MAY 4, 2026

PROJECT PLAN

City of Racine, Wisconsin

Tax Incremental District No. 33

725 Lake Avenue

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

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Waukesha, WI 53188

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KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 4, 2026
Public Hearing Held:	Scheduled for May 4, 2026
Action by Plan Commission:	Scheduled for May 4, 2026
Action by Common Council:	Scheduled for May 19, 2026
Action by the Joint Review Board:	TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 33 ("District") is a proposed Blighted Area District comprising a single 1.65-acre parcel located at 725 Lake Avenue. The parcel, the former site of a YMCA, was acquired by the City's Community Development Authority ("CDA") in 2024, with demolition of the structure in 2025. The District will be created to pay costs associated with the undertaking of urban renewal projects, specifically, redevelopment of the YMCA site, needed public infrastructure improvements, and other redevelopment activities within areas located within a ½ mile radius of the District ("Project").

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $30.8 million ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $21 million for urban renewal projects including development incentives and other redevelopment activities, $9 million for public infrastructure, $230 thousand on in financing costs, and $600 thousand for costs related to creation and administration of the District.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $70 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 21 of its allowable 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 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 Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. The City finds that but for undertaking of the Projects outlined in this Plan, that redevelopment of the site will not occur in the timeframe the City desires. Prior to the CDA's acquisition of the property, the site was on the market for four years and failed to attract a developer. The City has determined that development incentives and other costs will need to be incurred to secure a developer and facilitate desired redevelopment, and but for creation of the District, this will not occur.

2. The economic benefits of the 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:

    - That the projected tax increments to be collected from the Project will be sufficient to pay the related Project Costs given that the City intends to fund Project Costs only with funds on hand, either from tax increments as it is collected, or from advances made to the District from the Intergovernmental Fund.

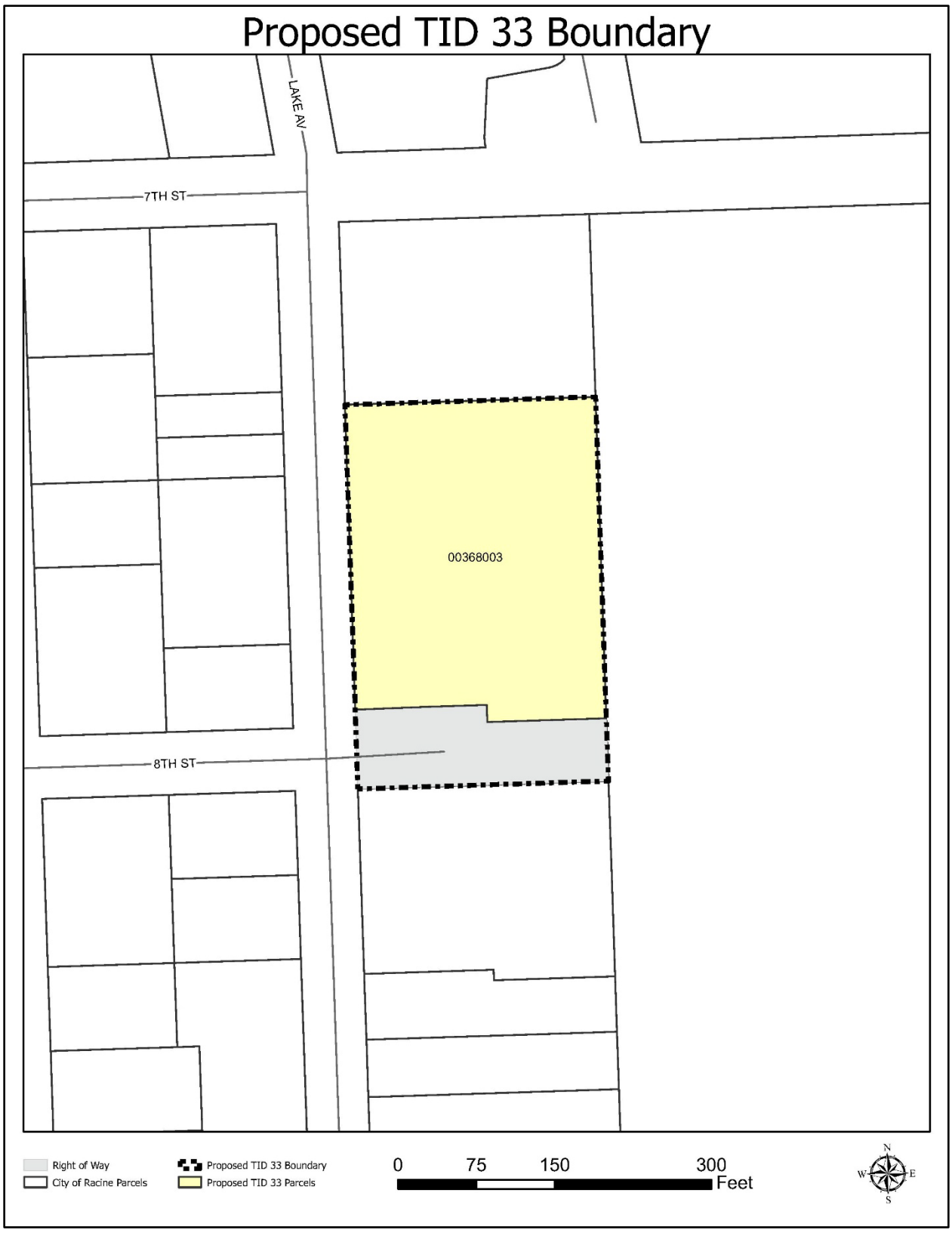
    - Activities related to implementation of the Project will create new housing or other uses of the property, as well as opportunities for business and individuals in the form of employment, private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 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 prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value 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 Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Maps of Proposed District Boundary

Maps Begin on Following Page.


Proposed TID 33 Boundary
LAKE AV
7TH ST
00368003
8TH ST
Right of Way
City of Racine Parcels
Proposed TID 33 Boundary
Proposed TID 33 Parcels
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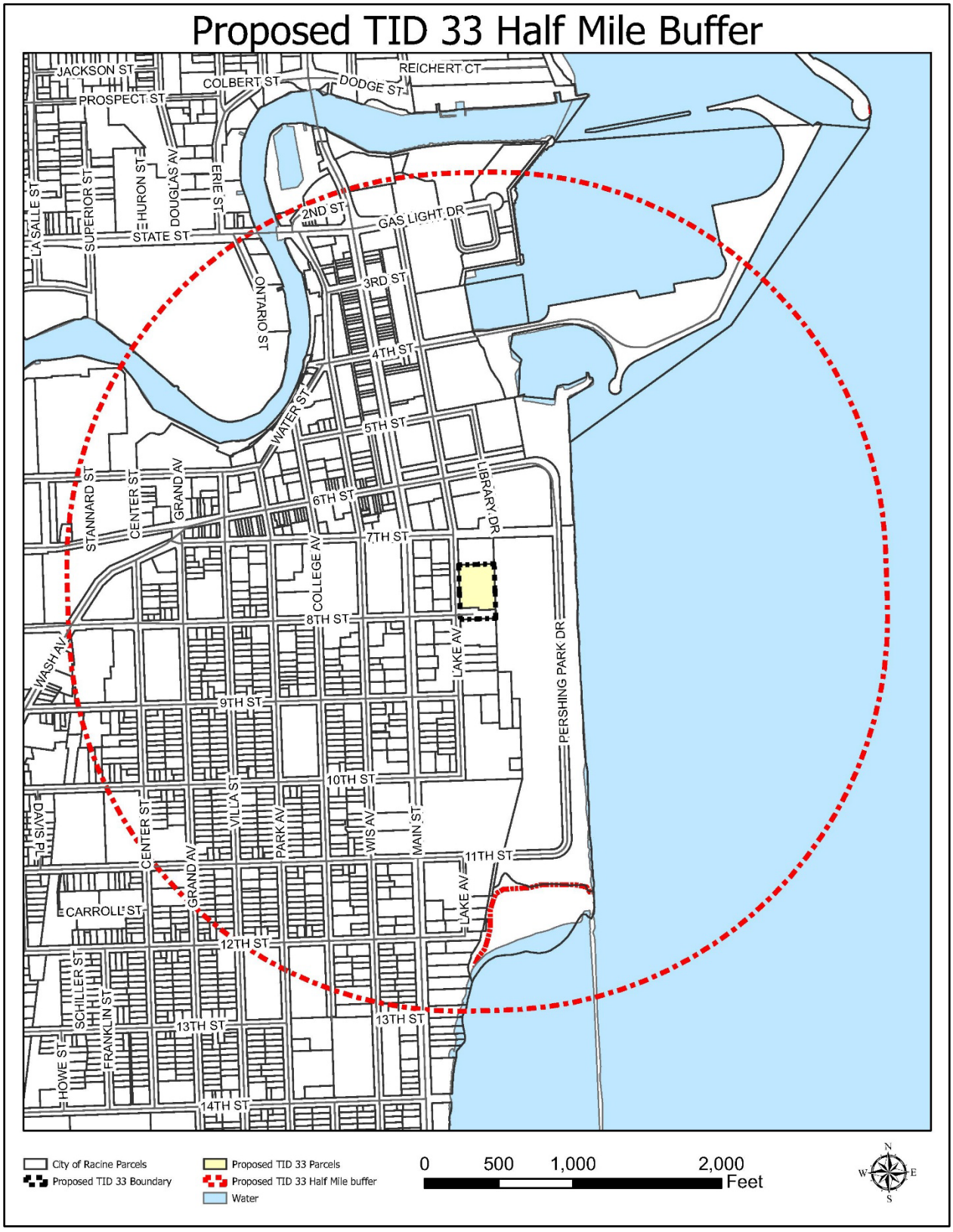
Proposed TID 33 Half Mile Buffer
JACKSON ST
COLBERT ST
PROSPECT ST
REICHERT CT
DODGE ST
LA SALLE ST
SUPERIOR ST
HURON ST
DOUGLAS AV
ERIE ST
STATE ST
2ND ST
GAS LIGHT DR
ONTARIO ST
3RD ST
4TH ST
WATER ST
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STANNARD ST
CENTER ST
GRAND AV
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LIBRARY DR
7TH ST
COLLEGE AV
8TH ST
WASH AV
LAKE AV
PERSHING PARK DR
9TH ST
10TH ST
DAVIS PL
CENTER ST
VILLA ST
PARK AV
WIS AV
MAIN ST
11TH ST
GRAND AV
CARROLL ST
LAKE AV
12TH ST
SCHILLER ST
FRANKLIN ST
13TH ST
13TH ST
HOWE ST
14TH ST
City of Racine Parcels
Proposed TID 33 Boundary
Proposed TID 33 Parcels
Proposed TID 33 Half Mile buffer
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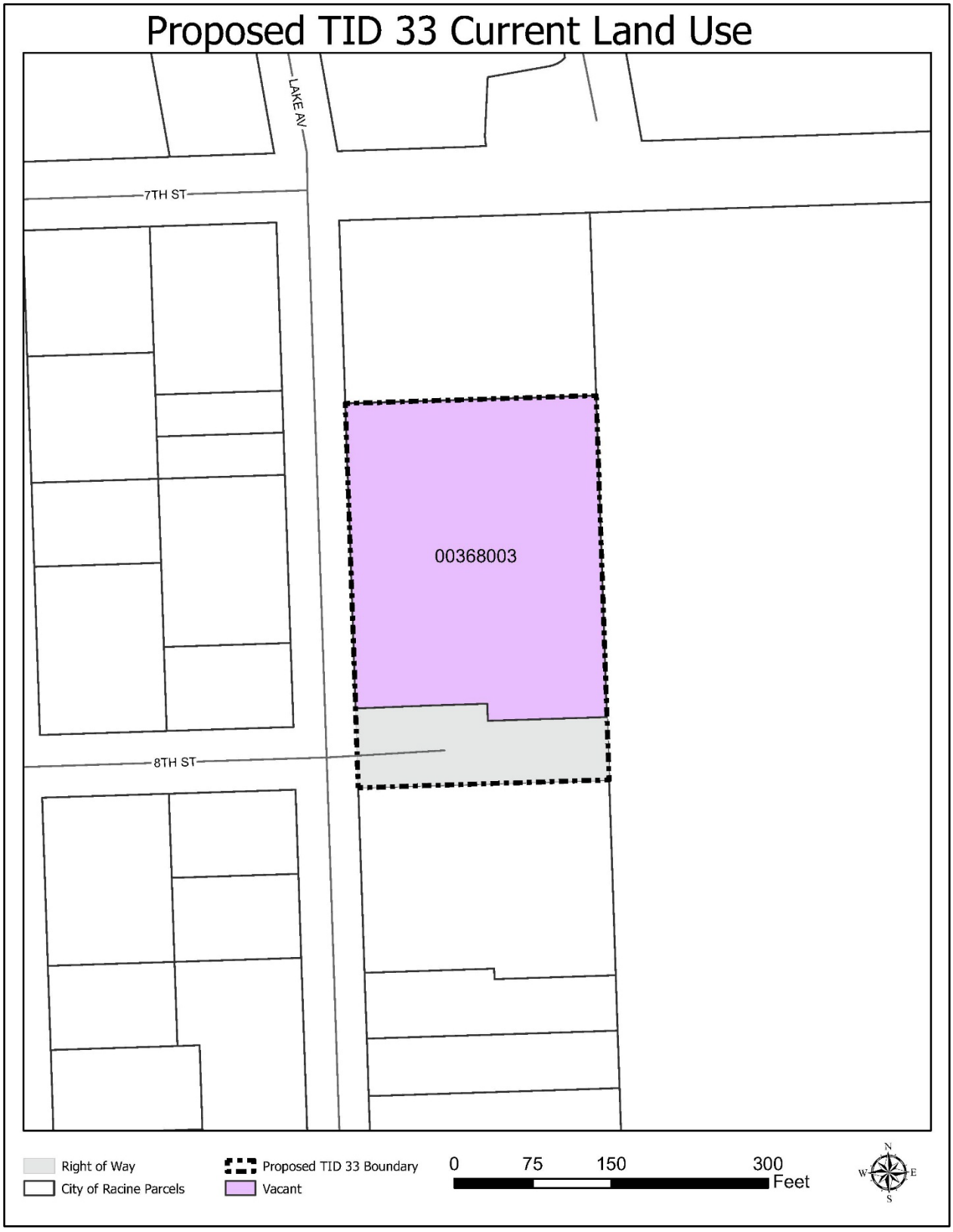
SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


Proposed TID 33 Current Land Use
LAKE AV
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8TH ST
00368003
Right of Way
City of Racine Parcels
Proposed TID 33 Boundary
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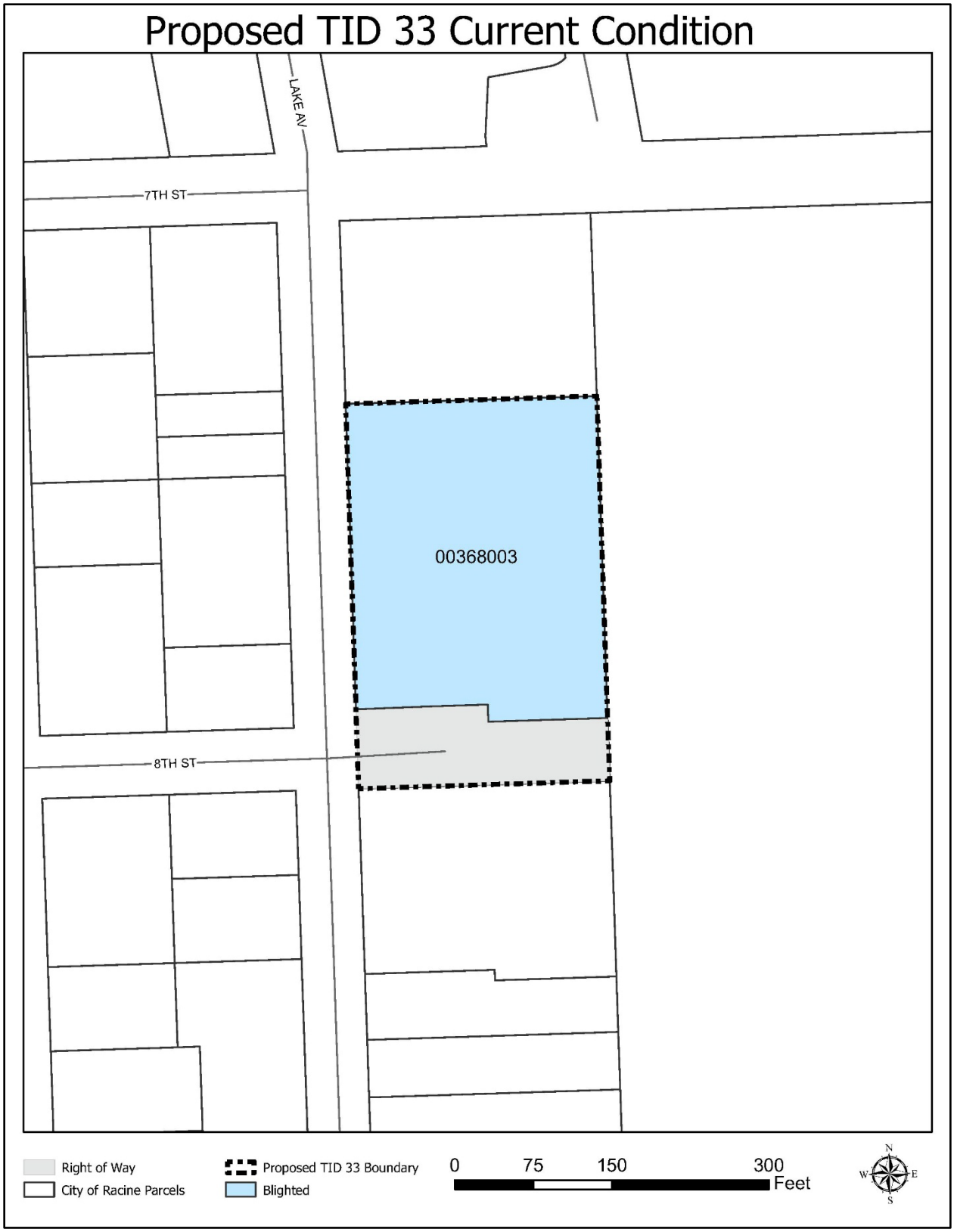
Proposed TID 33 Current Condition
LAKE AV
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00368003
8TH ST
Right of Way
City of Racine Parcels
Proposed TID 33 Boundary
Blighted
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SECTION 4:
Preliminary Parcel List and Analysis

The following parcel is included in the District:

Parcel #:	00368003
Address:	725 Lake Ave.
Owner:	City of Racine CDA
Parcel Acreage:	1.648 acres
Right-of-Way Acres:	0.378 acres
Total District Area:	2.026 acres
Blighted Acres:	1.648 acres (81.34%)
Assessed Value:	$0

Parcel 00368003 is blighted under the definition found in Wis. Stat. § 66.1105(2)(ae)1.b. which reads:

*An area which is predominantly open and which consists primarily of an abandoned highway corridor, as defined in s. 66.1333 (2m) (a), **or that consists of land upon which buildings or structures have been demolished and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.***

In 2025, the CDA demolished the structure located on this parcel. The former YMCA closed in 2019. The now vacant, and previously idle site, substantially impairs and arrests the sound growth of the City.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 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, does not exceed 12% of the total equalized value of 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 $639,890,90. This value is less than the maximum of $686,505,108 in equalized value that is permitted for the City. This analysis nets out the incremental valuation of Tax Incremental Districts No. 10, 16 and 27 which will be closed by a resolution of the Common Council to be adopted on May 19, 2026.

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,720,875,900
TID Valuation Limit @ 12% of Above Value	**$**	**686,505,108**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	$	742,689,600
Less Incremental Value of Closed Districts		
Tax Incremental District No. 10	$	(364,300)
Tax Incremental District No. 16	$	-
Tax Incremental District No. 27	$	(102,434,400)
Total Value Subject to 12% Valuation Limit	**$**	**639,890,900**
Total Percentage of TID IN Equalized Value		11.19%
Residual Value Capacity of TID IN Equalized Value	$	46,614,208

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Redevelopment Activities

The City will incur costs to facilitate redevelopment in the District. These costs may include payment of development incentives, public infrastructure and other costs related to redevelopment.

Infrastructure and Public Facilities Improvements

infrastructure upgrades and improvements may include, but are not limited to:

- Resurfacing of existing roadways.
- Installation of new curb and gutter systems.
- Curb and gutter repair.
- Installation of ADA-compliant crosswalk ramps.
- Improvement or creation of public spaces.
- Installation, replacement, relocation or repair of watermains, stormwater or sanitary sewers, and other public infrastructure.
- Streetscaping.

Miscellaneous

Projects Outside the District

Pursuant to Wis. Stat. § 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 the project area is also located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. Joint Review Board approval of this Plan Amendment will constitute this approval. The cost of projects completed outside the District are eligible Project Costs and may include any Project Cost identified within this Section of the Plan that would otherwise be eligible if undertaken within the District.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

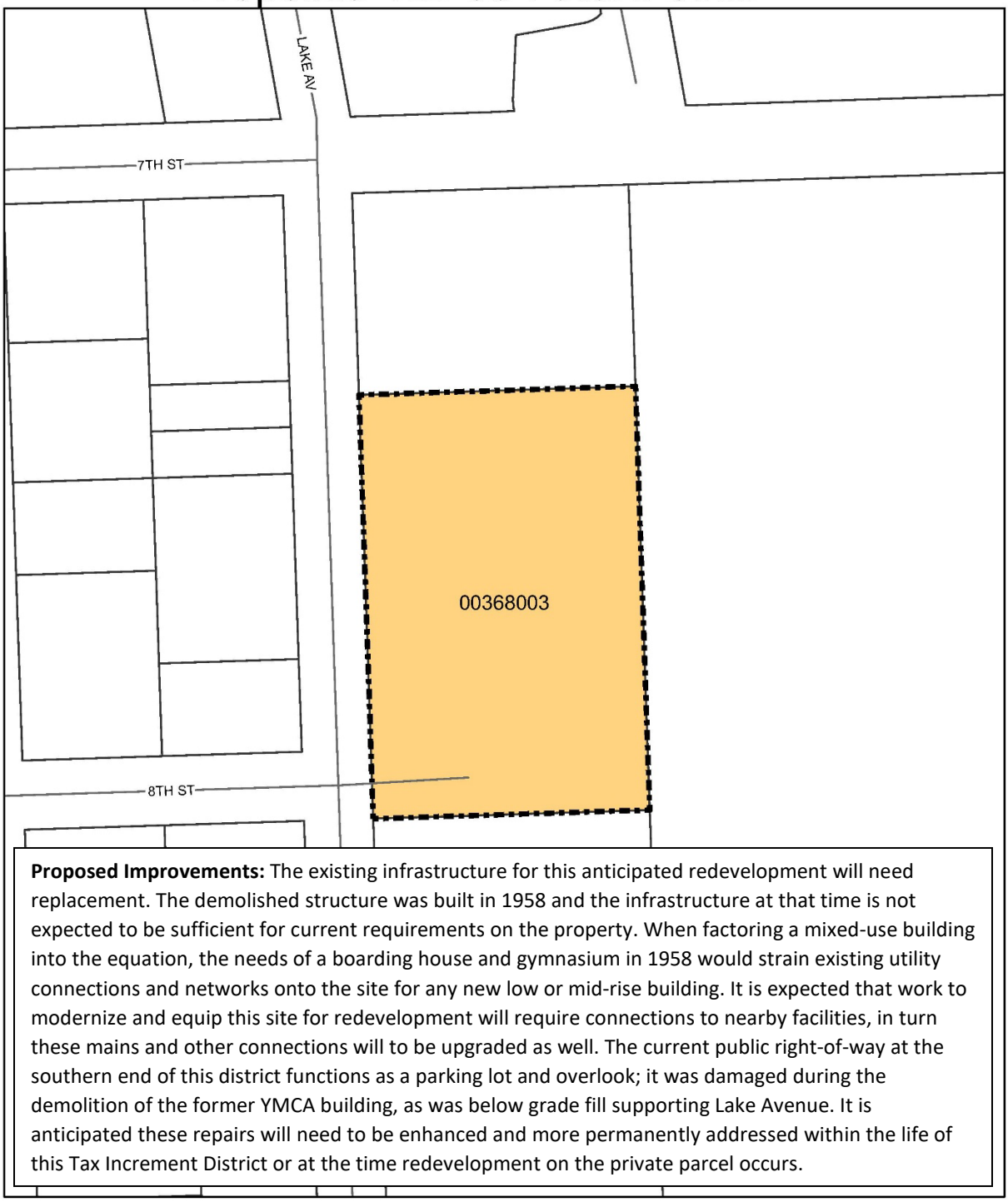
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

Redevelopment objectives and circumstances may evolve through the District's implementation period. The City may incur other costs not specifically enumerated or included within this Section, or Section 7 of the Plan. To the extent those costs are otherwise eligible under Wis. Stat. § 66.1105(2)(f) and are undertaken to meet the objectives of the District and this Plan, those costs are permitted and will not require further amendment of this Plan.

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Begin on Following Page.

Proposed TID 33 Future Uses



Proposed Improvements: The existing infrastructure for this anticipated redevelopment will need replacement. The demolished structure was built in 1958 and the infrastructure at that time is not expected to be sufficient for current requirements on the property. When factoring a mixed-use building into the equation, the needs of a boarding house and gymnasium in 1958 would strain existing utility connections and networks onto the site for any new low or mid-rise building. It is expected that work to modernize and equip this site for redevelopment will require connections to nearby facilities, in turn these mains and other connections will to be upgraded as well. The current public right-of-way at the southern end of this district functions as a parking lot and overlook; it was damaged during the demolition of the former YMCA building, as was below grade fill supporting Lake Avenue. It is anticipated these repairs will need to be enhanced and more permanently addressed within the life of this Tax Increment District or at the time redevelopment on the private parcel occurs.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Project Costs	**Totals**
Urban Renewal Projecs[1&2], Including: Redevelopment Activities	**21,000,000**
Infrastructure Improvements[1]	**9,000,000**
Interest on IG Fund Advance	**230,839**
Prof. Services, Org. & Admin. Costs	**600,000**
Totals	**30,830,839**
Plus Advance Principal to Total to Cash Flow	**32,930,839**

Notes:

[1]See Section 6 for a detailed description of costs. Costs may be incurred within the District, or in the areas located within 1/2 mile of the District's boundaries.

[2]Expenditures in these categories may be in the form of a development incentive as permiited under Wis. Stat. § 66.1105(2)(f)2.d.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $70 million in incremental value by January 1, 2029. Estimated valuations and timing for construction of the Project are included in Table 1. In addition to this new value, the City conservatively projects that the Project will appreciate at a rate of 1% per year, adding an additional $19.3 million in economic value by the end of the district's maximum life.

Assuming a declining equalized tax rate through 2035, the District would generate a total of $41.57 million in incremental tax revenue over its twenty-seven-year term as shown in Table 2.

City of Racine, Wisconsin

Tax Increment District No. 33

Development Assumptions

Construction Year		725 Lake Site Redevelopment[1]	**Annual Total**	Construction Year	
1	2026		**0**	2026	1
2	2027	35,000,000	**35,000,000**	2027	2
3	2028	35,000,000	**35,000,000**	2028	3
4	2029		**0**	2029	4
5	2030		**0**	2030	5
6	2031		**0**	2031	6
7	2032		**0**	2032	7
8	2033		**0**	2033	8
9	2034		**0**	2034	9
10	2035		**0**	2035	10
11	2036		**0**	2036	11
12	2037		**0**	2037	12
13	2038		**0**	2038	13
14	2039		**0**	2039	14
15	2040		**0**	2040	15
16	2041		**0**	2041	16
17	2042		**0**	2042	17
18	2043		**0**	2043	18
19	2044		**0**	2044	19
20	2045		**0**	2045	20
21	2046		**0**	2046	21
22	2047		**0**	2047	22
23	2048		**0**	2048	23
24	2049		**0**	2049	24
25	2050		**0**	2050	25
26	2051		**0**	2051	26
27	2052		**0**	2052	27
	Totals	**70,000,000**	**70,000,000**		

Notes:

[1]City staff assumption for planning purposes only.

Table 1 – Development Assumptions

City of Racine, Wisconsin

Tax Increment District No. 33

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	May 19, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	5/19/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	0
Economic Change Factor	1.00%
Apply to Base Value	
Base Tax Rate	$22.08
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$22.08	**0**
2	2027	35,000,000	2028	0	35,000,000	2029	$21.86	**765,100**
3	2028	35,000,000	2029	350,000	70,350,000	2030	$21.64	**1,522,374**
4	2029	0	2030	703,500	71,053,500	2031	$21.43	**1,522,677**
5	2030	0	2031	710,535	71,764,035	2032	$21.21	**1,522,115**
6	2031	0	2032	717,640	72,481,675	2033	$21.00	**1,522,115**
7	2032	0	2033	724,817	73,206,492	2034	$20.79	**1,521,963**
8	2033	0	2034	732,065	73,938,557	2035	$20.58	**1,521,656**
9	2034	0	2035	739,386	74,677,943	2036	$20.38	**1,521,936**
10	2035	0	2036	746,779	75,424,722	2037	$20.38	**1,537,156**
11	2036	0	2037	754,247	76,178,969	2038	$20.38	**1,552,527**
12	2037	0	2038	761,790	76,940,759	2039	$20.38	**1,568,053**
13	2038	0	2039	769,408	77,710,167	2040	$20.38	**1,583,733**
14	2039	0	2040	777,102	78,487,268	2041	$20.38	**1,599,571**
15	2040	0	2041	784,873	79,272,141	2042	$20.38	**1,615,566**
16	2041	0	2042	792,721	80,064,862	2043	$20.38	**1,631,722**
17	2042	0	2043	800,649	80,865,511	2044	$20.38	**1,648,039**
18	2043	0	2044	808,655	81,674,166	2045	$20.38	**1,664,520**
19	2044	0	2045	816,742	82,490,908	2046	$20.38	**1,681,165**
20	2045	0	2046	824,909	83,315,817	2047	$20.38	**1,697,976**
21	2046	0	2047	833,158	84,148,975	2048	$20.38	**1,714,956**
22	2047	0	2048	841,490	84,990,465	2049	$20.38	**1,732,106**
23	2048	0	2049	849,905	85,840,369	2050	$20.38	**1,749,427**
24	2049	0	2050	858,404	86,698,773	2051	$20.38	**1,766,921**
25	2050	0	2051	866,988	87,565,761	2052	$20.38	**1,784,590**
26	2051	0	2052	875,658	88,441,418	2053	$20.38	**1,802,436**
27	2052	0	2053	884,414	89,325,833	2054	$20.38	**1,820,460**
	Totals	**70,000,000**		**19,325,833**			**Future Value of Increment**	**41,570,859**

Notes:

[1]Tax rates shown based on City forecast of a continued declining rate in the near term.

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

The City anticipates making total expenditures of approximately $30.8million to undertake the projects listed in this Plan. The City does not expect to finance Project Costs, other than with internal advances from the Intergovernmental Fund. The City expects to make an advance for initial public infrastructure costs, and to pace other expenditures to occur with the availability of cash. Any advances received by the District will be repaid with interest.

Since the City expects to fund Project Costs on a cash basis (aside from the initial advance), it would expect to close the District not later than the end of its expenditure period in 2048. Earlier closure could result dependent on the level of incremental value increase resulting from the Project Costs to be made. Table 3 identifies the anticipated timing and amounts of revenue to be received, expenditures to be made, and the resultant projected District cash flows.

	Projected Revenues			Projected Expenditures					Balances			
Year	Tax Increments	Advance from IG Fund	**Total Revenues**	Urban Renewal Projects[1&2]	Infrastructure[1]	Repay IG Fund Advance	Prof. Services, Org. & Admin. Costs	**Total Expenditures**	Annual	Cumulative	Liabilities (Advance) Outstanding	Year
2026		50,000	**50,000**				50,000	**50,000**	0	0	50,500	2026
2027		2,025,000	**2,025,000**		2,000,000		25,000	**2,025,000**	0	0	2,117,010	2027
2028	0	25,000	**25,000**				25,000	**25,000**	0	0	2,184,850	2028
2029	765,100		**765,100**	382,550	107,550	250,000	25,000	**765,100**	0	0	1,978,547	2029
2030	1,522,374		**1,522,374**	761,187	236,187	500,000	25,000	**1,522,374**	0	0	1,518,118	2030
2031	1,522,677		**1,522,677**	761,338	236,338	500,000	25,000	**1,522,677**	0	0	1,048,481	2031
2032	1,522,115		**1,522,115**	761,058	236,058	500,000	25,000	**1,522,115**	0	0	569,450	2032
2033	1,522,115		**1,522,115**	761,058	155,218	580,839	25,000	**1,522,115**	0	0	0	2033
2034	1,521,963		**1,521,963**	1,141,472	355,491	0	25,000	**1,521,963**	0	0	0	2034
2035	1,521,656		**1,521,656**	1,141,242	355,414	0	25,000	**1,521,656**	0	0	0	2035
2036	1,521,936		**1,521,936**	1,141,452	355,484	0	25,000	**1,521,936**	0	0	0	2036
2037	1,537,156		**1,537,156**	1,152,867	359,289	0	25,000	**1,537,156**	0	0	0	2037
2038	1,552,527		**1,552,527**	1,164,396	363,132	0	25,000	**1,552,527**	0	0	0	2038
2039	1,568,053		**1,568,053**	1,176,040	367,013	0	25,000	**1,568,053**	0	0	0	2039
2040	1,583,733		**1,583,733**	1,187,800	370,933	0	25,000	**1,583,733**	0	0	0	2040
2041	1,599,571		**1,599,571**	1,199,678	374,893	0	25,000	**1,599,571**	0	0	0	2041
2042	1,615,566		**1,615,566**	1,211,675	378,892	0	25,000	**1,615,566**	0	0	0	2042
2043	1,631,722		**1,631,722**	1,223,791	382,930	0	25,000	**1,631,722**	0	0	0	2043
2044	1,648,039		**1,648,039**	1,236,029	387,010	0	25,000	**1,648,039**	0	0	0	2044
2045	1,664,520		**1,664,520**	1,248,390	391,130	0	25,000	**1,664,520**	0	0	0	2045
2046	1,681,165		**1,681,165**	1,260,874	395,291	0	25,000	**1,681,165**	0	0	0	2046
2047	1,697,976		**1,697,976**	1,273,482	399,494	0	25,000	**1,697,976**	0	0	0	2047
2048	1,714,956		**1,714,956**	813,623	792,253	0	25,000	**1,630,876**	84,080	**84,080**	**0**	2048
2049	1,732,106		**1,732,106**					**0**	1,732,106	1,816,186	0	2049
2050	1,749,427		**1,749,427**					**0**	1,749,427	3,565,613	0	2050
2051	1,766,921		**1,766,921**					**0**	1,766,921	5,332,534	0	2051
2052	1,784,590		**1,784,590**					**0**	1,784,590	7,117,124	0	2052
2053	1,802,436		**1,802,436**					**0**	1,802,436	8,919,560	0	2053
2054	1,820,460		**1,820,460**					**0**	1,820,460	10,740,020	0	2054
Totals	**41,570,859**	**2,100,000**	**43,670,859**	**21,000,000**	**9,000,000**	**2,330,839**	**600,000**	**32,930,839**				Totals

Notes:

[1]See Section 6 for a detailed description of costs. Costs may be incurred within the District, or in the areas located within 1/2 mile of the District's boundaries.

[2]Expenditures in these categories may be in the form of a development incentive as permiited under Wis. Stat. § 66.1105(2)(f)2.d.

PROJECTED CLOSURE YEAR

LEGEND:

END OF EXP. PERIOD

Table 3 – Cash Flow

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), 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 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the City

This Plan promotes the orderly development of the City by providing funds to undertake an urban renewal project as defined in Wis. Stat. § 66.1337(2m)(d) to eliminate and prevent the development or spread of slums or blighted, deteriorated or deteriorating areas, and which may consist of:

- Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the project area the objectives of this section in accordance with the redevelopment plan.
- Disposition of any property acquired in the project area, including sale, initial leasing or retention by the authority itself, at its fair value for uses in accordance with the redevelopment plan.
- Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the redevelopment plan.

The City has determined that undertaking such urban renewal programs will preserve and grow the City's tax base, prevent further deterioration of property and infrastructure, and the potential development of blight, all facilitating the orderly development of the City. Activities related to implementation of the Project will also create new housing or other uses of the property, as well as opportunities for business and individuals in the form of employment, private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

TO BE PROVIDED BY CITY ATTORNEY'S OFFICE.

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Revenue Year	Racine County	City of Racine	Racine Unified School District	Gateway Technical	Total	Revenue Year
2028	0	0	0	0		2028
2029	80,528	409,931	257,458	17,183	765,100	2029
2030	160,233	815,669	512,282	34,190	1,522,374	2030
2031	160,265	815,831	512,384	34,197	1,522,677	2031
2032	160,205	815,531	512,195	34,184	1,522,115	2032
2033	160,205	815,531	512,195	34,184	1,522,115	2033
2034	160,189	815,449	512,144	34,181	1,521,963	2034
2035	160,157	815,284	512,041	34,174	1,521,656	2035
2036	160,187	815,435	512,135	34,180	1,521,936	2036
2037	161,788	823,589	517,256	34,522	1,537,156	2037
2038	163,406	831,825	522,429	34,867	1,552,527	2038
2039	165,040	840,143	527,653	35,216	1,568,053	2039
2040	166,691	848,545	532,930	35,568	1,583,733	2040
2041	168,358	857,030	538,259	35,923	1,599,571	2041
2042	170,041	865,601	543,642	36,283	1,615,566	2042
2043	171,742	874,257	549,078	36,646	1,631,722	2043
2044	173,459	882,999	554,569	37,012	1,648,039	2044
2045	175,194	891,829	560,115	37,382	1,664,520	2045
2046	176,946	900,747	565,716	37,756	1,681,165	2046
2047	178,715	909,755	571,373	38,133	1,697,976	2047
2048	180,502	918,852	577,087	38,515	1,714,956	2048
2049	182,307	928,041	582,857	38,900	1,732,106	2049
2050	184,130	937,321	588,686	39,289	1,749,427	2050
2051	185,972	946,695	594,573	39,682	1,766,921	2051
2052	187,831	956,161	600,519	40,079	1,784,590	2052
2053	189,710	965,723	606,524	40,479	1,802,436	2053
2054	191,607	975,380	612,589	40,884	1,820,460	2054
Totals	**4,375,410**	**22,273,155**	**13,988,689**	**933,606**	**41,570,859**	