



# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Meeting Agenda - Final Planning Heritage and Design Commission

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Wednesday, June 24, 2020

4:30 PM

Virtually

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### Call To Order

### Approval of Minutes for the June 10, 2020 Meeting.

### 4:30 P.M. PUBLIC HEARINGS

[0363-20](#)

**Subject:** Review of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 24 and consideration of an approving resolution. (PHDC-20)

**Attachments:**

[Racine TID No. 24 Project Plan Draft](#)

[Legal Notice TIDs 06102020](#)

[PC Res TID 24 Creation](#)

*Staff Summary:*

*Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as the property values within the TID project area increase over the initial/base value, the municipality uses the taxes collected on the increase (the increment) to fund projects identified in the TID project plan. After the project costs are paid, the municipality closes the TID. The City now seeks to create TID No. 24 to pay costs associated with the development of a 171-unit first-class full-service hotel and an expanded publicly owned convention center.*

[0364-20](#)

**Subject:** Review of the proposed establishment of the project plan, boundaries, and creation of Tax Incremental District No. 25 and consideration of an approving resolution. (PHDC-20)

**Attachments:**

[Racine TID No. 25 Project Plan Draft](#)

[Legal Notice TIDs 06102020](#)

[PC Res TID 25 Creation](#)

*Staff Summary:*

*Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as the property values within the TID project area increase over the initial/base value, the municipality*

uses the taxes collected on the increase (the increment) to fund projects identified in the TID project plan. After the project costs are paid, the municipality closes the TID. The City now seeks to create TID No. 25 to initially pay costs associated with the rehabilitation and conservation of the historic buildings located at 2100 and 2200 Northwestern Avenue and additional buildings in future phases, and to rehabilitate and install infrastructure necessary to serve the redevelopment area. The Planning Heritage and Design Commission should approve the project plan amendment for TID 25.

[0365-20](#)

**Subject:** Review of the proposed project plan amendment for Tax Incremental District No. 9 and consideration of an approving resolution. (PHDC-20)

**Attachments:**

[Racine TID No. 9 Project Plan Amendment Draft](#)

[Legal Notice TIDs 06102020](#)

[PC Res TID 9 Amend](#)

**Staff Summary:**

Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as the property values within the TID project area increase over the initial/base value, the municipality uses the taxes collected on the increase (the increment) to fund projects identified in the TID project plan. After the project costs are paid, the municipality closes the TID. TID No.9 was created by the City in 2000 and the City now seeks to amend its project plan to share it's increment funds with the proposed TID No. 24 (hotel and expanded convention center) to help fund projects identified in the TID No. 24 project plan. The Planning, Heritage, and Design Commission should approve the project plan amendment for TID No. 9.

[0366-20](#)

**Subject:** Review of the proposed project plan amendment for Tax Incremental District No. 14 and consideration of an approving resolution. (PHDC-20)

**Attachments:**

[Racine TID No. 14 Project Plan Amendment Draft](#)

[Legal Notice TIDs 06102020](#)

[PC Res TID 14 Amend](#)

**Staff Summary:**

Administered by the Wisconsin Department of Revenue, Tax Incremental Finance (TIF) is a financing option that allows a municipality (city, village or town) to fund infrastructure and other improvements, through property tax revenue of newly developed property (State Statutes 66.1105). A municipality identifies an area as appropriate for a certain type of development and adopts a Tax Increment District (TID) project plan which identifies projects to encourage and facilitate the desired development. Then as the property values within the TID project area increase over the initial/base value, the municipality uses the taxes collected on the increase (the increment) to fund projects identified in the TID project plan. After the project costs are paid, the municipality closes the TID. TID No.14 was created by the City in 2006 and the City now seeks to amend its project plan to share it's increment funds with the proposed TID No. 25 (Horlick Historic District) to help fund projects identified in the TID No. 25 project plan. The Planning, Heritage, and Design Commission should approve the project plan amendment for TID No. 14.

## END OF PUBLIC HEARINGS

[0331-20](#)

**Subject:** Request from Doug Geurts, representing J. Jeffers & Co. seeking a Certificate of Appropriateness for renovation and restoration activity at 2100 & 2200 Northwestern Avenue on buildings listed on the National Register of Historic Places - Horlick District Lofts. (PHDC-20)

**Attachments:**

[Review and recommendation](#)

[Applicant submittal](#)

[SHPO conditions](#)

*Staff Summary:*

*Being a National Register of Historic Places (NRHP) property, all proposed changes require review and approval by the PHDC prior through a Certificate of Appropriateness (COA) per section 58-64(f) of the Municipal Code. The applicant proposal preserves the buildings and transitions the property into a mixed use residential development. The general appearance of the buildings will remain as is; blocked in windows will be restored and the project will be following conditions of approval from the State Historic Preservation Office (SHPO) and National Park Service (NPS) as this development is receiving historic tax credits. Subject to the conditions outlined in the staff report, the Planning, Heritage, and Design Commission should consider approving the COA.*

[0332-20](#)

**Subject:** Request from J. Jeffers & Co. seeking approval of a certified survey map for a development at 2100-2200 Northwestern Avenue. (PHDC-20).

**Attachments:**

[Recommendation](#)

[Applicant submittal](#)

*Staff Summary:*

*On December 4, 2018, following a favorable recommendation from the Plan Commission, the Common Council approved a flex development rezoning for the property. To facilitate the independent ownership through LLC's of each building, a certified survey map (CSM) is being proposed. The CSM is prepared per Chapter 86, Article V of the Municipal Code and section 236.34 of Wisconsin State Statutes. Subject to the conditions outlined in the resolution, the Planning, Heritage, and Design Commission should consider approval of the proposed CSM.*

## Adjournment

**If you are disabled and have accessibility needs or need information interpreted for you, please contact the Department of City Development at (262) 636-9151 at least 48 hours prior to this meeting.**

**Given the Covid-19 Pandemic, a virtual meeting and public hearing through the internet has been scheduled by the Planning, Heritage and Design Commission. For information on how you can participate in the meeting or hearing please contact the Department of City Development at (262) 636-9151.**

**Prior to the meeting and public hearing, your questions can be submitted, or plans can be requested by contacting the Department of City Development at (262) 636-9151, by facsimile (fax) at (262) 635-5347, or via email at [citydevelopment@cityofracine.org](mailto:citydevelopment@cityofracine.org). Written comments regarding public hearing items may be submitted until 4:00 p.m. on Wednesday June 24, 2020 and will be read during the respective 4:30 p.m. public hearing.**