



March 1, 2021

Dear Applicant:

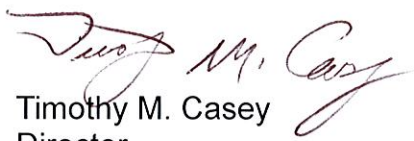
**RE: Request for Proposals for New Construction of Owner Occupied Single Family Homes in the Wilson Redevelopment Project Area.**

Enclosed is the Request for Proposals packet. The proposal is due on Friday, May 7, 2021 by 4:00pm and should be delivered to:

City Development  
Attention: Timothy Casey, Director  
625 52nd Street - Room 308  
Kenosha, Wisconsin 53140

If you have any questions regarding the Request For Proposal please contact Zohrab Khaligian at 262.653.4041 or via email at [zkhaligian@kenosha.org](mailto:zkhaligian@kenosha.org).

Sincerely,

  
Timothy M. Casey  
Director

TMC:cld

Enclosure



**Request for Proposals for New Construction of  
Owner Occupied Single Family Homes  
in the Wilson Redevelopment Project Area**

**Issued by:** The Redevelopment Authority of the  
City of Kenosha

**Date of Issuance:** March 1, 2021

**Proposal Due Date:** 4pm, Friday, May 7, 2021

**Delivered To:** City Development

Attention: Timothy Casey, Director  
625 52nd Street Room 308  
Kenosha, Wisconsin 53140

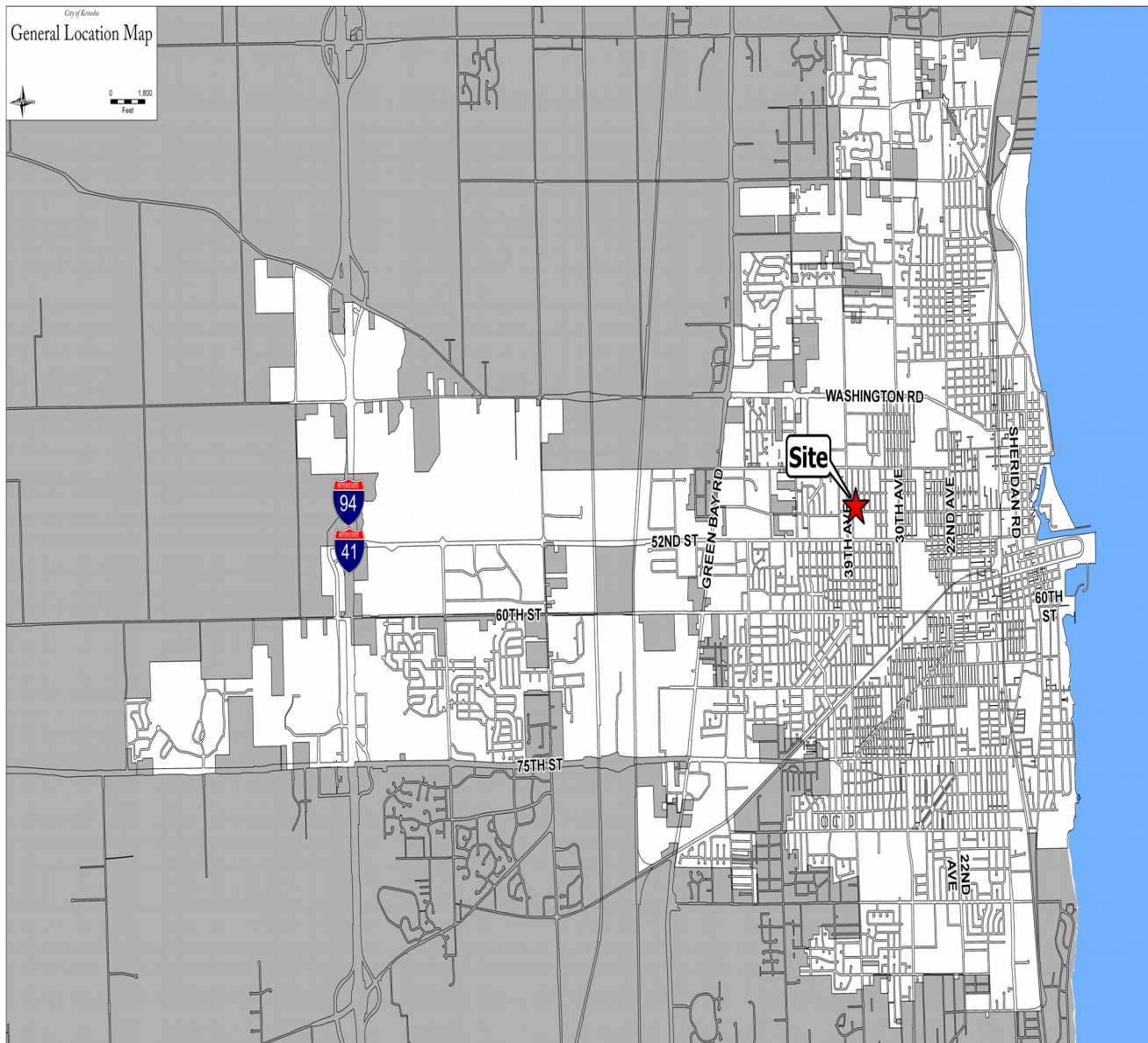
*“RFP – Wilson Redevelopment Project Area”*

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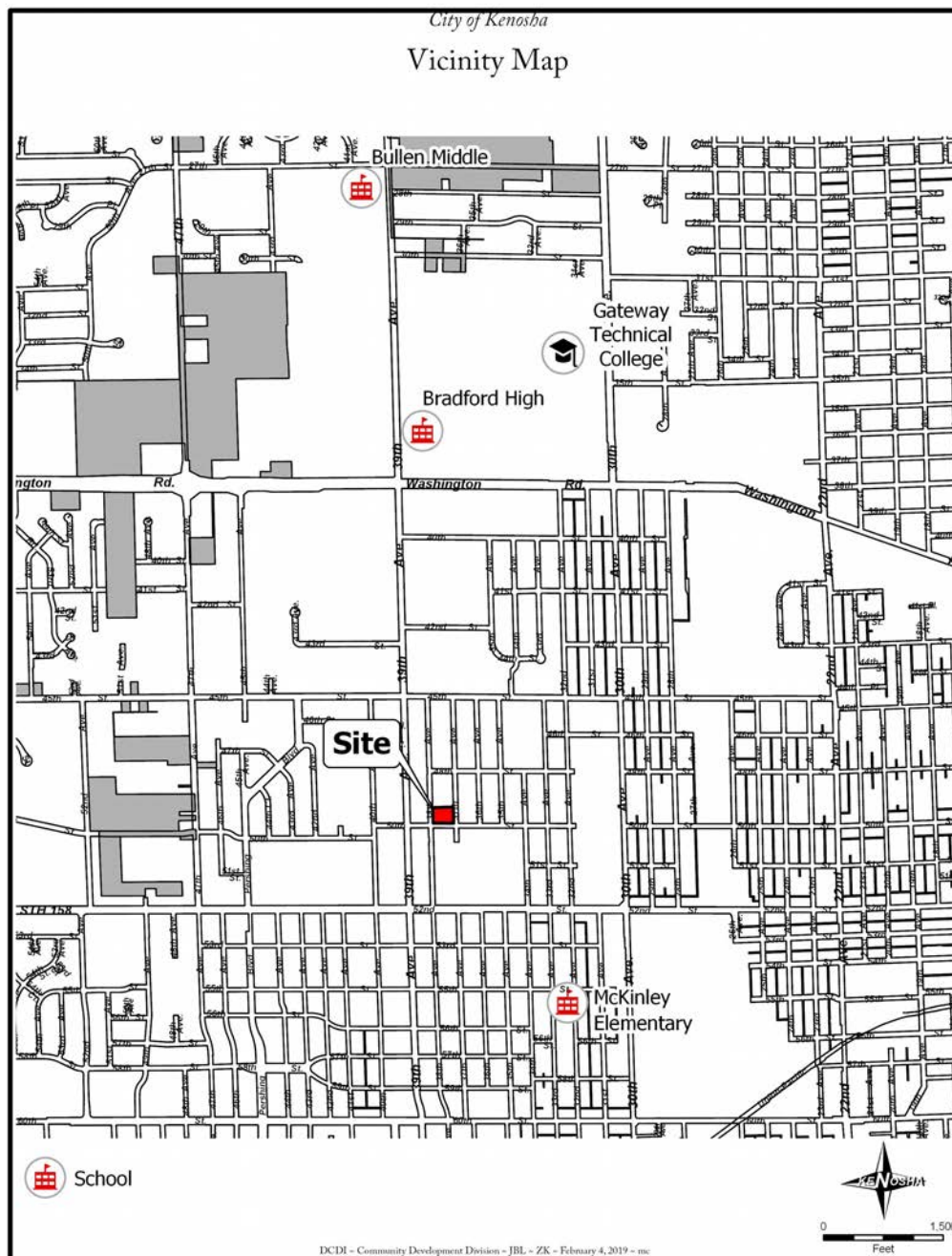
## **PURPOSE**

The Redevelopment Authority of the City of Kenosha is requesting proposals from qualified developers for the construction of six (6) owner occupied single family homes in the Wilson Redevelopment Project Area. The project site consists of one (1) parcel that can be subdivided into six buildable lots. The chosen developer should expect to acquire the project site and begin construction by the Spring of 2022.





## LOCATION







The project site is located on the northwest side of the City of Kenosha in the Wilson Redevelopment Project Area. The site is bounded by two-family homes and vacant buildable lots designated for owner occupied single family homes on the north; vacant buildable lots designated for owner occupied single family homes on the east; a vacant lot on the south; and single and two family homes on the west. The project site is between one to one and a half miles from the neighborhood's elementary, middle and high schools and less than two miles from Gateway Technical College.



# Wilson Neighborhood Existing Land Uses



-  City-Owned Vacant Lots  
Designated for Owner-Occupied  
Single Family Homes
-  *Habitat for Humanity*-Constructed  
properties
-  Designated for *Habitat for  
Humanity*-Constructed Single  
Family Homes

-  Non-Residential
-  Single Family
-  Two Family
-  Apartment
-  4-unit Buildings
-  Project Site

3

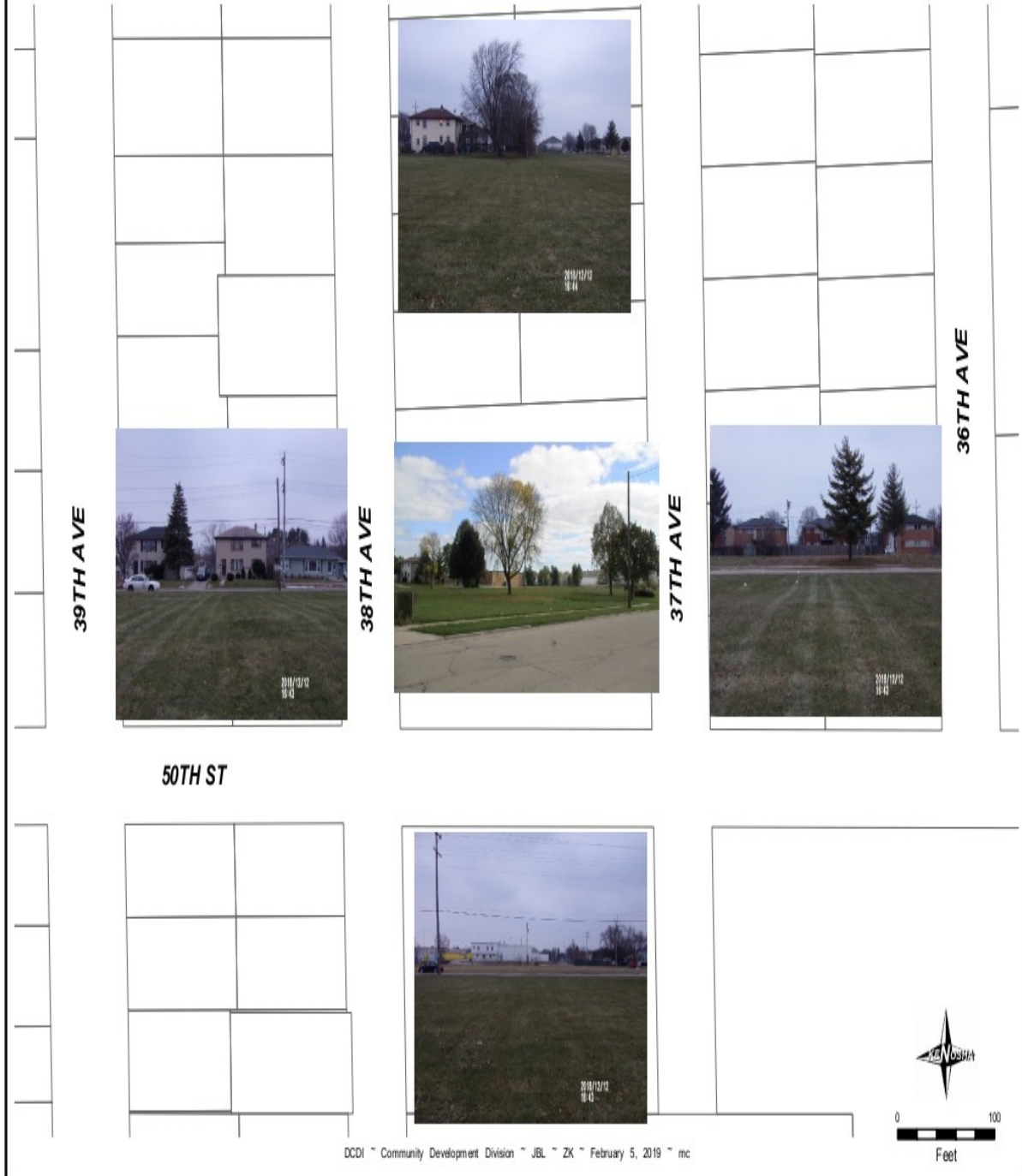


0 300  
Feet



City of Kenosha

## General Location Map



## SITE HISTORY

The project site is located in the Wilson Redevelopment Project Area which was created by the Redevelopment Authority in January 2008 to address the blighting influence of sixty (60) contiguous four-unit rental apartments located in the center of the project area. The short term objective of the redevelopment project area is to reduce the residential density by acquiring and razing the four unit apartment buildings. To date twenty-three (23) four unit apartment buildings have been acquired and razed. The long term objective is to replace the rental units with the construction of owner occupied single family homes in order to achieve a balance of renters and owners in the redevelopment project area.

The project site was the site of a former church building that was last used by the Boys & Girls Club of Kenosha as an outreach center. When the Boys & Girls Club relocated to their new facility at 1330 52nd Street, they transferred the building to the City and the City razed it. The current lot size is approximately 195' x 259", which after subdividing it would result in six (6) 65' x 129.5' lots.





## **PROJECT DESCRIPTION**

The Redevelopment Authority of the City of Kenosha is seeking proposals for the acquisition of the project site and the construction of six (6) new owner occupied single family homes. Developers should be aware of the following:

- \* The Redevelopment Authority will rezone the project site to RS-2 Single Family Residential and will subdivide the site into six (6) buildable lots. Lot sizes will be approximately 65' x 129.5'.
- \* Selected Developer must sell to an owner occupant.
- \* Selected Developer will contract with WE Energies for the installation of gas and electric services to each home at the Developers cost .
- \* Selected Developer will contact the Kenosha Water Utility for the installation of water and sanitary sewer and the City Public Work's Department for the installation of storm sewer to each home both at the Developers cost.
- \* All landscape (grass, front yard landscaping and street trees) and hardscape (driveways and any sidewalk repairs) must be completed for a lot before a final occupancy permit is issued for that lot.
- \* As an alternate, Developers may submit a proposal to purchase and construct on additional properties owned by the City or Redevelopment Authority within the Wilson Redevelopment Project Area.

**The following requirements shall apply to the development proposal:**

### **RS-2 Zoning Single Family Residential District (Section 3.05, City of Kenosha Zoning Ordinance (Exhibit A))**

#### **Building Permits & Impact Fees**

- \* Building permit, Park & Open Space and Water Utility impact fees are required

#### **Minimum Square Footage**

- \* Minimum square footage requirement for a one story home is 1100 square feet
- \* Minimum square footage requirement for a 1 ½ story or 2 story home is 1200 square feet

#### **Minimum Bedroom Number**

- \* Each home shall have no less than three bedrooms.

#### **Required Amenities**

- \* Central air conditioning, a kitchen dishwasher and a sump pump connected to City Stormwater are required for all homes.

**Basement Requirements**

- \* Full basements are required for all homes. Slab on grade homes will not be accepted.

**Garage Requirements**

- \* Can be attached or detached
- \* Garages must be a minimum of 384 square feet
- \* Attached garages must be setback 10 feet from the front of the living area adjacent to the garage

**Driveway Requirements**

- \* Driveway for each lot must be concrete

**Primary Entrance Requirements**

- \* Covered stoop required (covered porch is acceptable)
- \* Encouraged to use posts and railings

**Other Guidelines**

- \* Encouraged to use recesses/projections on all street-facing facades
- \* All window/door opening trim encouraged to be trimmed out with minimum 2" wide-trim
- \* Street-facing windows encouraged to be accented with shutters

## **SUBMITTAL REQUIREMENTS**

**All proposals must contain the following:**

### **Cover Letter**

- \* Description of the key features of the proposal
- \* The name, address, telephone number and e-mail address of the contact person
- \* Name of principal developer and any other project partners

### **Background**

- \* Description of current and previous experience on similar developments
- \* Identification of the individuals that will be working on the project, what their roles will be, and their experience
- \* Key references from similar development projects completed including client name, address and telephone number

### **Conceptual Development Plan**

- \* A site plan at a scale of 1" = 60
- \* Sample photos, elevations, floor plans and/or renderings of representative housing styles, including a detailed description of the palette of building, site and landscape materials
- \* Conceptual building footprints including garage placement/location
- \* Detailed breakdown of the housing mix by number of bedrooms and square footage
- \* Detailed breakdown of any special features or amenities and how the site will be integrated into surrounding urban fabric

### **Budgeting and Financing**

- \* Estimate of total development costs broken out by hard and soft costs and financing, and identify the proposed sources of financing
- \* Evidence of capacity to secure equity capital and construction financing for the project

### **Implementation Schedule**

- \* Provide a schedule of implementation for the project including development and occupancy
- \* Development schedule should include approvals, construction, and marketing

### **Offering Price**

- \* An offer for the land supported by the proposed development plan

## **SUBMISSION DATA**

All proposals must be submitted in a sealed envelope by 4:00pm, Friday, May 7, 2021 and shall indicate on the envelope *“RFP – Wilson Redevelopment Project Area”*. Any proposals received electronically, or loose, or in an unsealed envelope will be rejected. Any proposals received after the deadline will also be rejected.

Ten (10) bound copies and one (1) unbound original of the proposal shall be submitted in a sealed envelope. The proposals shall be in a standard 8 ½” x 11” format with drawings no larger than 11” x 17”.

**The proposals shall be submitted to:**

**City Development  
Attention: Timothy Casey, Director  
625 52nd Street Room 308  
Kenosha, Wisconsin 53140**

***“RFP – Wilson Redevelopment Project Area”***

**A mandatory pre-proposal meeting will be held Thursday, March 25, 2021 at 1:00pm in Room 202 of the Kenosha Municipal Building, 625 52nd Street, for all interested developers. Masks are required and social distancing during the meeting shall be observed by all parties in attendance. The purpose of the pre-proposal meeting is to allow interested developers to ask any questions on the request for proposals.**

The City of Kenosha reserves the right to accept or reject any or all proposals, to select the proposal that best meets the needs of the City in the City’s sole discretion, and to negotiate certain points of the final agreement with a qualified proposer.

The City of Kenosha is not liable for any costs incurred in the preparation, submittal or negotiations of the proposal. All proposals become the property of the City of Kenosha and will not be returned to the proposers.

## **EVALUATION CRITERIA**

The City of Kenosha will use the following criteria to evaluate each proposal:

1. Compliance with the stated purpose
2. Quality of the development concept
3. Professional and technical competence as evidenced by:
  - \* Professional qualifications and specialized experience of the individuals that will be working on the project
  - \* Current and previous performance of the developer on similar projects
  - \* Responses from key references
4. Financial qualifications, including a proven ability to obtain capital for similar projects and the amount required for this proposal
5. Project completion schedule
6. Total investment contemplated
7. Purchase price offered

## **SELECTION PROCESS**

The review and selection process for the Wilson Redevelopment Project Area project is as follows:

1. **Proposals are due to the City of Kenosha Department of City Development no later than 4:00pm, Friday, May 7, 2021**
2. The City of Kenosha will review and evaluate all proposals in accordance with the evaluation criteria
3. Based on the evaluation of the proposals, those qualified proposers will be interviewed by the City of Kenosha
4. The interviews may lead to the identification of the preferred developer and subsequent negotiations to refine the financial terms and development plan and to prepare a Contract of Purchase and Sale and Development Agreement. During this step, the selected developer may be asked to prepare more detailed information.

The tentative timetable for the selection process is as follows:

Pre-Proposal Meeting	<b>March 25, 2021 (1pm)</b>
Deadline for Proposals	<b>May 7, 2021 (4pm)</b>
Select "Short-List" of Developers	<b>May 18, 2021</b>
Interviews	<b>June 1-15, 2021</b>
Completed Negotiations	<b>July 31, 2021</b>

*For all inquiries related to the contents of this request for proposal and pre-proposal meeting, contact Zohrab Khaligian, Department of City Development, at (262) 653-4041 or [zkhaligian@kenosha.org](mailto:zkhaligian@kenosha.org)*



## 3.05 RS-2 SINGLE-FAMILY RESIDENTIAL DISTRICT

The primary purpose and characteristics of the RS-2 Single-Family Residential District are intended to provide for single family residential development, at densities not to exceed 6.2 dwelling units per acre.

### A. Permitted Uses.

#### 1. Single-family residences.

2. Community Living Arrangements with a capacity of eight (8) or fewer persons that are either (a) in conformance with §62.23 (7)(i), Wisconsin Statutes or (b) not in conformance with §62.23 (7)(i) but all of the persons served are disabled or handicapped under the Fair Housing Amendment Act (FHAA) or the Americans with Disabilities Act (ADA) and are living in the Community Living Arrangement because of their disability or handicap.

3. Educational institutions, limited to public and private elementary and secondary schools, including related administrative offices.

4. Historic monuments.

5. Public service buildings and uses, limited to fire and police stations and public emergency centers.

6. Public parks and playgrounds, including buildings and grounds, and properly licensed concessions.

7. Religious institutions, including churches, chapels, temples, synagogues, convents, seminaries, rectories, parsonages, parish houses and residential quarters for clergy. Such quarters are permitted to be located on the same lot with a religious institution.

### B. Permitted Accessory Uses.

1. Boathouses; private, noncommercial.

2. Garages and carports; private, noncommercial.

3. Greenhouses; private, noncommercial.

4. Home occupations, as permitted in §3.03 E. of this Ordinance.

5. Off-street parking spaces and parking facilities for the storage of vehicles used in conjunction with a permitted principal use, in conformance with §6.01 of this Ordinance.

6. Outdoor signs, in conformance with Chapter 15 of the Code of General Ordinances and limited to the following:

a. Signs, not exceeding eight (8) square feet in area per lot, pertaining to the lease, rental, or sale of a permitted building or premises.

b. Signs, not exceeding sixty (60) square feet in area per lot, identifying permitted public and private schools, school administrative offices, public service buildings and uses, public parks and playgrounds and historic monuments.

c. Signs, not exceeding one hundred (100) square feet in area per religious institution, identifying permitted religious institutions.

7. Secondary religious facilities.

8. Swimming pools; private noncommercial and in conformance with Chapter 9 of the Code of General Ordinances.

9. Tennis and game courts; private, noncommercial.

### C. Conditional Uses. (See §4.0 of this Ordinance for the conditional use review procedures).

1. Community Living Arrangements with a capacity for greater than eight (8) persons which are either (a) in conformance with §62.23 (7)(i), Wisconsin Statutes, or (b) not in conformance with §62.23 (7) (i) but all of the persons served are disabled or handicapped under the Fair Housing Amendment Act (FHAA) or the Americans with Disabilities Act (ADA) and are living in the Community Living Arrangement because of their disability or handicap. In the latter circumstance, compliance with §62.23 (7)(i) is not required.

2. Planned developments, as permitted in §3.22 of this Ordinance.

3. Utility substations.

4. Storm water detention and retention basins.

5. All non-conforming residential uses in effect at the time of seeking a Conditional Use

**D. Lot Area and Width.** Lots shall be a minimum of seven thousand (7,000) square feet in area and shall not be less than sixty (60') feet in width.

**E. Building Height.** No principal building or structure, nor the enlargement of any principal building or structure shall exceed thirty-five (35') feet in height. No accessory building or structure, nor the enlargement of any accessory building or structure, shall exceed sixteen (16') feet in height.

**F. Yard Requirements.**

**1. Front Yard.** There shall be a minimum front yard of twenty-five (25') feet, measured from the front lot line, or from the setback line of any major street.

**2. Side Yards.**

**a. Interior Side Yards.** There shall be a minimum interior side yard of five (5') feet. Interior lots shall have two interior side yards. Corner lots shall have one interior side yard and one street side yard.

**b. Street Side Yard.** There shall be a minimum street side yard of twelve and one-half (12.5') feet, measured from the street side lot line, or from the setback line of any major street. Corner lots shall have one street side yard and one interior side yard.

**c. Rear Lot Access.** A minimum nine (9) foot side yard shall be maintained on one side of the principal building for purposes of providing adequate rear lot access, except where an attached garage is part of the principal building or where a lot has access to an alley.

**3. Rear Yard.** There shall be a minimum rear yard of twenty-five (25') feet.

**4. Accessory Buildings, Structures or Uses.**

**a. Accessory Front Yard.** There shall be a minimum accessory front yard of seventy (70') feet, measured from the front lot line, or from the setback line of any major street.

**b. Accessory Side Yards.**

**(1) Accessory Interior Side Yard.** There shall be a minimum accessory interior side yard of three (3') feet.

**(2) Accessory Street Side Yard.** There shall be a minimum accessory street side yard of twenty (20') feet, measured from the street side lot line, or from the setback line of any major street.

**c. Accessory Rear Yard.** There shall be a minimum accessory rear yard of three (3') feet, except that where a rear lot line in the Rs-2 District fronts on a street and where a side lot line in the Rs-2 District abuts or is across an alley from a residential district, the other residential district yard requirement on that street shall apply as the accessory rear yard requirement.

**d. Distance Between Accessory Buildings or Structures and the Principal Building or Structure.** Accessory buildings or structures shall not be constructed or placed closer than five (5') feet to any principal building or structure on the lot.

**e. Maximum Coverage of Lot with Accessory Buildings or Structures.** Accessory buildings or structures, other than swimming pools, shall not cover any portion of a lot in excess of the area outlined in §3.03 of this Ordinance.

**G. Attached Garages.**

**1. Side-loaded Garages.** Side-loaded garages shall be designed to be integral with the design features of the portion of the principal building having livable space. If the side-loaded garage extends laterally from the facade of the remainder of the principal building having livable space, it shall include at least one (1) window that faces the public right-of-way that matches the windows used on the balance of the front facade of the portion of the principal building having livable space.

**2. Front-facing Garages.**

**a. HPO Zoned Properties.** Front-facing garages shall be required to be located a minimum of ten (10') feet behind the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:



(1) Width shall be restricted to a maximum of fifty percent (50%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area of twenty-five feet (25'), a minimum depth of six feet (6'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

**b. All Other Properties.** Front-facing garages may extend a maximum of ten feet (10') in front of the longest line of the front facade containing livable space on the ground level, and shall be subject to the following standards:

(1) Width shall be restricted to a maximum of sixty percent (60%) of the total width of the principal building.

(2) The primary entrance is emphasized by a covered porch or stoop having a minimum area equal to fifty percent (50%) of the width of the garage, a minimum area of twenty-five square feet (25 sq.'), and includes columns, railings, balustrades, trellises and/or decorative posts to define the perimeter.

## H. Building Composition and Character.

**1. Roof Element/Composition.** The total height of the roof(s) from the lowest portion of the roof(s) to the ridge line shall be no greater than the height of the facade(s) of the building, measured vertically from the ground level of the facade(s) to the lowest portion of the roof(s).

**2. Building Facade/Composition.** All buildings shall have a primary entrance facing a public street. Corner lots are only required to have one (1) primary entrance facing a public street.

### 3. Windows.

**a. Minimum Opening Requirements.** All facades of new principal buildings and additions constructed after January 1, 2006, including attached garages, where permitted, shall have at least one (1) window or other opening on each story with a minimum area of nine (9) square feet. Notwithstanding the above, street-facing facades of new principal buildings shall require a minimum of fifteen (15%) percent of the total wall area to be comprised of windows or other openings.

#### **b. Exceptions.**

(1) Windows located in garage doors on attached garages shall not be counted toward the minimum fifteen (15%) percent requirement of street-facing facades that contain the primary entrance.

(2) A window shall not be required on an upper story where a lower roof line creates an upper story wall area that does not have a minimum of eight (8') feet in height, measured from the slope of the lower roof to the ceiling height of the upper story, by six (6') feet in width at any point along the upper story wall area impacted by the lower roof.

**I. Compatibility With Existing Structures.** Facades of new structures and additions constructed after January 1, 2006, shall maintain a compatible relationship with the prevailing appearance of surrounding structures. Surrounding structures shall be defined as all principal and accessory structures located on the same side of the street as the subject property, to the next intersecting street(s); and, all principal and accessory structures located across the street(s) from the subject property, to the next intersecting street(s). Corner lots shall take into account both streets for compatibility.

**1. Principal Building Height.** The height of new principal buildings shall not vary by more than one story compared to the height of surrounding principal structures.

**2. Additional Elements of Compatibility.** In addition to the above, three of the following five compatibility elements must also be satisfied:

**a. Orientation of Principal Structure.** The principal structure shall be oriented on the lot the same way as surrounding principal structures (e.g., longest wall perpendicular or parallel to the front lot line).

**b. Visual Size.** The gross area of the front facade of a principal structure shall be no greater than one hundred twenty-five (125%) percent of the average gross area of the front facades of the adjacent principal structures on the same side of the street.

c. **Presence of Porches.** A porch shall be required where porches represent the prevailing style of surrounding principal structures.

d. **Building Materials.** Building materials shall match the prevailing building materials used on surrounding principal structures.

e. **Roof Slope and Orientation.** The orientation of the roof and roof slope shall be compatible with the slope and orientation of roofs on surrounding principal structures.

This Section shall not apply where the minimum standards identified in Sections H through J are not met in surrounding structures.