

PARKSIDE SOUTH NEIGHBORHOOD PLAN

PREPARED BY:

DEPARTMENT OF CITY DEVELOPMENT
CITY OF KENOSHA, WISCONSIN
JUNE 2007

ADOPTION AND CERTIFICATION:

CITY PLAN COMMISSION - JULY 5, 2007
COMMON COUNCIL - JULY 16, 2007

CITY PLAN COMMISSION RESOLUTION NO. 09-07

BY: THE MAYOR

**Adoption of the *Parkside South Neighborhood Plan*
Located between 12th Street and 14th Place and between 22nd and 30th Avenue**

WHEREAS, under Wisconsin State Statutes 62.23(3), cities have the responsibility for the preparation and adoption of a master plan for the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development; and

WHEREAS, the Department of City Development has prepared a master plan for the Parkside South Neighborhood as directed by the City Plan Commission and in conformance with Wisconsin State Statutes 62.23(3); and

WHEREAS, the *Parkside South Neighborhood Plan* encompasses the area located between 12th Street and 14th Place and between 22nd Avenue and 30th Avenue as directed by the City Plan Commission in conformance with Wisconsin State Statutes 62.23(3); and

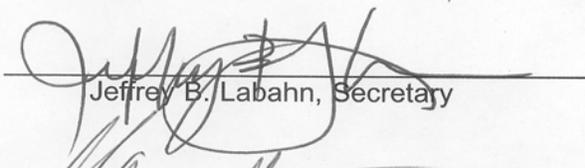
WHEREAS, the City Plan Commission, at their meeting on July 5, 2007, conducted a public hearing and subsequently adopted the *Parkside South Neighborhood Plan*; and certified said plan to the Common Council on July 16, 2007, and

WHEREAS, the adopted land use classifications and development density, and future streets are in the best interest of the City to plan for the orderly development of the Parkside South Neighborhood as described in Exhibit "I".

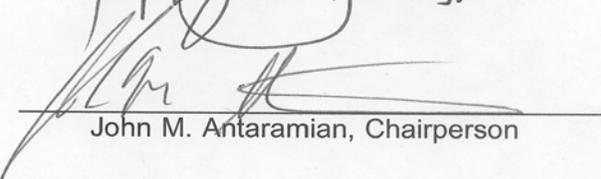
NOW, THEREFORE, BE IT RESOLVED that the City Plan Commission adopts and certifies the *Parkside South Neighborhood Plan*.

Adopted this 5th day of July, 2007.

ATTEST:


Jeffrey B. Labahn, Secretary

APPROVE:


John M. Antaramian, Chairperson

Drafted by: Department of City Development
1CPC/2007/July5/resolution-cpc-parkside

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Introduction

An adopted plan does not currently exist for the Parkside South Neighborhood. Recent development proposals have been presented to the City for review and approval. The City has concluded that any additional development proposals cannot proceed any further without an adopted plan. The purpose of this plan is to serve as a guide for future land use development and street access into and within the neighborhood.

Background

The study area boundaries for this neighborhood are as follows: 12th Street (CTH E) on the north, 14th Place on the south, 22nd Avenue (CTH Y) on the east, and 30th Avenue (CTH G) on the west. These boundaries encompass about 133 acres of land. Approximately 102 acres, or over three-quarters percent of the total area in the neighborhood, is currently located within the City of Kenosha. However, all of the remaining area will eventually be attached to the City, in accordance with the City of Kenosha/Town of Somers Cooperative Plan.

Existing Conditions

Existing land use includes residential and institutional development, including vacant and agricultural land in the neighborhood. Residential development consists of single-family homes and multiple-family units within the neighborhood. Institutional development consists of three churches and a bank with an attached drive-thru facility. Vacant and/or agricultural properties constitute a significant amount of the remaining land in the neighborhood.

Significant environmental and natural features exist within the neighborhood boundaries. With the exception of one City-owned, isolated parcel, the remaining floodplain and shoreland area in the southeastern portion of the neighborhood is held in private ownership. This floodplain and shoreland area may include wetlands consisting of less than two acres. These wetlands were identified using Wetland Inventory Maps obtained from the Wisconsin Department of Natural Resources.

Major arterial streets consist of 12th Street (CTH E), 14th Place, 22nd Avenue (CTH Y), and 30th Avenue (CTH G). The only collector street is 25th Avenue, and 14th Street is the only dead-end street. Both streets are constructed without curbs, gutters, and sidewalks. Thirteenth Street is a dedicated, unconstructed future street on the Official Map. A small, western half of the 24th Avenue rights-of-way is dedicated as a future street. The remaining portion of 24th Avenue rights-of-way and the full 23rd Avenue rights-of-way are designated as future streets. Major overhead electrical transmission lines traverse north and south through the neighborhood just west of 25th Avenue.

Issues and Concerns

Several alternative land use plans and street layouts were developed for the Parkside South Neighborhood. Verbal and written comments were requested from the affected City departments and agencies. The departments preferred the alternative plans with street layouts that generally provide two access points into the neighborhood.

A public neighborhood meeting was held on Thursday, June 7, 2007, at the Northside Library. Neighborhood property owners and the aldermen representing the neighborhood were notified of this meeting. The purpose of this meeting was to provide the property owners an opportunity to comment on the two alternative plans and answer any questions that they may have.

A recommended plan resulted as a hybrid of both alternatives. The property owners generally supported the land use alternative for institutional/office uses along 22nd Avenue and single-family uses for the remaining areas of the neighborhood. In addition, there was general support for connecting the dedicated, but not constructed, 13th Street to 22nd Avenue.

Recommended Land Use and Circulation Plan

Exhibit I shows the recommended land use and circulation plan for the neighborhood. Due to the scale of the plan and other factors that cannot be fully anticipated prior to adopting the plan, reasonable flexibility should be provided for the boundaries between some of the land use categories. The following table identifies the recommended land use categories and street rights-of-ways for the plan.

<i>RECOMMENDED PLAN</i>	<i>Acres</i>	<i>Percent</i>
Single-Family Residential	70.6	53.3%
Multiple-Family Residential	27.6	20.8%
Institutional Uses	22.0	16.6%
Environmental Areas	5.6	4.2%
Public Street Rights-of-Ways	6.8	5.1%
TOTALS	132.6	100.0%

Residential Uses

Residential land uses account for about 98 acres, or approximately 74 percent of the total land that can be developed in the neighborhood. Two residential land use categories, single-family and multiple-family residential, are recommended for the plan. Both residential categories are intended to adhere to the basic principles of the TRD-1 and TRD-2 Traditional Residential Districts. Criteria should be used that has been established for doors and windows, porches and garages, roof heights, building materials, etc. for the TRD-1 and TRD-2 Districts.

Single-Family Residential

Single-family residential land uses account for almost 71 acres, or approximately 53 percent of the total land that can be developed in the neighborhood. The number of new single-family housing units that can be expected within the neighborhood boundaries is based on two factors: 1) the net amount of land that is available for single-family development, which excludes the public street rights-of-way, and 2) the anticipated minimum single-family lot area, which is the maximum single-family density for the neighborhood.

A minimum lot area of 10,000 square feet is recommended for all new single-family to be compatible with most of the existing single-family development. About 150 additional single-family lots could be created in the neighborhood. For the vacant and/or agricultural properties comprising at least 40 acres in the northwest portion of the neighborhood, this assumes that as much as 25% of this land is often required for public street rights-of-way. As an alternative, the City may consider the use of a portion or all of this larger vacant and/or agricultural area for school purposes only. This will require the Kenosha Unified School District to purchase the land area they will need for school purposes from the property owners.

Multiple–Family Residential

Multiple–family residential land uses account for almost 28 acres, or approximately 21 percent of the total land that can be developed in the neighborhood. The recommended plan shows only the multiple-family residential uses that currently exist within the neighborhood. Any additional multiple–family residential development is *not* recommended for the neighborhood.

Institutional Uses

Institutional land uses account for about 22 acres, or more than 16 percent of the total land that can be developed in the neighborhood. Institutional uses are intended to include those uses that are permitted in the IP Institutional–Park District, i.e. public and private offices, schools, churches, banks, nursery and child care centers, etc.

All new institutional uses are primarily located along the west side of 22nd Avenue. However, the City may consider allowing the northwest area of the neighborhood, that is recommended for single–family residential, to be developed for school purposes. This area consists of three properties comprising at least 40 acres that the Kenosha Unified School District has expressed interest as an option for a new elementary and/or middle school.

Park / Open Space

A community park, Poerio, is located to the east of the neighborhood. Therefore, it is recommended that a separate park be provided in the neighborhood. A minimum park area of five acres is recommended for the neighborhood. This park is not shown on the plan; however, it should be conveniently accessible to all residents and provide adequate physical linkages to the park. The Parks Department will need to determine a suitable location for and prepare a separate park plan with design guidelines for the overall development of this park.

Environmental Areas

This land use category is intended for the preservation of environmentally sensitive areas and to provide for passive, private recreational areas, which account for more than 5 acres, or about 4 percent of the total land in the neighborhood. Land designated as waterways, wetlands, woods, and sensitive (unbuildable) soils should be preserved in this category. Specifically, a floodplain and shoreland area exists that may include wetlands consisting of less than two acres in the southeast portion of the neighborhood.

In addition, development policies and practices that respect the limitations of the natural environment will do much in the long–term to protect and preserve the overall quality of the environmental areas. Development requiring the draining and filling of wetlands or the grading of hilly, wooded areas should be avoided. Therefore, all affected property owners should have their properties field surveyed in order to determine the actual presence of all wetlands and other sensitive environmental areas on their land prior to proposing any future development.

Streets and Roads

The public street rights–of–ways account for almost 7 acres, or about 5 percent of the total land in the neighborhood. However, additional public street rights-of-ways may be required for any future development. The neighborhood should consist of an interconnected network of collector and local streets. The proposed street network must be designed to provide an attractive setting for development, achieve an efficient use of land, discourage through traffic, minimize street area, allow for efficient stormwater

drainage, sewerage and public water utilities, and fit the natural terrain and minimize the need for regrading during the development process.

An interconnected street pattern provides multiple routes, diffuses automobile traffic and shortens walking distances. This street pattern should limit access of through traffic to local streets and keeps local traffic off of major streets. Special consideration should be given to street layout to minimize through traffic and the potential for inappropriate vehicle speeds.

Access Points

Access points into, and out of, the neighborhood are based upon careful consideration of a number of factors, including topography and environmental conditions, existing and proposed land uses, and sound urban design principles. However, due to the scale of this plan and other factors that cannot be fully anticipated prior to plan adoption, reasonable flexibility is provided for the exact location of the local access points. The access points should be properly integrated with, and related to, the existing local system of major and collector streets.

Existing public access points are limited to 25th Avenue at 12th Street (CTH E) and 14th Place. Only three additional public street access points are recommended into, and out of, the neighborhood. Two of these access points should align with existing public access points outside the neighborhood. In particular, these two access points should align with the existing 13th Street east of 22nd Avenue and west of 30th Avenue. The remaining additional access point should be located about midway between 25th and 30th Avenues along 12th Street.

Streets Added and Removed

In addition, the plan shows an existing network of future public street rights-of-ways that were previously dedicated and designated between 22nd and 25th Avenues from 12th Street to 14th Place. The plan recommends changes to these future public streets in order to improve traffic circulation and provide sufficient access to all private properties within the neighborhood. These changes will require designating new future street rights-of-ways and removing others. Exhibit II shows these future street changes that will require amending the Official Map in order to become a part of the City of Kenosha's mapped street plan.

Street Rights-of-Way Widths

The recommended street standards used within the different areas of the neighborhood may vary depending on the proposed function of the street, the anticipated land use and traffic load, and the desired character of the surrounding areas. It is recommended that the local streets have a minimum rights-of-way of sixty (60') feet in width. However, these future street rights-of-way may be greater than the 60-foot minimum requirement in order to match any previously designated future street rights-of-way. The overall location and design of the local streets, where not shown on the plan, will be evaluated in response to specific development proposals.

Plan Implementation

The preparation and adoption of the *Parkside South Neighborhood Plan* is only the first in a series of public and private actions required for the ultimate development of the Parkside South Neighborhood. This includes the careful review of the development proposals for conformance with the adopted plan, the proper application of zoning district regulations in the neighborhood to assist in implementing the development pattern and objectives envisioned in the plan, and the amendment to the Official Map to implement the plan with respect to the location of streets and future street rights-of-way widths.

Neighborhood Plan Adoption

The steps of implementation include adoption of the *Parkside South Neighborhood Plan*. After formal adoption of the neighborhood plan, implementation will require faithful, long term dedication to the underlying plan objectives by the neighborhood residents, business owners, and appointed and elected officials. Therefore, the plan adoption is only the beginning of a series of actions necessary to achieve the objectives expressed in this report.

Upon adoption, the plan becomes an official guide to be used by City officials in making land use and development, future street, and infrastructure decisions. Adjustments to the plan should be made as required by changing conditions. Consequently, one of the important plan implementation tasks is the periodic reevaluation and reexamination of the plan to insure that it is properly reflective of current conditions.

Zoning and Land Use

The adopted *Parkside South Neighborhood Plan* provides guidance for making future zoning and land use decisions. The necessity of the plan is that each property in the neighborhood is evaluated as to the appropriate location of development, in regards to topography, environmental features, adjacent land uses, and transportation. In addition, this plan will ensure a sound, long-term development pattern for the neighborhood.

Subdivision Plat and Development Review

After the *Parkside South Neighborhood Plan* is adopted, it should serve as a basis for the review of preliminary and final subdivision plans and development proposals in the Parkside South Neighborhood. In this respect, the neighborhood plan should be regarded as a point of departure against which to evaluate proposals for development. Developers should be required to fully justify any proposed departures from the plan, demonstrating that such departures are an improvement to, or a proper refinement of, the plan.

Conclusion

The adopted *Parkside South Neighborhood Plan*, together with supportive zoning, official mapping, subdivision control ordinances, and conditional use permits, provides the basic means for accomplishing orderly growth and development of the Parkside South Neighborhood. However, if the plan for the neighborhood is not properly and consistently utilized over a period of time when evaluating proposed zoning changes, reviewing proposed land subdivisions, or considering other physical development proposals, in particular, storm water management, such orderly growth and development may never be realized. Consistent application of the plan will assure that individual development proposals will be channeled toward the sound development of the neighborhood.

Appendix

Exhibit I – Recommended Land Use Plan

Exhibit II – Recommended Official Street Plan

Exhibit III – Public Neighborhood Meeting Notice

Exhibit IV – Neighborhood Meeting Comments

Exhibit V – City Plan Commission Public Hearing Notice

Exhibit I - Recommended Land Use Plan

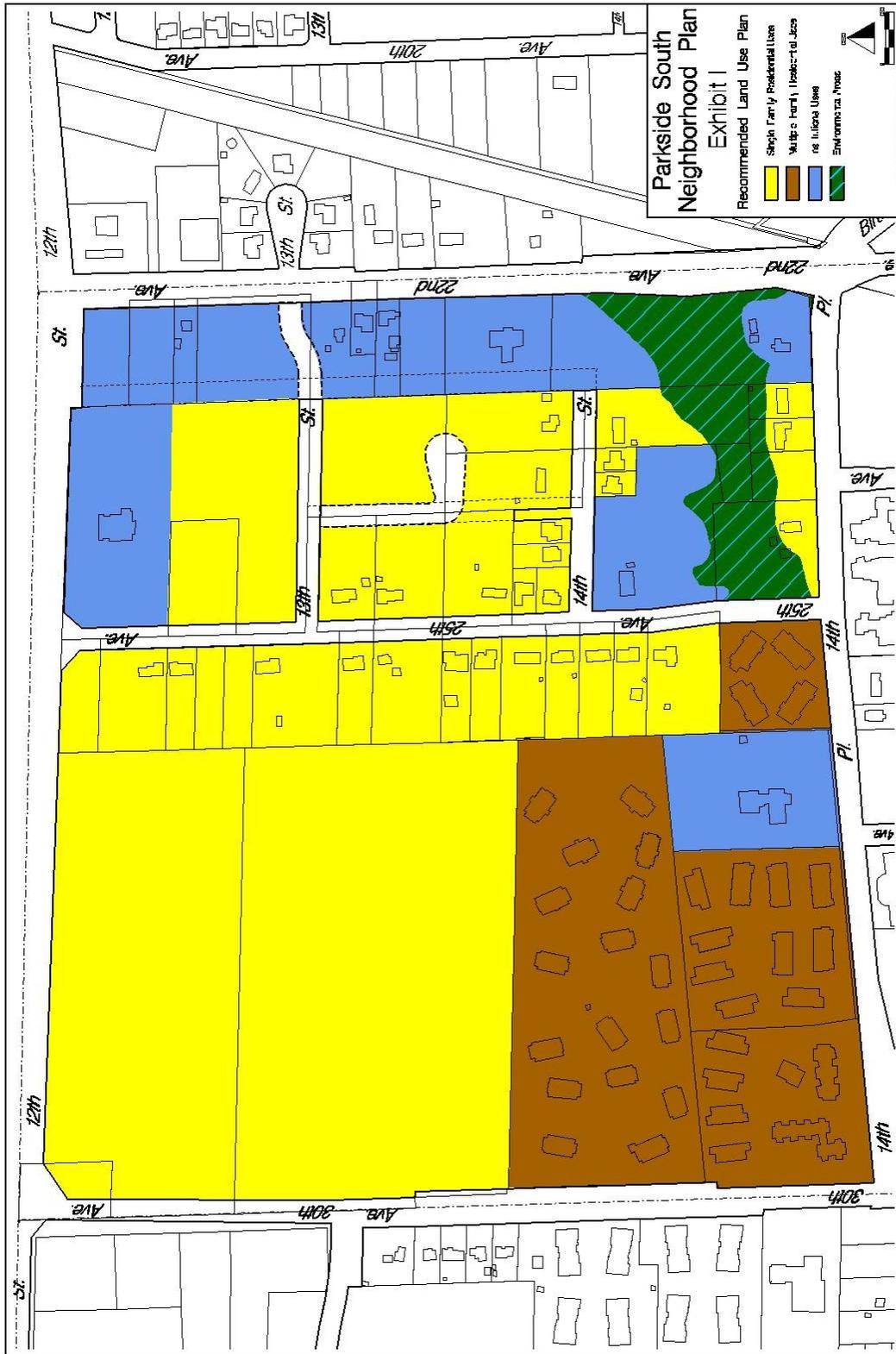


Exhibit II - Recommended Official Street Plan

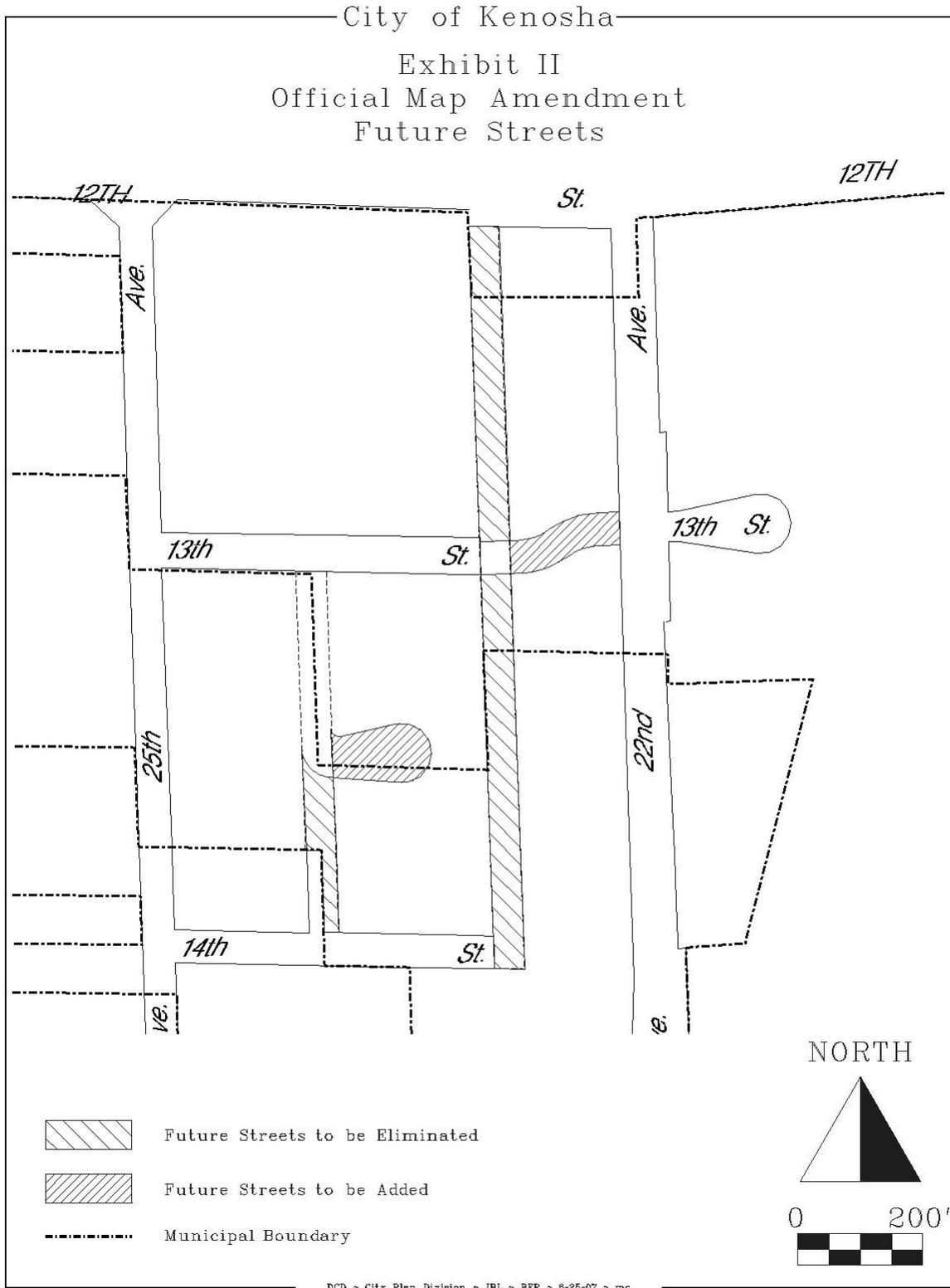


EXHIBIT III - Public Neighborhood Meeting Notice

May 31, 2007

<Mail-to Name>
<Mail-to Address>
<Mail-to City, State, ZIP>

RE: Parkside South Neighborhood Plan – Public Neighborhood Meeting

In response to specific development proposals in the Parkside South Neighborhood, the Department of City Development is in the process of developing a neighborhood plan to ensure proper development and access within the neighborhood. The neighborhood plan boundaries cover the area between 12th Street (CTH E) and 14th Place and between 22nd Avenue (CTY Y) and 30th Avenue (CTH G).

A public neighborhood meeting is scheduled from **6:30 p.m. to 8:00 p.m.** on **Thursday, June 7, 2007** at the **Northside Library, 1500 27th Avenue, Activities Room**. A brief presentation will be made at **7:00 p.m.** However, you can stop in anytime to ask questions or provide comments about the proposed alternative plans that the City of Kenosha has developed for the Parkside South Neighborhood.

The enclosed proposed alternative plans will serve as a guide for future land use development and street access within the neighborhood. You are being notified of this public meeting since the alternative plans may directly affect your property(ies) with respect to future land use decisions and street locations. However, these plans do not require that you rezone, develop, or change the existing use of your property(ies).

If you are unable to attend the public meeting but would like to comment or have any questions on these plans, please contact me at (262) 653-4030 or cbrianr@kenosha.org. Written comments can be faxed to (262) 653-4045 or sent to the Department of City Development, 625 52nd Street, Room 308, Kenosha, WI 53140. Full-scale plans are available for viewing in Room 308 of City Hall during normal business hours.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP
Planner

BR:sks
Enclosures

c: Mayor John M. Antaramian
Alderman Eric J. Haugaard, 1st District
Alderman G. John Ruffalo, 4th District
Jeffrey B. Labahn, AICP, Director and City Planner
Rich Schroeder, Assistant City Planner

Parkside South Neighborhood Plan
Meeting Questions and Comments
Northside Library, 1500 – 27th Street
Thursday, June 7, 2007

1. 26th Avenue — Why can't this street be put through and end as a cul-de-sac with an entrance from 12th Street (CTH E)?
2. 13th Street in Somers — Does this street have to go through to and eventually connect to 22nd Avenue (CTH Y) or not?
3. Street Costs — Sewer and Water? Who is responsible for constructing the public streets, sewers, etc.?
4. 26th Avenue — Can the rear of the properties off of 25th Avenue be subdivided to reduce the lot depth to width ratio of 2 to 1?
5. Assessments on Deep Lot — Will the value of the deep lots along 25th Avenue be greater because these lots are much larger in land area?
6. Traffic Volume is considered high on 25th Avenue — Will this high traffic volume transfer to 13th Avenue if this street connects to 22nd Avenue (CTH Y)?
7. No sidewalks exist on 25th Avenue and do not like sidewalks — Will sidewalks be required on 13th Street?
8. 13th Street should not connect as a through street to 22nd Avenue — Why can't 13th Street end in a cul-de-sac?
9. Existing Single-Family on 14th Place shown as Multiple-Family — Should this area be shown as Single-Family?
10. Advantage of 13th Street — Businesses can connect their driveways to 13th Street instead of separate individual private driveways off of 22nd Avenue (CTH Y)?
11. 13th Street — Can this street be constructed in phases beginning with the short segment primarily for businesses along 22nd Avenue? Or, can 13th Street connect to 12th Street (CTH E) instead?
12. Can Alternatives A and B be combined to create a hybrid of both alternatives?
13. There was a comment that no schools should be supported for the northwest area of the neighborhood.
14. Institutional uses should only be allowed along 22nd Avenue — and no additional multiple-family residential uses should be allowed in the neighborhood.
15. Cul-de-sacs off of 25th Avenue — Are cul-de-sacs feasible to reduce the lot depth to width ratio?

EXHIBIT V - City Plan Commission Public Hearing Notice

June 22, 2007

<mail-to name>
<Mail-to Address>
<mail-to city, state, zip>

RE: Parkside South Neighborhood Plan - City Plan Commission Public Hearing

You are invited to a public hearing of the City Plan Commission on **Thursday, July 5, 2007** to express any questions or comments you may have on the **Recommended Parkside South Neighborhood Plan**. The neighborhood plan boundaries cover the area between 12th Street (CTH E) and 14th Place and between 22nd Avenue (CTH Y) and 30th Avenue (CTH G). You are being notified of this public hearing since you own property(ies) located within the plan boundaries.

The public hearing will be held at 5:00 p.m. in Room 202 of the Municipal Building, 625 52nd Street. The Plan Commission will consider your comments on the enclosed Recommended Plan at this public hearing. The Plan Commission may take formal action to adopt the plan at this public hearing. This action will not require you to rezone, develop or change the use of your property(ies).

If you are unable to attend the public hearing but would like to comment or have questions on this plan, please contact me at 262.653.4030 or cbrianr@kenosha.org. Any written comments must be submitted in advance of the **July 5, 2007** public hearing to the Department of City Development, 625 52nd Street, Room 308, Kenosha, WI 53140, (fax number 262.653.4045). A full-scale plan is available for viewing in Room 308 of City Hall between 8:00 am and 4:30 pm.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP
Planner

BR:sks

Enclosure

c Mayor John Antaramian
Alderman Eric J. Haugaard, 1st District
Alderman G. John Ruffolo, 4th District
Jeffrey B. Labahn, AICP, Director and City Planner
Rich Schroeder, Assistant City Planner