BOUNDARY

NORTH
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- To achieve architectural, site planning, and landscape design of the highest standards on all public and private property including streets;
- To establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships;
- To encourage the renovation, rehabilitation and conservation of existing structures not scheduled for removal;
- To strengthen the image of the City and State Street as a place to do business, work and invest;
- To enhance the appearance of public places and rights of way;
- To eliminate deleterious mixtures of commercial, residential and public uses; and
- To provide opportunity for civic and institutional uses to be located in the State Street Corridor.

SECTION C: EXISTING CONDITIONS

1. GENERAL LAND USES:

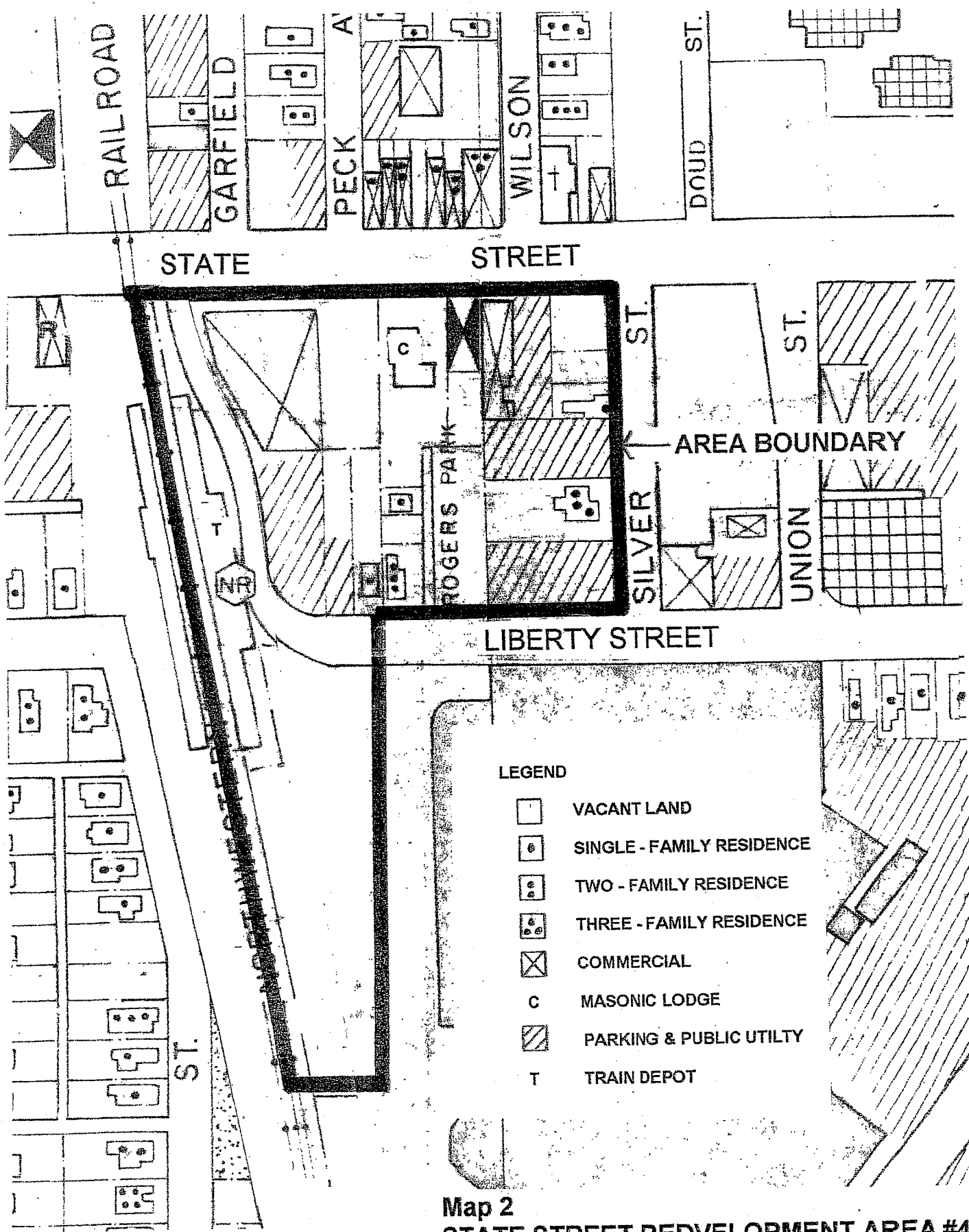
The State Street Corridor Redevelopment Area Number 4 is located on the south side of State Street (State Highway 38) between Silver Street and the Union Pacific railroad tracks. State Street is a major gateway to Racine's Downtown and Lakefront areas and was at one time a major commercial center.

Land uses within Redevelopment Area Number Four are a mix of residential, commercial, institutional, public utility, and transportation uses. There are five residential parcels including two single-family homes, a duplex, and two three-plex apartments. Commercial uses include an arts and crafts market housed in a former Postal Service facility and two vacant garages. The institutional use is a Masonic lodge, the utility use is an electric substation and parking area which serve the former Western Publishing Company building south of Redevelopment Area Number Four, and the transportation use is the former Chicago Northwestern depot.

Five parcels in Redevelopment Area Number Four are vacant land. Important land uses adjacent to Redevelopment Area Number Four include Western Publishing Company's former facility to the south, now used to house a day care center, charter high school, warehouse, and light manufacturing uses. Map 2 shows existing land uses in Redevelopment Area Number Four and vicinity. The area receives 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:









A building condition survey completed in February, 2000 determined that six of nine (67%) structures in Redevelopment Area Number Four had major structural defects or were in substandard condition. One of the nine (11%) was found to have minor structural defects. During the 1995-99 period, three building code repair orders were issued on properties within the Redevelopment Area. Map 3 shows the exterior condition of the buildings in Redevelopment Area number Four.



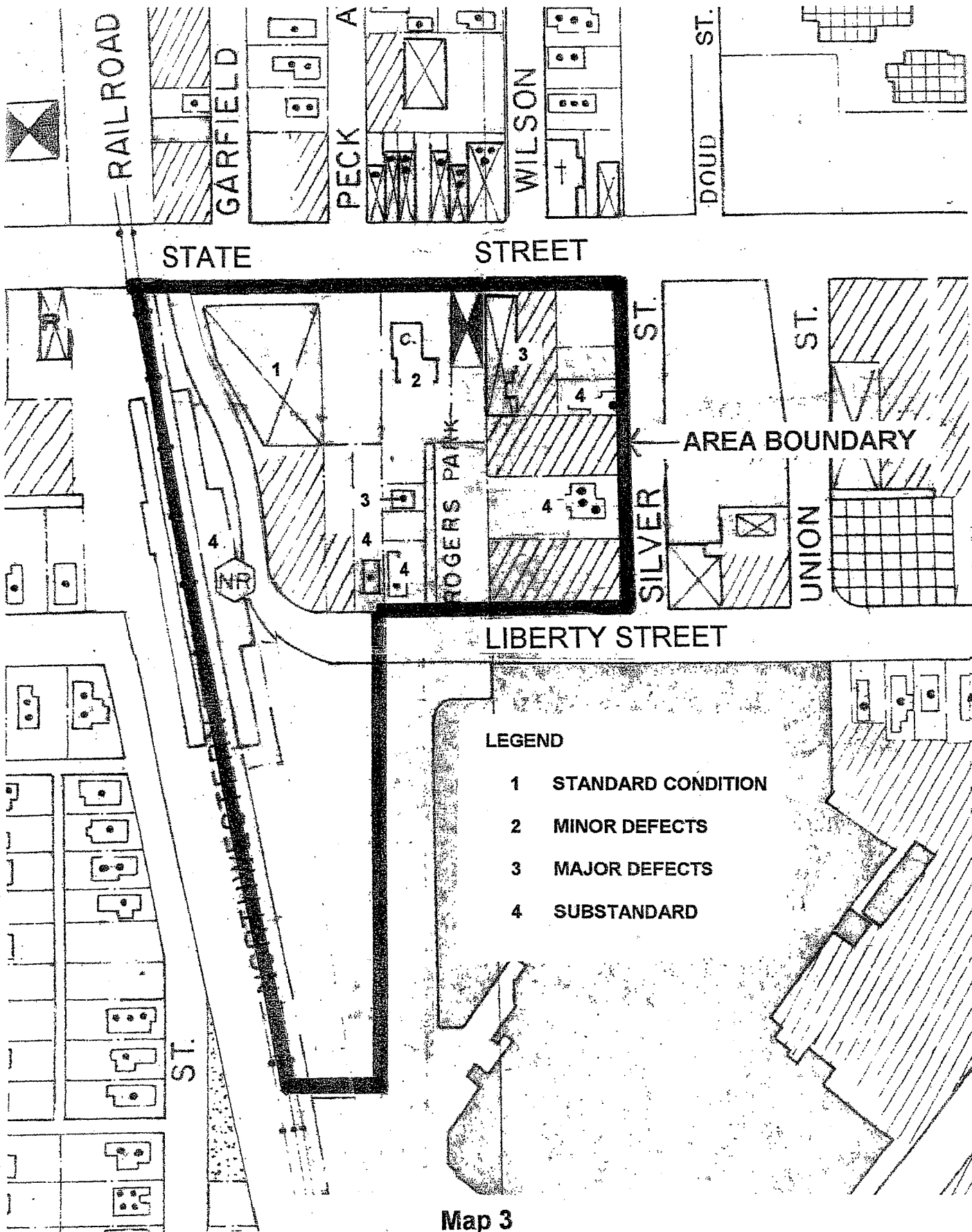
Map 2
STATE STREET REDVELOPMENT AREA #4

EXISTING LAND USE

LEGEND

-  VACANT LAND
-  SINGLE - FAMILY RESIDENCE
-  TWO - FAMILY RESIDENCE
-  THREE - FAMILY RESIDENCE
-  COMMERCIAL
-  MASONIC LODGE
-  PARKING & PUBLIC UTILITY
-  TRAIN DEPOT

749 9118
 3116
 644



3116 645
949 9118

**Map 3
STATE STREET REDVELOPMENT AREA #4**

BUILDING CONDITIONS

3. INDICATORS OF HEALTH, WELFARE AND ENVIRONMENTAL CONDITIONS.

The City Health Department received 29 environmental health complaints for properties within the Redevelopment Area Number Four between 1995 and 1999. The Police Department received 106 non-traffic calls during the same period and the Fire Department received four rescue calls.

Zoning in Redevelopment Area Number Four is B-2 Community Shopping, B-3 General Commercial and I-2 General Industrial. In these zoning categories, residential uses other than watchman's quarters are not permitted. The five residential uses in the Redevelopment Area are therefore non-conforming. The other uses conform with the underlying zoning with the exception of the sleeping rooms associated with the Masonic Lodge.

Traffic volume on State Street in 1996 was 8,600 vehicles per day. This figure represents an 11 percent increase since 1990, reflecting increased use of State Street as a gateway to Downtown and the Lakefront as well as access to the CNH Global (formerly J I Case) international headquarters.

4. ASSESSED VALUES

The total 2000 assessed value of the parcels of the Redevelopment Area Number Four was \$568,800. This figure represents a 3.6 percent increase over the 1995-2000 period. By way of contrast, assessed values increased 16.0 percent between 1995 and 2000 citywide. The difference between assessed value trends citywide and in Redevelopment Area Number Four shows the declining nature of the Redevelopment Area and the need for redevelopment.

5. FINDINGS

The conditions described in C.1 through C.4 above clearly show that Redevelopment Area Number Four has conditions which:

- Are detrimental to public health, safety, morals, or welfare
- Substantially impair or arrest the sound growth of the city
- Constitute an economic or social liability

SECTION D: GENERAL LAND USE PLAN

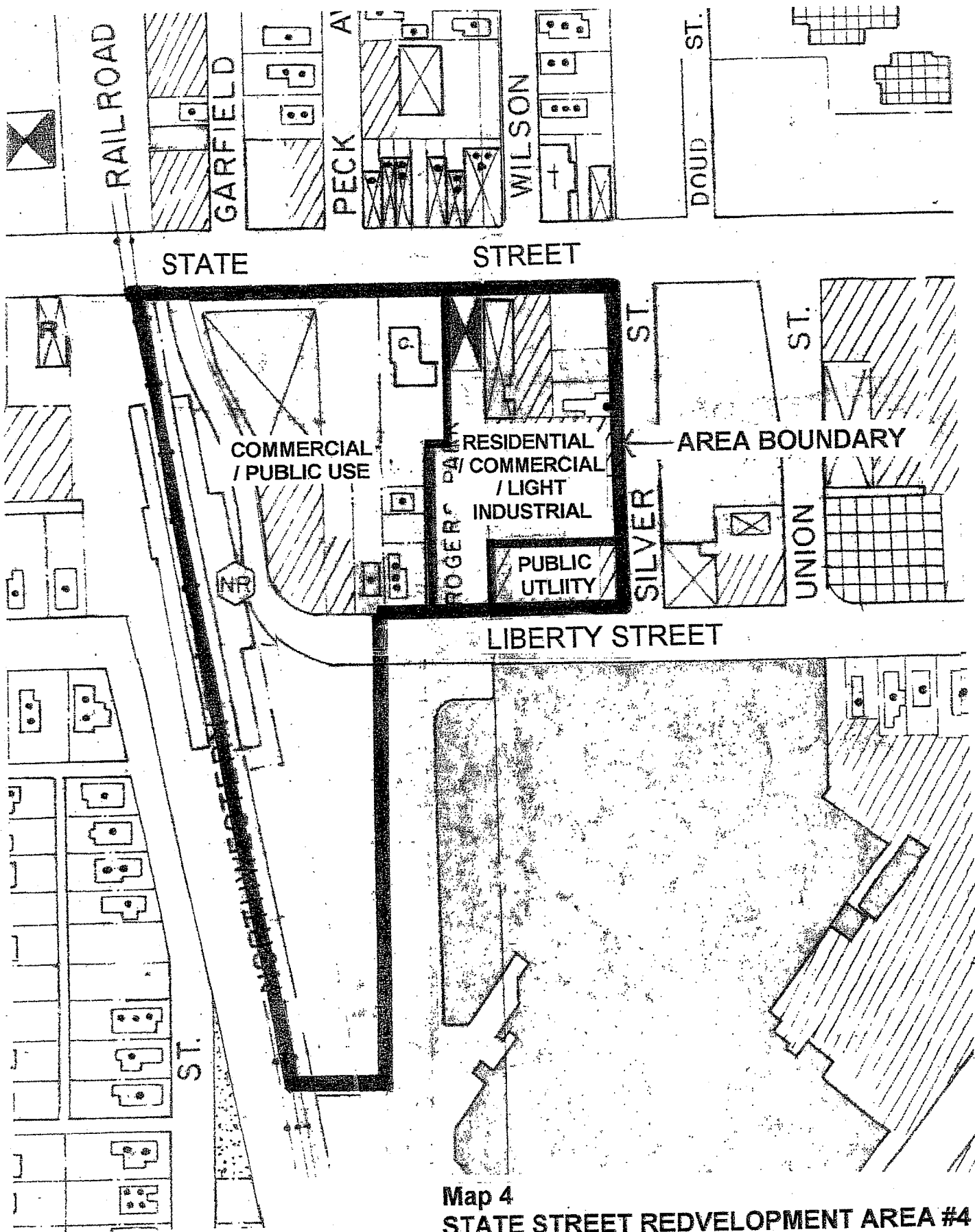
1. PROPOSED LAND USES:

The predominant land uses to be accommodated in State Street Corridor Redevelopment Area Number Four, include: Residential; Commercial; Public; Light Industrial; and Public Utility

Proposed predominant land uses are shown on Map 4. Proposed Land Uses

Residential land use in Redevelopment Area Number Four is proposed to be low-density single-family, duplex, or multi-family dwellings with densities up to 18 units per net acre.

Commercial uses are expected to be retail and other services to satisfy both the daily and occasional needs of a consumer population, which may be drawn from relatively large service area.



Map 4
STATE STREET REDVELOPMENT AREA #4
PROPOSED LAND USE

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Public uses may include fire and police station, public bus transfer centers, railroad depots, community centers, libraries, and other municipal facilities compatible with a predominantly residential-commercial environment. Design of such facilities shall mitigate their impact on surrounding properties.

Light industrial uses are manufacturing, warehousing, and related uses which do not create appreciable nuisances or hazards and that require a pleasant, hazard free environment.

Public utility uses are such facilities as electric substations, pumping stations, telephone transmission equipment buildings, and other similar uses compatible with a residential-commercial environment.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

A. Uses Permitted

Only those land uses permitted in the Zoning District 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 will be permitted land uses in the State Street Corridor Redevelopment Area Number 4.

The intensity and location of accessory and supporting uses should be compatible with adjoining development 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. Such an environment requires a commitment to environmental quality and to the rehabilitation or elimination of dysfunctional and unsightly land uses. Control and regulation of land within the area will be overseen by State Street Corridor Development Review Committee as set forth in the City Zoning Ordinance.

1. General Design Guidelines

- Certain elements of design should be consistent throughout the entire area in order to establish a general theme or relationship with the remainder of the State Street Corridor not included in the Redevelopment Area. These elements should include: Street pavements and markings; orientation signage; street lighting fixtures and street tree species
- Older buildings with attractive facades should be rehabilitated and given prominent visibility; newer buildings may vary in design, but should be harmonious and should be set back slightly from the front property line so as to remain subordinate.
- Landscaping of public and private properties should be encouraged in order to create a more humane environment, screen unsightly views, enhance air quality moderate ground temperature, and accentuate building features.
- Signage of all types, public and private, should be orderly and compatible, attractive and in character with the Redevelopment Area.
- Pedestrian safety and convenience should be a primary consideration of design.
- Curb cuts should be minimized and located a reasonable distance from intersections to reduce traffic congestion and hazards.

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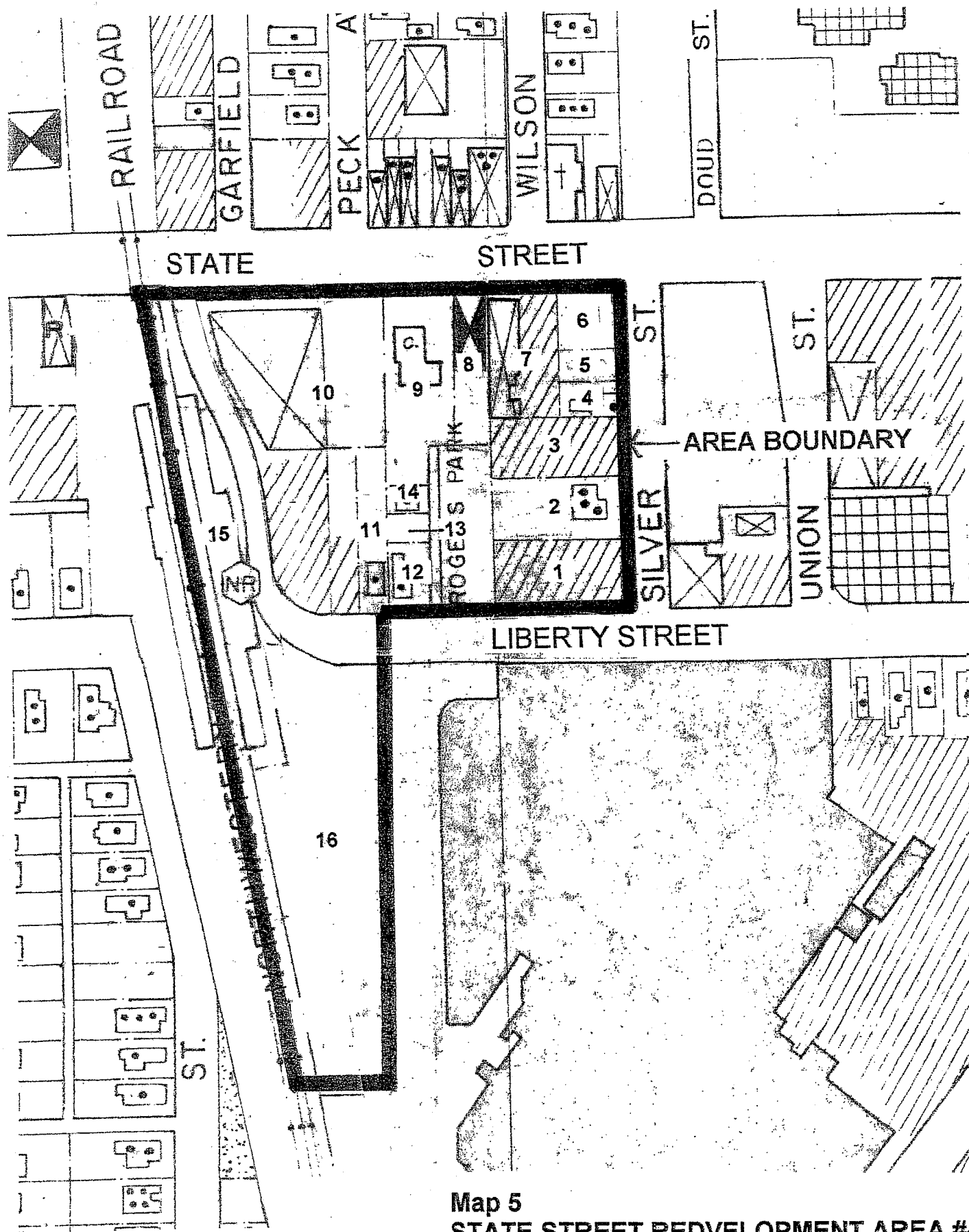
2. **Building Heights and Massing.**
Building heights and massing in the Redevelopment Area shall conform with the requirements of the City of Racine Zoning Ordinance.
3. **Building Coverage and Setback.**
Building coverage and setback in the Redevelopment Area shall conform with the requirements of the City of Racine Zoning Ordinance.
4. **Parking.**
 - a. Parking shall be provided adequate to meet the needs of any new development. The amount and location will be subject to negotiations between the developer/s and the Redevelopment Authority of the City of Racine unless otherwise specified in this section.
 - b. Off street parking shall be provided with buffering, screening, and/or planting, which shall be approved by the Redevelopment Authority.
5. **Off Street Loading and Service.**
Off street loading and services shall be provided in accord with the City of Racine Zoning Ordinance.
6. **Signs.**
No advertising signs as defined in the City of Racine Zoning Ordinance shall be permitted in the Redevelopment Area.
7. **Utility Lines.**
All new utility distribution lines shall be placed underground unless such placement is determined not to be feasible by the Redevelopment Authority.

3. PROPOSED REDEVELOPMENT ACTIVITIES.

A. Land Acquisition.

1. **Properties to be Acquired.**
Property proposed to be acquired in State Street Corridor- Redevelopment Area Number 4 is identified in Exhibit 1 and on Map 5, Land Acquisition Map. Properties are identified for acquisition for one or more of the following purposes.
 - a. To remove buildings which are structurally substandard.
 - b. To remove buildings which are economically infeasible of rehabilitation.
 - c. To remove buildings, other than those buildings which are structurally substandard, in order to effectively eliminate blighting influences which are exerted on the area and assemble land into parcels of adequate size and shape to meet contemporary development needs and standards.
 - d. To hold, improve, or prepare buildings for redevelopment or urban renewal.
 - e. To purchase unimproved parcels necessary to hold, improve or prepare for redevelopment, re-use, or urban renewal.
 - f. To purchase parcels, unimproved and improved, for the development of public uses, including but not limited to, open space, roadways and parking areas.
2. **Timing of Land Acquisition**

Properties identified for acquisition in State Street Corridor Redevelopment Area Number Four will be acquired either by the City of Racine or the Redevelopment



Map 5
STATE STREET REDVELOPMENT AREA #4

LAND ACQUISITION

EXHIBIT 1

STATE STREET CORRIDOR REDEVELOPMENT AREA NUMBER FOUR

PROPERTY ACQUISITION AND CONSERVATION

PARCEL NO.	PROPERTY ADDRESS	OWNER	TAX PARCEL NUMBER	ACQUISITION BY
1	804 Silver Street	Mound Avenue Associates, LLC	02938000	Conservation
2	812 Silver Street	George Meyers Equity Trust	02946001	Redevelopment Authority
3	818 Silver Street	Dan & Donald Scholz	02942000	Redevelopment Authority
4	822 Silver Street	Annie L. McDonald	02943000	Redevelopment Authority
5	828 Silver Street	Racine County	02944000	Redevelopment Authority
6	1317 State Street	City of Racine	02946004	Redevelopment Authority
7	1331 State Street	Floyd & Dorothy Christensen	02945000	Redevelopment Authority
8	1337 State Street	Dan & Donald Scholz	03189000	Redevelopment Authority
9	1343 State Street	International Free & Accepted Masons & Order of the Eastern Star	03190000	City of Racine
10	1409 State Street	Hulbert Bros. Partnership	03200000	City of Racine
11	1344 Liberty Street	Guadalupe Villarreal	03194000	City of Racine
12	1340 Liberty Street	Ernest Towery	03196000	City of Racine
13	810 Rogers Park	Racine County	03197000	City of Racine
14	812 Rogers Park	Double M Investments	03198000	City of Racine
15	1421 State Street	Ronald A. Haarsma	03200001	City of Racine
16	1353 Liberty Street	Ronald A. Haarsma	03200002	City of Racine

Authority. The timing of land purchases will be dependent upon the availability of funds. It is anticipated that all properties will be acquired over a three-year period commencing with approval of this Redevelopment Plan by the Common Council and its certification by the Redevelopment Authority. Exhibit 1 and Map 5 show the properties to be acquired by the City of Racine and the Redevelopment Authority, respectively.

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

Property not designated for acquisition may be acquired by the Redevelopment Authority of Racine if such property is not made to conform to the Redevelopment Plan, Property Rehabilitation Standards and/or Local and State Codes and Ordinances, or through amendment 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.

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 in which to live, work, shop and transact business. Fundamental to this goal is the restoration of all existing buildings that are to remain in a safe and sound condition meeting present day standards for health, safety, and welfare, sufficient to provide reasonable protection against the development of blighting influences. 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 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 Surfaces

The exterior surfaces of every structure or accessory structure (including fences, signs and storefronts) 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 Premises

The exterior of the premises and the condition of accessory structures are to be maintained so that the appearance of the premises and all buildings is compatible with a rehabilitated State Street Corridor.

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, garages, carports, walls, fences, signs and sheds.

D. Rehabilitation Standards.

All non-acquired 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: sanitary sewer (Liberty Street west of Silver Street); street trees and understory trees (State, Silver, and Liberty Streets); assistance in the redevelopment of designated commercial areas; and multi-modal transportation center, including a bus transfer center and commuter rail dept.

SECTION E: DISPOSITION OF REDEVELOPMENT AUTHORITY OWNED PROPERTY

The Redevelopment Authority upon the acquisition of real property in the project area has the power, under state law, to lease, sell, or otherwise transfer all or any part of said real property to a redevelopment company, association, corporation, or public body, or to an individual or partnership, for use in accordance with the redevelopment plan.

Before the transfer, lease or sale of any real property, owned by the Redevelopment Authority, 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 66.431, Wisconsin State 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 conforms with the general plan of the State Street Corridor Comprehensive Plan which was adopted by the Common Council.

2. Relationship to Local Objectives.

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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, and service businesses which will support a redeveloped State Street Corridor;
- c. To enhance the appearance of public places and rights-of-way, including State Street and intersection areas;
- d. To strengthen the economic function, land use mix, and identity of sub-areas of the State Street Corridor;
- e. To encourage and assist property owners to rehabilitate existing buildings, improve facades, improve signage, and enhance landscaping;
- f. To expand the range and improve the quality of small businesses which serve State Street Corridor residential neighborhoods;
- g. To eliminate deleterious mixtures of industrial, commercial and residential uses;
- h. To provide public open spaces and landscaped rights-of-way to enhance the character of the area;
- i. To provide necessary public utilities and services;
- j. To provide opportunities for civic and institutional uses to be located and expanded in the State Street Corridor;
- k. To complement Downtown and Lakefront development and redevelopment efforts.

3. Project Area Boundaries

The project area boundaries are described in Section A-1 of this Redevelopment Plan.

4. Existing Land Use and Property Conditions

Map 2, Existing Land Use Map and Map 3, Building Condition Map attached hereto and incorporated as a part of this plan, show the existing land uses and existing condition of structures in the area.

5. Land Use Plan

The land uses proposed for the project area --are shown on Map 4, Proposed Land Use Map which is made a part hereof.

6. Redevelopment Standards

The standards to be imposed on properties within the redevelopment area are stated in Sections D-2(f) and D-3(c and d) and D-4.(c and d) of this plan.

7. Present and Potential Equalized Values

The present and estimated potential equalized tax value for the redevelopment area is as follows:

- Present equalized tax value (2000) \$568,800
- Potential equalized tax value \$800,000

8. Proposed Zoning Changes

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Zoning of the Redevelopment Area will be amended to reflect its planned character as described above and shown on Map 4.

9. Required Site Improvements and Utilities

The following may be provided in support of new land uses after redevelopment.

- street and curb improvements
- water and sewer improvements
- sites for public uses

10. Feasible Method of Relocation

See Section D-3b of this Redevelopment Plan.

11. Population Density Control

Population density controls are contained in the Racine Zoning Ordinance which shall govern density in the Redevelopment Area.

12. Traffic

High traffic volumes and new traffic patterns will be created around the transportation center as it develops. Public parking, bus ingress and egress, and on-site traffic flow will be carefully considered as the transportation center's site is planned.

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. 66.431(6)(b)(3), 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.