



## DEPARTMENT OF CITY DEVELOPMENT

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August 6, 2021

RE: Notice of Public Hearing for Proposed Tax Incremental Finance District 28 Boundary and Project Plan

Dear Property Owner:

The Planning, Heritage and Design Commission (PHDC) is developing a draft plan for the City of Racine's proposed creation of Tax Incremental District 27. The district is intended to promote rehabilitation or conservation of property within the proposed district boundaries (see map on reverse side of this page). In accordance with Wisconsin State Statutes, the PHDC has preliminarily determined that at least 50% of the area identified within the proposed boundary of the district qualifies as being in need of rehabilitation or conservation. The District is being created to promote rehabilitation and conservation of properties located within. Proposed project costs include residential homeowner repair loans and infrastructure and public facilities improvements. Project costs may include cash grants (development incentives) made to owners, lessees or developers of land located within the District.

You are being notified as an owner of real property located within the boundaries of the proposed district. Because your property falls within the proposed district, you are being notified as required by Wisconsin Statute Section 66.1105(4)(a) and (c). The PHDC has scheduled a public hearing for **August 25, 2021 at 4:30 p.m.** for the purpose of providing the community a reasonable opportunity to comment on the proposed creation of the district, the proposed Project Plan, and proposed boundaries. Given the Covid-19 pandemic and recent trends, the **meeting will be held virtually via the internet** and can be accessed on Facebook Live at: <http://www.facebook.com/CityOfRacineWI/>

TID 28 Plan, and proposed boundaries, can be found online at: <https://bit.ly/3rToj5d>

Frequently asked questions (FAQ) about TID's can be viewed online at: <https://bit.ly/2VvXiZw>

Note: both shortened links are case sensitive and must be typed exactly as they appear to work.

Comments may be submitted to the Department of City Development by fax at (262) 635-5347, via email at [citydevelopment@cityofracine.org](mailto:citydevelopment@cityofracine.org) or mailing to Department of City Development, 730 Washington Avenue, Racine, WI 53403. Written comments regarding the proposal may be submitted until 12:00 p.m. (noon) on Wednesday August 25, 2021. Any comments will be entered into the permanent record. If you have a question not addressed in the FAQ, the Department of City Development may be contacted at (262) 636-9151.

Those wishing to speak during the hearing may do so by signing up by 12:00 p.m. (noon) on Wednesday August 25, 2021. Those wishing to speak may sign up by emailing [citydevelopment@cityofracine.org](mailto:citydevelopment@cityofracine.org) with a name and contact phone number or calling (262) 636-9151 and leaving a name and phone number.

Sincerely,  
City of Racine Department of City Development

# Proposed TID 28

This map illustrates the proposed TID 28 area, which is outlined by a thick black border. The map includes numerous streets such as W-High-St, Orange-St, Summit-Av, Carlsruhe-Av, Blake-Av, State-St, Hill-St, Prospect-St, Rode-Av, Harriet-St, Lawn-St, David-St, Howard-St, Erson-St, Brooker-St, Lewis-St, Domanik-Dr, Luedtke-Ct, Spring-St, Belmont-Av, Graham-St, Freres-Av, Mertens-Av, Chicago-St, Island-Av, Wickham-Bldv, Luedtke-Av, Horlick-Dr, Park-View-St, Cliff-Av, W-6-St, Roe-Av, Howland-Av, Riverside-Dr, Mc-Kinley-Av, Cedarbend-Av, Kinzie-Av, Hansen-Av, Thor-Av, Carmel-Av, Mohr-Av, Rupert-Bldv, West-Bldv, Shelley-Dr, Harvey-Dr, Groves-Av, Hayes-Av, Whitmer-Dr, Osborne-Bldv, Blaine-Av, Lindermann-Av, Arthur-Av, Grove-Av, West-Bldv, and Linden-Av. A legend at the bottom left identifies the symbols used: a thin grey line for Parcel Boundary, a solid grey line for Road Centerlines, and a thick black line for TID 28. A scale bar at the bottom right indicates distances from 0 to 1,000 feet. A north arrow is located in the bottom right corner.

