



City of Racine, Wisconsin Agenda Briefing Memorandum

AGENDA DATE:

July 21, 2026 – Common Council - Committee Assignment

Week of July 27, 2026 – Committee consideration

August 5, 2026 – Common Council consideration

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

SUBJECT: Communication sponsored by Mayor Mason requesting to allow the Mayor and the Clerk to enter into a development agreement with the CDA and Neumann Companies, LLC, regarding the Giese School Property located at 5120 Byrd Ave.

BACKGROUND & ANALYSIS: The property at 5120 Byrd Avenue was home to the Geise School from 1965 until its demolition in 2022. The City of Racine has been working with a home builder and Racine Unified School District to develop the site as detached single-unit dwellings. Preliminary work has been conducted to determine suitability for this type of development and preliminary reviews for wetland delineation, brownfield contamination, and soil suitability have occurred.



The results have yielded that redevelopment for this purpose is feasible. The CDA would acquire and subdivide the land and the City of Racine would provide: roads, sidewalks, utilities, storm, sewer, water mains, street lighting, electric, and gas for the development. The developer (Neumann Homes) would build 34 single-unit dwellings on the property for sale to owner occupants.

The [Project Plan for TID 31](#) (Section 5) allows CDA to allocate and use funds for this purpose and at the July 23, 2026 CDA meeting, CDA Resolution 26-10 authorized the use of 4 million in TID 31 infrastructure dollars to be

utilized for this development.

ACTIONS & TIMELINE: All actions below are required to make this development reality and an estimated timeframe of when they would occur has been provided.

1. The CDA would acquire the property.
 - Public hearing and blight declaration – **August 17, 2026**
 - Common Council authorization to act outside a redevelopment area – **September 2026**
 - CDA authorizes staff to negotiate price and acquire the lot – **September 2026**
2. The CDA would subdivide the land. Each of these plats requires Common Council approval to accept land as public right-of-way for new streets.
 - Preliminary Plat – **September/October 2026**
 - Final Plat – **October/November 2026**

3. City of Racine bids for installation of utilities to include roads, sidewalks, private utilities, storm, sewer, water mains. – **November/December 2026**
4. Site preparation by awarded bidder (#3 above) begins – **March 2027**
5. Neumann Companies begins construction. – **July 2027 – July 2029**
6. CDA provides downpayment assistance. – **August 2027 until final unit sold**

SUMMARY OF AGREEMENT TERMS: The CDA, Neumann Companies and City of Racine would be responsible for the following under the agreement.

Developer responsibilities:

1. Build eleven 1,250-1600 sq ft single-story homes on the Property with three separate designs.
2. Build twenty-three 1,640-1920 sq ft two-story homes on the Property with three separate designs.
3. Once infrastructure is completed, build a model home (one of the 34 units) and proceed to build homes at a pace of 2 units per month for the first six months that permits are available, and will begin the building of all 34 units within twenty-four months.
4. For a period of 120 days homes will be sold to either RUSD or City employees, with each party having access to 17 of the available 34 units.
5. Create dwellings with a minimum valuation of \$350,000 and a total overall value of 11 million dollars.

City responsibilities:

1. Provide up to 2.3 million dollars to fund and install infrastructure, roads, and utilities.
2. Improve the frontage along Byrd Avenue with trees and a berm for the benefit of the Development.

CDA responsibilities:

1. Acquire the Property from RUSD.
2. Upon City completion of infrastructure, CDA shall sell to Developer an initial 17 lots, with the 17 additional lots to be purchased later as required by the project.
3. Provide downpayment assistance of \$50,000.00 per lot to RUSD and City employees.

RECOMMENDED ACTION: That the Mayor and City Clerk or their designees be authorized to enter into a development agreement with the Community Development Authority of the City of Racine and Neumann Companies, LLC for the development of the Giese School property located at 5120 Byrd Avenue.

BUDGETARY IMPACT: TID 31 infrastructure funds would be used in the following ways and amounts: Approximately 2.3 million dollars for the installation of roads, utilities, sewers, water mains, street lighting, electric and gas utilities. 1.7 million dollars for down payment assistance on finished homes (\$50,000 per lot). \$300,000 of Storm sewer infrastructure would also be funded by Account # 60484 - 59200 Storm Water Contribution.