

The attached City Plan Commission Resolution and report to amend the
Corridor Land Use Plan is unofficially titled the:

Pike Creek Neighborhood Plan

Adopted November 2, 1998

The boundaries for the *Pike Creek Neighborhood Plan* are the properties located south of 60th Street between STH 31 (Green Bay Road) and the Union Pacific (formerly the Chicago and Northwestern) Railroad tracks.

CITY PLAN COMMISSION RESOLUTION NO. 9-98

BY: THE MAYOR

**Amendment to the *Corridor Land Use Plan* for Property Located South of
60th and Between STH 31 and the Chicago and Northwestern Railroad Tracks
and Certification to the Common Council**

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 Common Council previously adopted the *Corridor Land Use Plan* for the "Kenosha Corridor Area" per Resolution No. 145-91; and

WHEREAS, the City Plan Commission, at their meeting on October 8 and 22, 1998, conducted a public hearing and subsequently approved an amendment to the *Corridor Land Use Plan*; and

WHEREAS, the land use classification for the property located between 60th and 67th Streets and between STH 31 and the Chicago and Northwestern Railroad tracks is amended as described in Exhibit "D".

NOW, THEREFORE, BE IT RESOLVED that the City Plan Commission adopts and certifies the amendments to the *Corridor Land Use Plan*.

Adopted this 2nd day of November, 1998.

ATTEST: Ray Forgianni Secretary
Ray Forgianni

APPROVE: John M. Antaramian Chairperson Date: 11-3-98
John M. Antaramian

<p align="center">FACT SHEET</p> <p>Kenosha City Plan Commission Mayor John Antaramian, Chairperson</p>	<p>Ald. John Wamboldt Ald. Donald Ruef Mr. Fred Haerter Mr. Tim Mahone</p>	<p>Ms. Adelaide Swartz Mr. Ted Wesley Mr. Michael Serpe Mr. Michael Burditt</p>	<p>City Plan Division 625 - 52nd Street Kenosha, WI 53140 (414) 653-4030</p>
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Date: November 2, 1998	Item # 7
City Plan Commission resolution to amend the <i>Corridor Land Use Plan</i> for property located south of 60th Street between STH 31 to the Chicago and Northwestern Railroad tracks. PUBLIC HEARING	

PURPOSE / PROGRAM:

Amendment to the *Corridor Land Use Plan*

LOCATION / SURROUNDINGS:

Site: Property located between 60th and 67th Streets, including Southport Plaza
Aldermanic District #17 - Alderman Polzin

NOTIFICATIONS / PROCEDURES:

Alderman Polzin representing the district has been notified. All the property owners within the neighborhood boundaries and the Town of Somers were advised of the October 8 public hearing. Individuals attending were advised that the City Plan Commission would defer the item and review the item at the October 22 meeting.

Per Wisconsin Statutes, the City Plan Commission has the responsibility to prepare land use plans.

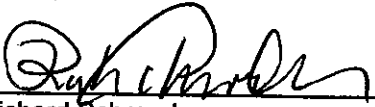
ANALYSIS:

Staff previously held neighborhood meetings with the property owners to obtain input on the land use plan for the area. The City Plan Commission held a public hearing on October 8 at which time three alternatives were presented. The City Plan Commission obtained input from residents and deferred action on the item to allow staff time to evaluate the comments.

Based on input staff received, a fourth alternative was prepared. This alternative includes a possible park location, establishes density levels for the multi-family development of between 12 to 15 units per acre, depending on the location, and establish a minimum lot size for single-family lots of 10,000 square feet. Additional detail on this alternative will be presented at the meeting.

RECOMMENDATION:

Since the land use plan provides for orderly growth and development within the neighborhood, a recommendation is made to adopt the attached resolution and Alternative D.


Richard Schroeder
Planner


Ray Forgianni, Director
Department of City Development

**Neighborhood Land Use Alternatives
(60th to 67th Street, STH 31 to Chicago and Northwestern Railroad tracks)**

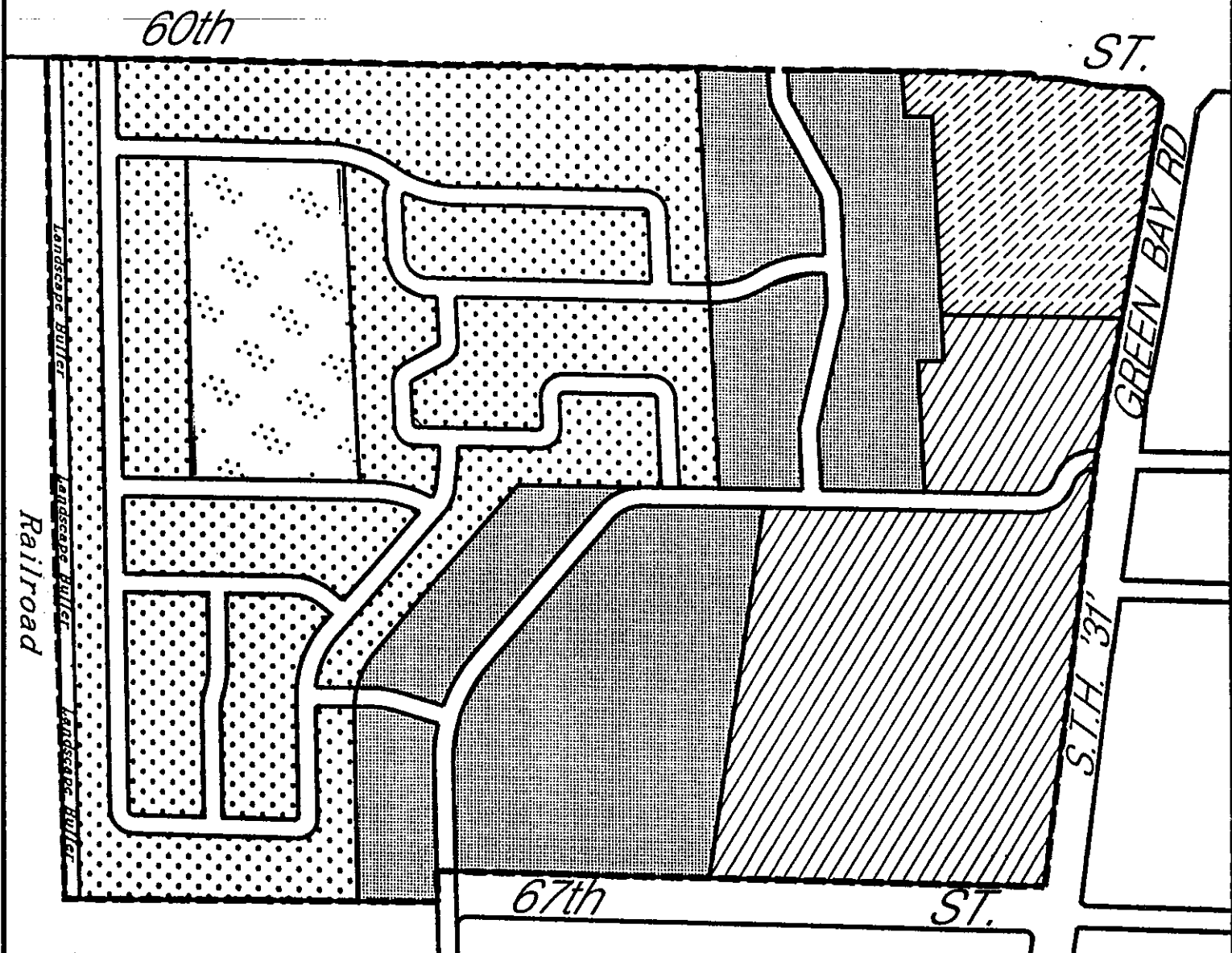
Land Use Summary	Alternative A	Alternative B	Alternative C	Alternative D
Single-family	71.4 (acres)	61.4 (acres)	82.9 (acres)	62.0 (acres)
Multi-family	50.0	64.4	37.0	61.5
Commercial	39.3	32.8	39.3	39.3
Institutional/Office	12.0	12.0	12.0	12.0
Upland Conservancy	11.7	11.7	11.7	0
Parkland	0	0	0	13.0
Total Acres	184.4	182.3	182.9	187.8

*Note: Total land use area differs based on proposed street layouts.

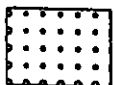
CITY OF KENOSHA

DISTRICT MAP

LAND USE PLAN ALTERNATE A



Proposed Upland Resource Conservancy



Proposed Single Family Residential



Proposed Multi-Family Residential

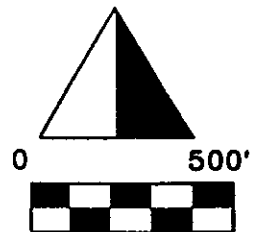


Proposed Commercial



Proposed Institutional

NORTH



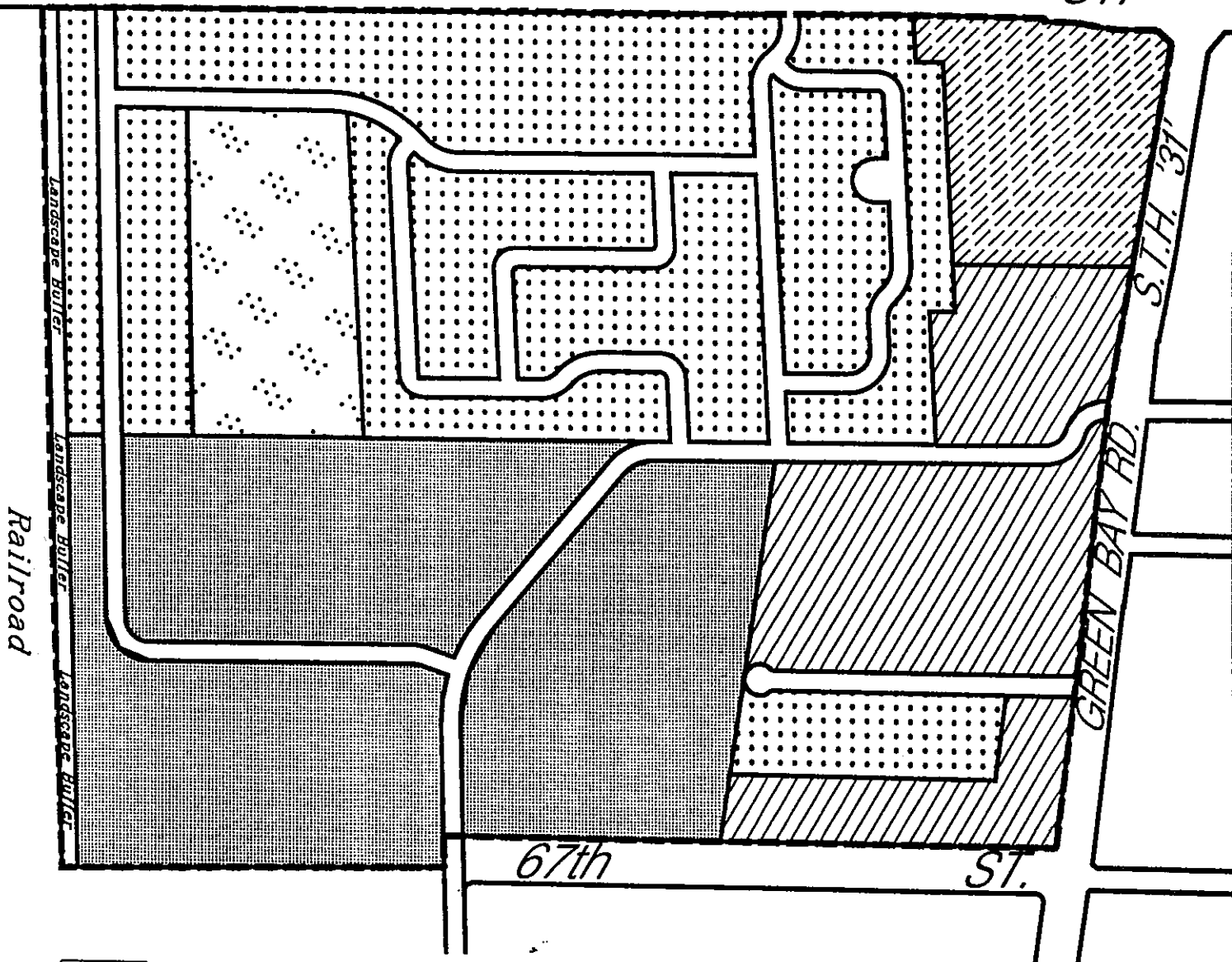
CITY OF KENOSHA

DISTRICT MAP

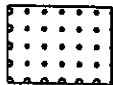
LAND USE PLAN ALTERNATE B

60th

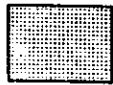
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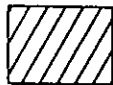
Proposed Upland Resource Conservancy



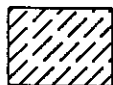
Proposed Single Family Residential



Proposed Multi-Family Residential

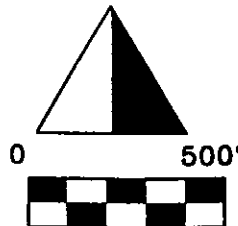


Proposed Commercial

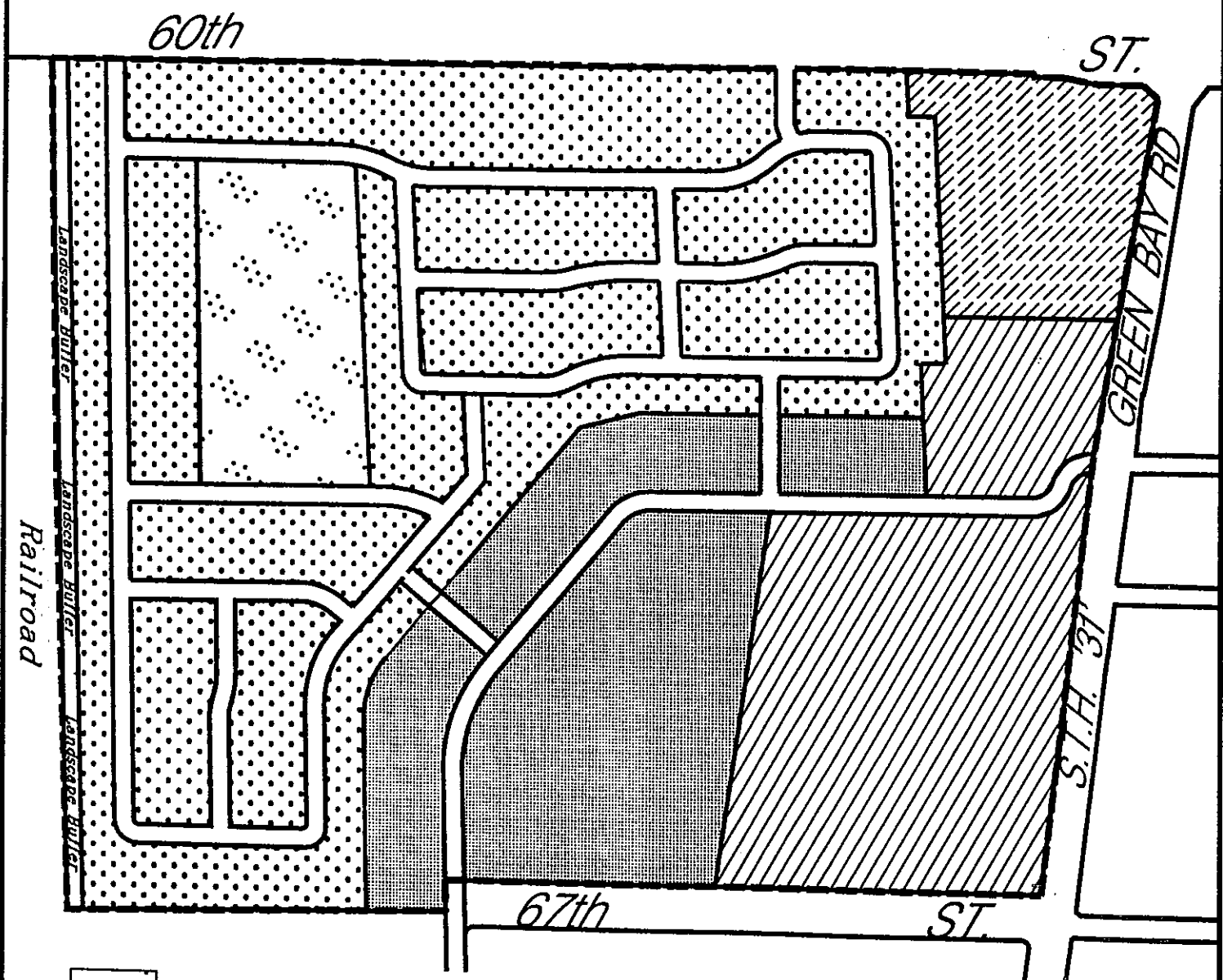



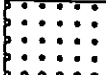
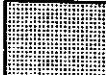


Proposed Institutional

NORTH



CITY OF KENOSHA
 DISTRICT MAP
 LAND USE PLAN ALTERNATE C



-  Proposed Upland Resource Conservancy
-  Proposed Single Family Residential
-  Proposed Multi-Family Residential
-  Proposed Commercial
-  Proposed Institutional

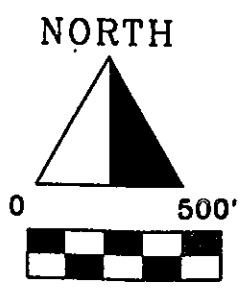
Proposed Upland Resource Conservancy

Proposed Single Family Residential

Proposed Multi-Family Residential

Proposed Commercial

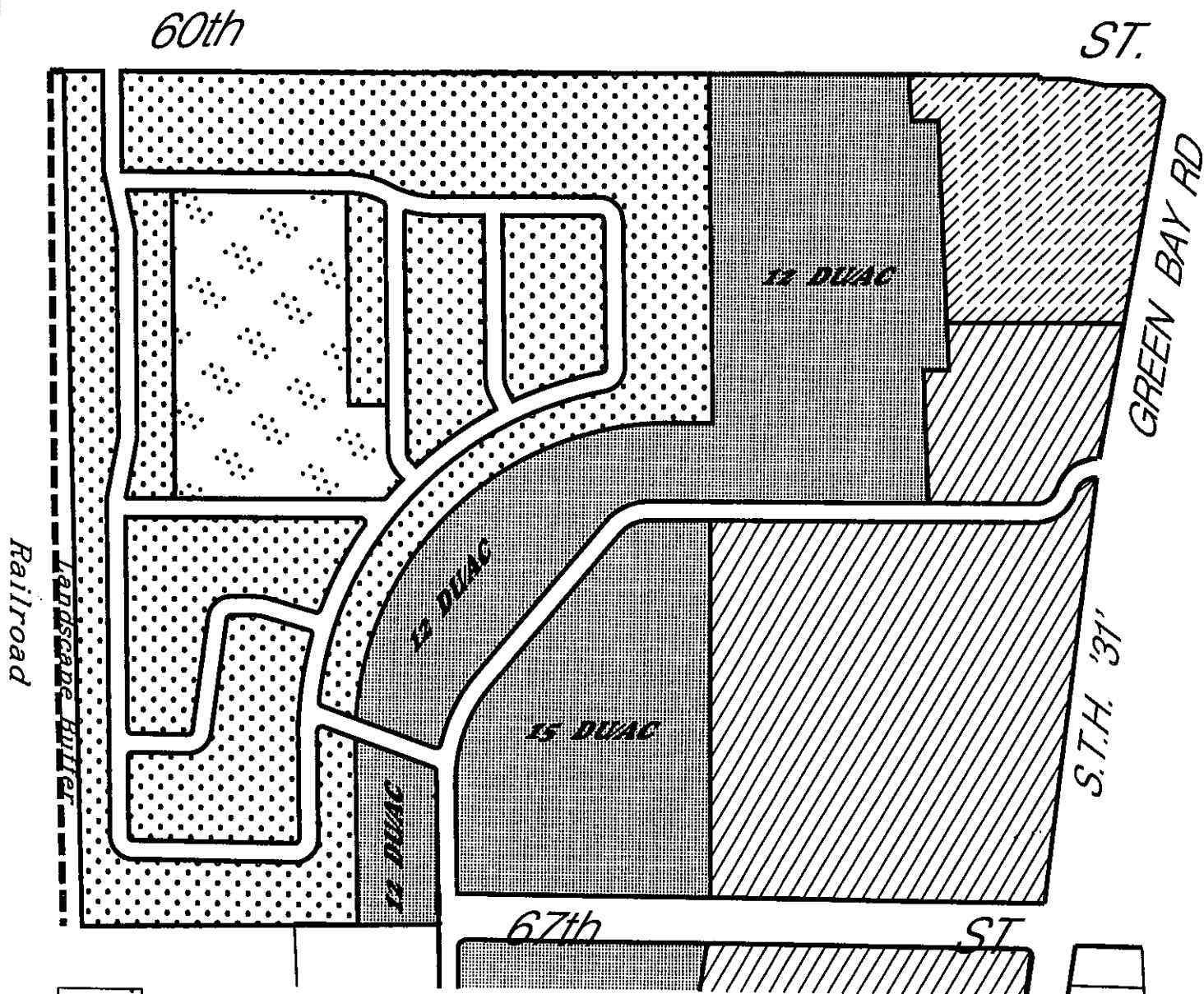
Proposed Institutional



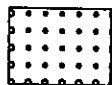
CITY OF KENOSHA

DISTRICT MAP

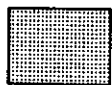
LAND USE PLAN ALTERNATE D



Proposed Park



Proposed Single Family Residential - 10,000 s.f. Lots



Proposed Multi-Family Residential

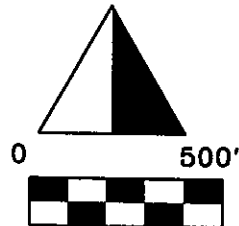


Proposed Commercial



Proposed Institutional

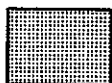
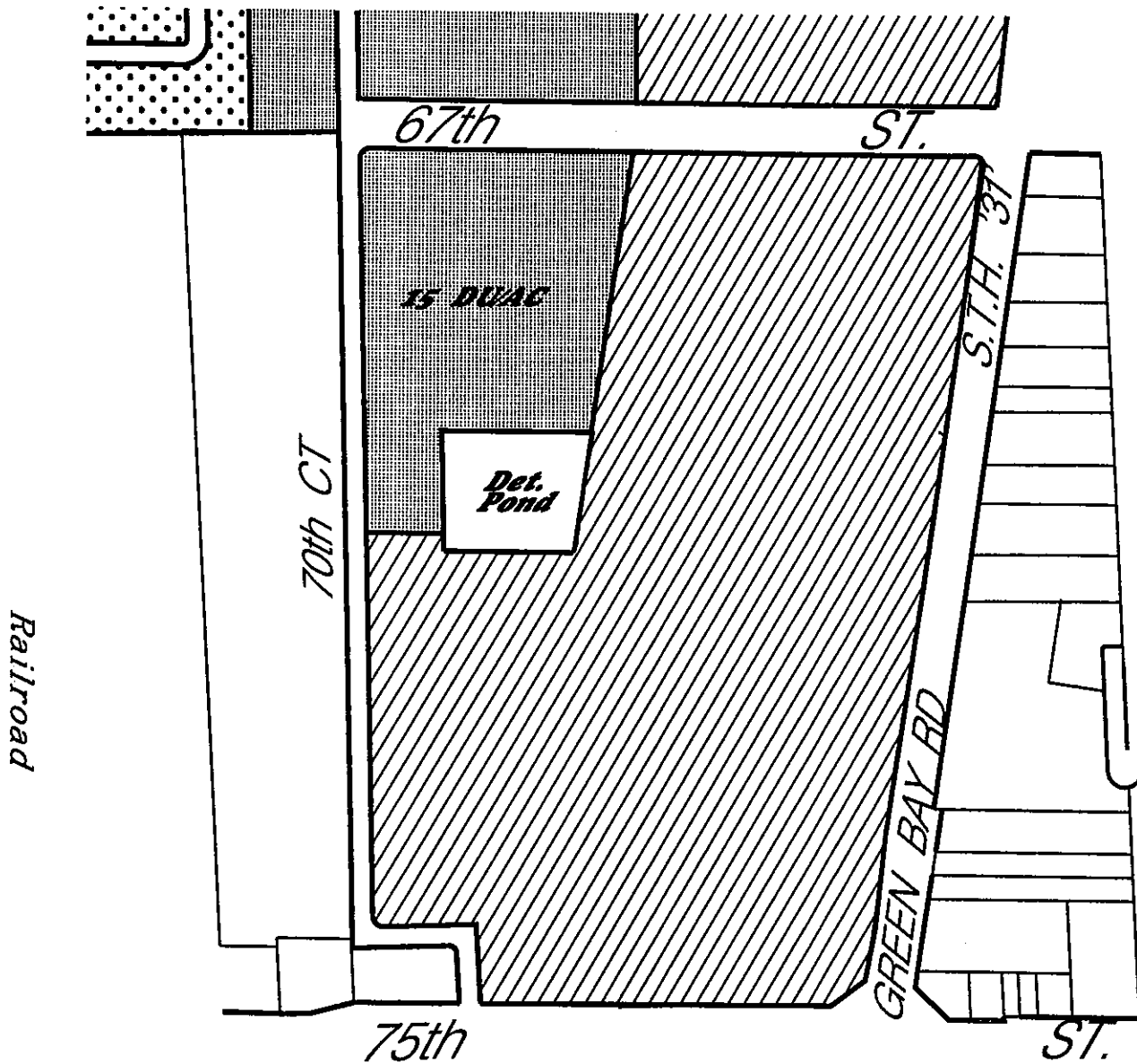
NORTH



CITY OF KENOSHA

DISTRICT MAP

LAND USE PLAN ALTERNATE D



Proposed Multi-Family Residential



Proposed Commercial

NORTH

