

APPENDIX 15-4
PUBLIC COMMENTS

OPEN HOUSE
Comprehensive Plan for the City of Kenosha: 2035
Thursday, February 25, 2010 – 6:00 p.m. to 8:00 p.m.
Kenosha Public Museum
5500 First Avenue

ATTENDEES

Janet Klemm	Jennifer Jackson
Rudy Klemm	Darleen Chiappetta
Donald Ruef	Dayvin Hallmon
Nancy Lunn	

PUBLIC COMMENTS – VIA EMAIL

May 2, 2010
Bill Daymo, Architect

I am responding to the article in Tuesday's Kenosha News "Help the City Plan for 2035."

I reviewed the "Draft" on the city's website with great interest. The Draft appears to be an excellent compilation of current data and maps. But I find the text to be too general (always "encourage, explore, promote"), probably attempting to eliminate disagreement. There are a few specific suggestions or recommendations.

Reference is made to the Harland Bartholomew 1925 City Plan. I am fortunate to have the 1925 City Plan in my personal library. The 1925 Plan was general, even generic, in much of the text. But in also, made real proposals regarding future major street system (pgs 27-29), public transportation improvements (yes, a lot was based on the reality of the age, street car – pg 45), and even down to the minute detail of utility poles along roadways (pg 99). My point is that the 1925 Plan made "real" proposals. And yes, proposals that for the most part were ignored by the city.

- 1) On Map 9-6, Downtown is still indicated as commercial. Downtown has been dying for the past 50 years; none of the attempts have slowed the deterioration. I can only imagine what it will be like in 2035 if a new approach is not adopted. The Draft could propose a realistic plan of conservancy, demolition, and redevelopment. In short, save what is architecturally/historically worth saving; demolition and redevelop the rest with mixed use. Kenosha has the potential of developing a real tourist attraction with a Downtown historical museum (possibly in the Alford Building), and with all the museums connected by a street car that also could extend to Library Park, Greenridge Cemetery, and returning on historic Third Avenue past Anderson House and Kemper Center.

- 2) The Draft could propose a comprehensive public transit system similar to 1925 incorporating transit lines basically following the main thoroughfares and not taking every route through a maze to a lakefront transfer depot. Let's face it, Downtown hasn't been the "center of the city" since the 1960s.
- 3) It may not be the purpose of the Draft to include the neighborhood redevelopment plans. But I believe the inclusion of a few would serve a purpose. Here would be the chance for a little idealism. An opportunity to illustrate "what could be" - conservancy, traffic rerouting, and new construction. It is important to have a dream! (My 1970-1972 Master's Thesis re-planned the Union Park Neighborhood - 52nd to Washington, the Elevation to the Lake.) It illustrated "what could be."

I thank you for taking the time to read my thoughts. If the purpose of the Draft is only to accumulate data, it appears to be excellent. But I believe there should also be some idealistic suggestions.

May 2, 2010

Marie Christine Myers

In today's Kenosha News, the editorial "Help the city plan for 2035" it was stated that "city officials are collecting your comments." I have a few comments to add which have been on my mind for several years now that I want to take this opportunity to pass along to you.

1. It seems to me that as soon as economy permits, Target should re-open its bldg. at Southport Plaza with promotional activity aimed at Kenosha residents east of Green Bay Road, particularly. If vacant housing units ever become more occupied, it would be more convenient than going out to the newer Target store on 75th St. and 104th Ave. The exterior of the previous store location has not been altered that much; it should be relatively inexpensive from a corporate point of view.
2. When Pike Creek condos, including rental options opened, it was much more attractive with a supermarket at Southport Plaza (Jewel, subsequently Sentry). It was also walking distance from the old Target store there. There is a Walgreen's very close. Aldi is very close. There are fast food places, and all the Lowe's outlet businesses up and running. Just a little farther north are Stein's Garden & Gifts and Baker Street. These conveniences are also close to the office and professional bldgs nearby.
3. On south Sheridan Road near 85th St. is the vacant "chalet style" bldg. which was formerly Dr. Ferwerda's ophthalmological office (with an eyeglasses sales section). I cannot help but wish it would become a "Racine Kringle Bakery." It has that Bavarian charm, such as is so appealing at OH Bakery and a couple of other bakeries on Washington in Racine. Truthfully, I would prefer that as a tourist attraction to Frank's (dumpy but famous) Diner downtown. Both could add to Kenosha's appeal to visitors. Perhaps OH would like to add a third (?) location...
4. On 75th Street, where Town & Country shopping center is located, there is a vacant (formerly full serve) gas station, which probably should be demolished at this point. There seems to be no future for it as a gas station. (I realize that brings up the cost of underground storage tanks, however.)
5. Why do some well established businesses, i.e. Bear Realty's Friary location and Flowers with Love florist, never do anything about the shabby peeling paint on their properties? Their neglect reflects badly on their well-maintained neighboring businesses.

Roosevelt Road properties have gotten increasingly attractive exteriors thru recent years. Taking out the Roosevelt Theater improved the appearance of that stretch of road. Houses on Roosevelt Road between 22nd Ave. and 39th Ave. appear very dilapidated, mostly because of the very noticeable peeling paint on them, and close to the street, so they are very noticeable to anyone driving by.

6. Last, at the 104th Ave entrance to Kenosha Regional Airport; on the left side of the corner as you turn in, there is a sign offering that desirable location as a “restaurant site”. Personally, I would rather see it continue empty, but not unattractive, to having a “schlock” restaurant building there. My strong preference (and hopefully appealing to executive/business, corporate jet employees and customers has always been for an additional location of “94th Aero Squadron Restaurants”. The one located near Chicago Executive Airport (formerly Palwaukee Airport) would be a wonder full addition to variety in Kenosha restaurants. Please not another pizza/sport bar to add to the surplus here already.

On one hand, I was sadly disappointed when Captain Alexi's Seafood Restaurant failed, as it was midway between Lakefront and Harbor Park, Southport Marina and hotel/motel facilities between Green Bay Road and I-94. It had everything going for it from a patron's point of view: ambience (even painted murals), friendly servers and hospitality, and an outstanding menu of offerings choices. When I was there, everything was always prepared well and nicely presented. I wish they could have lasted until the rest of Kenosha could “catch up” with what they had to offer.

On the other hand, Birchwood Grill seems to be “hanging in”, and so does Stells'a Casa Capri. There is also the Chancery at Prime Outlets for nicer than usual dining experience.

Well, I have been wanting to put these suggestions and observations in “the right ears”. I hope this does it.

By the way, it seems to me that Kenosha Steam Baths should purchase and take over the “quaint & tiny” motel so long for sale on Sheridan Road near St. Catherine Commons. Would they possibly see it as “appropriate provenance duty” as a local, old time Kenosha landmark, as they themselves are? It appears that the customers/ownership who keep Kenosha Steam Baths in business would be “paying it forward” appropriately if they took that semi-historical business over and took care of it. Perhaps, they could find some use for it, while maintaining its appearance for the sake of die-hard old-time Kenoshans...

Realistically, I know that none of these suggestions will probably come to pass. However, I'm passing them on to the city of Kenosha city planning folks, anyway. Hope to hear you received my email...

March 2, 2010
Margaret Heller

I realize that a lot of work has gone into this and I appreciate it; however, I am just starting on the reading and I am finding that is is all based on the 2000 census. Who would have thought that things would be so changed in ten years? It is difficult to read knowing that a new census is just about to begin and so much of this will be “old” information. Is there some reason why this could not have waited a while or was this ten years of work and there was no choice? Thank you.

PUBLIC COMMENTS
City Plan Commission Meeting, March 4, 2010

Natalie Strom

Ms. Strom is a resident of Kenosha and applauds the planning committee on this plan. Ms. Strom supports the KRM and how it will bring visitors to Kenosha and we can capitalize on the tourists. The KRM will also benefit commuters to and from Kenosha. Ms. Strom suggested we bring in more public art. Kenosha is very rich in art and it would be an enhancement. We are on the right track to create a cohesive City and the current developments will influence a viable future.