



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATES:

May 19, 2025, Community Development Authority of the City of Racine

June 3, 2025, Common Council

June 16, 2025, Community Development Authority of the City of Racine

PREPARED BY: Walter D. Williams EDFP, MBA Director of City Development

SUBJECT: Consideration of Resolution 25-09 related to property owned by Sherrill Aukland, located at 1644 Packard Avenue for potential acquisition by the Community Development Authority of the City of Racine (CDA) for blight elimination and redevelopment and that the CDA acquire such property notwithstanding that it is not in an existing redevelopment area.

SUMMARY: The property at 1644 Packard Avenue currently has one structure designed as and currently used for dwelling units. Below is a summation of municipal activity on the property:

- 21 code enforcement responses the last five years;
- 100 Police calls for service the last five years;
- 26 Fire/EMS calls for service in the last five years.

The current owner of the property acquired the dwelling in 2004. If acquired, the CDA would explore demolition and redevelopment of the site as one owner-occupied single-unit dwelling.

BACKGROUND & ANALYSIS:

- **Address:** 1644 Packard Avenue
- **Lot Size:** 4,430 square feet
- **Building Size:** 2,999 square feet
- **Year Built:** 1912

Because the property is not in a redevelopment area with a redevelopment plan adopted by the City of Racine and its CDA, the CDA must hold a public hearing to discuss the potential acquisition and find that the property should be acquired notwithstanding that it is not in a redevelopment area for the purposes of blight elimination and redevelopment.

A notice was mailed to the property owner on Tuesday, April 29, 2025, to comply with the Wisconsin State Statute of at least a 20-day certified mailed notice to the owner.



The timeline for this item is as follows:

1. **May 19, 2025 (CDA)** - Public Hearing and determination of blight.
2. **June 3, 2025 (Common Council)** - Consideration of resolution that includes the following findings:
 - That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate by the CDA;
 - That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
 - That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.
3. **June 16, 2025 (CDA)** - Authorization to negotiate and potentially acquire the property.

RECOMMENDED ACTIONS:

May 19 - CDA: That the Community Development Authority of the City of Racine recommends to the Common Council that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the property at 1644 Packard Avenue, the uses of the property after acquisition, and the relation of the acquisition to other property redevelopment by the Community Development Authority of the City of Racine and that the property is blighted.

June 3 – Common Council: That the City of Racine Common Council authorizes the CDA to acquire the property and adopt the resolution which finds:

- That a comprehensive redevelopment plan is not necessary to determine the need for the acquisition of the real estate by the CDA;
- That a comprehensive redevelopment plan is not necessary to determine the need for the uses of the property after acquisition by the CDA, and
- That a comprehensive redevelopment plan is not necessary to determine the relation of the acquisition to other property redevelopment by the CDA.

June 16 – CDA: That the Executive Director and/or the CDA Chairperson, or their designee(s), be authorized to act on behalf of the CDA, to negotiate, sign, and execute all documents necessary to acquire the property.

BUDGETARY IMPACT:

The potential purchase price from the property owner has not been determined at this time.

Transfer of the property will require \$30 in recording fees. All future proceeds from the redevelopment, and sale, minus commissions and fees, will be routed back as program income to the CDA.