



City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
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Legislative Report

File Number: Res. 0850-19

Agenda Date: 08/07/2019

File Type: Resolution

1500 North Memorial Drive

WHEREAS, the City of Racine found the buildings at the property located at 1500 North Memorial Drive (the "Property") were old, dilapidated, dangerous, unsafe, and unfit for human habitation, occupancy or use, a danger to the public and unreasonable to repair, and obtained a court order declaring the Property a public nuisance and ordered the buildings razed; and

WHEREAS, Racine County obtained legal title to the Property upon tax foreclosure of a tax lien under Wisconsin Statutes section 75.521, and transferred that title to the City of Racine; and

WHEREAS, the Redevelopment Authority of the City of Racine (RDA) has inspected the Property and the several buildings there and found them vacant, dilapidated, bearing asbestos and containers of chemical waste, lacking an operable fire suppression system, exposed to the elements as the result of a partially collapsed roof and bearing indications of recent trespass; and

WHEREAS, the RDA finds the Property presents conditions which endanger life or property by fire, environmental hazards, and other causes, all of which combined are conducive to ill health and crime and are detrimental to the public health, safety, morals or welfare; and

WHEREAS, the RDA finds the Property, in its present condition and use, constitutes an economic and social liability and is a menace to the public health, safety and welfare.

BE IT THEREFORE RESOLVED, that the City of Racine finds and declares the Property, in its current state, to be blighted and in need of blight elimination and accepts the RDA's designation of the boundaries of the Property as a redevelopment project area in need of blight elimination;

FURTHER RESOLVED, that the City of Racine declares the Property to be a blighted area in need of blight elimination; finds that a comprehensive redevelopment plan is not necessary to determine the need for the acquisition, the uses of the property after acquisition and the relationship of the property to other redevelopment by the RDA;

FURTHER RESOLVED, that the City of Racine approves the City's sale to and the RDA's acquisition of the Property for a nominal sum upon the City Attorney's approval of the documents of conveyance and approves the RDA to undertake demolition of any structures within the project area following acquisition by the RDA.

Fiscal Note: The property will be transferred from the City to the RDA for a nominal sum. The RDA will expend funds to continue the removal of abandoned containers, but funds to demolish the structures, investigate the environmental condition of the property, and perform environmental cleanup are expected to be paid by federal and state grants, subject to matching fund requirements.