

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

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

RESOLUTION NO. 23-26

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 Determination, there is no fiscal impact. To actually acquire the parcels and record documents, there will be costs that are covered by the redevelopment plan's funding sources.

Adopted on: September 18, 2023

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

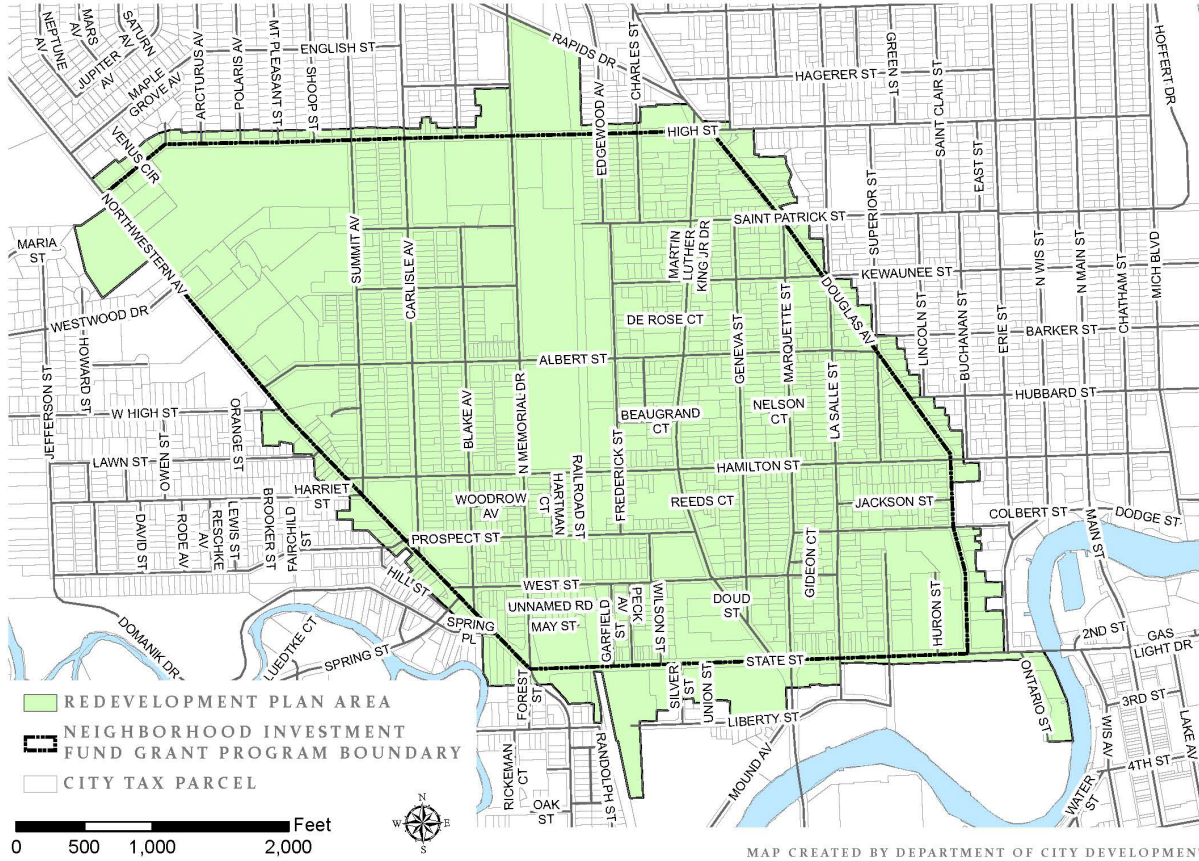


EXHIBIT B

Parcel Number	Address	Owner
276000002618000	1329 West St	Todd C Nelsen
276000002619000	1333 West St	Irene Bueno
276000002640000	1403 West St	Martha E Cervantes Martinez
276000002641000	1407 West St	Benjamin Vaquera
276000002642000	1411 West St	Antonia Munoz & Jose Munoz P Martinez
276000002643000	1413 West St	Cracker Jack Land Trust
276000002611000	1416 West St	G and H Properties of Racine, LLC
276000002688000	950 Peck Ave	Jeremy Dickman
276000002620000	943 Wilson St	Racine County
276000002623000	939 Wilson St	Shirley B Mc Clain & Sylvester Mc Clain Jr
276000002624000	933 Wilson St	Guadalupe G Rodriguez & Pete H Rodriguez
276000002627000	929 Wilson St	Antolino Figueroa & Lydia Figueroa
276000002628000	923 Wilson St	John Williams Jr
276000002631000	919 Wilson St	Julieta Garza Florez
276000002632000	913 Wilson St	Desmond D Lacy-Barker Nbj Investments, LLC
276000002644000	942 Wilson St	CGP Capital, LLC
276000002656000	938 Wilson St	Ahmed J Khan
276000002645000	934 Wilson St	John P Thomas & Ann D Thomas
276000002646000	930 Wilson St	Annie D Thomas & John P Thomas
276000002647000	928 Wilson St	Kemil J Siamof
276000002648000	926 Wilson St	Pascual Arjon & Maria Arjon
276000003137001	1407 Hamilton St	George A Meyers
276000003097000	1031 King Dr M L Jr Dr	Nicholas T Djordjevic
276000002543000	1105 King Dr M L Jr Dr	Derrick Oates & Dino Oates