



# City of Racine, Wisconsin Agenda Briefing Memorandum

**AGENDA DATE:**

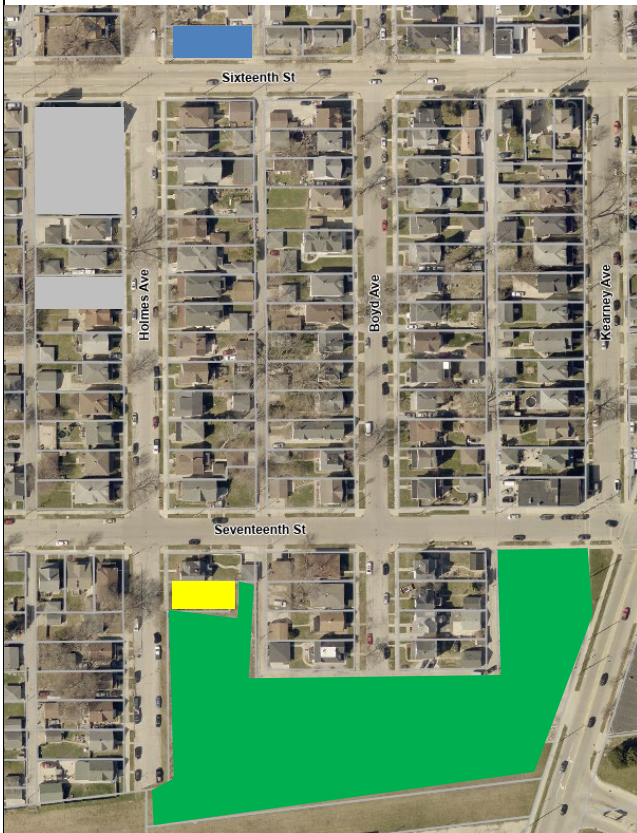
June 2, 2026 – Common Council - Committee Assignment  
Week of June 8, 2026 – Committee consideration  
June 16, 2026 – Common Council consideration

**PREPARED BY:** Jeff Hintz, CNU-A, Assistant Director of City Development

**SUBJECT:** Communication sponsored by Mayor Mason on behalf of the Department of City Development, requesting authorization to transfer the property at 1703 Holmes Avenue to Racine County and receive the property at 1561 Holmes Avenue from Racine County.

**Background and Analysis:** In July of 2019 the property at 1703 Holmes Avenue was transferred to the City from Racine County for \$1 for the purpose of completing housing activities. The county had foreclosed on this property due to non-payment of taxes in October of 2018.

The current city-owned parcel is adjacent and overlooks what will become a loading and back area of Racine County’s Behavioral Heath Center at 1720 Taylor Avenue. The county is interested in acquiring the lot to square off their site for this facility. The lot, while buildable, has had a dramatic change to its surroundings since acquired in 2019; the site of the behavioral health facility was a former lumberyard placed for sale and what would happen there was undetermined. As a result, City Development did not aggressively pursue development of this lot due to the uncertainty with the former lumberyard.



On the map to the left, the blue color is 1561 Holmes; the yellow color is 1703 Holmes Avenue; the green color is the county behavioral health facility. The grey color is where new housing will be constructed.

The CDA has acquired and readied for development a site at 2509 16<sup>th</sup> Street where three detached single-unit dwellings would be constructed, along with a dwelling on the lot at 1624 Holmes Avenue (grey color). This lot swap effectively would allow for a dwelling to be constructed at 1561 Holmes Avenue as part of this development. The dwelling on the lot at 1561 Holmes was demolished by the city via raze order in 2022 and after non-payment of taxes, the property was recently foreclosed on by Racine County.

This proposal allows for development of a vacant lot with a better outcome for a future owner and allows the county to square off their development site for the currently under construction, behavioral health center.

**STAFF RECOMMENDED ACTION:** That the City of Racine Common Council authorizes the transfer of the property at 1703 Holmes Avenue to Racine County and authorizes the Mayor, City Clerk, City Attorney, or their designees to execute necessary documents to facilitate this transfer.

Further, accepts the property at 1561 Holmes Avenue from Racine County and authorizes the Mayor, City Clerk, City Attorney, or their designees to execute necessary documents to accept the property.

**FISCAL NOTE & BUDGETARY IMPACT:** To accept the property at 1561 Holmes Avenue, there will be an acquisition cost as determined by an appraisal by the County, and \$30 in recording fees.

Whatever the appraisal cost is, will be the price the City transfers 1703 Holmes back to the County for. This is necessary for the County to comply with Wisconsin Act 207 and 216 regarding transfer of foreclosed property. By matching the price of the appraisal for the transfer of City owned land at 1703 Holmes, a land swap would take place.