

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

RESOLUTION NO.

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 City may, in performance of the above function, carry out blight elimination, slum clearance, urban renewal programs and projects and housing projects, as directed by the Common Council and as authorized under 66.1331(4)(a)3 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, providing new housing options within the target area, removing incompatible uses, buildings, structures, and elimination of other blighting influences. 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 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. 32.02(1), Wis. Stats, grants the power to the City to acquire by condemnation any real or personal property or an interest in the property for any lawful purpose; and

WHEREAS, secs. 32.22(1) and 66.1331(2), Wis. Stats, defines one of those lawful purposes to be the elimination of blight.

WHEREAS, it is necessary for the City to acquire certain commercial 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 City 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 City 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 commercial 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 Determination, there is no fiscal impact. To actually acquire the parcels and record documents, there will be incidental costs.

Adopted on:

Seal

By a Vote of

For:

Against:

Abstain:

Non-Voting:

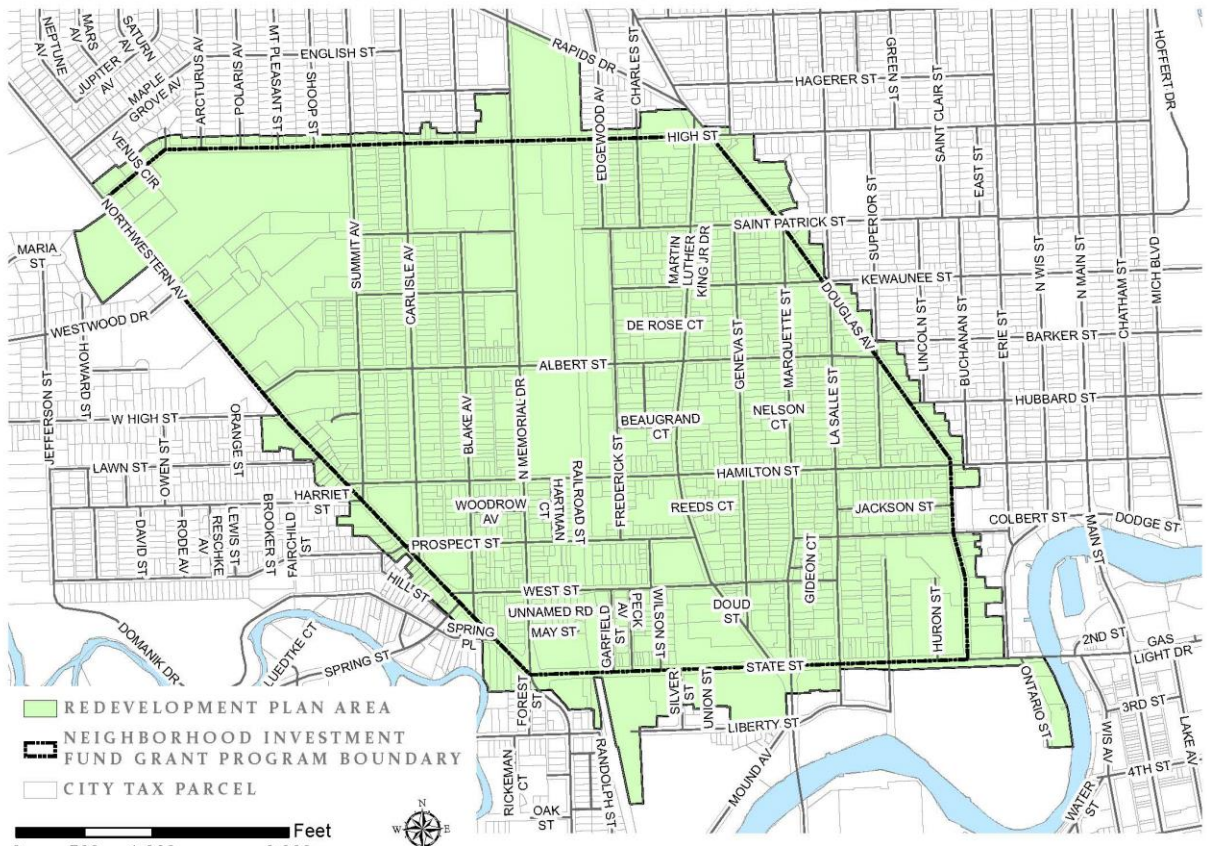
Attest:

Cory Mason, Mayor

Tara McMenamin, City Clerk

EXHIBIT A

LINCOLN-KING REDEVELOPMENT PLAN BOUNDARY



MAP CREATED BY DEPARTMENT OF CITY DEVELOPMENT

EXHIBIT B

Parcel Number	Address	Owner
276-00-00-03136-000	1415 Hamilton Street	David Hunter, LLC
276-00-00-02615-000	1440 West Street	West Auto Repair and Towing, LLC
276-00-00-02614-000	1430 West Street	Jeremy Dickman