THE CITY OF KENOSHA
CHART A BETTER COURSE

Agenda

Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street – Room 204
Tuesday, September 17, 2024
5:00 pm

Authority Member Lydia Spottswood, Chairperson
Authority Member Eric Migrin, Vice-Chairperson
Alderperson Rollin Pizzala
Authority Member Veronica Flores
Authority Member Shayna Griffin
Authority Member Jaclyn Vazquez
Authority Member Doug Williams

Call to Order
Roll Call
Citizens Comments

1. Approval of Uptown East Redevelopment Area Boundary
2. Presentation on Uptown East Redevelopment Plan
3. Approval of Uptown East Redevelopment Public Engagement Strategy
4. Information on Past Redevelopment Authority of the City of Kenosha Projects

Authority Members Comments

IF YOU ARE DISABLED AND NEED ASSISTANCE, PLEASE CALL 653-4030 BY NOON OF THIS MEETING DATE TO MAKE ARRANGEMENTS FOR REASONABLE ON-SITE ACCOMMODATIONS.

REDEVELOPMENT AUTHORITY
Staff Report - Item #1

Tuesday, September 17, 2024 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 -
Kenosha, WI 53140

Approval of Uptown East Redevelopment Area Boundary

NOTIFICATIONS AND APPROVAL REQUIREMENTS

Alderperson Ruth Dyson, District 12, and Alderperson Jan Michalski, District 3, have been notified.

LOCATION & ANALYSIS

The area bounded by 60th Street, 63rd Street, 13th Ave, and 26th Ave.

The Redevelopment Authority of the City of Kenosha (RACK) has the authority to establish a redevelopment area boundary. Once a boundary for the Uptown East Redevelopment Area is established, RACK may draft an Uptown East Redevelopment Area Plan. This redevelopment area boundary is being proposed for the following reasons.

1. There are 39 vacant parcels and redevelopment opportunities within and near the boundary.
    - 11 vacant parcels as part of the construction of the 16th Avenue extension, 4 vacant parcels originally acquired for 19th Avenue extension, 5 RACK-owned vacant parcels, 10 city-owned vacant parcels, and 9 privately-owned vacant parcels
2. There are a significant number of parcels (412) within the boundary
    - This area is approximately 4 times the size of the previously largest redevelopment area in the City of Kenosha, the Wilson Neighborhood Redevelopment Plan Area (110 parcels).
3. Visual inspections of the area have identified a significant number of properties in need of repairs.
4. There have been recent development projects within and near the boundary that enhance development potential. These include:

- Uptown Lofts, KPL Kids @ Uptown Lofts, Kenosha Emerging Leaders Academy (KELA), construction of 16th Avenue extension, reconstruction of 22nd Avenue, and the nearby Kenosha Innovation Neighborhood (KIN)

5. There is a perception of crime and safety issues in the area.

The map and boundary description of the proposed Uptown East Redevelopment Area boundary is included with this item for reference.

RECOMMENDATION

A recommendation is made to direct staff to use the Uptown East Redevelopment Area boundary when drafting the Uptown East Redevelopment Area Plan.

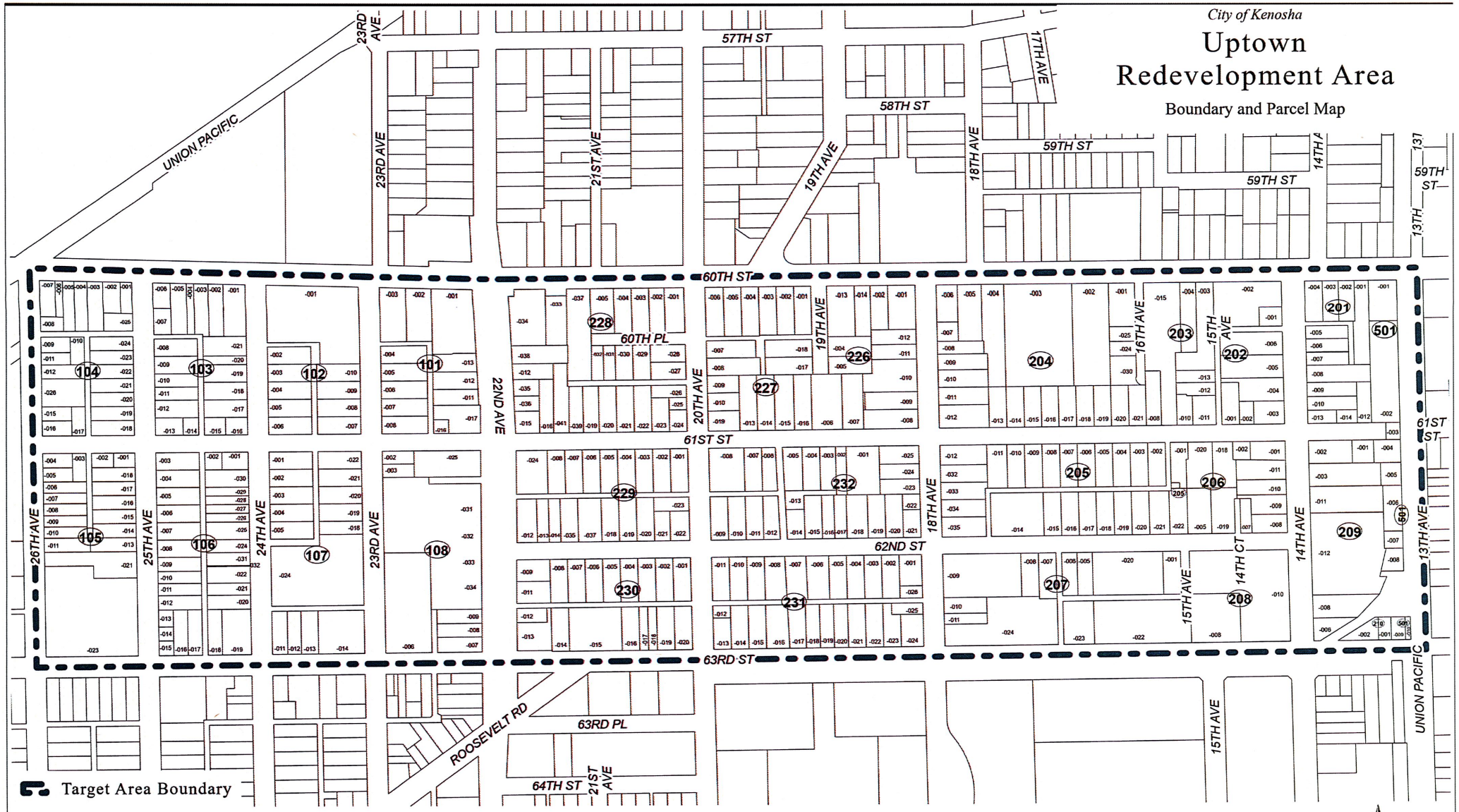
Tayler Jones, Community Development Specialist

Timothy M. Casey, Director

City of Kenosha

Uptown Redevelopment Area

Boundary and Parcel Map



(201) Block Number

-001 Parcel Number

Blocks in the 100s are preceded by 01-122-01
Blocks in the 200s are preceded by 05-123-06

0 250
Feet

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Boundary Description

Part of the Northeast Quarter of Section 1, Town 1 North, Range 22 East and part of the Northwest Quarter of Section 6, Town 1 North, Range 23 East and part of the Southwest Quarter of Section 31, Town 2 North, Range 23 East of the Fourth Principal Meridian; lying and being in the City of Kenosha, Kenosha County, Wisconsin; and more particularly described as follows:

Commencing at the intersection of the centerline of 60th Street and the centerline of 26th Avenue; thence southerly along and upon the centerline of said 24th Avenue to its intersection with the centerline of 63rd Street; thence easterly along and upon the centerline of said 63rd Street to its intersection with the west line of the Union-Pacific Railroad; thence northerly along and upon said west line to its intersection with the centerline of 60th Street; thence westerly along and upon the centerline of said 60th Street to its intersection with the centerline of 26th Avenue and the point of beginning, said redevelopment target area containing 3,642,691.05 square feet (83.62 acres) of land, more or less.

REDEVELOPMENT AUTHORITY
Staff Report - Item #2

Tuesday, September 17, 2024 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 -
Kenosha, WI 53140

Presentation on Uptown East Redevelopment Plan

NOTIFICATIONS AND APPROVAL REQUIREMENTS

Alderperson Ruth Dyson, District 12, and Alderperson Jan Michalski, District 3, have been notified.

LOCATION & ANALYSIS

Uptown East Redevelopment Area (bounded by 60th Street, 63rd Street, 13th Avenue, and 24th Avenue)

A redevelopment area plan must contain sections on renewal actions, land use, and zoning changes. The following items are attached to garner discussion about the following sections.

1. List of proposed renewal actions
2. Proposed land use description
3. Proposed zoning map

RECOMMENDATION

To receive and file.

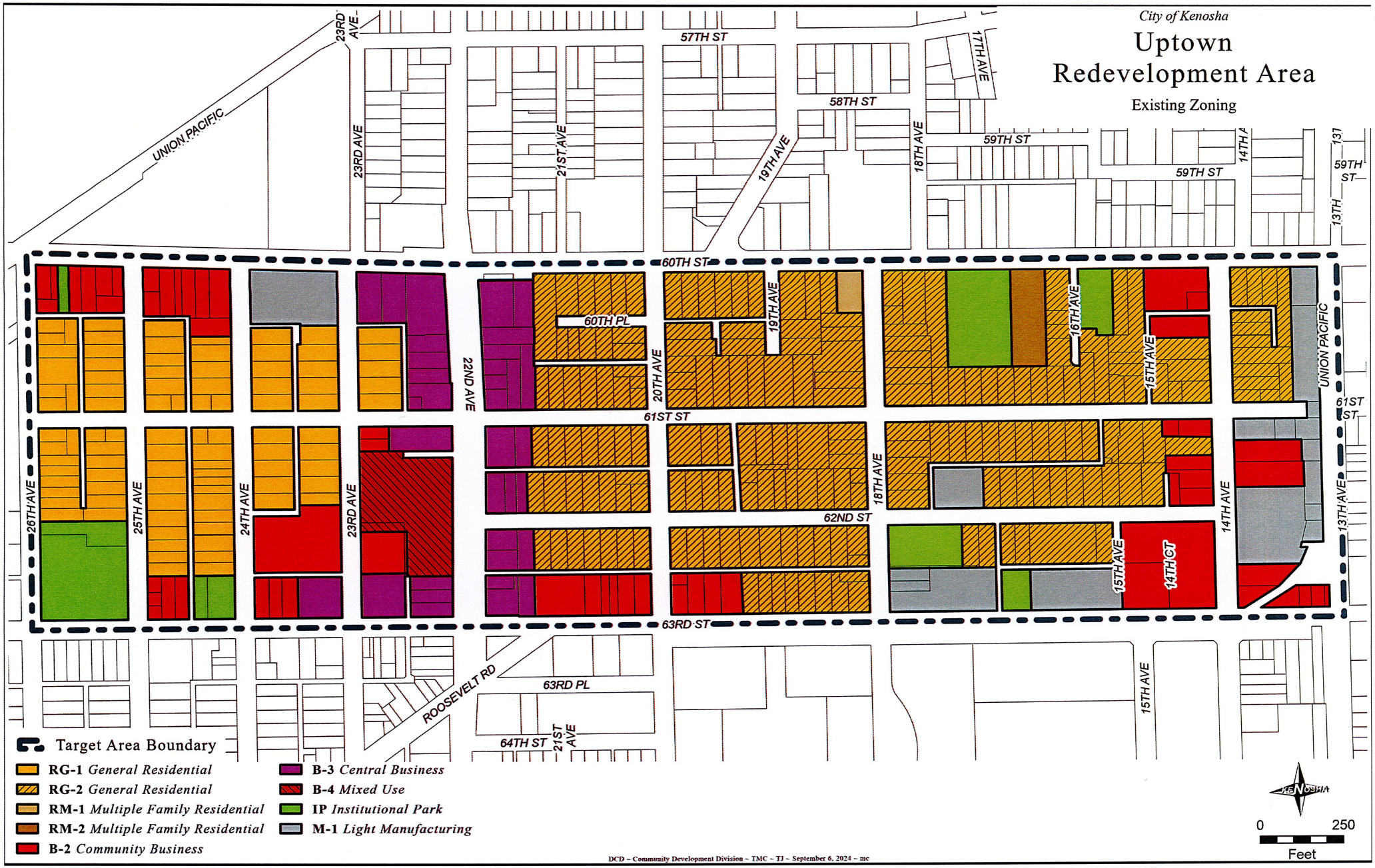
Tayler Jones, Community Development Specialist

Timothy M. Casey, Director

City of Kenosha

Uptown Redevelopment Area

Existing Zoning



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City of Kenosha

Uptown Redevelopment Area

Existing Land Uses

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Proposed Land Use Plan

Land uses and the general location of public rights-of-way within the project area after redevelopment are shown on Map No. 3 - Proposed Land Use Plan. The exact location of buildings, parking areas, recreational areas, public streets and alley rights-of-way shown on Map No 3 - Proposed Land Use Plan may be modified or revised by the Redevelopment Authority during the course of project execution without amendment of this Plan, provided that such modifications or revisions in the location or design of the above mentioned must not adversely affect the original objectives of this Plan, and will, subsequently, be approved by the City of Kenosha.

It is intended that the land use plan established by this project will promote commercial development on 22nd Ave, rehabilitation of the surrounding residential areas, and the addition of uses on vacant, infill lots compatible with existing neighborhood development.

Proposed Renewal Actions

The general renewal activities included in the project are those broadly prescribed in Section 66.1333(6)(b), Wisconsin Statutes, and include, without limitation thereof, the following:

- Acquisition by purchase, eminent domain, or otherwise all real property in the project area
- Demolition, removal, or rehabilitation of all buildings and structures acquired by the Redevelopment Authority
- Installation, construction, or reconstruction of site and project improvements necessary to support land uses after redevelopment
- Disposition by sale, lease, or dedication for public purposes of land acquired in the project area for uses in accordance with the provision of this plan
- The voluntary or compulsory repair and rehabilitation of all buildings and structures to be retained in this project area.

Specific actions deemed necessary to achieve the objectives of this plan as cited herein include:

- Acquisition of real property deemed necessary for the assemblage of parcels of suitable size and shape for the uses permitted in the Redevelopment Plan
- Development of affordable single-family houses on priority vacant lots as part of the City's Affordable Infill Housing Program
- Market parcel assemblages to developers of multi-family and mixed-use developments
- Removal of incompatible uses, buildings, and structures
- Demolition of structurally substandard buildings, after rehabilitation efforts have been exhausted
- Construction of public and/or private improvements necessary to support land uses after redevelopment

Required vacations of plat and public rights-of-way, re-platting, and rezoning shall be accomplished by separate actions in accordance with the procedures specified in applicable provisions of local ordinances and Wisconsin law.

REDEVELOPMENT AUTHORITY
Staff Report - Item #3

Tuesday, September 17, 2024 at 5:00 pm

Municipal Building
625 52nd Street - Room 204 -
Kenosha, WI 53140

Approval of Uptown East Redevelopment Public Engagement Strategy

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NOTIFICATIONS AND APPROVAL REQUIREMENTS

Alderperson Ruth Dyson, District 12, and Alderperson Jan Michalski, District 3, have been notified.

LOCATION & ANALYSIS

Uptown East Redevelopment Area (bounded by 60th Street, 63rd Street, 13th Avenue, and 26th Avenue)

It is critical that any redevelopment plan obtains input from the public. Therefore, a public engagement strategy to be followed by staff is attached.

RECOMMENDATION

Staff recommends approval of Uptown East Redevelopment Plan public engagement strategy.

Tayler Jones, Community Development Specialist

Timothy M. Casey, Director

Uptown East Redevelopment Plan Public Engagement Strategy

Open House

Staff will hold two open houses at the Kenosha Emerging Leaders Academy, 2222 63rd Street, from 4:00 pm to 6:00 pm on a date to be determined and from 12:00 pm to 2:00 pm on a date to be determined. The open houses will include informational boards that individuals can provide comments on and interact with. The open house will also provide an opportunity for the public to converse with staff and authority members about Uptown East.

The following topics will be covered at the open house.

1. What is a redevelopment plan?
2. What are the existing conditions?
3. What are the recommended redevelopment plan objectives?
4. What is the recommended land use plan?
5. What are the recommended preferred and prohibited uses?
6. What are the recommended design objectives?
7. What are the recommended design guidelines?
8. What are the existing homeowner grant and loan programs available?

Survey

An online survey will be conducted for three weeks to gain public input on recommended actions and strategies in the Uptown East Area. The survey will include the following questions.

1. Do you live in the City of Kenosha?
2. What is your zip code?
3. What do you love about the Uptown East Area?
4. What would you change about the Uptown East Area?
5. What would you like to see in the Uptown East Area in the future?
6. What types of buildings would you like to see in Uptown East?
7. What do you want houses to look like in Uptown East?
8. What do you want commercial buildings to look like in Uptown East?
9. What do you want industrial buildings to look like in Uptown East?
10. Do you agree or disagree with the following redevelopment plan objectives?
11. Do you have any other comments that you would like to add?

Marketing of Open House and Survey

Open House: Staff will send an email to all alderpersons to notify them of the events. Staff will publish a press release that includes the details of the open house one week before the event. Staff will also publish two social media posts that include details of the open house one week before the event and the day of the event. Staff will post flyers promoting the open house in the Simmons Neighborhood Library, Uptown Neighborhood Library, KPL Kids @ Uptown Lofts, the Kenosha Municipal Building, the Civil War Museum, the Kenosha Public Museum, and the Dinosaur Discovery Museum two weeks before the events.

Survey: Staff will send an email to all alderpersons to notify them about the survey. Staff will publish a press release that includes details on the survey when it opens. Staff will also publish two social media posts that include details on the survey when it opens and when it closes. Staff will post flyers promoting the survey in the Simmons Neighborhood Library, Uptown Neighborhood Library, KPL Kids @ Uptown Lofts, the Kenosha Municipal Building, the Civil War Museum, the Kenosha Public Museum, and the Dinosaur Discovery Museum when it opens.

REDEVELOPMENT AUTHORITY
Staff Report - Item #4

Tuesday, September 17, 2024 at 5:00 pm

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Information on Past Redevelopment Authority of the City of Kenosha Projects

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NOTIFICATIONS AND APPROVAL REQUIREMENTS

N/A

LOCATION & ANALYSIS

N/A

The Redevelopment Authority of the City of Kenosha (RACK) has taken on many projects over the years, including the Wilson Neighborhood Redevelopment, the Brass Redevelopment, and Civic Center II Redevelopment. Attached is a full history of projects orchestrated by a partnership between RACK and the City of Kenosha.

RECOMMENDATION

To receive and file.

Tayler Jones, Community Development Specialist

Timothy M. Casey, Director

History of the Redevelopment Authority of the City of Kenosha
September 2024

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, urban renewal programs, and other redevelopment projects within Kenosha. The following is a summary of the Redevelopment Authority's projects.

Wilson Neighborhood Redevelopment

The Wilson Neighborhood Redevelopment Project Area was created in December 2007. The project area consists of 110 parcels and is roughly bounded by 45th Street, 35th Avenue, 50th Street, and 38th Avenue. The short-term purpose of the project was to acquire the fourplex apartments in an effort to minimize their influence and reduce residential densities. The long-term purpose is to replace the fourplexes with owner-occupied single unit houses in an effort to increase the owner occupancy rate in the project area. To date, RACK has acquired 31 parcels and worked with partners (Habitat for Humanity and Acadia Properties, LLC) to construct 12 single-unit, owner-occupied houses. Two more single-unit, owner-occupied houses will be constructed by Acadia Properties, LLC and two more single-unit, owner-occupied houses will be constructed by Habitat for Humanity.

Brass Redevelopment

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 bank building
- Construction of a now vacant grocery store
- Construction of a mixed-use commercial/residential building
- Construction of an elementary school
- Construction of a community health center building

Other projects called for in the plan include the completion of a second mixed-use building, a commercial building on the remaining outlot, and a series of townhouses or other multi-unit residential buildings on the eastern portion of the Brass Site and adjacent Frost Site.

14th Avenue Redevelopment

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 elevated railroad, 52nd Street, and 14th Avenue. The project area boundaries were amended to exclude the Zizzo metal crusher facility due to soil contamination. The new project area consists of 18 parcels, which were all acquired by the Redevelopment Authority and the City. The purpose of the redevelopment project was to assist in the construction of a new Boys and Girls Club facility and potential residential development. The Boys and Girls Club has since been completed. Once remediation is completed, two parcel remnants located between the Boys and Girls Club and the railroad and owned by the Redevelopment Authority will be transferred to the Boys and Girls Club for extra green space.

Sheridan Road II Redevelopment

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, 8th Avenue, 55th Street, and Sheridan Road. The purpose of this redevelopment project is to create new office and/or commercial development. The soil in this 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. As of July, a case closure package is being prepared to be submitted to the Wisconsin Department of Natural Resources.

Civic Center II Redevelopment

The Civic Center II Redevelopment Project Area was created in July 1986. The project area consists 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 the commuter train station
- ADA Renovations to Commuter Train Station

HarborPark Redevelopment

The HarborPark Redevelopment Project 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. 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 in order to widen the 56th Street boulevard. This widening has been completed.

Uptown III Redevelopment

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 the Family Dollar.

Uptown II Redevelopment

The Uptown II Redevelopment Project Area was created in 1987. The project area consisted of four parcels located on the south side of 63rd Place east of 22nd Avenue. The project resulted in the expansion of PH&I, a plumbing supply company. PH&I is no longer in this building and Wally Walls now occupies the site next to the Fire Department Administration building.

Uptown Redevelopment

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 company that specializes in remodeling kitchens. The building then became the Alliance Women's Clinic by Care Net Family Resource Center. The building is now vacant and for sale.

Sheridan Road Redevelopment

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.

54th Street Redevelopment

The 54th Street Redevelopment Project Area was created in June 1985. The project area consisted of three parcels located between 11th Avenue, 13th Avenue, and 54th Street. The project resulted in the creation of a parking lot which now serves Stationside Village.

Civic Center Redevelopment

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, 10th Avenue, and 11th Avenue. The following activities were completed in the project area.

- Widening of 54th Street
- Installation of a pedestrian mall on 55th Street
- Creation of two parking lots (one of which is now the location of Kenosha County's parking ramp)