DEPARTMENT OF
CITY DEVELOPMENT

RACINE ON THE LAKE
City of Racine, Wisconsin

April 16, 2026

RE: Notice of Public Hearing for Proposed Tax Incremental Finance District 32

Dear Property Owner:

You have been identified as an owner of real property located within the proposed boundaries of Tax Incremental District No. 32/33. As required by Wisconsin State Statutes Section 66.1105(4)(a) and (c) we are notifying you that a public hearing on this matter is scheduled for **May 4, 2026, at 4:30 PM**. The meeting will be held at the Racine City Hall, located at **730 Washington Ave., Room 205** (Council Chambers). A copy of the public hearing notice is attached.

Tax incremental financing, or "TIF", is a mechanism the City can use to fund costs it incurs to promote development. The objective of TIF is to grow the tax base. The incremental taxes resulting from that growth are then used to repay the costs incurred. The geographical area in which incremental taxes are collected is referred to as a Tax Incremental District, or "TID". Inclusion of your property in a TID does not change how your property is valued or the property taxes you pay – all classes of property in Wisconsin must be assessed and taxed uniformly. If the value of a property in a TID increases, the taxes collected on that additional value are used by the City to pay for TID related costs. Taxes collected on the property value that existed when the TID was created, referred to as the "base value", continue to be paid to the various taxing jurisdictions.

The City's Planning, Heritage and Design Commission has prepared a "Project Plan" detailing the types of projects the City may undertake in the District; maps identifying the territory to be included in the District; and financial projections reflecting anticipated increases in property value and demonstrating how costs incurred will be repaid. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of City Development in Racine City Hall, Room 304, located at 730 Washington Ave. A copy of the Project Plan may also be requested by email at **CDVplanning@cityofracine.org** or calling 262-636-9151.

Sincerely,

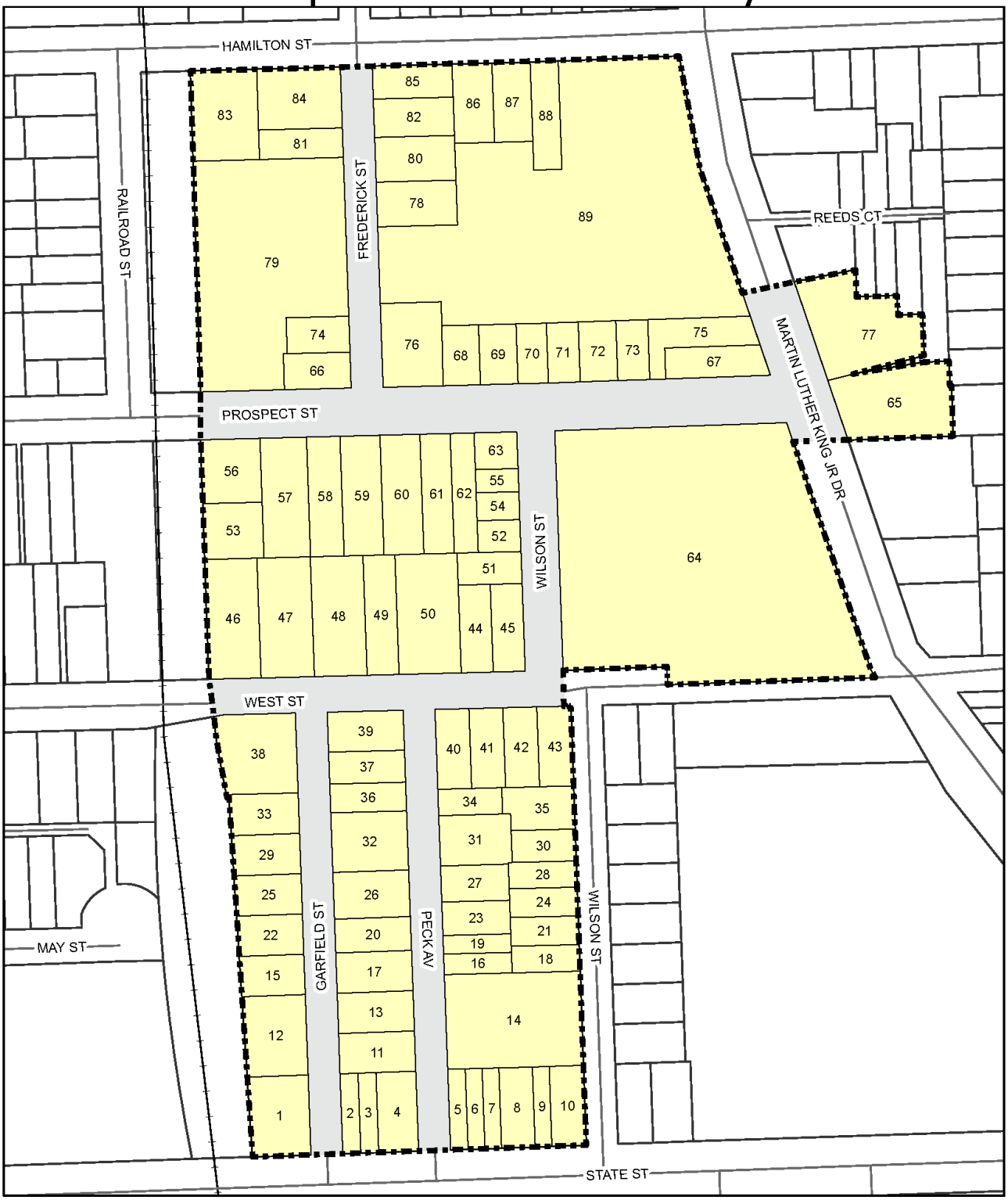
Jeff Hintz

Jeff Hintz – Assistant Director of City Development

Parcel Number:

Owner
Address
City, State, Zip

Proposed TID 32 Boundary



TID 32 Boundary
TID 32 Parcels
Right of Way
City of Racine Parcels

0 100 200 400 Feet

N W E S