



March 17, 2016

Project Plan for the Creation of Tax Incremental District No. 19



Prepared by Ehlers & Associates

Planning Assistance and Maps by Vandewalle & Associates

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Approval by Plan Commission:	Scheduled for March 30, 2016
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Approval by the Joint Review Board:	TBD



Tax Incremental District No. 19 Project Plan

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SECTION 1: Executive Summary

Introduction - Project Background

The City of Racine's Uptown Neighborhood is rich with corporate and historic assets, yet has struggled to revitalize its traditional commercial district and improve the quality of life for residents and property owners in the neighborhood. Recent positive momentum in Uptown, including projects that are the catalyst for creation for this Tax Incremental Finance ("TIF") District and development of the *Uptown Neighborhood Strategic Development Plan* in 2014, has positioned Uptown for a resurgence in economic and community development.

This TID No. 19 (the "TID" or the "District") Project Plan (the "Plan") builds off of several other major planning efforts commissioned by the City and Racine County Economic Development Corporation. The *Racine Economic Development Project Opportunities* effort (2012) identified Uptown as one of the City's highest impact, short-term redevelopment areas, with potential for redevelopment and economic growth. The *Uptown Neighborhood Strategic Development Plan* (2014) studied the area in more detail, and offers specific, action-oriented recommendations for both immediate and longer-term project opportunities of which this Plan is built in large part upon.

The 93-acre TID encompasses the heart of the larger *Uptown* Plan study area, the commercial and industrial cluster around the "Junction" intersection of Washington Avenue and 14th Street, and is roughly bounded by 10th Street, Howe Street, 16th Street and Kearney Avenue. The District is intended as a flexible mechanism under which the City may capture tax increment from several substantial development projects within its boundaries, providing the financial resources to help advance a number of priority projects identified in the *Uptown* Plan.



The Uptown area will not fully realize its potential "but for" targeted infrastructure and capital improvements in the District, and requires a visible public commitment to redevelopment. The timing of several major new construction projects in the TID, the presence of major corporate headquarters in the neighborhood, and proximity to the downtown core, are all key factors in expanding revitalization efforts to Uptown based on its own unique and powerful assets.

Description of District

Type of District, Size and Location

The TID is proposed to be created as a rehabilitation and conservation district as defined by Wisconsin Statutes Section 66.1337(2m)(a), which provides a lifespan of up to 27 years and a 22 year spending period. The District is comprised of 301 parcels, totaling approximately 93.5 acres. As of January 1, 2015, the base value of the land, improvements and personal property located within the District was \$37,559,508. A map of the proposed boundaries is located in Section 3 of this Plan.

The purpose of the TID is to provide the necessary public infrastructure improvements and incentives needed to encourage rehabilitation and conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Racine.

This Plan has been prepared in compliance with Wisconsin Statutes Section 66.1105(4)(f) and: establishes project need; lists the proposed improvements and expenditures within the TID; provides an estimated time schedule for completion of the projects; and an estimated budget. This Plan is to be adopted by the Common Council on the recommendation of the City Plan Commission. The TID Project Plan will be the official plan and guide for public and private sector development within the TID boundary.

Implementation of the Plan will still require case by case authorization of proposed improvements and expenditures by the Common Council. Expenditures for projects listed in the Plan should and will be based on market conditions and the status of development at the time the project is scheduled for construction.

The Common Council is not mandated to make the expenditures in this Plan. Rather, the expenditures are an itemization of TIF-eligible costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of Project Costs will not require amendments to the Plan, provided that the project meets the purpose and intent of the TID.

As required by Wisconsin Statute Section 66.1105(5)(b), a copy of this Plan will be submitted to the Wisconsin Department of Revenue and used as a basis for their certification of the TID.

Estimated Total Project Expenditures

The purpose of the TID is to provide the necessary public infrastructure improvements and incentives needed to encourage economic development and increase property values. The City anticipates making total project expenditures of approximately \$13,190,533 in several phases through the TID's 22 year expenditure period.

The City expects to evaluate and use several alternative financing methods for the projects in order to provide the overall lowest cost of financing, to preserve debt capacity, to mitigate risk to the City, and to provide other advantages as determined by the Common Council. The Common Council is not mandated to make the public expenditures in this Plan. Rather, the public expenditures are an itemization of eligible Project Costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of Project Costs will not require amendments to the Plan, provided that the project meets the purpose and intent of the TID.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$29,168,233 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this Plan, this District would be expected to generate sufficient tax increments to recover all Project Costs by the year 2042; two years earlier than the 27 year maximum life of this District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - The *Uptown Neighborhood Strategic Development Plan (2014)* which studied the area in detail, and offers specific, action-oriented recommendations for both immediate and longer-term project opportunities of which this Plan is built in large part upon, and which will require the use of TIF and other funding strategies to implement.
 - As documented in the *Uptown Neighborhood Strategic Development Plan (2014)*, the type of investment and development expected under normal market conditions has not occurred within the TID due to a variety of challenges. These challenges include: building and vacant land blight; significant retail/commercial and industrial vacancy; a perception of high crime; a need for investment into physical appearance; a lack of directional signage and definition of place; high speeds on Washington Avenue which discourage visitors from stopping and exploring; and corporations which seem disconnected from the neighborhood. Given these conditions, it is the judgment of the City that the use of TIF will be required to provide the necessary infrastructure and inducements needed to encourage development and investment within the TID consistent with that desired by the City.
 - In order to encourage development and investment within the TID the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; installation of utilities; streetscape improvements; development of public spaces; provision of development incentive payments, and other associated costs. Due to the amount and the scope of expenditures required, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, that development of the area is unlikely to occur.
2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
 - The development expected to occur within the District would create approximately 74 residential units for veterans.
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - If approved, the District’s creation would become effective for valuation purposes as of January 1, 2016. As of this date, the values of all existing development would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after

January 1, 2016 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.

- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Wisconsin Statutes Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this Plan.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation within the meaning of Wisconsin Statutes Section 66.1337(2m)(b). Furthermore, any property standing vacant for the entire seven years preceding adoption of the Creation Resolution does not comprise more than 25% of the area in the District in compliance with Wisconsin Statutes Section 66.1105(4)(gm)1.
 5. Based upon the findings, as stated above, the District is declared to be an In Need of Rehabilitation or Conservation District based on the identification and classification of the property included within the District.
 6. The Project Costs relate directly to promoting rehabilitation or conservation in the area consistent with the purpose for which the District is created.
 7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
 10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

SECTION 2: Type and General Description of District

The TID is proposed to be created as an In Need of Rehabilitation or Conservation District as defined by Wisconsin Statutes Section 66.1337(2m)(a), which provides a lifespan of up to 27 years and a 22 year spending period. The District is comprised of 307 parcels, totaling approximately 93.5 acres. Within the Preliminary Parcel List found in Appendix B to this Plan the City has identified those properties within the District that meet the in need of rehabilitation or conservation criteria supporting that designation.

As of January 1, 2015, the base value of the land, improvements and personal property located within the District was \$37,559,508. A map of the proposed boundaries is located in Section 3 of this Plan.

The purpose of the TID is to provide the necessary public infrastructure improvements and incentives needed to promote rehabilitation or conservation, encourage economic development, and increase property values. This Plan is written to provide funding for infrastructure improvements and other expenditures aimed at stimulating and enhancing economic development opportunities within the City of Racine.

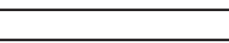
SECTION 3: Preliminary Map of Proposed District Boundary

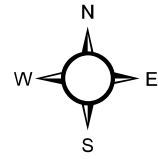
Please see map found on following page.

City of Racine TID 19 Map 1: Boundary

 TID 19 Boundary

Parcel ID Number

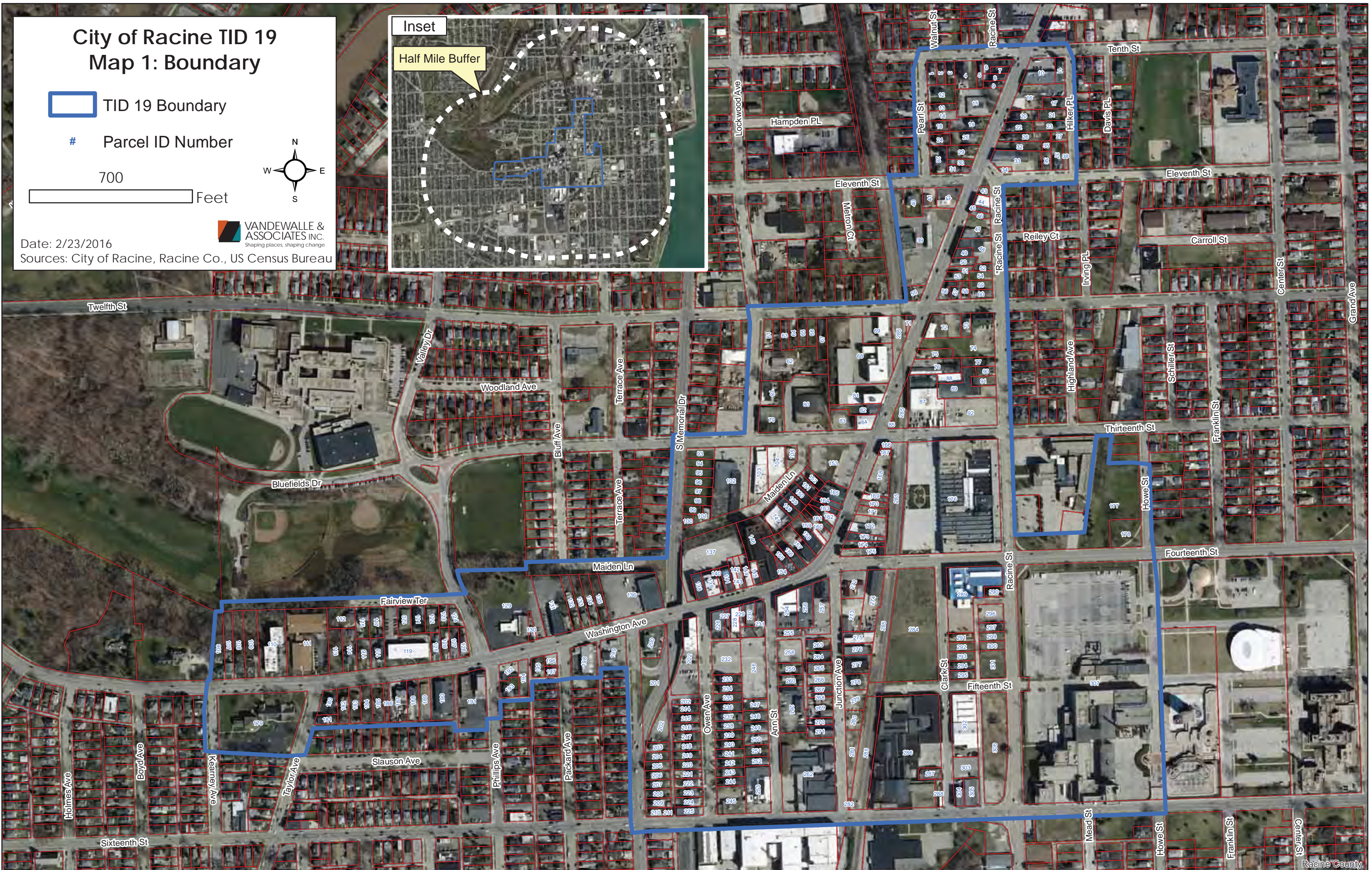
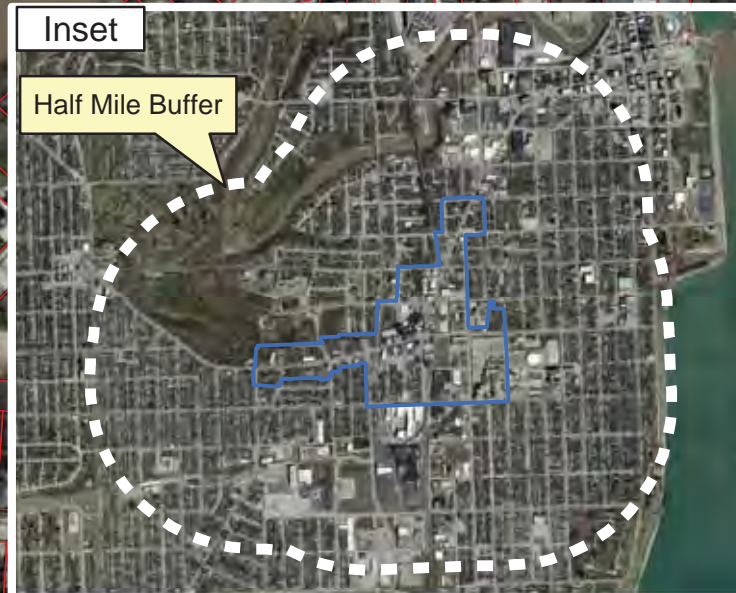
700
 Feet



 **VANDEWALLE & ASSOCIATES INC.**
Shaping places. shaping change.

Date: 2/23/2016

Sources: City of Racine, Racine Co., US Census Bureau




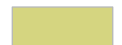









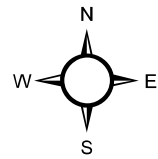
SECTION 4: Map Showing Existing Uses and Conditions

Please see Existing Land Use Map and Zoning Map found on the following two pages.

City of Racine TID 19

Map 2: Existing Land Use

-  TID 19 Boundary
- # Parcel ID Number
- Existing Land Use Categories**
-  Institutional
-  Single Family Residential
-  Two Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Commercial
-  Office
-  Light Industrial
-  Manufacturing
-  Vacant




700 Feet

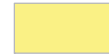





Date: 2/23/2016
 Sources: City of Racine, Racine Co., US Census Bureau

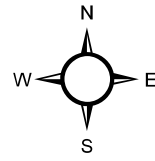


City of Racine TID 19 Map 3: Zoning

-  TID 19 Boundary
- # Parcel ID Number

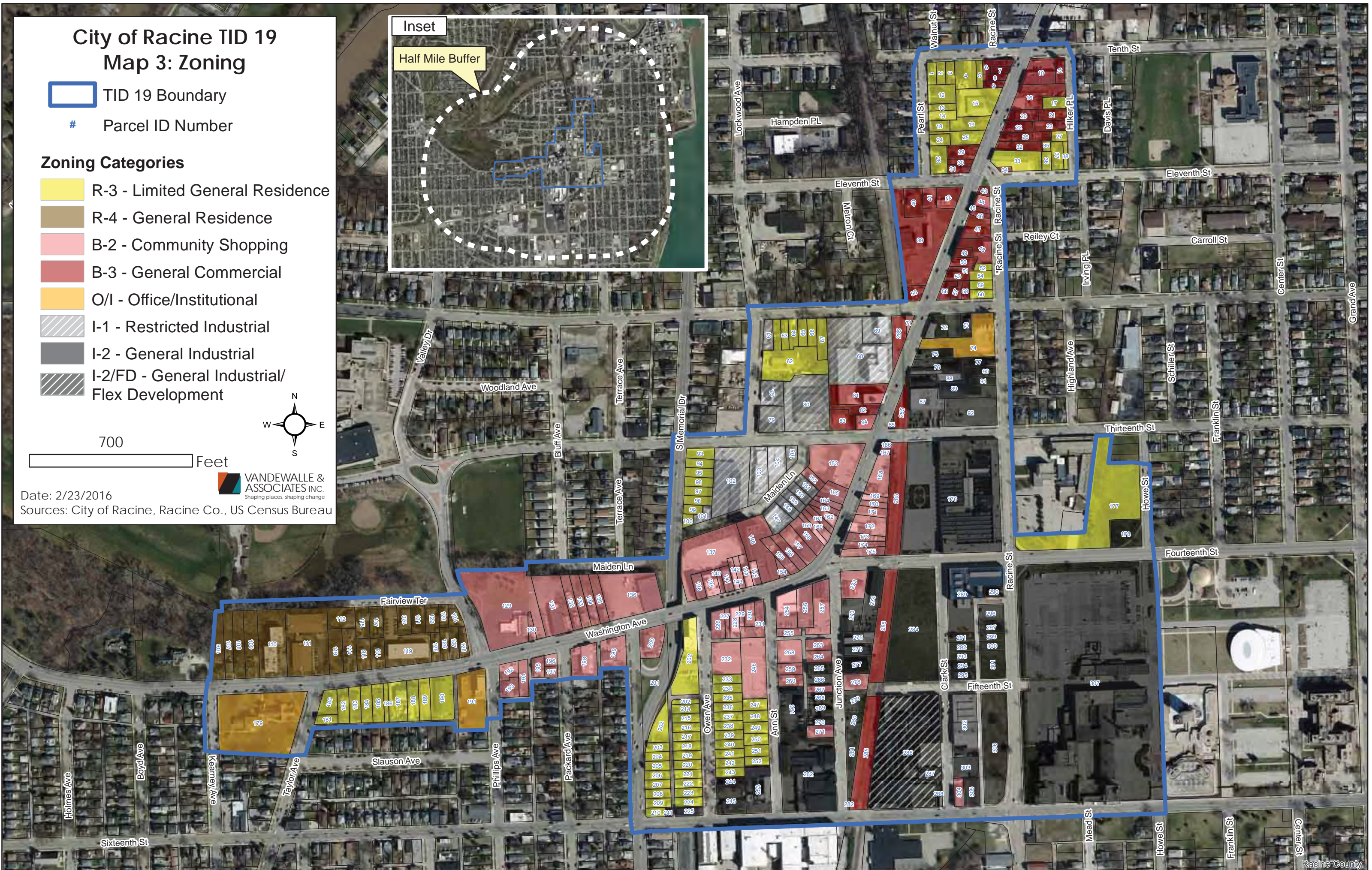
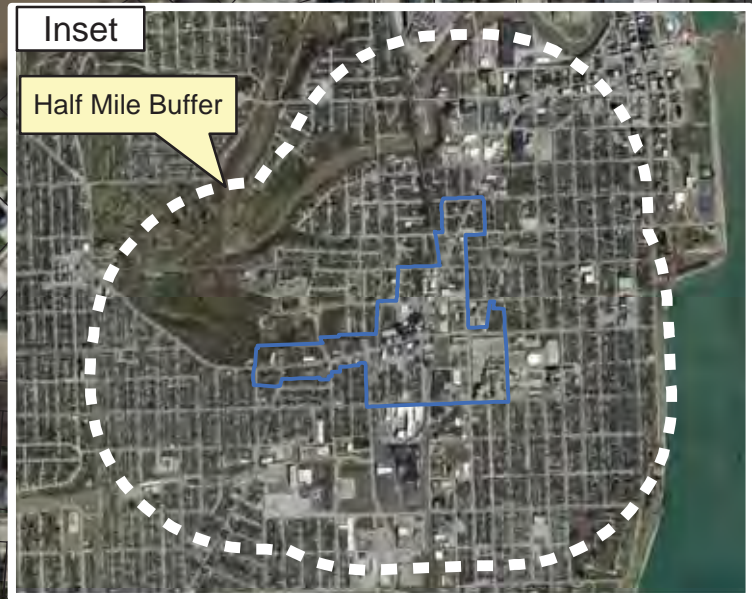
Zoning Categories

-  R-3 - Limited General Residence
-  R-4 - General Residence
-  B-2 - Community Shopping
-  B-3 - General Commercial
-  O/I - Office/Institutional
-  I-1 - Restricted Industrial
-  I-2 - General Industrial
-  I-2/FD - General Industrial/
Flex Development



700 Feet

Date: 2/23/2016
Sources: City of Racine, Racine Co., US Census Bureau



SECTION 5: Preliminary Parcel List and Analysis

Please see Appendix B.

SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is expected to be in compliance with Wisconsin Statutes Section 66.1105(4)(gm)4.c. which requires that the equalized value of the taxable property in the proposed District plus the value increment of all existing tax incremental districts not exceed 12% of the total equalized value of all taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the proposed District, totals \$106,553,458. This value is less than the maximum of \$380,758,200 in equalized value that is permitted for the City of Racine. The City therefore expects to be in compliance with the equalized valuation test and may proceed with creation of this District.

City of Racine, Wisconsin			
Tax Increment District # 19			
Valuation Test Compliance Calculation			
District Creation Date	4/19/2016		
	Valuation Data Currently Available 2015	Percent Change	Valuation Data Est. Creation Date
Total EV (TID In)	3,172,985,000	2.00%	3,236,444,700
12% Test	380,758,200		380,758,200
Increment of Existing TIDs			
TID #2	8,106,500	2.00%	8,268,630
TID #8	19,348,350	2.00%	19,735,317
TID #9	28,259,500	2.00%	28,824,690
TID #10	0	2.00%	0
TID #11	0	2.00%	0
TID #12	5,119,000	2.00%	5,221,380
TID #13	7,962,400	2.00%	8,121,648
TID #14	198,200	2.00%	202,164
TID #15	0	2.00%	0
TID #16	0	2.00%	0
TID #17	0	2.00%	0
TID #18	0	2.00%	0
Total Existing Increment	68,993,950		70,373,829
Projected District Base Value	37,559,508	2.00%	38,310,698
Total Value Subject to 12% Test	106,553,458		108,684,527
Compliance	PASS		PASS

SECTION 7: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This section describes the proposed TID projects and their estimated costs. These are referred to as Project Costs. The table found in Section 9 details the projects, their estimated costs, and breaks them into phases. These Project Costs are preliminary estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of this Plan. Adjustments to the Plan will be made on the recommendation of the City Plan Commission to be reviewed and adopted by the Common Council.

This Plan should be considered as a local enabling tool that allows the City Plan Commission, the Redevelopment Authority (RDA) and Common Council to implement the project activities described herein. Project expenditures will require specific action by the Common Council even though they are included in this Plan.

The proposed Project Costs included in Section 9 have been established on the basis of providing public improvements that have the greatest chance of stimulating immediate economic development. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed Project Costs is to provide the necessary public improvements to attract and stimulate private reinvestment and redevelopment.

Redevelopment of the Uptown Area should increase economic activity and connectivity between the existing Root River Pathway and to the nearby Downtown business district, as well as spur activity on nearby redevelopment sites. Public amenities should celebrate the industrial heritage of the site, and provide opportunities for educational and artistic displays and artifacts. Projects intended to facilitate further reinvestment include:

- 1. Property Acquisition and Relocation.** These costs include, but are not limited to any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration that is less than its cost to the City. Also included are relocation payments made in certain circumstances as the result of the City acquiring property within the District.

The District is intended to promote a high-quality mix of residential, commercial and industrial development, redevelopment and expansion. While there are no specific plans to acquire additional real estate within the District, the City may wish to purchase land for redevelopment or easements for public infrastructure purposes, as well as to qualify for grants and other forms of assistance from state and federal agencies. The City also may wish to offer publicly held land at no or significantly reduced cost in order to attract new business development.

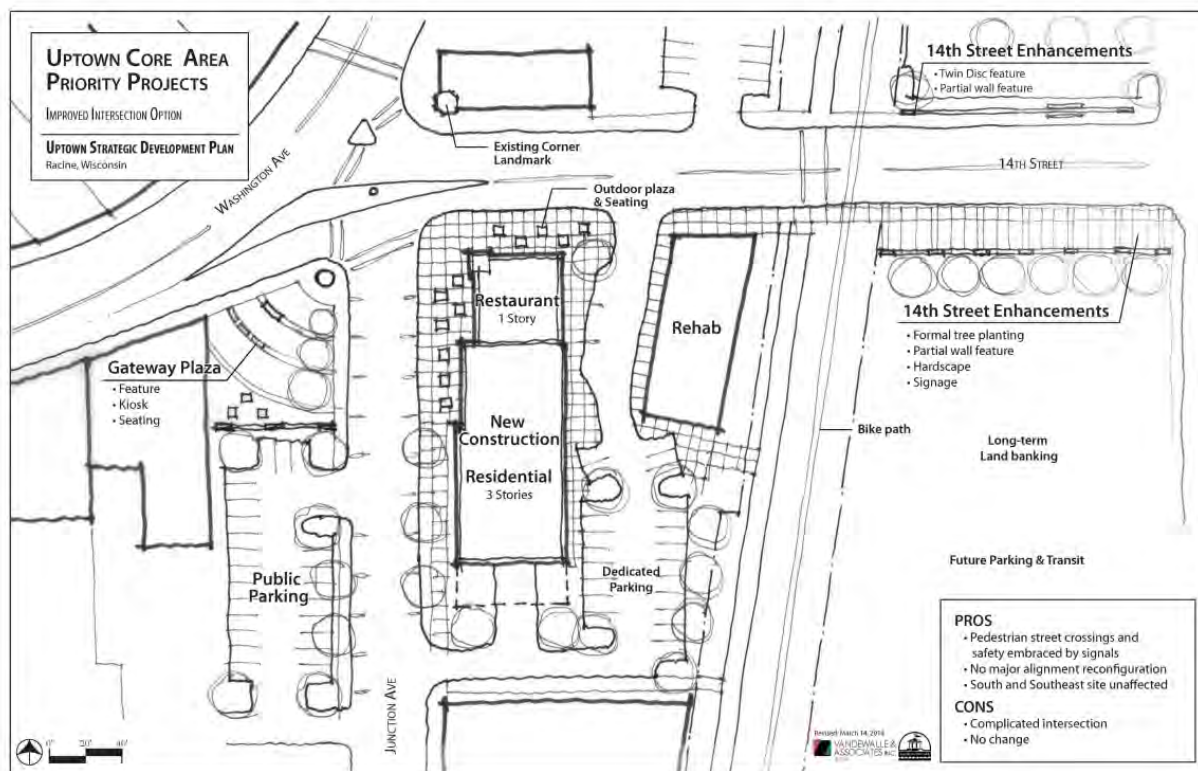
2. **Capital Costs.** These costs may include, but are not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the use of sustainable (“green”) building features and renewable and on-site energy systems; the acquisition of equipment to service the District; the removal or containment of, and the restoration of, soil or groundwater affected by environmental pollution; the clearing and grading of land, and waterway improvements to improve navigation, recreation and water quality. Also included are on-street and off-street parking facility improvements including: repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District. Such project may occur within the District or within a half-mile of the District as necessary to further District goals. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

Priority Projects

A. **“Junction Triangle” Parking Area Enhancements.** Improvements may include replacement of existing gravel lots and vacant railroad frontage and creation of enhanced, organized parking and additional and green space. The Junction Avenue Triangle project is a near-term project focused on public-private cooperation to improve the area aesthetically and provide amenities to the community and property owners including improved organized parking, rain gardens, green space, bicycle parking and a public shelter/gazebo to help create a “pocket park” and add to Junction’s appeal as a distinctive sub-area and destination within Uptown.



B. Junction Gateway Park Development. The Uptown Commercial District is lacking in public gathering spaces and amenities. The southwest corner of Washington Avenue at Junction presents an opportunity to provide a public space across the street from the high-priority redevelopment site on the southeast corner of the intersection. This new destination would provide an additional connection between the main commercial corridor and the Junction Avenue businesses as well as provide additional public parking for the area.



3. Infrastructure and Utilities. These costs include, but are not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants, storm water detention/retention and treatment facilities, and other environmental protection devices including sustainable features for any of the foregoing as well as renewable and on-site energy systems related thereto; storm and sanitary sewer lines; water lines; amenities on streets; bike paths, trails and related facilities; and the rebuilding and expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Plan within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out the Plan, but only the portion which directly benefits the District is an eligible cost. The cost of land acquisition, design, construction management, and other soft costs related to any of the above also may be included.

There may be inadequate water distribution facilities serving the District. To allow redevelopment to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Other improvements to underground electrical, storm sewer, sanitary sewer, water, and/or telecommunications infrastructure may be undertaken by the City as necessary pursuant to this Plan, and are considered eligible Project Costs.

Priority Projects

C. Eligible Project Costs are expected to include public water and sanitary sewer upgrades, and the installation of a water main extension serving the Herman Kittle veterans' housing project.

4. **Demolition, Remediation and Site Prep.** A majority of the properties in the TID were found to be in need of conservation or rehabilitation, and a number of existing structures on these properties are not likely to be reused as part of future redevelopment activities, whether on City-owned or private land, during the life of the District. Surveys for asbestos and other potential contaminants have not been conducted by the City in any of these structures, but the age and construction types suggests that such contaminants may be present. Further, significant post-demolition regrading and other site preparation activities also are anticipated. Accordingly, expenditures of this type may occur anywhere in the District and are not site-specific.
5. **Streetscaping.** In order to attract redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces.

Priority Projects

D. These amenities are expected to include, but are not limited to: decorative banners and neighborhood branding features; trees, wayfinding signage and landscaping along the Washington Avenue, 14th Street, 16th Street, South Memorial Drive, and other "gateways" to the Uptown area; lighting of streets, sidewalks, and other public areas, installation of planters, benches, clocks, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings as deemed appropriate.

6. **Economic Development Incentives.** These costs include, but are not limited to, cash grants, loans, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All development projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. Such contributions may be in the form of direct cash grants or in "pay-as-you-go" payments over time.

Economic development incentive payments may be provided to land owners, businesses or lessees anywhere within the District. The amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in a project development agreement depending upon a project's specific needs, funding availability, and the project's consistency with the goals and objectives stated in this Plan and other City plans and policies.

7. **Community Development and Housing Organization.** Costs toward the creation, administration, and management of a Community Housing Development Organization (CHDO) are included in the Plan. A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. These eligible activities may include: the acquisition and/or rehabilitation of rental housing; new construction of rental housing; acquisition and/or rehabilitation of homebuyer properties; new construction of homebuyer properties; and direct financial assistance to purchasers of HUD HOME-assisted housing that has been developed with HUD HOME funds by the CHDO.

- 8. Administration and Professional Services.** Eligible Project Costs related to the development of the elements in this Section and other future projects within the District may include design, engineering, architecture, administration and contingency costs. Additional costs may include, but are not limited to: professional service, legal and administrative costs for TID creation and administration, financing costs, interest, bond issuance and any other fees related to obtaining public financing for eligible Project Costs.
- 9. Miscellaneous Redevelopment Funding.** This category of miscellaneous redevelopment funding has also been created to include TID project marketing and recruitment of developers and businesses for redevelopment sites; low interest loans or interest write down; façade improvement projects; potential property acquisition costs as determined integral to the successful redevelopment of the project area.

It is the intent of the City of Racine City Council and RDA to work with individual property owners on redevelopment of their individual sites by offering different types of redevelopment services. These services may include, but not be limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing for potential businesses; low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; grants for façade improvements and/or developer recruitment; and site acquisition and preparation.

City staff, with the review and approval of the City Council and/or the RDA, may perform duties including the following related to the District:

- Implementing this Plan;
- Conducting more detailed planning and engineering studies;
- Developing more refined land use and redevelopment plans for implementation;
- Developing standards for which development within the District will need to conform to;
- General guidance and referral of actions to other City Committees and the City Council;
- Establishing and managing an economic development master fund;
- Identifying and applying for additional non-TIF revenue sources such as grants;
- Public infrastructure construction oversight;
- Developing and implementing a business marketing plan;
- Developer recruitment; and
- Business recruitment.

- 10. Finance Charges and Interest.** Finance charges and interest include, but are not limited to, interest paid on debt obligations incurred to pay for project costs, debt issuance costs, capitalized interest, coverage and reserve funds, and costs of redemption prior to maturity. This also may include interest paid to developers under pay-as-you-go provisions included in an approved development agreement.

11. Projects Outside the Tax Increment District. Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City’s corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible Project Costs, and may include any Project Cost that would otherwise be eligible if undertaken within the District. The City intends to make the following Project Cost expenditures outside the District:

Project ID	Project Name/Type	Total Project Cost Estimates	Percentage Within 1/2 Mile	Est. Project Cost Within 1/2 Mile
1.	Property Acquisition and Relocation	1,000,000	50.00%	500,000
2.c.	Miscellaneous Capital Costs	500,000	100.00%	500,000
3.e.	Miscellaneous Infrastructure and Utilities	250,000	100.00%	250,000
4.	Demolition, Remediation and Site Prep	500,000	50.00%	250,000
5.f.	Washington Avenue Streetscape, Lighting	900,000	25.00%	225,000
5.g.	South Memorial Drive Streetscape	500,000	25.00%	125,000
5.h.	Road Diet & Miscellaneous Streetscape Enhancements	800,000	25.00%	200,000
6	Economic Development Incentives	3,000,000	25.00%	750,000
7	Community Development and Housing Organization	1,100,000	25.00%	275,000
9	Miscellaneous Redevelopment Funding	1,100,000	9.09%	100,000
Total Projects				<u>3,175,000</u>

SECTION 8: Map Showing Proposed Improvements and Uses

Please see the Future Land Use Map and Proposed Improvement and Uses Map found on following two pages.

City of Racine TID 19


Map 4: Future Land Use

 TID 19 Boundary

Parcel ID Number

Future Land Use Categories

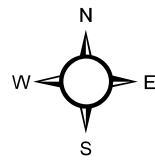
 Institutional


 High Density Residential

 Mixed Use

 Commercial

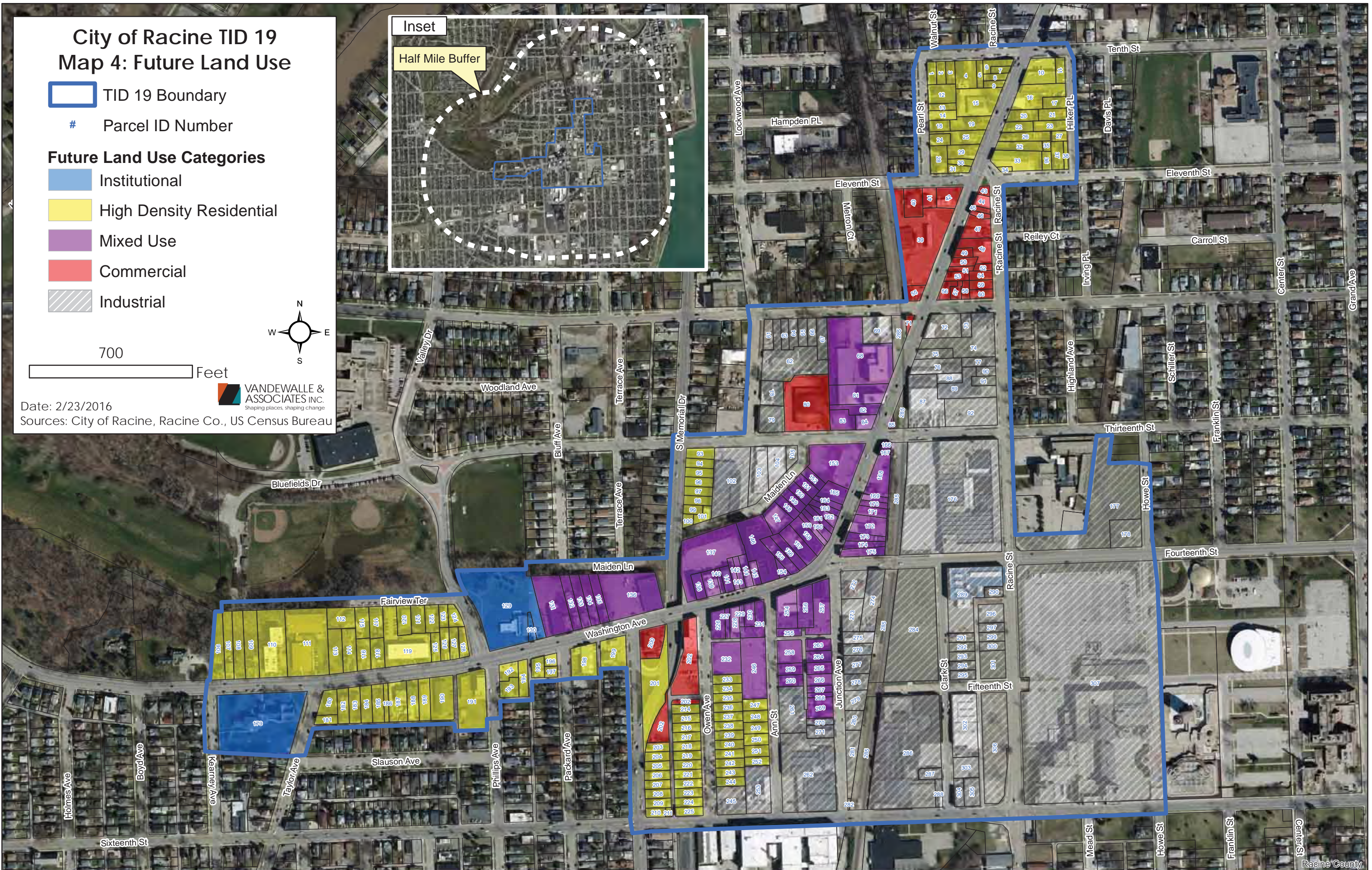
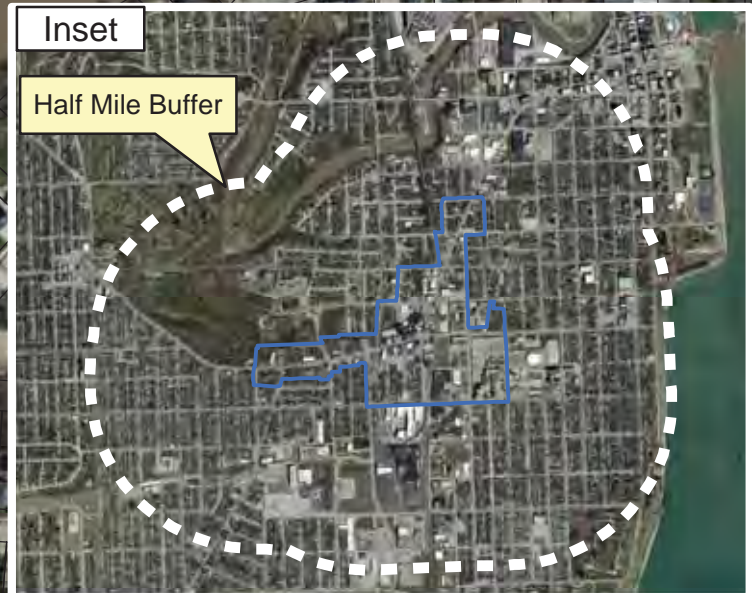
 Industrial



700
 Feet

 **VANDEWALLE & ASSOCIATES INC.**
Shaping places. shaping change.

Date: 2/23/2016
Sources: City of Racine, Racine Co., US Census Bureau



TID 19 PROPOSED IMPROVEMENTS AND USES

Uptown: Racine, Wisconsin

DRAFT

Anticipated Near-Term Redevelopment or Expansion Projects

Memorial Drive Enhancements

- Street/streetscape improvements including gateway signage, furniture, plantings, interpretive features
- Bridge Enhancements/art feature
- Traffic management and intersection improvements
- Bike/ pedestrian improvements
- Stormwater best management practices

Pedestrian Connections

- Public parking lot enhancements
- Pedestrian pass-through improvements

Triangle Parking & Landscape

- Parking improvements in coordination with property owners
- Lighting, gathering, and landscape features
- Stormwater best management practices

All Sites

- General area-wide economic incentives for new and redevelopment activities
- Property acquisition/relocation/demolition
- Environmental assessment/cleanup

Washington Avenue Enhancements

- Street/streetscape improvements including gateway signage, furniture, plantings, interpretive features
- Traffic management and Intersection improvements
- Bike/ pedestrian improvements
- Stormwater best management practices

Parking Improvements

- Unify parking and develop site enhancement with property owners
- Lighting and landscaping features
- Stormwater best management practices

Junction Gateway

- Property acquisition/relocation/demolition
- Public plaza/gathering space construction
- Lighting, landscaping, art/historic, interpretive features
- Stormwater best management practices

16th Street Enhancements

- Gateway, street/streetscape improvements including gateway signage, interpretive features
- Traffic management and intersection improvements
- Bike/pedestrian improvement
- Stormwater best management practices

SECTION 9: Detailed List of Project Costs

All costs are based on 2016 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2016 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Racine, Wisconsin							
Tax Increment District # 19							
Estimated Project List ¹							
Project ID	Project Name/Type	1/2 Mile ²	Phase I 2017	Phase II 2018	Annual Expenditures	As Needed Expenditures	Total
1	Property Acquisition and Relocation	X				1,000,000	1,000,000
2	Capital Costs						
a.	Gateway Plaza Public Space			300,000			300,000
b.	Junction Triangle Parking and Public Space			200,000			200,000
c.	Miscellaneous	X		500,000			500,000
3	Infrastructure and Utilities						
d.	Veterans' Housing Water Main Extension		250,000				250,000
e.	Miscellaneous	X				250,000	250,000
4	Demolition, Remediation and Site Prep	X				500,000	500,000
5	Streetscaping						
f.	Washington Avenue Streetscape, Lighting	X		900,000			900,000
g.	South Memorial Drive Streetscape	X		500,000			500,000
h.	Road Diet & Miscellaneous Streetscape Enhancements	X				800,000	800,000
6	Economic Development Incentives	X				3,000,000	3,000,000
7	Community Development and Housing Organization	X			1,100,000		1,100,000
8	Administration and Professional Service				460,000		460,000
9	Miscellaneous Redevelopment Funding	X				1,100,000	1,100,000
10	Finance Charges and Interest			2,330,533			2,330,533
Total Projects			250,000	4,730,533	1,560,000	6,650,000	13,190,533

Notes:
¹Provided by Vandewalle on 3-14-2016. Finance charges and interest added by Ehlers.
²Denotes Project Costs, all or a portion of, which may be made outside of but within 1/2 mile of the TID boundary per Wisconsin State Statute 66.1105(2)(f)1.n.

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in one or multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and redevelopment. Identification of the phasing and projected timeline for project completion is included under “Plan Implementation” within this Section.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur; 2) a projection of tax increments to be collected resulting from that development and other economic growth within the District; and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City’s statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a form of lease revenue bond by its Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Racine, Wisconsin					
Tax Increment District # 19					
Estimated Financing Plan					
	G.O. Bond 2017	G.O. Bond 2021	G.O. Bond 2029	Cash Funded	Totals
Projects					
Property Acquisition and Relocation		500,000	500,000		1,000,000
Gateway Plaza Public Space	300,000				300,000
Junction Triangle Parking and Public Space	200,000				200,000
Miscellaneous Capital Costs		250,000	250,000		500,000
Veterans' Housing Water Main Extension	250,000				250,000
Miscellaneous Infrastructure and Utilities		250,000			250,000
Demolition, Remediation and Site Prep		500,000			500,000
Washington Avenue Streetscape, Lighting	900,000				900,000
South Memorial Drive Streetscape	500,000				500,000
Road Diet & Miscellaneous Streetscape Enhancements		400,000	400,000		800,000
Economic Development Incentives				3,000,000	3,000,000
Community Development and Housing Organization	50,000			1,050,000	1,100,000
Administration and Professional Service	40,000			420,000	460,000
Miscellaneous Redevelopment Funding		550,000	550,000		1,100,000
Finance Charges & Interest				2,330,533	2,330,533
	<u>2,240,000</u>	<u>2,450,000</u>	<u>1,700,000</u>	<u>6,800,533</u>	<u>13,190,533</u>
Estimated Finance Related Expenses	78,700	78,700	60,675		
Capitalized Interest	209,955				
Total Financing Required	2,528,655	2,528,700	1,760,675		
Estimated Interest	(2,800)	(3,063)	(2,125)		
Assumed spend down (months)					
Rounding	4,145	4,363	1,450		
Net Issue Size	2,530,000	2,530,000	1,760,000		

Development Assumptions

City of Racine, Wisconsin Tax Increment District # 19 Development Assumptions¹

Construction Year	SC Johnson Expansion	Banquet Facility	Veterans' Housing (J.3)	Restaurant & Residential (U.15)	Retail & Residential (U.4)	Lt. Manufacturing (G.2)	Townhomes (G.5)	Annual Total	Construction Year
1 2016								0	2016 1
2 2017		425,000	2,366,900					2,791,900	2017 2
3 2018	6,000,000							6,000,000	2018 3
4 2019								0	2019 4
5 2020				172,600				172,600	2020 5
6 2021						638,800		638,800	2021 6
7 2022				999,000				999,000	2022 7
8 2023								0	2023 8
9 2024					888,000			888,000	2024 9
10 2025					850,700			850,700	2025 10
11 2026								0	2026 11
12 2027							910,000	910,000	2027 12
13 2028							910,000	910,000	2028 13
14 2029								0	2029 14
15 2030								0	2030 15
16 2031								0	2031 16
17 2032								0	2032 17
18 2033								0	2033 18
19 2034								0	2034 19
20 2035								0	2035 20
21 2036								0	2036 21
22 2037								0	2037 22
23 2038								0	2038 23
24 2039								0	2039 24
25 2040								0	2040 25
26 2041								0	2041 26
27 2042								0	2042 27
Totals	6,000,000	425,000	2,366,900	1,171,600	1,738,700	638,800	1,820,000	14,161,000	

Notes:
¹Provided by Vandewalle on 3-1-2016.

Increment Revenue Projections

City of Racine, Wisconsin										
Tax Increment District # 19										
Tax Increment Projection Worksheet										
Type of District	Rehabilitation			Base Value	37,559,508					
District Creation Date	April 19, 2016			Appreciation Factor	1.00%		* Apply to Base Value			
Valuation Date	Jan 1,	2016		Base Tax Rate	\$32.14					
Max Life (Years)	27			Rate Adjustment Factor						
Expenditure Periods/Termination	22	4/19/2038								
Revenue Periods/Final Year	27	2044								
Extension Eligibility/Years	Yes	3		Tax Exempt Discount Rate	4.00%					
Recipient District	Yes			Taxable Discount Rate	5.50%					

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate ¹	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation	
1	2016	0	2017	375,595	375,595	2018	\$32.14	12,071	11,607	11,442
2	2017	2,791,900	2018	379,351	3,546,846	2019	\$32.14	113,992	116,999	113,859
3	2018	6,000,000	2019	411,064	9,957,910	2020	\$32.14	320,038	401,512	386,408
4	2019	0	2020	475,174	10,433,084	2021	\$32.14	335,310	688,137	657,076
5	2020	172,600	2021	479,926	11,085,610	2022	\$32.14	356,282	980,974	929,679
6	2021	638,800	2022	486,451	12,210,861	2023	\$32.14	392,446	1,291,130	1,214,299
7	2022	999,000	2023	497,704	13,707,565	2024	\$32.14	440,549	1,625,911	1,517,148
8	2023	0	2024	512,671	14,220,235	2025	\$32.14	457,026	1,959,855	1,814,946
9	2024	888,000	2025	517,797	15,626,033	2026	\$32.14	502,207	2,312,699	2,125,123
10	2025	850,700	2026	531,855	17,008,588	2027	\$32.14	546,641	2,681,990	2,445,144
11	2026	0	2027	545,681	17,554,269	2028	\$32.14	564,179	3,048,470	2,758,212
12	2027	910,000	2028	551,138	19,015,407	2029	\$32.14	611,138	3,430,185	3,079,660
13	2028	910,000	2029	565,749	20,491,156	2030	\$32.14	658,567	3,825,703	3,407,996
14	2029	0	2030	580,507	21,071,663	2031	\$32.14	677,224	4,216,784	3,728,031
15	2030	0	2031	586,312	21,657,974	2032	\$32.14	696,068	4,603,285	4,039,823
16	2031	0	2032	592,175	22,250,149	2033	\$32.14	715,100	4,985,083	4,343,441
17	2032	0	2033	598,097	22,848,246	2034	\$32.14	734,322	5,362,065	4,638,966
18	2033	0	2034	604,078	23,452,323	2035	\$32.14	753,737	5,734,130	4,926,491
19	2034	0	2035	610,118	24,062,442	2036	\$32.14	773,345	6,101,193	5,206,117
20	2035	0	2036	616,219	24,678,661	2037	\$32.14	793,150	6,463,176	5,477,952
21	2036	0	2037	622,382	25,301,043	2038	\$32.14	813,153	6,820,015	5,742,114
22	2037	0	2038	628,606	25,929,648	2039	\$32.14	833,356	7,171,654	5,998,726
23	2038	0	2039	634,892	26,564,540	2040	\$32.14	853,761	7,518,047	6,247,915
24	2039	0	2040	641,240	27,205,780	2041	\$32.14	874,370	7,859,157	6,489,815
25	2040	0	2041	647,653	27,853,433	2042	\$32.14	895,184	8,194,956	6,724,563
26	2041	0	2042	654,129	28,507,563	2043	\$32.14	916,208	8,525,422	6,952,298
27	2042	0	2043	660,671	29,168,233	2044	\$32.14	937,441	8,850,542	7,173,163
Totals		14,161,000		15,007,233			Future Value of Increment	16,576,865		

Notes:
¹Tax rate shown is actual TID Interim Rate for the 2015/16 levy per DOR Form PC-202 (Tax Increment Collection Worksheet)

Cash Flow

City of Racine, Wisconsin																				
Tax Increment District # 19																				
Cash Flow Projection																				
Year	Projected Revenues			Expenditures													Balances			Year
	Tax Increments	Proceeds of Long Term Debt	Total Revenues	Estimated Debt Service Payments ¹	Public Infrastructure	Property Acquisition & Relocation	Miscellaneous Capital Costs	Miscellaneous Infrastructure & Utilities	Demo, Remediation & Site Prep	Road Diet & Streetscape Enhancements	Miscellaneous Redev. Funding	ED Incentives	Community Dev. & Housing Org.	Financing Charges	Admin. & Prof. Services	Total Expenditures	Annual	Cumulative	Principal Outstanding ²	
2016			0												20,000	20,000	(20,000)	(20,000)		2016
2017		2,530,000	2,530,000	0	250,000								50,000	78,700	20,000	398,700	2,131,300	2,111,300	2,530,000	2017
2018	12,071		12,071	104,978	1,900,000								50,000		20,000	2,074,978	(2,062,906)	48,394	2,530,000	2018
2019	113,992		113,992	69,985									50,000		20,000	139,985	(25,993)	22,401	2,530,000	2019
2020	320,038		320,038	69,985									50,000		20,000	139,985	180,053	202,455	5,530,000	2020
2021	335,310	2,530,000	2,865,310	188,965		250,000	250,000	250,000	250,000	400,000	275,000	62,361	50,000	78,700	20,000	2,075,026	790,284	992,739	7,877,639	2021
2022	356,282		356,282	316,938								66,261	50,000		20,000	453,199	(96,917)	895,821	7,686,378	2022
2023	392,446		392,446	272,846		250,000						72,987	50,000		20,000	1,190,833	(798,387)	97,434	7,488,391	2023
2024	440,549		440,549	270,315								81,933	50,000		20,000	422,248	18,301	115,735	9,041,457	2024
2025	457,026		457,026	371,473								84,998	50,000		20,000	526,470	(69,444)	46,290	8,726,460	2025
2026	502,207		502,207	371,214								93,400	50,000		20,000	534,614	(32,407)	13,883	8,398,059	2026
2027	546,641		546,641	375,518								101,664	50,000		20,000	547,182	(541)	13,342	8,051,395	2027
2028	564,179		564,179	384,206								104,926	50,000		20,000	559,132	5,046	18,388	7,686,469	2028
2029	611,138	1,760,000	2,371,138	392,150			250,000					113,659	50,000	60,675	20,000	1,286,484	1,084,654	1,103,042	7,297,810	2029
2030	658,567		658,567	482,884		250,000				400,000		122,480	50,000		20,000	1,200,364	(541,797)	561,246	6,890,329	2030
2031	677,224		677,224	455,049		250,000						125,950	50,000		20,000	1,175,999	(498,775)	62,471	6,469,379	2031
2032	696,068		696,068	456,041								129,455	50,000		20,000	655,496	40,572	103,043	6,034,924	2032
2033	715,100		715,100	555,035								132,994	50,000		20,000	758,029	(42,929)	60,114	5,486,930	2033
2034	734,322		734,322	556,901								136,569	50,000		20,000	763,470	(29,148)	30,965	4,920,361	2034
2035	753,737		753,737	557,780								140,180	50,000		20,000	767,960	(14,223)	16,742	4,335,181	2035
2036	773,345		773,345	562,574								143,827	50,000		20,000	776,401	(3,055)	13,687	3,726,354	2036
2037	793,150		793,150	561,293								147,510	50,000		20,000	778,803	14,348	28,035	3,098,844	2037
2038	813,153		813,153	397,110								151,230	50,000		20,000	618,340	194,813	222,847	2,617,614	2038
2039	833,356		833,356	400,058								154,988				555,045	278,311	501,158	2,117,626	2039
2040	853,761		853,761	397,205								158,782				555,987	297,773	798,931	1,603,844	2040
2041	874,370		874,370	403,444								162,615				566,059	308,311	1,107,242	1,066,229	2041
2042	895,184		895,184	197,958								166,486				364,444	530,741	1,637,982	719,742	2042
2043	916,208		916,208	196,066								170,396				366,463	549,745	2,187,728	364,346	2043
2044	937,441		937,441	193,753								174,346				368,099	569,342	2,757,070	0	2044
Total	16,576,865	6,820,000	23,396,865	9,561,720	2,150,000	1,000,000	500,000	250,000	500,000	800,000	1,100,000	3,000,000	1,100,000	218,075	460,000	20,639,795				Total

Notes: Projected TID Closure

¹Estimated rates used reflect a composite scale of tax-exempt AA- rated sales as of 2-2-2016, plus 0.50% for projected 2017 debt issue, plus 1.00% for projected 2021 debt issue; plus 1.50% for projected 2029 debt issue.

²Total includes development incentives.

SECTION 11: Annexed Property

There are no lands proposed for inclusion within the District that were annexed by the City on or after January 1, 2004.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project by project basis.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Racine Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes.

SECTION 16: Orderly Development of the City of Racine

The City of Racine has made a concerted effort to study and plan for improvements to the economic, physical and social vitality of the Uptown area. The 2014 *Uptown Neighborhood Strategic Development Plan* established a vision for Uptown that was developed through significant public involvement before adoption by the Common Council. The vision includes creating a “triple bottom line” employment center and global headquarters district; investing in a vibrant commercial and living destination, serving neighborhoods, area employees and the surrounding region; and nurturing a regional urban entrepreneurial and creative hub. *The Uptown Plan* also develops an actionable land use plan and strategies to further this vision and facilitate the proposed development and redevelopment.

The City of Racine has employed tax increment finance districts in the past to stimulate private reinvestment and redevelopment. The creation of the District will provide the City with the tools to effectively implement the land use goals and objectives for the Uptown area, as defined in the 2014 Plan.

The boundary for the TID encompasses what has been broadly defined as the Uptown commercial corridor along Washington Avenue, as well as prominent employers including Twin Disc and SC Johnson world headquarters. Anticipated redevelopment projects, including a major expansion of the SC Johnson campus, a veterans’ housing development, and a banquet facility in a former church, are expected to generate significant value increment, which may in turn spur additional redevelopment as planned for in the *Uptown Plan*.

This Plan is aimed at implementing necessary infrastructure construction recommendations as well as redevelopment funding. Additional project activities may include acquisition and relocation activities aimed at property rehabilitation and conservation work, achieving the highest and best use in the greater Uptown area, and additional leverage for securing additional public and private investments, including state and federal grants, for long-range planning and construction activities. Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project by project basis.

Catalytic Sites and Potential Uses

At least three major development projects within the District are anticipated in the near term and are expected to generate significant private investment and tax base, which may in turn spur further development within the District. These initial catalytic projects for the Uptown Area, as part of TID No. 19, include:

- **SC Johnson Headquarters Expansion**

SC Johnson has announced plans to undertake significant renovations to modernize its historic corporate headquarters in the Uptown Neighborhood. The project, expected to be completed by 2018, affects approximately 300,000 square feet of building space, reconfigures existing offices and employees gathering areas, and also includes improvements to outdoor green spaces.

- **Former Ajax Facility Redevelopment: Veterans’ Housing Development**

Herman & Kittle Properties Inc. is advancing on a project to transform more than 3 acres of mostly former industrial buildings on Clark Street between 15th and 16th streets in the Uptown area into a housing and mixed-use complex of 74 apartments and amenities catering to veterans.

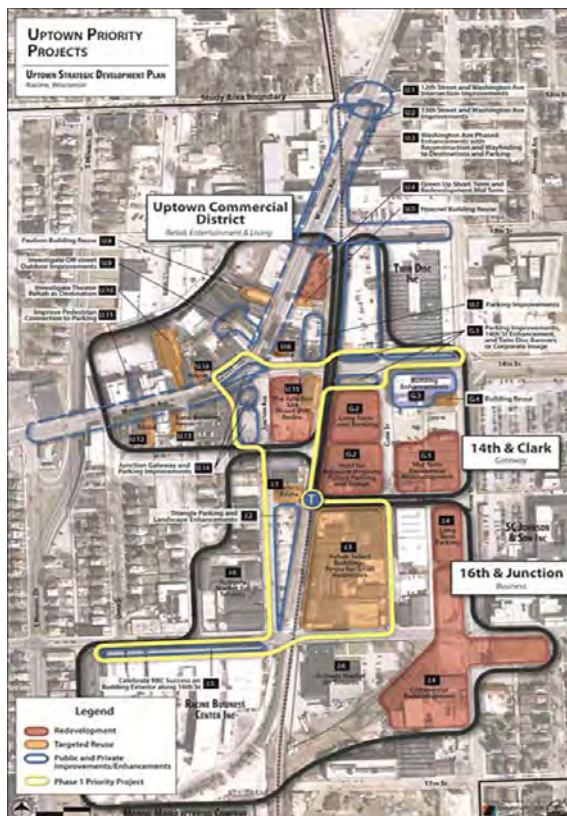


- **Former Our Savior Lutheran Church: Reuse for Banquet Facility**

Culinary Infusions of Kenosha will open a reception/banquet hall and catering facility at the former church and attached mansion, approximately 14,000 square feet in total.



Other redevelopment/reinvestment projects are anticipated within the TID area as indicated in the Uptown Plan. Projects that may generate additional increment include: redevelopment of the southeast corner of Junction Avenue and 14th Street for mixed use development; redevelopment of the northwest corner of Racine Street and 16th Avenue for commercial use; and redevelopment of the southwest quadrant of the corner of Clark Street and 14th Street for commercial. Other potential redevelopment sites are indicated in the Plan as illustrated in the “Uptown Priority Projects” Map from the adopted Plan.



In addition, a number of implementation activities, identified in the *Uptown Neighborhood Strategic Development Plan*, are also considered priority redevelopment actions and are eligible for TIF funding as applicable under the generalized categories described in Section 7 of this Plan:

- PI = Public and Private Improvements/Enhancements
- TR = Targeted Reuse
- RE = Redevelopment
- ECD = Economic and Community Development

Project ID	Type of Project	Project/Initiative	Actions
U.1	PI	12th St. and Washington Ave Intersection Improvements	Make right-of-way and blight removal improvements at the intersection of 12th St at Washington Ave
U.2	PI	13th St. and Washington Ave Improvements	Blight removal at 13th Street and Washington Ave for improved entrance to Twin Disc
U.3	PI	Washington Ave/Hwy 20 Corridor Improvements	Finalize timeframe for complete DOT rebuild and streetscaping Initial design elements in scrape and pave project Design and advance improvements for wayfinding and signage
U.4	RE	Former Tony's Auto Site Redevelopment (1323 Washington)	Determine site control strategy Green-up/clean-up site in short term Determine reuse strategy
			Developer recruitment mid-term
U.7	PI	Unify parking between 13th St and 14th St along tracks	Implement parking improvements behind buildings along the tracks from approximately 1327 Washington Ave and 14th St. Develop enhancements in coordinate with property owners
U.9	PI	Provide improved outdoor space for adjacent buildings	Work with property owner of 1346, 1348 Washington to aesthetically clean-up outdoor area
			Investigate potential to add value to existing buildings/future users if off-street outdoor improvements implemented Provide an outdoor space and maintain access
U.11	PI	Pedestrian Connections (pass-through) and Parking Improvements	Consider design options, develop cost estimates and funding strategy for pass-through at 1516 Washington Ave Implement public space improvements to connect Washington visually and physically to rear parking lot
U.14	PI	Junction Gateway Improvements - corporate and Uptown gateway features - new public space - traffic calming	Plan, design and implement key iconic feature and corporate gateway with public space, signage, gateway features Assemble property, relocate liquor store business Prepare public space plan and implementation strategy
			Improve parking Consider traffic calming modifications such as a roundabout at the Junction of Washington, Junction and 14th St.
U.15	RE/ TR	The Junction Site - Mixed Use Redevelopment (1339 and 1325 Junction)	Determine site control strategy Investigate as a catalyst project, determine reuse strategy Consider food training and food/beverage industry Developer recruitment
U.17	PI	Façade Improvement Grants	Determine priority buildings for façade restoration Employ existing program working with property owners to improve Washington Corridor façades Develop signage improvement strategy - allow/encourage quality, crafted projecting signs for increased visibility on busy corridor
J.2	PI	Triangle Parking and Landscape Enhancements	Coordinate with property owners to create unified improvement project, increase green space and organize parking
J.4	RE	Racine Street & 16th Street Redevelopment	Promote and proactively engage in redevelopment of this highly visible intersection for quality commercial development to improve the south gateway to the Uptown/Corporate area
S.3	PI	Uptown Gateways/Connections	Identify connections and promote Uptown Commercial District connection to the Southside of the study-area through signage for pedestrian, bicycle, and auto connections. Racine Street/Hwy 32 the main north-south connector in the area

SECTION 17: List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds. The City does not expect to incur any non-project costs in the implementation of this Plan.

SECTION 18:
Opinion of Attorney for the City of Racine Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

March 17, 2016

SAMPLE

Mayor John Dickert
City of Racine
730 Washington Avenue
Racine, Wisconsin 53403

RE: City of Racine, Wisconsin Tax Incremental District No. 19

Dear Mayor:

As City Attorney for the City of Racine, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Scott Letteney
City of Racine

Exhibit A:
**Calculation of the Share of Projected Tax Increments
 Estimated to be Paid by the Owners of Property in the
 Overlying Taxing Jurisdictions**

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2015		Percentage		
Racine County	11,195,094			11.22%		
Gateway Tech College	2,467,326			2.47%		
City of Racine	53,103,147			53.23%		
Racine Unified School District	32,993,935			33.07%		
Total	99,759,502					

Revenue Year	Racine County	City of Racine	Racine Unified School District	Gateway Tech College	Total	Revenue Year
2018	1,355	6,426	3,992	299	12,071	2018
2019	12,792	60,680	37,701	2,819	113,992	2019
2020	35,915	170,360	105,848	7,915	320,038	2020
2021	37,629	178,489	110,899	8,293	335,310	2021
2022	39,982	189,653	117,835	8,812	356,282	2022
2023	44,041	208,904	129,796	9,706	392,446	2023
2024	49,439	234,509	145,705	10,896	440,549	2024
2025	51,288	243,280	151,154	11,303	457,026	2025
2026	56,358	267,331	166,097	12,421	502,207	2026
2027	61,344	290,983	180,793	13,520	546,641	2027
2028	63,313	300,319	186,593	13,954	564,179	2028
2029	68,582	325,316	202,125	15,115	611,138	2029
2030	73,905	350,563	217,811	16,288	658,567	2030
2031	75,999	360,494	223,982	16,750	677,224	2031
2032	78,113	370,525	230,214	17,216	696,068	2032
2033	80,249	380,656	236,508	17,686	715,100	2033
2034	82,406	390,888	242,866	18,162	734,322	2034
2035	84,585	401,223	249,287	18,642	753,737	2035
2036	86,785	411,661	255,772	19,127	773,345	2036
2037	89,008	422,203	262,322	19,617	793,150	2037
2038	91,253	432,851	268,938	20,112	813,153	2038
2039	93,520	443,605	275,620	20,611	833,356	2039
2040	95,810	454,467	282,368	21,116	853,761	2040
2041	98,122	465,437	289,184	21,626	874,370	2041
2042	100,458	476,517	296,069	22,140	895,184	2042
2043	102,818	487,708	303,022	22,660	916,208	2043
2044	105,200	499,011	310,044	23,185	937,441	2044
	<u>1,860,270</u>	<u>8,824,059</u>	<u>5,482,545</u>	<u>409,991</u>	<u>16,576,865</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Exhibit B:
Preliminary Parcel List

City of Racine, Wisconsin

Tax Increment District # 19

Base Property Information

Property Information						Assessment Information ³				Equalized Value				District Classification						Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage		Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthful, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.		
1	03804000	1223 TENTH ST	AMA PROPERTIES LLC	0.09		7,600	37,400	0	45,000	99.23%	7,659	37,690	0	45,349		X		X	X	0.09	Possibly vacant	
2	03805000	1219 TENTH ST	FIELDS CRAIG	0.09		7,600	34,400	0	42,000	99.23%	7,659	34,667	0	42,326								
3	03806000	1215 TENTH ST	EDMONDSON RICO R	0.09		7,600	42,400	0	50,000	99.23%	7,659	42,729	0	50,388								
4	03807000	1209 TENTH ST	AGUILAR REBECCA	0.25		14,600	58,400	0	73,000	99.23%	14,713	58,853	0	73,566								
5	03808002	1203 TENTH ST	MANGUM J C + ROSA	0.08		5,400	44,600	0	50,000	99.23%	5,442	44,946	0	50,388								
6	03786000	1000 WASHINGTON AVE	617 LLC	0.11		7,200	92,800	0	100,000	99.23%	7,256	93,520	0	100,776				X	X	0.11		
7	03787000	1006 WASHINGTON AVE	SHIELDS MICHAEL D	0.06		3,600	30,400	0	34,000	99.23%	3,628	30,636	0	34,264				X	X	0.06		
8	03789000	1008 WASHINGTON AVE	MOORE TIMOTHY C + JANET L	0.07		6,200	43,800	0	50,000	99.23%	6,248	44,140	0	50,388				X	X	0.07		
9	03790000	1014 WASHINGTON AVE	LOW COST RENTING LLC	0.06		6,000	52,000	0	58,000	99.23%	6,047	52,404	0	58,450				X	X	0.06		
10	03849000	1007 WASHINGTON AVE	JOJO REAL ESTATE INVESTMENTS	0.33		21,700	218,300	33,400	273,400	99.23%	21,868	219,994	33,659	275,522				X	X	0.33		
11	03848000	1017 TENTH ST	HOAGLUND RICHARD R	0.10		7,900	43,100	0	51,000	99.23%	7,961	43,434	0	51,396								
12	03803000	1013 PEARL ST	ZOLD TIMOTHY + AMY	0.23		13,100	51,900	0	65,000	99.23%	13,202	52,303	0	65,504								
13	03801000	1017 PEARL ST	ZUNIGA JESUS	0.08		6,000	26,000	0	32,000	99.23%	6,047	26,202	0	32,248								
14	03792001	1023 PEARL ST	OPPORTUNITIES INDUSTRIALIZATN CTR OF RACINE CO, INC	0.12		0	0	0	0	99.23%	0	0	0	0								
15	03792000	1020 WASHINGTON AVE	OPPORTUNITIES INDUSTRIALIZATN CTR OF RACINE CO, INC	0.48		0	0	0	0	99.23%	0	0	0	0								
16	03850000	1015 WASHINGTON AVE	AGS GROUP LLC	0.42		27,600	182,400	2,300	212,300	99.23%	27,814	183,815	2,318	213,947								
17	03857000	1018 HILKER PLACE	AGS GROUP LLC	0.11		9,500	40,500	0	50,000	99.23%	9,574	40,814	0	50,388								
18	03800000	1029 PEARL ST	DOVER REALTY ENTERPRISES, LLC	0.10		8,800	32,200	0	41,000	99.23%	8,868	32,450	0	41,318								
19	03793000	1030 WASHINGTON AVE	SAFE HAVEN OF RACINE INC	0.22		0	0	14,500	14,500	99.23%	0	0	14,613	14,613								
20	03866000	1025 WASHINGTON AVE	SHIELDS MICHAEL D + VIVIAN N	0.15		20,000	81,000	0	101,000	99.23%	20,155	81,629	0	101,784								
21	03865000	1022 HILKER PLACE	FUNDERBURG WENDELL T + FAWN SHADELL	0.14		10,100	39,900	0	50,000	99.23%	10,178	40,210	0	50,388								
22	03867000	1029 WASHINGTON AVE	MAHDI YASIN R	0.13		10,000	96,000	0	106,000	99.23%	10,078	96,745	0	106,823								
23	03868000	1026 HILKER PLACE	HAWKINS SAMMIE	0.15		9,200	42,800	0	52,000	99.23%	9,271	43,132	0	52,404								
24	03799000	1033 PEARL ST	CURIEL BEATRIZ	0.10		9,200	59,800	0	69,000	99.23%	9,271	60,264	0	69,535								
25	03794000	1034 WASHINGTON AVE	TOWERY ERNEST S	0.21		11,800	44,200	0	56,000	99.23%	11,892	44,543	0	56,435					X	0.21		
26	03829000	1035 WASHINGTON AVE	N + L PROPERTIES LLC	0.20		8,400	48,600	0	57,000	99.23%	8,465	48,977	0	57,442								
27	03838000	1030 HILKER PLACE	FUNDERBURG WENDELL + FAWN	0.07		7,300	29,700	0	37,000	99.23%	7,357	29,930	0	37,287								
28	03798000	1222 ELEVENTH ST	HARMONY Q HOMES 2, LLC	0.20		13,300	66,700	0	80,000	99.23%	13,403	67,218	0	80,621			X	X	X	0.20		
29	03795000	1050 WASHINGTON AVE	PERKINS ENRICO V	0.18		11,600	39,400	0	51,000	99.23%	11,690	39,706	0	51,396								
30	03796000	1058 WASHINGTON AVE	BRANTNER KENTON C	0.07		5,900	0	0	5,900	99.23%	5,946	0	0	5,946								
31	03797000	1060 WASHINGTON AVE	BRANTNER KENTON C	0.07		4,700	58,300	2,600	65,600	99.23%	4,736	58,752	2,620	66,109								
32	03828000	1039 WASHINGTON AVE	MENDEZ REY	0.18		7,900	0	0	7,900	99.23%	7,961	0	0	7,961					X	0.18		
33	03822000	1045 WASHINGTON AVE	CARRENO ELSA M	0.39		25,600	144,400	0	170,000	99.23%	25,799	145,521	0	171,319		X		X	X	0.39		
34	03841001	1049 WASHINGTON AVE	CARRENO ELSA M	0.03		2,100	3,400	0	5,500	99.23%	2,116	3,426	0	5,543					X	0.03		
35	03825001	1120 ELEVENTH ST	UNKNOWN	0.04		700	0	0	700	99.23%	705	0	0	705								
36	03825000	1114 ELEVENTH ST	ANP LLC	0.08		7,200	29,800	0	37,000	99.23%	7,256	30,031	0	37,287								
37	03830000	1106 ELEVENTH ST	BENE LLC	0.15		10,600	39,400	0	50,000	99.23%	10,682	39,706	0	50,388								
38	03837000	1102 ELEVENTH ST	FUNDERBURG WENDELL + FAWN	0.05		1,800	0	0	1,800	99.23%	1,814	0	0	1,814					X	0.05	Vacant bldg pad, structure demolished	
39	08658001	1130 WASHINGTON AVE	CHOICE PETROLEUM LLC	0.43		298,400	651,600	79,200	1,029,200	99.23%	300,716	656,656	79,815	1,037,186		X						
40	08665000	1301 ELEVENTH ST	NELSEN TODD C	0.23		12,800	38,200	0	51,000	99.23%	12,899	38,496	0	51,396		X		X	X	0.23		
41	08664000	1229 ELEVENTH ST	PANTELOPOULOS KOSTANTINOS + ELAINE	0.12		9,400	66,600	6,800	82,800	99.23%	9,473	67,117	6,853	83,443								
42	08661001	1100 WASHINGTON AVE	PANTELOPOULOS KOSTAS + ELAINE	0.19		15,900	84,100	6,300	106,300	99.23%	16,023	84,753	6,349	107,125								
43	08632000	1101 WASHINGTON AVE	ADAMS OUTDOOR ADVERTISING	0.05		3,800	22,200	0	26,000	99.23%	3,829	22,372	0	26,202					X	0.05		
44	08633000	1105 WASHINGTON AVE	1442 NORTH FARWELL KING KONG	0.08		6,100	193,900	0	200,000	99.23%	6,147	195,405	0	201,552				X	X	0.08		
45	08634000	1109 WASHINGTON AVE	SCALES SHAWNVEL	0.04		3,100	64,900	0	68,000	99.23%	3,124	65,404	0	68,528				X	X	0.04		
46	08635000	1111 WASHINGTON AVE	ROGERS LESLIE + PATRICIA	0.05		3,900	56,100	0	60,000	99.23%	3,930	56,535	0	60,466				X	X	0.05		
47	08639000	1121 WASHINGTON AVE	MEYERS GEORGE A FAMILY EQUITY TR	0.24		19,000	43,000	0	62,000	99.23%	19,147	43,334	0	62,481		X	X	X	X	0.24		
48	08640000	1125 WASHINGTON AVE	CRUZ MODESTO + MARTINA	0.25		19,500	81,500	0	101,000	99.23%	19,651	82,132	0	101,784				X	X	0.25		
49	08644000	1129 WASHINGTON AVE	BLACKSMITH HOLDING, LLC	0.07		5,800	59,200	0	65,000	99.23%	5,845	59,659	0	65,504				X	X	0.07		
50	08652000	1133 WASHINGTON AVE	BLACKSMITH HOLDING, LLC	0.10		6,800	47,200	2,800	56,800	99.23%	6,853	47,566	2,822	57,241				X	X	0.10		
51	08653000	1135 WASHINGTON AVE	BLACKSMITH HOLDING, LLC	0.05		6,300	0	0	6,300	99.23%	6,349	0	0	6,349					X	0.05		
52	08646000	1130 RACINE ST	NELSON DANIEL L	0.05		5,200	34,800	0	40,000	99.23%	5,240	35,070	0	40,310								
53	08648000	1139 WASHINGTON AVE	JACOB LEE ENTERPRISES LLC	0.09		8,300	41,700	0	50,000	99.23%	8,364	42,024	0	50,388								
54	08647000	1136 RACINE ST	NELSON DANIEL L	0.09		7,100	0	0	7,100	99.23%	7,155	0	0	7,155				X	X	0.09		
55	08660001	1158 WASHINGTON AVE	ALL AMERICAN CAR SERVICES, LLC	0.11		8,700	51,300	10,900	70,900	99.23%	8,768	51,698	10,985	71,450				X	X	0.11		

City of Racine, Wisconsin

Tax Increment District # 19

Base Property Information

Property Information					Assessment Information ³				Equalized Value				District Classification						Comments	
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthy, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.	
56	08653001	1149 WASHINGTON AVE	MARTIN DERRICK D	0.10	7,600	39,400	2,800	49,800	99.23%	7,659	39,706	2,822	50,186				X	X	0.10	
57	08653004	1214 TWELFTH ST	APPLE JOHN H	0.07	5,700	74,300	0	80,000	99.23%	5,744	74,877	0	80,621				X	X	0.07	
58	08653003	1212 TWELFTH ST	ALVAREZ SOCORRO	0.06	6,300	29,700	0	36,000	99.23%	6,349	29,930	0	36,279				X	X	0.06	
59	08650000	1138 RACINE ST	RACINE CITY OF	0.09	0	0	0	0	99.23%	0	0	0	0					X	0.09	Vacant res. side lot
60	08651000	1146 RACINE ST	TURNER ORLANDO + DEBRA L +	0.09	7,600	37,400	0	45,000	99.23%	7,659	37,690	0	45,349					X		
61	09868000	1433 TWELFTH ST	MATSON PROPERTIES LLC	0.12	3,300	0	0	3,300	99.23%	3,326	0	0	3,326					X	0.12	
62	09868005	1215 LOCKWOOD AVE	MATSON PROPERTIES LLC	0.86	38,600	152,400	57,500	248,500	99.23%	38,900	153,583	57,946	250,428				X	X	0.86	
63	09868001	1429 TWELFTH ST	TAAC NHF HOLDINGS LLC	0.10	6,600	34,400	0	41,000	99.23%	6,651	34,667	0	41,318					X		
64	09866000	1425 TWELFTH ST	KK WI LQ III LLC	0.12	4,000	36,000	0	40,000	99.23%	4,031	36,279	0	40,310					X		
65	09864000	1417 TWELFTH ST	HERNANDEZ SERGIO + MIRIAM	0.11	8,000	38,000	0	46,000	99.23%	8,062	38,295	0	46,357					X		
66	09863000	1413 TWELFTH ST	DAVIES JAMES F	0.11	4,000	0	0	4,000	99.23%	4,031	0	0	4,031					X		
67	09862000	1409 TWELFTH ST	TKB ENTERPRISES LLC	0.19	8,800	32,200	0	41,000	99.23%	8,868	32,450	0	41,318					X		
68	10114000	1220 WASHINGTON AVE	DE MICCHI ROBERT G +	1.50	73,700	227,300	0	301,000	99.23%	74,272	229,064	0	303,336		X		X	X	1.50	
69	10115000	1210 WASHINGTON AVE	HYDRAULIC FITTINGS, INC	0.34	16,000	58,400	13,700	88,100	99.23%	16,124	58,853	13,806	88,784		X		X	X	0.34	
71	08687000	1200 WASHINGTON AVE	FUNDERBURG WENDELL + FAWN	0.04	2,900	41,100	0	44,000	99.23%	2,923	41,419	0	44,341					X	0.04	
72	08667000	1201 WASHINGTON AVE	B + B RENTAL	0.34	18,800	137,700	3,600	160,100	99.23%	18,946	138,769	3,628	161,342		X		X	X	0.34	
73	08686000	1211 TWELFTH ST	SINGLETON WALLACE + ARETHA	0.10	8,400	29,600	0	38,000	99.23%	8,465	29,830	0	38,295		X		X	X	0.10	
74	08685000	1200 RACINE ST	FAITH CHRISTIAN FELLOWSHIP, A NONDENOMINATIONAL CHURCH	0.74	0	0	0	0	99.23%	0	0	0	0				X	X		
75	08688006	1219 WASHINGTON AVE	HELM VALENCIA	0.15	9,300	41,700	0	51,000	99.23%	9,372	42,024	0	51,396					X		
76	08670000	1223 WASHINGTON AVE	DE MICCHI ROBERT + GREGORY	0.32	16,000	89,200	2,800	108,000	99.23%	16,124	89,892	2,822	108,838		X		X	X	0.32	
77	08681000	1220 RACINE ST	CARMODY JOHN B	0.13	8,000	41,000	0	49,000	99.23%	8,062	41,318	0	49,380				X	X		
78	09868007	1239 LOCKWOOD AVE	FAZ JUAN + ENRIQUE	0.24	14,200	63,800	0	78,000	99.23%	14,310	64,295	0	78,605				X	X	0.24	
79	09868006	1420 THIRTEENTH ST	RACINE, CITY OF (PARK SERVICE CENTER)	0.28	0	0	0	0	99.23%	0	0	0	0				X	X	0.28	
80	09868003	1400 THIRTEENTH ST	HILLSIDE LANES, INC	1.06	70,400	214,600	70,100	355,100	99.23%	70,946	216,265	70,644	357,855				X	X		
81	10112000	1232 WASHINGTON AVE	DE MICCHI ROBERT G + GREGORY	0.46	61,200	65,800	0	127,000	99.23%	61,675	66,311	0	127,985				X	X	0.46	
82	10110000	1240 WASHINGTON AVE	NUNEZ ALEJANDRO	0.18	23,900	74,100	2,000	100,000	99.23%	24,085	74,675	2,016	100,776				X	X	0.18	
83	10108000	1330 THIRTEENTH ST	HILLSIDE LANES, INC	0.20	15,600	0	0	15,600	99.23%	15,721	0	0	15,721				X	X	0.20	Vacant, uneven grade
84	10109000	1248 WASHINGTON AVE	RACINE CITY OF REDEV AUTH	0.12	0	0	0	0	99.23%	0	0	0	0				X	X	0.12	
85	08688000	1247 WASHINGTON AVE	RACINE, CITY OF	0.02	0	0	0	0	99.23%	0	0	0	0				X	X	0.02	
87	08673000	1236 THIRTEENTH ST	VAN MAREN ALBERT	0.74	48,200	641,800	458,000	1,148,000	99.23%	48,574	646,780	461,554	1,156,908		X		X	X	0.74	
88	08688009	1226 RACINE ST	DE MICCHI ROBERT + GREGORY R	0.10	6,100	12,900	0	19,000	99.23%	6,147	13,000	0	19,147		X		X	X	0.10	
89	08688008	1230 RACINE ST	DE MICCHI ROBERT + GREGORY R +	0.43	18,600	135,300	0	153,900	99.23%	18,744	136,350	0	155,094		X		X	X	0.43	
90	08680000	1224 RACINE ST	IRVING MAY	0.08	7,500	66,500	0	74,000	99.23%	7,558	67,016	0	74,574				X	X		
91	08688002	1228 RACINE ST	DE MICCHI ROBERT G + GREGORY R	0.10	7,500	0	0	7,500	99.23%	7,558	0	0	7,558		X		X	X	0.10	
92	08676000	1212 THIRTEENTH ST	TWIN DISC INC	0.62	31,400	8,900	0	40,300	99.23%	31,644	8,969	0	40,613				X	X		
93	10074000	1303 S MEMORIAL DR	RACINE, CITY OF	0.13	0	0	0	0	99.23%	0	0	0	0				X	X	0.13	Vacant, unimproved
94	10073000	1305 S MEMORIAL DR	RACINE, CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0				X	X	0.11	Vacant, unimproved
95	10072000	1309 S MEMORIAL DR	RACINE, CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0				X	X	0.11	Vacant, unimproved
96	10071000	1311 S MEMORIAL DR	RACINE, CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0				X	X	0.11	Vacant, unimproved
97	10070000	1315 S MEMORIAL DR	RACINE, CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0				X	X	0.11	Vacant, unimproved
98	10069000	1317 S MEMORIAL DR	RACINE, CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0				X	X	0.11	Vacant, unimproved
99	10068000	1325 S MEMORIAL DR	RACINE, CITY OF	0.08	0	0	0	0	99.23%	0	0	0	0				X	X	0.08	Vacant, unimproved
100	10068001	1331 S MEMORIAL DR	RACINE, CITY OF	0.06	0	0	0	0	99.23%	0	0	0	0				X	X	0.06	Vacant, unimproved
101	10067000	1552 MAIDEN LANE	JOHNSON ROSS B	0.09	2,500	35,500	2,100	40,100	99.23%	2,519	35,775	2,116	40,411				X	X		
102	09359000	1301 S MEMORIAL DR	LOCKWOOD PROPERTIES LLC	0.99	63,500	386,500	20,800	470,800	99.23%	63,993	389,499	20,961	474,453				X	X		
103	10078000	1421 THIRTEENTH ST	WALQUIST PETER R + SUSAN J,	0.42	27,400	142,600	35,500	205,500	99.23%	27,613	143,707	35,775	207,095				X	X		
104	10076000	1413 THIRTEENTH ST	WALQUIST PETER R + SUSAN J,	0.28	18,200	206,800	0	225,000	99.23%	18,341	208,405	0	226,746				X	X		
105	10079001	1409 THIRTEENTH ST	HUGHES MICHAEL W	0.10	6,600	91,400	9,400	107,400	99.23%	6,651	92,109	9,473	108,233				X	X		
106	09172000	2240 WASHINGTON AVE	SCHMIDT RACHAEL E	0.33	12,400	84,600	0	97,000	99.23%	12,496	85,256	0	97,753				X	X		
107	09171000	2230 WASHINGTON AVE	PIETERSE ANDRE B	0.26	9,300	90,700	0	100,000	99.23%	9,372	91,404	0	100,776				X	X		
108	09170000	2226 WASHINGTON AVE	KIESLER JOSEPH B +	0.32	10,500	87,500	0	98,000	99.23%	10,581	88,179	0	98,760				X	X		
109	09169000	2224 WASHINGTON AVE	ROHLINGER VIRGINIA C LIF TEN +	0.40	12,600	111,400	0	124,000	99.23%	12,698	112,264	0	124,962				X	X		
110	09166000	2214 WASHINGTON AVE	SINDJELIC RATKO	0.80	104,600	1,034,400	0	1,139,000	99.23%	105,412	1,042,427	0	1,147,838		X		X	X	0.80	Multifamily res.
111	09164000	2200 WASHINGTON AVE	PARKVIEW MANOR APARTMENTS, LLP	1.19	155,200	1,444,800	0	1,600,000	99.23%	156,404	1,456,011	0	1,612,416		X		X	X	1.19	Multifamily res.
112	09161000	2101 FAIRVIEW TERRACE	OTTO-CRAMER JEFFREY G + ELIZABETH	0.25	17,600	60,400	0	78,000	99.23%	17,737	60,869	0	78,605				X	X		

City of Racine, Wisconsin

Tax Increment District # 19

Base Property Information

Property Information					Assessment Information ³				Equalized Value				District Classification						Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthful, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.		
113	09162000	2106 WASHINGTON AVE	INCE RICHARD J + GORDON A +	0.27	7,400	0	0	7,400	99.23%	7,457	0	0	7,457								
114	09160000	2100 WASHINGTON AVE	CIPOV JOSEPH G + KURTIS +	0.26	12,300	73,700	0	86,000	99.23%	12,395	74,272	0	86,667								
115	09159000	2021 FAIRVIEW TERRACE	CHAFFEE RANDALL W	0.19	12,000	83,000	0	95,000	99.23%	12,093	83,644	0	95,737								
116	09158000	2022 WASHINGTON AVE	NEAL ZANE C	0.19	24,600	118,400	0	143,000	99.23%	24,791	119,319	0	144,110								
117	09174000	2019 FAIRVIEW TERRACE	VERBETEN KAREN R FAMILY TRUST	0.19	12,000	95,000	0	107,000	99.23%	12,093	95,737	0	107,830								
118	09173000	2016 WASHINGTON AVE	STANLEY JENNIFER E	0.18	23,500	83,500	0	107,000	99.23%	23,682	84,148	0	107,830								
119	09174003	2000 WASHINGTON AVE	WAMBOLDT LIVING TRUST	0.78	47,100	1,182,900	0	1,230,000	99.23%	47,465	1,192,079	0	1,239,544								
120	09156001	2001 FAIRVIEW TERRACE	MEGEM 3901 LLC A/K/A	0.17	17,300	212,700	0	230,000	99.23%	17,434	214,350	0	231,785								
121	09174001	1917 FAIRVIEW TERRACE	SAM-RACINE LLC	0.17	16,200	163,800	0	180,000	99.23%	16,326	165,071	0	181,397								
122	09174002	1911 FAIRVIEW TERRACE	PRIMESTAR FUND II TRS, INC	0.16	12,000	42,000	0	54,000	99.23%	12,093	42,326	0	54,419								
123	09647001	1905 FAIRVIEW TERRACE	TAJNAI STEVEN R +	0.09	7,600	60,400	0	68,000	99.23%	7,659	60,869	0	68,528								
124	09647002	1901 FAIRVIEW TERRACE	SMITH TIMOTHY	0.11	7,600	54,400	0	62,000	99.23%	7,659	54,822	0	62,481								
125	09154000	1920 WASHINGTON AVE	WAMBOLDT HOLDINGS LLC	0.11	8,000	59,000	0	67,000	99.23%	8,062	59,458	0	67,520								
126	09650000	1916 WASHINGTON AVE	BARRON ISAIAH + JANIE	0.13	8,000	62,000	0	70,000	99.23%	8,062	62,481	0	70,543								
127	09649000	1908 WASHINGTON AVE	MUHAMMAD THOMAS A (FLANAGAN) +	0.13	8,000	48,000	0	56,000	99.23%	8,062	48,372	0	56,435								
128	09648000	1900 WASHINGTON AVE	BCJF INVESTMENTS, LLC	0.11	14,100	305,900	0	320,000	99.23%	14,209	308,274	0	322,483								
129	10074001	1734 WASHINGTON AVE	WORD OF FAITH FAMILY CHURCH INC	1.98	0	0	0	0	99.23%	0	0	0	0					X	1.98		
130	09581000	1710 WASHINGTON AVE	WESTMORELAND ROBERT D +	0.07	9,000	72,000	0	81,000	99.23%	9,070	72,559	0	81,629								
131	09582000	1646 WASHINGTON AVE	BORGESON J RAYMOND + FAOEN D,	0.71	72,000	328,000	900	400,900	99.23%	72,559	330,545	907	404,011								
132	09578000	1642 WASHINGTON AVE	GUY LLOYD, INC	0.22	28,800	56,200	0	85,000	99.23%	29,023	56,636	0	85,660								
133	09577000	1638 WASHINGTON AVE	GARCIA JOSE R + NOHEMI	0.21	8,300	67,700	0	76,000	99.23%	8,364	68,225	0	76,590								
134	09576000	1634 WASHINGTON AVE	BORGESON J RAYMOND + FAOEN D	0.21	8,200	51,800	0	60,000	99.23%	8,264	52,202	0	60,466								
135	09575000	1630 WASHINGTON AVE	SHAUN PALMER REHAB LLC	0.20	8,200	48,800	0	57,000	99.23%	8,264	49,179	0	57,442								
136	09568000	1610 WASHINGTON AVE	EWIS SAMEER	1.02	130,000	169,000	300	299,300	99.23%	131,009	170,311	302	301,622			X	X	X	1.02		
137	10096003	1529 MAIDEN LANE	RACINE, CITY OF	1.05	0	0	0	0	99.23%	0	0	0	0			X	X	X	1.05		
138	09194000	1526 WASHINGTON AVE	J + K CABINetry7 INC	0.11	14,500	117,500	19,400	151,400	99.23%	14,613	118,412	19,551	152,575				X	X	X	0.11	
139	09193000	1518 WASHINGTON AVE	LOVE ERIC A	0.16	20,800	177,200	2,100	200,100	99.23%	20,961	178,575	2,116	201,653				X	X	X	0.16	
140	09192000	1516 WASHINGTON AVE	LOVE ERIC A	0.05	7,700	0	0	7,700	99.23%	7,760	0	0	7,760				X	X	X	0.05	
141	09191000	1512 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	0.10	13,200	78,800	400	92,400	99.23%	13,302	79,411	403	93,117				X	X	X	0.10	
142	09190000	1510 WASHINGTON AVE	PEDERSEN FULTON T LIVING TR +	0.08	10,500	76,500	0	87,000	99.23%	10,581	77,094	0	87,675				X	X	X	0.08	
143	09189000	1508 WASHINGTON AVE	PEDERSEN FULTON T LIVING TR +	0.08	10,500	58,500	0	69,000	99.23%	10,581	58,954	0	69,535				X	X	X	0.08	
144	09188000	1504 WASHINGTON AVE	PEDERSON FULTON T LIVING TR +	0.11	14,700	99,300	4,500	118,500	99.23%	14,814	100,071	4,535	119,420				X	X	X	0.11	
145	09187000	1500 WASHINGTON AVE	VINE MINISTRIES INC THE	0.08	0	0	7,400	7,400	99.23%	0	0	7,457	7,457				X	X	X	0.08	
146	09186000	1426 WASHINGTON AVE	LARSON RANDALL L + PEGGY L	0.65	52,800	76,200	1,300	130,300	99.23%	53,210	76,791	1,310	131,311				X	X	X	0.65	
147	10083005	1339 MAIDEN LANE	EK MOTORS LLC	0.24	17,200	126,800	0	144,000	99.23%	17,333	127,784	0	145,117				X	X	X	0.24	
148	10083004	1333 MAIDEN LANE	SLAATED REAL ESTATE HOLDINGS LLC	0.11	8,400	81,600	16,100	106,100	99.23%	8,465	82,233	16,225	106,923				X	X	X	0.11	
149	10083003	1329 MAIDEN LANE	DAVIS TINA M	0.10	8,400	83,600	0	92,000	99.23%	8,465	84,249	0	92,714				X	X	X	0.10	
150	10083001	1317 MAIDEN LANE	AFFORDABLE FINISHES LLC	0.10	7,800	84,200	3,000	95,000	99.23%	7,861	84,853	3,023	95,737				X	X	X	0.10	
151	10083002	1313 MAIDEN LANE	U S I WINDOW WASHING LLC	0.12	8,900	81,100	3,800	93,800	99.23%	8,969	81,729	3,829	94,528				X	X	X	0.12	
152	10082000	1309 MAIDEN LANE	R + R INNOVATIVE INVESTMENTS INC	0.10	3,000	0	0	3,000	99.23%	3,023	0	0	3,023				X	X	X	0.10	
153	10118000	1300 WASHINGTON AVE	RACINE, CITY OF	0.78	0	0	0	0	99.23%	0	0	0	0			X				0.78	
154	09185000	1418 WASHINGTON AVE	RACINE, CITY OF REDEV AUTH	0.06	0	0	0	0	99.23%	0	0	0	0				X	X	X	0.06	
155	09184000	1412 WASHINGTON AVE	MELNYK WALTER	0.19	23,800	71,200	0	95,000	99.23%	23,985	71,752	0	95,737				X	X	X	0.19	
156	09183000	1406 WASHINGTON AVE	DENTICI GINA M	0.17	20,900	71,100	300	92,300	99.23%	21,062	71,652	302	93,016				X	X	X	0.17	
157	09182000	1400 WASHINGTON AVE	BORGESON J RAYMOND + FAOEN D	0.26	31,500	73,500	0	105,000	99.23%	31,744	74,070	0	105,815				X	X	X	0.26	
158	09181000	1354 WASHINGTON AVE	MY FATHER'S HOUSE PROPERTY	0.21	23,800	31,200	0	55,000	99.23%	23,985	31,442	0	55,427				X	X	X	0.21	
159	09180000	1352 WASHINGTON AVE	BORGESON J RAYMOND + FAOEN D	0.08	10,700	59,300	0	70,000	99.23%	10,783	59,760	0	70,543				X	X	X	0.08	
160	09179000	1348 WASHINGTON AVE	EQUITY TRUST COMPANY CUSTODIAN FBO DAVID VAN RIXEL IRA	0.11	11,500	0	0	11,500	99.23%	11,589	0	0	11,589				X	X	X	0.11	
161	09175000	1346 WASHINGTON AVE	EQUITY TRUST COMPANY CUSTODIAN FBO DAVID VAN RIXEL IRA	0.09	10,800	39,200	0	50,000	99.23%	10,884	39,504	0	50,388				X	X	X	0.09	
162	09176000	1334 WASHINGTON AVE	OROZCO DELIA M F/K/A	0.09	10,900	79,100	0	90,000	99.23%	10,985	79,714	0	90,698				X	X	X	0.09	
163	09177000	1330 WASHINGTON AVE	OLIVER JAMES O SR	0.08	9,200	81,800	19,600	110,600	99.23%	9,271	82,435	19,752	111,458				X	X	X	0.08	
164	09178000	1328 WASHINGTON AVE	HIGH RIDERS MOTORCYCLE CLUB	0.07	8,500	88,500	0	97,000	99.23%	8,566	89,187	0	97,753				X	X	X	0.07	
165	10127000	1322 WASHINGTON AVE	R + R INNOVATIVE INVESTMENTS INC	0.19	15,500	147,500	0	163,000	99.23%	15,620	148,645	0	164,265				X	X	X	0.19	
166	08872000	1301 WASHINGTON AVE	J & J PROPERTIES RACINE, LLC	0.02	4,000	68,000	0	72,000	99.23%	4,031	68,528	0	72,559				X	X	X	0.02	
167	08875000	1303 WASHINGTON AVE	RAMIREZ YADIRA	0.03	3,900	42,100	0	46,000	99.23%	3,930	42,427	0	46,357				X	X	X	0.03	

City of Racine, Wisconsin

Tax Increment District # 19

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Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthy, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.	Comments	
168	08880000	1323 WASHINGTON AVE	ALIU NEVRUS	0.33	52,700	49,300	0	102,000	99.23%	53,109	49,683	0	102,791	X			X	X	0.33	Vacant, possible env. contamination	
169	08881000	1327 WASHINGTON AVE	UMAR SHEIKH NIRMAN	0.06	8,900	47,100	0	56,000	99.23%	8,969	47,465	0	56,435	X			X	X	0.06	Vacant, possible env. contamination	
170	08882000	1329 WASHINGTON AVE	RACINE PROPERTIES GROUP LLC	0.07	11,800	0	0	11,800	99.23%	11,892	0	0	11,892				X	X	0.07		
171	08883000	1331 WASHINGTON AVE	RACINE PROPERTIES GROUP, LLC	0.12	19,900	0	0	19,900	99.23%	20,054	0	0	20,054				X	X	0.12		
172	08885000	1337 WASHINGTON AVE	RACINE PROPERTIES GROUP, LLC	0.27	39,000	85,000	0	124,000	99.23%	39,303	85,660	0	124,962				X	X	0.27		
173	08886000	1341 WASHINGTON AVE	RACINE PROPERTIES GROUP, LLC	0.11	16,100	99,900	0	116,000	99.23%	16,225	100,675	0	116,900								
174	08887000	1347 WASHINGTON AVE	SHECKLES ERNESTINE M	0.12	14,600	11,400	0	26,000	99.23%	14,713	11,488	0	26,202								
175	08888000	1351 WASHINGTON AVE	SHECKLES ERNESTINE +	0.16	22,500	105,500	0	128,000	99.23%	22,675	106,319	0	128,993								
176	08870001	1328 RACINE ST	TWIN DISC INC	4.56	200,000	1,607,500	969,700	2,777,200	99.23%	201,552	1,619,974	977,225	2,798,750								
177	08830000	1330 HOWE ST	JOHNSON S C + SON INC	2.17	109,300	0	0	109,300	99.23%	110,148	0	0	110,148								
178	08857001	1000 FOURTEENTH ST	JOHNSON S C + SON INC	0.37	34,000	0	0	34,000	99.23%	34,264	0	0	34,264								
179	09764000	2219 WASHINGTON AVE	CIRCA ON SEVENTH, LLC	2.07	0	0	0	0	99.23%	0	0	0	0				X	X	2.07	Redevelopment of former church	
180	09335001	2109 WASHINGTON AVE	GARRIS JAMES E	0.18	13,500	86,500	0	100,000	99.23%	13,605	87,171	0	100,776								
181	09335002	1515 TAYLOR AVE	CORNELIUS MICHAEL R	0.09	12,200	167,800	0	180,000	99.23%	12,295	169,102	0	181,397								
182	09318000	2105 WASHINGTON AVE	DELAHANTY BRENDAN	0.17	10,100	84,900	0	95,000	99.23%	10,178	85,559	0	95,737								
183	09317000	2025 WASHINGTON AVE	ZACKERY WILLIAM C +	0.18	10,100	81,900	0	92,000	99.23%	10,178	82,536	0	92,714								
184	09316000	2023 WASHINGTON AVE	SMITH LAWRENCE	0.18	10,100	0	0	10,100	99.23%	10,178	0	0	10,178								
185	09315000	2021 WASHINGTON AVE	SMITH LAWRENCE	0.19	10,100	103,900	0	114,000	99.23%	10,178	104,706	0	114,885								
186	09314000	2019 WASHINGTON AVE	SMITH LAWRENCE	0.08	4,000	0	0	4,000	99.23%	4,031	0	0	4,031								
187	09313000	2007 WASHINGTON AVE	CORTESE PAUL	0.32	41,500	117,500	0	159,000	99.23%	41,822	118,412	0	160,234								
188	09312000	2005 WASHINGTON AVE	HOMELESS ASSISTANCE LEADERSHIP	0.20	26,600	223,400	0	250,000	99.23%	26,806	225,134	0	251,940								
189	09311000	1925 WASHINGTON AVE	ACUPUNCTURE CENTER INC	0.21	27,200	102,800	3,700	133,700	99.23%	27,411	103,598	3,729	134,737								
190	09310000	1915 WASHINGTON AVE	1915 WASHINGTON AVE LLC	0.43	56,500	543,500	0	600,000	99.23%	56,938	547,717	0	604,656		X		X	X	0.43	Multifamily res.	
191	09369000	1901 WASHINGTON AVE	SALVATION ARMY THE	0.71	0	0	0	0	99.23%	0	0	0	0								
192	09267000	1717 WASHINGTON AVE	DERERICH MARK J	0.13	17,200	54,800	500	72,500	99.23%	17,333	55,225	504	73,063								
193	09268000	1511 PHILLIPS AVE	DERERICH JON + BONNIE, REV TR	0.15	12,400	40,600	0	53,000	99.23%	12,496	40,915	0	53,411		X		X	X	0.15		
194	09266000	1711 WASHINGTON AVE	DERERICH MARK J	0.15	14,700	0	0	14,700	99.23%	14,814	0	0	14,814					X	0.15		
195	09367000	1709 WASHINGTON AVE	LUI THOMAS J +	0.11	10,000	37,000	0	47,000	99.23%	10,078	37,287	0	47,365					X	0.11		
196	09365000	1701 WASHINGTON AVE	TWIN PROPERTIES LLC	0.07	9,600	15,400	0	25,000	99.23%	9,674	15,520	0	25,194					X	0.07		
197	09366000	1510 PACKARD AVE	TWIN PROPERTIES LLC	0.06	6,700	47,300	0	54,000	99.23%	6,752	47,667	0	54,419				X	X	0.06		
198	09229000	1637 WASHINGTON AVE	PW PARTNERS INC	0.35	47,800	110,200	0	158,000	99.23%	48,171	111,055	0	159,226				X	X	0.35		
199	09529000	1627 WASHINGTON AVE	SINGH MOHINDER +	0.33	76,200	203,800	6,400	286,400	99.23%	76,791	205,381	6,450	288,622		X		X	X	0.33		
200	09585000	1407 S MEMORIAL DR	SERVANTEZ JESSICA N	0.30	43,500	74,500	12,400	130,400	99.23%	43,838	75,078	12,496	131,412				X	X	0.30		
201	09584000	1515 S MEMORIAL DR	RACINE, CITY OF	0.78	0	0	0	0	99.23%	0	0	0	0					X	0.78		
202 ¹	09405000	1601 WASHINGTON AVE	NEWMAN ENTERPRISES INC1	0.54	70,800	422,200	0	493,000	99.23%	71,349	425,476	0	496,826				X	X	0.54	Combined records 202,212,213	
203	09595000	1519 S MEMORIAL DR	N + L PROPERTIES LLC	0.09	7,700	48,300	0	56,000	99.23%	7,760	48,675	0	56,435								
204	09596000	1521 S MEMORIAL DR	PUTRA STANLEY J	0.10	5,500	0	0	5,500	99.23%	5,543	0	0	5,543								
205	09597000	1525 S MEMORIAL DR	MILLER DONALD F	0.10	7,800	44,200	0	52,000	99.23%	7,861	44,543	0	52,404								
206	09598000	1533 S MEMORIAL DR	MILLER DONALD F	0.10	7,800	40,200	0	48,000	99.23%	7,861	40,512	0	48,372								
207	09599000	1537 S MEMORIAL DR	MILLER DONALD F	0.10	7,800	42,200	0	50,000	99.23%	7,861	42,527	0	50,388								
208	09600000	1541 S MEMORIAL DR	VALADE MARK	0.10	7,800	38,200	0	46,000	99.23%	7,861	38,496	0	46,357								
209	09601000	1545 S MEMORIAL DR	SCHWARTZ PAMELA A +	0.10	7,800	43,200	0	51,000	99.23%	7,861	43,535	0	51,396								
210	09601001	1547 S MEMORIAL DR	CITY OF RACINE	0.08	7,000	40,000	0	47,000	99.23%	7,054	40,310	0	47,365					X	0.08		
211	09601002	1608 SIXTEENTH ST	GLASER HANS F	0.02	8,100	13,700	400	22,200	99.23%	8,163	13,806	403	22,372		X		X	X	0.02		
214	09413000	1500 OWEN AVE	GOMEZ NOE + CONCEPCION	0.11	8,000	43,000	0	51,000	99.23%	8,062	43,334	0	51,396								
215	09414000	1504 OWEN AVE	AUKLAND RANDALL	0.11	8,000	42,000	0	50,000	99.23%	8,062	42,326	0	50,388								
216	09415000	1508 OWEN AVE	BALOGUN SHARON A	0.11	8,000	32,000	0	40,000	99.23%	8,062	32,248	0	40,310								
217	09416000	1512 OWEN AVE	MARTINEZ EDILBERTO	0.11	8,000	29,000	0	37,000	99.23%	8,062	29,225	0	37,287								
218	09417000	1516 OWEN AVE	BARNETT JAMES	0.11	8,000	31,000	0	39,000	99.23%	8,062	31,241	0	39,303								
219	09418000	1520 OWEN AVE	FRANCISCO FILOSOFO + KIM M	0.11	8,000	38,000	0	46,000	99.23%	8,062	38,295	0	46,357								
220	09419000	1522 OWEN AVE	LUIS JUAN CRUZ +	0.11	8,000	43,000	0	51,000	99.23%	8,062	43,334	0	51,396								
221	09420000	1526 OWEN AVE	RUIZ MANUEL P	0.11	8,000	42,000	0	50,000	99.23%	8,062	42,326	0	50,388								
222	09421000	1532 OWEN AVE	AUKLAND RANDALL L	0.11	8,000	42,000	0	50,000	99.23%	8,062	42,326	0	50,388								
223	09422000	1536 OWEN AVE	SERRA JANE M	0.11	8,000	34,000	0	42,000	99.23%	8,062	34,264	0	42,326								
224	09423000	1540 OWEN AVE	COE JUSTIN L	0.11	8,000	44,000	0	52,000	99.23%	8,062	44,341	0	52,404								

City of Racine, Wisconsin

Tax Increment District # 19

Base Property Information

Property Information				Assessment Information ³				Equalized Value				District Classification						Comments		
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthy, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.	
225	09424000	1546 OWEN AVE	J + J INVESTMENTS OF WIS, INC	0.11	8,600	112,400	0	121,000	99.23%	8,667	113,272	0	121,939				X	X	0.11	
226	09308002	1521 WASHINGTON AVE	KOPULOS REALTY, LLC	0.17	22,100	247,900	19,400	289,400	99.23%	22,271	249,824	19,551	291,646		X		X	X	0.17	
227	09308003	1515 WASHINGTON AVE	KOPULOS REALTY, LLC	0.06	7,800	102,200	0	110,000	99.23%	7,861	102,993	0	110,854		X		X	X	0.06	
228	09289000	1511 WASHINGTON AVE	RACINE, CITY OF REDEV AUTH	0.14	0	0	0	0	99.23%	0	0	0	0		X		X	X	0.14	
229	08469000	1509 WASHINGTON AVE	KEMPER RICHARD J	0.04	6,200	71,800	4,200	82,200	99.23%	6,248	72,357	4,233	82,838		X		X	X	0.04	
230	08468000	1503 WASHINGTON AVE	GLEASON ROBERT A + RUBY L	0.11	14,100	165,900	0	180,000	99.23%	14,209	167,187	0	181,397		X		X	X	0.11	
231	08465000	1501 WASHINGTON AVE	RACINE PROPERTIES GROUP, LLC	0.22	28,600	183,400	2,000	214,000	99.23%	28,822	184,823	2,016	215,661		X	X	X	X	0.22	
232	09292000	1425 OWEN AVE	RACINE, CITY OF	0.40	0	0	0	0	99.23%	0	0	0	0			X	X	X	0.40	
233	09294000	1429 OWEN AVE	VARGAS NATIVIDAD	0.11	8,000	36,000	0	44,000	99.23%	8,062	36,279	0	44,341					X		
234	09295000	1435 OWEN AVE	RUSSO JOEL T + BRANDI L	0.11	8,000	42,000	0	50,000	99.23%	8,062	42,326	0	50,388					X		
235	09296000	1437 OWEN AVE	RACINE CITY OF	0.11	0	0	0	0	99.23%	0	0	0	0					X		0.11
236	09297000	1501 OWEN AVE	SCHLITZ JAMES A	0.11	8,000	44,000	0	52,000	99.23%	8,062	44,341	0	52,404					X		
237	09298000	1505 OWEN AVE	PATTON LORETHA	0.11	8,000	45,000	0	53,000	99.23%	8,062	45,349	0	53,411					X		
238	09299000	1509 OWEN AVE	SALDANA RAUL + MARY JANE	0.11	8,000	39,000	0	47,000	99.23%	8,062	39,303	0	47,365					X		
239	09300000	1511 OWEN AVE	JARRETT DANIEL W	0.11	8,000	66,000	0	74,000	99.23%	8,062	66,512	0	74,574					X		
240	09301000	1517 OWEN AVE	SALZMAN DANIEL A JR	0.11	8,000	42,000	0	50,000	99.23%	8,062	42,326	0	50,388					X		
241	09302000	1521 OWEN AVE	VALASQUEZ ISAIAS BECERRA	0.11	8,000	38,000	0	46,000	99.23%	8,062	38,295	0	46,357					X		
242	09303000	1525 OWEN AVE	US BANK NA AS TRUSTEE FOR LSF9 MASTER PARTICIPATION	0.11	8,000	40,000	0	48,000	99.23%	8,062	40,310	0	48,372					X		
243	09304000	1529 OWEN AVE	CRUZ HERIBERTO	0.11	8,000	34,000	0	42,000	99.23%	8,062	34,264	0	42,326					X		
244	09305000	1533 OWEN AVE	DIAZ MARIA	0.11	8,000	37,000	0	45,000	99.23%	8,062	37,287	0	45,349					X		
245	09306000	1541 OWEN AVE	GALES MANUFACTURING CORP	0.35	20,200	128,800	1,700	150,700	99.23%	20,357	129,799	1,713	151,869			X		X		0.64
246	08470000	1422 ANN ST	RACINE, CITY OF (PARKING LOT)	0.64	0	0	0	0	99.23%	0	0	0	0			X		X		
247	08475000	1500 ANN ST	MALDONADO LAURA	0.12	9,700	25,300	0	35,000	99.23%	9,775	25,496	0	35,272					X		
248	08476000	1504 ANN ST	SANTOS REYES + OLGA P	0.12	9,700	28,300	0	38,000	99.23%	9,775	28,520	0	38,295					X		
249	08477000	1510 ANN ST	WALD MICHAEL + ANGIE	0.12	9,700	41,300	0	51,000	99.23%	9,775	41,620	0	51,396					X		
250	08478000	1514 ANN ST	NORBY MARK A	0.12	9,700	25,300	0	35,000	99.23%	9,775	25,496	0	35,272					X		
251	08479000	1518 ANN ST	RACINE MUTUAL HOUSING ASSN	0.12	0	0	0	0	99.23%	0	0	0	0					X		
252	08480000	1526 ANN ST	MATEO VICTOR	0.10	7,800	28,200	0	36,000	99.23%	7,861	28,419	0	36,279					X		
253	09153000	1500 SIXTEENTH ST	GALES MANUFACTURING CORP	0.50	25,800	105,300	0	131,100	99.23%	26,000	106,117	0	132,117					X		0.50
254	08443000	1415 WASHINGTON AVE	SAVIN PROPERTIES LLC	0.32	42,900	341,100	136,700	520,700	99.23%	43,233	343,747	137,761	524,741				X	X		0.32
255	08444000	1425 ANN ST	SAVIN PROPERTIES LLC	0.08	7,600	0	0	7,600	99.23%	7,659	0	0	7,659				X	X		0.08
256	09151000	1409 WASHINGTON AVE	SCHMITT MUSIC, INC	0.28	36,700	137,300	9,200	183,200	99.23%	36,985	138,365	9,271	184,622				X	X		0.28
257	09153001	1401 WASHINGTON AVE	JMS REAL ESTATE HOLDING LLC	0.40	43,100	112,900	700	156,700	99.23%	43,434	113,776	705	157,916				X	X		0.40
258	08447000	1429 ANN ST	RACINE, CITY OF (PARKING LOT)	0.24	0	0	0	0	99.23%	0	0	0	0			X		X		0.24
259	08451000	1431 ANN ST	HERMES TIMOTHY W	0.12	9,700	37,300	0	47,000	99.23%	9,775	37,589	0	47,365					X		
260	08452000	1435 ANN ST	HERMES TIMOTHY W AKA TIM	0.12	9,700	26,300	0	36,000	99.23%	9,775	26,504	0	36,279					X		
261	08456000	1441 ANN ST	R + S MONEY MANAGERS LLC	0.51	38,400	160,600	3,900	202,900	99.23%	38,698	161,846	3,930	204,474					X		0.51
262	09152000	1530 JUNCTION AVE	BIDDLE ENTERPRISES, LLC	1.73	136,000	169,000	2,900	307,900	99.23%	137,055	170,311	2,923	310,289		X		X	X		1.73
263	08446000	1430 JUNCTION AVE	GARZA EDUARDO O	0.12	9,600	71,400	0	81,000	99.23%	9,674	71,954	0	81,629					X		
264	08449000	1436 JUNCTION AVE	LARSON RANDALL L + PEGGY L	0.12	9,600	79,400	13,500	102,500	99.23%	9,674	80,016	13,605	103,295					X		
265	08450000	1440 JUNCTION AVE	GEO X LLC	0.12	9,600	99,400	0	109,000	99.23%	9,674	100,171	0	109,846					X		
266	08453000	1450 JUNCTION AVE	GEO X LLC	0.12	9,300	0	0	9,300	99.23%	9,372	0	0	9,372					X		0.12
267	08454000	1454 JUNCTION AVE	MARTINEZ PAULO D	0.07	5,700	39,300	0	45,000	99.23%	5,744	39,605	0	45,349					X		
268	08455000	1456 JUNCTION AVE	LGBT CENTER OF SE WIS INC	0.05	0	0	0	0	99.23%	0	0	0	0					X		
269	08459000	1500 JUNCTION AVE	TOWERY JOHN S	0.23	17,900	66,100	0	84,000	99.23%	18,039	66,613	0	84,652					X		
270	08460000	1510 JUNCTION AVE	SANCHEZ TERESA	0.08	6,200	64,800	15,500	86,500	99.23%	6,248	65,303	15,620	87,171				X	X		0.08
271	08463000	1514 JUNCTION AVE	PALOMO JOSE A	0.15	11,400	63,600	500	75,500	99.23%	11,488	64,094	504	76,086				X	X		0.15
272	08896000	1339 FOURTEENTH ST	KUDRNA PROPERTIES, LLC	0.30	35,600	172,400	0	208,000	99.23%	35,876	173,738	0	209,614				X	X		0.30
273	08891000	1419 JUNCTION AVE	FALASCHI INVESTMENTS PARTNERSHIP CONSISTING OF	0.28	19,800	30,200	0	50,000	99.23%	19,954	30,434	0	50,388				X	X		0.28
274	08891001	1325 FOURTEENTH ST	DIMENSIONAL INVESTMENTS	0.43	31,700	112,300	118,900	262,900	99.23%	31,946	113,171	119,823	264,940				X	X		0.43
275	08892000	1427 JUNCTION AVE	ESCH MARK C + MONICA L	0.16	12,600	99,400	0	112,000	99.23%	12,698	100,171	0	112,869				X	X		0.16
276	08893000	1433 JUNCTION AVE	MARION GAGNON PROPERTIES LLC	0.15	17,700	49,200	3,200	70,100	99.23%	17,837	49,582	3,225	70,644				X	X		0.15
277	08894000	1439 JUNCTION AVE	NORBY ARLEY D	0.21	17,300	104,700	0	122,000	99.23%	17,434	105,512	0	122,947				X	X		0.21
278	08895000	1445 JUNCTION AVE	WHAM LLC	0.17	13,400	18,600	0	32,000	99.23%	13,504	18,744	0	32,248				X	X		0.17
279	09054001	1503 JUNCTION AVE	SANCHEZ TERESA	0.18	13,900	0	0	13,900	99.23%	14,008	0	0	14,008			X		X		0.18

City of Racine, Wisconsin

Tax Increment District # 19

Base Property Information

Property Information					Assessment Information ³				Equalized Value				District Classification						Comments	
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Land	Imp	PP	Total	Equalized Value Ratio ⁴	Land	Imp	PP	Total	Unhealthy, unsafe, unsanitary conditions	Lessen Density	Reduce Traffic Hazards	Obsolete or Detrimental Uses	Remove or prevent spread of blight or deterioration	Acres in Need of Cons. or Rehab.	
280	09054002	1509 JUNCTION AVE	PALOMO JOSE A	0.15	12,200	0	0	12,200	99.23%	12,295	0	0	12,295			X		X	0.15	
281	09055000	1529 JUNCTION AVE	RACINE INDUSTRIAL PLANT INC	0.28	16,000	500	0	16,500	99.23%	16,124	504	0	16,628			X		X	0.28	
282	09055001	1545 JUNCTION AVE	CHICAGO + NORTH WESTERN	0.01	0	0	0	0	99.23%	0	0	0	0							
284	08914000	1311 FOURTEENTH ST	TWIN DISC INC	2.18	95,000	11,200	0	106,200	99.23%	95,737	11,287	0	107,024					X	2.18	Vacant, unimproved
285 ²	16857000	C + NW RR R/W	CHICAGO + NORTH WESTERN TR CO2	0.80	0	0	0	0	99.23%	0	0	0	0							Combined ROW parcels 70,86,283,285,308
286	09059000	1520 CLARK ST	SUMMIT INDUSTRIAL PARK LLC	2.97	120,800	243,200	0	364,000	99.23%	121,737	245,087	0	366,825		X			X	2.97	
287	09076000	1536 CLARK ST	SUMMIT INDUSTRIAL PARK LLC	0.11	8,600	31,400	0	40,000	99.23%	8,667	31,644	0	40,310		X			X	0.11	
288	09079000	1300 SIXTEENTH ST	JACOB LEE ENTERPRISES LLC	0.08	6,500	58,500	0	65,000	99.23%	6,550	58,954	0	65,504		X			X	0.08	
289	08889000	1225 FOURTEENTH ST	KUMOSZ FRANCISZEK	1.03	65,100	378,900	14,500	458,500	99.23%	65,605	381,840	14,613	462,058					X	1.03	
290	08890000	1412 RACINE ST	JOHNSON S C + SON INC	0.08	7,700	57,300	0	65,000	99.23%	7,760	57,745	0	65,504					X		
291	08912000	1429 CLARK ST	BURNETTE WANDA	0.10	7,800	43,200	0	51,000	99.23%	7,861	43,535	0	51,396		X		X	X	0.10	
292	08916000	1433 CLARK ST	KUMOSZ FRANCISZEK	0.10	4,700	0	0	4,700	99.23%	4,736	0	0	4,736					X	0.10	
293	08919000	1437 CLARK ST	KUMOSZ FRANCISZEK	0.10	4,700	0	0	4,700	99.23%	4,736	0	0	4,736					X	0.10	
294	08921000	1441 CLARK ST	NELSEN TODD C	0.10	7,800	44,200	0	52,000	99.23%	7,861	44,543	0	52,404		X		X	X	0.10	
295	08924000	1445 CLARK ST	MALDONADO AZUCENA J	0.10	7,800	45,200	0	53,000	99.23%	7,861	45,551	0	53,411		X		X	X	0.10	
296	08902000	1416 RACINE ST	KUMOSZ FRANCISZEK	0.20	30,800	500	0	31,300	99.23%	31,039	504	0	31,543					X		
297	08910000	1422 RACINE ST	KING'S LIQUOR MART, INC	0.10	7,800	47,200	0	55,000	99.23%	7,861	47,566	0	55,427		X		X	X	0.10	
299	08911000	1428 RACINE ST	JOHNSON S C + SON INC	0.10	9,000	0	0	9,000	99.23%	9,070	0	0	9,070							
300	08917000	1432 RACINE ST	JOHNSON S C + SON INC	0.10	9,000	0	0	9,000	99.23%	9,070	0	0	9,070							
301	08922000	1440 RACINE ST	JOHNSON S C + SON INC	0.30	27,700	0	0	27,700	99.23%	27,915	0	0	27,915							
302	09057000	1501 CLARK ST	KUMOSZ FRANCISZEK	0.69	29,900	326,500	0	356,400	99.23%	30,132	329,034	0	359,166				X	X	0.69	
303	09072000	1527 CLARK ST	PETERS NELMIE, TRUST	0.23	17,700	0	0	17,700	99.23%	17,837	0	0	17,837				X	X	0.23	
304	09082003	1224 SIXTEENTH ST	IRINEO JAIMES LLC	0.12	9,300	74,700	10,300	94,300	99.23%	9,372	75,280	10,380	95,032				X	X	0.12	
305	09082001	1214 SIXTEENTH ST	PETERS NELMIE, TRUST	0.19	14,600	144,400	5,300	164,300	99.23%	14,713	145,521	5,341	165,575				X	X	0.19	
306	09063000	1518 RACINE ST	JOHNSON S C + SON INC	1.11	53,800	0	0	53,800	99.23%	54,217	0	0	54,217							
307	09053001	1104 SIXTEENTH ST	JOHNSON S C + SON INC	14.18	428,400	3,718,100	0	4,146,500	99.23%	431,724	3,746,952	0	4,178,676		X		X		14.18	Rehab/expand existing facility
Total Acreage 93.50					5,713,100	29,285,500	2,271,700	37,270,300		5,757,432	29,512,748	2,289,328							58.8286626	
										Estimated Base Value 37,559,508									62.92%	

NOTES:

¹Map parcels 202, 212 and 213 share a local parcel number and are consolidated under Map ID 202 in this table.

²Map parcels 70,86, 283, 285 and 308 share a local parcel number (rail right of way) and are consolidated under Map ID 285 in this table.

³Assessed values as of January 1, 2015. Base value certification will be based on January 1, 2016 assessed values which are not presently available.

⁴Ratio is for January 1, 2015. Taken from Wisconsin Department of Revenue Major Class Comparison Report dated 2-10-2016.