



Uptown
Business Improvement District
Operating Plan
2022

Uptown Business Improvement District Operating Plan - 2022

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I. PREFACE

In 2007, the City of Racine received a petition from property owners in Uptown that requested the creation of a business improvement district for the purposes of redeveloping Uptown. On August 21, 2007, by Resolution 07-0315, the Common Council approved the creation of the business improvement district and adopted its first-year operating plan ("Plan") as developed by Racine County Economic Development Corporation in conjunction with the BID proponents. This Plan for 2022 has been prepared by the BID Board in compliance with state statutes that requires, "The board shall annually consider and make changes to the operating plan...The board shall then submit the operating plan to the local legislative body for its approval."

As used herein, "BID" shall refer to the business improvement district's operating and governance mechanism, and "District" shall refer to the property located within the physical boundaries of the business improvement district, as provided herein.

Development of the District through continuation of the BID is proposed because:

1. The BID law provides a mechanism whereby private property owners can work together in conjunction with the City to develop the District.
2. Existing public funding sources used to help maintain and provide the District are not sufficient. Continuing unified development efforts have to be financed with new and private resources as well as existing public dollars.
3. The District is dynamic, including properties of varying types and sizes. Some form of cost sharing is necessary because it is not feasible for a small group alone to support the District development efforts. The BID

plan provides a fair and equitable mechanism for cost sharing which will benefit all businesses and properties within the District.

4. Use of the BID mechanism will help ensure that the entire District will be promoted and developed as expeditiously as possible.

The property owners who previously petitioned for the establishment of the BID viewed it as a method to improve Uptown, as outlined in the adopted "Uptown Improvement Plan." We are eager to continue and grow relationships with our neighboring group RRP who's common goal is improving the Uptown community. These property owners and the BID Board have pledged to work to be fiscally responsible in its management of the BID and to further drive investment in Uptown for the overall benefit of all BID participants.

Use of a BID to develop the District works as follows:

Step 1: The BID is created by the City of Racine Common Council.

Step 2: An operating Board composed primarily of property owners within the District is established. The Board has all powers necessary or convenient to implement the operating plan.

Step 3: The City collects the assessments from property owners following the approved assessment formula.

II. DEVELOPMENT PLAN

The following will be the BID Operating Plan for the Uptown Business Improvement District for 2022.

Plan Objectives

The objective of the BID is to preserve and improve the economic conditions in the BID by assembling appropriate people, organizations and funds to evaluate, facilitate and implement development projects in Uptown.

A. Plan of Action

The BID shall carry out its objectives for 2022 by initiating the following activities:

1. Implementing an Uptown marketing plan to promote new development and increase the value of existing properties by:
 - a. Producing publicity and media coverage of the BID activities;
 - b. Enhance the viability of District marketing, promotional and special events and activities.
2. Initiating and maintaining District capital improvements in coordination with the City of Racine Public Works Department.
3. Promote safety and safety awareness initiatives through a partnership with the 16th Street Corridor Community Policing Office.
4. Partnering with the City of Racine to stimulate public sector financing needed for District improvements.
5. Comply with BID reporting, compilation and notice requirements.
6. Identify and implement any other opportunities to carry out the purposes of the BID plan.

B. Benefits

Funds collected by the BID under this plan will be used to benefit the District in the following manner:

- Assist property owners in attracting and retaining tenants by providing an attractive environment in which customers and clients are drawn for a pleasant experience during their shopping, business services, etc. activities.

- The BID will play an active role in marketing the District to future businesses, residents and customer groups.
- Maintain and enhance the image of the District resulting in greater interest in the District from a patronage perspective as well as tenants.
- Increase the value of Uptown property by encouraging building improvements and linking property owners to community development programs to develop and improve commercial properties. A vibrant Uptown will also attract interested buyers further driving up demand and property values.

C. Budget

2022 Uptown BID Budget

Revenue	(Special Assessments)	\$35,000
Contingency		11,000
Total Revenue		\$46,000
Expenses		
Marketing/Promotions		\$9,000
Streetscape		
Maintenance		\$13,000
Security		\$2,000
Grants: Startup and Growth		\$12,000
	Uptown Business Permit Reimbursement	
	Maintenance & Repair	
	Rent Assistance	
	Design Services	
	Signage	
	Lighting	
Administrative		\$1,500
Management		\$8,500
Total Expenditures		\$46,000

All expenditures will be incurred during the current plan year. Any funds remaining in any budget line item above may be moved to another budget line

item, as determined by the BID Board. Any unused funds remaining at the end of the year shall be deposited into contingency funds for the following plan year. If any additional funds are received by the BID, whether from gifts, grants, government programs or other sources, they shall be expended for the purposes identified herein and in a manner required by the source of such funds, or if the funds have no restriction, in the manner determined by the BID Board.

D. Powers

It is intended that the BID Board shall have all powers authorized by law and by this Plan including, but not limited to the following:

- 1) Manage the affairs of the District;
- 2) Promote new investment and appreciation in value of existing investments;
- 3) Contract on behalf of the BID for services;
- 4) Develop, advertise and promote the existing and potential benefits of the District;
- 5) Acquire, improve, lease and sell properties within the District;
- 6) Undertake on its own account, in coordination with the City of Racine, public improvements, assist in development and underwrite or guarantee public improvements within the District;
- 7) Apply for, accept and use grants and gifts for District purposes;
- 8) Elect officers and engage consultant services to carry out the goals of the BID and the District.

E. Relationship to Plans for Orderly Development in the City

The creation of the BID is to facilitate development and redevelopment within the Uptown area which is consistent with the Uptown Improvement Plan as approved by the Racine Common Council in 2015. The BID would also promote the orderly development of the City in general and the Uptown area in particular.

III. DISTRICT BOUNDARIES

The District boundaries begin at the intersection of Hilker Place and Tenth Street; run thence westerly on Tenth Street to Pearl Street; run thence southerly to Eleventh Street; run thence westerly on Eleventh Street to the railroad right of way; run thence southerly along the railroad right of way to Twelfth Street; run thence westerly on Twelfth Street to Lockwood Avenue; run thence southerly to Thirteenth Street; run thence westerly to South Memorial Drive; run thence southerly to Maiden Lane; run thence westerly to Valley Drive; run thence southerly to Phillips Avenue; run then easterly along the southern property lines of 1511 Phillips Avenue and 1711 Washington Avenue; then northerly along the alley way to the southern property line of 1709 Washington Avenue; run then easterly along the southern property lines of 1510 Packard Avenue, 1719 Washington Avenue and 1627 Washington Avenue to South Memorial Drive; run then southerly to Sixteenth Street; run thence easterly to Racine Street; run then northerly to Eleventh Street; run then easterly to Hilker Place; run then northerly to the beginning of this description, shown on the map attached as Appendix A. The area includes over 130 taxable parcels subject to BID assessment. Notwithstanding the above, parcels of property which are not subject to general real estate taxes and real properties used exclusively for residential purposes shall be excluded from the District by definition, even though they lie within the boundaries shown on Appendix A.

IV. ORGANIZATION

A. Operating Board

The Mayor appoints members to the BID Board ("Board") with confirmation of the Common Council. Wisconsin law requires that the Board be composed of at least five (5) members with the majority of Board members owning or occupying real property in the District.

The Board's primary responsibility shall be to implement the current year's Operating Plan, to contract for the carrying out of the Operating Plan, to contract for preparation of an annual report and audit for the District, to annually consider and make changes to the Operating Plan and to submit the Operating Plan for the following year to the Common Council of the City of Racine for approval. These responsibilities may require the Board to negotiate with providers of service and materials to carry out the Plan; to enter into various contracts; to monitor development activity; and to ensure District compliance with provisions of applicable statutes and regulations.

The BID Board shall be structured as follows:

- 1) Board size – 9 members.
- 2) Composition – At least 4 members shall be owners of property within the District. Twin Disc, Inc. shall have a permanent representative on the Board to be recommended by the Company. One of the Alderpersons representing the District shall be an ex-officio voting member of the Board.
- 3) Terms – Appointment to the Board shall be for terms of three years, except for the District Alderman, each term ending on December 31st. The representative of Twin Disc, Inc. will have a permanent seat on the Board. The District Alderman shall be appointed annually following the municipal election in April. The Board may remove by majority vote, any BID Board member who is absent from more than 3 consecutive meetings, without valid cause, and may recommend a replacement appointee to the Mayor, who will present a nominee for Common Council confirmation within 30 days.
- 4) Compensation – None.
- 5) Meetings – All meetings of the Board shall be governed by the Wisconsin Open Meetings law. Minutes will be recorded and submitted to the City and the Board. The Board shall adopt rules of order to govern the conduct of its meetings and meet regularly, at least annually.

- 6) Recordkeeping – Files and records of the Board’s affairs shall be kept pursuant to public record requirements.
- 7) Staffing – The Board may contract for staffing services pursuant to this plan and subsequent modifications thereof.
- 8) Officers – The Board shall appoint as officers a chairman, treasurer and secretary, and any two of the three officers shall have the power to execute documents on behalf of the full Board, for the purposes authorized by the full Board.

B. Amendments and Annual Review

Wis. Stat. sec. 66.1109(3)(b) requires the Board to review the Operating Plan annually and to make changes, if appropriate, then submit the plan to the City for approval.

The following process for approval of the amended plan will be followed:

1. Communication submitted to the Mayor and Common Council.
2. The Finance and Personnel Committee of the Common Council will review the proposed Operating Plan at a public meeting and will make a recommendation to the full Common Council.
3. The Common Council will act on the BID’s proposed annual Operating Plan.
4. The Mayor of the City of Racine will appoint new members to the BID Board at least 30 days prior to the expiration of outgoing Board members’ terms.

The BID will continue to review, revise (if necessary) and develop the Operating Plan annually, in response to changing development needs and opportunities in the District, within the purpose and objectives defined herein.

The BID Operating Plan will continue to apply the assessment to raise funds to meet the next annual budget. However, the method of assessment shall

not be materially altered, except with the consent of the City of Racine Common Council.

V. FINANCING METHOD

The proposed expenditures contained in Section II C above, will be financed from funds collected from the BID special assessment. It is estimated that \$35,000.00 will be raised through special assessments. Any other funds, which may be made available to the BID for the purposes contained herein, shall be collected and expended as identified in Section II C.

VI. METHOD OF ASSESSMENT

A. Parcels Assessed

All tax parcels within the District that are required to pay real estate taxes, including those taxed by the State as manufacturing and all parcels used exclusively for manufacturing will be assessed as part of the District. Real property used exclusively for residential purposes may not be assessed, as prescribed by the BID law. Property exempt from paying real estate taxes or owned by government agencies will not be assessed.

B. Allocation of Assessments

Special assessments under this 2022 Operating Plan are hereby levied against each tax parcel property within the District that has a separate Parcel Identification Number, in the amount shown on the assessment schedule that is attached as Appendix B. The assessment is based on the assessed value of the parcels (land and improvements) as shown in the record of the City Assessor's office on January 1, 2021 except as otherwise identified. The 2022 BID assessments shown on Appendix B are allocated to each parcel based on its share of the District's total BID eligible property value. For example, a property with an assessed value of \$263,000 is 1.32216% of the total value in the District

and would have an assessment of \$462.76 (1.32216% of \$35,000.00). The allocation is based on a total assessed value for commercial property within the District of \$19,891,700 in 2021.

C. Schedule of Assessments

The final form of this 2022 Operating Plan has attached, as Appendix B, a schedule of all the Parcel Identification Numbers within the BID which are being assessed and their assessment using this formula.

D. Assessment Collection

The City of Racine shall include the special assessment levied herein as a separate line on the real estate tax bill for each parcel. The City shall collect such assessment with the taxes as a special charge, and in the same manner as such taxes, and shall turn over all moneys so collected to the BID Board for distribution in accordance with the BID Operating Plan by the 15th day of the month following such collection. All BID assessments shall be shown on the tax bill as due and owing with the first installment of taxes. The City shall hold all funds collected by the City of Racine for the BID assessments in a segregated account. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under Wis. Stat. sec. 66.1109(3)(c), or on order of the Board for the purpose of implementing the Operating Plan.

Any BID assessment collected by the City before or after the Operating Plan year for which the assessments were made shall be delivered to the BID Board by the 15th of the month following the month during which such sums were collected and are to be used by the BID Board in the same manner as if received during the applicable Operating Plan year. This provision is intended to govern BID assessments prepaid in December prior to the applicable Operating Plan year, as well as delinquent and late payment made after the Operating Plan year.

The BID Board shall prepare and make available to the public and the City Council's annual reports describing the current status of the BID, including expenditures and revenues, at the time it submits its amended Operating Plan to the City for the following Operating Plan year. This report shall include an independent certified audit of the implementation of the Operating Plan, which shall be obtained by the City and which shall be paid for out of the BID budget.

The presentation of this proposed Operating Plan to the City shall be deemed a standing order of the Board under Wis. Stat. sec. 66.1109(4) to disburse the BID assessments in the manner provided herein.

This section shall be sufficient instruction to the City to disburse the BID assessment, without necessity of an additional disbursement agreement, disbursement method or accounting method. Disbursements made under this Plan shall be shown in the City's budget as a line item. Other than as specified herein, the disbursement procedures shall follow standard City disbursement policy.

VII. CITY ROLE

The City of Racine is committed to helping private property owners in the District promote its development. To this end, the City intends to play a significant role in the creation of the Business Improvement District and in implementation of the Operating Plan. In particular, the City will:

- A.** Encourage the County and State governments to support the activities of the District.
- B.** Monitor and, when appropriate, apply for outside funds that could be used in support of the District.
- C.** Collect assessments, maintain the funds in a segregated account, and disburse the funds of the District to the BID along with an identification of those BID assessments included in the disbursement.

- D. Obtain and review annual audits as required per Wis. Stat. sec. 66.1109(3)(c).
- E. Provide the BID Board through the Assessor's Office on or before September 1 of each Operating Plan year with the official City records on assessed value for each Parcel Identification Number within the District, as of that date in each plan year, for purposes of calculating the BID assessments.
- F. Adopt this Operating Plan in the manner required by Wis. Stat. sec. 66.1109.

XIII. REQUIRED STATEMENTS

The Business Improvement District law requires the Operating Plan to include several specific statements:

Wis. Stat. sec. 66.1109(1)(f)1m: The District will contain property used exclusively for manufacturing purpose, as well as properties used in part for manufacturing. These properties will be assessed according to the formula contained herein because it is assumed that they will benefit from development in the District.

Wis. Stat. sec. 66.1109(5)(a): Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed. Such properties will be identified as BID exempt properties on Appendix B, as revised each year.

IX. BOARD MEMBERS

On or before October 31 of each year, the BID Board shall submit to the Mayor recommendations for appointments to the BID Board for the following year.

X. SEVERABILITY AND EXPANSION

This BID has been created under authority of Wis. Stat. sec. 66.1109.

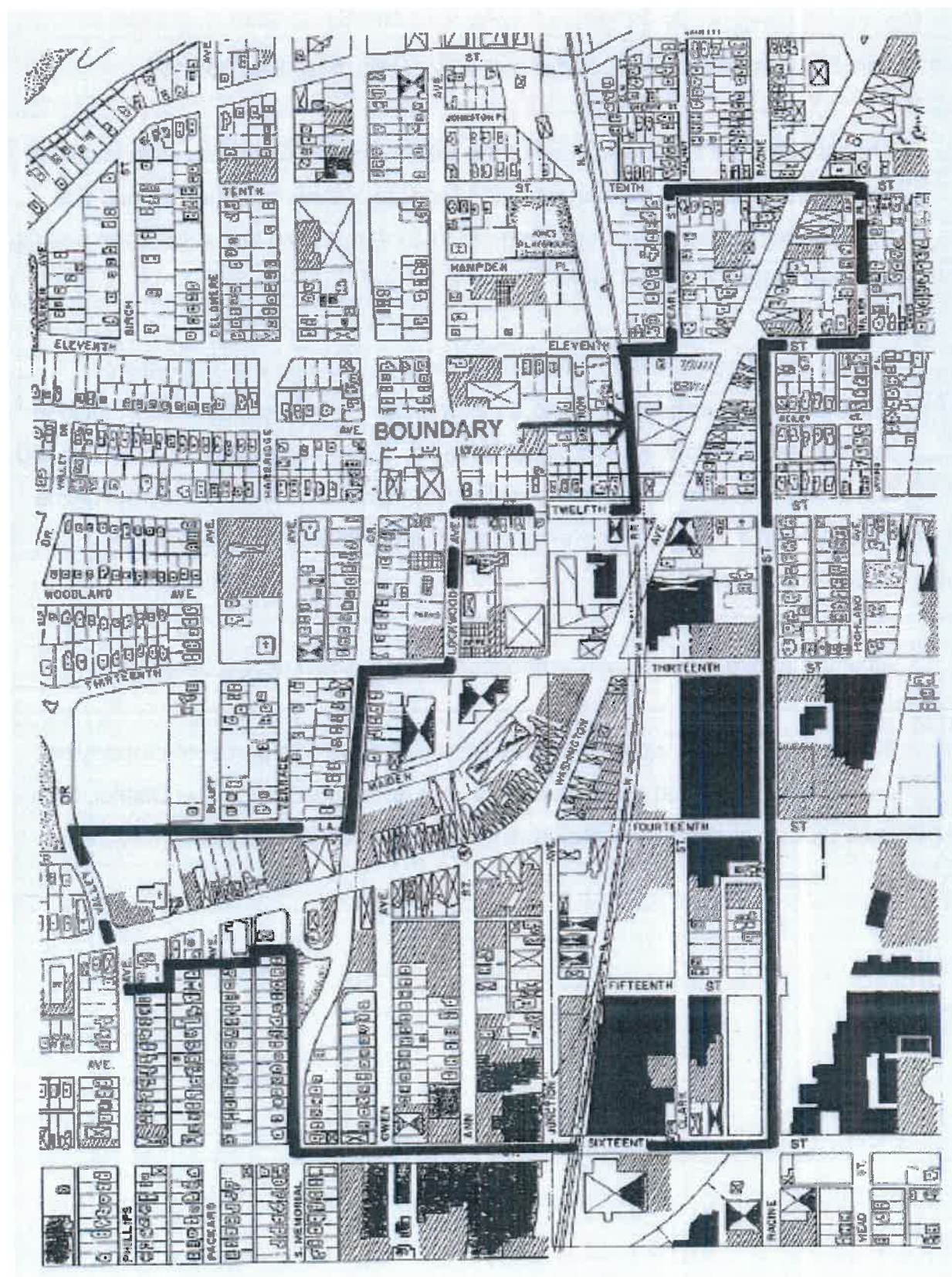
Should any court find any portion of the BID law or this Operating Plan invalid or unconstitutional, said decision will not invalidate or terminate the BID and this BID Operating Plan should be amended to conform to the law without the need to reestablish the Operating Plan.

Should the State amend the statute to narrow or broaden the purposes of a Business Improvement District so as to, among other things, exclude or include as assessable properties of a certain class or classes of properties, then this BID Operating Plan may be amended by the Common Council of the City of Racine as and when it conducts its annual budget approval without necessity to undertake any other act.

All of the above is specifically authorized by Wis. Stat. sec. 66.1109(3)(b).

If it is determined by a court or administrative body that a parcel of property not subject to general real estate taxes may not be included within the District, then such parcels shall be excluded from the definition of the District.

Appendix A



City of Racine, Racine County
2021 Completed Real Estate Assessment Roll
 Districts: Uptown
 Sorted by tax key number

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-03786-000 617, LLC 5002 7th Ave Kenosha, WI 53140-3406	1000 Washington Ave BLK 61 SCHOOL SECTION G W SELDEN'S SUB N 30 FT LOT 1 + S 30 FT OF W 33 FT LOT 1 Section: Acres: 0.111	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.111 0.111	\$7,200 \$7,200	\$117,800 \$117,800	\$125,000 \$125,000
276-00-00-03787-000 Michael D. Shields 1850 13th St Racine, WI 53403-2006	1006 Washington Ave BLK 61 SCHOOL SECTION G W SELDEN'S SUB LOT 1 EXC N 30 FT + EXC W 33 FT OF S 30 FT Section: Acres: 0.056	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.056 0.056	\$3,600 \$3,600	\$39,400 \$39,400	\$43,000 \$43,000
276-00-00-03796-000 Kenton C. Brantner 1060 Washington Ave Racine, WI 53403-1762	1058 Washington Ave BLK 61 SCHOOL SECTION G W SELDEN'S SUB PT LOTS 7 + 8 DESC VOL 727 RECS PG 548 Section: Acres: 0.065	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.091 0.091	\$5,900 \$5,900	\$0 \$0	\$5,900 \$5,900
276-00-00-03797-000 Kenton C. Brantner 1060 Washington Ave Racine, WI 53403-1762	1060 Washington Ave BLK 61 SCHOOL SECTION G W SELDEN'S SUB PT DESC VOL 1444 RECS PG 584 Section: Acres: 0.074	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.074 0.074	\$4,700 \$4,700	\$76,300 \$76,300	\$81,000 \$81,000
276-00-00-03822-000 Elsa M. Carreno Isauro L. Santiago 1318 Nields Ct Racine, WI 53404-3068	1045 Washington Ave BLK 62 SCHOOL SECTION PT DESC AS PCLS I THRU VI VOL 2490 RECS PGS 436-439, N OF ELEVENTH ST E OF WASHINGTON AVE + W OF HILKER PL Section: Acres: 0.387	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.387 0.387	\$25,600 \$25,600	\$138,400 \$138,400	\$164,000 \$164,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-03841-001 Elsa M. Carreno Isauro L. Santiago 1318 Nields Ct Racine, WI 53404-3068	1049 Washington Ave BLK 62 SCHOOL SECTION PT DESC VOL 1390 RECS PG 578, N OF ELEVENTH ST, E OF WASHINGTON AVE + W OF HILKER PL Section: Acres: 0.027	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.032 0.032	\$2,100 \$2,100	\$4,400 \$4,400	\$6,500 \$6,500
276-00-00-03849-000 Jojo Real Estate Investments, LLC 1200 Villa St Racine, WI 53403	1007 Washington Ave MEINZER + DAVIS SUB PT BLK 62 SCHOOL SECTION LOT 6 Section: Acres: 0.328	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.328 0.328	\$21,700 \$21,700	\$278,300 \$278,300	\$300,000 \$300,000
276-00-00-03850-000 Ags Group, LLC 18120 Prairie Falcon Ln Brookfield, WI 53045-6316	1015 Washington Ave MEINZER + DAVIS SUB PT BLK 62 SCHOOL SECTION LOTS 7 + 8 + 13 Section: Acres: 0.419	Voting ward 02 Uptown Aldermanic 01 Assessment district 01 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.419 0.419	\$27,600 \$27,600	\$235,400 \$235,400	\$263,000 \$263,000
276-00-00-08443-000 Savin Properties, LLC 1421 Washington Ave Racine, WI 53403-2254	1415 Washington Ave BLK 2 HERRICKS ADD AS ALTERED LOTS 1 + 2 Section: Acres: 0.324	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.324 0.324	\$42,900 \$42,900	\$333,100 \$333,100	\$376,000 \$376,000
276-00-00-08444-000 Savin Properties, LLC 1421 Washington Ave Racine, WI 53403-2254	1425 Ann St BLK 2 HERRICKS ADD AS ALTERED LOT 3 Section: Acres: 0.083	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.083 0.083	\$7,600 \$7,600	\$0 \$0	\$7,600 \$7,600

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08446-000 Eduardo O. Garza 1430 Junction Ave Racine, WI 53403-2219	1430 Junction Ave BLK 2 HERRICKS ADD AS ALTERED LOT 5 Section: Acres: 0.125	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.125 0.125	\$9,600 \$9,600	\$92,400 \$92,400	\$102,000 \$102,000
276-00-00-08449-000 Randall L. Larson Peggy L. Larson 2320 Westwood Dr Racine, WI 53404-2452	1436 Junction Ave BLK 2 HERRICKS ADD AS ALTERED LOT 8 Section: Acres: 0.125	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.125 0.125	\$9,600 \$9,600	\$102,400 \$102,400	\$112,000 \$112,000
276-00-00-08450-000 Randy Echeverria 1440 Junction Ave Racine, WI 53403	1440 Junction Ave BLK 2 HERRICKS ADD AS ALTERED LOTS 9 & 12 Section: Acres: 0.249	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.122 0.122	\$18,900 \$18,900	\$127,400 \$127,400	\$146,300 \$146,300
276-00-00-08454-000 Maria Angelica Salas 1454 Junction Ave Racine, WI 53403-2219	1454 Junction Ave BLK 2 HERRICKS ADD AS ALTERED N 29 FT 8 IN LOT 13 Section: Acres: 0.074	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.074 0.074	\$5,700 \$5,700	\$52,300 \$52,300	\$58,000 \$58,000
276-00-00-08455-000 Lgbt Center of Se Wis, Inc 1456 Junction Ave Racine, WI 53403-2219	1456 Junction Ave BLK 2 HERRICK'S ADD LOT 13 EXC N 29 FT 8 IN Section: Acres: 0.050	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				X4 Totals	0.050 0.050	\$0 \$0	\$0 \$0	\$0 \$0

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08456-000 R and S Money Managers, LLC 1441 Ann St Racine, WI 53403-2123	1441 Ann St BLK 2 HERRICKS ADD AS ALTERED LOTS 14, 15 + 18, 19 WITH W 1/2 ADJ VAC ALLEY Section: Acres: 0.508	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.508 0.508	\$38,400 \$38,400	\$209,600 \$209,600	\$248,000 \$248,000
276-00-00-08459-000 John S. Towery 48 Cypress Harbor Ct New Concord, KY 42076-9664	1500 Junction Ave BLK 2 HERRICKS ADD AS ALTERED LOT 16, N 40 FT LOT 17 + E 1/2 VAC ALLEY ADJ LOT 17 Section: Acres: 0.231	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.231 0.231	\$17,900 \$17,900	\$89,100 \$89,100	\$107,000 \$107,000
276-00-00-08460-000 Teresa Sanchez 1219 Kenilworth Ave Mount Pleasant, WI 53403-3639	1510 Junction Ave BLK 2 HERRICKS ADD AS ALTERED S 10 FT LOT 17 + E 1/2 ADJ VAC ALLEY + N 20 FT LOT 20 + E 1/2 ADJ VAC ALLEY Section: Acres: 0.080	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.080 0.080	\$6,200 \$6,200	\$82,800 \$82,800	\$89,000 \$89,000
276-00-00-08463-000 Jose A. Palomo 1514 Junction Ave Racine, WI 53403-2221	1514 Junction Ave BLK 2 HERRICKS ADD AS ALTERED S 30 FT LOT 20 + E 1/2 ADJ VAC ALLEY + N 25 FT LOT 21 + E 1/2 ADJ VAC ALLEY Section: Acres: 0.146	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.146 0.146	\$11,400 \$11,400	\$82,600 \$82,600	\$94,000 \$94,000
276-00-00-08465-000 Branch at 1501, LLC 1501 Washington Ave Racine, WI 53403-2044	1501 Washington Ave BLK 3 HERRICKS ADD AS ALTERED E 40 FT LOT 1, S 13 FT OF W 13.36 FT LOT 1, S 13 FT LOT 2 + N 35 FT LOT 3 Section: Acres: 0.219	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.219 0.219	\$28,600 \$28,600	\$222,400 \$222,400	\$251,000 \$251,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08468-000	1503 Washington Ave	Voting ward 06				G2	0.112	\$14,100	\$220,900	\$235,000
Zama R. Patel Shital C. Patel 645 S Green Bay Rd Apt 16 Mount Pleasant, WI 53406-4042	BLK 3 HERRICKS ADD AS ALTERED W 13.36 FT LOT 1 EXC S 13 FT + E 30.78 FT LOT 2 EXC S 13 FT	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.112	\$14,100	\$220,900	\$235,000
276-00-00-08469-000	1509 Washington Ave	Voting ward 06				G2	0.044	\$6,200	\$90,800	\$97,000
Richard J. Kemper 1509 Washington Ave Racine, WI 53403-2044	BLK 3 HERRICK'S ADD W 23.02 FT LOT 2 EXC S 13 FT	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.044	\$6,200	\$90,800	\$97,000
276-00-00-08632-000	1101 Washington Ave	Voting ward 06				G2	0.045	\$3,800	\$25,200	\$29,000
Adams Outdoor Advertising 102 E Badger Rd Madison, WI 53713-2705	BLK 68 SCHOOL SECTION REILY'S 2ND SUB N 37 FT LOT 12 MEAS ALG WASHINGTON AVE	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.045	\$3,800	\$25,200	\$29,000
276-00-00-08633-000	1105 Washington Ave	Voting ward 06				G2	0.079	\$6,100	\$219,900	\$226,000
Premium Properties of WI, LLC 3408 6th Ave Racine, WI 53402-3770	BLK 68 SCHOOL SECTION REILY'S 2ND SUB S 50 FT LOT 12 MEAS ALG WASHINGTON AVE	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.079	\$6,100	\$219,900	\$226,000
276-00-00-08634-000	1109 Washington Ave	Voting ward 06				X3	0.040	\$0	\$0	\$0
Racine, County of 730 Wisconsin Ave Racine, WI 53403-1238	BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 13 DESC VOL 2124 RECS PG 711, N OF TWELFTH ST S OF ELEVENTH ST, E OF WASHINGTON AVE + W OF	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.040	\$0	\$0	\$0

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08635-000 Leslie L. Rogers Patricia A. Rogers 141 Main St Unit 414 Racine, WI 53403-4625	1111 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 13 DESC VOL 1925 RECS PG 410, N OF TWELFTH ST S OF ELEVENTH ST, E OF WASHINGTON AVE + W OF Section: Acres: 0.046	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.046 0.046	\$3,900 \$3,900	\$72,100 \$72,100	\$76,000 \$76,000
276-00-00-08639-000 George A Meyers c/o New Era Prop Mgt 1000 Villa St Racine, WI 53403-1851	1121 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOTS 14, 15 + PT LOT 13 DESC VOL 3076 RECS PGS 739-740 Section: Acres: 0.240	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.240 0.240	\$19,000 \$19,000	\$60,000 \$60,000	\$79,000 \$79,000
276-00-00-08640-000 Modesto Cruz Martina Cruz 2829 Illinois St Racine, WI 53405-4317	1125 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOTS 16, 17 + N 30 FT LOT 20 Section: Acres: 0.249	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.249 0.249	\$19,500 \$19,500	\$107,500 \$107,500	\$127,000 \$127,000
276-00-00-08644-000 Blacksmith Holding, LLC PO Box 562 Racine, WI 53401-0562	1129 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB LOT 18 Section: Acres: 0.073	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.073 0.073	\$5,800 \$5,800	\$76,200 \$76,200	\$82,000 \$82,000
276-00-00-08652-000 Blacksmith Holding, LLC PO Box 562 Racine, WI 53401-0562	1133 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOT 19 DESC VOL 33 ORDERS PG 546 Section: Acres: 0.096	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.096 0.096	\$6,800 \$6,800	\$47,200 \$47,200	\$54,000 \$54,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08653-001 RJ New Tires, LLC 2001 Racine St Racine, WI 53403-3340	1149 Washington Ave BLK 68 SCHOOL SECTION REILY'S 2ND SUB PT LOTS 23 + 26 DESC VOL 319 MTGS PG 303 Section: Acres: 0.097	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.097 0.097	\$7,600 \$7,600	\$52,400 \$52,400	\$60,000 \$60,000
276-00-00-08658-001 Choice Petroleum, LLC 9519 N River Bend Ct River Hills, WI 53217-1023	1130 Washington Ave BLK 68 SCHOOL SECTION + BLK 68 DEARSLEY'S SUB LOT 1 CSM #3066 REC'D 11/13/12 AS DOC #2335621 1.369 AC MOL Section: Acres: 1.338	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	1.338 1.338	\$298,400 \$298,400	\$793,600 \$793,600	\$1,092,000 \$1,092,000
276-00-00-08660-001 Mickey's Tires, LLC 1158 Washington Ave Racine, WI 53403-1764	1158 Washington Ave BLK 68 SCHOOL SECTION DEARSLEY'S SUB LOT 1 + LOT 2 EXC N 45 FT Section: Acres: 0.110	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.110 0.110	\$8,700 \$8,700	\$97,300 \$97,300	\$106,000 \$106,000
276-00-00-08661-001 Kostas Pantelopoulou Elaine Pantelopoulou 1100 Washington Ave Racine, WI 53403-1764	1100 Washington Ave BLK 68 SCHOOL SECTION DEARSLEY'S SUB PT LOTS 9 + 10 BEG NE COR SD LOT 10, S 22 DEG W ALG WLN WASHINGTON AVE 100.2 FT, N 86 DEG W Section: Acres: 0.199	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.199 0.199	\$35,300 \$35,300	\$131,700 \$131,700	\$167,000 \$167,000
276-00-00-08664-000 Kostantinos Pantelopoulou Elaine Pantelopoulou 150 26th Ave Racine, WI 53403-9628	1229 Eleventh St BLK 68 SCHOOL SECTION DEARSLEY'S SUB N 86.6 FT LOT 8 Section: Acres: 0.119	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.119 0.119	\$9,400 \$9,400	\$85,600 \$85,600	\$95,000 \$95,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08667-000	1201 Washington Ave	Voting ward 06				G3	0.343	\$27,600	\$121,400	\$149,000
B and B Rental Attn: Nielsen Machine Co Inc 1201 Washington Ave Racine, WI 53403-1765	BLK 69 SCHOOL SECTION N 102 FT EXC E 142 FT, E OF WASHINGTON AVE Section: Acres: 0.343	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.343	\$27,600	\$121,400	\$149,000
276-00-00-08670-000	1223 Washington Ave	Voting ward 06				G2	0.325	\$24,300	\$91,500	\$115,800
Robert G. De Micchi Gregory R. De Micchi 6331 3rd Ave Kenosha, WI 53143-5101	BLK 69 SCHOOL SECTION N 65 FT OF S 290 FT EXC E 144.5 FT, E OF WASHINGTON AVE Section: Acres: 0.325	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.325	\$24,300	\$91,500	\$115,800
276-00-00-08673-000	1236 Thirteenth St	Voting ward 06				G3	0.744	\$0	\$0	\$0
Pawstar Re, LLC 3203 Springbrook Rd Pleasant Prairie, WI 53158-5703	BLK 69 SCHOOL SECTION BAP 224.5 FT W OF INTER W/LN RACINE ST WI NLN THIRTEENTH ST, N 120 FT, W 25 FT, N 180 FT M O L, W 123.8 FT TO ELN Section: Acres: 0.744	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.744	\$0	\$0	\$0
276-00-00-08676-000	1212 Thirteenth St	Voting ward 06				G3	0.618	\$48,300	\$2,400	\$50,700
Twin Disc, Inc 1328 Racine St Racine, WI 53403-1758	BLK 69 SCHOOL SECTION E 224.5 FT OF S 120 FT, E OF WASHINGTON AVE Section: Acres: 0.618	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.618	\$48,300	\$2,400	\$50,700
276-00-00-08687-000	1200 Washington Ave	Voting ward 06				G2	0.041	\$2,900	\$68,100	\$71,000
Wendell T. Funderburg Fawn S. Funderburg 15125 Washington Ave Union Grove, WI 53182-9551	BLK 69 SCHOOL SECTION PT DESC VOL 1922 RECS PG 658, NWLY OF WASHINGTON AVE, S OF TWELFTH ST + E OF C + NW RR ROW Section: Acres: 0.041	Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				Totals	0.041	\$2,900	\$68,100	\$71,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08688-000 Racine, City of c/o City Attorney's Office 730 Washington Ave Racine, WI 53403	1247 Washington Ave BLK 69 SCHOOL SECTION PT DESC VOL 1797 RECS PG 13, N OF THIRTEENTH ST, SWLY OF WASHINGTON AVE + W OF C + NW RR ROW Section: Acres: 0.018	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				X4 Totals	0.018 0.018	\$0 \$0	\$0 \$0	\$0 \$0
276-00-00-08688-008 Robert G. De Micchi et al 6331 3rd Ave Kenosha, WI 53143-5101	1230 Racine St BLK 69 SCHOOL SECTION PTS DESC AS PCLS ONE - TWO IN VOL 2118 RECS PGS 301-302, N OF THIRTEENTH ST, S OF TWELFTH ST, E OF Section: Acres: 0.426	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.426 0.426	\$32,600 \$32,600	\$150,600 \$150,600	\$183,200 \$183,200
276-00-00-08688-009 Robert G. De Micchi Gregory R. De Micchi 6331 3rd Ave Kenosha, WI 53143-5101	1226 Racine St BLK 69 SCHOOL SECTION BEG 120 FT N OF INTER NLN THIRTEENTH ST + WLN RACINE ST, W 254.20 FT, N 68.5 FT TO POB, N 40 FT, E 108.30 FT, S 40 FT, Section: Acres: 0.105	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.105 0.105	\$9,200 \$9,200	\$24,600 \$24,600	\$33,800 \$33,800
276-00-00-08870-001 Twin Disc, Inc 1328 Racine St Racine, WI 53403-1758	1328 Racine St E 1/2 BLK 76 SCHOOL SECTION ALL SD BLK, ADJ VAC CLARK ST + BLK 76 SCHOOL SECTION HARMON'S SUB LOTS 1, 2, 5, 6, 9, 10, 16 + 17 4.580 Section: Acres: 4.557	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	4.557 4.557	\$227,500 \$227,500	\$1,856,300 \$1,856,300	\$2,083,800 \$2,083,800
276-00-00-08872-000 Jojo Enterprises, LLC 926 High St Racine, WI 53402-4849	1301 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB N 27.89 FT LOT 3 MEAS ALG WASHINGTON AVE + N 26.40 FT MEAS ALG RR ROW Section: Acres: 0.025	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.031 0.031	\$4,000 \$4,000	\$87,000 \$87,000	\$91,000 \$91,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08875-000 Yadira Ramirez 1246 Grand Ave Racine, WI 53403-1839	1303 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB N 50 FT LOT 3 EXC N 27.89 FT MEAS ALG WASHINGTON AVE + N 26.40 FT MEAS ALG RR ROW Section: Acres: 0.028	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G1 Totals	0.028 0.028	\$3,900 \$3,900	\$54,100 \$54,100	\$58,000 \$58,000
276-00-00-08880-000 Nevrus Aliu 6032 60th Ave Kenosha, WI 53142-2950	1323 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB LOT 4, LOT 3 EXC N 50 FT + LOT 7 EXC S 8 FT Section: Acres: 0.333	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.403 0.403	\$52,700 \$52,700	\$75,300 \$75,300	\$128,000 \$128,000
276-00-00-08881-000 Sheikh Nirman Umar 1327 Washington Ave Racine, WI 53403-1767	1327 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB SLY 8 FT LOT 7 + NLY 14 FT 8 IN LOT 8 Section: Acres: 0.064	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.064 0.064	\$8,900 \$8,900	\$61,100 \$61,100	\$70,000 \$70,000
276-00-00-08883-000 Racine Properties Group, LLC 1341 Washington Ave Racine, WI 53403-1767	1331 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB SLY 45 FT 8 IN OF LOT 8 + NLY 20 FT LOT 11 Section: Acres: 0.118	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.208 0.208	\$31,700 \$31,700	\$0 \$0	\$31,700 \$31,700
276-00-00-08885-000 Racine Properties Group, LLC 1341 Washington Ave Racine, WI 53403-1767	1337 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB SLY 40 FT LOT 11 + PT LOTS 12, 14 + 15 DESC VOL 2695 RECS PGS 431-432 Section: Acres: 0.271	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.271 0.271	\$39,000 \$39,000	\$117,000 \$117,000	\$156,000 \$156,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08886-000 Racine Properties Group, LLC 1341 Washington Ave Racine, WI 53403-1767	1341 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB PT LOTS 12, 14 + 15 DESC VOL 354 DEEDS PG 278 Section: Acres: 0.113	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.113 0.113	\$16,100 \$16,100	\$129,900 \$129,900	\$146,000 \$146,000
276-00-00-08887-000 Ernestine M. Sheckles 1353 Washington Ave Racine, WI 53403-1767	1347 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB PT LOTS 12 THRU 15 DESC VOL 170 DEEDS PG 242 Section: Acres: 0.115	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.115 0.115	\$14,600 \$14,600	\$18,400 \$18,400	\$33,000 \$33,000
276-00-00-08888-000 Ernestine Sheckles Donald C. Sheckles 1351 Washington Ave Racine, WI 53403-1767	1351 Washington Ave BLK 76 SCHOOL SECTION HARMON'S SUB SLY 40 FT LOTS 13, 14 + 15 Section: Acres: 0.156	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.156 0.156	\$22,500 \$22,500	\$138,500 \$138,500	\$161,000 \$161,000
276-00-00-08889-000 Franciszek Kumosz 1225 Fourteenth St Racine, WI 53403	1225 Fourteenth St BLK 77 SCHOOL SECTION CITY OF RACINE SUB OF LOT 1 BLAKE + FISH'S SUB LOTS 1 THRU 7, W 40 FT LOT 8 + ADJ VAC ALLEY EXC S 5 FT OF E 80 FT, W Section: Acres: 1.035	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	1.035 1.035	\$65,100 \$65,100	\$442,900 \$442,900	\$508,000 \$508,000
276-00-00-08890-000 Johnson, S C and Son, Inc Attn: Marvin F Poer and Company 2211 York Rd Ste 222 Oak Brook, IL 60523-4024	1412 Racine St BLK 77 SCHOOL SECTION CITY OF RACINE SUB LOT 8 EXC W 40 FT + S 1/2 E 80 FT ADJ VAC ALLEY Section: Acres: 0.081	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G1 Totals	0.081 0.081	\$7,700 \$7,700	\$85,300 \$85,300	\$93,000 \$93,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08891-000 Stephen J. Sylvester 8600 Fox Haven Chase Sturtevant, WI 53177-2973	1419 Junction Ave BLK 77 SCHOOL SECTION HERRICK'S SUB PT LOTS 1, 2, 3 + SW 1/4 SECTION 16-3-23 PT BLK 77 BAP ELN JUNCTION AVE 145.05 FT S OF SLN FOURTEENTH Section: Acres: 0.279	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.279 0.279	\$19,800 \$19,800	\$41,200 \$41,200	\$61,000 \$61,000
276-00-00-08891-001 The Pet Parlor of Racine, LLC 3513 Washington Ave Racine, WI 53405-2933	1325 Fourteenth St BLK 77 SCHOOL SECTION HERRICK'S SUB PT LOTS 1, 2, 3 + SW 1/4 SECTION 16-3-23 PT BLK 77, ALL DESC VOL 2059 RECS PGS 377-378, N OF Section: Acres: 0.429	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.429 0.429	\$31,700 \$31,700	\$142,300 \$142,300	\$174,000 \$174,000
276-00-00-08892-000 Mark C. Esch Monica L. Esch 5349 Wood Lilly Ln Waterford, WI 53185-3559	1427 Junction Ave BLK 77 SCHOOL SECTION HERRICK'S SUB S 1/2 LOT 3 + N 3/4 LOT 4 Section: Acres: 0.159	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.159 0.159	\$12,600 \$12,600	\$122,400 \$122,400	\$135,000 \$135,000
276-00-00-08893-000 Glenfair, LLC 8040 103rd Ave Pleasant Prairie, WI 53158-2050	1433 Junction Ave BLK 77 SCHOOL SECTION HERRICK'S SUB LOT 5 + S 1/4 LOT 4 Section: Acres: 0.146	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.146 0.146	\$18,900 \$18,900	\$67,400 \$67,400	\$86,300 \$86,300
276-00-00-08894-000 Velia Bobadilla 15190 W Stearns School Rd Gurnee, IL 60031-1026	1439 Junction Ave BLK 77 SCHOOL SECTION HERRICK'S SUB LOTS 6 + 7 Section: Acres: 0.215	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.215 0.215	\$17,300 \$17,300	\$130,700 \$130,700	\$148,000 \$148,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-08895-000 Ty Charles 1427 Junction Ave Racine, WI 53403-2218	1445 Junction Ave BLK 77 SCHOOL SECTION HERRICK'S SUB LOT 8 + N 1/2 ADJ VAC STREET TO S Section: Acres: 0.169	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.169 0.169	\$13,400 \$13,400	\$22,600 \$22,600	\$36,000 \$36,000
276-00-00-08896-000 Kudrna Properties, LLC 2405 Lathrop Ave Racine, WI 53405-4140	1339 Fourteenth St BLK 77 SCHOOL SECTION PT DESC VOL 2684 RECS PG 37, S OF FOURTEENTH ST, E OF JUNCTION AVE + W OF C + NW RR ROW Section: Acres: 0.299	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.363 0.363	\$35,600 \$35,600	\$214,400 \$214,400	\$250,000 \$250,000
276-00-00-08902-000 Franciszek Kumosz 1225 Fourteenth St Racine, WI 53403	1416 Racine St BLK 77 SCHOOL SECTION BLAKE + FISH'S SUB LOTS 3 + 4 Section: Acres: 0.202	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.202 0.202	\$30,800 \$30,800	\$500 \$500	\$31,300 \$31,300
276-00-00-08914-000 Twin Disc, Inc 1328 Racine St Racine, WI 53403-1758	1311 Fourteenth St BLK 77 SCHOOL SECTION BLAKE + FISH'S SUB LOTS 6, 7, 8, 13, 14, 15, 16, 21 THRU 24, 29, 30 + ADJ VAC HIGGINS CT & PT VACA FIFTEENTH ST AS Section: Acres: 0.000	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	2.176 2.176	\$109,000 \$109,000	\$11,200 \$11,200	\$120,200 \$120,200
276-00-00-09055-000 Racine Industrial Plant, Inc 1405 Sixteenth St Racine, WI 53403	1529 Junction Ave BLK 84 SCHOOL SECTION PT DESC VOL 769 DEEDS PG 8 E OF JUNCTION AVE + W OF C + N W RR ROW PT DESC DOC #2013984 EXC PT DESC DOC Section: Acres: 0.276	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.276 0.276	\$17,500 \$17,500	\$500 \$500	\$18,000 \$18,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09055-001 Railway Chicago and North Western c/o Union Pacific Rr Co/ Tax 1400 Douglas St Stop 1640 Omaha, NE 68179-1640	1545 Junction Ave BLK 84 SCHOOL SECTION COMG INTER N LN SIXTEENTH ST WITH E LN JUNCTION AVENUE TO POB; TH N ALG E LN JUNCTION AVE 50 FT; W 15 FT Section: Acres: 0.012	Voting ward 08 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				X4 Totals	0.012 0.012	\$0 \$0	\$0 \$0	\$0 \$0
276-00-00-09057-000 Franciszek Kumosz 1225 Fourteenth St Racine, WI 53403	1501 Clark St BLK 84 SCHOOL SECTION BLAKE + FISH'S SUB LOTS 2, 7, 10, 15, 18, 23 + N 31.25 FT LOT 26 Section: Acres: 0.689	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.689 0.689	\$52,500 \$52,500	\$324,500 \$324,500	\$377,000 \$377,000
276-00-00-09059-001 16 Clark, LLC 2 E Miffin St Ste 801 Madison, WI 53703-2862	1515 Clark St BLK 84 SCHOOL SEC BLAKE & FISH'S SUB LOT 1 CSM 3390, DOC #2541955 REC 1-27-2020 Section: Acres: 2.313	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	2.313 2.313	\$75,200 \$75,200	\$0 \$0	\$75,200 \$75,200
276-00-00-09079-000 Com-1300 Sixteenth St, LLC c/o Cardinal Capital Management, Inc 901 S 70th St West Allis, WI 53214-3100	1300 Sixteenth St BLK 84 SCHOOL SECTION BLAKE + FISH'S SUB E 30 FT LOTS 35, 40 + 42 Section: Acres: 0.083	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.083 0.083	\$6,500 \$6,500	\$93,500 \$93,500	\$100,000 \$100,000
276-00-00-09082-001 Ashford Holdings, LLC 1214 16th St Racine, WI 53403-2210	1214 Sixteenth St BLK 84 SCHOOL SECTION BLAKE + FISH'S SUB LOTS 39 + 43 EXC WLY 42.80 FT + LOT 36 EXC S 11.83 FT OF W 42.80 FT + EXC N 28.50 FT OF W 43.50 Section: Acres: 0.187	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.187 0.187	\$14,600 \$14,600	\$167,400 \$167,400	\$182,000 \$182,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09082-003 Veronica Campos 1224 16th St Racine, WI 53403-2210	1224 Sixteenth St BLK 84 SCHOOL SECTION BLAKE + FISH'S SUB W 42.80 FT LOTS 39 + 43, S 11.83 FT OF W 42.80 FT + S 28.50 FT OF W 43.50 FT LOT 36 Section: Acres: 0.119	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.119 0.119	\$9,300 \$9,300	\$140,700 \$140,700	\$150,000 \$150,000
276-00-00-09151-000 Schmitt Music, Inc Attn: Schoene, Steve and Sandra 1409 Washington Ave Racine, WI 53403-2254	1409 Washington Ave SE 1/4 SECTION 17-3-23 W 67 FT OF E 139 FT, N + E OF HERRICK'S ADD, S OF WASHINGTON AVE + W OF JUNCTION AVE Section: Acres: 0.282	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.282 0.282	\$36,700 \$36,700	\$179,300 \$179,300	\$216,000 \$216,000
276-00-00-09152-000 Barry Properties, LLC 3631 25th St Kenosha, WI 53144-1444	1530 Junction Ave SE 1/4 SEC 17-3-23 S 162 FT 7 INS, N OF SIXTEENTH ST, E OF ANN ST + W OF JUNCTION AVE + BLK 2 HERRICKS ADD AS ALTERED LOTS 23 THRU 28 + Section: Acres: 1.728	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	1.728 1.728	\$136,000 \$136,000	\$213,000 \$213,000	\$349,000 \$349,000
276-00-00-09153-000 Gales Manufacturing, Inc 1541 Owen Ave Racine, WI 53403-2144	1500 Sixteenth St SE 1/4 SECTION 17-3-23 S 162 FT 7 IN, N OF 16TH ST, E OF OWEN SUB + W OF ANN ST + BLK 3 HERRICKS ADD AS ALTERED LOT 15 + S 10 FT LOT Section: Acres: 0.502	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.502 0.502	\$36,700 \$36,700	\$124,100 \$124,100	\$160,800 \$160,800
276-00-00-09153-001 Jms Real Estate Holding, LLC 1401 Washington Ave Racine, WI 53403-2254	1401 Washington Ave SE 1/4 SECTION 17-3-23 N 216 FT MEAS ALG JUNCTION AVE OF E 70 FT, N OF HERRICKS ADD AS ALTERED S OF WASHINGTON AVE + W OF Section: Acres: 0.404	Voting ward 06 Uptown Aldermanic 03 Assessment district 11 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.329 0.329	\$43,100 \$43,100	\$156,900 \$156,900	\$200,000 \$200,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09175-000 Comrge, LLC 3290 S New York Ave Milwaukee, WI 53207-3040	1346 Washington Ave BLK 1 HERRICKS ADD AS ALTERED SLY 25 FT LOT 1	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.089 0.089	\$10,800 \$10,800	\$61,200 \$61,200	\$72,000 \$72,000
276-00-00-09176-000 Uptown Oz, LLC 3290 S New York Ave Milwaukee, WI 53207-3040	1334 Washington Ave BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION HERRICK'S SUB PT BLKS DESC VOL 1914 RECS PG 529	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.090 0.090	\$10,900 \$10,900	\$109,100 \$109,100	\$120,000 \$120,000
276-00-00-09177-000 James O. Oliver Sr 1330 Washington Ave Racine, WI 53403-1768	1330 Washington Ave BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION HERRICK'S SUB PT BLKS DESC VOL 81 DEEDS PG 307	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.077 0.077	\$9,200 \$9,200	\$111,800 \$111,800	\$121,000 \$121,000
276-00-00-09178-000 Racine High Riders Motorcycle Club, Inc 1328 Washington Ave Racine, WI 53403-1768	1328 Washington Ave BLK 1 HERRICKS ADD AS ALTERED + BLK 76 SCHOOL SECTION HERRICK'S SUB PT BLKS DESC VOL 169 DEEDS PG 422	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.071 0.071	\$8,500 \$8,500	\$120,500 \$120,500	\$129,000 \$129,000
276-00-00-09179-000 Midland Trust Company Custodian, Fbo David Van Rixel163 4375 Continental Dr Brookfield, WI 53045-1244	1346 Washington Ave BLK 1 HERRICKS ADD AS ALTERED LOT 2 EXC SLY 20 FT	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.110 0.110	\$11,500 \$11,500	\$0 \$0	\$11,500 \$11,500

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09180-000 Fenrir Properties, LLC 1325 Fourteenth St Ste 101 Racine, WI 53403	1352 Washington Ave BLK 1 HERRICKS ADD AS ALTERED SLY 20 FT LOT 2 Section: Acres: 0.079	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.079 0.079	\$10,700 \$10,700	\$78,300 \$78,300	\$89,000 \$89,000
276-00-00-09181-000 Management My Father's House Property, LLC PO Box 231 Racine, WI 53401-0231	1354 Washington Ave BLK 1 HERRICKS ADD AS ALTERED LOT 3 Section: Acres: 0.214	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.214 0.214	\$23,800 \$23,800	\$48,200 \$48,200	\$72,000 \$72,000
276-00-00-09182-000 Fenrir Properties, LLC 1325 Fourteenth St Ste 101 Racine, WI 53403	1400 Washington Ave BLK 1 HERRICKS ADD AS ALTERED LOT 4 Section: Acres: 0.255	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.255 0.255	\$31,500 \$31,500	\$101,500 \$101,500	\$133,000 \$133,000
276-00-00-09183-000 Gina M. Dentici 3105 Lathrop Ave Racine, WI 53405-4404	1406 Washington Ave BLK 1 HERRICKS ADD AS ALTERED ELY 38 FT LOT 5 Section: Acres: 0.166	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.166 0.166	\$20,900 \$20,900	\$96,100 \$96,100	\$117,000 \$117,000
276-00-00-09184-000 Lori J. Chedra 4021 S 60th St Milwaukee, WI 53220-2509	1412 Washington Ave BLK 1 HERRICKS ADD AS ALTERED LOT 5 EXC ELY 38 FT Section: Acres: 0.187	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.187 0.187	\$23,800 \$23,800	\$96,200 \$96,200	\$120,000 \$120,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
276-00-00-09185-000 Racine Revitalization Partnership, Inc 1424 Washington Ave Racine, WI 53403-2255	1418 Washington Ave BLK 1 HERRICKS ADD AS ALTERED PT LOT 6 DESC VOL 1168 RECS PG 452 Section: Acres: 0.056	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.056 0.056	\$7,200 \$7,200	\$149,800 \$149,800	\$157,000 \$157,000
276-00-00-09186-000 Fennir Properties, LLC 1325 Fourteenth St Ste 101 Racine, WI 53403	1426 Washington Ave BLK 1 HERRICKS ADD AS ALTERED PT LOT 6 DESC VOL 1603 RECS PG 279 + LOT 7 EXC ELY 35 FT OF S 103.56 FT ON E + S + S 104.56 FT ON W + BLK 26 Section: Acres: 0.653	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.653 0.653	\$52,800 \$52,800	\$104,200 \$104,200	\$157,000 \$157,000
276-00-00-09187-000 4pals, LLC 3001 Washington Ave Racine, WI 53405-5005	1500 Washington Ave BLK 1 HERRICKS ADD AS ALTERED ELY 35 FT OF SLY 103.56 FT ON ELY LN + SLY 104.56 FT ALG WLY LN LOT 7 Section: Acres: 0.084	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.084 0.084	\$10,900 \$10,900	\$77,100 \$77,100	\$88,000 \$88,000
276-00-00-09188-000 Umar Sheikh Nirman Sher-Afgan Umar 1327 Washington Ave Racine, WI 53403-1767	1504 Washington Ave BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF W 25 FT LOT 7 + S 140 FT OF E 10 FT LOT 8 Section: Acres: 0.112	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.112 0.112	\$14,700 \$14,700	\$172,300 \$172,300	\$187,000 \$187,000
276-00-00-09189-000 Umar Sheikh Nirman Sher-Afgan Umar 1327 Washington Ave Racine, WI 53403-1767	1508 Washington Ave BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF E 25 FT OF W 50 FT LOT 8 Section: Acres: 0.080	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.080 0.080	\$10,500 \$10,500	\$92,500 \$92,500	\$103,000 \$103,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09190-000 Umar Sheikh Nirman Ser-Afgan Umar 1327 Washington Ave Racine, WI 53403-1767	1510 Washington Ave BLK 1 HERRICKS ADD AS ALTERED S 140 FT OF W 25 FT LOT 8 Section: Acres: 0.080	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.080 0.080	\$10,500 \$10,500	\$115,500 \$115,500	\$126,000 \$126,000
276-00-00-09191-000 Racine Properties Group, LLC 1341 Washington Ave Racine, WI 53403-1767	1512 Washington Ave BLK 1 HERRICKS ADD AS ALTERED E 40 FT LOT 9 DESC VOL 1439 RECS PG 580 EXC PT FOR STS Section: Acres: 0.101	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.101 0.101	\$13,200 \$13,200	\$96,800 \$96,800	\$110,000 \$110,000
276-00-00-09192-000 Racine, City of Attn: Finance Dept 730 Washington Ave Racine, WI 53403	1516 Washington Ave BLK 1 HERRICK'S ADD W 20 FT OF S 110 FT LOT 9 Section: Acres: 0.050	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				X4 Totals	0.050 0.050	\$0 \$0	\$0 \$0	\$0 \$0
276-00-00-09193-000 Buckley Investments, LLC 1518 Washington Ave Racine, WI 53403-2045	1518 Washington Ave BLK 1 HERRICKS ADD AS ALTERED S 110 FT LOT 10 + E 3 FT OF S 110 FT LOT 11 Section: Acres: 0.159	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.159 0.159	\$20,800 \$20,800	\$78,200 \$78,200	\$99,000 \$99,000
276-00-00-09267-000 Mark J. Dederich 1717 Washington Ave Racine, WI 53403-2048	1717 Washington Ave BLK 1 DODGES' ADD LOT 2 EXC S 85 FT + LOT 3 EXC S 70.2 FT Section: Acres: 0.132	Voting ward 07 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.132 0.132	\$17,200 \$17,200	\$74,800 \$74,800	\$92,000 \$92,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvemnts	Total
276-00-00-09289-000 Racine, City of Redev Auth Attn: Finance Dept 730 Washington Ave Racine, WI 53403	1511 Washington Ave BLK 1 OWEN'S 1ST SUB LOT 1 Section: Acres: 0.136	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				X4 Totals	0.136 0.136	\$0 \$0	\$0 \$0	\$0 \$0
276-00-00-09306-000 Gales Manufacturing, Inc 1541 Owen Ave Racine, WI 53403-2144	1541 Owen Ave BLK 1 OWEN'S 1ST SUB LOTS 10, 21 + 22 Section: Acres: 0.346	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.346 0.346	\$25,400 \$25,400	\$146,600 \$146,600	\$172,000 \$172,000
276-00-00-09308-002 Kopulos Realty, LLC 1521 Washington Ave Racine, WI 53403	1521 Washington Ave BLK 1 OWEN'S 1ST SUB LOT 3 + W 20 FT LOT 2 Section: Acres: 0.173	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.173 0.173	\$22,100 \$22,100	\$324,900 \$324,900	\$347,000 \$347,000
276-00-00-09308-003 Kopulos Realty, LLC 1521 Washington Ave Racine, WI 53403	1515 Washington Ave BLK 1 OWEN'S 1ST SUB E 20 FT LOT 2 Section: Acres: 0.060	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.060 0.060	\$7,800 \$7,800	\$125,200 \$125,200	\$133,000 \$133,000
276-00-00-09359-000 Lockwood Properties, LLC 6720 Hoods Creek Rd Franksville, WI 53126-9427	1301 S Memorial Dr BLK 2 THOMAS WILLIAMS' ADD LOTS 1 THRU 7 + W 1/2 ADJ VAC LOCKWOOD AVE Section: Acres: 0.992	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.992 0.992	\$63,500 \$63,500	\$456,500 \$456,500	\$520,000 \$520,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09365-000	1701 Washington Ave	Voting ward 07				G2	0.065	\$9,600	\$400	\$10,000
Twin Properties, LLC	BLK 2 MOREY + PACKARD'S ADD LOT 1 EXC S 47 FT	Uptown				Totals	0.065	\$9,600	\$400	\$10,000
1812 16th St		Aldermanic 03								
Racine, WI 53403-2134	Section: Acres: 0.065	Assessment district 1								
		Racine Unified								
		TIF 19								
		Gateway Technical								
276-00-00-09405-000	1501 Washington Ave	Voting ward 06				G2	0.541	\$70,800	\$379,200	\$450,000
Kim M. Ellis	BLK 2 OWEN'S 1ST SUB LOT 1, LOT 2 EXC W 21 FT,	Uptown				Totals	0.541	\$70,800	\$379,200	\$450,000
1551 S 108th St	LOT 4 EXC PT DESC VOL 963 REC PG 24, LOT 5 EXC	Aldermanic 03								
West Allis, WI 53214-4020	PT DESC VOL 963 REC PG 22, LOT 6 EXC PT DESC	Assessment district 1								
	Section: Acres: 0.859	Racine Unified								
		TIF 19								
		Gateway Technical								
276-00-00-09405-001	1436 Owen Ave	Voting ward 06				G2	0.054	\$8,000	\$0	\$8,000
Kim M. Ellis	BLK 2 OWEN'S 1ST SUB PT S 20 FT LOT 9 AS DESC	Uptown				Totals	0.054	\$8,000	\$0	\$8,000
1551 S 108th St	VOL 1176 REC PG 220	Aldermanic 03								
West Allis, WI 53214-4020	Section: Acres: 0.054	Assessment district 1								
		Racine Unified								
		TIF 19								
		Gateway Technical								
276-00-00-09424-000	1546 Owen Ave	Voting ward 06				G2	0.110	\$8,600	\$153,400	\$162,000
J and J Investments of Wis, Inc	BLK 2 OWEN'S 1ST SUB LOT 21	Uptown				Totals	0.110	\$8,600	\$153,400	\$162,000
3111 Nicholson Rd		Aldermanic 03								
Racine, WI 53406-1807	Section: Acres: 0.110	Assessment district 1								
		Racine Unified								
		TIF 19								
		Gateway Technical								
276-00-00-09529-000	1627 Washington Ave	Voting ward 07				G2	0.329	\$76,200	\$246,800	\$323,000
Mohinder Singh	HAMILTON'S SECOND ADD W H BELL'S SUB LOTS 1	Uptown				Totals	0.329	\$76,200	\$246,800	\$323,000
Parminder Kaur	THRU 4	Aldermanic 03								
1627 Washington Ave		Assessment district 1								
Racine, WI 53403-2070	Section: Acres: 0.329	Racine Unified								
		TIF 19								
		Gateway Technical								

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09568-000 Sameer Ewis 1610 Washington Ave Racine, WI 53403-2047	1610 Washington Ave BLK 4 HERRICKS SECOND ADD LOTS 2 THRU 7 Section: Acres: 1.018	Voting ward 07 Uptown Aldermanic 03 Assessment district 1' Racine Unified TIF 19 Gateway Technical				G2 Totals	1.018 1.018	\$130,000 \$130,000	\$244,000 \$244,000	\$374,000 \$374,000
276-00-00-09578-000 Guy Lloyd, Inc 3001 Washington Ave Racine, WI 53405-5005	1642 Washington Ave BLK 4 HERRICKS SECOND ADD LOT 11 Section: Acres: 0.222	Voting ward 07 Uptown Aldermanic 03 Assessment district 1' Racine Unified TIF 19 Gateway Technical				G2 Totals	0.222 0.222	\$28,800 \$28,800	\$75,200 \$75,200	\$104,000 \$104,000
276-00-00-09581-000 Ccm-Washington Racine, LLC 901 S 70th St West Allis, WI 53214-3100	1710 Washington Ave BLK 4 HERRICKS SECOND ADD SLY 123 FT LOT 16 Section: Acres: 0.069	Voting ward 00 Uptown Aldermanic 00 Assessment district 1' Racine Unified TIF 19 Gateway Technical				G2 Totals	0.069 0.069	\$9,000 \$9,000	\$91,000 \$91,000	\$100,000 \$100,000
276-00-00-09582-000 J and N Assets IV, LLC c/o Land Quest Realty, LLC 4419 Washington Rd Kenosha, WI 53144-1501	1646 Washington Ave BLK 4 HERRICKS SECOND ADD LOTS 12, 13 + 14 Section: Acres: 0.713	Voting ward 07 Uptown Aldermanic 03 Assessment district 1' Racine Unified TIF 19 Gateway Technical				G2 Totals	0.551 0.551	\$72,000 \$72,000	\$437,000 \$437,000	\$509,000 \$509,000
276-00-00-09585-000 Jessica N. Servantez 1018 Delamere Ave Racine, WI 53403-1628	1407 S Memorial Dr BLK 4 HAMILTON'S SECOND ADD LOT 2, PT LOTS 1 + 3 + ADJ VAC ALLEY DESC VOL 2002 RECS PG 140 Section: Acres: 0.303	Voting ward 07 Uptown Aldermanic 03 Assessment district 1' Racine Unified TIF 19 Gateway Technical				G2 Totals	0.303 0.303	\$43,500 \$43,500	\$99,500 \$99,500	\$143,000 \$143,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-09601-002 Hans F. Glaser 3324 Ascot Dr Mount Pleasant, WI 53406-5202	1608 Sixteenth St BLK 4 HAMILTON'S SECOND ADD LOT 19 EXC W 85 FT Section: Acres: 0.024	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G3 Totals	0.102 0.102	\$9,000 \$9,000	\$16,700 \$16,700	\$25,700 \$25,700
276-00-00-09868-003 Kevin M. Orlakis 3624 17th Ave Kenosha, WI 53140-5415	1400 Thirteenth St BLK 16 HERRICK'S PARTITION PLAT PT DESC VOL 1700 RECS PT 644, N OF THIRTEENTH ST, S OF TWELFTH ST + E OF LOCKWOOD AVE Section: Acres: 1.059	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	1.059 1.059	\$70,400 \$70,400	\$214,600 \$214,600	\$285,000 \$285,000
276-00-00-09868-005 1215 Lockwood Ave 1215 Lockwood, LLC 3114 Phillips Ave Mount Pleasant, WI 53403-3505	1215 Lockwood Ave BLK 16 HERRICK'S PARTITION PLAT PT DESC VOL 1675 RECS PG 975, W 17 FT LOT 5, E 17 FT LOT 6 + 1/2 ADJ PT VAC ALLEY N OF THIRTEENTH ST, S OF Section: Acres: 0.863	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.863 0.863	\$38,600 \$38,600	\$182,400 \$182,400	\$221,000 \$221,000
276-00-00-09868-006 Racine, City of Attn: Finance Dept 730 Washington Ave Racine, WI 53403	1420 Thirteenth St BLK 16 HERRICK'S PARTITION PLAT LOTS 13, 14, S 14.3 FT LOT 12 EXC E 30 FT + W 20 FT LOT 15 MEAS ALG THIRTEENTH ST (PARK SERVICE CENTER) Section: Acres: 0.283	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				Totals				
276-00-00-09868-007 Enrique Faz 2001 Hickory Grove Ave Racine, WI 53403-2445	1239 Lockwood Ave BLK 16 HERRICK'S PARTITION PLAT LOTS 10 + 11 EXC E 30 FT + N 25.7 FT LOT 12 EXC E 30 FT Section: Acres: 0.240	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.240 0.240	\$14,200 \$14,200	\$80,800 \$80,800	\$95,000 \$95,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-10067-000 Ross B. Johnson 16513 50th Rd Franksville, WI 53126-9643	1552 Maiden Ln BLK 24 HERRICK'S PARTITION PLAT LOT 9 + PT DESC VOL 1302 RECS PG 130 Section: Acres: 0.088	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.088 0.088	\$2,500 \$2,500	\$47,500 \$47,500	\$50,000 \$50,000
276-00-00-10076-000 Tsg Management and Consulting, LLC 371 Sheridan Rd Racine, WI 53403-9645	1413 Thirteenth St BLK 25 HERRICK'S PARTITION PLAT LOT 2 AND PT LOTS 3 & 5 AS DESC IN DOC # 2507344 REC 11-6-2018 Section: Acres: 0.000	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.122 0.122	\$8,000 \$8,000	\$99,000 \$99,000	\$107,000 \$107,000
276-00-00-10078-000 P and S Holdings of Racine, LLC c/o Peter R. Walquist 14673 Tropical Dr Naples, FL 34114-8764	1421 Thirteenth St BLK 25 HERRICK'S PARTITION PLAT LOT 4 & PT LOTS 2, 3, & 5 + E 1/2 ADJ VAC LOCKWOOD AVE AS DESC IN DOC #2507344 REC 11-6-2018 Section: Acres: 0.576	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.576 0.576	\$37,600 \$37,600	\$289,400 \$289,400	\$327,000 \$327,000
276-00-00-10079-001 Michael W. Hughes 1409 13th St Racine, WI 53403-2032	1409 Thirteenth St BLK 25 HERRICK'S PARTITION PLAT PT LOT 1 DESC VOL 571 DEEDS PG 272, N + W OF MAIDEN LN S OF THIRTEENTH ST + E OF S MEMORIAL DR Section: Acres: 0.098	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 19 Gateway Technical				G2 Totals	0.098 0.098	\$6,600 \$6,600	\$112,400 \$112,400	\$119,000 \$119,000
276-00-00-10083-001 Affordable Finishes, LLC 1317 Maiden Ln Racine, WI 53403-2039	1317 Maiden Ln BLK 26 HERRICK'S PARTITION PLAT SLY 34.34 FT LOT 5 + NLY 5.22 FT LOT 6 Section: Acres: 0.104	Voting ward 06 Uptown Aldermanic 03 Assessment district 1 Racine Unified TIF 18 Gateway Technical				G2 Totals	0.104 0.104	\$7,800 \$7,800	\$94,200 \$94,200	\$102,000 \$102,000

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-10083-002	1313 Maiden Ln	Voting ward 06				G2	0.116	\$8,800	\$91,100	\$100,000
Juan Lopez c/o Joshua Cronin 131 Gage Dr Mooresville, NC 28115-5815	BLK 26 HERRICK'S PARTITION PLAT LOT 4 + NLY 5.66 FT LOT 5	Uptown Aldermanic 03 Assessment district 1				Totals	0.116	\$8,900	\$91,100	\$100,000
	Section: Acres: 0.116	Racine Unified TIF 19 Gateway Technical								
276-00-06-10109-000	1248 Washington Ave	Voting ward 06				G2	0.115	\$15,400	\$47,600	\$63,000
Robert G. De Micchi 6331 3rd Ave Kenosha, WI 53143-5101	BLK 69 SCHOOL SECTION S 62 FT EXC W 109.5 FT, W OF WASHINGTON AVE	Uptown Aldermanic 03 Assessment district 1				Totals	0.115	\$15,400	\$47,600	\$63,000
	Section: Acres: 0.115	Racine Unified TIF 19 Gateway Technical								
276-00-06-10110-000	1240 Washington Ave	Voting ward 06				X4	0.182	\$0	\$0	\$0
Focus on Community 1240 Washington Ave Racine, WI 53403-1766	BLK 69 SCHOOL SECTION N 51.5 FT OF S 109.5 FT EXC W 85 FT, W OF WASHINGTON AVE	Uptown Aldermanic 03 Assessment district 1				Totals	0.182	\$0	\$0	\$0
	Section: Acres: 0.182	Racine Unified TIF 19 Gateway Technical								
276-00-00-10112-000	1232 Washington Ave	Voting ward 06				G2	0.462	\$61,200	\$100,800	\$162,000
Robert G. De Micchi Gregory R. De Micchi 6331 3rd Ave Kenosha, WI 53143-5101	BLK 69 SCHOOL SECTION PT DESC AS PCLS I + II VOL 2023 RECS PGS 929-930, N OF THIRTEENTH ST, S OF TWELFTH ST + W OF WASHINGTON AVE	Uptown Aldermanic 03 Assessment district 1				Totals	0.462	\$61,200	\$100,800	\$162,000
	Section: Acres: 0.462	Racine Unified TIF 19 Gateway Technical								
276-00-00-10114-000	1220 Washington Ave	Voting ward 06				G3	1.505	\$81,100	\$260,100	\$341,200
Robert G. De Micchi Gregory R. De Micchi 6331 3rd Ave Kenosha, WI 53143-5101	BLK 69 SCHOOL SECTION S 172.15 FT OF N 289.15 FT EXC PT FOR ST, W OF RR ROW + N 117 FT OF W 152 FT, N OF THIRTEENTH ST, S OF TWELFTH ST +	Uptown Aldermanic 03 Assessment district 1				Totals	1.505	\$81,100	\$260,100	\$341,200
	Section: Acres: 1.505	Racine Unified TIF 19 Gateway Technical								

Owner	Property Description	Districts	Class	Reason for Change	Cat	Class	Acres	Land	Improvements	Total
276-00-00-10115-000	1210 Washington Ave	Voting ward 06				G3	0.339	\$17,100	\$73,100	\$90,200
Hydraulic Fittings, Inc	BLK 69 SCHOOL SECTION N 117 FT OF E 122.4 FT	Uptown				Totals	0.339	\$17,100	\$73,100	\$90,200
1210 Washington Ave	OF W 274.4 FT, N OF THIRTEENTH ST, S OF	Aldermanic 03								
Racine, WI 53403-1798	TWELFTH ST + W OF RR ROW	Assessment district 1:								
	Section: Acres: 0.339	Racine Unified								
		TIF 19								
		Gateway Technical								
276-00-00-10127-000	1322 Washington Ave	Voting ward 06				G2	0.119	\$15,500	\$192,500	\$208,000
Comrge Properties, LLC	HERRICKS SUB PART OF SCHOOL SECTION BLK 76	Uptown				Totals	0.119	\$15,500	\$192,500	\$208,000
Wow Group, LLC	LOT 5 + NLY 21 FT OF LOT 6 ALSO THAT PT OF LOT	Aldermanic 03								
3290 S New York Ave	1 HERRICKS ADD AS ALTERED: DESC BEG NLN LOT	Assessment district 1:								
Milwaukee, WI 53207-3040	Section: Acres: 0.188	Racine Unified								
		TIF 19								
		Gateway Technical								

Total properties listed: 127

Total acres and values by class:

G1	0.109	\$11,600	\$139,400	\$151,000
G2	27.521	\$2,677,700	\$13,189,100	\$15,866,800
G3	12.598	\$694,900	\$3,179,000	\$3,873,900
X3	0.040	\$0	\$0	\$0
X4	0.448	\$0	\$0	\$0

UPTOWN BID ADVISORY BOARD

Linea Anthony

Racine Merchandise Mart

1512 Washington Ave.

414.807.4467

Rmm1341@tds.net

Term Expires 2024

JoAnn Nelson

Yesterday's Memories

1339 14th St.

262.260.8085

262.497.7281

Yesterdaysmemories1@yahoo.com

Term Expires 2023

Joanna Luebke

Rooted

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414.750.6843

luebkejo@gmail.com

Term Expires 2023

Kristina Campbell

The Branch/Rooted

517 13th Ave.

262.751.1775

Fcooper2@yahoo.com

Term Expires 2024

John Tate, II, Alderman

730 Washington Ave.

414.378.7710

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Tad Ballantyne

2300 Washington Ave.

262.497.4625

mrmodern@msn.com

Term Expires 2022

Donisha Nesbitt

Covered Care

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Coveredcare1@gmail.com

Term Expires 2022

Lauren Kline

High Riders Motorcycle Club

1532 Augusta St.

262.930.0911

stellacharlottesmom@gmail.com

Term Expires 2022

Sean Baker

SuperBoss

1337 Washington Ave. Upper Level

614.507.6690

sean@superboss.co

Term Expires 2022

Ex Officio Liaisons

At the discretion of the:

Department of City Development

730 Washington Ave.

Jacob “Jake” Mauer

RPD – 16th St. Cop House

1900 16th St.

262.619.3514

Jacob.mauer@cityofracine.org