

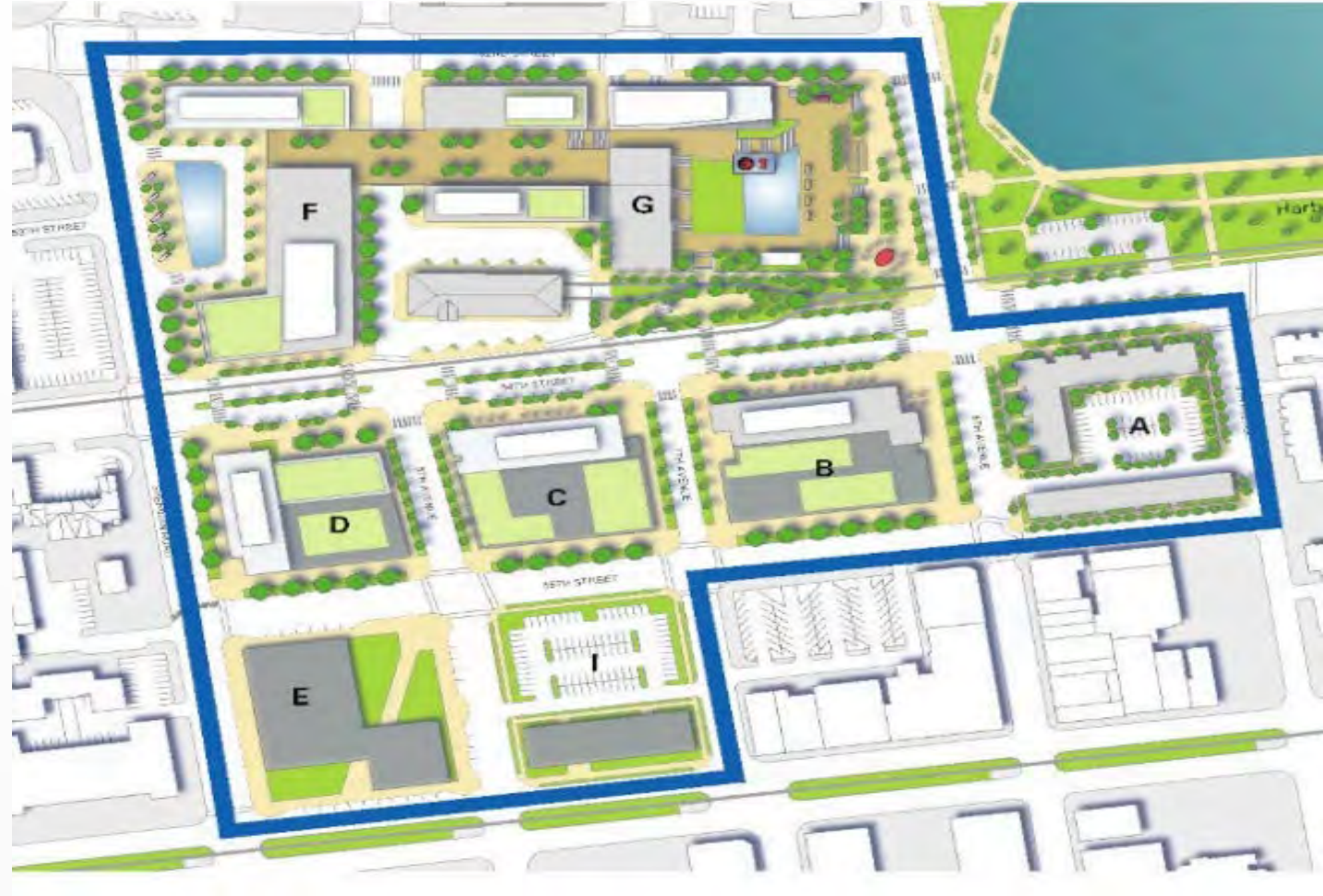


City of Kenosha Update

Uptown, KIN, Downtown, and Future Development Plans

Downtown Vision development plan, nine blocks

- More than 1,000 market rate apartments and 65 condos
- New Civic Plaza, Veterans memorial park, market space
- Hotel, restaurant, retail
- New City Hall
- Private office space



Downtown Development will bring new residents, visitors



The Karrick, under construction, leasing early 2026



- 158 apartments
- 200 parking spaces
- Rooftop and other amenities



Block B conceptual design, detailed design in process

- 10 plus story building
- 1st floor commercial
- 188 apartments
- Townhome style apartments on 6th Avenue
- Amenities/rooftop space
- 265 parking spaces



Home Kenosha, in-fill attainable single-family program

Program Funding

- \$3MM contribution from Uline
- City matching with extension of TIF Districts

Single Family Infill New Construction

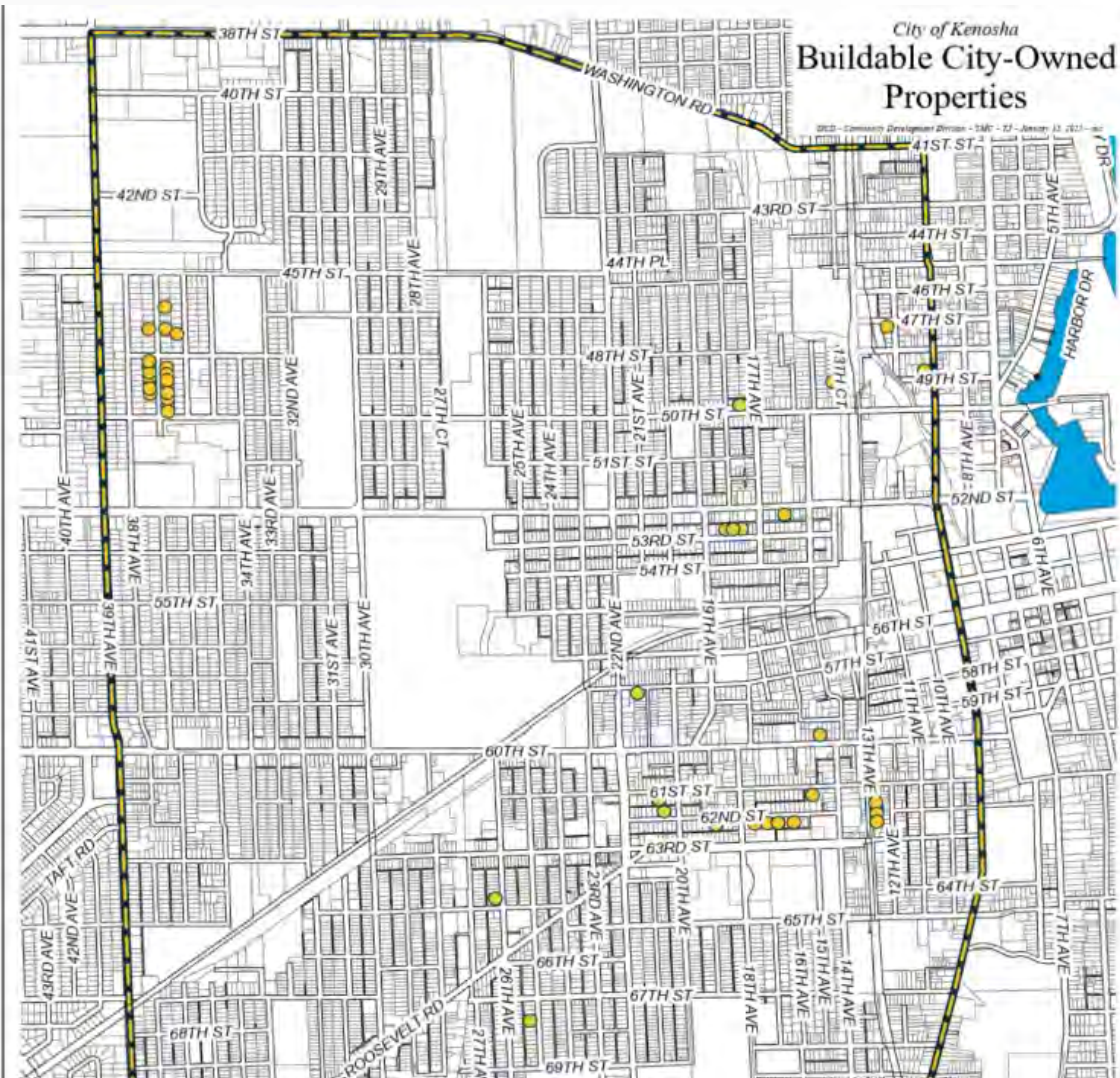
- City providing 50+ vacant lots for new homes
- Low interest construction loans for builders
- Maximum \$325,000 sales price

Homebuyer Assistance

- Homebuyer second mortgage up to \$50K
- Household income up to 150% of CMI
- Mortgage payment at 30% of household income



2 homebuilders in process, 3rd in underwriting



Accelerate Kenosha: Design review and approval process

- City implemented online digital plan submittal process in 2022
- All plans are received, reviewed, revised and approved digitally
- 12+ staff, 8 departments meet weekly to vet the 100 + developments in the City annually
- How do we improve the development review and approval process?

Chamber of Commerce is leading **Accelerate Kenosha** task force:

- **Goal:** To determine the most efficient and effective way to process permits in the City of Kenosha
- **Members:** Construction, Building Trades, Realtors Association, Developers, Architecture firms, City Development Staff, Alderman Curt Wilson (Chair)



CARW Update
June 11, 2025



OVERVIEW

- > Kenosha Area Business Alliance Overview
- > Key Advantages + Industries
- > Recent Economic Development Announcements
- > Initiatives to Support You + Your Clients

Perfectly Centered



KABA
KENOSHA AREA BUSINESS ALLIANCE

Kenosha County's Public/Private Partnership

- > Focused on initiatives that generate investment and jobs in Kenosha County
- > Manage \$53 million Development Portfolio:
 - ~2/3 - loan funds/financing
 - ~1/3 - real estate
- > Other areas of focus include:
 - Education and workforce development
 - Community development initiatives



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KABA
KENOSHA AREA BUSINESS ALLIANCE

KEY ADVANTAGES + INDUSTRIES

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KENOSHA AREA BUSINESS ALLIANCE

Kenosha County, WI USA

The Heart of the Milwaukee-Chicago Corridor

Recent History of Economic Development Success:

- > Strong commitment to community and economic development
- > Hundreds of companies attracted to Kenosha County with increasing velocity



3.5 MILLION+ PEOPLE

live within a 45-minute commuting distance of Kenosha County



45%

of Kenosha County's employed commute outside of the county to work

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KABA
KENOSHA AREA BUSINESS ALLIANCE

KENOSHA COUNTY HAS MANY COMPETITIVE ADVANTAGES FOR MANUFACTURERS:

- > Experienced workforce with requisite/applicable skill sets
- > Proximity/access to major Midwest markets
- > Reliable & competitive utility systems
- > Readily available warehousing and storage
- > Water/wastewater system capacity
- > Low natural disaster risk



Perfectly Centered



KABA
KENOSHA AREA BUSINESS ALLIANCE

WORKFORCE DEVELOPMENT IS A TOP PRIORITY.

Education:

- > Good public & private K-12 schools
- > **Gateway Technical College:**
two-year technical college;
- > **Carthage College:**
four-year private liberal arts college;
- > **UW-Parkside:**
four-year public university; and
- > **Herzing University:**
private university offering 2- & 4-year degrees
- > App. total enrollment: 13,000
full-time student equivalents


3,950+
number of higher education
degrees awarded annually to
students attending one of the
four institutions of higher
education operating
in Kenosha County.



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KENOSHA AREA BUSINESS ALLIANCE

Key Industries

Established Industries

- > Food, beverage, and packaging manufacturing
- > Medical device manufacturing
- > Advanced manufacturing
- > Corporate headquarters
- > Warehousing, distribution, and logistics

Industry Growth Opportunities

- > Pharmaceutical and supply chain manufacturing
- > Plastic and injection molding manufacturing
- > Data centers
- > Robotics and AI

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KABA
KENOSHA AREA BUSINESS ALLIANCE

Food, Beverage, and Packaging Manufacturing and Distribution



Nourishing what's next.™



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RECENT ECONOMIC DEVELOPMENT ANNOUNCEMENTS

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KABA
KENOSHA AREA BUSINESS ALLIANCE

The last year was another year of notable economic development gains.

- Purchased a 100,000 SF FDA-approved plant in Pleasant Prairie
- Announced a **\$3 billion expansion** of their manufacturing facility
- Adding **750 highly skilled jobs** to the current 160+ workforce at this location, including operators, technicians, engineers, and scientists

ATTRACTIONS

Lilly



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KABA
KENOSHA AREA BUSINESS ALLIANCE

The last year was another year of notable economic development gains.



ATTRACTIONS



- **\$3.3 billion** campus in Mount Pleasant
- Land in Kenosha

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KABA
KENOSHA AREA BUSINESS ALLIANCE

The last year was another year of notable economic development gains.

- Concept Laboratories, a manufacturer of skin care, body care, hair care and home care products, is **relocating its operations** to LakeView Corporate Park.
- The company, previously located in Chicago, is **occupying 146,900 SF** within an existing industrial building.
- Concept Labs will employ at least **145 people** at the facility.

ATTRACTIONS



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KABA
KENOSHA AREA BUSINESS ALLIANCE

The last year was another year of notable economic development gains.

ATTRACTIONS



- Smurfit Westrock broke ground in June on their **594,000 SF plant at the former We Energies power plant site** in Pleasant Prairie. The **\$140 million, state-of-the-art facility** will be one of three likely buildings at LogistiCenter Pleasant Prairie.
- The facility will be a highly automated “superplant,” with the capacity to produce up to 2.6 billion SF of corrugated cardboard per year.
- The plant will have a rail spur and will **employ about 200 people**.



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KABA
KENOSHA AREA BUSINESS ALLIANCE

The last year was another year of notable economic development gains.

EXPANSIONS

ULINE

- ULINE is **headquartered** in Kenosha County
- More than **3,500 employees**
- More than **10 million SF** of office and warehouse
- **Largest warehouse** in WI



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SUPPORT FOR YOU + YOUR CLIENTS

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KABA
KENOSHA AREA BUSINESS ALLIANCE

KABA provides holistic business attraction, retention, and expansion services

- > One-stop shop for real estate search
- > ZoomProspector: new data tool and property database
- > Data and demographic information
- > Coordination with local, county, regional, and state partners
- > Navigation of incentive, finance, and permitting processes
- > Revolving loan funds for property and equipment
- > Groundbreakings, ribbon cuttings, and more
- > Connections with talent development and attraction resources
- > Familiarization tours for executives and employees
- > Robust aftercare

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Talent and Workforce Development

- > Recruitment & retention strategy development
- > Hiring blitz / open house events
- > Workforce partnerships
- > Business-education partnerships
- > Talent attraction website & community familiarization tours
- > Young professional programming



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Attracting Talent: Marketing Kenosha County



Life Balanced Kenosha County: Taylor Hansen

Life Balanced
KENOSHA COUNTY

Award-winning talent attraction and retention
online resource: **LifeBalancedKenosha.com**



The site features videos highlighting area residents and communities
– including one debuted in 2025 featuring Uline/Pleasant Prairie.



Other promotional activities include paid SEO & social media campaigns, partnerships with area companies & organizations, and billboard advertising.



Promote all that is great about living, working, playing and learning in Kenosha County at local student job fairs and other events.

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KABA
KENOSHA AREA BUSINESS ALLIANCE

KENOSHACOUNTYJOBS.COM

- Hyper-local jobs board focused only on Kenosha County employers
- Resumes come directly to you without going through a third party
- Ability to create an engaging employer profile page that can demonstrate your culture and differentiate your company as a great place to work.
- Applicants coming to this site want to work in Kenosha County.
- Free for KABA members



JOB SEEKERS: Find an in-demand career you love at one of the many companies locating, expanding - and **HIRING** - right here in Kenosha County.

KENOSHA COUNTY'S HYPERLOCAL JOBS BOARD:
KENOSHACOUNTYJOBS.COM

EMPLOYERS: By being focused exclusively on Kenosha County companies, we bring you candidates looking to work right here.

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Kenosha County Housing Task Force

- > Partnership between KABA and Kenosha County
- > Engaging key stakeholders and housing experts



- > Developing solutions to address housing shortage
- > Financial Tools
- > Communications and Marketing
- > Planning, Zoning, and Design Standards

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INSPIRE is pleased to
welcome the following speakers
to the 2025 lineup:

INSPIRE
2025



Suneel Gupta

EXPERT ON CONNECTING
WELL-BEING & PERFORMANCE,
BESTSELLING AUTHOR, HEALTHCARE
ENTREPRENEUR



Edgardo Hernandez

EXECUTIVE VICE PRESIDENT AND
PRESIDENT OF MANUFACTURING
OPERATIONS
ELI LILLY AND COMPANY



Laura Huang

DISTINGUISHED PROFESSOR AT
NORTHEASTERN UNIVERSITY | FACULTY
DIRECTOR OF WOMEN'S
ENTREPRENEURSHIP INITIATIVE | AUTHOR
OF *EDGE AND YOU ALREADY KNOW*

INSPIRE early bird registration is
now open...invest in the growth of you
and your team!

INSPIRE is a premier one-day leadership
development experience featuring
high-caliber national and regional
speakers & experts providing inspirational
content to elevate your personal and
professional leadership journey.

Friday, October 10, 2025 | Learn more
and register at **InspireKenosha.com**.

THANK YOU!

Nicole Ryf

President

Kenosha Area Business Alliance

Office: 262.925.3466

Email: nryf@kaba.org

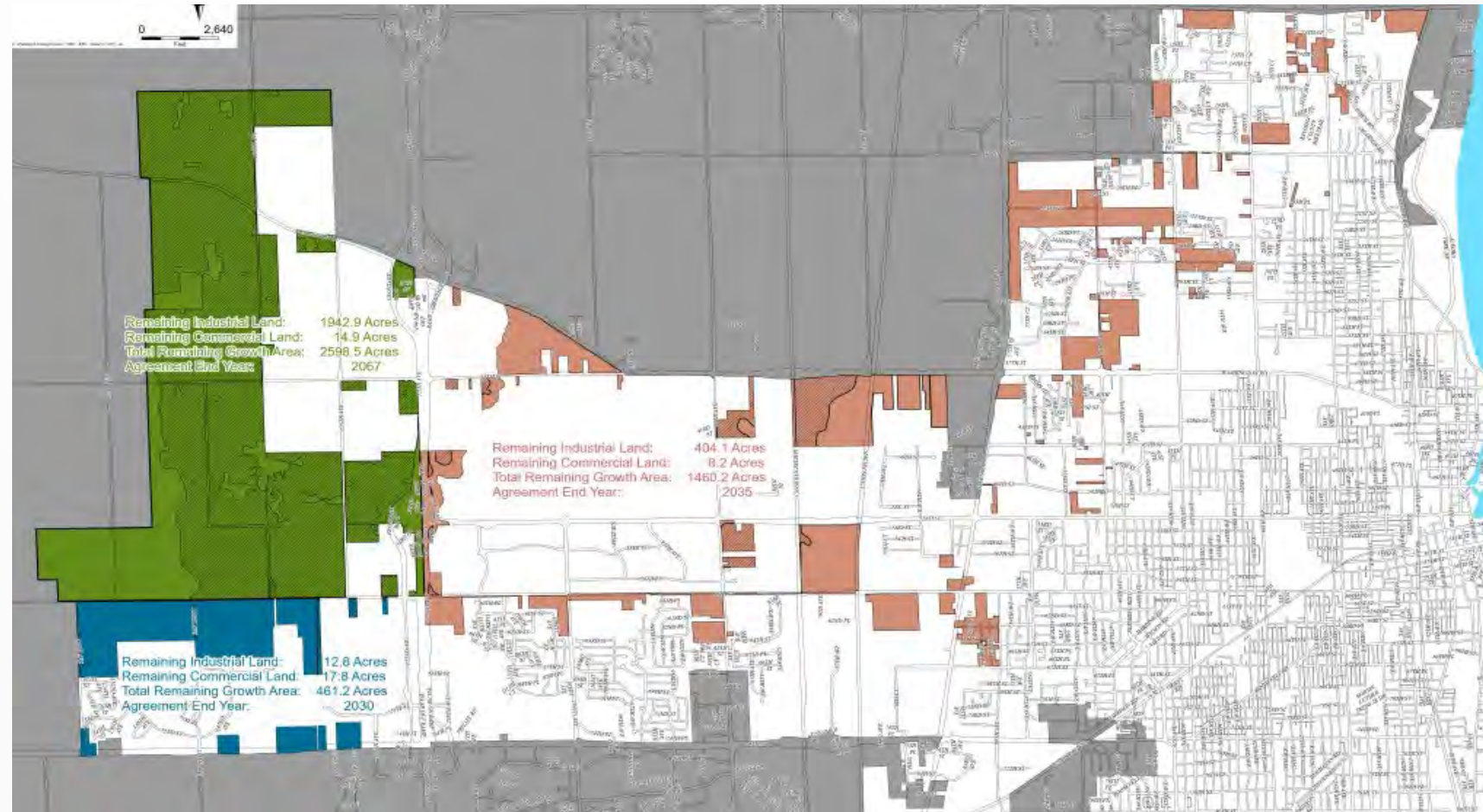
Perfectly Centered



KABA
KENOSHA AREA BUSINESS ALLIANCE

City of Kenosha Growth Areas, unique in Wisconsin

- 4,500 acres, the size of Burlington or 4 Shorewoods
- More than 2,300 acres of Industrial
- As large as Microsoft land holding in Mt. Pleasant

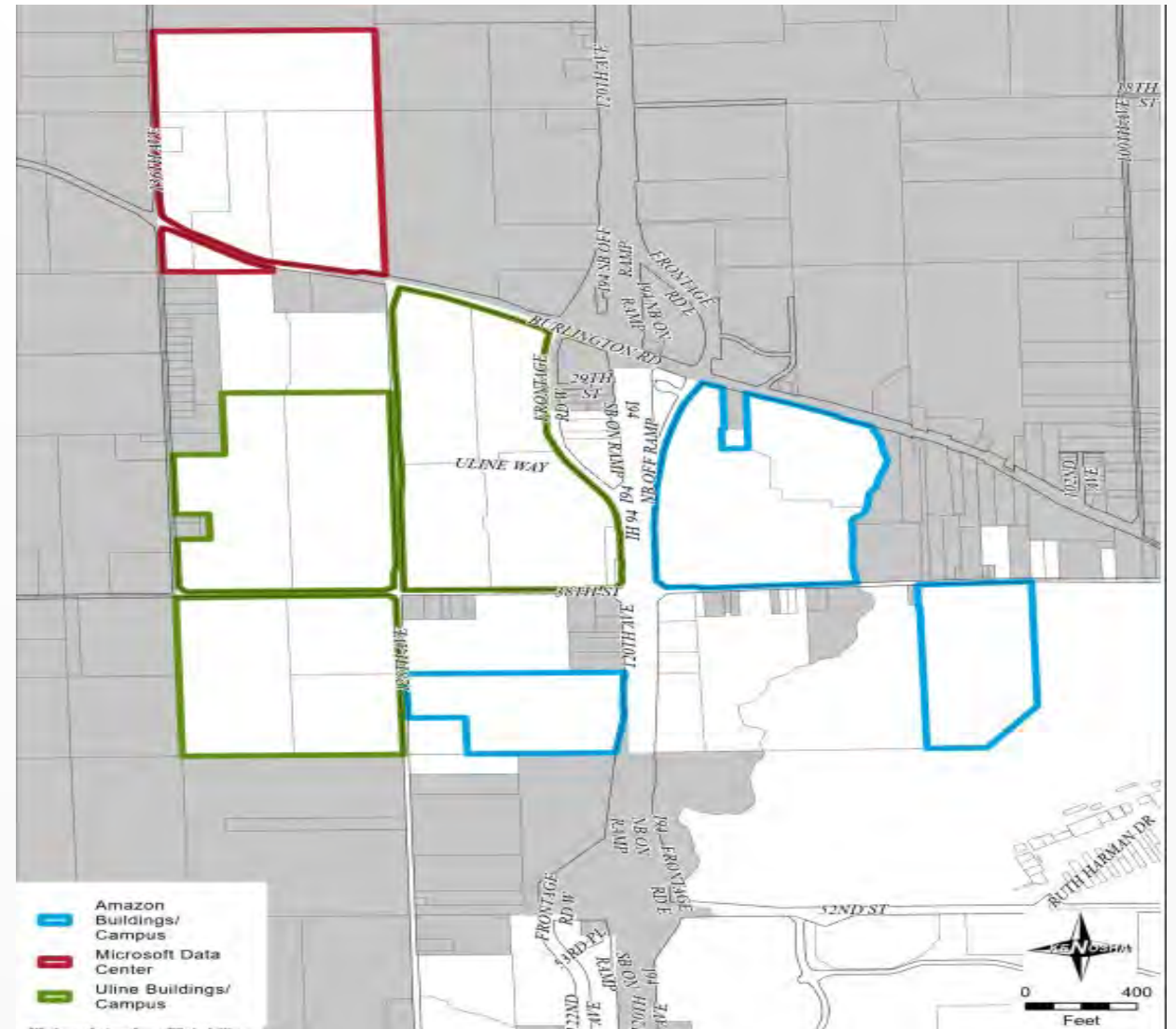


Growth Corridor accommodating large Corporate Campuses

Uline: 370 acres, 5 million sf of Distribution Centers growing to 8 million

Amazon: 308 acres, 3.25 million sf of DC and other facilities

Microsoft Corporation: 247 acres for Data Center



Manufacturing and Industrial Growth is happening

- Uline opened a 1.44 million square foot distribution center located west of existing buildings
- Uline developing 3 additional Distribution Centers bringing total space in the City of Kenosha to about 8 million square feet.
- Uline at more than 3,500 jobs in Kenosha County, growing to 5,000.



Uline WQ (currently under construction)

Project Greenway roads, utilities in, residential to start



Manufacturing and Industrial Growth is happening

- Schuetz Containers manufactures industrial storage containers. Opening a 371,000 square foot facility in Kenosha, their largest in North America.
- Schuetz has purchased 70 acres north of the City Industrial Park and submitted plans for buildings totaling 400,000 square feet.
- Schuetz anticipates employing more than 200 between the two sites.



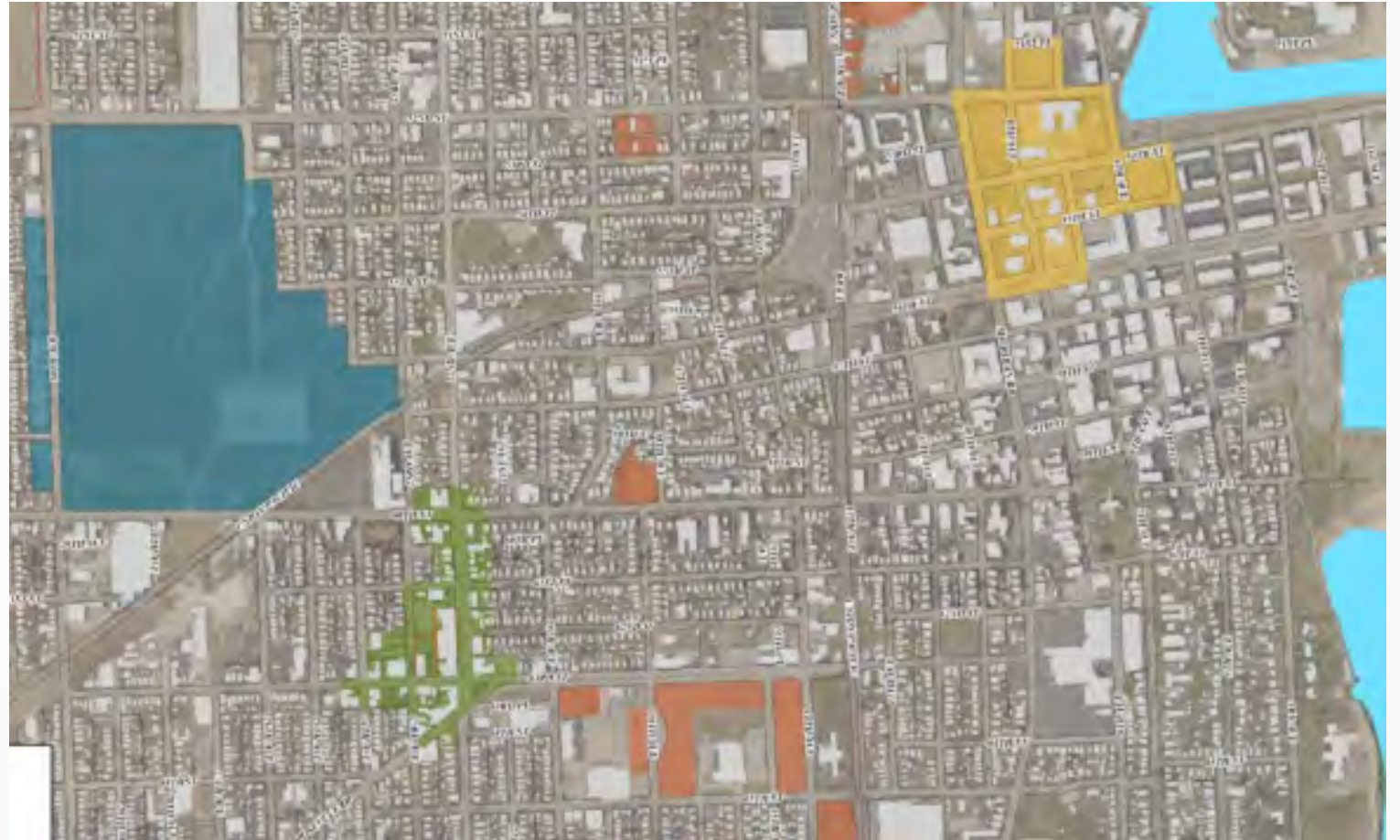
Schuetz Containers at 7517 60th Street production ramping up



Schuetz Containers north of the City Industrial Park Plans in review

Development Areas in central parts of the City

- Uptown area is redeveloping (green)
- AMC/Chrysler site transforming to Kenosha Innovation Neighborhood (blue)
- Downtown Development underway (yellow)
- City owned parcels (orange)



Kenosha Emerging Leaders Academy in Uptown

\$4.5 million Rehab of former bank into education and career pathway Center



Community Based Organizations and Higher Education as Partners

- YMCA Teen Achievers program
- Mahone Family Career Exploration
- Jockey International sponsoring Best Buy Teen Tech Center ©
- Gener8tor gBETA Accelerator ©
- UW-Parkside, Carthage College, and Gateway Technical College offering career exploration and advising



KENOSHA HARBOR DISTRICT

DOWNTOWN KENOSHA REIMAGINED







KENOSHA, WISCONSIN

Nestled along Lake Michigan's shores, Kenosha, Wisconsin, seamlessly blends natural beauty with vibrant urban life.

Its rich history as a manufacturing hub has evolved into a dynamic services-based economy, attracting Fortune 1000 companies like Snap-on Inc. and Jockey International. With top-tier educational institutions such as the University of Wisconsin-Parkside and Carthage College, Kenosha fosters a skilled workforce. Its strategic location between Chicago and Milwaukee offers businesses unparalleled access to major markets, while residents enjoy cultural gems like the Kenosha Public Museum and scenic lakefront vistas.

Embrace Kenosha— Where Lakeside Living Meets Limitless Opportunity and a Bold Vision for the Future.

The Kenosha Harbor District is set to redefine downtown Kenosha, transforming it into a vibrant, nine-block waterfront destination that seamlessly blends urban energy with lakeside charm. Featuring 1,000 new residential units, office spaces, a hotel, and diverse retail and dining options, this development will drive economic growth, attract talent, and enhance quality of life. With public parks, market halls, and a reimagined city center, the Harbor District fosters a dynamic, walkable community, making Kenosha an unbeatable place to live, work, and invest.

CLOSE TO EVERYTHING

One couldn't ask for a better location. Kenosha offers incomparable economic, lifestyle and cultural opportunities due to its close proximity to Milwaukee and Chicago, while retaining the beauty, charm and convenience of a small town.

Distances from Kenosha Harbor District

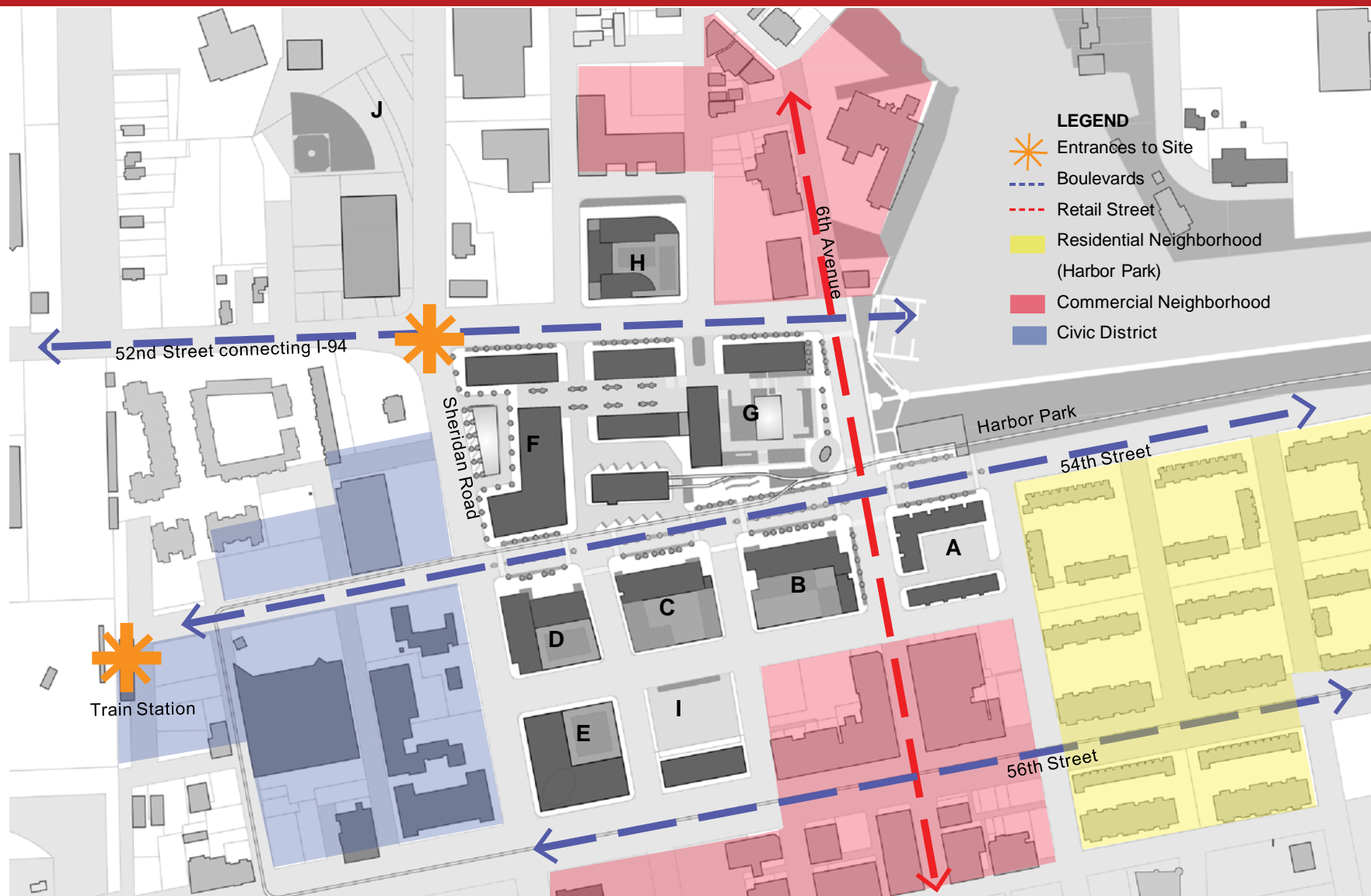
Illinois Border	6 miles
Winthrop Harbor, IL	8 miles
Racine, WI	10 miles
Interstate 94	7 miles
Gurnee, IL	16 miles
Milwaukee Airport	25 miles
Milwaukee, WI (City Hall)	32 miles
O'Hare Airport	42 miles
Chicago, IL (City Hall)	65 miles





Kenosha Downtown Redevelopment Sites

CD Smith + Cobalt Presentation October 11, 2021



Kenosha New Development Approach - Context Analysis

CD Smith + Cobalt Presentation October 11, 2021



DESIGN DRIVERS

VISUAL CONNECTION OF
URBAN FABRIC



CONNECTED GREEN SPACES &
PUBLIC
AMENITIES



SYNERGY OF USES &
DENSITY



DESIGN DRIVERS

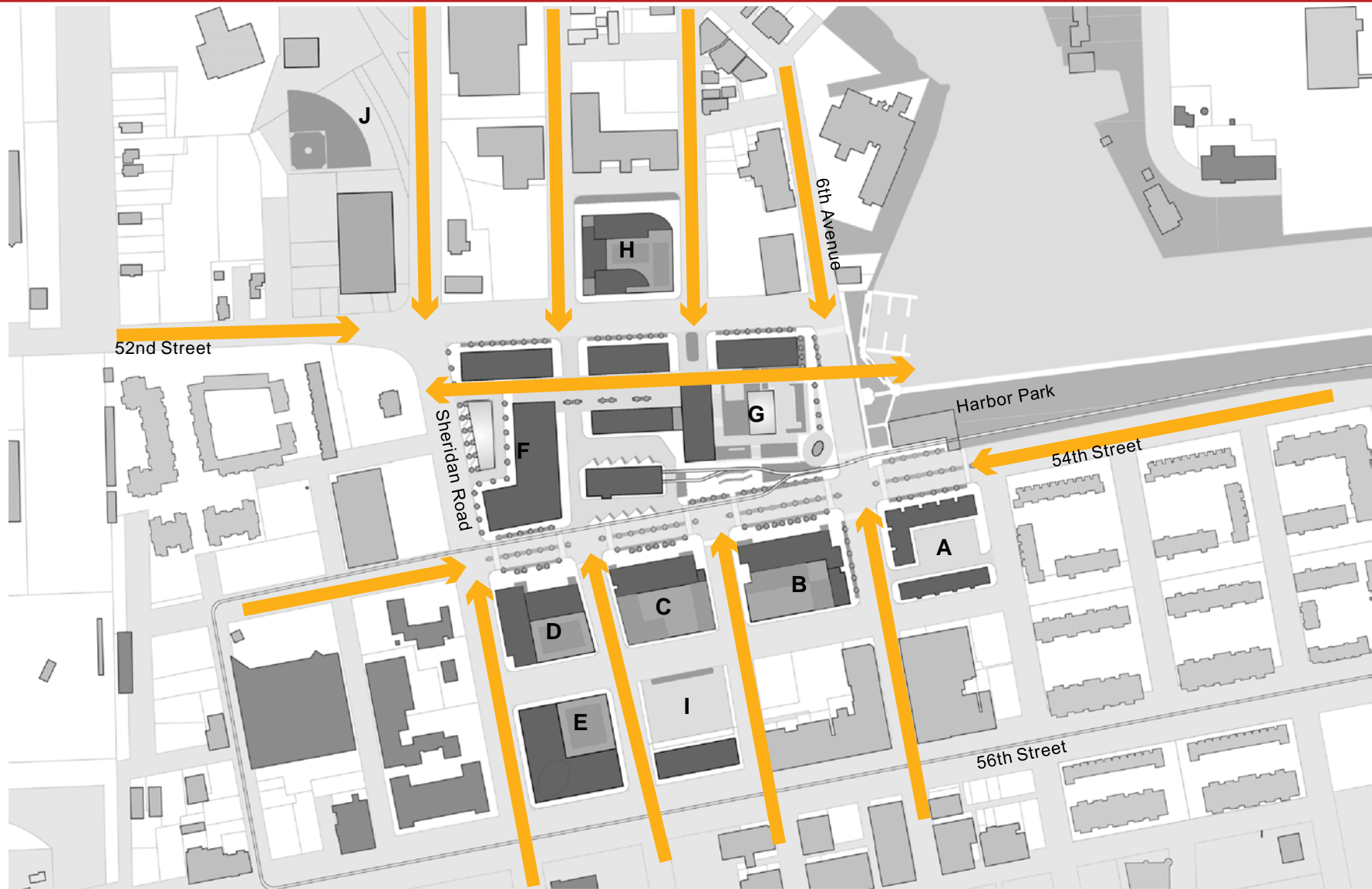


PEDESTRIAN
SCALE DESIGN

ACTIVATED CENTRAL
LAWN

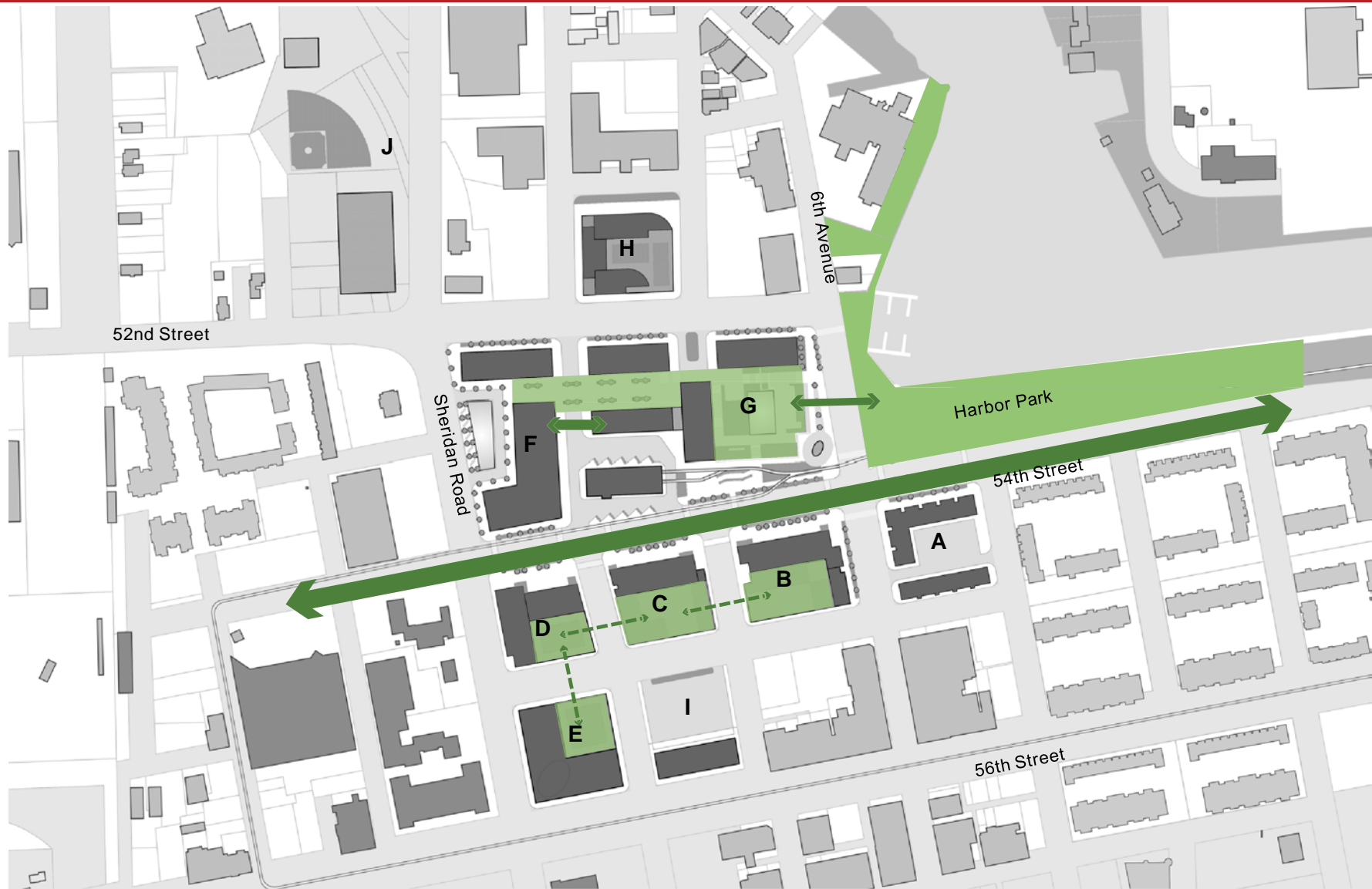


CONNECTED
HARBOR



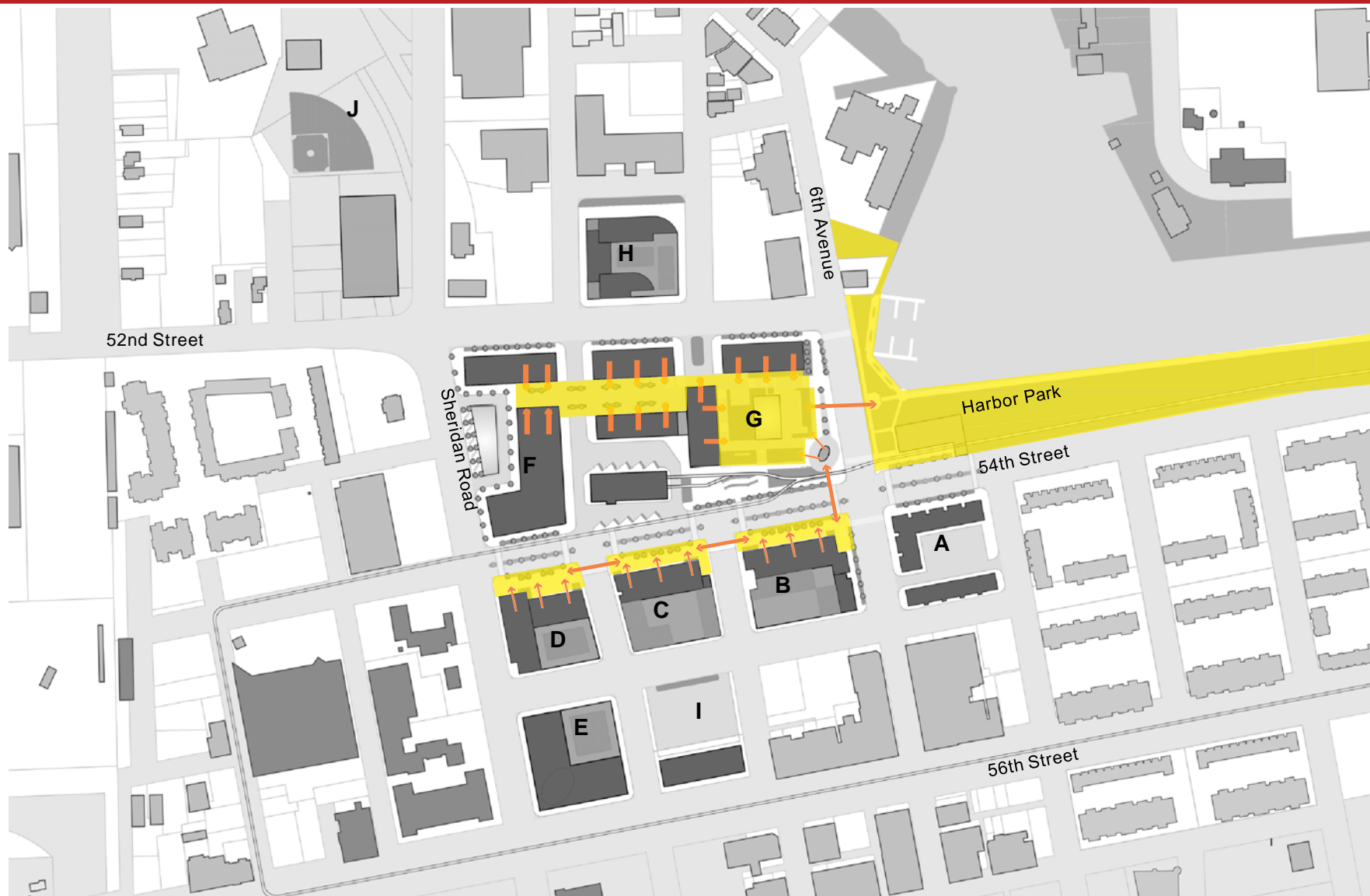
Kenosha New Development Approach - Visual Connection of Urban Fabric

CD Smith + Cobalt Presentation October 11, 2021



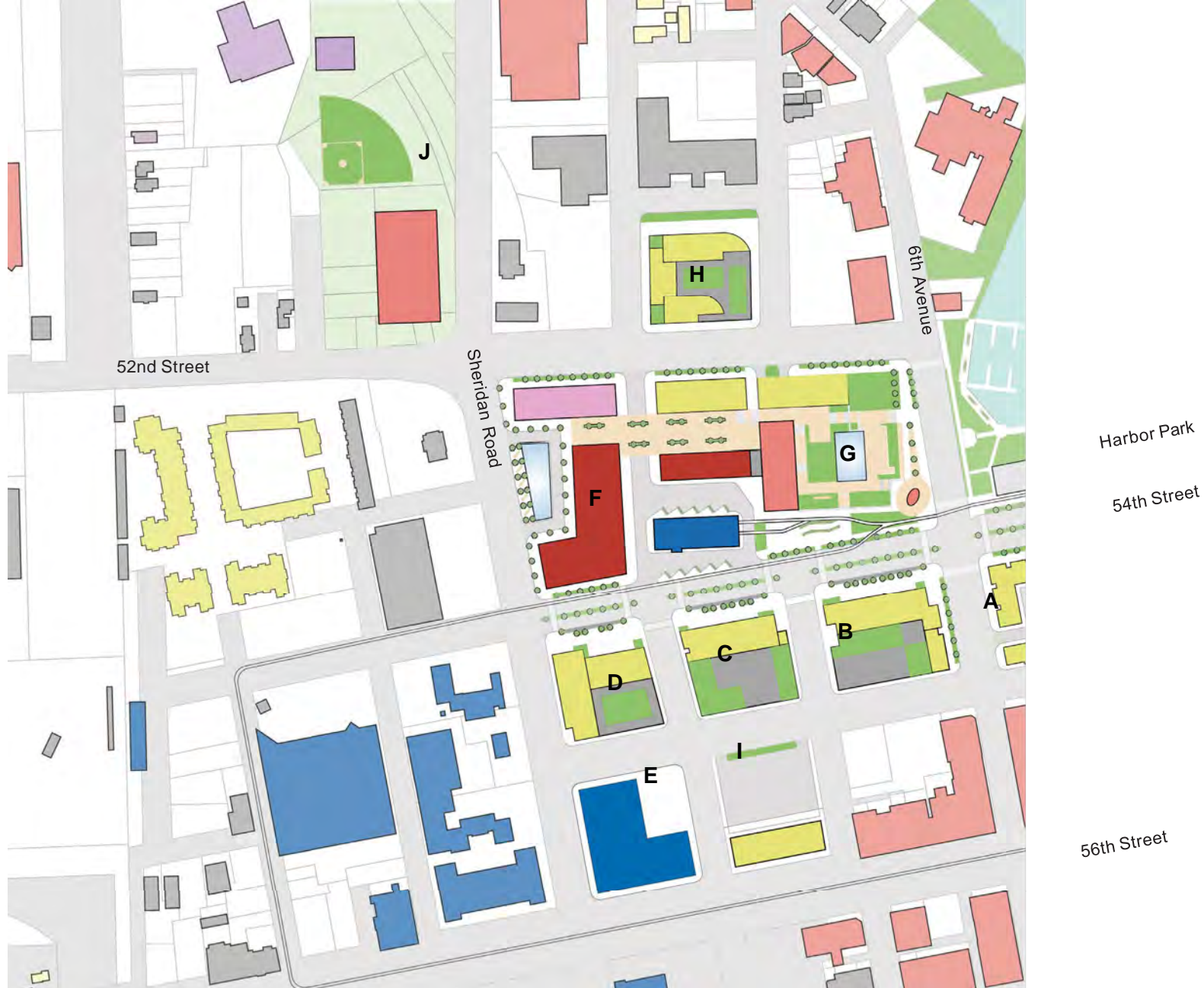
Kenosha New Development Approach - Connected Green Spaces

CD Smith + Cobalt Presentation October 11, 2021



Kenosha New Development Approach - Activated Civic Places

CD Smith + Cobalt Presentation October 11, 2021



Kenosha New Development Approach - Site Plan

CD Smith + Cobalt Presentation November 9, 2021





A VIBRANT HUB AT THE HARBOR.

COMING SOON

Kenosha Harbor District will reimagine and revitalize Kenosha's downtown, connecting it to the waterfront and attracting residents and visitors alike. It will be a nine-square-block destination that will include a variety of exciting shops, restaurants, a hotel, workspaces and residences that will accelerate economic growth, provide rewarding cultural experiences and encourage community connection.

OUR VISION

The Kenosha Harbor District will be a generational improvement to downtown that continues the city's forward progress for residents, businesses and visitors. The district will provide a powerfully appealing destination for living, for doing business, for shopping and dining, and for events, activities and tourism.



PROPOSED PROGRAM

There's a whole lot to look forward to at the Kenosha Harbor District! From entertainment and retail destinations, to residential and workspace opportunities, this will be an exciting destination for the city and the region!

BLOCK A

- 40 Townhouse
- 80 parking spaces

BLOCK B

- Residential- 189 units
- 265 parking spaces
- Retail- 3,000 GSF

BLOCK C

- Residential- 208 units
- 345 parking spaces
- Retail- 14,590 GSF

BLOCK D

- Residential- 15
- 231 parking spaces
- Retail/ Grocery- 21,185 GSF

BLOCK E

- New City Hall- TBD GSF
- TBD parking spaces

BLOCK F

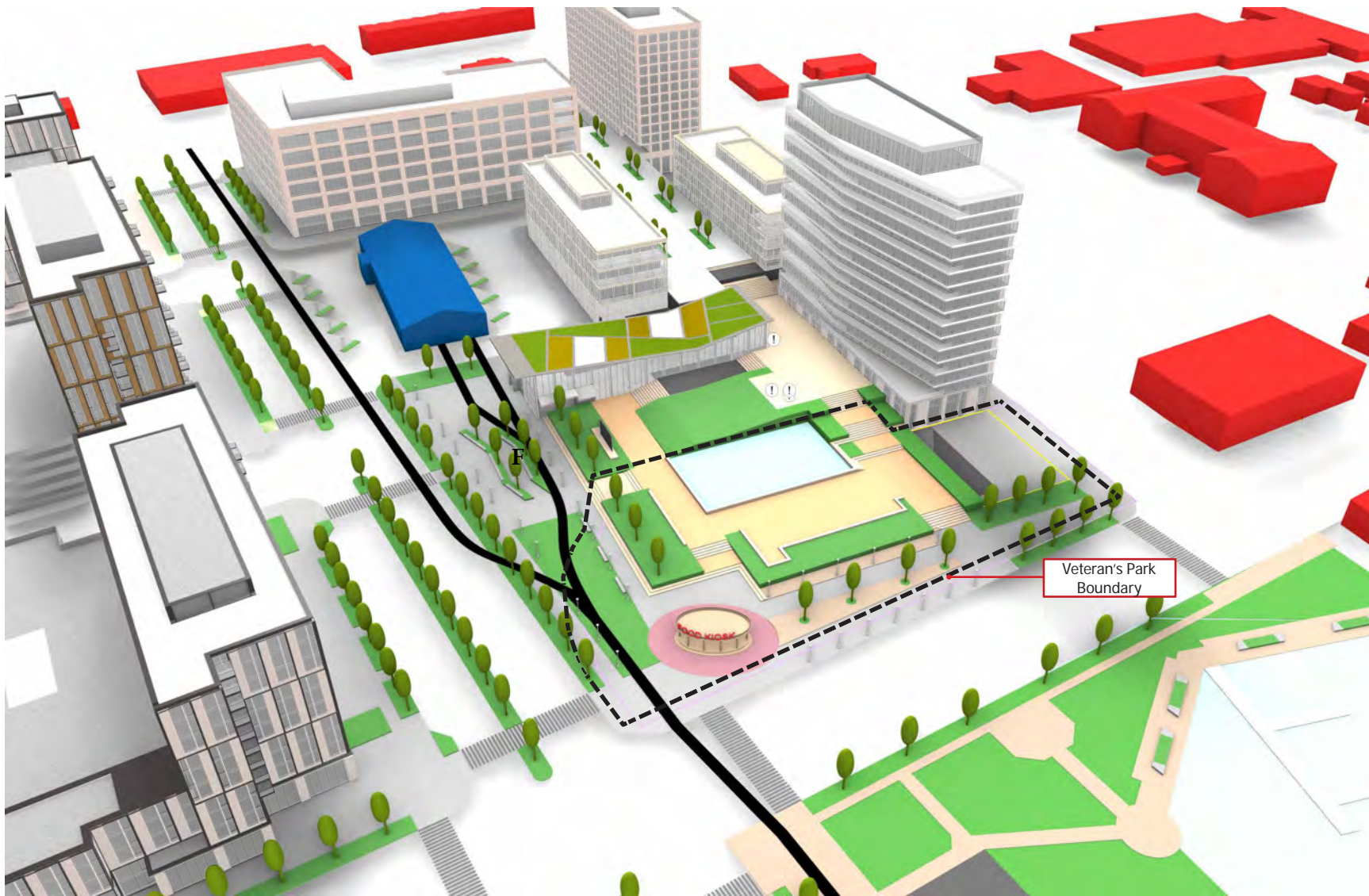
- Office- 388,570 GSF
- TBD parking spaces
- Hotel- 200 keys

BLOCK G

- Market Hall 14,770
- Office- 34,525 GSF
- Residential #1- 87 units
- Retail #1- 21,000 GSF
- Residential #2- 280 units
- Retail #2- 21,000 GSF
- Laneway 41,605 GSF
- Park Area 112,000 GSF
- TBD parking spaces

BLOCK I

- Residential- 158 units
- 205 parking spaces



Kenosha New Development Approach - West View

CD Smith + Cobalt Presentation October 18, 2021



Park Precedents



Park Element Precedents



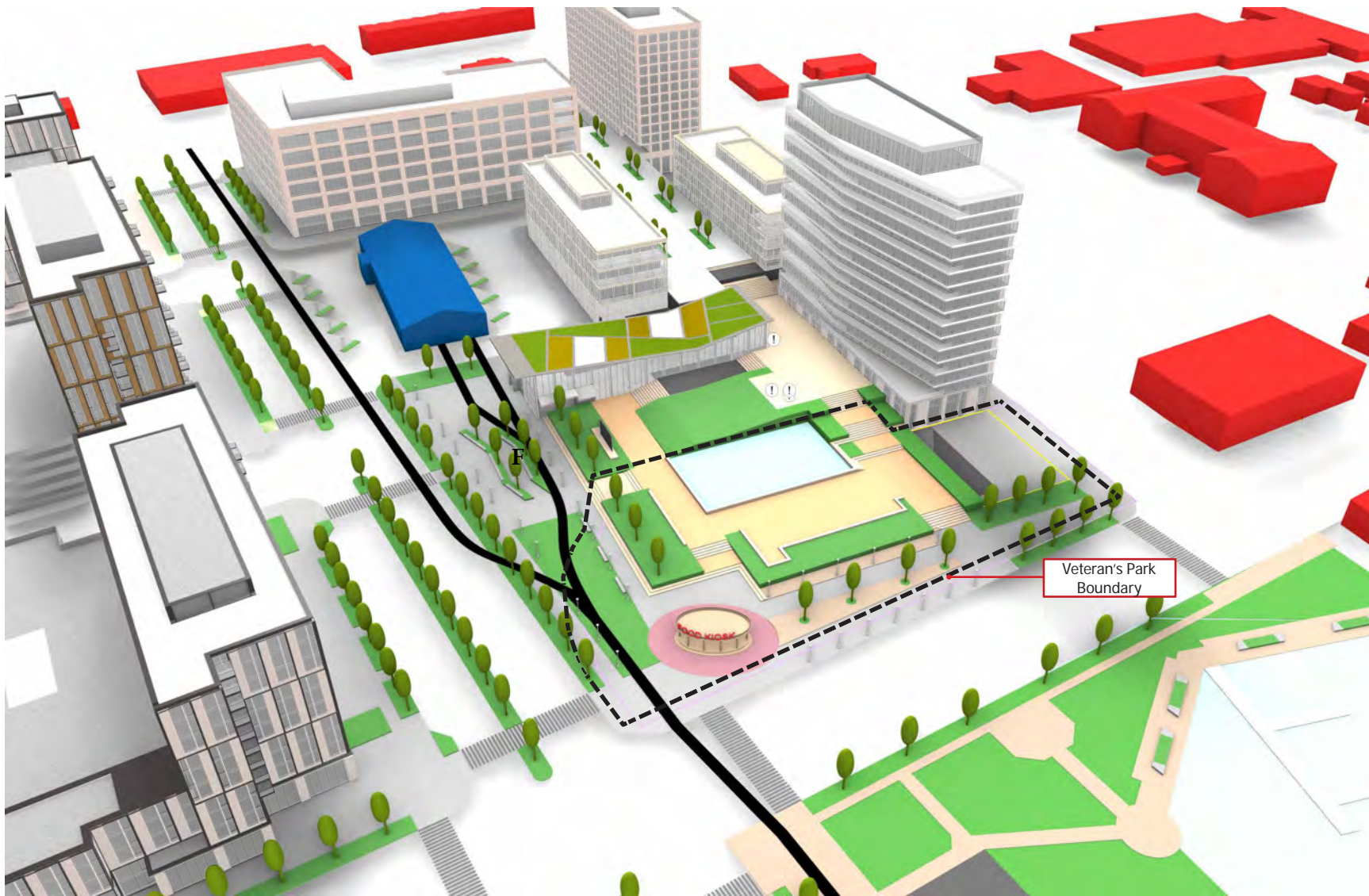
Laneway Precedents



Food Hall + Market + Kiosk

Precedents





Kenosha New Development Approach - West View

CD Smith + Cobalt Presentation October 18, 2021







KENOSHA HARBOR DISTRICT:

A VISION FOR THE FUTURE



The Kenosha Harbor District is poised to redefine downtown Kenosha, creating a vibrant, nine-block waterfront destination that blends urban energy with lakeside charm. This transformative \$450 million redevelopment will introduce over 1,000 new residential units, office spaces, retail, dining, and entertainment options, as well as a hotel, over the next decade.

Key Highlights:

- **First Phase:** Two apartment buildings, including a 5-story building at 5506 7th Ave. (158 units) and a 10-story tower at 618 55th St. (188 units, ground-floor retail, coworking, and 7 townhomes).
- **\$450 Million Investment:** The Harbor District will add a mix of housing, office buildings, retail, and hospitality, creating a thriving downtown destination. care.
- **Partnership for Progress:** The City of Kenosha is partnering with Summit Smith, Cobalt Partners and C.D. Smith for this exciting project, blending private and public efforts for a prosperous future.
- **Strategic Location:** Nestled along Lake Michigan, Kenosha offers unparalleled access to both Chicago and Milwaukee, attracting businesses and residents alike.

A Bold Vision for Downtown:

- Over 1,000 new living units and exciting retail spaces.
- A central park, market hall, and pedestrian-friendly laneways.
- Enhanced connectivity with historic streetcar trolleys, Metra stations, and bike paths.

Economic Impact:

The Harbor District will boost local economic growth, create jobs, and revitalize Kenosha’s waterfront. It will become a hub for residents, businesses, and visitors, offering a dynamic environment to live, work, and play.

Kenosha: A Destination for the Future

From cultural attractions to scenic lakeside views, Kenosha is a place where opportunities are as endless as the horizon. Embrace a community that balances innovation with charm—where lakeside living meets limitless possibilities.

Discover Kenosha

- **Local attractions:** Beaches, museums, craft breweries, seasonal beer gardens, and more.
- **Nearby amenities:** Easy access to major cities, healthcare, fitness, and wellness centers.
- **A family-friendly environment** with top-rated schools and higher education institutions.

The Kenosha Harbor District is poised to redefine downtown Kenosha, creating a vibrant, nine-block waterfront destination that blends urban energy with lakeside charm. This transformative \$450 million redevelopment will introduce over 1,000 new residential units, office spaces, retail, dining, and entertainment options, as well as a hotel, over the next decade.



DINING+ CUISINE

Kenosha’s dining scene is a reflection of its cultural diversity:

Italian Cuisine Arts

With a significant Italian-American population, the city boasts numerous Italian restaurants and delis, such as the renowned Tenuta’s.

Supper Clubs + German-American Venues

Traditional supper clubs and German-American establishments offer hearty meals in a cozy atmosphere.

Local Favorites

Iconic drive-in burger stands like The Spot and Big Star are local institutions.

Craft Breweries

The burgeoning craft beer scene includes several breweries and the annual Great Lakes Brew Fest.

Savor Kenosha: Dining Delights + Local Favorites

- **Italian Cuisine:** Tenuta’s, Casa Capri, Ruffolo’s Special Pizza
- **Supper Clubs & Steakhouses:** HobNob, The Boat House, The 1844 Table & Mash
- **Classic Drive-Ins:** The Spot, Big Star Drive-In
- **Seafood & Lakefront Dining:** The Apis Hotel & Restaurant, The Wyndham Garden’s 92nd Street Kitchen
- **Craft Breweries & Pubs:** Public Craft Brewing, Rustic Road Brewing, Kenosha Brewing Co.
- **Casual & Comfort Food:** Captain Mike’s, Frank’s Diner, Marina Gardens
- **Mexican & Latin Cuisine:** La Fogata, Iguana Wana, El Camino Kitchen
- **Asian Cuisine:** Soon’s Sushi Café, Hunan Garden, Trolley Dogs (Korean Corn Dogs)
- **Pizza & Pub Grub:** Valeo’s, DeRango’s, Villa D’Carlo
- **Coffee Shops & Bakeries:** The Buzz Café, Robin’s Nest, Paielli’s Bakery
- **Fine Dining & Date Night:** The Apis, The Red Oak, Tuscany Bistro Bar & Grill

Discover Kenosha: Adventure, Culture, and Lakeside Charm

- Anderson Arts Center
- Arts and Farmers Markets
- Beaches
- Bike paths
- Boating
- Bristol Renaissance Faire
- Charter Fishing & Boat Rental
- Civil War Museum
- Craft Breweries & Distilleries
- Dinosaur Discovery Museum
- Disc Golf
- Downtown Boutiques
- Fishing
- Golf Courses
- Harbor District Restaurants
- Hiking Trails
- Historic Electric Streetcar
- Ice Skating & Hockey
- Kayaking
- Kenosha Kingfish Baseball
- Kenosha Public Museum
- Kenosha Symphony Orchestra
- Local Theater Productions
- Paddle Boarding
- Parks
- Petrifying Springs Park
- Pike Bike Trail
- Pleasant Prairie Premium Outlets
- Seasonal Beer Gardens
- Skydiving & Aerial Tours
- Southport Light Station Museum



ACTIVITIES + ATTRACTIONS



Museums

The city is home to several museums, including the Kenosha Public Museum, the Civil War Museum, and the Dinosaur Discovery Museum, all affiliated with the Smithsonian Institution.

Performing Arts

The Kenosha Symphony Orchestra and various theater groups offer regular performances, enriching the local arts scene.

Outdoor Recreation

With numerous parks, hiking trails, and golf courses, outdoor enthusiasts have plenty of options.

Water Activities

Situated along Lake Michigan, Kenosha provides opportunities for boating, fishing, and beach outings. The Fox River Water Trail is also popular for kayaking and canoeing.

ANNUAL EVENTS IN KENOSHA

Throughout the year, Kenosha hosts a variety of festivals and events that cater to diverse interests:



Outta Sight Kite Flight

A colorful kite festival that paints the skies over Kenosha.



Pike River Rendezvous

A historical reenactment event that brings history to life.



Jazz, Rhythm & Blues Festival

A music festival featuring jazz, rhythm, and blues performances.



Border War Beer Fest

A festival where brewers from Wisconsin and Illinois compete for the best beer.



Taste of Wisconsin

A culinary festival showcasing the state's finest foods and beverages.



Wisconsin Marathon

Runners come from all over the country come to run in "The Cheesiest Marathon".



Kenosha Classic Cruise-In CarShow

An event where car enthusiasts gather to display classic vehicles.



Cheese-A-Palooza

A festival celebrating Wisconsin's renowned cheese heritage.



Port of Fear Film Festival

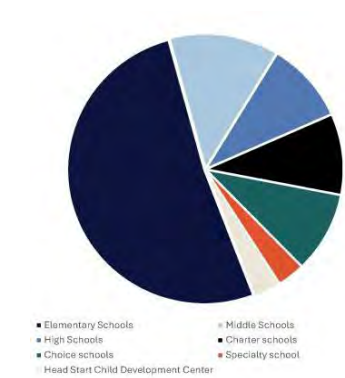
Brings the best horror, sci-fi, fantasy, and thriller films from around the globe.



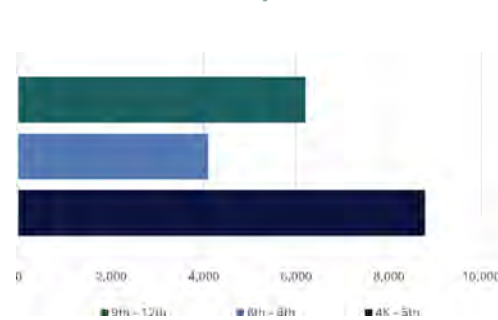
EDUCATIONAL EXCELLENCE

Kenosha Unified School District's comprehensive structure ensures quality education at every level. The district's diverse student body reflects the city's inclusive nature. A **strong 87.4% graduation rate** highlights the district's effectiveness in preparing students for future success. In addition to the public school system, the presence of **Carthage College** and **UW-Parkside** provides valuable higher education opportunities, contributing to a well-educated workforce.

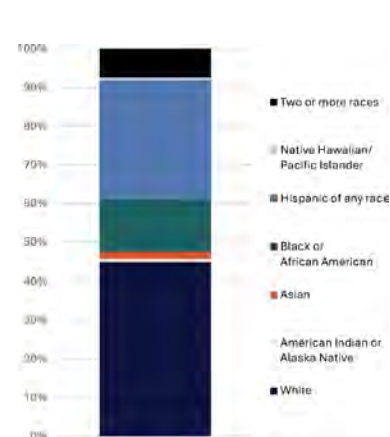
School Distribution



Student Enrollment by Grade Level



School Distribution



COMPREHENSIVE HEALTHCARE + WELLNESS OPTIONS

Kenosha, Wisconsin, offers a diverse and comprehensive range of healthcare services, providing residents and visitors access to reputable providers across various specialties.

From hospitals and clinics to holistic wellness centers, the city caters to a wide array of medical services, wellness practices, and health products, all aimed at promoting a healthier community.

Major Healthcare Facilities

- **Aurora Medical Center – Kenosha:** Located at the western edge of the city, this 74-bed facility provides a wide range of medical services, including emergency care, surgical procedures, and specialized treatments.
- **Froedtert South Kenosha Medical Center Campus:** Situated downtown, this 200-bed hospital offers comprehensive inpatient and outpatient services, emphasizing patient-centered care.
- **Kenosha Clinic:** A Veterans Affairs medical facility offering healthcare services to veterans, ensuring they receive the care they deserve.
- **Pillar Health Kenosha Clinic:** Operated by Kenosha Community Health Center, this clinic provides various medical services to meet community health needs.

Wellness, Yoga + Fitness Studios

Promoting a healthy lifestyle, the city features numerous wellness centers, yoga studios, and fitness facilities, including:

- **YogaSix Kenosha:** Offers a variety of yoga classes suitable for all levels, focusing on flexibility, strength, and mindfulness.
- **Kenosha YMCA:** Provides fitness classes, swimming pools, and recreational activities for individuals and families.

Walk-In Clinics + Immediate Care

For non-emergency situations requiring prompt attention, Kenosha hosts several walk-in clinics, offering extended hours and convenient care without the need for an appointment.

Holistic + Alternative Options

Beyond conventional medical facilities, Kenosha embraces holistic and alternative healthcare, providing services such as acupuncture, chiropractic care, and naturopathy to support overall well-being.

Health + Wellness Retailers

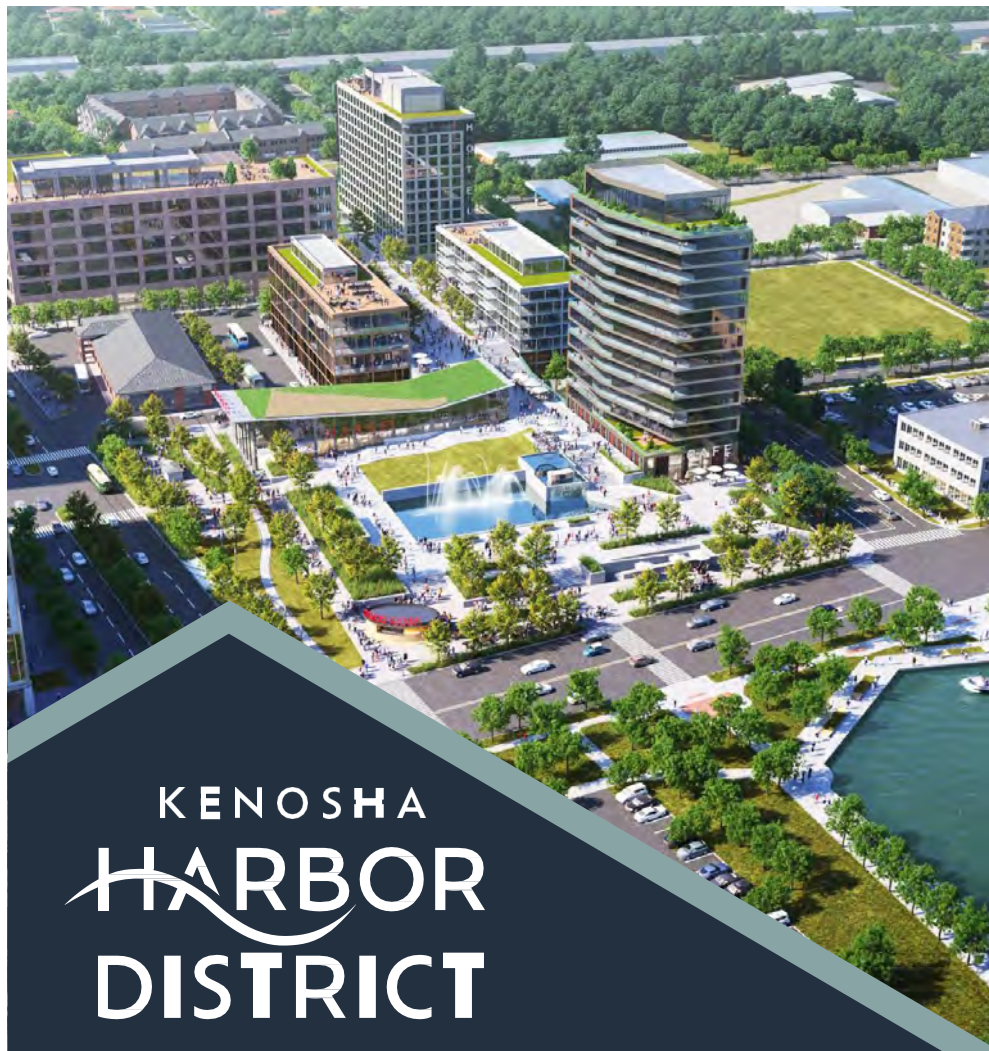
Supporting healthy living, Kenosha is home to several stores offering nutritious food options, supplements, and wellness products, such as:

- **Outpost Natural Foods:** Offers a wide selection of organic and natural food products, promoting sustainable and healthy eating habits.
- **GNC:** Provides dietary supplements, vitamins, and health products to support various wellness goals.



PARTNERING FOR A BETTER KENOSHA





KENOSHA HARBOR DISTRICT

*A Strategic Location for
Business, Living, and Innovation*

COBALT
PARTNERS

CD SMITH
CONSTRUCTION

SUMMIT
SMITH
DEVELOPMENT

THE CITY OF
KENOSHA




KENOSHA INNOVATION NEIGHBORHOOD





Our Mission

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KIN will foster regional economic recovery, improve economic sustainability, and ensure equitable community access to prosperity.



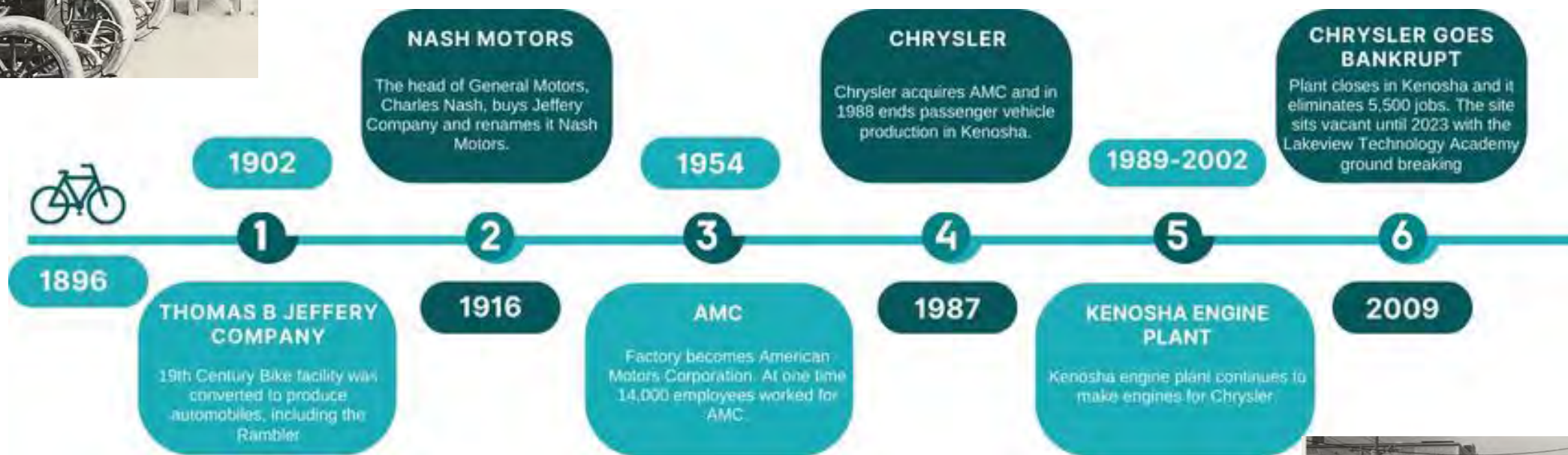
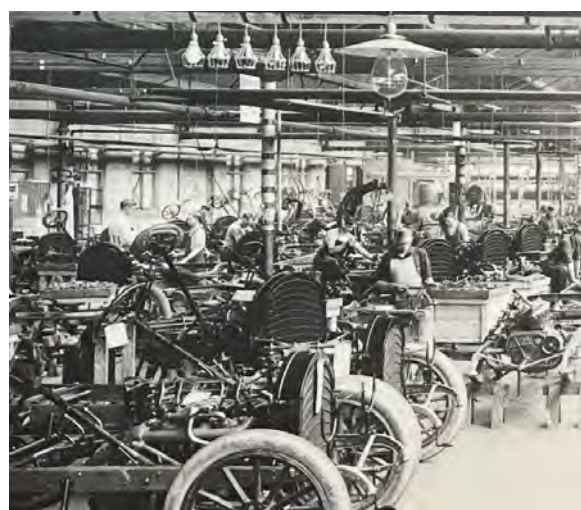
Our Core Functions

Entrepreneurial
Ecosystem

Kenosha
Innovation
Center (KIC)

Real Estate
Development

Skilling &
Upskilling








KENOSHA INNOVATION NEIGHBORHOOD
LAND USE PLAN

JANUARY 16, 2025



LEGEND & TAKEOFFS

-  **OFFICE / TECHNOLOGY**
(OFFICE, TECHNOLOGY, MEDICAL, INSTITUTION, SUPPORT SERVICES)
19 ACRES
-  **MULTI-FAMILY RESIDENTIAL**
(MID TO HIGH DENSITY APARTMENTS WITH STRUCTURED PARKING)
7.0 ACRES
-  **INNOVATION CAMPUS**
(INNOVATION CENTER AND LAKEVIEW TECH. ACADEMY)
8.5 ACRES
-  **TOWNHOME RESIDENTIAL**
(TOWNHOMES WITH FRONT OR REAR-ACCESS TWO CAR GARAGES AND GARDEN APARTMENTS WITH DIRECT ACCESS SINGLE-CAR GARAGES)
8.5 ACRES
-  **MIXED USE**
(MULTI-FAMILY RESIDENTIAL, FOOD & BEVERAGE, OFFICE)
14.7 ACRES

*ACREAGES ARE APPROXIMATE AND MAY VARY FROM FINAL DEVELOPMENT PLAN



Kenosha Innovation Center (KIC)





Kenosha Innovation Center (KIC)



Interior Renderings

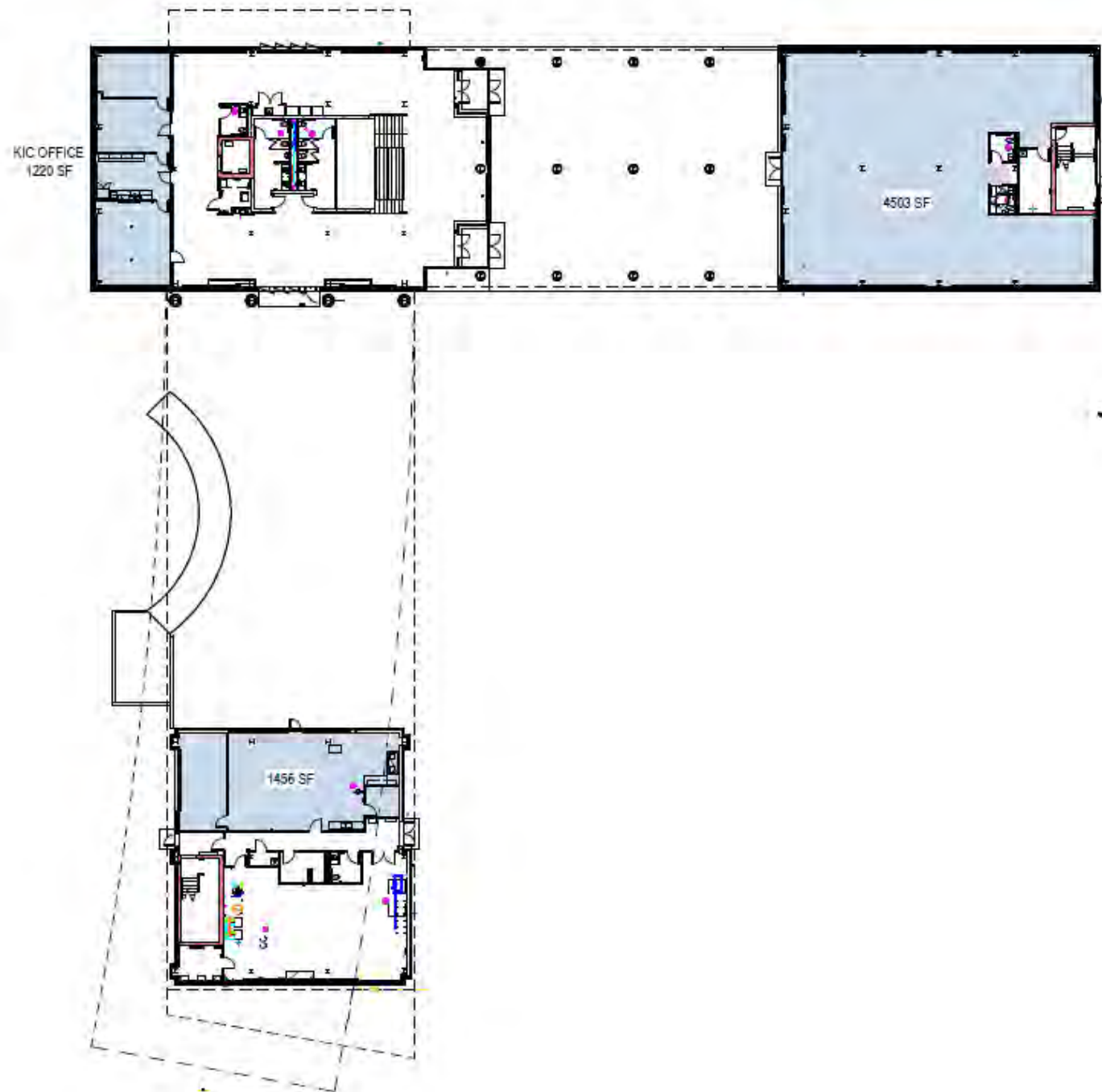
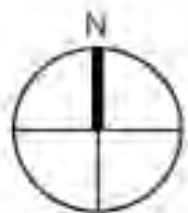




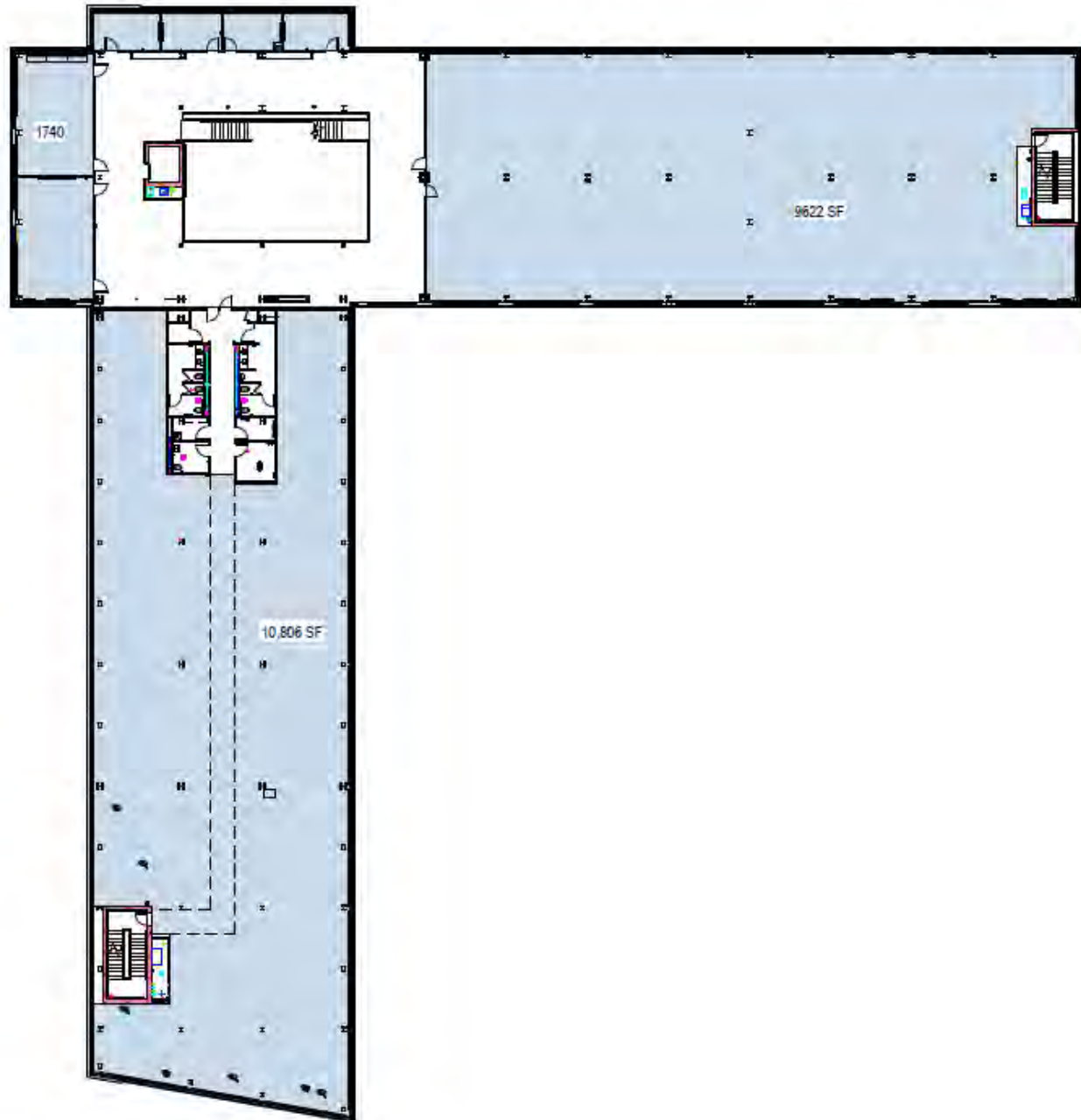
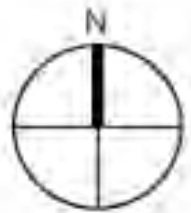
First Floor

Ceiling Height 10-12 FT.

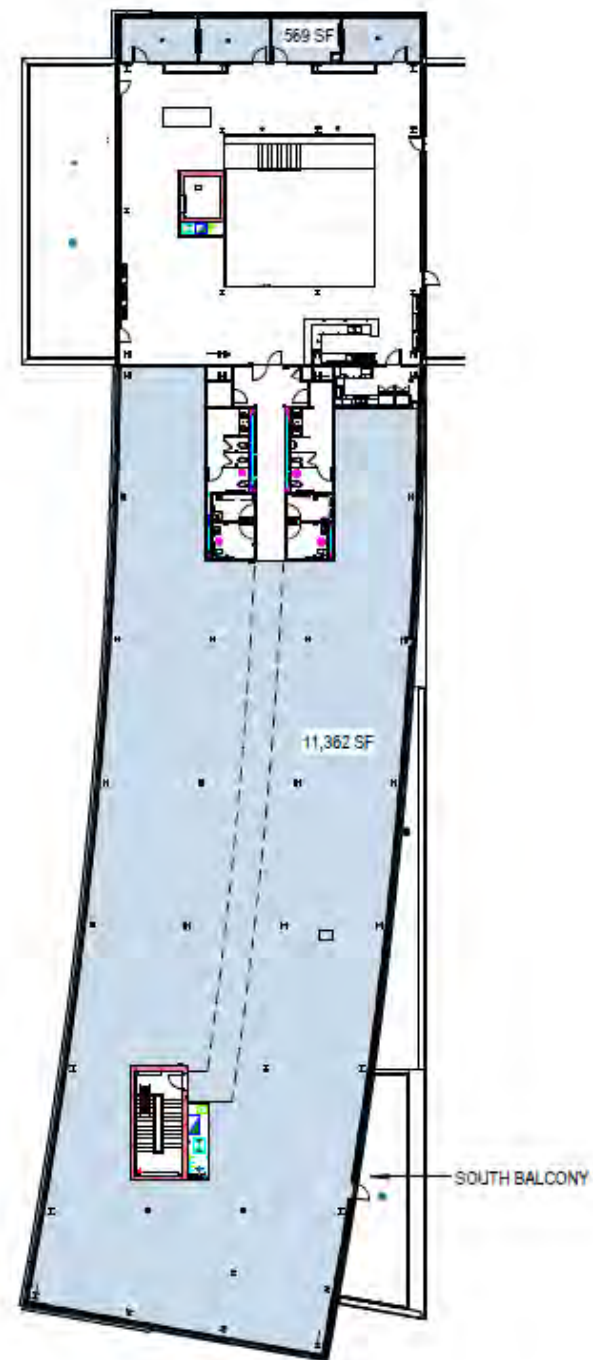
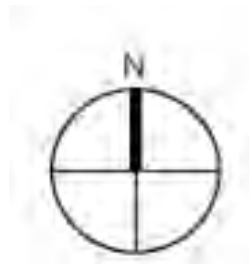
Elevator Height 8 FT.



Second Floor



Third Floor





South Tenant Entry





Together, We Shape the Future of Kenosha:

Join us in our journey to transform Kenosha into a beacon of innovation, prosperity, and sustainability. Your investment isn't just a donation; it's a commitment to the betterment of our community and the generations to come. Together, let's build a brighter tomorrow for Kenosha.



WWW.KIN-KENOSHA.ORG