



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: June 20, 2023

PREPARED BY: Jeff Hintz, CNU-A, Planning Manager, City Development Department

SUBJECT: Public Hearing and consideration of Resolution 23-05, adopting the Redevelopment Plan and Project Area for Sites Located in the Lincoln King Neighborhood.

SUMMARY: The City of Racine was awarded the Neighborhood Investment Fund Grant Program (NIFGP) in March of 2022. The Grant Program is administered by the Wisconsin Department of Administration (DOA) and funded through the American Rescue Plan Act (ARPA). This Redevelopment Plan will help to realize the goals and objectives of the NIFGP which seeks to facilitate the development of new housing and the rehabilitation of existing homes within the Lincoln-King Neighborhood. The redevelopment plan area includes all properties in the NIFGP and those along both sides of State Street, Northwestern Avenue, Douglas Avenue, and High Street.

BACKGROUND & ANALYSIS: The full list of goals for this redevelopment area and proposed actions are detailed on pages 5-6 of the plan document attached to this item. No changes in the zoning ordinance or building codes are required to carry out the objectives of the proposed Redevelopment Plan.

The redevelopment plan will assist predominately with the development of new housing and rehabilitation of existing housing along the corridors within the neighborhood. The plan also provides for the public realm as well, and contemplates the replacement of street pavement, alley pavement, sidewalk replacement or installation, street lighting, and for the planting of street trees. The City's participation will be predominately funded through the Neighborhood Investment Grant Program and may be supplemented by other funding sources from the City to have the highest and greatest impact in the plan area.

On May 15, 2023, the CDA:

1. Designated the boundaries of the project area.
2. Approved the draft Redevelopment Plan of the project area.

On May 16, 2023, the Common Council:

1. Adopted a resolution declaring the area to be a blighted area in need of a blight elimination and an urban renewal project.
2. Approved the Redevelopment Plan of the project area.

During the June 20, 2023 CDA meeting, the CDA agenda includes:

1. A public hearing on the Redevelopment Plan for the area.
2. Consideration of approval for the Redevelopment Plan, including a finding that the plan is feasible and in conformity with the general plan of the City.

RECOMMENDED ACTION: Staff recommends that the Community Development Authority of the City of Racine adopt this Redevelopment Plan and finds that the plan is feasible and in conformity with the general plan of the City.

BUDGETARY IMPACT: To adopt this Redevelopment Plan, there is no fiscal impact.