

STATE OF WISCONSIN : RACINE COUNTY : CITY OF RACINE  
COMMUNITY DEVELOPMENT AUTHORITY

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*In the Matter of a Determination of Necessity for Acquisition  
of Properties for the Lincoln-King Neighborhood Redevelopment Project*

RESOLUTION NO. 26-06

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**WHEREAS**, the function of the City of Racine (“City”) is to promote the health, safety, and general welfare of the City residents; and

**WHEREAS**, the function of the City of Racine Community Development Authority (“CDA”) is to carry out blight elimination, slum clearance, urban renewal programs and projects and housing projects, as directed by the Common Council and as authorized under secs. 66.1335 Wis. Stats; and

**WHEREAS**, the Lincoln-King Neighborhood is comprised of 1,475 parcels, totaling approximately 458.64 acres in the City and is within the borders outlined in the Lincoln-King Redevelopment Plan (“Plan”), which was adopted on June 21, 2023, and has a term extending to approximately 2043, with the Lincoln-King Neighborhood depicted in a map attached hereto as Exhibit A; and

**WHEREAS**, with reference to the Lincoln-King Neighborhood, the Plan expresses the goal of revitalizing the Lincoln-King Neighborhood by rehabilitating homes and providing new housing options within the target area. The Plan also provides for the public realm, and could include the replacement of street pavement, alley pavement, sidewalk replacement or installation, street lighting, and the planting of street trees; and

**WHEREAS**, the negative impact of the COVID-19 pandemic was particularly pronounced in the Lincoln-King Neighborhood, and concentrated poverty has been observed after the 2007-2008 recession, including a large increase in the number of people living in extremely poor and blighted neighborhoods. Without the efforts of the City and CDA in the implementation of the Plan, the effects of the pandemic-induced recession could further increase concentrated poverty, blight, and cause long-term damage to the economic prospects in the Lincoln-King Neighborhood; and

**WHEREAS**, per Common Council Resolution 0503-23, on May 16, 2023, the Common Council declared the Lincoln-King Neighborhood a blighted area in need of blight elimination and urban renewal; and

**WHEREAS**, sec. 66.1333(5)(a)3, Wis. Stats, grants the power to the CDA to acquire by condemnation any real or personal property or an interest in the property, necessary or incidental to a redevelopment or urban renewal project; and

**WHEREAS**, it is necessary for the CDA to acquire certain parcels in the Lincoln-King neighborhood for the purposes of the Plan, the specific parcels of potential interest being listed in Exhibit B; and

**WHEREAS**, the CDA intends to proceed to adopt a determination of necessity for acquisition of necessary parcels, pursuant to Wis. Stats secs. 32.06(1) and 32.07(2); and

**WHEREAS**, the statutory eminent domain process has a number of protections for landowners, which will be put in place by adoption of this Determination.

**NOW THEREFORE**, on motion duly made and approved, the CDA hereby makes the following finding and order, pursuant to Wis. Stat. §32.06(1) and §32.07(2):

1. That it is necessary to acquire certain parcels among those listed in Exhibit B within the Lincoln-King Neighborhood for purposes of blight elimination and urban renewal, as detailed in the Lincoln-King Redevelopment Plan.

**Fiscal Note:** To adopt this Resolution, there is no fiscal impact. To acquire the parcels and record documents, there will be costs which will be budgeted to established project accounts.

Adopted on:                      March 16, 2026

*Seal*

*By a Vote of*

For:

Against:

Abstain:

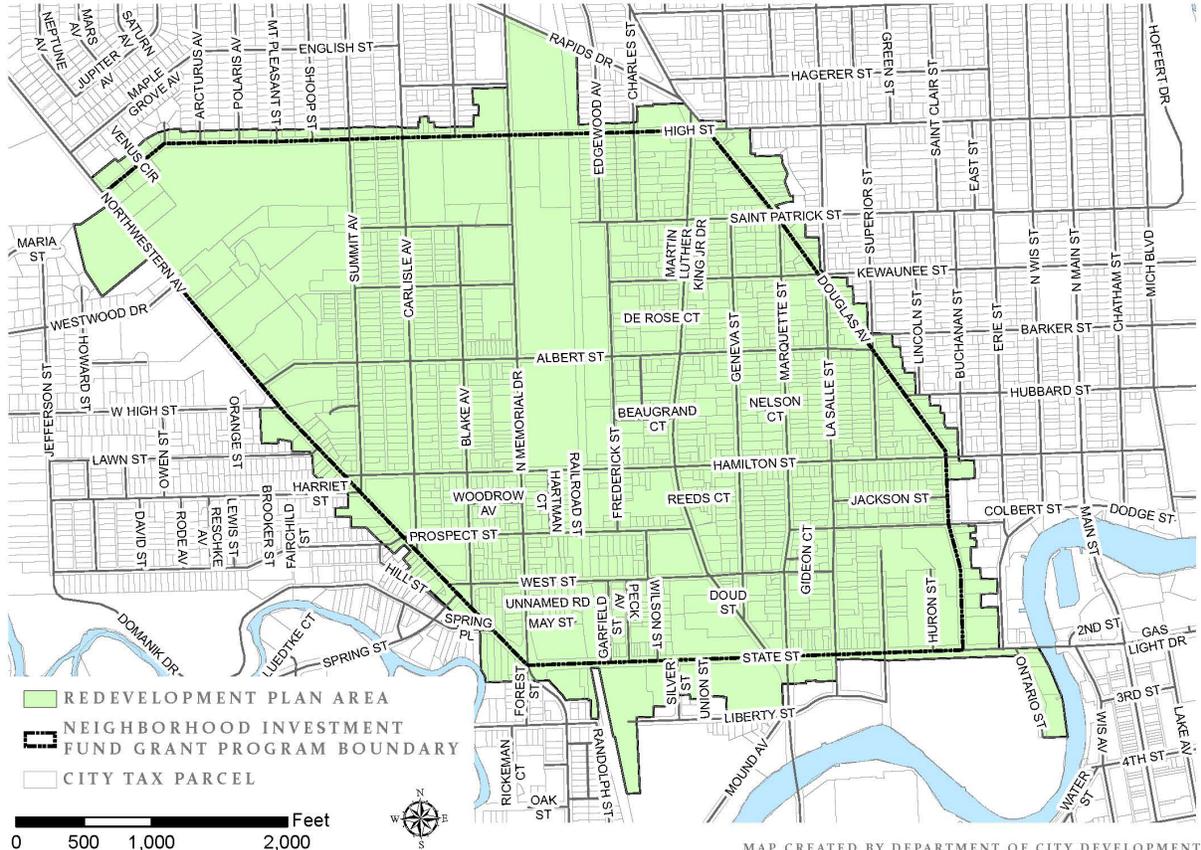
Non-Voting:

Attest:

Walter Williams, Executive Director  
Community Development Authority of the City of Racine

# EXHIBIT A

## LINCOLN-KING REDEVELOPMENT PLAN BOUNDARY



## **EXHIBIT B**

<b>Parcel Number</b>	<b>Address</b>	<b>Owner</b>
276000003124000	1112 Frederick Street	Dobra, LLC
276000003136000	1415 Hamilton Street	David Hunter, LLC