4403 Main Street
Neighborhood Meeting

February 27, 2020
General Agenda

• Review of the Process
• What is allowed under R-4 Zoning
• Why is the Village Seeking Development
• Questions and Comments
4403 Main Street-Timeline

- **Late 1960’s/ Early 1970’s:** Wind Meadows Development

- **December 1998:** Proposal to rezone from R-1 to R-3. Wind Meadows registers opinion that R-4 would be the best zoning for the site.

- **December 2016:** Notice of impending foreclosure received by the Village. Property was on the open market for sale at $224,000.

- **February 2017:** Village was informed by Wind Meadows about their discussions regarding development for the site.

- **May 2017:** Village officials attend meeting with Wind Meadows about potential development on the site. Spite strip issued identified. Wind Meadows Board member suggests the Village purchase the property.

- **July 2017:** Village purchases property after it had been listed on the market for several months.
4403 Main Street- Timeline

- **July 2017**: Village purchases property after it had been listed on the market for several months.

- **Spring 2018**: Village begins the process to complete a title review for the property and an appraisal for the spite strips.

- **Spring 2018**: Village met with Wind Meadows and S.C. Johnson to discuss the Village’s purchase of the spite strips.

- **June 14, 2018**: Village approved eminent domain relocation orders for spite strips. Six individuals spoke at the meeting regarding the relocation order.

- **October 2018**: After reviewing the condition of the home on the lot, the Village razed the home.
4403 Main Street- Timeline

- **December 2018:** Village provides jurisdictional offers for the spite strips. $5,400 to S.C. Johnson and $9,100 to Wind Meadows.

- **January 2019:** Wind Meadows files suit against the Village, contesting the taking of their spite strip.

- **February 2019:** Village withdraws its jurisdictional offer for the Wind Meadows spite strip. S.C. Johnson accepts Village’s offer for their spite strip.

- **June 2019:** The suit filed by Wind Meadows is dismissed.

- **July 31, 2019:** Village Plan Commission, at a regular meeting, reviews various pros and cons for land use designations for the property. Recommends moving forward with rezoning to R-4, and pursuing a RFP for developers.
4403 Main Street-Timeline

• September 4, 2019: Village Plan Commission makes a recommendation to the Village Board to rezone the property from R-1 to R-4 and to amend the Village’s Comprehensive Plan.

• October 10, 2019: The Board of Trustees conducts a public hearing on amending the comprehensive plan and rezoning. Seven residents spoke during the public hearing. Board of Trustee’s approves the comprehensive plan amendment and rezoning.

• December 4, 2019: The Plan Commission reviews and recommends approval of the request for proposal document for the re-development of the property.

• December 12, 2019: The Board of Trustees approves the request for proposal document.

• January 2, 2020: The request for proposal document is sent to developers and published on the Village’s website.
Multiple Family Residence District

- **Uses:** Intended to allow a higher density residential development designed specifically for duplexes or single-family dwellings in clusters or groups.

- **Permitted:** Attached residential structures, with no more than three units per building.

- **Conditional:** Attached residential structures with four to seven units per building; common area, including recreational facilities, associated with permitted or conditional uses.
Allowable Density on 4403 Main St.

- Lot Size: 5.032 acres or 219,194 sq. ft.
- Minimum Set Aside for Greenspace (20%): 43,838 sq. ft.
- Buildable Lot Area: 175,356 sq. ft.

- Possible Density (not accounting for setback requirements)
  - Row House: 43 units/ 8.6 units per acre
  - Single Family Homes: 21 units/ 4.2 units per acre
  - Duplexes: 17 units/ 3.4 units per acre
Current Wind Meadow’s Density

• Parkwood Patio Court
  • Units: 12/ Acres: 3.56/ Density: 3 units per acre
• Stonewood Patio Court
  • Units: 17/ Acres: 3.25 Density: 5 units per acre
• Lakewood Manor Homes
  • Units: 17/ Acres: 5.48/ Density: 3 units per acre
• Wind Meadows Garden
  • Units: 6/ Acres: 1.03/ Density: 6 units per acre
• Campus Drive Patio Court
  • Units: 8/ Acres: 1.34/ Density: 6 units per acre
• Woodfield Patio Court
  • Units: 38/ Acres: 9.27 / Density: 4 units per acre
• Lakefield Patio Court
  • Units: 22/ Acres: 3.04/ Density: 7 units per acre
• Village Homes
  • Units: 28/ Acres: 3.36/ Density: 8 units per acre
• Prairie Meadow Homes
  • Units: 16/ Acres: 3.36/ Density: 5 units per acre
VILLAGE FINANCES
Village Finances

• Village is currently in good financial shape.

• The Village has not issued any debt.

• Tax rate is third lowest in Racine County.

• Budget decisions are determined based on providing efficient and quality services.

• Need to find new methods to generate revenue to keep with the increase in the cost of services.
## Tax Levy, Assessed Value, Tax Revenue

- **Property Tax Levy**: Village determines budget for the year. Budget amount is reduced by other anticipated revenues (State Aid, Fees, Charges). The remaining amount that is budgeted is the tax levy, which is the amount of total taxes the Village will need in order to fund services. The levy helps set the tax rate.

- **Assessed Value**: The total of the values of all real and personal property within the Village, as determined by the Village’s assessor. Assessed value is assigned to each individual property, while the equalized value is assigned to the Village as a whole. The assessed value is used to prorate the tax levies to each individual property.

- **Tax Revenue**: Is the amount of tax money generated by a parcel based upon the parcel’s assessed value and tax rate.
Tax Levy Limits

• The State of Wisconsin has placed stringent limits on a municipality’s ability to increase its overall tax levy.

• Since 2012, the State “levy limit” law has mandated that, with few exceptions, municipalities can only increase their tax levy with a subsequent increase in “net new construction.”

• State sets the Village’s allowable levy increase.

• Essentially the more construction that occurs in a community the more the levy is able to be increased.

• Best way to raise revenue from property tax is with a corresponding increase in construction.
Village Tax Levy 2011 - 2020
Levy Increase vs. Inflation

- With levy limits the Village has not been able to keep pace with rising costs of service.

- CPI has generally increased at a greater rate than the Village’s allowable tax levy increase.

- Village has experienced or is likely to experience an increase in the costs for goods and services.
  - Road Salt, Recycling Collection, Health Insurance, Road Materials, Fire & EMS, Equipment.
Allowable Levy Increase vs. Inflation
Village Tax Rate

• The Village currently has the 3rd lowest tax rate amongst Village’s and Cities in Racine County.

• The Village is has the 5th lowest tax rate amongst the 37 Village & Cities in Kenosha, Racine and Milwaukee Counties.

• The Village generally has fewer business and manufacturing properties that other communities, thus the tax burden falls onto residential properties.
Tax Rate Comparison Racine County
Tax Rate & Assessed Value 2011-2020

Village Tax Rate

Village Assessed Value
State Aids 2011-2020

The graph illustrates the state aids from 2011 to 2020. It shows the breakdown of budget year, recycling grant, state shared revenue, and transportation aid for each year. The graph visually represents the allocation of funds across different categories over the specified period.
General Fund Revenues 2020

- Property Taxes: 56%
- Licenses and Permits: 2%
- Intergovernmental: 5%
- Fines and Forfeitures: 7%
- Intergov Public Charges: 1%
- Misc & Interest: 3%
- Other Financing Sources: 26%
General Fund Expenses 2020

- General Government: 16%
- Public Safety: 22%
- Public Works: 14%
- Culture, Rec. and Education: 5%
- Payroll Expenses: 7%
- Contingency: 1%
- Capital Improvements: 33%
- Conserv. & Develop.: 2%
Services Provided

• General Administration
  • Village Board, Village Administrator, Finance, Tax Collection, Licensing, Permitting, Election Administration.

• Public Works
  • Plowing, Street Maintenance, Brush Pickup, Garbage & Recycling (John’s Disposal), Stormwater (ditch) Management, Parks Maintenance and Water Service.

• Police
  • Contract with Village of North Bay ($24,900/yr.) to provide service

• Municipal Court
  • Joint court with North Bay

• Fire & EMS
  • Full-time career Fire & EMS service through Caledonia

• Recreation
  • 11 acres of Parks including Village Green and Lighthouse Grounds

• Health & Culture
  • Animal welfare services (WHS), Lighthouse Maintenance, Public Heath Services (City of Racine)
Upcoming Village Capital Projects

- 2021: $628,052
  - Resurface Cedarwood Court, Lake Shoreline protection at the Lighthouse, Generator for Public Works
- 2022: $243,804
  - Lighthouse Improvements, Pathways, and Community Garden
- 2023: $193,172
  - Painting the Lighthouse Tower, Pathways, Computers, Police Squad Car.
- 2024: $70,352
  - Pathways, Police Computer, Lawn Mower.
- 2025: $136,337
  - Public Works Front End Loader.
- 2026: $632,000
  - Resurfacing Lighthouse Drive, Four Mile Road, and Three Mile Road (the Loop), new brush chipper.
- 2027: $145,948
  - Village Green Playground, Tennis Courts, Benches, Police Squad Car, Election Equipment
- 2028: $25,000
  - Lighthouse Tower Painting
- 2029: $96,911
  - Storage Shed for Salt
- Total Capital Project Costs 2021-2029: $2,171,576
Assessed Value Expected from Development

- Estimated at $4,200,000.

- Would add 1.7% the Village’s current assessed value.

- Would add to the Village’s net new construction amount.

- Additional tax base to fund operations and spread out costs

- Additional levy capacity to fund services.

- Would generate an approximately $17,641 when completed to the Village.
Not Just The Village

2019-2020 Tax Bill Composition

- Village of Wind Point: 24%
- Racine Unified School District: 52%
- Racine County: 20%
- Gateway Technical College: 4%
Value Lost without Development

- Currently generates no tax revenue with Village ownership.
  - Lost revenue per year without any development approx.: $73,987

- If property is taxed without construction
  - Taxes generated approx.: $3,523 per year.
  - Lost revenue without development approx.: $70,646/yr.
Existing Open Space in the Village

• Village Green & Lighthouse Grounds: 11 Acres
• Shoop Park & Golf Course: 54 acres
• Wingspread: 63 acres
• Wind Meadows Open Space: 23 acres
• Former Urhausen Farm: 14 acres
• Total: 165 acres

• Entire Village: 812 acres (1.27 sq. miles)

• Open Space Percentage: 20%
Existing Park & Recreation Improvements

• Village has invested nearly $470,000 in Village Green for new pathways, playground equipment, new tennis courts, new pickleball courts, and a new park shelter.

• Village has invested $122,000 to build walking paths, add benches and plantings to the Lighthouse Grounds this year.

• The Village is looking to potentially invest approx. $100,000 - $150,000 in new pedestrian pathways around the Village.
Fixed and Ongoing Costs to the Village to Keep It as Park

- Without Improvements and in Village Ownership
  - Property Purchase: $110,000
  - Demo Home: $15,000
  - Appraisals: $2,500
  - Engineering: $2,000
  - Legal Fees: $10,000
  - Tree Removal/ Brush Cleaning: $20,000
  - Total Fixed Cost: $139,500
  - Ongoing Yearly Maintenance (Tree & Brush Removal and planting): $2,000 to $4,000

- With Pathway Improvements and in Village Ownership
  - Property Purchase: $110,000
  - Demo Home: $15,000
  - Appraisals: $2,500
  - Engineering: $2,000
  - Legal Fees: $10,000
  - Tree Removal: $20,000
  - Pathway Installation: $3,000
  - Total Fixed Costs: $162,500
  - On Going Yearly Maintenance (path maintenance, brush chipping, tree trimming: $5,000 to $6,000)
Other Funding Options

- Wisconsin State Aids: Have decreased from $120,651 in 2011 to $69,595 in 2020.

- Village wide referendum to increase tax levy

- Issuing Debt to pay for projects (still requires funds to service debt payments)

- Adding additional charges to property owners to offset costs

- Reduction in Services, Postponement of Capital Projects (road work, equipment).