Redevelopment Authority of the City of Kenosha Meeting
Municipal Building, 625 52nd Street – Room 204
Tuesday, March 17, 2020
5:00 pm

Authority Member Doug Williams, Chairperson
Authority Member Eric Migrin, Vice-Chairperson
Alderperson Stephanie Kemp

Call to Order
Roll Call
Citizens Comments

Approval of Minutes from February 18, 2020

1. 1105 50th Street
2. Wilson Redevelopment Project Area UPDATE
3. Potential Acquisition of 1420 60th Street, 1516 69th Street and 6421 12th Avenue

CLOSED SESSION: The Redevelopment Authority may go into Closed Session, pursuant to §19.85 (1)(e), Wisconsin Statutes, for the purpose of deliberating or negotiating the investing of public funds for the purchase of property. The Authority may or may not reconvene into open session.

Authority Comments

Adjournment
MEMBERS PRESENT: Doug Williams, Alderperson Stephanie Kemp, Veronica Flores, Tim Thompkins

MEMBERS EXCUSED: Steve Chalmers, Eric Migrin

STAFF PRESENT: Zohrab Khaligian

The meeting was called to order at 5:05 pm by Chairperson Doug Williams, roll call was taken.

Citizens Comments

Citizens Comments opened and closed.

A motion was made by Mr. Thompkins and seconded by Ms. Flores to approve the minutes of January 21, 2020. The motion passed. (Ayes 4, Noes 0)

1. Nuisance Properties

Mr. Khaligian explained the nuisance properties. The Police Department sent over information today on a nuisance property at 1610 62nd Street. The owner is unable to handle the tenants and there have been many calls regarding issues with this property. On this block the City has already purchased two homes. The home is assessed at $100,000. The Redevelopment Authority can have Michele Volkmar find out a little more information on this property. There have also been some concerns in the Wilson Neighborhood. One of the Habitat for Humanity homes had been hit by a bullet. There have been neighborhood meetings set up to address some of these safety issues. The Redevelopment Authority can have Michele Volkmar reach out to the 4-Unit, individually owned properties to see if they are willing to sell?

Ms. Flores would like to try purchasing additional units in Wilson and continue to support Habitat for Humanity. Hopefully these owners are willing to sell so Habitat for Humanity can build more single family homes in Wilson.

Mr. Khaligian can have Michele Volkmar send out letters to the owners of the 4-unit buildings to see if they are willing to sell.

Mr. Williams asked the Redevelopment Authority if they would consider investigating the fire damaged home at 4429 17th Avenue. It maybe best to raze this home for safety issues. This home is assessed higher because it was done before the fire damage. Maybe we can reach out to the bank to negotiate a better price?

Ms. Flores stated the banks in her experience are not willing to negotiate. Ms. Flores asked the Redevelopment Authority if they would consider investigating 1420 60th
Street, 1516 69th Street, and 6421 12th Avenue. These properties are near where all the roads and improvements are being done in Uptown.

Mr. Thompkins agreed with these properties mentioned by Ms. Flores.

Ms. Flores asked if Mr. Khalgian has heard anything from Habitat for Humanity regarding the Developers Agreement?

Mr. Khalgian stated Habitat for Humanity has the agreement and will present it to their board. He will wait on their response.

Mr. Thompkins stated Habitat for Humanity has built homes in troubled neighborhoods before. These issues in Wilson should not discourage them from continuing to do an amazing job for the community. Redevelopment Authority should continue to show them support.

Committee Comments

A motion was made by Mr. Thompkins and seconded by Ms. Flores to adjourn the meeting. The motion passed. (Ayes 4, Noes 0) The meeting adjourned at 5:26 pm.

Certification that the minutes have been approved by the Redevelopment Authority.

Jeffrey B. Labahn, Director of City Development

Meeting Minutes Prepared by: Courtney Dorado, City Development
NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, was notified.

LOCATION & ANALYSIS

Site: 1105 50th Street (District 2)

An attorney representing the owner of 1105 50th Street contacted the City Attorney's office after the owner received the attached Raze Order. The Raze Order was issued due to the nineteen violations on the property dating back to 2015. The City Attorney's office contacted City Development staff to see if the Redevelopment Authority was still interested in acquiring the property since the Redevelopment Authority had been assembling other properties on the same block.

Attached is the Redevelopment Authority's December 18, 2018 staff report that discussed the Northwest corner of 52nd Street and Sheridan Road. The long term goal of this block is the eventual relocation of the City waste transfer station and privately owned boat storage facility. This would allow for a new large scale development. Starting in 1993, the Redevelopment Authority has acquired buildings and lots when the owners offered them for sale and/or when the buildings had fallen into disrepair. The property at 1105 50th Street has fallen into disrepair.

RECOMMENDATION:

For discussion purposes.

A. Zohrab Khaligian, Community Development Specialist

Jeffrey B. Labahn, Director
ORDER TO RAZE
ORDER TO REMOVE PERSONAL PROPERTY

TO:
Robert Pitts and Ola Mae Bryant
P.O. Box 2122
Kenosha, WI 53141-2122

Brookfield Anesthesiologist, SC
225 Executive Drive, First Floor
Brookfield, WI 53005

Wisconsin Department of Revenue
P.O. Box 8901
Madison, WI 53708-8901

DEFENDANTS.

YOU ARE HEREBY NOTIFIED, as an owner of record or holder of an encumbrance of record in the following described premises:

The East 57 feet of the following parcel of land: Part of Block 90 in the Northeast fractional Quarter of Section 31, in Town 2 North, Range 23 East of the Fourth Principal Meridian, more particularly described as: Commencing at the Northwest corner of said Block 90; thence South along and upon the West line of said block, 66 feet; thence East, parallel with the North line of said Block, a distance of 83 feet; thence North, parallel with the west line of said block, a distance of 66 feet; thence West, along and upon the North line of said Block, a distance of 83 feet, to the point of beginning, in the City of Kenosha, Kenosha County, Wisconsin

Tax Key Numbers: 12-223-31-155-003
Address: 1105 50th Street

That, on the basis of inspections of said premises, made by inspectors of the City of Kenosha, Wisconsin, said premises are hereby found and declared to be so out of repair as to be unfit for habitation or use; and further, said premises are found to be a possible health or safety hazard to the public and that it would be unreasonable to repair said premises.

By reason of the above alleged facts, said premises are subject to an Order to Raze, Order to Remove Personal Property, under Section 66.0413 (1)(b)(1), Wisconsin Statutes.

Accordingly, in order that the above premises be made safe and not detrimental to the public health and safety, and pursuant to Section 66.0413 (1)(b)(1), Wisconsin Statutes, and by the authority vested in me by Section 9.06 of the Code of General Ordinances of the City of Kenosha, State of Wisconsin, I, JOHN W. MORRISSEY, Director, Department of City Inspections for the City of Kenosha, Wisconsin, do hereby direct and order you to raze said buildings and restore the site to a dust-free and erosion-free condition in the City of Kenosha, described more particularly above, within thirty (30) days from the date of service of this notice.

You are advised that should you fail to comply with the above Order to Raze, Order to Remove Personal Property, within thirty (30) days from the date of service of this notice, that by the authority granted under Section 66.0413(1)(f), Wisconsin Statutes, I am empowered to and shall cause the razing of said
buildings and restoring the site to a dust-free and erosion-free condition, and the cost of such razing and removing of debris and restoring the site to a dust-free and erosion-free condition shall be charged against the real estate upon which such buildings are located and shall be a lien upon such real estate, and shall be assessed and collected as a special tax.

Furthermore, under the power granted by Section 66.0413(1)(i), Wisconsin Statutes, if you fail, within thirty (30) days from the date of service of this notice, to remove such personal property as will unreasonably interfere with the razing of said structure, I shall cause the same to be removed and stored or sold if that property has value and destroyed if it has no appreciable value; and, the cost of any such storage shall be a lien against such property stored and against the real estate, and shall be collected as a special tax against you as owner of the real estate, if such personal property is owned by you.

IMPORTANT

You are also advised that any appeal of the above Orders to Raze and Remove Debris and Personal Property must be brought within thirty (30) days of the service of these orders upon you and that such appeal must be to the Circuit Court of Kenosha County in the form of an application for a restraining order. Failure to bring such application to the Circuit Court within thirty (30) days from the date of service of these orders upon you will bar forever any right to prevent enforcement of these orders.

Pursuant to Section 66.0413(1)(g), Wisconsin Statutes, the City may, at its option, seek an order from the Circuit Court requiring you to raze the building and remove debris and personal property and fixtures, if you fail to raze and remove them, rather than the City razing and removing them.

Dated at Kenosha, Wisconsin, this 14th day of February, 2020, at 10:00 o'clock in the a.m.

Signed: John W. Morrissey, Director

STATE OF WISCONSIN
SS.
COUNTY OF KENOSHA

The foregoing instrument, consisting of two (2) pages, was acknowledged before me this 14th day of February, 2020, at 10:30 o'clock in the a.m., by John W. Morrissey, Director, Department of City Inspections of the City of Kenosha, State of Wisconsin, known to me to be the person described in and executing said instrument.

Drafted by John W. Morrissey

Notary Public: Kenosha, County, Wisconsin
My commission expires: January 8, 2021

Department of City Inspections, 625 52nd Street, Room 100, Kenosha, Wisconsin 53140 | Phone: 262.653.4263 | Fax: 262.653.4254
KENOSHA.ORG
Location of Violation: 1105 50 ST  
Case #: H151838  
Owner/Violator: ROBERT PITTS  
OLA MAE BRYANT  
PO BOX 2122  
KENOSHA, WI 53141

A recent inspection of the premises referenced above was made by a representative of the City of Kenosha, Department of Community Development and Inspections.

The inspection revealed conditions that violate the Code of General Ordinances of the City of Kenosha, Wisconsin. Below is an Order to Repair notice which lists each violation and the time allowed for compliance.

You are required to correct the following violations by March 09, 2020 (except where otherwise noted). If repairs cannot be made by the date noted on this form, you MUST contact the inspector by email, phone, or in person to discuss the specifics of the case. Failure to make repairs or contact the issuing inspector by the deadline noted will result in reinspection fees, municipal citations, and/or a legal complaint being filed with the municipal court.

All repairs shall be made in a quality manner. All repairs shall match existing materials, architecture, and colors.

1. Comply by July 06, 2015  16.18 K
2. Comply by July 06, 2015  Per Section 16.18 F, roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Per Section 16.17 D, all premises shall be graded and maintained to prevent the erosion of soil and prevent the accumulation of stagnant water. Proper grading shall be done to divert water away from the structure.
3. Comply by July 06, 2015  16.18 E
4. Comply by July 06, 2015  16.18 E
5. Comply by July 06, 2015  16.18 E
6. Comply by July 06, 2015  16.18 D
7. Comply by July 06, 2015  16.18 L 1-4
8. Comply by July 06, 2015  16.18 L 1-4
9. Comply by July 06, 2015  16.18 M
10. Comply by July 06, 2015  Per Section 16.18 L(3), during the period from April 15 to October 15, every openable window, door, and other outside openings required for ventilation of habitable rooms and the handling, preparation, and consumption of food, shall be supplied with tight-fitting screens of not less than sixteen mesh per square inch; and, every swinging door shall have a self-closing device in good repair and working condition. The use of half-screens or interior type temporary screens is prohibited.
11. Comply by July 06, 2015  16.18 J 1,2,3a-c,4a-d
12. **MISSING WEST**  
Comply by July 06, 2015  
16.18 J 1,2,3a-c,4a-d

13. **NORTH GR BROKEN**  
Comply by July 06, 2015  
16.18 J 1,2,3a-c,4a-d

14. **NORTH; DAMAGED SKIRTING**  
Comply by July 06, 2015  
Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

15. **NORTH; SECOND FLOOR DECK**  
Comply by July 06, 2015  
Per Section 16.18 I, every exterior stairway, deck, porch, ramp, balcony, and all appurtenances attached thereto, shall be maintained structurally sound and all in good repair with the proper anchorage.

16. **Comply by July 06, 2015**  
Per Section 16.18 A, all exterior walls and surfaces shall be free from decay, missing parts, serious cracking, irregularities, and peeling, flaking, and chipped paint. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking, and chipped paint shall be eliminated and affected surfaces treated and repainted in a workmanlike manner. All surface repairs shall be completed to closely match the existing surface color and texture.

17. **Comply by June 15, 2015**  
16.17 A 2i

18. **Comply by July 06, 2015**  
Per Section 17.17 E, private walkways, stairs, driveways, and parking facilities shall be maintained in good repair and reasonably safe. Existing concrete or bituminous paved walkways, driveways, and parking facilities shall be repaired or replaced as such.

19. **INDOOR FURNITURE ON NORTH PORCH**  
Comply by June 15, 2015  
16.17 A 2i

If you have any questions regarding this matter, please call me at 262.653.4253. If it is more convenient, you may email me at mswartz@kenosha.org.

MARTHA E. SWARTZ, Inspector ____________________________

Date of Inspection ____________________________

Posted on ________________________ by ________________________

*This Order to Repair may be appealed if a written petition for a hearing is filed with the Department Director within twenty (20) days after the date this order was served. An appeal fee of Twenty-Five Dollars ($25.00) must accompany the written petition.*
NOTIFICATIONS AND APPROVAL REQUIREMENTS:
Alderperson Kennedy, District 10, has been notified. This is for informational purposes only.

LOCATION AND ANALYSIS:
Site: 45th Street on the North, 35th Avenue on the East, 50th Street on the South and 38th Avenue on the West

The three (3) issues raised during the October 16th Redevelopment Authority meeting and discussed further during the November 18th meeting are:

1. Are there any other four unit apartment buildings left to acquire?
The Authority's real estate agent sent a letter to 10 of the 11 individually owned four-unit apartment buildings. There has been no response. We now have two (2) other options to consider:

   a. Option #1: Staff has asked the Authority's real estate agent to send one more letter to the owner of the vacant lot at the Southeast corner of 50th Street and 38th Avenue. This lot could be subdivided into six (6) single family buildable lots. The lot size is 176’ x 259’ with an assessed value of $94,200.

   b. Option #2: Pursue the acquisition of the nine (9) contiguous four unit apartment buildings on the West side of 36th Avenue, between 48th and 50th Streets. All nine (9) properties were acquired by a single owner in 2015 for $890,000. The demolition and related costs are estimated at $270,000. Assembling these lots would require additional funding or could be accomplished in phases. A property manager would need to be hired to allow the tenants to remain in their units for at least one hundred eighty (180) days.

2. Is the redevelopment area ready for new single family home construction?
During the November meeting, the Authority discussed that the area may be ready for new single family home construction, if a group of lots can be made available. The attached map shows that the former Madrigano Center lot located at the Northeast corner of 50th Street and 38th Avenue could be subdivided into six (6) single family buildable lots. The lot size is 195’ x 259’. These lots would be surrounded by single and two-family homes on the West, two-family homes and future single-family homes on the North, future single-family homes on the East and, potentially, future single-family homes on the South.

As mentioned above, the privately owned vacant lot located at the Southeast corner 50th Street and 38th Avenue could also be subdivided into six (6) single family buildable lots. Although these lots would be surrounded by single and two-family homes on the West and future single-family homes on the North, the rear of the Sun Plaza commercial development is on the East and the Central Transport trucking facility is on the South.
Also, Habitat for Humanity could be approached to see if they are interested in constructing additional single-family homes on one or more of the nine (9) Redevelopment Authority/City/KHA owned lots North of 48th Street. Habitat is currently committed to constructing or renovating single-family homes in other neighborhoods through 2020.

3. If there aren't any four unit apartment buildings left to acquire and if the redevelopment area is not ready for single-family home construction, where should the Authority target their financial resources which will increase to over $700,000 in 2019?

City inspection Staff concurred that the neighborhood East of the Uptown business area (22nd Avenue between 60th and 63rd Streets) includes problematic properties. However, as previously discussed, the City has already targeted the neighborhood to the East of Uptown for the creation of a new 16th Avenue and 19th Avenue between 60th and 63rd Streets.

The Northwest corner of 52nd Street and Sheridan Road is a block that has already been targeted for acquisition by the Redevelopment Authority. The long term goal of this block is the eventual relocation of the City waste transfer station and privately owned boat storage facility in order to allow for a new large scale development. The smaller residential buildings and lots have been acquired when the owners have offered them for sale and/or when they have fallen into disrepair. The properties located on the east side of 13th Avenue facing the railroad elevation and abutting existing Redevelopment Authority/City acquired properties (now vacant) are highlighted on the attached spreadsheet and map.

RECOMMENDATION:

For discussion purposes.

______________________________
Zohrab Khaligian, Community Dev Specialist

______________________________
Jeffrey B. Lassahn, Director
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<td>City/Redevelopment Authority</td>
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Potential Acquisitions in the Target Area

- Properties owned by the Redevelopment Authority/City of Kenosha
- Potential Acquisitions
CITY OF KENOSHA

PROPERTY

NAME: ROBERT PITTS & OLA MAE BRYANT
ADDR: 01105 050 ST
CITY: KENOSHA

ADDRESS KEY: ST050 01105

MAIL TO:
ROBERT PITTS
OLA MAE BRYANT
PO BOX 2122

KENOSHA WI 53141

Base Zone: M-2
CLASS: RESIDENTIAL
TIFF:
PROP USE: 2FAM 2 FAMILY RESIDENTIAL
LAND USE: RESIDENTIAL
ACRES: .09 .09
LAND VALUE: 12,500 12500.0
IMPROVMENTS: 51,100
TOTAL VALUE: 63,600 (Lottery Credit NOT Included in Net Tax)
LAST UPDATED: 12/30/19

COUNTY NET TAX: .00

F5/SPC ASMT F6/OWNERS F7/PRINT F8/VALUE HIST F9/ZONE F10/TAXVIEW
Wilson Redevelopment Project Area-Update

NOTIFICATIONS AND APPROVAL REQUIREMENTS:
Alderperson Kennedy, District 10, was notified.

LOCATION & ANALYSIS

Site: 45th Street on the North, 35th Avenue on the East, 50th Street on the South of 38th Avenue on the West

1. Per the Redevelopment Authority's direction, the Redevelopment Authority's agent sent letters to the six remaining individually owned four unit apartment buildings (see below). A letter was not sent to the seventh individually owned four unit apartment building at 4710 36th Avenue. It was recently purchased for $170,000 (the seller responded to our agent's 2018 letter stating that they had $142,000 left on their mortgage and would need to sell for at least that much).

- 4603 36th Avenue, 09-222-36-226-008  OWNER: E&T Associates LLC, 9413 69th Street, Kenosha
- 4609 37th Avenue, 09-222-36-227-003  OWNER: Enrique Rodriguez, 1719 50th Street, Kenosha
- 4615 37th Avenue, 09-222-36-227-004  OWNER: Raymond Torres, 4034 11th Avenue, Kenosha
- 4616 36th Avenue, 09-222-36-227-026  OWNER: David & Olga Ortiz, 5221 67th Street, Kenosha
- 4624 36th Avenue, 09-222-36-227-027  OWNER: William & Gloria Madsen, 3412 45th Street, Kenosha
- 4624 37th Avenue, 09-222-36-228-013  OWNER: REIZ, LLC, 3551 1109th Street, Pleasant Prairie

To date, only one response was received from the 2020 letter. The response was from the owner of 4615 37th Avenue who stated that he requires $350,000 to sell his property.

2. Habitat for Humanity's Board of Directors did not meet in February, so they have not reviewed the development agreement to transfer four lots at 36th Avenue and 48th Street in order to construct four new single family homes. Habitat's Board of Directors is scheduled to meet on March 11, 2020 to review the agreement.

RECOMMENDATION:
To receive and file.
NOTIFICATIONS AND APPROVAL REQUIREMENTS:

Alderperson Siel, District 2, Alderperson Michalski, District 3 and Alderperson Pederson, District 12, were notified.

LOCATION & ANALYSIS

Site: 1420 60th Street (District 2)
      1516 69th Street (District 12)
      6421 12th Avenue (District 3)

Per the Redevelopment Authority’s direction, City Development staff requested that the Redevelopment Authority’s real estate agent prepare a market analysis and obtain a title search for 1420 60th Street, 1516 69th Street and 6421 12th Avenue.

RECOMMENDATION:

To go into Closed Session to discuss an offer to purchase 1420 60th Street, 1516 69th Street and 6421 12th Avenue.