

MAY 4, 2026

PROJECT PLAN AMENDMENT

# City of Racine, Wisconsin

## Tax Incremental District No. 22

### Neighborhood TID



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Prepared by:

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## KEY DATES

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

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## **SECTION 1: Executive Summary**

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### **Description of District**

Tax Incremental District (“TID”) No. 22 (“District”) is an existing In Need of Rehabilitation or Conservation District created on September 30, 2019. 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. (“Project”).
- Subtract territory from the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Allow a projected \$7,000,000 in excess revenue to be transferred to Tax Incremental District No. 28 (“Recipient District”) as permitted under Wis. Stat. § 66.1105(6)(f)1. The Plan Amendment meets the following criteria necessary to allow for the transfer of excess revenue:
  - The District and the Recipient District lie within the same overlapping taxing jurisdictions.
  - The District has enough revenue to pay for all current Project Costs and has enough excess revenue to pay for eligible project costs of the Recipient District.
  - The Recipient District is a district in need of rehabilitation or conservation which qualifies it as an eligible recipient of excess revenue.

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

The City anticipates making total expenditures of approximately \$58.8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$56.7 million for Urban Renewal Projects (See Section 6 for a further description) and \$2.2 million for costs related to administration of the District and implementation of the Plan. While not considered to be a Project Cost, this Amendment also provides authority for

the District to transfer excess revenue to Tax Incremental District No. 28. The City expects to transfer a total of \$7,000,000 to that District based on current projections.

### **Incremental Valuation**

The District's current incremental value, as of January 1, 2025, is \$192,781,800. As a result of the removal of territory from the District, total incremental value is expected to decrease by approximately \$35.63 million as of January 1, 2026. This reduction will not be reflected in certified valuations until August 15, 2027, first impacting incremental tax collections for the 2028 budget year. The City conservatively projects that \$37.38 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,

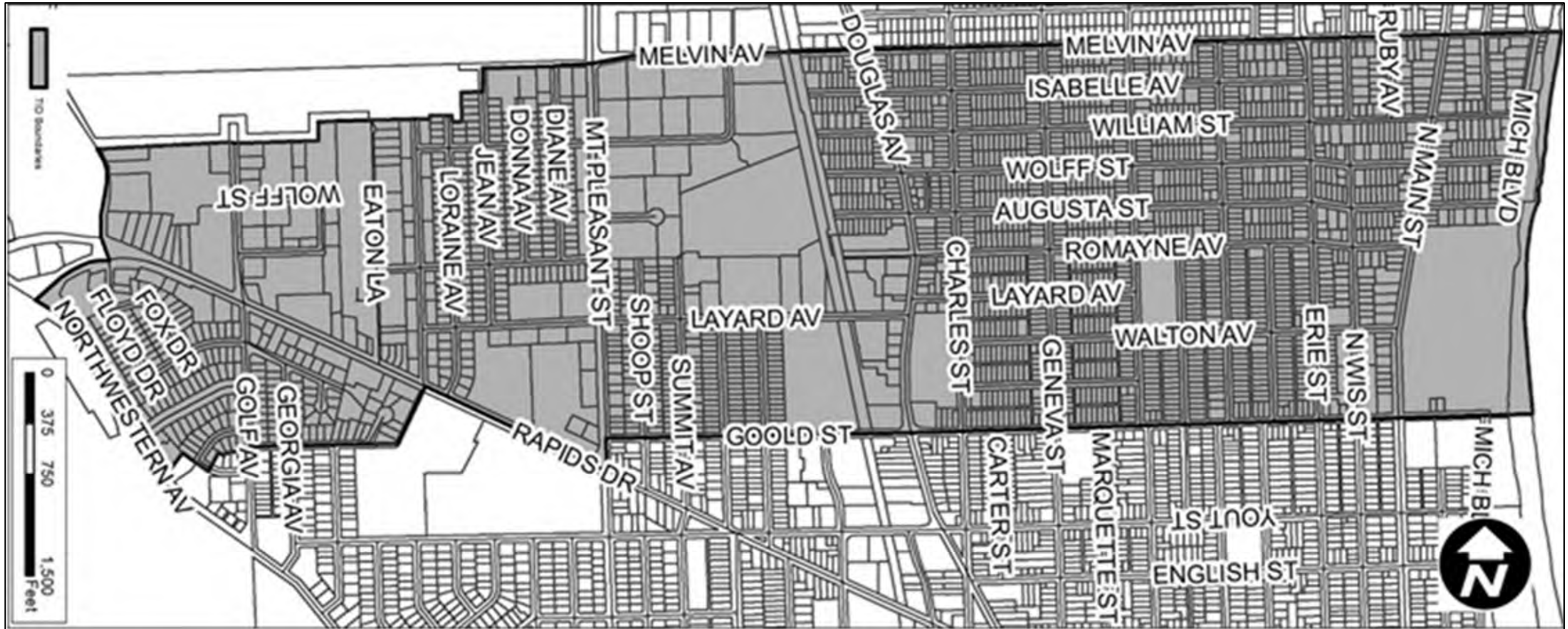
private contracts for rehabilitation of property and public contracts for rehabilitation of public infrastructure and facilities.

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. Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a), or was in need of rehabilitation or conservation work as the time the District was created.
5. Based on the foregoing finding, the District remains designated as rehabilitation and conservation district.
6. 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.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The limitation as the percentage of equalized taxable property value that can be located within tax incremental districts does not apply to this Plan Amendment as no territory will be added to the District.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. 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).

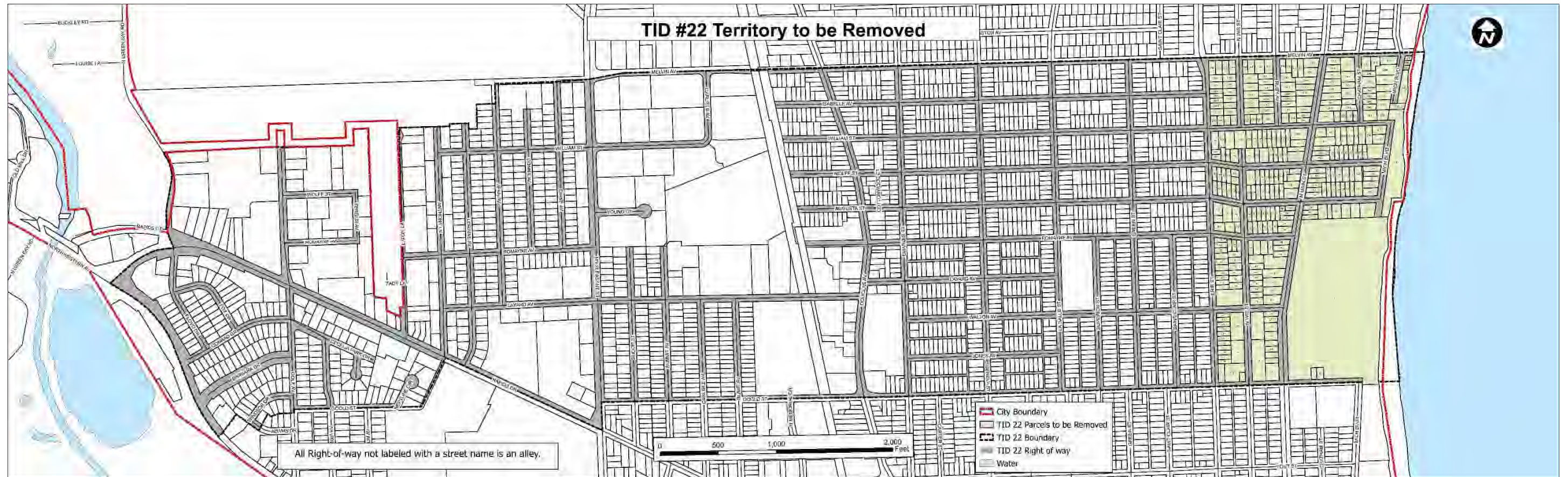
## **SECTION 2: Preliminary Maps of Original District Boundary and Territory to be Subtracted**

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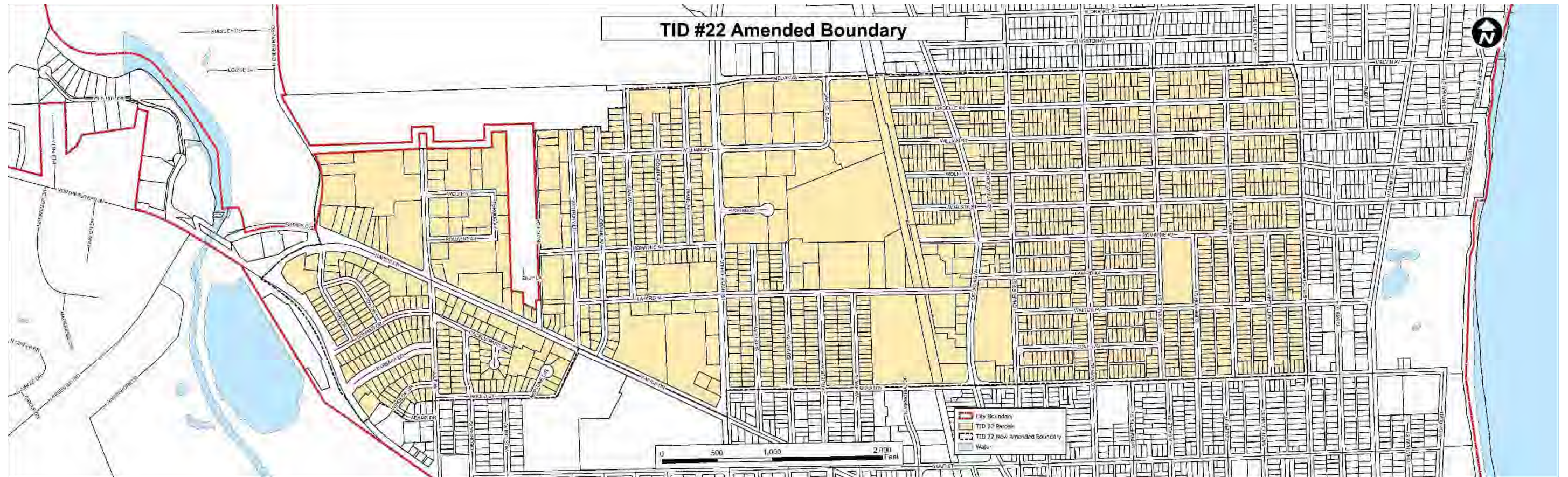
Maps begin on following page.



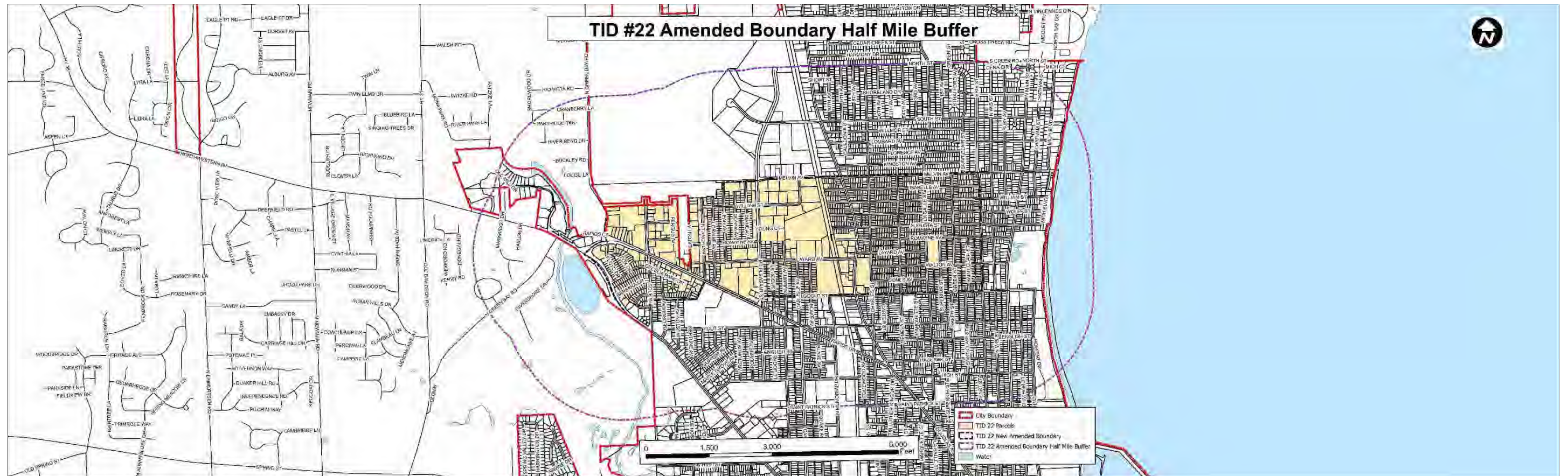
Original District Boundary



Map Identifying Territory to be Removed



District Boundary Following Removal of Territory



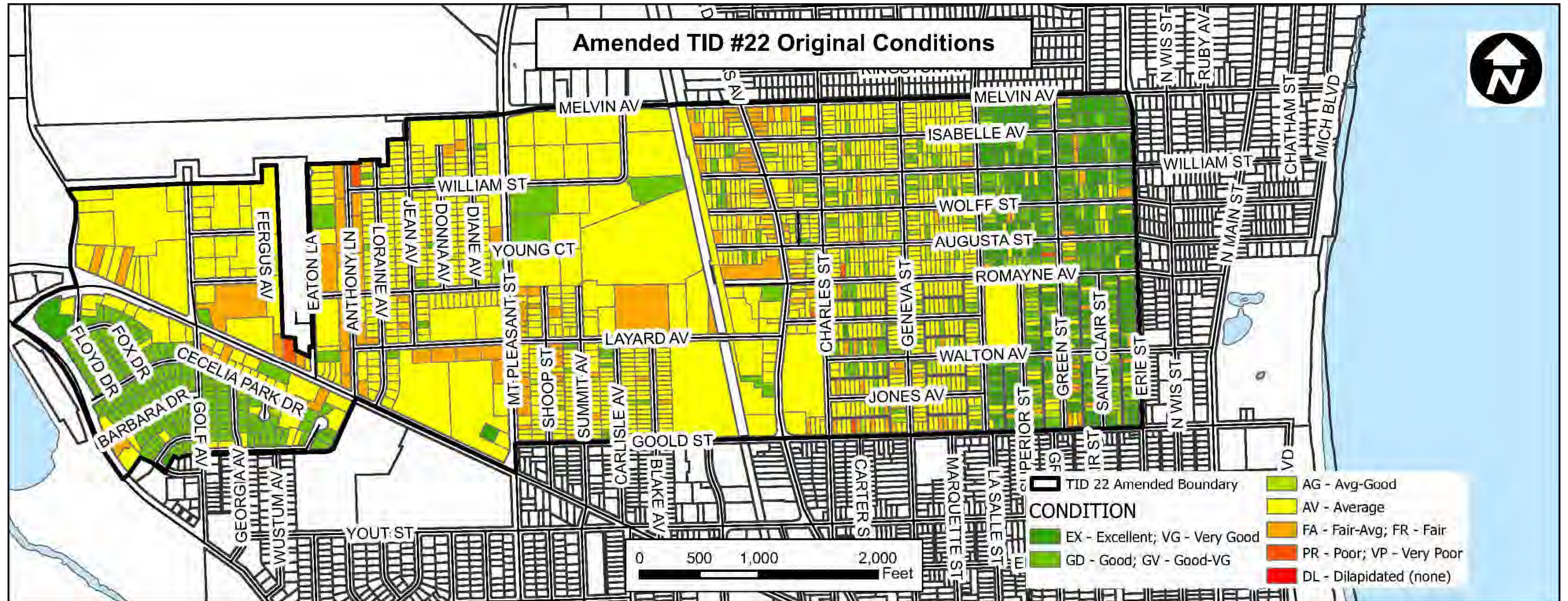
Areas Within ½ Mile of Amended District Boundary

### **SECTION 3:**

## **Map Showing Existing Uses and Conditions Following Subtraction of Territory**

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Map Found on Following Page.



**SECTION 4:**  
**Preliminary Identification of Parcels to be Subtracted**

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The Amendment will remove 317 tax parcels from the District. The base value of the District will be reduced by January 1, 2019, values of the removed parcels. The incremental value of the District will be reduced by January 1, 2026, values of the removed parcels. The projected reductions in District base and incremental value are:

	Base Value	Incremental Value
January 1, 2025 (Actual)	327,910,800	192,781,800
January 1, 2026 (Estimate)	275,976,800	157,155,200
Value Reduction	-51,934,000	-35,626,600

The estimated reduction in incremental value is based on January 1, 2025, assessed values, and the 2025 assessment ratio. (See Appendix 1 to this Plan). Actual calculations will be based on actual 2026 values and ratios. (See Appendix 1 to this Plan).

While the removal of territory will be effective as of January 1, 2026, the reductions to the District’s base and incremental values will not appear in DOR certified valuations until August 15, 2027.

See Appendix 2 to this Plan for a detailed map and key listing the parcels to be removed.

## **SECTION 5: 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 6: 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 September 30, 2019 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 watermains, 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 eligible for properties outside the boundaries of the district in the following scenario ONLY:

- Properties within the TID 22 boundary as approved by the Common Council on September 30, 2019, are eligible for the Residential TID Homeowner Repair and Renovation Loans program. This area bounded as follows and all properties within it, shall be eligible for the program:

- Western boundary - properties on the east side of Erie Street
- Northern boundary - properties on the south side of Melvin Avenue
- Eastern Boundary - properties on the west side of Lake Michigan
- Southern boundary - properties on the north side of Goold Street

This area constitutes the original boundary of TID 22 and is the only area in which Grants to Homeowners under the Residential TID Homeowner Repair and Renovation Loans program are eligible.

#### 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.

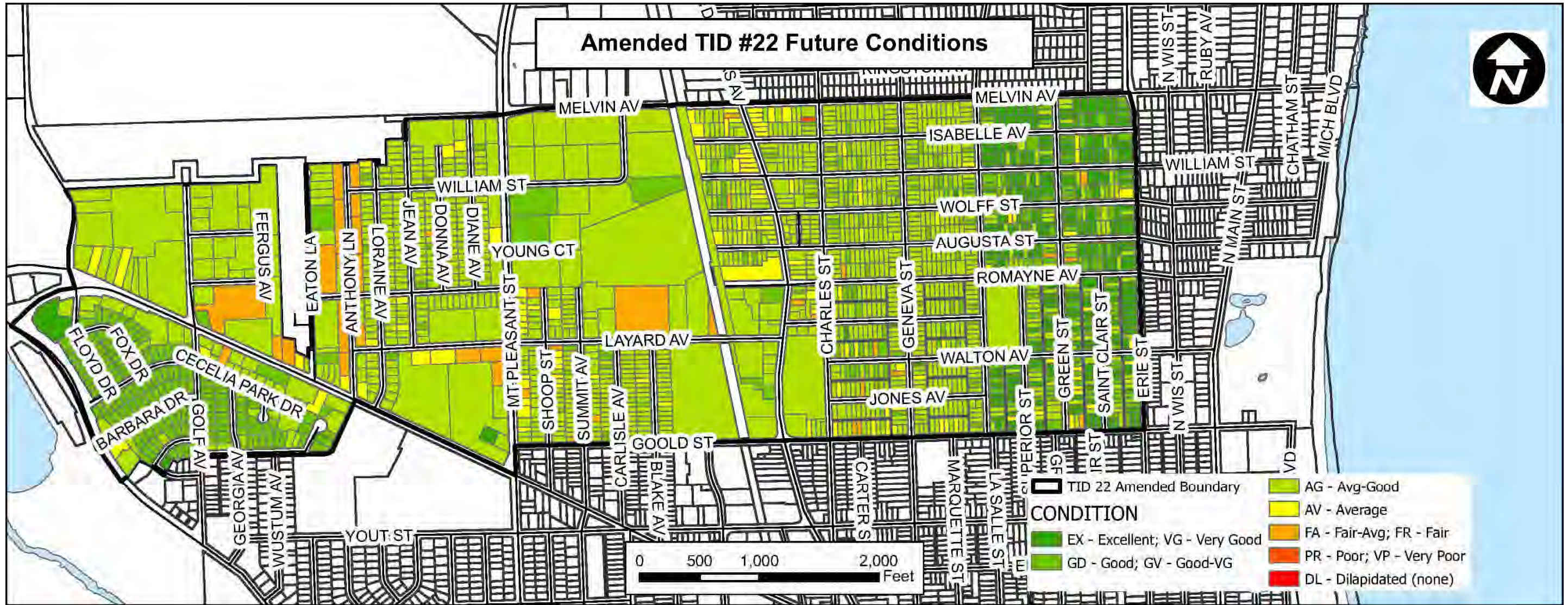
Redevelopment objectives and circumstances may evolve through the District's implementation period. The City or CDA may incur other costs not specifically enumerated or included within this Section, or Section 7 of the Plan. To the extent those costs are otherwise eligible under Wis. Stat. § 66.1105(2)(f)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

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

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Map Found on Following Page.



**Proposed Improvements and Uses**

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. The City expects that future uses within the District will be consistent with existing land use, as well as the City’s Comprehensive Plan and Future Land Use Map

## SECTION 8: 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 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

<u>Project Costs</u>	<u>Original Plan</u>	<u>Amended Plan</u>	<u>Totals</u>	<u>Spent to Date</u> (YE '25)	<u>Remaining</u>
Urban Renewal Projects <sup>1</sup> , Including:	19,656,360	37,027,551	56,683,911	5,140,499	51,543,412
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	1,000,000	1,158,758	2,158,758	319,170	1,839,588
<b>Totals</b>	<b><u>20,656,360</u></b>	<b><u>38,186,309</u></b>	<b><u>58,842,669</u></b>	<b><u>5,459,669</u></b>	<b><u>53,383,000</u></b>
<i>Plus Advance Principal and Transfers to TID 18 to Total to Cash Flow</i>			65,861,574		
<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 9:**  
**Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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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**

As a result of the removal of territory from the District, total incremental value is expected to decrease by approximately \$35.63 million as of January 1, 2026. This reduction will not be reflected in certified valuations until August 15, 2027, first impacting incremental tax collections for the 2028 budget year.

The City conservatively projects that increasing values on the properties remaining in the District will generate approximately \$37.3 million in incremental value through the remaining life of the District. 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 \$37.3 million shown in **Table 1**, and assuming a declining equalized tax rate through 2034, the District would generate a total of \$91 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 \$67.8 million is assumed to be available, reflecting projected collections through the end of the District’s expenditure period in 2041.

# City of Racine, Wisconsin

## Tax Increment District No. 22

### Development Assumptions

Construction Year	Actual	Projected <sup>1</sup>	Less Removed Territory <sup>2</sup>	Annual Total	Construction Year
1 2019	11,398,900			11,398,900	2019 1
2 2020	62,601,400			62,601,400	2020 2
3 2021	(46,670,600)			(46,670,600)	2021 3
4 2022	73,626,700			73,626,700	2022 4
5 2023	39,995,000			39,995,000	2023 5
6 2024	51,830,400			51,830,400	2024 6
7 2025		1,927,818		1,927,818	2025 7
8 2026		1,947,096	(35,626,600)	(33,679,504)	2026 8
9 2027		1,610,301		1,610,301	2027 9
10 2028		1,626,404		1,626,404	2028 10
11 2029		1,642,668		1,642,668	2029 11
12 2030		1,659,095		1,659,095	2030 12
13 2031		1,675,686		1,675,686	2031 13
14 2032		1,692,443		1,692,443	2032 14
15 2033		1,709,367		1,709,367	2033 15
16 2034		1,726,461		1,726,461	2034 16
17 2035		1,743,725		1,743,725	2035 17
18 2036		1,761,163		1,761,163	2036 18
19 2037		1,778,774		1,778,774	2037 19
20 2038		1,796,562		1,796,562	2038 20
21 2039		1,814,528		1,814,528	2039 21
22 2040		1,832,673		1,832,673	2040 22
23 2041		1,851,000		1,851,000	2041 23
24 2042		1,869,510		1,869,510	2042 24
25 2043		1,888,205		1,888,205	2043 25
26 2044		1,907,087		1,907,087	2044 26
27 2045		1,926,158		1,926,158	2045 27
<b>Totals</b>	<b>192,781,800</b>	<b>37,386,722</b>	<b>(35,626,600)</b>	<b>194,541,922</b>	

**Notes:**  
<sup>1</sup>Assumes annual economic appreciation of 1%.  
<sup>2</sup>Estimate based on 1-1-2025 assessed values and 2025 assessment ratio.

**Table 1 - Development Assumptions**

# City of Racine, Wisconsin

## Tax Increment District No. 22

### Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	105,603,300
District Creation Date	September 30, 2019		Economic Change Factor	1.00%
Valuation Date	Jan 1,	2019	Apply to Base Value	
Max Life (Years)	27		Base Tax Rate	\$23.59
End of Expenditure Period	22	9/30/2041	Rate Adjustment Factor	See Note
Revenue Periods/Final Year	27	2047		
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	2019	11,398,900	2020		11,398,900	2021	\$28.18	321,183
2	2020	62,601,400	2021		74,000,300	2022	\$26.97	1,995,693
3	2021	-46,670,600	2022		27,329,700	2023	\$24.13	659,468
4	2022	73,626,700	2023		100,956,400	2024	\$24.03	2,425,735
5	2023	39,995,000	2024		140,951,400	2025	\$22.76	3,207,831
6	2024	51,830,400	2025		192,781,800	2026	\$23.59	4,547,723
7	2025		2026	1,927,818	194,709,618	2027	\$22.31	4,343,972
8	2026	-35,626,600	2027	1,947,096	161,030,114	2028	\$22.08	3,555,545
9	2027		2028	1,610,301	162,640,415	2029	\$21.86	3,555,319
10	2028		2029	1,626,404	164,266,819	2030	\$21.64	3,554,734
11	2029		2030	1,642,668	165,909,488	2031	\$21.43	3,555,440
12	2030		2031	1,659,095	167,568,583	2032	\$21.21	3,554,130
13	2031		2032	1,675,686	169,244,268	2033	\$21.00	3,554,130
14	2032		2033	1,692,443	170,936,711	2034	\$20.79	3,553,774
15	2033		2034	1,709,367	172,646,078	2035	\$20.58	3,553,056
16	2034		2035	1,726,461	174,372,539	2036	\$20.38	3,553,712
17	2035		2036	1,743,725	176,116,264	2037	\$20.38	3,589,249
18	2036		2037	1,761,163	177,877,427	2038	\$20.38	3,625,142
19	2037		2038	1,778,774	179,656,201	2039	\$20.38	3,661,393
20	2038		2039	1,796,562	181,452,763	2040	\$20.38	3,698,007
21	2039		2040	1,814,528	183,267,291	2041	\$20.38	3,734,987
22	2040		2041	1,832,673	185,099,964	2042	\$20.38	3,772,337
23	2041		2042	1,851,000	186,950,963	2043	\$20.38	3,810,061
24	2042		2043	1,869,510	188,820,473	2044	\$20.38	3,848,161
25	2043		2044	1,888,205	190,708,678	2045	\$20.38	3,886,643
26	2044		2045	1,907,087	192,615,765	2046	\$20.38	3,925,509
27	2045		2046	1,926,158	194,541,922	2047	\$20.38	3,964,764
<b>Totals</b>		<b>157,155,200</b>		<b>37,386,722</b>		<b>Future Value of Increment</b>		<b>91,007,701</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 \$58.8 million to undertake the projects listed in this Plan, of which \$5.46 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.

While not considered to be a Project Cost, this Amendment also provides authority for the District to transfer excess revenue to Tax Incremental District No. 28. The City expects to transfer a total of \$7,000,000 to that District based on current projections.

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 2041. 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	Other Revenue	Total Revenues	Advance Repayment	Homeowner Repair & Renov. Loans <sup>1</sup>	Other Urban Renewal Projects <sup>2</sup>	Transfer to TID No. 28	Admin. Expense	Total Expenditures	Annual		Cumulative
2019		18,500		18,500					18,500	18,500	0	0	2019
2020		405		405	255				150	405	0	0	2020
2021	321,183		(1,877)	319,306	19,062				1,641	20,703	298,603	298,603	2021
2022	1,995,693		(45,359)	1,950,334					84,015	476,399	1,473,935	1,772,538	2022
2023	659,468		91,619	751,087					45,175	598,865	152,222	1,924,760	2023
2024	2,425,735		164,350	2,590,085					70,201	1,897,458	692,627	2,617,387	2024
2025	3,207,831		231,994	3,439,825					99,076	2,466,244	973,581	3,590,968	2025
2026	4,547,723		75,000	4,622,723		2,500,000	2,007,000		115,000	4,622,000	723	3,591,691	2026
2027	4,343,972		75,000	4,418,972		2,400,000	1,903,000		115,000	4,418,000	972	3,592,662	2027
2028	3,555,545		75,000	3,630,545		1,960,000	1,055,000	500,000	115,000	3,630,000	545	3,593,207	2028
2029	3,555,319		75,000	3,630,319		1,960,000	1,055,000	500,000	115,000	3,630,000	319	3,593,527	2029
2030	3,554,734		75,000	3,629,734		1,960,000	1,054,000	500,000	115,000	3,629,000	734	3,594,261	2030
2031	3,555,440		75,000	3,630,440		1,960,000	1,055,000	500,000	115,000	3,630,000	440	3,594,701	2031
2032	3,554,130		75,000	3,629,130		1,960,000	1,054,000	500,000	115,000	3,629,000	130	3,594,831	2032
2033	3,554,130		75,000	3,629,130		1,960,000	1,054,000	500,000	115,000	3,629,000	130	3,594,960	2033
2034	3,553,774		75,000	3,628,774		1,960,000	1,053,000	500,000	115,000	3,628,000	774	3,595,735	2034
2035	3,553,056		75,000	3,628,056		1,960,000	1,053,000	500,000	115,000	3,628,000	56	3,595,791	2035
2036	3,553,712		75,000	3,628,712		1,960,000	1,053,000	500,000	115,000	3,628,000	712	3,596,503	2036
2037	3,589,249		75,000	3,664,249		1,960,000	1,089,000	500,000	115,000	3,664,000	249	3,596,753	2037
2038	3,625,142		75,000	3,700,142		1,960,000	1,125,000	500,000	115,000	3,700,000	142	3,596,895	2038
2039	3,661,393		75,000	3,736,393		1,960,000	1,161,000	500,000	115,000	3,736,000	393	3,597,288	2039
2040	3,698,007		75,000	3,773,007		1,960,000	1,198,000	500,000	115,000	3,773,000	7	3,597,295	2040
2041	3,734,987		75,000	3,809,987		1,960,000	1,234,000	500,000	115,000	3,809,000	987	3,598,283	2041
2042	3,772,337		75,000	3,847,337						0	3,847,337	7,445,620	2042
2043	3,810,061		75,000	3,885,061						0	3,885,061	11,330,681	2043
2044	3,848,161		75,000	3,923,161						0	3,923,161	15,253,842	2044
2045	3,886,643		75,000	3,961,643						0	3,961,643	19,215,485	2045
2046	3,925,509		75,000	4,000,509						0	4,000,509	23,215,994	2046
2047	3,964,764		75,000	4,039,764						0	4,039,764	27,255,758	2047
<b>Totals</b>	<b>91,007,701</b>	<b>18,905</b>	<b>2,090,727</b>	<b>93,117,332</b>	<b>19,317</b>	<b>32,340,000</b>	<b>24,343,499</b>	<b>7,000,000</b>	<b>2,158,758</b>	<b>65,861,574</b>			Totals

**Notes:**

<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.

**PROJECTED CLOSURE YEAR**

**LEGEND:**

----- **END OF EXP. PERIOD**

**Table 3 - Cash Flow**

## **SECTION 10: 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 11: 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 12: 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 13:**

### **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 14:**

### **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 15:**

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

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TO BE PROVIDED BY CITY ATTORNEY'S OFFICE

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

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

Revenue Year	Racine County	City of Racine	Racine Unified School District	Gateway Technical	Total	Revenue Year
2026	478,656	2,436,614	1,530,319	102,134	<b>4,547,723</b>	2026
2027	457,211	2,327,447	1,461,756	97,558	<b>4,343,972</b>	2027
2028	374,228	1,905,017	1,196,449	79,851	<b>3,555,545</b>	2028
2029	374,204	1,904,896	1,196,373	79,846	<b>3,555,319</b>	2029
2030	374,142	1,904,583	1,196,176	79,833	<b>3,554,734</b>	2030
2031	374,217	1,904,961	1,196,414	79,849	<b>3,555,440</b>	2031
2032	374,079	1,904,259	1,195,973	79,819	<b>3,554,130</b>	2032
2033	374,079	1,904,259	1,195,973	79,819	<b>3,554,130</b>	2033
2034	374,041	1,904,069	1,195,853	79,811	<b>3,553,774</b>	2034
2035	373,966	1,903,684	1,195,612	79,795	<b>3,553,056</b>	2035
2036	374,035	1,904,035	1,195,832	79,810	<b>3,553,712</b>	2036
2037	377,775	1,923,076	1,207,791	80,608	<b>3,589,249</b>	2037
2038	381,553	1,942,306	1,219,869	81,414	<b>3,625,142</b>	2038
2039	385,368	1,961,730	1,232,067	82,228	<b>3,661,393</b>	2039
2040	389,222	1,981,347	1,244,388	83,051	<b>3,698,007</b>	2040
2041	393,114	2,001,160	1,256,832	83,881	<b>3,734,987</b>	2041
2042	397,045	2,021,172	1,269,400	84,720	<b>3,772,337</b>	2042
2043	401,016	2,041,384	1,282,094	85,567	<b>3,810,061</b>	2043
2044	405,026	2,061,797	1,294,915	86,423	<b>3,848,161</b>	2044
2045	409,076	2,082,415	1,307,864	87,287	<b>3,886,643</b>	2045
2046	413,167	2,103,240	1,320,943	88,160	<b>3,925,509</b>	2046
2047	417,299	2,124,272	1,334,152	89,041	<b>3,964,764</b>	2047
<b>Totals</b>	<b>8,672,520</b>	<b>44,147,722</b>	<b>27,727,044</b>	<b>1,850,504</b>	<b>82,397,790</b>	

<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-03966-000	\$ 263,000	\$ 462,300	\$ 199,300
276-00-00-03967-000	\$ 250,600	\$ 372,800	\$ 122,200
276-00-00-03968-000	\$ 169,200	\$ 288,200	\$ 119,000
276-00-00-03969-000	\$ 145,400	\$ 251,200	\$ 105,800
276-00-00-03970-000	\$ 133,100	\$ 236,800	\$ 103,700
276-00-00-03972-000	\$ 109,300	\$ 183,200	\$ 73,900
276-00-00-03972-001	\$ 115,500	\$ 195,500	\$ 80,000
276-00-00-03973-000	\$ 138,200	\$ 237,700	\$ 99,500
276-00-00-04011-000	\$ 364,100	\$ 610,100	\$ 246,000
276-00-00-04014-000	\$ 216,600	\$ 447,900	\$ 231,300
276-00-00-04015-000	\$ 171,200	\$ 299,300	\$ 128,100
276-00-00-04016-000	\$ 247,600	\$ 416,600	\$ 169,000
276-00-00-04017-000	\$ 143,400	\$ 250,500	\$ 107,100
276-00-00-04018-000	\$ 152,700	\$ 284,000	\$ 131,300
276-00-00-04019-000	\$ 117,600	\$ 203,500	\$ 85,900
276-00-00-04020-000	\$ 124,800	\$ 216,300	\$ 91,500
276-00-00-04021-000	\$ 213,500	\$ 373,200	\$ 159,700
276-00-00-04022-000	\$ 179,500	\$ 315,100	\$ 135,600
276-00-00-04023-000	\$ 196,000	\$ 314,800	\$ 118,800
276-00-00-04024-000	\$ 138,200	\$ 246,100	\$ 107,900
276-00-00-04073-000	\$ 330,100	\$ 558,700	\$ 228,600
276-00-00-04074-000	\$ 182,600	\$ 310,100	\$ 127,500
276-00-00-04075-000	\$ 132,000	\$ 248,100	\$ 116,100
276-00-00-04076-000	\$ 245,500	\$ 417,400	\$ 171,900
276-00-00-04084-000	\$ 148,500	\$ 269,200	\$ 120,700
276-00-00-04087-000	\$ 179,500	\$ 306,500	\$ 127,000
276-00-00-04087-001	\$ 179,500	\$ 301,800	\$ 122,300
276-00-00-04087-002	\$ 225,900	\$ 383,500	\$ 157,600
276-00-00-04184-000	\$ 125,800	\$ 212,600	\$ 86,800
276-00-00-04185-000	\$ 100,100	\$ 165,900	\$ 65,800
276-00-00-04186-000	\$ 100,100	\$ 199,300	\$ 99,200
276-00-00-04188-000	\$ 154,700	\$ 266,600	\$ 111,900
276-00-00-04189-000	\$ 133,100	\$ 228,600	\$ 95,500
276-00-00-04190-000	\$ 108,300	\$ 179,300	\$ 71,000
276-00-00-04191-000	\$ 303,200	\$ 508,300	\$ 205,100
276-00-00-04193-000	\$ 194,900	\$ 328,500	\$ 133,600
276-00-00-04194-000	\$ 243,400	\$ 410,700	\$ 167,300
276-00-00-04196-000	\$ 323,900	\$ 551,400	\$ 227,500
276-00-00-04253-000	\$ 128,900	\$ 218,800	\$ 89,900
276-00-00-04256-000	\$ 170,200	\$ 289,800	\$ 119,600
276-00-00-04257-000	\$ 120,700	\$ 205,300	\$ 84,600
276-00-00-04258-000	\$ 170,200	\$ 289,800	\$ 119,600
276-00-00-04259-000	\$ 158,800	\$ 269,300	\$ 110,500
276-00-00-04260-000	\$ 174,300	\$ 292,400	\$ 118,100
276-00-00-04262-000	\$ 174,300	\$ 291,100	\$ 116,800
276-00-00-04263-000	\$ 242,400	\$ 409,600	\$ 167,200
276-00-00-04264-001	\$ 233,100	\$ 395,700	\$ 162,600
276-00-00-04360-000	\$ 128,900	\$ 217,400	\$ 88,500
276-00-00-04361-000	\$ 165,000	\$ 277,500	\$ 112,500
276-00-00-04362-000	\$ 139,200	\$ 225,300	\$ 86,100
276-00-00-04363-000	\$ 149,600	\$ 249,400	\$ 99,800
276-00-00-04373-000	\$ 185,700	\$ 314,100	\$ 128,400
276-00-00-04374-000	\$ 144,400	\$ 244,600	\$ 100,200
276-00-00-04375-000	\$ 174,300	\$ 295,000	\$ 120,700
276-00-00-04376-000	\$ 119,600	\$ 200,500	\$ 80,900
276-00-00-04377-000	\$ 204,200	\$ 346,400	\$ 142,200
276-00-00-04379-000	\$ 146,500	\$ 245,600	\$ 99,100

<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-04380-000	\$ 152,700	\$ 264,800	\$ 112,100
276-00-00-04381-000	\$ 156,800	\$ 269,100	\$ 112,300
276-00-00-04383-000	\$ 117,600	\$ 195,600	\$ 78,000
276-00-00-04385-000	\$ 216,600	\$ 390,200	\$ 173,600
276-00-00-04410-003	\$ 165,000	\$ 280,400	\$ 115,400
276-00-00-04410-004	\$ 151,600	\$ 257,300	\$ 105,700
276-00-00-04410-005	\$ 196,000	\$ 318,600	\$ 122,600
276-00-00-04410-007	\$ 206,300	\$ 346,900	\$ 140,600
276-00-00-04537-000	\$ 474,500	\$ 539,200	\$ 64,700
276-00-00-04539-000	\$ 25,500	\$ 26,400	\$ 900
276-00-00-04540-000	\$ 145,400	\$ 254,200	\$ 108,800
276-00-00-04541-000	\$ 113,500	\$ 212,900	\$ 99,400
276-00-00-04542-000	\$ 151,600	\$ 257,000	\$ 105,400
276-00-00-04545-000	\$ 167,100	\$ 279,300	\$ 112,200
276-00-00-04546-000	\$ 113,500	\$ 188,600	\$ 75,100
276-00-00-04547-000	\$ 122,700	\$ 207,800	\$ 85,100
276-00-00-04547-001	\$ -	\$ -	\$ -
276-00-00-04547-003	\$ 206,300	\$ 355,500	\$ 149,200
276-00-00-04610-000	\$ 206,300	\$ 343,300	\$ 137,000
276-00-00-04612-000	\$ 118,600	\$ 181,500	\$ 62,900
276-00-00-04613-000	\$ 143,400	\$ 222,900	\$ 79,500
276-00-00-04614-000	\$ 115,500	\$ 208,500	\$ 93,000
276-00-00-04615-000	\$ 143,400	\$ 169,800	\$ 26,400
276-00-00-04656-000	\$ 115,500	\$ 209,600	\$ 94,100
276-00-00-04657-000	\$ 131,000	\$ 221,900	\$ 90,900
276-00-00-04658-000	\$ 124,800	\$ 210,800	\$ 86,000
276-00-00-04659-000	\$ 114,500	\$ 193,500	\$ 79,000
276-00-00-04660-000	\$ 118,600	\$ 199,200	\$ 80,600
276-00-00-04661-000	\$ 107,300	\$ 180,100	\$ 72,800
276-00-00-04662-000	\$ 152,700	\$ 258,400	\$ 105,700
276-00-00-04663-000	\$ 168,100	\$ 284,200	\$ 116,100
276-00-00-04665-000	\$ 121,700	\$ 205,200	\$ 83,500
276-00-00-04665-001	\$ 115,500	\$ 192,800	\$ 77,300
276-00-00-04665-002	\$ 102,100	\$ 171,200	\$ 69,100
276-00-00-04665-003	\$ 154,700	\$ 275,000	\$ 120,300
276-00-00-04686-000	\$ 165,000	\$ 280,200	\$ 115,200
276-00-00-04687-000	\$ 164,000	\$ 276,100	\$ 112,100
276-00-00-04688-000	\$ 138,200	\$ 235,000	\$ 96,800
276-00-00-04689-000	\$ 179,500	\$ 304,800	\$ 125,300
276-00-00-04735-000	\$ 103,100	\$ 180,000	\$ 76,900
276-00-00-04736-000	\$ 105,200	\$ 182,000	\$ 76,800
276-00-00-04737-000	\$ 116,600	\$ 197,100	\$ 80,500
276-00-00-04738-000	\$ 148,500	\$ 250,300	\$ 101,800
276-00-00-04739-000	\$ 100,100	\$ 168,500	\$ 68,400
276-00-00-04740-000	\$ 95,900	\$ 161,800	\$ 65,900
276-00-00-04741-000	\$ 123,800	\$ 209,400	\$ 85,600
276-00-00-04742-000	\$ 134,100	\$ 233,900	\$ 99,800
276-00-00-04743-000	\$ 120,700	\$ 186,800	\$ 66,100
276-00-00-04744-000	\$ 94,900	\$ 157,600	\$ 62,700
276-00-00-04745-000	\$ 105,200	\$ 183,100	\$ 77,900
276-00-00-04754-001	\$ 89,500	\$ 309,600	\$ 220,100
276-00-00-04764-001	\$ 165,000	\$ 182,600	\$ 17,600
276-00-00-04764-003	\$ 205,300	\$ -	\$ (205,300)
276-00-00-04764-005	\$ 91,800	\$ 112,100	\$ 20,300
276-00-00-04764-007	\$ 186,700	\$ 318,000	\$ 131,300
276-00-00-04764-008	\$ 158,800	\$ 267,500	\$ 108,700
276-00-00-04764-009	\$ 174,300	\$ 296,100	\$ 121,800

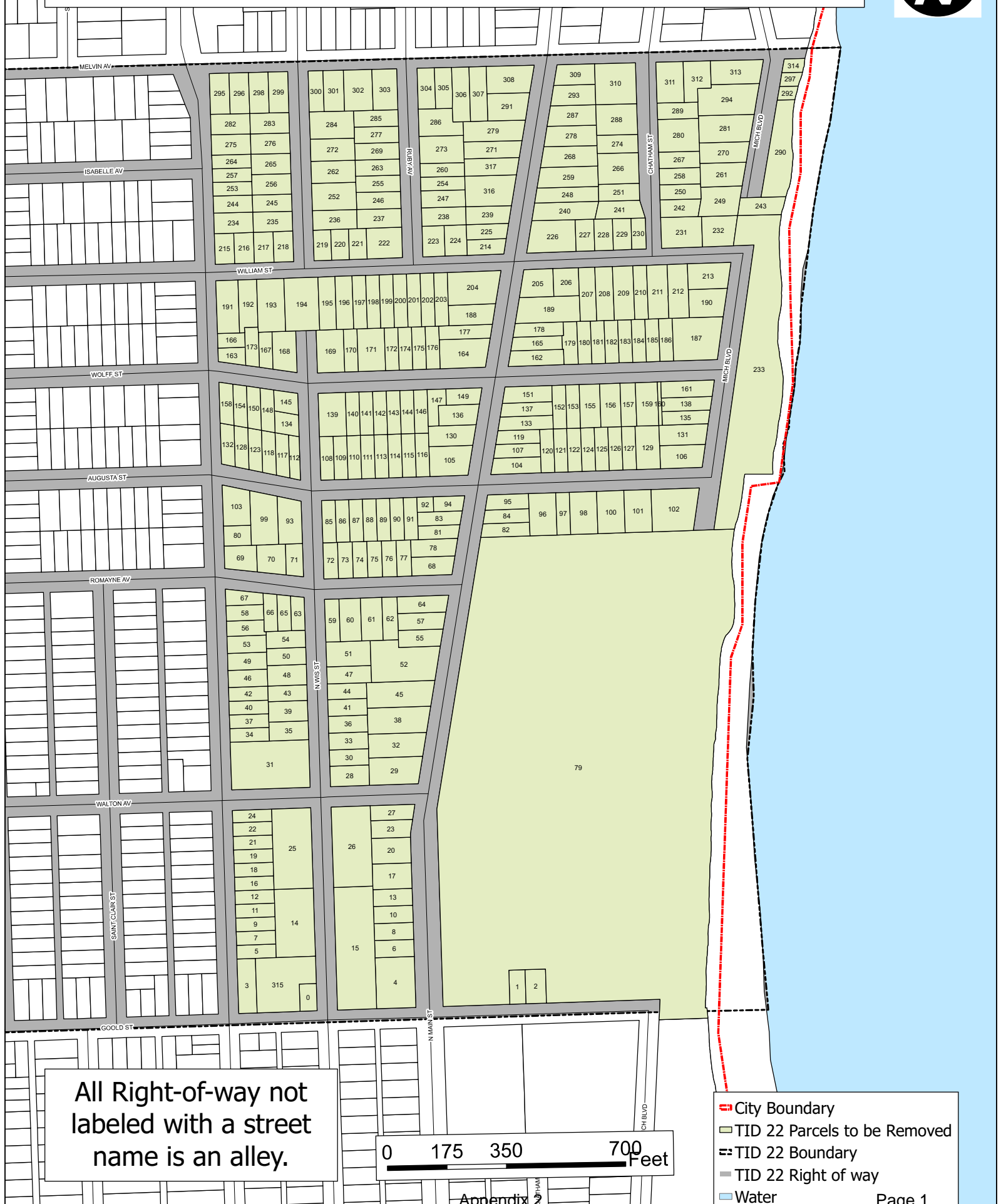
<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-04764-010	\$ 158,800	\$ 267,500	\$ 108,700
276-00-00-04788-000	\$ 109,300	\$ 179,600	\$ 70,300
276-00-00-04789-000	\$ 161,900	\$ 269,100	\$ 107,200
276-00-00-04791-000	\$ 141,300	\$ 235,500	\$ 94,200
276-00-00-04805-000	\$ 104,200	\$ 175,300	\$ 71,100
276-00-00-04806-000	\$ 97,000	\$ 171,000	\$ 74,000
276-00-00-04807-000	\$ 100,100	\$ 168,500	\$ 68,400
276-00-00-04808-000	\$ 98,000	\$ 179,400	\$ 81,400
276-00-00-04814-000	\$ 151,600	\$ 235,600	\$ 84,000
276-00-00-04816-000	\$ 159,900	\$ 285,500	\$ 125,600
276-00-00-04817-000	\$ 144,400	\$ 247,400	\$ 103,000
276-00-00-04817-002	\$ 175,300	\$ -	\$ (175,300)
276-00-00-04832-001	\$ 156,800	\$ 263,400	\$ 106,600
276-00-00-04832-002	\$ 139,200	\$ 233,400	\$ 94,200
276-00-00-04834-000	\$ 138,200	\$ 233,800	\$ 95,600
276-00-00-04835-000	\$ 149,600	\$ 251,500	\$ 101,900
276-00-00-04836-000	\$ 92,800	\$ 156,200	\$ 63,400
276-00-00-04837-000	\$ 92,800	\$ 154,800	\$ 62,000
276-00-00-04838-000	\$ 117,600	\$ 198,300	\$ 80,700
276-00-00-04839-000	\$ 154,700	\$ 262,200	\$ 107,500
276-00-00-04840-000	\$ 154,700	\$ 262,200	\$ 107,500
276-00-00-04841-000	\$ 133,100	\$ 225,500	\$ 92,400
276-00-00-04842-000	\$ 160,900	\$ 278,800	\$ 117,900
276-00-00-04843-000	\$ 165,000	\$ 282,700	\$ 117,700
276-00-00-05006-001	\$ 132,000	\$ 224,300	\$ 92,300
276-00-00-05006-002	\$ 133,100	\$ 225,200	\$ 92,100
276-00-00-05007-000	\$ 186,700	\$ 316,600	\$ 129,900
276-00-00-05009-000	\$ 140,300	\$ 236,300	\$ 96,000
276-00-00-05011-000	\$ 257,900	\$ 435,100	\$ 177,200
276-00-00-05012-000	\$ 127,900	\$ 212,000	\$ 84,100
276-00-00-05013-000	\$ 151,600	\$ 251,500	\$ 99,900
276-00-00-05014-000	\$ 150,600	\$ 255,700	\$ 105,100
276-00-00-05015-000	\$ 134,100	\$ 232,500	\$ 98,400
276-00-00-05016-000	\$ 132,000	\$ 223,900	\$ 91,900
276-00-00-05017-000	\$ 128,900	\$ 218,900	\$ 90,000
276-00-00-05018-000	\$ 125,800	\$ 216,300	\$ 90,500
276-00-00-05019-000	\$ 147,500	\$ 250,300	\$ 102,800
276-00-00-05020-000	\$ 134,100	\$ 223,600	\$ 89,500
276-00-00-05022-000	\$ 120,700	\$ 192,200	\$ 71,500
276-00-00-05023-000	\$ 181,500	\$ 310,200	\$ 128,700
276-00-00-05024-000	\$ 159,900	\$ 272,000	\$ 112,100
276-00-00-05025-000	\$ 117,600	\$ 197,100	\$ 79,500
276-00-00-05026-000	\$ 121,700	\$ 206,600	\$ 84,900
276-00-00-05027-000	\$ 139,200	\$ 221,700	\$ 82,500
276-00-00-05036-000	\$ 284,700	\$ 450,400	\$ 165,700
276-00-00-05037-000	\$ 216,600	\$ 377,100	\$ 160,500
276-00-00-05038-000	\$ 38,700	\$ 40,000	\$ 1,300
276-00-00-05039-000	\$ 57,000	\$ 59,000	\$ 2,000
276-00-00-05041-000	\$ 240,300	\$ 409,400	\$ 169,100
276-00-00-05043-000	\$ 215,600	\$ 374,300	\$ 158,700
276-00-00-05044-000	\$ 198,000	\$ 345,300	\$ 147,300
276-00-00-05045-000	\$ 137,200	\$ 244,800	\$ 107,600
276-00-00-05046-000	\$ 110,400	\$ 184,800	\$ 74,400
276-00-00-05047-000	\$ 261,000	\$ 459,100	\$ 198,100
276-00-00-05048-000	\$ 221,800	\$ 387,900	\$ 166,100
276-00-00-05049-000	\$ 166,100	\$ 290,500	\$ 124,400
276-00-00-05050-000	\$ 192,900	\$ 337,400	\$ 144,500

<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-05051-000	\$ 228,000	\$ 399,200	\$ 171,200
276-00-00-05052-000	\$ 176,400	\$ 308,800	\$ 132,400
276-00-00-05053-000	\$ 17,200	\$ 18,900	\$ 1,700
276-00-00-05054-000	\$ 183,600	\$ 320,500	\$ 136,900
276-00-00-05055-000	\$ 136,200	\$ 241,800	\$ 105,600
276-00-00-05056-000	\$ 171,200	\$ 299,200	\$ 128,000
276-00-00-05057-000	\$ 241,400	\$ 424,600	\$ 183,200
276-00-00-05058-000	\$ 237,200	\$ 416,400	\$ 179,200
276-00-00-05059-000	\$ 210,400	\$ 367,200	\$ 156,800
276-00-00-05061-000	\$ 193,900	\$ 337,400	\$ 143,500
276-00-00-05062-000	\$ 166,100	\$ 289,700	\$ 123,600
276-00-00-05062-002	\$ 203,200	\$ 352,200	\$ 149,000
276-00-00-05096-000	\$ 268,200	\$ 463,900	\$ 195,700
276-00-00-05097-000	\$ 199,100	\$ 349,800	\$ 150,700
276-00-00-05100-000	\$ 205,300	\$ 354,300	\$ 149,000
276-00-00-05101-000	\$ 127,900	\$ 223,500	\$ 95,600
276-00-00-05102-000	\$ 194,900	\$ 351,500	\$ 156,600
276-00-00-05104-000	\$ 179,500	\$ 321,300	\$ 141,800
276-00-00-05105-000	\$ 140,300	\$ 250,400	\$ 110,100
276-00-00-05106-000	\$ 144,400	\$ 252,600	\$ 108,200
276-00-00-05108-000	\$ 184,600	\$ 311,400	\$ 126,800
276-00-00-05109-000	\$ 201,100	\$ 345,500	\$ 144,400
276-00-00-05110-000	\$ 174,300	\$ 313,900	\$ 139,600
276-00-00-05111-000	\$ 144,400	\$ 244,800	\$ 100,400
276-00-00-05112-000	\$ 94,900	\$ 160,400	\$ 65,500
276-00-00-05113-000	\$ 166,100	\$ 246,100	\$ 80,000
276-00-00-05114-000	\$ 193,900	\$ 345,600	\$ 151,700
276-00-00-05115-000	\$ 147,500	\$ 250,300	\$ 102,800
276-00-00-05116-000	\$ 157,800	\$ 265,200	\$ 107,400
276-00-00-05116-001	\$ 117,600	\$ 194,400	\$ 76,800
276-00-00-05116-002	\$ 116,600	\$ 198,900	\$ 82,300
276-00-00-05117-000	\$ 205,300	\$ 347,100	\$ 141,800
276-00-00-05118-000	\$ 200,100	\$ 340,300	\$ 140,200
276-00-00-05119-000	\$ 139,200	\$ 247,300	\$ 108,100
276-00-00-05121-000	\$ 194,900	\$ 342,800	\$ 147,900
276-00-00-05122-000	\$ 203,200	\$ 309,500	\$ 106,300
276-00-00-05124-000	\$ 201,100	\$ 342,700	\$ 141,600
276-00-00-05125-000	\$ 123,800	\$ 209,400	\$ 85,600
276-00-00-05126-000	\$ 143,400	\$ 219,300	\$ 75,900
276-00-00-05127-000	\$ 145,400	\$ 247,500	\$ 102,100
276-00-00-05128-000	\$ 143,400	\$ 241,900	\$ 98,500
276-00-00-05130-000	\$ 150,600	\$ 256,200	\$ 105,600
276-00-00-05131-000	\$ 196,000	\$ 332,100	\$ 136,100
276-00-00-05132-000	\$ 206,300	\$ 349,800	\$ 143,500
276-00-00-05133-000	\$ 180,500	\$ 310,900	\$ 130,400
276-00-00-05135-000	\$ 194,900	\$ 339,100	\$ 144,200
276-00-00-05143-000	\$ 174,300	\$ 294,300	\$ 120,000
276-00-00-05145-000	\$ 164,000	\$ 275,300	\$ 111,300
276-00-00-05146-000	\$ 216,600	\$ 368,700	\$ 152,100
276-00-00-05148-000	\$ 206,300	\$ 351,900	\$ 145,600
276-00-00-05149-000	\$ 180,500	\$ 305,900	\$ 125,400
276-00-00-05150-001	\$ 165,000	\$ 280,400	\$ 115,400
276-00-00-05150-002	\$ 133,100	\$ 224,500	\$ 91,400
276-00-00-05150-003	\$ 122,700	\$ 206,800	\$ 84,100
276-00-00-05150-004	\$ 131,000	\$ 221,800	\$ 90,800
276-00-00-05150-005	\$ 135,100	\$ 236,800	\$ 101,700
276-00-00-05151-000	\$ 183,600	\$ 308,100	\$ 124,500

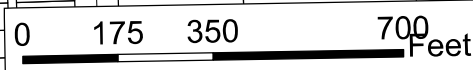
<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-05153-000	\$ 186,700	\$ 335,000	\$ 148,300
276-00-00-05155-000	\$ 196,000	\$ 311,200	\$ 115,200
276-00-00-05156-000	\$ 185,700	\$ 307,700	\$ 122,000
276-00-00-05178-000	\$ 174,300	\$ 293,000	\$ 118,700
276-00-00-05179-000	\$ 170,200	\$ 293,500	\$ 123,300
276-00-00-05180-000	\$ 159,900	\$ 270,300	\$ 110,400
276-00-00-05181-000	\$ 211,400	\$ 360,200	\$ 148,800
276-00-00-05183-000	\$ 167,100	\$ 281,000	\$ 113,900
276-00-00-05184-000	\$ 189,800	\$ 323,500	\$ 133,700
276-00-00-05185-000	\$ 165,000	\$ 282,600	\$ 117,600
276-00-00-05187-000	\$ 93,900	\$ 162,200	\$ 68,300
276-00-00-05188-000	\$ 131,000	\$ 222,900	\$ 91,900
276-00-00-05189-000	\$ 181,500	\$ 317,700	\$ 136,200
276-00-00-05191-000	\$ 149,600	\$ 251,000	\$ 101,400
276-00-00-05193-000	\$ 191,900	\$ 326,400	\$ 134,500
276-00-00-05194-000	\$ 174,300	\$ 321,200	\$ 146,900
276-00-00-05195-000	\$ 220,700	\$ 380,400	\$ 159,700
276-00-00-05198-000	\$ 279,500	\$ 497,400	\$ 217,900
276-00-00-05200-000	\$ 238,300	\$ 417,900	\$ 179,600
276-00-00-05202-000	\$ 229,000	\$ 397,100	\$ 168,100
276-00-00-05204-000	\$ 155,800	\$ 269,800	\$ 114,000
276-00-00-05205-000	\$ 126,900	\$ 218,300	\$ 91,400
276-00-00-05206-000	\$ 148,500	\$ 224,300	\$ 75,800
276-00-00-05208-000	\$ 123,800	\$ 211,900	\$ 88,100
276-00-00-05209-000	\$ 118,600	\$ 203,300	\$ 84,700
276-00-00-05211-000	\$ 128,900	\$ 221,900	\$ 93,000
276-00-00-05212-000	\$ 171,200	\$ 298,800	\$ 127,600
276-00-00-05213-000	\$ 211,400	\$ 368,600	\$ 157,200
276-00-00-05254-000	\$ 378,500	\$ 650,200	\$ 271,700
276-00-00-05256-000	\$ 408,500	\$ 691,200	\$ 282,700
276-00-00-05258-000	\$ 296,000	\$ 506,300	\$ 210,300
276-00-00-05260-000	\$ 314,600	\$ 476,000	\$ 161,400
276-00-00-05262-000	\$ 211,400	\$ 368,500	\$ 157,100
276-00-00-05264-000	\$ 174,300	\$ 305,600	\$ 131,300
276-00-00-05265-000	\$ 228,000	\$ 412,300	\$ 184,300
276-00-00-05266-000	\$ 134,100	\$ 232,200	\$ 98,100
276-00-00-05267-000	\$ 255,800	\$ 465,900	\$ 210,100
276-00-00-05270-000	\$ 194,900	\$ 340,500	\$ 145,600
276-00-00-05270-002	\$ 196,000	\$ 337,200	\$ 141,200
276-00-00-05270-003	\$ 253,700	\$ 453,100	\$ 199,400
276-00-00-05678-000	\$ 188,800	\$ 320,000	\$ 131,200
276-00-00-05680-000	\$ 153,700	\$ 258,800	\$ 105,100
276-00-00-05681-000	\$ 153,700	\$ 257,000	\$ 103,300
276-00-00-05687-000	\$ 103,100	\$ 173,900	\$ 70,800
276-00-00-05688-000	\$ 126,900	\$ 214,800	\$ 87,900
276-00-00-05689-000	\$ 152,700	\$ 259,800	\$ 107,100
276-00-00-05690-000	\$ 150,600	\$ 257,000	\$ 106,400
276-00-00-05691-000	\$ 153,700	\$ 240,200	\$ 86,500
276-00-00-05692-000	\$ 174,300	\$ 323,800	\$ 149,500
276-00-00-05693-000	\$ 187,700	\$ 280,900	\$ 93,200
276-00-00-05695-000	\$ 254,800	\$ 431,200	\$ 176,400
276-00-00-05697-000	\$ 139,200	\$ 269,500	\$ 130,300
276-00-00-05697-001	\$ 185,700	\$ 311,000	\$ 125,300
276-00-00-05697-002	\$ 133,100	\$ 224,200	\$ 91,100
276-00-00-05697-003	\$ 159,900	\$ 270,600	\$ 110,700
276-00-00-05700-000	\$ 118,600	\$ 206,400	\$ 87,800
276-00-00-05703-000	\$ 187,700	\$ 330,600	\$ 142,900

<b>Parcels To Be Removed</b>	<b>Base Value</b>	<b>Current Value (Est.)</b>	<b>Change</b>
276-00-00-05704-000	\$ 198,000	\$ 347,000	\$ 149,000
276-00-00-05706-000	\$ 141,300	\$ 244,700	\$ 103,400
276-00-00-05707-000	\$ 226,900	\$ 410,300	\$ 183,400
276-00-00-05708-000	\$ 180,500	\$ 314,400	\$ 133,900
276-00-00-05708-001	\$ 390,900	\$ 665,700	\$ 274,800
276-00-00-05708-002	\$ 417,700	\$ 622,600	\$ 204,900
276-00-00-05711-001	\$ 268,200	\$ 470,200	\$ 202,000
276-00-00-05711-003	\$ 231,000	\$ 404,900	\$ 173,900
276-00-00-05711-004	\$ 179,500	\$ 315,200	\$ 135,700
276-00-00-05943-003	\$ 110,400	\$ 178,100	\$ 67,700
276-00-00-05943-004	\$ 90,800	\$ 148,000	\$ 57,200
276-00-00-05948-001	\$ 214,500	\$ 375,300	\$ 160,800
276-00-00-05948-002	\$ 172,300	\$ 298,700	\$ 126,400
276-00-00-05949-000	\$ 113,500	\$ 196,300	\$ 82,800
276-00-00-05950-000	\$ 196,000	\$ 341,700	\$ 145,700
276-00-00-05950-001	\$ 185,700	\$ 325,100	\$ 139,400
276-00-00-05950-003	\$ 240,300	\$ 424,000	\$ 183,700
276-00-00-05950-004	\$ 304,300	\$ 519,800	\$ 215,500
276-00-00-05952-000	\$ 230,000	\$ 402,500	\$ 172,500
276-00-00-05952-003	\$ 221,800	\$ 388,500	\$ 166,700
276-00-00-05952-006	\$ 127,900	\$ 222,300	\$ 94,400
276-00-00-05952-008	\$ 324,000	\$ 484,800	\$ 160,800
276-00-00-04522-000	\$ -	\$ -	\$ -
276-00-00-04754-000	\$ -	\$ -	\$ -
276-00-00-05093-000	\$ -	\$ -	\$ -
276-00-00-05093-001	\$ -	\$ -	\$ -
276-00-00-05294-000	\$ -	\$ -	\$ -
276-00-00-05296-000	\$ -	\$ -	\$ -
276-00-00-05297-001	\$ -	\$ -	\$ -
276-00-00-05297-002	\$ -	\$ -	\$ -
276-00-00-05945-000	\$ -	\$ -	\$ -
276-00-00-05952-004	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 51,934,000</b>	<b>\$ 87,560,600</b>	<b>\$ 35,626,600</b>

# TID #22 Territory to be Removed



All Right-of-way not labeled with a street name is an alley.



- City Boundary
- TID 22 Parcels to be Removed
- TID 22 Boundary
- TID 22 Right of way
- Water

Map Code	Acres	Parcel #	Address	Owner
0	0.091829	04764005	500 Goold St	KANDC Lang, LLC
1	0.110200	05943003	302 Goold St	Helen M. Brook
2	0.137744	05943004	300 Goold St	Harold F E. Cole
3	0.198359	04764001	520 Goold St	Alquds Investments, LLC
4	0.396023	04537000	2100 N Main St	2100 N Main Street, LLC
5	0.105607	04745000	2117 Erie St	Kirk Edward Sokolowski
6	0.132006	04539000	2122 N Main St	Mangat Properties, Inc
7	0.105605	04744000	2123 Erie St	Michael R. Germinaro
8	0.132007	04540000	2120 N Main St	Mangat Properties, Inc
9	0.105608	04743000	2125 Erie St	Michael Daher
10	0.132008	04541000	2126 N Main St	Michael S. Bencs
11	0.105606	04742000	2129 Erie St	Frank James II
12	0.105604	04741000	2201 Erie St	Joseph A and Kathleen A Golden Revocable Trust
13	0.132004	04542000	2132 N Main St	James W. Muir Jr
14	0.528029	04754000	2138 N Wisconsin St	Community Development Authority of the City of Racine
15	0.950460	04547001	420 Goold St	Action Agency Racine Kenosha Community
16	0.105605	04740000	2207 Erie St	John Froode
17	0.198014	04547003	2206 N Main St	Adam G Malaty-Uhr Revocable Living Trust Dated 10/18/24
18	0.105609	04739000	2209 Erie St	Anthony Falaschi Jr
19	0.105604	04738000	2213 Erie St	Natan Arjon
20	0.198007	04545000	2212 N Main St	Radjka Samurovic
21	0.105609	04737000	2217 Erie St	Gary Thomas Benko
22	0.105604	04736000	2221 Erie St	Robert C. Mutchler
23	0.140928	04546000	2218 N Main St	Manuel Saucedo III
24	0.095048	04735000	2225 Erie St	Ramona Halbur Irrevocable Trust, Dated July 23, 2021
25	0.623075	04754001	2214 N Wisconsin St	Community Development Authority of the City of Racine
26	0.623079	04522000	2137 N Wisconsin St	Racine, City of
27	0.128198	04547000	401 Walton Ave	Thomas M. Best
28	0.158411	04190000	420 Walton Ave	Rosalinda Arredondo
29	0.275831	04191000	2300 N Main St	Thomas M. Best
30	0.126731	04189000	2307 N Wisconsin St	Scott D. Musurlian
31	0.739240	04817002	500 Walton Ave	Community Development Authority of the City of Racine
32	0.264724	04193000	2310 N Main St	Bobby J. Vinson
33	0.130421	04188000	2313 N Wisconsin St	Jennifer A. Schweitzer
34	0.105607	04808000	2315 Erie St	Kathy A. Vartanian
35	0.146289	04814000	2314 N Wisconsin St	Salvador Martinez
36	0.129910	04186000	2317 N Wisconsin St	Elijah D. Edwards
37	0.105603	04807000	2319 Erie St	Marvin E. Gleason Jr
38	0.314246	04194000	2320 N Main St	Edward C. Grabowski
39	0.158403	04816000	2320 N Wisconsin St	Clair J. Breckenridge
40	0.105605	04806000	2323 Erie St	Sue Mutchie
41	0.129377	04185000	2323 N Wisconsin St	Kathleen E Ritter Revocable Trust
42	0.107924	04805000	2327 Erie St	Mark H. Hermann
43	0.120973	04817000	2326 N Wisconsin St	Zachary Bartelt
44	0.121449	04184000	2327 N Wisconsin St	Daniel J. Wobick
45	0.333846	04196000	2326 N Main St	Brian F. O'Connell
46	0.132011	04665000	2401 Erie St	Jeanne Kroes
47	0.149230	04383000	2333 N Wisconsin St	Cheri Villarreal
48	0.158407	04665001	2400 N Wisconsin St	Jeffrey Frederick
49	0.132005	04663000	2405 Erie St	Rebecca R. Ernst
50	0.132003	04665002	2404 N Wisconsin St	Douglas J. Mecum
51	0.217865	04381000	2405 N Wisconsin St	Jon C. Bolton
52	0.492926	04385000	2406 N Main St	Danny R. Dumont
53	0.132008	04662000	2409 Erie St	Scott Farnsworth
54	0.132004	04665003	2410 N Wisconsin St	Rosemarie Bogosian
55	0.145979	04375000	2410 N Main St	Danny R. Dumont
56	0.114792	04661000	2413 Erie St	Kristine K. Weiss
57	0.154643	04374000	2414 N Main St	Justin A. Putzer
58	0.113636	04660000	2417 Erie St	Robert J. Moreno
59	0.120941	04380000	439 Romaine Ave	Michele L. Brown
60	0.181408	04379000	433 Romaine Ave	Paul C. Chernouski
61	0.181411	04377000	427 Romaine Ave	Christopher A W. Kerbawy
62	0.129576	04376000	423 Romaine Ave	Patrick J. Fineran
63	0.091238	04656000	501 Romaine Ave	Thomas C. Taskonis
64	0.165257	04373000	409 Romaine Ave	Ronald L. Schultz
65	0.096483	04657000	505 Romaine Ave	Beth Matteson
66	0.101725	04658000	509 Romaine Ave	Lawrence L. Kobriger

Map Code	Acres	Parcel #	Address	Owner
67	0.104739	04659000	2421 Erie St	Pavel P. Dimitrov
68	0.155420	03967000	2500 N Main St	Thomas W. Martin
69	0.157180	04791000	514 Romayne Ave	Luis Ibanez
70	0.165148	04789000	508 Romayne Ave	Craig E. Cortez
71	0.107962	04788000	500 Romayne Ave	Dewane and Cece Nerison
72	0.104640	03973000	438 Romayne Ave	Lisa M. Hansen
73	0.104640	03972000	434 Romayne Ave	David A. Marks
74	0.104640	03972001	428 Romayne Ave	Nathan S. Nordgren
75	0.104640	03970000	426 Romayne Ave	Steven C. Smetana
76	0.104640	03969000	420 Romayne Ave	Peter Okeefe
77	0.104639	03968000	414 Romayne Ave	Benjamin L. A. Landa
78	0.156154	03966000	2506 N Main St	Diane M. Picciurro
79	24.575443	05945000	2131 N Main St	Racine, City of
80	0.108359	05156000	2515 Erie St	Romanovic Trust Dated February 17, 2025
81	0.110377	05109000	2510 N Main St	Donald W. Kilpatrick
82	0.129117	05104000	2509 N Main St	Christiane G. Minakian
83	0.117500	05108000	2512 N Main St	A Jolanta Butvilas
84	0.121834	05105000	2513 N Main St	Fatima F. Jallow
85	0.113870	05116000	441 Augusta St	Leslie A. Perrino
86	0.113868	05115000	437 Augusta St	Gerrie L. Faber
87	0.113869	05114000	433 Augusta St	Christopher J. Bozek
88	0.113871	05113000	429 Augusta St	Daniel P. Fraga
89	0.113867	05112000	425 Augusta St	Marci E. Meteyard
90	0.113868	05111000	421 Augusta St	Carmen I. Bracero
91	0.113872	05110000	417 Augusta St	John F. Rogers
92	0.048487	05116002	405 Augusta St	Carla Valdez
93	0.213470	05151000	501 Augusta St	Jacob A. Gilbert
94	0.088994	05116001	2516 N Main St	Carol A. Wilson-Frens
95	0.125602	05106000	2517 N Main St	Christopher J. Uran
96	0.227730	05102000	315 Augusta St	Daniel Bogacz
97	0.113867	05101000	311 Augusta St	Schattner Family Trust Dated 03/21/2025
98	0.227727	05100000	305 Augusta St	Christine E. Dobke
99	0.277107	05153000	511 Augusta St	Timothy J. Otto
100	0.227725	05097000	223 Augusta St	Alan Dunleavy
101	0.227723	05096000	2512 Michigan Blvd	Carl D. Hipp
102	0.372691	05093000	2801 Michigan Blvd	Racine, City of
103	0.204087	05155000	521 Augusta St	Mitchell J. Dresen
104	0.156361	05051000	2603 N Main St	Claudio L. Lins
105	0.242349	05011000	2600 N Main St	Stephen J Smiley Revocable Trust
106	0.198957	05041000	200 Augusta St	Marion S. Beyer
107	0.123699	05052000	2607 N Main St	Carey B. Lancour
108	0.117177	05019000	440 Augusta St	Michael Kane
109	0.117173	05018000	436 Augusta St	Coral Moon, LLC
110	0.117174	05017000	432 Augusta St	Daniel L. Kyle
111	0.117176	05016000	428 Augusta St	Jennifer L. Kuhrt
112	0.090369	04843000	500 Augusta St	Gail A. Treffinger
113	0.117174	05015000	424 Augusta St	Catherine M. Ackley
114	0.117174	05014000	420 Augusta St	Frank R. Miles
115	0.117178	05013000	416 Augusta St	Longfield Investments, LLC
116	0.117173	05012000	414 Augusta St	Victor R. Frasher
117	0.112681	04842000	504 Augusta St	Eric J. Offerdahl
118	0.114389	04841000	508 Augusta St	Linda Ring Weber
119	0.116417	05053000	2611 N Main St	Chulew & Rutkowski Revocable Trust, Dated 8/21/2023
120	0.117082	05050000	312 Augusta St	Jamine White
121	0.114157	05049000	310 Augusta St	Kara Robinson
122	0.120010	05048000	306 Augusta St	Richard J. Dvorsky
123	0.113188	04840000	512 Augusta St	Bradley J. Owen
124	0.117081	05047000	300 Augusta St	Richard A. Wilsak
125	0.117084	05046000	228 Augusta St	Rosemary A. Haney
126	0.117081	05045000	224 Augusta St	Joseph J. Meredith
127	0.117085	05044000	220 Augusta St	Patrick J. Fogarty
128	0.111990	04839000	516 Augusta St	Mc Pheron Irrevocable Family Trust
129	0.204897	05043000	214 Augusta St	Ryan Tollaksen
130	0.185710	05009000	2610 N Main St	Elsie E. Leuker
131	0.192321	05039000	2606 Michigan Blvd	Janet K. Orth
132	0.110795	04838000	520 Augusta St	Mary J. Koeller
133	0.145873	05054000	2615 N Main St	Chulew & Rutkowski Revocable Trust, Dated 8/21/2023

Map Code	Acres	Parcel #	Address	Owner
134	0.102346	04832002	2616 N Wisconsin St	Adam J. Blank
135	0.127134	05038000	2614 Michigan Blvd	Janet K. Orth
136	0.159040	05007000	2618 N Main St	Virginia C. Kasinski
137	0.138582	05055000	2619 N Main St	Kyle S. Fischer
138	0.133603	05037000	2622 Michigan Blvd	Janet K. Orth
139	0.233984	05020000	445 Wolff St	Ellie D. Scheller
140	0.116990	05022000	437 Wolff St	Haubrich Properties, LLC
141	0.116991	05023000	435 Wolff St	Jeffrey A. Ford
142	0.116989	05024000	431 Wolff St	Robert C. Carlson
143	0.116991	05025000	427 Wolff St	Mara Beth Israel-Uebe
144	0.116993	05026000	423 Wolff St	Richard L. Nelson
145	0.100703	04832001	503 Wolff St	Lee P. Bernhardt
146	0.116988	05027000	419 Wolff St	Sue C. Faust
147	0.102549	05006002	415 Wolff St	Luann S. Molitor
148	0.114390	04834000	509 Wolff St	Timothy G. Hanson
149	0.110858	05006001	401 Wolff St	Drott Rentals, LLC
150	0.113188	04835000	513 Wolff St	Nick Urban
151	0.155112	05056000	2625 N Main St	Christopher J. Goebel
152	0.117084	05057000	317 Wolff St	Gary E. Raasch
153	0.117084	05058000	315 Wolff St	Maureen Ann O Toole Fka Grosse
154	0.111990	04836000	517 Wolff St	Jasmine Wilson
155	0.175625	05059000	311 Wolff St	Fred Merkle
156	0.175619	05061000	303 Wolff St	Batavia Revocable Trust
157	0.131718	05062000	225 Wolff St	Timothy J. Pruitt
158	0.110795	04837000	521 Wolff St	Arza, LLC
159	0.190260	05062002	219 Wolff St	Harold F. Cole
160	0.029268	05062001	215 Wolff St	Janet K. Orth
161	0.167066	05036000	207 Wolff St	James J. Meredith
162	0.165985	04022000	2701 N Main St	David V and Mary C Desotell
163	0.085258	04614000	2703 Erie St	Mathew Colinelli
164	0.277075	04264001	2700 N Main St	Carl L. Sederberg
165	0.135614	04023000	2707 N Main St	Chris Gort
166	0.078310	04615000	2707 Erie St	Robert L. Paton
167	0.097884	04612000	508 Wolff St	Agata Mazur
168	0.186782	04610000	500 Wolff St	Jacob Schable
169	0.230233	04263000	442 Wolff St	Kyle Musurlian
170	0.115116	04262000	440 Wolff St	Edward A. Mohrbacher
171	0.230234	04260000	432 Wolff St	Katherine J. Gregor
172	0.115111	04259000	424 Wolff St	The Family Trust of Jaime Torres & Marisol Covarrubias
173	0.105218	04613000	512 Wolff St	Alexander A. Verikas
174	0.115120	04258000	422 Wolff St	Paul A. Oemig
175	0.115114	04257000	420 Wolff St	Suzette J. Jensen
176	0.115113	04256000	416 Wolff St	Paul S. Boese
177	0.141004	04253000	2710 N Main St	MPR Holdings, LLC
178	0.132919	04024000	2711 N Main St	Kirsten L. Bjelland
179	0.121531	04021000	314 Wolff St	William H. Bedoian
180	0.115119	04020000	310 Wolff St	Sandra J Oertel Family Trust Dated 10/19/06
181	0.115116	04019000	304 Wolff St	Amanda C. Jerde
182	0.115120	04018000	300 Wolff St	Jacob Bedoian
183	0.115115	04017000	226 Wolff St	Banks Irrevocable Asset Trust
184	0.115119	04016000	222 Wolff St	Kristen R. Allen
185	0.115117	04015000	218 Wolff St	Paul Zenisek
186	0.115119	04014000	214 Wolff St	Diane Ferraro
187	0.400098	04011000	200 Wolff St	Michael P. Bestul
188	0.183413	05697000	2714 N Main St	Vincent R. Edwards
189	0.318702	05700000	2713 N Main St	William Lewis
190	0.203121	05708001	2720 Michigan Blvd	Robert Fleischman
191	0.231309	05678000	521 William St	Michael J. Piontek
192	0.182115	05680000	515 William St	George J. Kostos
193	0.285216	05681000	507 William St	Kelly A. Mixdorf
194	0.356992	05697001	459 William St	Catherine A. Zahalka-Salazar
195	0.178687	05697002	451 William St	John D. Nowicki
196	0.178815	05697003	445 William St	Kristin L M. Rosholt
197	0.143149	05687000	443 William St	Drott Rentals, LLC
198	0.143229	05688000	439 William St	Alan R. Karls
199	0.143319	05689000	435 William St	Richard M Carpenter Trust
200	0.143393	05690000	431 William St	Isaly Talavera

Map Code	Acres	Parcel #	Address	Owner
201	0.143485	05691000	427 William St	Syed Raza
202	0.143559	05692000	421 William St	Jennifer L. Levie
203	0.143643	05693000	419 William St	Madeline Lyon
204	0.329498	05695000	2722 N Main St	Jeffrey D. Sturdevant
205	0.174056	05711003	2725 N Main St	Gary C. Miller II
206	0.140591	05711004	319 William St	Thomas J. Scheller
207	0.173440	05703000	315 William St	Jeffrey A. Mc Grath
208	0.188027	05704000	309 William St	Josip Matic
209	0.217126	05706000	303 William St	Michael J. Truckey
210	0.144858	05707000	227 William St	John D. Buenker
211	0.218497	05708000	221 William St	Thomas J. Coaty
212	0.216567	05711001	215 William St	Cindy L. Cornwell
213	0.210553	05708002	2728 Michigan Blvd	David P and Clair S Holland Revocable Trust
214	0.114861	04087000	402 William St	Janna Coca
215	0.118386	04764010	520 William St	Katherine Camera
216	0.118380	04764009	510 William St	Shawn M. Schaefer
217	0.118383	04764008	506 William St	Mark L. Gesner
218	0.118378	04764007	502 William St	Mark J. Schall
219	0.107063	04410003	452 William St	Susan L Anderson Family Trust
220	0.107058	04410004	448 William St	Frederick C. Lemke
221	0.107063	04410005	442 William St	John R. Burgess
222	0.214116	04410007	2800 Ruby Ave	Liberty Irrevocable Asset Trust
223	0.133827	04087002	2801 Ruby Ave	Nicholas J. Marani
224	0.133825	04087001	414 William St	Franklin E. Billerbeck
225	0.123816	04084000	2806 N Main St	Jessica Layden
226	0.293480	05948001	2807 N Main St	Michael John Isaacson
227	0.117275	05948002	314 William St	Nancy A. Albro
228	0.115384	05949000	310 William St	Ann Panyan
229	0.114665	05950000	304 William St	James D Kruse Revocable Trust
230	0.088792	05950001	2800 Chatham St	Laura L. Fladten
231	0.247634	05950003	214 William St	Douglas B. Stansil
232	0.200130	05950004	200 William St	Rademacher, Ruth M Hansen Thomas R and Revocable Trust
233	2.381917	05093001	2623 Michigan Blvd	Racine, City of
234	0.158286	04688000	2811 Erie St	Louis A. Luedtke
235	0.155080	04689000	2812 N Wisconsin St	Kurt R. Zoch
236	0.169572	04362000	2811 N Wisconsin St	Adriana Delreal
237	0.165481	04363000	2810 Ruby Ave	James D. Wegner
238	0.159506	04075000	2811 Ruby Ave	Kayonta J. Shepard
239	0.154960	04076000	2812 N Main St	Mark D. Jagelski
240	0.222388	05952000	2811 N Main St	Jeffrey L. Collen
241	0.159801	05952006	2812 Chatham St	James R. Lehrmann
242	0.136844	05952003	2811 Chatham St	Amanda Scalza
243	0.156326	05952004	2911 Michigan Blvd	Racine, City of
244	0.132007	04687000	2817 Erie St	David Gage
245	0.132003	04686000	2816 N Wisconsin St	Matthew Lautz
246	0.149225	04360000	2816 Ruby Ave	Glenn I Gordon Living Trust
247	0.149225	04074000	2817 Ruby Ave	Bonnie Conner
248	0.185840	05205000	2813 N Main St	Larry Chambliss
249	0.231181	05952008	2808 Michigan Blvd	Roland G & Carolina Schwegler 2014 Revocable Trust
250	0.121212	05264000	2817 Chatham St	Thomas F and Rosemarie Brodek Joint Revocable Trust
251	0.137744	05204000	2820 Chatham St	2820 Chatham, LLC
252	0.238763	04361000	2817 N Wisconsin St	Angela C. Abegglen
253	0.105608	05125000	2821 Erie St	Erie, LLC
254	0.119384	05187000	2823 Ruby Ave	Daniel Hasko
255	0.143259	05150005	2822 Ruby Ave	Tobias
256	0.158409	05124000	2822 N Wisconsin St	Juan M. Salazar
257	0.105605	05126000	2825 Erie St	Kelly Heckel
258	0.132266	05265000	2823 Chatham St	Bryan W. Mohr
259	0.238451	05206000	2823 N Main St	Michael and Theresa Thompson
260	0.119380	05188000	2825 Ruby Ave	Thomas J. Scheller
261	0.206015	05262000	2822 Michigan Blvd	Peter Baylon
262	0.193995	05143000	2827 N Wisconsin St	Michael D. Hawes
263	0.140271	05150004	2826 Ruby Ave	Brian T. Graham
264	0.105606	05127000	2829 Erie St	Mark E. Kirchenwitz
265	0.158404	05122000	2828 N Wisconsin St	Scott Moran
266	0.247941	05202000	2828 Chatham St	Kevin Munro Jocius
267	0.132243	05266000	2827 Chatham St	Scott R. Brooks

Map Code	Acres	Parcel #	Address	Owner
268	0.224637	05208000	2829 N Main St	William Ollenburg
269	0.146243	05150003	2900 Ruby Ave	Christian R. Krenzke
270	0.195413	05260000	2830 Michigan Blvd	Mitchell L. Kaiser
271	0.191760	05184000	2900 N Main St	Kathryn L. Humphrey
272	0.193995	05145000	2901 N Wisconsin St	Steven E. Vargas
273	0.238761	05189000	2901 Ruby Ave	Kathryn L. Foertsch
274	0.148766	05200000	2900 Chatham St	Paul F. Rushlow
275	0.158412	05128000	2903 Erie St	LakeBirch Properties, LLC
276	0.158409	05121000	2900 N Wisconsin St	Mary Jerger
277	0.143255	05150002	2904 Ruby Ave	David Sprague
278	0.207541	05209000	2903 N Main St	Jennifer A. Johnson
279	0.242989	05183000	2904 N Main St	Daniel J Drott Revocable Trust
280	0.264435	05267000	2901 Chatham St	Jeffery A. Main
281	0.286377	05258000	2904 Michigan Blvd	Marlies I. De Kluyver
282	0.158405	05130000	2911 Erie St	Clifford Kogutkiewicz
283	0.158401	05119000	2910 N Wisconsin St	Elias C. Torres
284	0.238761	05146000	2907 N Wisconsin St	Britte Ellen Anchor
285	0.143255	05150001	2908 Ruby Ave	William A. Garvey
286	0.211213	05191000	2909 Ruby Ave	2909 Ruby Avenue Partnership, LLC
287	0.191530	05211000	2911 N Main St	Michael A. Payan
288	0.247937	05198000	2908 Chatham St	Robert John and Ninette Ruiz DeYoung Revocable Trust
289	0.132228	05270000	2909 Chatham St	Mark A. Reitman
290	0.434778	05296000	2933 Michigan Blvd	Racine, City of
291	0.216273	05179000	2914 N Main St	Mary E. Sweeney
292	0.048178	05297002	2937 Michigan Blvd	Racine, City of
293	0.174714	05212000	2915 N Main St	Gavigan Trust
294	0.348146	05256000	2910 Michigan Blvd	David O and Karen M Lange Revocable Trust
295	0.158411	05131000	2917 Erie St	Marilu Palomares
296	0.158406	05132000	517 Melvin Ave	Brian T. Maloney
297	0.053520	05297001	2919 Michigan Blvd	Racine, City of
298	0.158409	05117000	507 Melvin Ave	Iris Gates
299	0.158403	05118000	2918 N Wisconsin St	David J. Dowhower
300	0.119370	05148000	465 Melvin Ave	Mary Wyant
301	0.165297	05149000	455 Melvin Ave	Genaro Colorado
302	0.231415	05133000	449 Melvin Ave	Elaine C Keller Revocable Trust
303	0.200200	05135000	2916 Ruby Ave	Lawrence W. Harrer
304	0.139763	05194000	433 Melvin Ave	Paul E. Fiegel
305	0.139133	05193000	429 Melvin Ave	Peter M. Eckblad
306	0.188528	05181000	423 Melvin Ave	Craig B. Murdoch
307	0.186420	05180000	419 Melvin Ave	Elcc Investments, LLC
308	0.244728	05178000	2918 N Main St	Christiane G. Minakian
309	0.160328	05213000	2925 N Main St	Ryan Iseler
310	0.330587	05195000	301 Melvin Ave	Joy J Behling Family Trust
311	0.220394	05270002	225 Melvin Ave	Patrick E. Blenke
312	0.183661	05270003	221 Melvin Ave	John Gustav Peterson
313	0.239419	05254000	2946 Michigan Blvd	Todd L. Monty
314	0.056070	05294000	2921 Michigan Blvd	Racine, City of
315	0.554661	04764003	512 Goold St	Servantez Properties, LLC
316	0.296108	04073000	2816 N Main St	Dennis R and Frances A Bolman Revocable Trust
317	0.180586	05185000	2820 N Main St	Shelly L. Hewitt