



City of Racine, Wisconsin Agenda Briefing Memorandum

AGENDA DATE:

May 4, 2026 – Standing Joint Review Board

May 4, 2026 – Planning Heritage and Design Commission (public hearing)

May 19, 2026 – Common Council consideration

June of 2026 – Standing Joint Review Board (Final Decision)

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director of City Development

SUBJECT: Consideration of an Amendment to Tax Increment District #11 West Racine Plan to allow allocations to Tax Increment District #18 Water Street.

Consideration of an Amendment to Tax Increment District #13 State and Main Plan to allow allocations to Tax Increment District #18 Water Street and TID #26 Monument Square Downtown Area.

Background and Analysis: TID 11 was created in 2005 to provide for the redevelopment and enhancement of the West Racine area, specifically West Boulevard and Washington Avenue. This district assisted in financing the redevelopment of the property at 3113 Washington Avenue (DaVita Dialysis) in 2015. The TID 11 plan contemplates closure in 2031. This amendment would allow a projected \$980,000 in excess revenue to be transferred to Tax Incremental District No. 18 (“Recipient District”) as permitted under Wis. Stat. § 66.1105(6)(f)1.

TID 13 was created in 2006 to provide for the redevelopment of the property at 141 Main Street as a multi-unit mixed use building in 2009. The TID 13 plan contemplates closure in 2033. This amendment would allow a projected \$3,320,000 in excess revenue to be transferred to Tax Incremental Districts No. 18 and No. 26 (“Recipient Districts”) as permitted under Wis. Stat. § 66.1105(6)(f)1.

Conclusion: The projects contemplated in the TID 11 and 13 project plans have been completed. Sharing revenue with TID 18 and 26 will allow for these funds to be utilized for redevelopment projects in the Monument square downtown area (#26), as well as at Water Street (#18). Water Street in particular is a very difficult site to develop and substantial costs have already been realized to ready the site for redevelopment. Historical buildings in the monument square and downtown area are often more costly to maintain and the re-use of a historical structure to achieve the period look can be costly; additionally, new construction costs continue to rise and there is often a gap these projects cannot overcome without some assistance. These plan amendments will provide funds to be used to achieve the goals of the TID 18 and 26 plans.

STAFF RECOMMENDED ACTION: That the plan amendment for TID 11 be approved as drafted and the corresponding resolution adopted.

That the plan amendment for TID 13 be approved as drafted and the corresponding resolution adopted.

FISCAL NOTE & BUDGETARY IMPACT: The TID 11 plan amendment would allow for a projected \$980,000 in excess revenue to be transferred to Tax Incremental District No. 18.

The TID 13 plan amendment would allow for a projected \$3,320,000 in excess revenue to be transferred to Tax Incremental Districts No. 18 and No. 26.