

Redevelopment Authority of the City of Kenosha
January 2007

In accordance with Section 66.1333 of the Wisconsin Statutes, the City of Kenosha created the Redevelopment Authority of the City of Kenosha in 1981 because there was a need for blight elimination, slum clearance and urban renewal programs, and projects within the city. The following is a summary of the Redevelopment Authority's active and completed projects:

ACTIVE PROJECTS

1. Brass Redevelopment Project

The Brass Redevelopment Project Area was created in June 2002.

The project area consists of 34 parcels and is roughly bounded by 62nd Street, 14th Avenue, 65th Street, and 20th Avenue. To date, the following projects have been completed:

- Acquisition of 5 blighted properties
- Construction of 12 affordable single family homes
- Sale and rehabilitation of the American Brass office building
- Construction of a new grocery store as part of a new shopping center
- Construction of a new bank building as part of a new shopping center

The remaining projects include the completion of the shopping center surrounding the grocery store and bank, construction of a new elementary school, and construction of single family attached residential units.

2. 14th Avenue Redevelopment Project

The 14th Avenue Redevelopment Project Area was created in December 1998 and later amended in November 1999.

The original project area was roughly bounded by 50th Street, the railroad elevation, 52nd Street, and 14th Avenue. The project area boundaries were amended to exclude the Zizzo metal crusher facility. The Zizzo site was removed due to evidence of soil contamination.

The new project area consists of 18 parcels, 16 of which have been acquired by the Redevelopment Authority and 1 by the City of Kenosha. The purpose of the redevelopment project is to acquire the remaining parcel and create new residential and/or public park, open space, or institutional development.

3. Sheridan Road II Redevelopment Project Area

The Sheridan Road II Redevelopment Project Area was created in September 1995.

The project area consists of five parcels and is roughly bounded by 52nd Street, Eighth Avenue, 55th Street, and Sheridan Road. The purpose of this redevelopment project is to create new office and/or commercial development.

The soil in the project area is contaminated. The source of the contamination was a manufactured gas facility which was located on the site of the former Haarstick Auto Body Shop. WE Energies accepted responsibility for the soil contamination and is funding the ongoing remediation.

4. *Proposed Downtown Redevelopment Project Area*

The proposed Downtown Redevelopment Project Area was designated as a blighted area in January 1989. A redevelopment plan was not completed for this area.

The proposed project area is roughly bounded by 50th Street, Lake Michigan, 60th Street, and the railroad elevation. The blighted area designation has allowed the Redevelopment Authority to acquire blighted properties in the downtown area. These properties have been landbanked for future redevelopment projects.

5. *Civic Center II Redevelopment Project Area*

The Civic Center II Redevelopment Project Area was created in July 1986.

The project area consisted of 41 parcels and is roughly bounded by 52nd Street, Sheridan Road, 56th Street, and the railroad elevation. To date, the following projects have been completed:

- Stationside Village
 - The construction of a 150 unit rental housing development
- 55th Street Historic Buildings (Pearl Street Historic District)
 - The rehabilitation of four historically significant buildings
- Stationside Streetscape
 - The redesign of the traffic pattern parking surrounding the commuter train station
- Overflow Parking Lot
 - The construction of a permanent overflow commuter train parking lot

The most recent project was the renovation of the commuter train station platform to make it ADA accessible. A future project will be the renovation of the train station building.

COMPLETED PROJECTS

1. *HarborPark Redevelopment Project Area*

The HarborPark Redevelopment Project Area was created in June 1998.

The project area is roughly bounded by 52nd Street, Lake Michigan, 56th Street, and the railroad elevation. The purpose of this redevelopment project was to provide an alternative source of financing to implement the HarborPark Master Plan. The Redevelopment Authority has the ability to issue its own revenue bonds, which are tax exempt and do not count against the City's overall debt limit. The Redevelopment Authority has not issued any revenue bonds.

To date, the only involvement that the Redevelopment Authority has had in the actual HarborPark Development was in an advisory capacity for the 56th Street Widening project. The purpose of this project was to assemble six parcels of property in order to widen the 56th Street boulevard. All six parcels have since been acquired, the occupants relocated, and boulevard widened.

2. Uptown III Redevelopment Project Area

The Uptown III Redevelopment Project Area was created in June 1989.

The project area consisted of four parcels located at the southwest corner of 22nd Avenue and 61st Place. The project resulted in the construction of Family Dollar, a one-story retail building, as well as a parking lot for the business.

3. Uptown Redevelopment Project Area

The Uptown Redevelopment Project Area was created in June 1987.

The project area consisted of two parcels located at the southeast corner of 22nd Avenue and 61st Street. The project resulted in the construction of the Kitchen Shoppe, a one-story retail building. The Kitchen Shoppe specializes in remodeling kitchens.

4. Sheridan Road Redevelopment Project Area

The Sheridan Road Redevelopment Project Area was created in December 1985 and later amended in March 1988.

The project area consisted of four parcels located on the east side of Sheridan Road at 55th Street. The project resulted in the construction of the South Harbor Professional Center, a two-story office building, as well as two parking lots for the building.

5. 54th Street Redevelopment Project Area

The 54th Street Redevelopment Project Area was created in June 1985.

The project area consisted of three parcels located between 11th and 13th Avenues and 54th Street. The project resulted in the creation of a parking lot which now serves the Stationside Village housing project.

6. Civic Center Redevelopment Project Area

The Civic Center Redevelopment Project Area was created in March 1982.

The project area consisted of 26 parcels and was roughly bounded by 53rd Street, Sheridan Road, 54th Street, and Tenth and 11th Avenues. The following activities were completed in the project area:

- Widening of 54th Street
- Installation of a pedestrian mall on 55th Street
- The creation of two parking lots which now serve the County and Public Safety Buildings, one of which is now the location of the County's parking ramp