



City of Racine, Wisconsin Agenda Briefing Memorandum

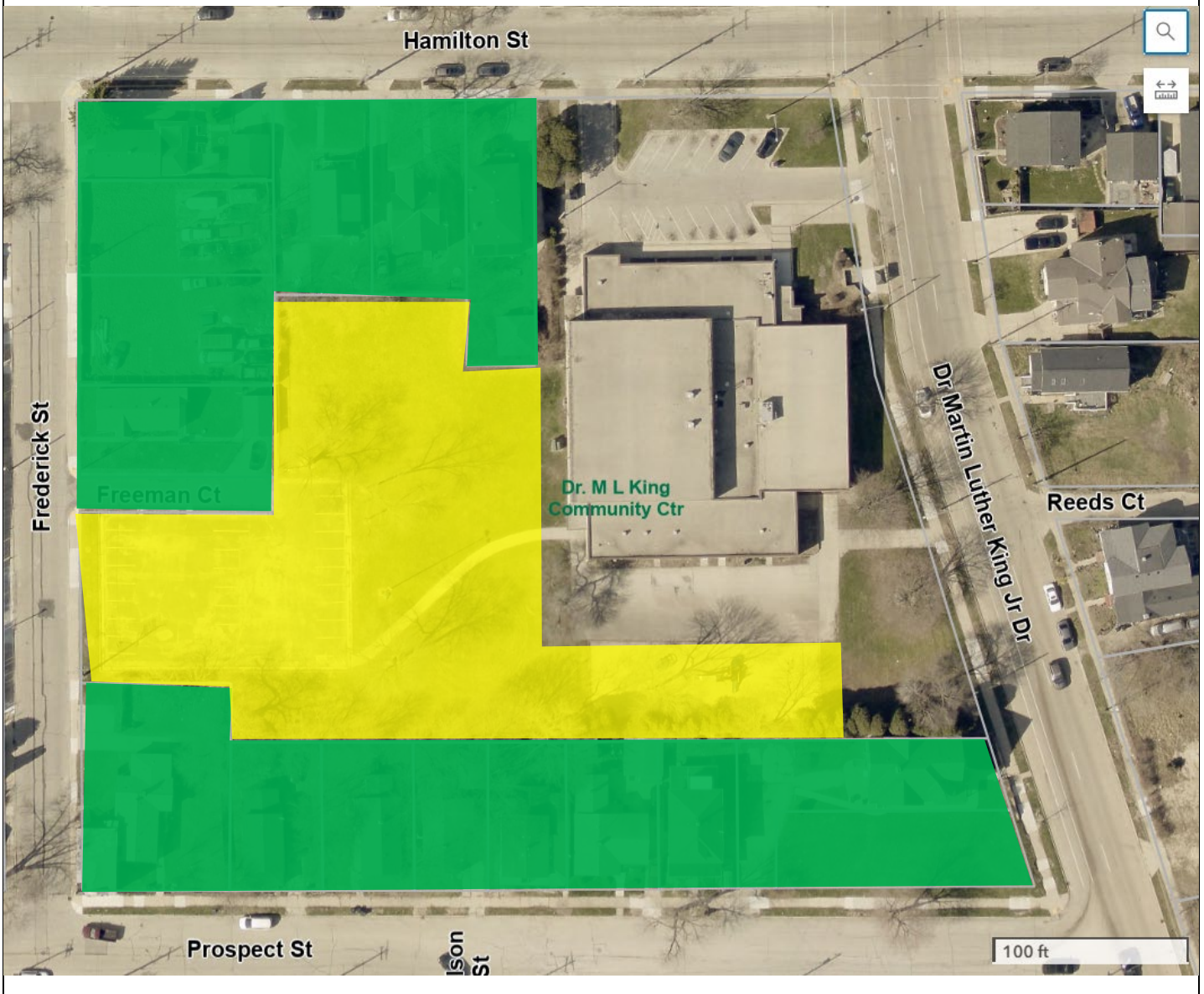
AGENDA DATE:

June 2, 2026 – Common Council - Committee Assignment
Week of June 8, 2026 – Committee consideration
June 16, 2026 – Common Council consideration

PREPARED BY: Jeff Hintz, CNU-A, Assistant Director of City Development and Deputy Director of the Community Development Authority

SUBJECT: Communication sponsored by Mayor Mason on behalf of the Deputy Director of the Community Development Authority, requesting the transfer of the City owned property at 1134 Dr. Martin Luther King Jr. Drive to the Community Development Authority.

Background and Analysis: The graphic below shows Community Development Authority (CDA) owned property on the block occupied by the existing community center at 1134 Dr. Martin Luther King Jr. Drive.



The properties in green are owned by the CDA and currently have five townhome buildings under construction consisting of 25 of the 33 townhome units. Due to the small and obsolete lot sizes of the original lots (green area) the approved townhome plans, including access drives and stormwater management, occupy the yellow area on the graphic.

To avoid overly technical terms, to be able to create new lots to sell townhomes to owner-occupants when completed, the yellow portion of the city owned lot at 1134 Dr. Martin Luther King Jr. Drive, must be transferred to the CDA. To facilitate this in the simplest manner possible, the following steps in the order below would occur:

1. Entire lot (yellow area and non-colored portion of the graphic) at 1134 Dr. Marthin Luther King Jr. Drive, would be transferred from the City of Racine to the CDA.
2. The CDA would record three Certified Survey Map (CSM) documents creating five lots (one for each townhome building) consisting of lands in the green and yellow areas.
3. The CDA would deed the remainder of the lot (the non-colored portion of the graphic) back to the City of Racine.

The three actions described above would be done over the course of one day. The community center would continue to operate as it does now and no impact to the public or staff will occur. The City of Racine, not the CDA, would control the future of the existing community center facility and remaining land as shown in the graphic in this memo.

STAFF RECOMMENDED ACTION: That the City of Racine Common Council authorizes the transfer of the property at 1134 Dr. Martin Luther King Jr. Drive to the Community Development Authority and authorizes the Mayor, City Clerk, City Attorney, or their designees to execute necessary documents to facilitate this transfer.

Further, accepts the remainder of the lot back after the recording of three Certified Survey Maps to facilitate the Lincoln-King housing redevelopment.

FISCAL NOTE & BUDGETARY IMPACT: Each transfer will require \$30 in recording fees for a total of \$60 and will be billed to 20309 57200 60030 Neighborhood Investment Grant.