



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: May 15, 2023

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

SUBJECT: Communication from the Interim Executive Director that the Community Development Authority designate the boundaries of the project area and adopt the Redevelopment Plan for Sites Located in the Lincoln King Neighborhood, and submit the boundaries of the project area and redevelopment plan to the Common Council for approval, with a recommendation that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project.

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.

The process which must be taken to declare this as a redevelopment area involves the CDA on two separate occasions, with City of Racine Common Council action in between.

First, during the May 15 meeting, the CDA would need to:

1. Designate the boundaries of the project area.
2. Approve the Redevelopment Plan of the project area.

At the May 16 meeting of the Common Council, the Council would need to:

1. Adopt a resolution by a two-thirds vote declaring the area to be a blighted area in need of a blight elimination and an urban renewal project.
2. Approve by a two-thirds vote, the Redevelopment Plan of the project area.

At a future meeting (tentatively June 20), the CDA would need to:

1. Hold a public hearing on the Redevelopment Plan for the area.
2. Approval of 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 recommend approval of this Redevelopment Plan to the City of Racine Common Council and also recommends that the Common Council declare the project area to be a blighted area in need of a blight elimination and urban renewal project.

BUDGETARY IMPACT: To begin this process of the consideration of the boundaries of the Project Area and initial approval of the Redevelopment Plan, there is no fiscal impact.