

MAY 4, 2026

PROJECT PLAN AMENDMENT

# City of Racine, Wisconsin

## Tax Incremental District No. 28

### Neighborhood TID



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

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## KEY DATES

|                                                 |              |
|-------------------------------------------------|--------------|
| Organizational Joint Review Board Meeting Held: | May 4, 2026  |
| Public Hearing Held:                            | May 4, 2026  |
| Action by Plan Commission:                      | May 4, 2026  |
| Action by Common Council:                       | May 19, 2026 |
| Action by the Joint Review Board:               | June 9, 2026 |

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## **SECTION 1:**

### **Executive Summary**

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#### **Description of District**

Tax Incremental District (“TID”) No. 28 (“District”) is an existing In Need of Rehabilitation or Conservation District created on September 21, 2021. The District was created for the purpose of undertaking of urban renewal programs (“Project”) to rehabilitate and conserve real property and public infrastructure, to preserve and grow the City’s tax base, and to prevent further deterioration of property and infrastructure, and the potential development of blight.

#### **Purpose of Amendment**

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to amend the categories, locations or costs of Project Costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1.

#### **Estimated Total Project Cost Expenditures**

The City anticipates making total expenditures of approximately \$31.18 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$29.82 million for Urban Renewal Projects (See Section 5 for a further description) and \$1.36 million for costs related to administration of the District and implementation of the Plan.

#### **Incremental Valuation**

The District’s current incremental value, as of January 1, 2025, is \$55,121,900. The City conservatively projects that \$14.17 million in additional value will result from the Project.

#### **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 the undertaking of an urban renewal project within the District, that there is the potential for the development or spread of slums or blighted, deteriorated or deteriorating areas that will be detrimental to all taxing jurisdictions. The City does not have other funds to make the required investments needed within the District and seeks approval for the use of tax incremental financing to fund the urban renewal project which will benefit all taxing jurisdictions.

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 to the extent cash is available.
  - Activities related to implementation of the Project will create 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. The boundaries of the District are not being amended.
5. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
6. 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.
7. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

8. 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).

## **SECTION 2:**

### **Map of Current District Boundary**

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A map identifying the current boundaries of the District is found on the following page. The District's boundaries are not being amended.

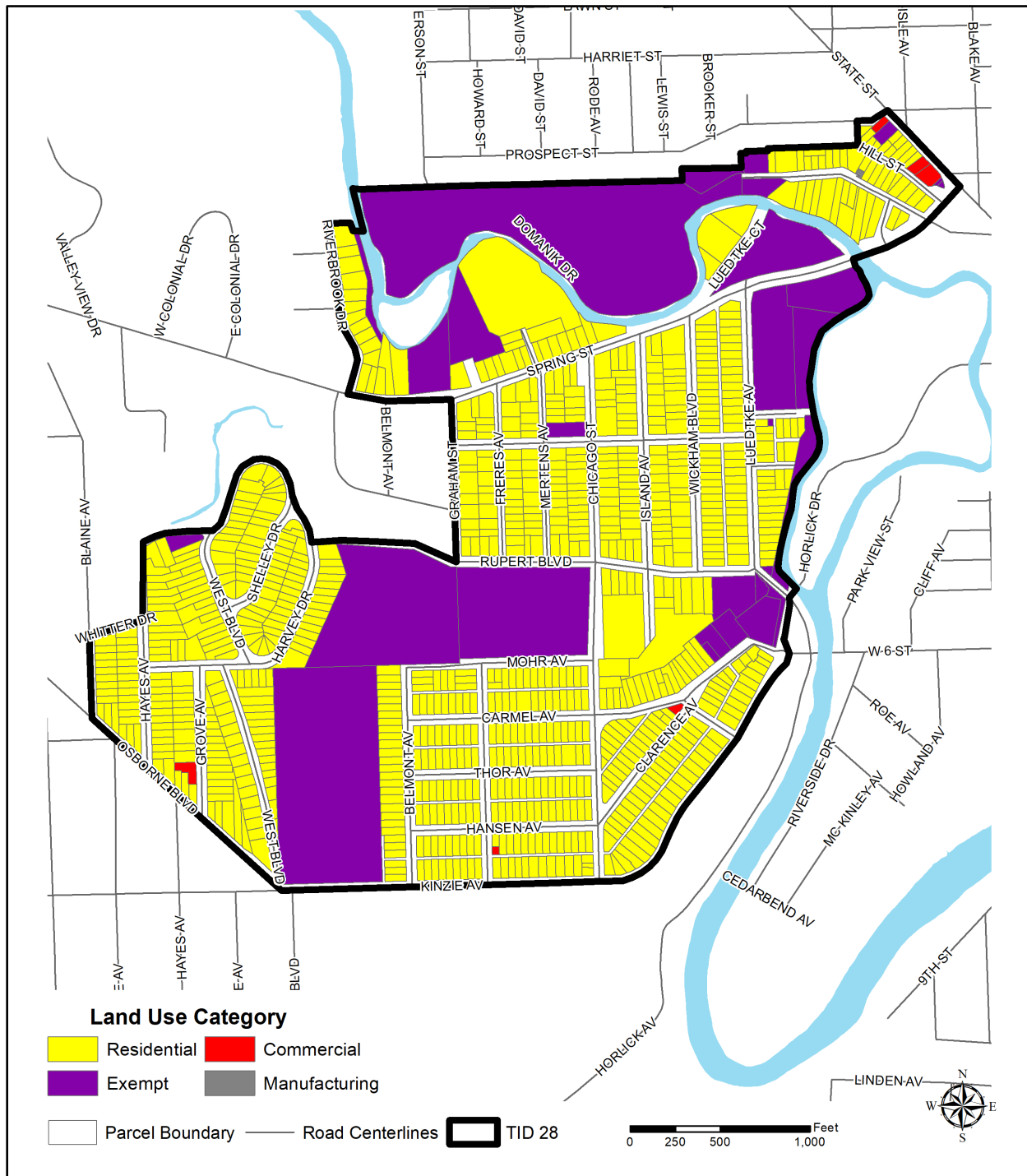


## **SECTION 3:**

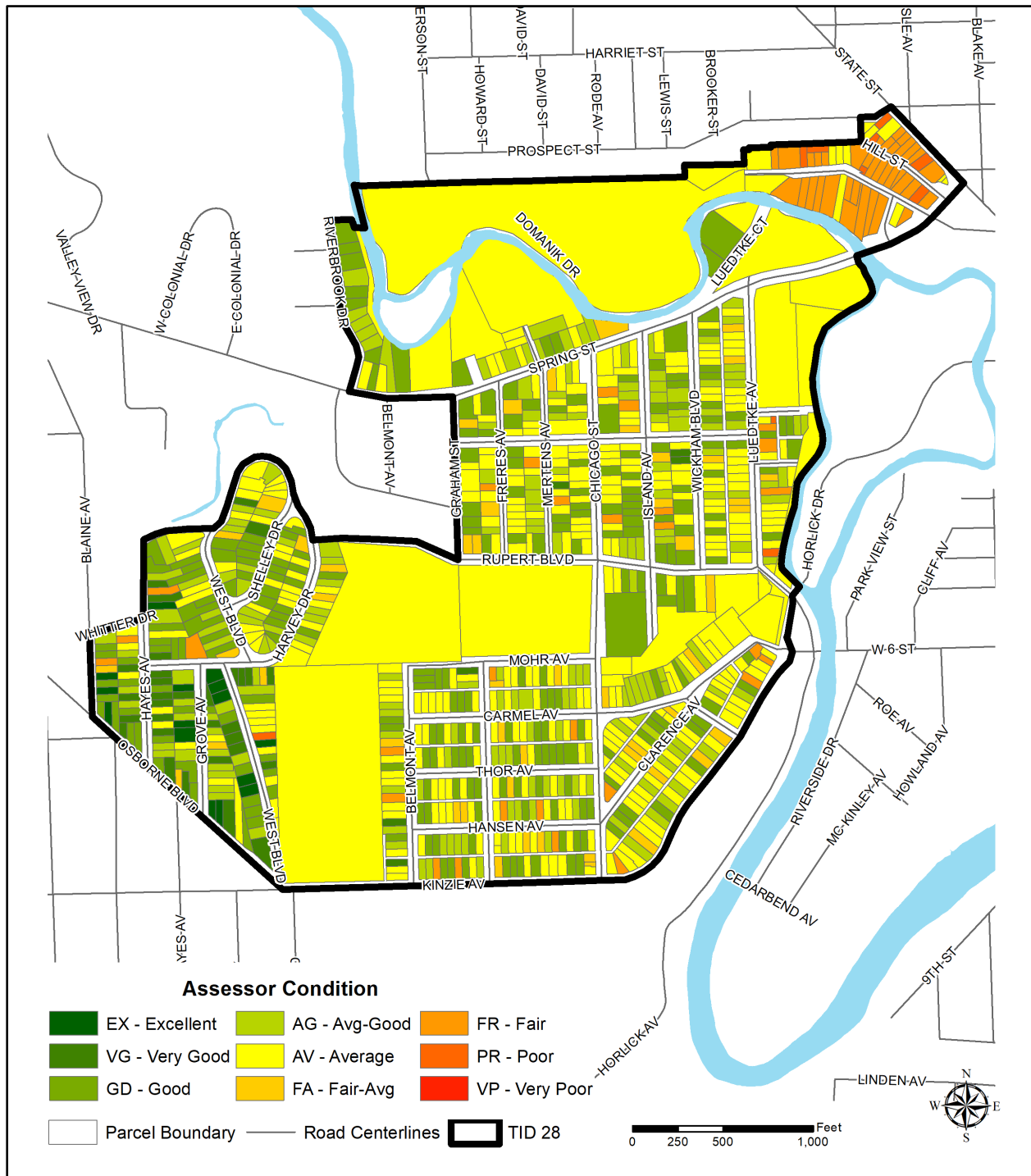
### **Maps Showing Existing Uses and Conditions**

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The District's boundaries are not being amended. The "Maps Showing Existing Uses and Conditions" included within the District's original Project Plan dated August 25, 2021, remain unchanged and are included on the following page for reference.



## Existing Uses



## Existing Conditions

## **SECTION 4:**

### **Equalized Value Test**

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No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

## **SECTION 5:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

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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.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on August 25, 2021 is restated and amended to identify the Project Costs that the City has made, expects to make, or may need to make, in conjunction with the continued implementation of the District’s Plan or this Plan Amendment.

The City’s Community Development Authority (“CDA”) will be the entity responsible for administration of the programs identified in this Section.

#### **Residential TID Homeowner Repair and Renovation Loans**

The following description of the City’s planned Residential TID Homeowner Repair Loans program is proposed and may need to be modified based on available funding and to meet the objectives of the City for rehabilitation and conservation of property within the District. The CDA may amend or otherwise modify this program without seeking amendment to this Plan. Depending on specific program structure, loans made could constitute cash grants made to property owners, lessees, or developers of land as permitted by Wis. Stat. 66.1105(2)(f)2.d.

Funds drawn from the District will be used to support loans, grants, and other financial mechanisms that will extend the economic life and/or increase the assessed valuation of homeowner occupied housing units. The increment received from the District will also be used to provide down payment and closing cost assistance to encourage homeownership.

### **Property Acquisition**

Abandoned properties and for sale properties often become eyesores, may attract crime, lower surrounding property values, allow for unsafe living conditions, and create public safety hazards. By purchasing and renovating blighted or strategic properties, the CDA can:

- Improve public safety by eliminating blight and reducing opportunities for illegal activity.
- Preserve housing stock and make it available for homeownership.
- Abate unsafe living conditions.
- Increase property values and tax revenue in the long term.
- Signal investment and confidence in neighborhoods, encouraging private sector investment and resident engagement.

In the case of properties previously acquired by the CDA or City, land write-down will be an eligible cost, representing the difference between the CDA or City's cost to acquire and hold the property, and the sales price of the land.

### **Clean Sweep Program**

The clean sweep cleans up facilities within the right-of-way and the private properties along it. Work includes alleyway cleanups, removing brush and bulky waste, trimming trees, mowing yards and vacant lots, repairing sidewalks/streets, installing smoke detectors, and private property improvements in the project area.

### **Redevelopment Activities**

The City or CDA may incur costs to implement development agreements, to improve or implement projects in historic districts, or within redevelopment areas designated by the CDA. These costs may include payment of development incentives, public infrastructure and other costs related to redevelopment.

Redevelopment activities may include, but are not limited to:

- Property acquisition.

- Remediation of hazardous materials and substances from property.
- Renovation/restoration of existing buildings and structures.
- Demolition of dilapidated, unsafe, blighted, antiquated, or non-conforming buildings and structures.
- Construction of new buildings or structures.

### **Infrastructure and Public Facilities Improvements**

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

- Construction or widening of new roadways, paths, and sidewalks.
- Resurfacing of existing roadways.
- Installation of new curb and gutter systems.
- Curb and gutter repair.
- Installation of ADA-compliant crosswalk ramps.
- Installation, replacement, relocation or repair of watermain, stormwater or sanitary sewers, and other public infrastructure.
- Installation or repair of broadband, fiber and conduit internet infrastructure.
- Decorative street lighting.

### **Miscellaneous**

#### Projects Outside the District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City or CDA 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.

**Grants to homeowners under the Residential TID Homeowner Repair and Renovation Loans program are not eligible for properties outside the boundaries of the district except as follows: properties within the Tax Incremental District No. 27 boundary as approved by the Common Council on September 21, 2021, are eligible for the Residential TID Homeowner program, provided they are within ½ mile of 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 or CDA 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 or CDA 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.

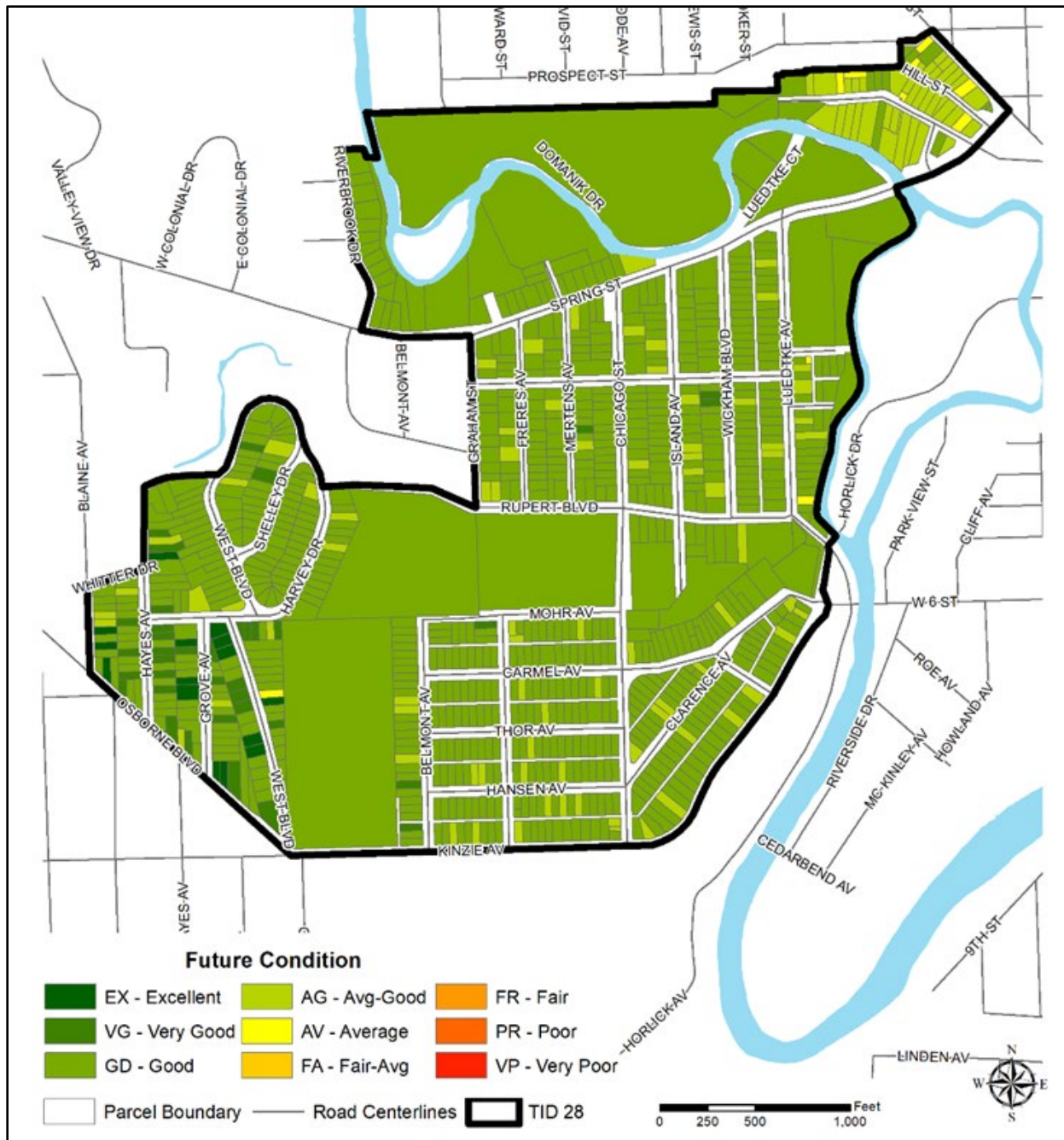
**Redevelopment objectives and circumstances may evolve through the District's implementation period. The City or CDA may incur other costs not specifically enumerated or included within this Section, or Section 7 of the Plan. To the extent those costs are otherwise eligible under Wis. Stat. § 66.1105(2)(f) 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 6:**

### **Map Showing Proposed Improvements and Uses**

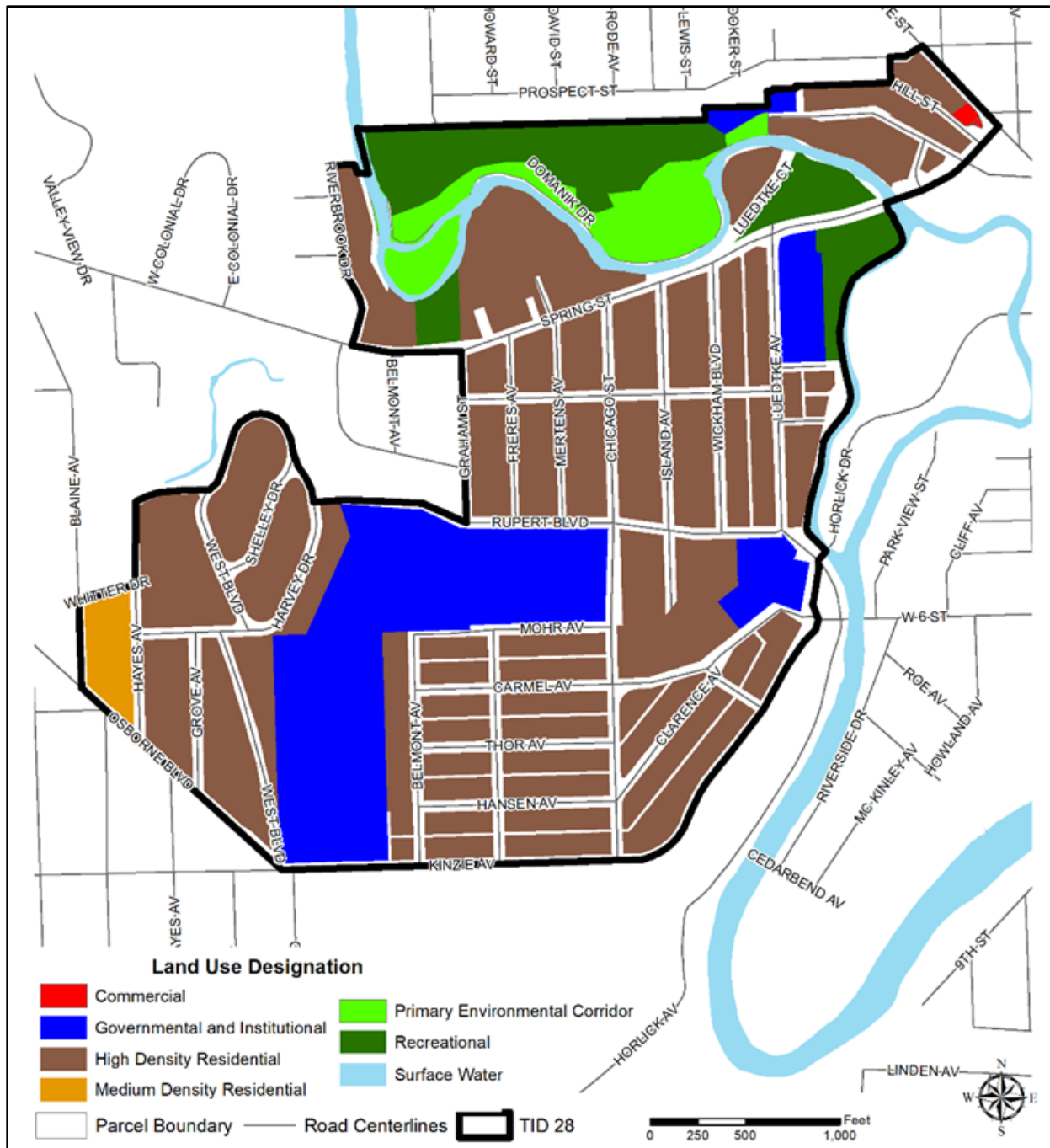
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The District's boundaries are not being amended. The "Maps Showing Proposed Improvements and Uses" included within the District's original Project Plan dated August 25, 2021, remain unchanged and are included in this Section for reference.



### Proposed Improvements Map

Project Costs, consisting of residential homeowner repair and renovation loans, property acquisition, clean sweep program costs, redevelopment activities, infrastructure and public facilities improvements, will be undertaken throughout the District, and in areas within ½ mile of the District's boundaries based on funding availability and prioritization of need. The map depicts the City's objectives for improvement in property conditions resulting from implementation of the Plan..



**Proposed Uses Map**

The City expects that future uses within the District will be consistent with existing land use as shown on the above map. These uses are also consistent with the City's Comprehensive Plan and Future Land Use Map.

## SECTION 7:

### Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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 5 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.

| <b>Project Costs</b>                                                                                                                                                             | <b>Original Plan</b>    | <b>Amended Plan</b>      | <b>Totals</b>            | <b>Spent to Date<br/>(YE '25)</b> | <b>Remaining</b>         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|--------------------------|-----------------------------------|--------------------------|
| Urban Renewal Projects <sup>1</sup> , Including:                                                                                                                                 | 5,236,231               | 24,582,881               | <b>29,819,111</b>        | 1,102,638                         | <b>28,716,473</b>        |
| Residential TID Homeowner Repair & Renovation Loans <sup>2</sup>                                                                                                                 |                         |                          |                          |                                   |                          |
| Property Acquisition                                                                                                                                                             |                         |                          |                          |                                   |                          |
| Clean Sweep Program                                                                                                                                                              |                         |                          |                          |                                   |                          |
| Redevelopment Activities <sup>2</sup>                                                                                                                                            |                         |                          |                          |                                   |                          |
| Infrastructure & Public Facilities Improvements                                                                                                                                  |                         |                          |                          |                                   |                          |
| Prof. Services, Org. & Admin. Costs                                                                                                                                              | 973,587                 | 391,809                  | <b>1,365,395</b>         | 15,395                            | <b>1,350,000</b>         |
| <b>Totals</b>                                                                                                                                                                    | <b><u>6,209,817</u></b> | <b><u>24,974,689</u></b> | <b><u>31,184,506</u></b> | <b><u>1,118,033</u></b>           | <b><u>30,066,473</u></b> |
| <b>Plus Advance Principal to Total to Cash Flow</b>                                                                                                                              |                         |                          | <b>31,188,033</b>        |                                   |                          |
| <b>Notes:</b>                                                                                                                                                                    |                         |                          |                          |                                   |                          |
| <sup>1</sup> See Section 5 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. |                         |                          |                          |                                   |                          |
| <sup>2</sup> Expenditures in these categories may be in the form of a development incentive as permitted under Wis. Stat. § 66.1105(2)(f)2.d.                                    |                         |                          |                          |                                   |                          |

## **SECTION 8:**

### **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**

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

#### **Key Assumptions**

The City conservatively projects that increasing property values will generate approximately \$14.17 million in incremental value through the remaining life of the District. As of January 1, 2025, total incremental value is \$55,121,900. Increases in property value resulting from redevelopment or improvements to properties, as well as economic appreciation, provide a source of funding to pay the costs of this Plan. Further increases in value beyond what is projected will provide additional funds to increase the amount of Project Costs that could be made or could result in earlier achievement of the goals the City has established for the District, and the ability to shorten its term and return the increased value to the general tax base.

Assuming that incremental value growth will be limited to the additional \$14.17 million shown in **Table 1**, and assuming a declining equalized tax rate through 2035, the District would generate a total of \$32.4 million in incremental tax revenue over its twenty-seven-year term as shown in **Table 2**. Because the Plan assumes the City will cash fund all Project Costs, a maximum of \$24 million is assumed to be available, reflecting projected collections through the end of the District's expenditure period in 2043.

# City of Racine, Wisconsin

## Tax Increment District No. 28

### Development Assumptions

| Construction Year |      | Actual     | Projected <sup>1</sup> | Annual Total | Construction Year |    |
|-------------------|------|------------|------------------------|--------------|-------------------|----|
| 1                 | 2021 | (872,000)  |                        | (872,000)    | 2021              | 1  |
| 2                 | 2022 | 22,701,200 |                        | 22,701,200   | 2022              | 2  |
| 3                 | 2023 | 13,633,100 |                        | 13,633,100   | 2023              | 3  |
| 4                 | 2024 | 19,659,600 |                        | 19,659,600   | 2024              | 4  |
| 5                 | 2025 |            | 551,219                | 551,219      | 2025              | 5  |
| 6                 | 2026 |            | 556,731                | 556,731      | 2026              | 6  |
| 7                 | 2027 |            | 562,299                | 562,299      | 2027              | 7  |
| 8                 | 2028 |            | 567,921                | 567,921      | 2028              | 8  |
| 9                 | 2029 |            | 573,601                | 573,601      | 2029              | 9  |
| 10                | 2030 |            | 579,337                | 579,337      | 2030              | 10 |
| 11                | 2031 |            | 585,130                | 585,130      | 2031              | 11 |
| 12                | 2032 |            | 590,981                | 590,981      | 2032              | 12 |
| 13                | 2033 |            | 596,891                | 596,891      | 2033              | 13 |
| 14                | 2034 |            | 602,860                | 602,860      | 2034              | 14 |
| 15                | 2035 |            | 608,889                | 608,889      | 2035              | 15 |
| 16                | 2036 |            | 614,978                | 614,978      | 2036              | 16 |
| 17                | 2037 |            | 621,127                | 621,127      | 2037              | 17 |
| 18                | 2038 |            | 627,339                | 627,339      | 2038              | 18 |
| 19                | 2039 |            | 633,612                | 633,612      | 2039              | 19 |
| 20                | 2040 |            | 639,948                | 639,948      | 2040              | 20 |
| 21                | 2041 |            | 646,348                | 646,348      | 2041              | 21 |
| 22                | 2042 |            | 652,811                | 652,811      | 2042              | 22 |
| 23                | 2043 |            | 659,339                | 659,339      | 2043              | 23 |
| 24                | 2044 |            | 665,933                | 665,933      | 2044              | 24 |
| 25                | 2045 |            | 672,592                | 672,592      | 2045              | 25 |
| 26                | 2046 |            | 679,318                | 679,318      | 2046              | 26 |
| 27                | 2047 |            | 686,111                | 686,111      | 2047              | 27 |
| Totals            |      | 55,121,900 | 14,175,314             | 69,297,214   |                   |    |

#### Notes:

<sup>1</sup>Assumes annual economic appreciation of 1%.

**Table 1 - Development Assumptions**

# City of Racine, Wisconsin

## Tax Increment District No. 28

### Tax Increment Projection Worksheet

|                             |                    |                        |             |
|-----------------------------|--------------------|------------------------|-------------|
| Type of District            | Rehabilitation     | Base Value             | 112,560,500 |
| District Creation Date      | September 21, 2021 | Economic Change Factor | 1.00%       |
| Valuation Date              | Jan 1, 2021        | Apply to Base Value    |             |
| Max Life (Years)            | 27                 | Base Tax Rate          | \$23.59     |
| End of Expenditure Period   | 22 9/21/2043       | Rate Adjustment Factor | See Note    |
| Revenue Periods/Final Year  | 27 2049            |                        |             |
| Extension Eligibility/Years | Yes 3              |                        |             |
| Eligible Recipient District | Yes                |                        |             |

| Construction  | Year | Value Added       | Valuation Year | Economic Change   | Total Increment | Revenue Year                     | Tax Rate <sup>1</sup> | Tax Increment     |
|---------------|------|-------------------|----------------|-------------------|-----------------|----------------------------------|-----------------------|-------------------|
| 1             | 2021 | -872,000          | 2022           |                   | -872,000        | 2023                             | \$24.13               | 0                 |
| 2             | 2022 | 22,701,200        | 2023           |                   | 21,829,200      | 2024                             | \$24.03               | 524,502           |
| 3             | 2023 | 13,633,100        | 2024           |                   | 35,462,300      | 2025                             | \$22.76               | 807,066           |
| 4             | 2024 | 19,659,600        | 2025           |                   | 55,121,900      | 2026                             | \$23.59               | 1,300,326         |
| 5             | 2025 |                   | 2026           | 551,219           | 55,673,119      | 2027                             | \$22.31               | 1,242,067         |
| 6             | 2026 |                   | 2027           | 556,731           | 56,229,850      | 2028                             | \$22.08               | 1,241,555         |
| 7             | 2027 |                   | 2028           | 562,299           | 56,792,149      | 2029                             | \$21.86               | 1,241,476         |
| 8             | 2028 |                   | 2029           | 567,921           | 57,360,070      | 2030                             | \$21.64               | 1,241,272         |
| 9             | 2029 |                   | 2030           | 573,601           | 57,933,671      | 2031                             | \$21.43               | 1,241,519         |
| 10            | 2030 |                   | 2031           | 579,337           | 58,513,008      | 2032                             | \$21.21               | 1,241,061         |
| 11            | 2031 |                   | 2032           | 585,130           | 59,098,138      | 2033                             | \$21.00               | 1,241,061         |
| 12            | 2032 |                   | 2033           | 590,981           | 59,689,119      | 2034                             | \$20.79               | 1,240,937         |
| 13            | 2033 |                   | 2034           | 596,891           | 60,286,010      | 2035                             | \$20.58               | 1,240,686         |
| 14            | 2034 |                   | 2035           | 602,860           | 60,888,870      | 2036                             | \$20.38               | 1,240,915         |
| 15            | 2035 |                   | 2036           | 608,889           | 61,497,759      | 2037                             | \$20.38               | 1,253,324         |
| 16            | 2036 |                   | 2037           | 614,978           | 62,112,737      | 2038                             | \$20.38               | 1,265,858         |
| 17            | 2037 |                   | 2038           | 621,127           | 62,733,864      | 2039                             | \$20.38               | 1,278,516         |
| 18            | 2038 |                   | 2039           | 627,339           | 63,361,203      | 2040                             | \$20.38               | 1,291,301         |
| 19            | 2039 |                   | 2040           | 633,612           | 63,994,815      | 2041                             | \$20.38               | 1,304,214         |
| 20            | 2040 |                   | 2041           | 639,948           | 64,634,763      | 2042                             | \$20.38               | 1,317,256         |
| 21            | 2041 |                   | 2042           | 646,348           | 65,281,110      | 2043                             | \$20.38               | 1,330,429         |
| 22            | 2042 |                   | 2043           | 652,811           | 65,933,922      | 2044                             | \$20.38               | 1,343,733         |
| 23            | 2043 |                   | 2044           | 659,339           | 66,593,261      | 2045                             | \$20.38               | 1,357,171         |
| 24            | 2044 |                   | 2045           | 665,933           | 67,259,193      | 2046                             | \$20.38               | 1,370,742         |
| 25            | 2045 |                   | 2046           | 672,592           | 67,931,785      | 2047                             | \$20.38               | 1,384,450         |
| 26            | 2046 |                   | 2047           | 679,318           | 68,611,103      | 2048                             | \$20.38               | 1,398,294         |
| 27            | 2047 |                   | 2048           | 686,111           | 69,297,214      | 2049                             | \$20.38               | 1,412,277         |
| <b>Totals</b> |      | <b>55,121,900</b> |                | <b>14,175,314</b> |                 | <b>Future Value of Increment</b> |                       | <b>32,352,010</b> |

#### Notes:

<sup>1</sup>Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

Tax rates for the 2027 and future years are 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 \$31.18 million to undertake the projects listed in this Plan, of which \$1.12 million was spent as of December 31, 2025. The City does not expect to finance Project Costs and will pace expenditures to occur with the availability of cash.

Since the City expects to fund Project Costs on a cash basis, it would expect to close the District not later than the end of its expenditure period in 2043. 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.

| Year   | Projected Revenues |          |                             |               |                | Projected Expenditures |                                                    |                                                 |                |                       | Balances  |            | Year   |
|--------|--------------------|----------|-----------------------------|---------------|----------------|------------------------|----------------------------------------------------|-------------------------------------------------|----------------|-----------------------|-----------|------------|--------|
|        | Tax Increments     | Advances | Transfer from<br>TID No. 22 | Other Revenue | Total Revenues | Advance<br>Repayment   | Homeowner<br>Repair & Renov.<br>Loans <sup>1</sup> | Other Urban<br>Renewal<br>Projects <sup>2</sup> | Admin. Expense | Total<br>Expenditures | Annual    | Cumulative |        |
| 2021   |                    | 3,100    |                             |               | 3,100          |                        |                                                    |                                                 | 3,100          | 3,100                 | 0         | 0          | 2021   |
| 2022   |                    | 194      |                             |               | 194            | 44                     |                                                    |                                                 | 150            | 194                   | 0         | 0          | 2022   |
| 2023   | 0                  | 233      |                             |               | 233            | 83                     |                                                    |                                                 | 150            | 233                   | 0         | 0          | 2023   |
| 2024   | 524,502            |          |                             | 21,755        | 546,257        | 3,650                  |                                                    | 442,081                                         | 3,789          | 449,520               | 96,737    | 96,737     | 2024   |
| 2025   | 807,066            |          |                             | 19,178        | 826,244        |                        |                                                    | 656,780                                         | 8,206          | 664,986               | 161,258   | 257,995    | 2025   |
| 2026   | 1,300,326          |          |                             | 18,000        | 1,318,326      |                        | 700,000                                            | 543,000                                         | 75,000         | 1,318,000             | 326       | 258,321    | 2026   |
| 2027   | 1,242,067          |          |                             | 18,000        | 1,260,067      |                        | 700,000                                            | 485,000                                         | 75,000         | 1,260,000             | 67        | 258,388    | 2027   |
| 2028   | 1,241,555          |          | 500,000                     | 18,000        | 1,759,555      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 555       | 258,943    | 2028   |
| 2029   | 1,241,476          |          | 500,000                     | 18,000        | 1,759,476      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 476       | 259,420    | 2029   |
| 2030   | 1,241,272          |          | 500,000                     | 18,000        | 1,759,272      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 272       | 259,692    | 2030   |
| 2031   | 1,241,519          |          | 500,000                     | 18,000        | 1,759,519      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 519       | 260,210    | 2031   |
| 2032   | 1,241,061          |          | 500,000                     | 18,000        | 1,759,061      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 61        | 260,271    | 2032   |
| 2033   | 1,241,061          |          | 500,000                     | 18,000        | 1,759,061      |                        | 1,200,000                                          | 484,000                                         | 75,000         | 1,759,000             | 61        | 260,332    | 2033   |
| 2034   | 1,240,937          |          | 500,000                     | 18,000        | 1,758,937      |                        | 1,200,000                                          | 483,000                                         | 75,000         | 1,758,000             | 937       | 261,269    | 2034   |
| 2035   | 1,240,686          |          | 500,000                     | 18,000        | 1,758,686      |                        | 1,200,000                                          | 483,000                                         | 75,000         | 1,758,000             | 686       | 261,955    | 2035   |
| 2036   | 1,240,915          |          | 500,000                     | 18,000        | 1,758,915      |                        | 1,200,000                                          | 483,000                                         | 75,000         | 1,758,000             | 915       | 262,870    | 2036   |
| 2037   | 1,253,324          |          | 500,000                     | 18,000        | 1,771,324      |                        | 1,200,000                                          | 496,000                                         | 75,000         | 1,771,000             | 324       | 263,194    | 2037   |
| 2038   | 1,265,858          |          | 500,000                     | 18,000        | 1,783,858      |                        | 1,200,000                                          | 508,000                                         | 75,000         | 1,783,000             | 858       | 264,052    | 2038   |
| 2039   | 1,278,516          |          | 500,000                     | 18,000        | 1,796,516      |                        | 1,200,000                                          | 521,000                                         | 75,000         | 1,796,000             | 516       | 264,568    | 2039   |
| 2040   | 1,291,301          |          | 500,000                     | 18,000        | 1,809,301      |                        | 1,200,000                                          | 534,000                                         | 75,000         | 1,809,000             | 301       | 264,869    | 2040   |
| 2041   | 1,304,214          |          | 500,000                     | 18,000        | 1,822,214      |                        | 1,200,000                                          | 547,000                                         | 75,000         | 1,822,000             | 214       | 265,084    | 2041   |
| 2042   | 1,317,256          |          |                             | 18,000        | 1,335,256      |                        | 700,000                                            | 560,000                                         | 75,000         | 1,335,000             | 256       | 265,340    | 2042   |
| 2043   | 1,330,429          |          |                             | 18,000        | 1,348,429      |                        | 700,000                                            | 573,000                                         | 75,000         | 1,348,000             | 429       | 265,769    | 2043   |
| 2044   | 1,343,733          |          |                             | 18,000        | 1,361,733      |                        |                                                    |                                                 |                | 0                     | 1,361,733 | 1,627,502  | 2044   |
| 2045   | 1,357,171          |          |                             | 18,000        | 1,375,171      |                        |                                                    |                                                 |                | 0                     | 1,375,171 | 3,002,673  | 2045   |
| 2046   | 1,370,742          |          |                             | 18,000        | 1,388,742      |                        |                                                    |                                                 |                | 0                     | 1,388,742 | 4,391,415  | 2046   |
| 2047   | 1,384,450          |          |                             | 18,000        | 1,402,450      |                        |                                                    |                                                 |                | 0                     | 1,402,450 | 5,793,865  | 2047   |
| 2048   | 1,398,294          |          |                             | 18,000        | 1,416,294      |                        |                                                    |                                                 |                | 0                     | 1,416,294 | 7,210,160  | 2048   |
| 2049   | 1,412,277          |          |                             | 18,000        | 1,430,277      |                        |                                                    |                                                 |                | 0                     | 1,430,277 | 8,640,437  | 2049   |
| Totals | 32,352,010         | 3,527    | 7,000,000                   | 472,933       | 39,828,470     | 3,777                  | 19,600,000                                         | 10,218,861                                      | 1,365,395      | 31,188,033            |           |            | Totals |

Notes:

PROJECTED CLOSURE YEAR

LEGEND:

-----, END OF EXP. PERIOD

<sup>1</sup>City's projected allocation to this Project Cost Category. For years prior to 2026, actual funding for these costs are included in the "Other Urban Renewal Projects" total.  
<sup>2</sup>See Section 5 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.

Table 3 – Cash Flow

## **SECTION 9:**

### **Annexed Property**

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A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No territory is being added to the District as part of this Plan Amendment.

## **SECTION 10:**

### **Estimate of Property to be Devoted to Retail Business**

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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 11:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

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#### **Zoning Ordinances**

The proposed Plan Amendment 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 Amendment 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 Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 12:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

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Should the continued 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 13:**

### **How Amendment of the Tax Incremental District Promotes the Orderly Development of the City**

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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:

- Acquisition of all or a portion of a blighted area.
- Demolition and removal of buildings and improvements.
- 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 CDA 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.
- Acquisition of any other real property in the project area where necessary to eliminate unhealthful, insanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land for needed public facilities.

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.

## **SECTION 14:**

### **List of Estimated Non-Project Costs**

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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 15:

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

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**Marisa L. Roubik**  
Deputy City Attorney

**Robin K. Zbikowski**  
Senior Assistant City Attorney

**Ian R. Pomplin**  
**Brian Van Schyndel**  
**Matt Perz**  
**Brandon Schwebler**  
Assistant City Attorneys

**Office of the  
City Attorney  
Racine, Wisconsin**



**Scott R. Letteney**  
City Attorney

**Colette Broadway**  
Lead Paralegal

**Karen J. Wirtz**  
Paralegal

**Maricela Mora**  
Administrative Assistant

April 30, 2026

Mayor Cory Mason  
City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403

RE: City of Racine, Wisconsin, Tax Incremental District No. 28 Amendment

Mayor Mason:

As City Attorney for the City of Racine, I have reviewed the Project Plan Amendment for City of Racine, Wisconsin, Tax Incremental District No. 28 Amendment, dated May 4, 2026, and, in my opinion, it is complete and complies with Wisconsin Statutes section 66.1105(4)(f). This opinion is provided pursuant to Wisconsin Statutes section 66.1105(4)(f).

Sincerely,

**Scott R. Letteney**  
City Attorney

Cc: Director of City Development Walter Williams

City Hall Annex  
800 Center Street, Suite 122  
Racine, Wisconsin 53403  
262-636-9115  
Fax: 262-636-9570

## SECTION 16:

### 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<br>Year | Racine County    | City of Racine    | Racine Unified<br>School District | Gateway<br>Technical | Total             | Revenue<br>Year |
|-----------------|------------------|-------------------|-----------------------------------|----------------------|-------------------|-----------------|
| 2026            | 136,862          | 696,698           | 437,563                           | 29,203               | <b>1,300,326</b>  | 2026            |
| 2027            | 130,730          | 665,484           | 417,958                           | 27,895               | <b>1,242,067</b>  | 2027            |
| 2028            | 130,676          | 665,210           | 417,786                           | 27,883               | <b>1,241,555</b>  | 2028            |
| 2029            | 130,668          | 665,168           | 417,760                           | 27,881               | <b>1,241,476</b>  | 2029            |
| 2030            | 130,646          | 665,058           | 417,691                           | 27,877               | <b>1,241,272</b>  | 2030            |
| 2031            | 130,672          | 665,190           | 417,774                           | 27,882               | <b>1,241,519</b>  | 2031            |
| 2032            | 130,624          | 664,945           | 417,620                           | 27,872               | <b>1,241,061</b>  | 2032            |
| 2033            | 130,624          | 664,945           | 417,620                           | 27,872               | <b>1,241,061</b>  | 2033            |
| 2034            | 130,611          | 664,879           | 417,578                           | 27,869               | <b>1,240,937</b>  | 2034            |
| 2035            | 130,585          | 664,744           | 417,494                           | 27,864               | <b>1,240,686</b>  | 2035            |
| 2036            | 130,609          | 664,867           | 417,571                           | 27,869               | <b>1,240,915</b>  | 2036            |
| 2037            | 131,915          | 671,516           | 421,746                           | 28,147               | <b>1,253,324</b>  | 2037            |
| 2038            | 133,234          | 678,231           | 425,964                           | 28,429               | <b>1,265,858</b>  | 2038            |
| 2039            | 134,566          | 685,013           | 430,224                           | 28,713               | <b>1,278,516</b>  | 2039            |
| 2040            | 135,912          | 691,863           | 434,526                           | 29,000               | <b>1,291,301</b>  | 2040            |
| 2041            | 137,271          | 698,782           | 438,871                           | 29,290               | <b>1,304,214</b>  | 2041            |
| 2042            | 138,644          | 705,770           | 443,260                           | 29,583               | <b>1,317,256</b>  | 2042            |
| 2043            | 140,030          | 712,828           | 447,692                           | 29,879               | <b>1,330,429</b>  | 2043            |
| 2044            | 141,430          | 719,956           | 452,169                           | 30,178               | <b>1,343,733</b>  | 2044            |
| 2045            | 142,845          | 727,155           | 456,691                           | 30,480               | <b>1,357,171</b>  | 2045            |
| 2046            | 144,273          | 734,427           | 461,258                           | 30,784               | <b>1,370,742</b>  | 2046            |
| 2047            | 145,716          | 741,771           | 465,871                           | 31,092               | <b>1,384,450</b>  | 2047            |
| 2048            | 147,173          | 749,189           | 470,529                           | 31,403               | <b>1,398,294</b>  | 2048            |
| 2049            | 148,645          | 756,681           | 475,234                           | 31,717               | <b>1,412,277</b>  | 2049            |
| <b>Totals</b>   | <b>3,264,959</b> | <b>16,620,371</b> | <b>10,438,449</b>                 | <b>696,663</b>       | <b>31,020,441</b> |                 |