

# ST. PETER'S NEIGHBORHOOD PLAN

PREPARED BY:

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF KENOSHA  
OCTOBER 2005

CITY PLAN COMMISSION

ADOPTION AND CERTIFICATION – FEBRUARY 18, 1993

NEIGHBORHOOD PLAN AMENDMENTS:

CITY PLAN COMMISSION – FEBRUARY 25, 1993  
CITY PLAN COMMISSION – SEPTEMBER 23, 1993  
CITY PLAN COMMISSION – NOVEMBER 7, 2002  
CITY PLAN COMMISSION – SEPTEMBER 8, 2005  
CITY PLAN COMMISSION – OCTOBER 6, 2005

**CITY PLAN COMMISSION RESOLUTION NO. 08-05**

**BY: THE MAYOR**

**AMENDMENT TO THE  
ST. PETER'S NEIGHBORHOOD PLAN**

**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 City Plan Commission adopted the *Recommended Plan for the St. Peter's Neighborhood* on February 25, 1993, and said plan to the Common Council; and

**WHEREAS**, the *St. Peter's Neighborhood Plan* encompasses the area generally located between 18th Street and 30th Street and between 30th Avenue and 47th Avenue, as directed by the City Plan Commission in conformance with Wisconsin Statutes 62.23(3); and

**WHEREAS**, the City Plan Commission, at their meeting on October 4, 1993, November 7, 2002, and September 8, 2005, conducted public hearings and approved amendments to the *Recommended Plan for the St. Peter's Neighborhood*; and

**WHEREAS**, the City Plan Commission, at their meeting on October 6, 2005, conducted a public hearing and approved the amendment to the *St. Peter's Neighborhood Plan*; and

**WHEREAS**, the amendment to the *St. Peter's Neighborhood Plan* encompasses the area generally located north of 27th Street and west of 30th Avenue, as directed by the City Plan Commission in conformance with Wisconsin Statute 62.23(3); and

**WHEREAS**, the amendment to the land use classification and development density is in the best interest of the City to plan for the orderly development of the neighborhood as described in Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED** that the City Plan Commission adopts and certifies the amendments to the *St. Peter's Neighborhood Plan*.

Adopted this 6th day of October, 2005

ATTEST:  \_\_\_\_\_, Assistant City Planner  
Jeffrey B. Labadie

APPROVE:  \_\_\_\_\_, Mayor  
John M. Antaramian

Date: October 6, 2005

Drafted by the Department of City Development  
1CPC/2005/Oct6/resol-cpc-stpeters-amend

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# **Introduction**

## ***Historical Background***

The City of Kenosha itself, not unlike other American cities, continues to experience growth and development pressures in areas previously viewed as rural in nature at the periphery of the city. The City Plan Commission, in attempting to plan instead of react to pending development and proposed utility extensions, has identified the St. Peter's Neighborhood as a priority planning area and has requested the Department of City Development to prepare a Neighborhood Plan for the area.

The *St. Peter's Neighborhood Plan* was originally adopted in 1993 and subsequently amended in 1993, 2002, and 2005. The City of Kenosha and the Town of Somers have seen considerable residential and commercial growth in the past 20 years. Much of this area was recently attached to the City of Kenosha and the remaining area will be attached to the City within the next 30 years. The Department of City Development has reevaluated the adopted neighborhood plan in response to various development proposals within the St. Peter's neighborhood.

## ***Neighborhood Goal and Objective***

The goal for the St. Peter's Neighborhood is to develop a land use and circulation plan that protects the natural resources, quality of life, and economic security of the neighborhood. This would be accomplished by identifying impacts on existing land use; environmental and transportation conditions; developing alternatives to insure compatibility with existing development; and recommending measures to encourage orderly development and mitigating the negative impacts to the environmentally sensitive areas and conflicting uses in the area.

The objective of the *St. Peter's Neighborhood Plan* is to provide a broad range of residential lot sizes and diversity in density limitations to attain sound neighborhood development. The proposed neighborhood should be designed to promote stability and provide for a safe and healthy family environment.

## ***Neighborhood Plan Amendments***

The adopted neighborhood plan incorporates many of the City's future development goals, such as encouraging continued quality detached and attached housing, accommodating business and commercial uses, pursuing planning efforts with adjoining municipalities, and preserving the natural character and resources of the land. It is clear that the neighborhood is developing and the plan amendments are necessary to not only direct future growth, but also establish standards for any future development. This amendment recommends development that is compatible with the uses and goals of the community and will lead to increased value to the City.

## ***Study Area Boundaries***

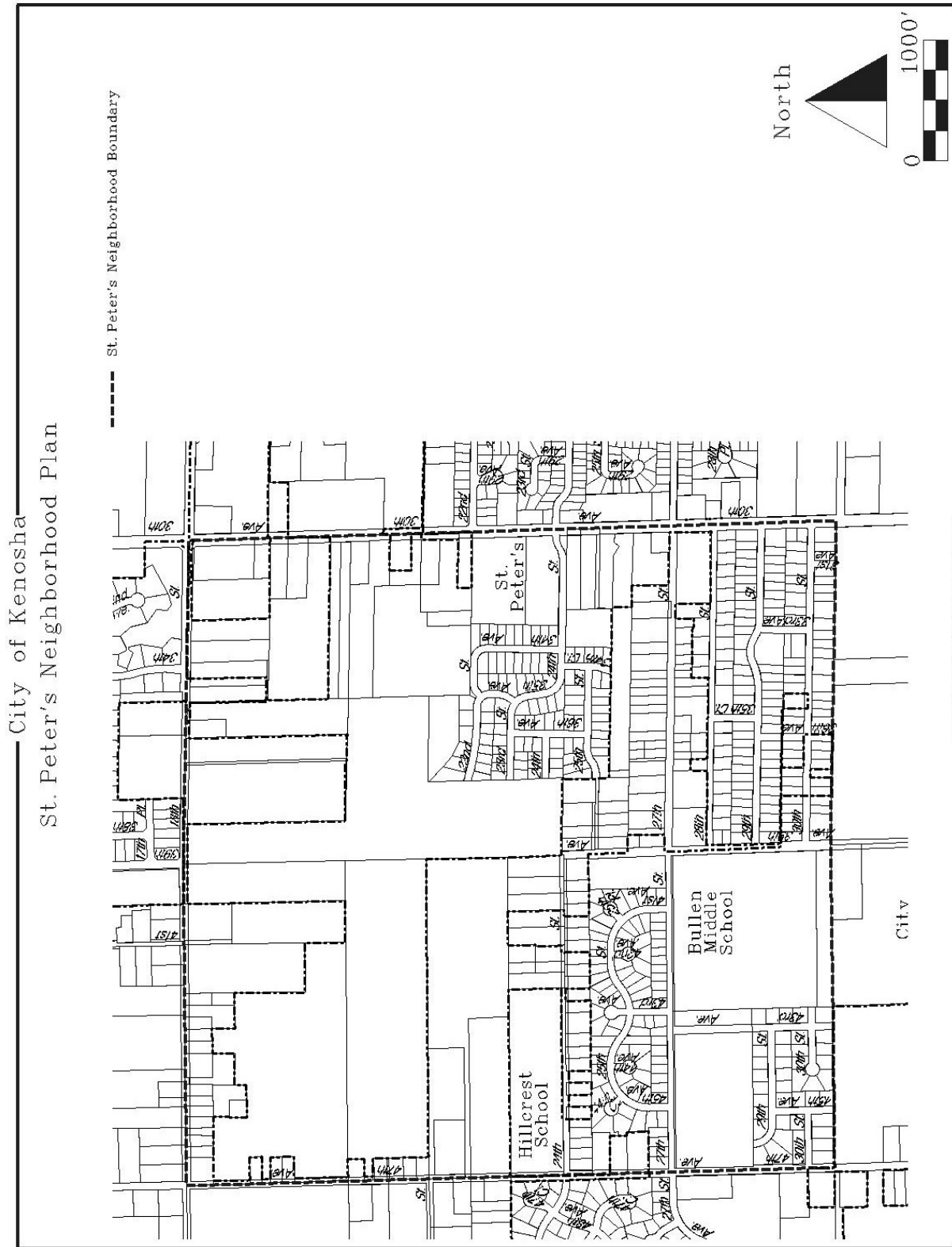
The study area for the neighborhood is bounded by 30<sup>th</sup> Avenue to the east and 47<sup>th</sup> Avenue to the west and extends from 18<sup>th</sup> Street on the north to the rear property lines on 30<sup>th</sup> Street to the south. As shown on Map 1.1, the boundaries of the study area encompass essentially one square mile, or about 644 acres.

According to the "City of Kenosha/Town of Somers Cooperative Plan under Section 66.0307, Wisconsin Statutes," it is foreseen that all but 14 acres, or about 2 percent of the total area in the neighborhood, will ultimately be located within the city limits.

## ***Methodology***

The *St. Peter's Neighborhood Plan* is divided into two phases. The first phase involves identifying and analyzing existing land use, environmental and transportation conditions, and utility development in the study area. The second phase involves developing alternatives and concludes with an adopted plan to implement the recommendations for the proposed neighborhood.

# General Location Map, Map 1.1



## **Inventory Findings and Analysis**

Existing land use in the neighborhood includes residential, commercial, office and institutional development, agricultural and undeveloped lands, and environmental areas. These land uses were identified using a number of methods including windshield surveys, aerial photographs, subdivision plats, and zoning maps for the St. Peter's Neighborhood area. Map 2.1 shows the existing development patterns and the environmental areas in and adjacent to the proposed study area.

### ***Existing Land Use***

#### ***Residential***

Residential development consists primarily of single-family uses within the neighborhood boundaries. Map 2.1 shows that a portion of the residential development is comprised of single-family dwellings dispersed on scattered one-half to one acre tracts of previously converted agricultural lands. This type of scattered, low density development only encourages unplanned urban sprawl and requires large lots to provide for on-site sewage disposal systems.

The neighborhood also contains two single-family subdivisions served by City sewer and water in areas west of 39<sup>th</sup> Avenue in the vicinity of 27<sup>th</sup> Street. The size of the lots ranges from 10,771 square feet in the Raven Hills subdivision to 30,982 square feet in the Rosewood subdivision. The average lot size is approximately 14,840 square feet for the two subdivisions.

Additional detached single-family residential housing units have been developed generally west of the St. Peter's Church and School and south of St. Peter's Park. New multiple-family residential development has occurred south of 24<sup>th</sup> Street. In addition to the conventional single-family dwellings within the neighborhood, a mobile home development exists immediately east of 39<sup>th</sup> Avenue from 27<sup>th</sup> Street to 28<sup>th</sup> Street.

#### ***Commercial/Office***

Commercial and office developments include three establishments on 30<sup>th</sup> Avenue that consist of an insurance office north of 27<sup>th</sup> Street, a garden center and pet shop south of 27<sup>th</sup> Street, and a multiple tenant building south of 30<sup>th</sup> Street as shown on Map 2.1. Commercial uses that are located directly outside the study area east of 30<sup>th</sup> Avenue include the Fireside Restaurant and Lounge south of 27<sup>th</sup> Street and the Glenwood Crossing Shopping Center on 18<sup>th</sup> Street.

#### ***Institutional/Utility***

Institutional uses consist of three educational and/or religious facilities within the neighborhood boundaries that include St. Peter's Church and School on 30<sup>th</sup> Avenue, Bullen Junior High School on 39<sup>th</sup> Avenue, and Hillcrest Elementary School on 47<sup>th</sup> Avenue. Gateway Technical College is located on 30<sup>th</sup> Avenue immediately south of the study area. Utility uses consist only of the Kenosha Water Utility's water tank that is located north of the proposed drainage area and retention basins and west of 30<sup>th</sup> Avenue as shown on Map 2.1.

#### ***Parks/Open Space***

Parks/Open Space includes St. Peter's Park within the neighborhood boundaries. The park includes a large storm water retention basin area that is located in the 100-year floodplain and the shoreland district. The portion of the parkland/retention area located in the shoreland district is restricted to passive recreational uses.

#### ***Agricultural/Undeveloped Lands***

The highest percentage of land in the neighborhood, other than shorelands, wetlands and woodlands, remains in agricultural use and is retained in private ownership. Map 2.1 shows that much of the land has remained undeveloped which can be attributed to the lack of utility improvements and access into the center of the neighborhood.

## ***Environmental and Natural Features***

The topography of the neighborhood may be described as level to gently rolling, with areas containing maximum slopes of 25 percent. All designated shorelands, wetlands, and woodlands are concentrated in primarily undeveloped areas in the north central area of the neighborhood and are held in private ownership.

### ***Shorelands***

Shoreland and shoreland-wetland zoning applies to lands adjacent to navigable waters as required in the Wisconsin State Statutes.

Navigable waterways have a distinct bed and banks and can float a canoe or other small craft at some time of the year, even if only during the spring floods. In general, the shoreland zone includes lands within 300 feet of a river or stream bed and 1,000 feet of a lake or pond or the landward side of the floodplain, whichever amount is greater. Map 2.1 indicates the boundary for the shoreland district in the neighborhood.

### ***Wetlands***

The wetlands in the neighborhood are concentrated in the areas of the shoreland district that are not currently being proposed for a drainage area and retention basins as shown on Map 2.1. The wetlands were identified using Wetland Inventory maps that were obtained from the Wisconsin Department of Natural Resources.

### ***Woodlands***

The upland conservancy area in the shoreland district includes all woodland areas of one acre or more which are covered with trees and heavy brush. The preservation of the woodlands is encouraged to reduce soil erosion and surface runoff, stream sedimentation, and maintain water table levels for adjacent wetland areas.

### ***Streets and Roads***

The existing streets and roads that surround the neighborhood include 30<sup>th</sup> Avenue on the east, 47<sup>th</sup> Avenue on the west, 18<sup>th</sup> Street to the north, and 30<sup>th</sup> Street to the south. Map 2.1 shows additional streets that include 24<sup>th</sup>, 27<sup>th</sup>, and 28<sup>th</sup> Streets and 39<sup>th</sup>, 43<sup>rd</sup>, and 45<sup>th</sup> Avenues in the study area.

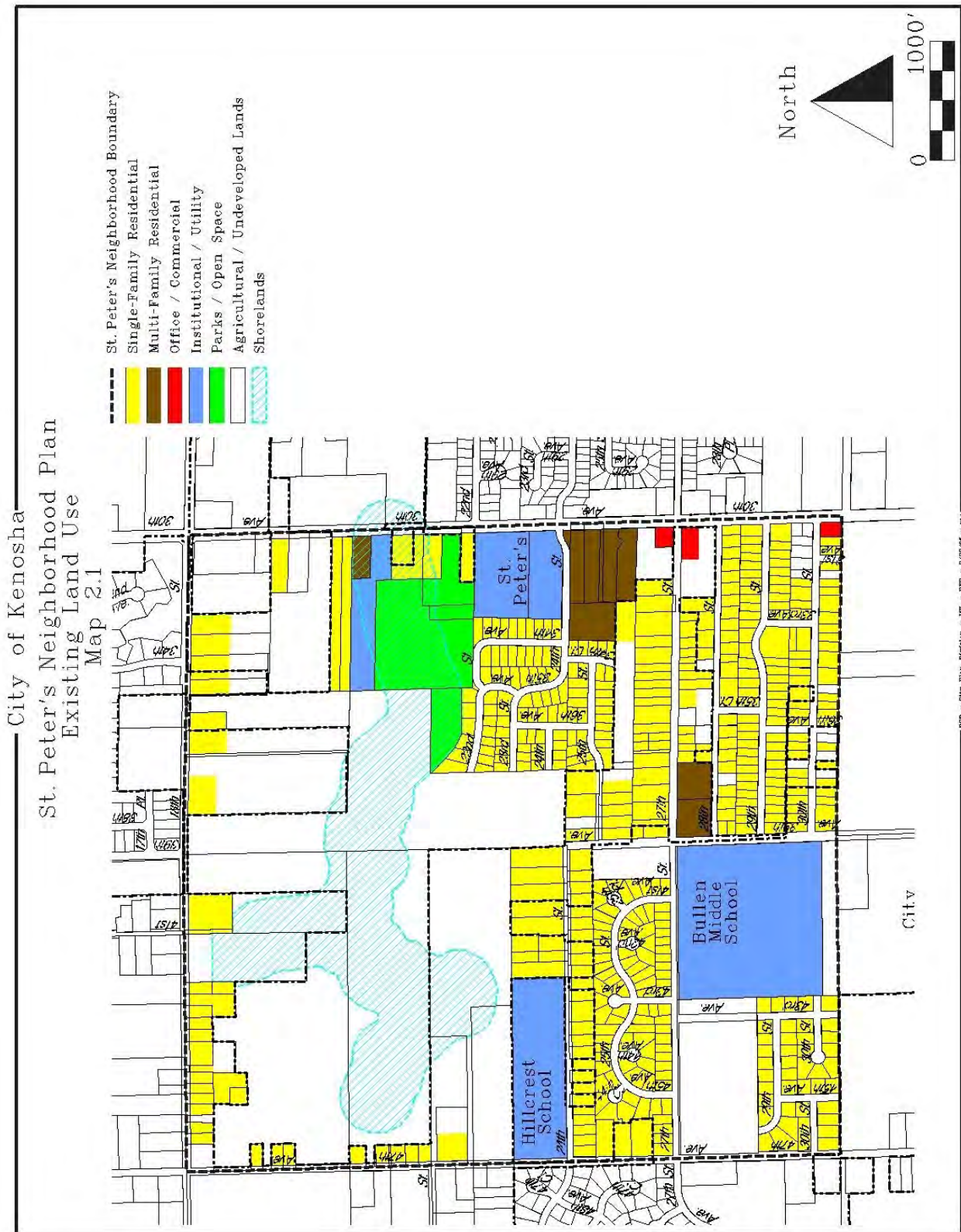
For the Bradford Estates subdivision that is currently being constructed, 29<sup>th</sup> Street connects from 30<sup>th</sup> to 39<sup>th</sup> Avenues. There are three (3) north-south future street connections from 29<sup>th</sup> Street to 28<sup>th</sup> and 30<sup>th</sup> Avenues. Two (2) of the future streets, 33<sup>rd</sup> and 36<sup>th</sup> Avenues, are intended to connect 29<sup>th</sup> to 30<sup>th</sup> Avenues. The remaining future street is 35<sup>th</sup> Court, which is intended to connect 28<sup>th</sup> and 29<sup>th</sup> Streets. However, the future street connection using 31<sup>st</sup> Avenue from 29<sup>th</sup> to 30<sup>th</sup> Streets was removed.

### ***Proposed Drainage Areas and Detention Facilities***

The St. Peter's Neighborhood is comprised of several drainageways that allow surface water runoff to flow in a eastward direction towards Lake Michigan. The Kenosha Water Utility has proposed a series of two retention basins to retain the storm water runoff in the proposed drainage area to accommodate development in the neighborhood as shown on Map 2.1.



# Existing Land Use, Map 2.1



## **Alternative Neighborhood Plans**

In accordance with sound urban design principles, several alternative neighborhood plans were prepared for consideration. The alternative plans were initially developed to identify land use categories and basic street layouts that would be compatible with and properly integrated into the existing development and environmental areas in the neighborhood. The land use categories consist of a broad range of single-family and multi-family housing types.

Additional alternative plans were generated to further refine the location, lot size, and density of the residential areas, as well as the location and classification of proposed streets that were identified in the initial alternative plans for the neighborhood. The plans were then subsequently utilized in developing the recommended plan for the St. Peter's Neighborhood.

## **General Design Guidelines**

The design guidelines and standards reflect the proven principles in community development and environmental preservation. These guidelines describe the type of development that is desired, how the place looks, and what types of activities are recommended. The consistent use of compatible urban design and architectural elements helps to relate individual structures to other structures that result in a coherent overall development pattern and streetscape. This requires specific development characteristics that result in a compact, mixed-use, pedestrian-oriented community. Due to the scale of the plan and other factors that cannot be fully anticipated prior to plan adoption, reasonable flexibility is provided for the boundaries between the land use categories.

The integration of various land uses within traditional neighborhood developments requires common design concepts. Buildings should be used to form a distinct street edge and define the border between the public space of the street and the private space of the individual lot. This helps to promote active streets, provides visual interest to the pedestrian, and encourages informal encounters between neighbors. In addition to the residential, commercial/office, parks/open space uses, and street and roads, development design guidelines are provided below that describe the characteristics that will guide the review and approval of development plans, subdivision plats, infrastructure construction plans, and plot plats.

### ***Design Guidelines***

1. Attempt to collectively create a continuous alignment with the buildings on each side of the street. However, this does not prohibit all projections or recesses from the front facade.
2. Encourage limiting the building height to not more than twice the height of buildings adjacent to or across the street.
3. Provide building height and density transitions for new development and redevelopment between major streets and the interior neighborhood areas and between residential and nonresidential uses.
4. Encourage high-quality, compatible pedestrian-oriented design of new development and revitalization activities in the design and location of buildings, streets, parking, and open space.
5. Attempt to provide a coherent relationship between the buildings and the street through the design of entryways and architectural style, elements, detail and scale of new construction, building renovations and/or additions.
6. Promote connecting and aligning areas or points of pedestrian orientation or destination to, from, and within any new development and/or redevelopment to provide direct and continuous pedestrian access as much as possible.

7. Encourage a minimum of two (2) stories for buildings that are located on or adjacent to a neighborhood park, square, roundabout, boulevard, etc.
8. Promote locating taller buildings at corners or points of visual interest.
9. Encourage building design, size, and materials of new development and redevelopment compatible with the general built characteristics of desirable development in the neighborhood.
10. Promote orienting the front facades of all new construction, building renovations, and/or additions to the streets, and convey a high quality and distinctive neighborhood character through the use of detailing and design features that break up the mass of the building as much as possible.
11. Attempt to provide equal level of architectural detailing on all sides of new construction appropriate to the architectural style of the building, and maintain the same level of detailing as the original construction on all building renovations and additions.
12. Promote the use of special architectural features to emphasize the importance of the location, such as a building at an entrance to a neighborhood center and at an intersection of a Main Street or another significant intersection. Special architectural features include corner towers, cupolas, clock towers, spires, balconies, colonnades, or other similar architectural features.
13. Attempt to reflect the differences between ground floor commercial uses and upper level office or residential uses in mixed-use buildings.
14. Require building materials for new construction, renovations, and/or additions to be consistent throughout the development including roofing, siding, and window materials.
15. Allow substitution of architectural features such as spandrel windows, shutters, tile mosaics, medallions or other items on new construction, renovations and/or additions that have interior side facades that cannot provide glazing due to building and fire code regulations.
16. Enhance the appearance of parking by reducing visible paved surfaces, hiding or de-emphasizing parking areas, locating buildings closer to the street, and enhancing landscaping.
17. Discourage artificial berms and similar artificial topographic changes that appear artificial.
18. Reinforce street continuity with streetlights, paving patterns, and streetscape elements such as street furniture, signage, landscaping, etc.
19. Use a boulevard or square to add prestige and value to adjoining community or residential uses.
20. Encourage the creation of scenic drives along boulevards where residential structures are located on only one (1) side of a street and landscapes are preserved or created on the other.
21. Promote ending boulevards in a public space, square, or gateway.
22. Plan curb cuts and crossovers through the center island at intersections with residential streets while maintaining the boulevards' image.
23. Attempt to define the edges of square, rectangle, circle, or other simple polygon or curvilinear form, with buildings that have front facades of relatively uniform heights facing the square.

24. Include specific opportunities for the creation of public art that supports the relation of the square to its neighborhood – visually, symbolically, or functionally.
25. Use materials that can be repaired easily in case of vandalism or graffiti. For example, some elements can be designed to be cleaned or repainted easily.
26. Require common property maintenance be done by property owner associations, including options for public intervention if property owners fail to maintain the land.
27. Encourage the design and preservation of common areas to minimize their future utility as developable parcels.
28. Encourage the maintenance and management of special elements such as ornamental features by local property owners, a neighborhood association, business group, or homeowners association.
29. Where possible, assign maintenance and management of the center island of the boulevard or square to local property owners. Alternatively, establish financing mechanisms that provide additional funds to public agencies for maintenance and management of the center island of the boulevard or square.

## **Recommended Plan**

### ***Residential Uses***

Residential uses account for about 362 acres, or approximately 56% of the total area in the neighborhood. Three (3) residential land use categories are recommended for this subarea of the neighborhood. All three (3) residential categories are intended to adhere to the basic principles of the TRD-1 and TRD-2 Traditional Residential Districts.

A variety of housing should be provided in a traditional neighborhood development, which includes single-family residential, duplex, town homes, condominiums and apartments. In addition, garage doors should be discouraged from being the visual feature along the street. 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. Corner lots should be designed such that the residential structure creates an effective facade along both streets and, if possible, use a garage to front the side street. Development design guidelines are provided below that describe the characteristics that will guide the review and approval of development plans, subdivision plats, infrastructure construction plans, and plot plats to promote traditional, pedestrian-oriented residential developments.

### ***Design Guidelines***

1. Enhance the value of all rehabilitated and newly constructed residential buildings by promoting traditional, pedestrian-oriented development through the following design guidelines.
2. Locate both detached and attached single-family housing on a variety of lot sizes appropriate to the surrounding areas.
3. Setbacks should be consistent with neighboring buildings and the surrounding area.
4. Encourage quality residential structures such as detached and attached single-family housing at an appropriate scale to the surrounding area.
5. Detached and attached residential housing should be designed to a similar scale and appearance as desirable detached single-family housing in the surrounding area where possible.
6. New construction, renovations, and/or additions should not consist of unarticulated blank walls without using porches, balconies, bay windows, dormers, towers, or recesses in the building and roof plane to break up the building mass.

7. Window openings on the primary and street side facade should be organized in a rational pattern with the upper windows lining up with lower windows.
8. Require primary entries for new detached and attached single-family housing to be visible from the street and connected to the public sidewalk.
9. Encourage the use of covered, unenclosed porches, stoops, porticoes, pergolas, balconies, awnings, bay windows, or similar elements and/or features on the front building facades.
10. Encourage the use of covered, unenclosed porches, porticoes, stoops, door surrounds, or similar features that clearly identifies the primary entry. Garage doors are not primary entries.
11. Garages should be located in the rear yard or set back from the front of the house or, preferably, oriented to private alleys.
12. Attached garages should not take up more than one-half of the front width of the building.

### ***Detached Single-Family Residential***

The predominate land use that is proposed for the St. Peter's Neighborhood is detached single-family residential development as depicted in Table 4.1. Detached single-family uses would account for about 311 acres of land, or approximately 86 percent of the total residential land that can be developed in the neighborhood. As shown on Map 4.1, the detached single-family uses were further divided into two residential categories to determine overall density.

First, a minimum lot area of 10,000 square feet has been proposed for medium-density, detached single-family residential dwellings so as to be compatible with existing subdivisions.

Second, a minimum lot area of 17,000 square feet has been designated for areas of low-density, detached single-family residential dwellings so as to be compatible with existing lot sizes in the area and to protect the environmentally sensitive shoreland, wetland, and woodland areas.

***Table 4.1 – Proposed Land Uses***

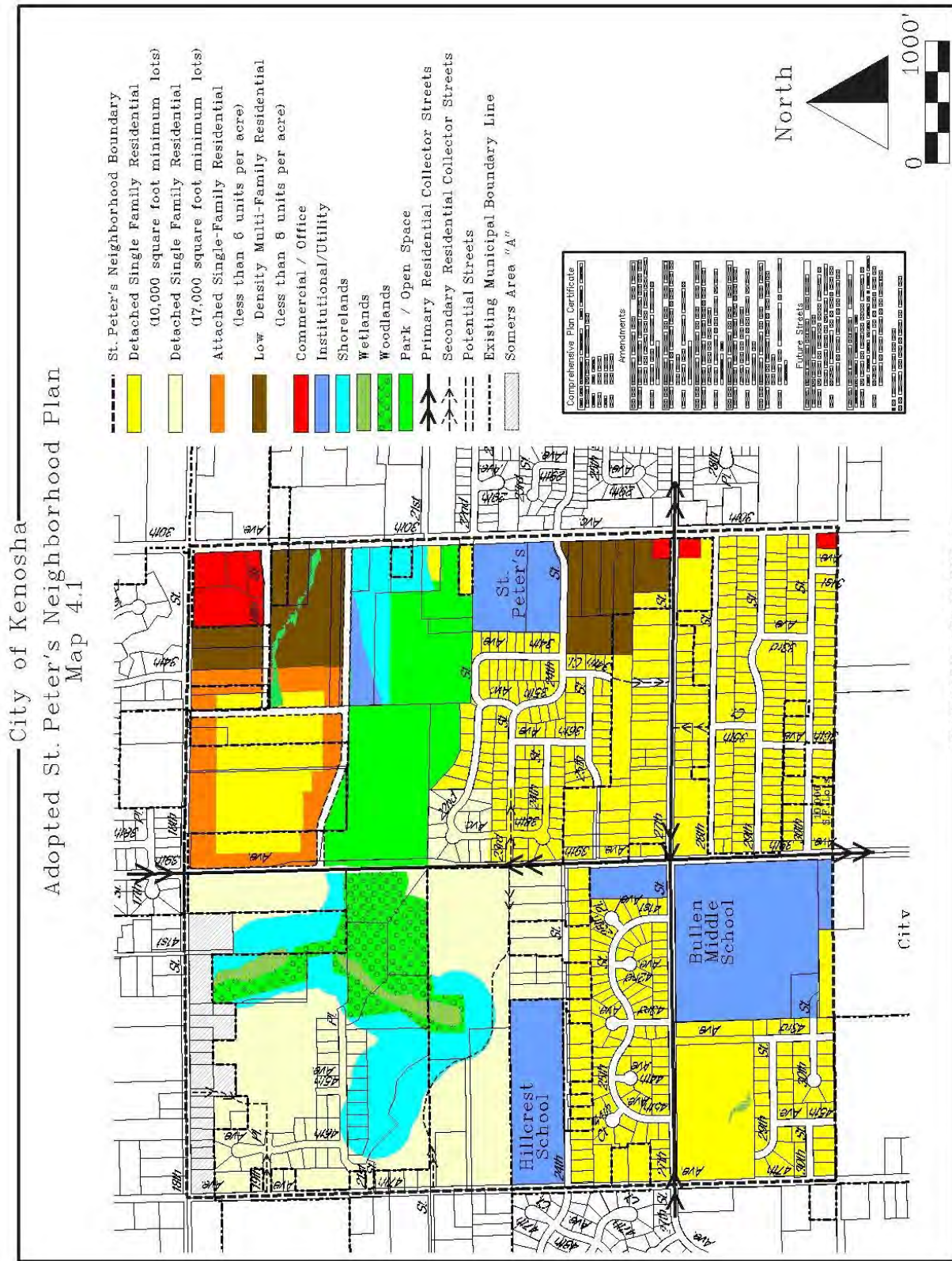
	<b><i>Recommended Plan</i></b>	
	<b>Acres</b>	<b>Percent</b>
Residential	362	56%
Commercial/Office	10	2%
Institutional/Utility	70	11%
Parks/Open Space	41	6%
Environmentally Sensitive Areas	69	11%
Streets and Roads	92	14%
Total Acreage/Percentage	644	100%

***Table 4.2 – Proposed Residential Uses***

	<b><i>Acres</i></b>	<b><i>Percent</i></b>
Detached Single-Family Residential	311	86%
Attached Single-Family Residential	19	5%
Multiple-Family Residential	32	9%
Total Acreage/Percentage	362	100%



# Recommended Plan, Map 4.1



### ***Attached Single-Family Residential***

Attached single-family residential land uses account for less than 19 acres, or almost 5 percent of the total residential land that can be developed in the neighborhood. Except for the areas adjacent to 18<sup>th</sup> Street (CTH L) and 39<sup>th</sup> Avenue, this land use category includes detached as well as attached single-family residential uses. This land use category is intended to allow a mixture of single-family detached and attached, duplex, triplex, and townhouse types of development, where each unit generally has access to the ground level. The use of open space requirements, rather than minimum lot sizes, encourages site design variety. For those areas adjacent to 18<sup>th</sup> Street and 39<sup>th</sup> Avenue, the number of access points or driveway openings should be restricted to minimize the number of vehicle conflicts and improve safety along these two (2) major streets. This includes removing some access points and consolidating others when redevelopment occurs adjacent to these streets.

### ***Multi-Family Residential***

Multi-family residential development is concentrated along the eastern portion of the neighborhood and confined to two areas adjacent to 30<sup>th</sup> Avenue. The multi-family residential land uses account for about 32 acres of land, or approximately 9 percent of the total area in the neighborhood. It should be noted that the plan initially proposed two multi-family categories, low-density (less than 8 units/acre) and medium-density (8-10 units/acre). However, the plan reflects only low-density residential development due to the expressed concerns about higher-density development in the neighborhood.

As shown on Map 4.1, the low-density, multi-family residential areas are located in the northeast area of the neighborhood and between St. Peter's Church and School and 27<sup>th</sup> Street. Medium- and high-density multi-family residential development is not recommended in any location within the neighborhood.

### ***Commercial/Office***

Office and commercial land uses account for a total of about 10 acres of land, or approximately 2 percent of the total area in the St. Peter's Neighborhood. As shown on Map 4.1, the plan includes provisions for additional office and commercial development adjacent to an existing insurance office building in the northwest corner of 27<sup>th</sup> Street and 30<sup>th</sup> Avenue. Additionally, commercial and office development is proposed for the southwest corner of 18<sup>th</sup> Street and 30<sup>th</sup> Avenue, and for the area immediately adjacent to 30<sup>th</sup> Avenue from 28<sup>th</sup> Street to 30<sup>th</sup> Avenue.

For the area between 28<sup>th</sup> and 30<sup>th</sup> Streets and between 30<sup>th</sup> and 31<sup>st</sup> Avenues, the "commercial/office" designation was changed to "detached single-family residential" with a minimum lot size of 10,000 square feet. For the area near the northwest corner of 27<sup>th</sup> Street and 30<sup>th</sup> Avenue, the "commercial/office" designation was changed to "multiple-family residential" with a maximum density of eight (8) dwelling units per acre.

The commercial/office category has been created to allow for high-quality, mixed-use retail, office, and service related businesses. Creative development that will provide a mix of commercial, office, residential, and institutional or civic uses within a compact, walkable center will be promoted. An important part of this scheme is how the public spaces created by well-planned sites, carefully located buildings, and central green spaces will serve to unite a diverse collection of uses and architecture.

The trend, however, is toward larger scale development favoring automobile-dependent commercial uses. New buildings are set back from the street with parking in front, making the street less comfortable for pedestrians and ruining the streetscape. The creative alternative presents a compromise, where uses can continue to change and evolve, but only if they respect the character of the street and create a pedestrian-friendly environment. Appropriate development design guidelines are essential to ensure that these components are compatible and contribute to the character of the street and the neighborhood.

### ***Design Guidelines***

1. Require new commercial and retail development to locate on major streets or near transit routes in an established or planned neighborhood, community, or regional centers.

2. Promote new, mixed-use commercial buildings within the designated commercial areas.
3. Design quality shopping areas to make the pedestrian feel comfortable and safe with wide sidewalks and storefronts that face the street, shade and shelter, and provide a sense of spatial enclosure.
4. Encourage site and building improvements for existing commercial uses with landscaping, facade improvements, special signage, grounds maintenance, parking lot paving and repair, lighting, and new pedestrian facilities.
5. Create and maintain vital commercial districts by providing sufficient amenities, e.g., pedestrian-oriented parking, sidewalks, lighting, transit opportunities.
6. Enhance the architectural building character using special features to define entrances, corners, and links to other buildings and places.
7. Promote orienting the main entrance of the building to the street and clearly articulate the entrance through the use of architectural detailing.
8. Integrally design multiple storefronts with architecturally compatible materials, colors, and details.
9. Develop plans based on the expectation that uses in surrounding buildings will change in response to shifting markets.
10. Avoid long, monotonous, uninterrupted walls or roof planes with the building facade being divided into distinct modules. Blank, windowless walls are discouraged. Where solid walls are required, the wall should be articulated using blank window openings trimmed with frames, sills, or lintels. Recessed or projecting display window cases should be used for commercial buildings.
11. Develop treatments for rear elevations of existing and new buildings that are visible from the public streets to improve the appearance of the service areas.
12. Integrate the design of signs, awnings, and other facade treatments with architectural character and building arcade.
13. Encourage limiting the building height on the periphery of a commercial district to generally no more than twice the height and massing of adjacent residential buildings.
14. Promote using buildings to form and shape public places and plazas to connect pedestrians with appropriately scaled design details and windows.
15. Reinforce the geometry of the public space, and signify entrances with the use of landscaping and other plantings. The landscaping should add to the overall character and identity of development.
16. Attempt to design the plazas to give drivers and pedestrians a strong sense of entering or leaving a distinct public place, not just “passing by.”
17. Design parking patterns to match and reinforce the geometry of buildings and site conditions.
18. Encourage using paving patterns to reinforce plaza and parking lot spaces, and create geometries that give greater visual order to these spaces.
19. Promote using different materials to differentiate the travel zone from parking and pedestrian zones.



20. Attempt to design parking lots as public places and plazas using simple geometric forms, strong edges, lots broken up with parking, paving patterns, and separate pedestrian walkways.
21. Create strong edges using landscaping elements on major circulation routes that cross open areas on larger lots, sites, or areas.
22. Design the parking paving with strong visual distinctions to illustrate the flow of pedestrians and vehicles through parking areas. The parking area should appear as a continuous space of activity.
23. Design roadside and parking entries as visually prominent gateways that have adjacent, but distinct vehicular and pedestrian entrances.
24. Create continuous linkages designed for pedestrian movement and bicycle paths between sites.
25. Encourage placing parking in the back of buildings, in mid-block courtyards, underground, or in parking structures when additional parking is needed.
26. Encourage locating bicycle parking at well-planned areas near building entrances to be highly visible from the land uses that they serve for convenience and security.
27. Require commercial and retail developments to provide safe and convenient employee and customer access on sidewalks, bicycle trails, transit services, and roads.
28. Attempt to divide larger parking lots into smaller components to the rear or side of the buildings, including landscaping and sidewalks to provide for easy and safe pedestrian movements.
29. Locate service access in rear of buildings with landscaping, screening, etc., that match adjacent architectural features and site conditions.
30. Include the use of public art or strong visual elements to establish a sense of place and develop the desired character for the area.
31. Use landscaping to moderate the microclimate that may be a mix of coniferous and deciduous trees to provide a windbreak, visual interest and variety, and define the edge of the space.
32. Incorporate existing trees into the development, wherever possible.
33. Clearly define the different responsibilities of public and private entities for maintenance and management.
34. Follow customary procedures for maintenance and management, where the property owners maintain the pedestrian areas in the right-of-way and public agencies maintain and manage the infrastructure.
35. Assign maintenance and management of market plazas to local property owners, businesses, or neighborhood associations.
36. Assign maintenance and management of special features, such as banners, kiosks, or seating to local property owners or businesses.

### ***Institutional/Utility***

Institutional land uses account for a total of about 70 acres of land, or approximately 11 percent of the total area in the St. Peter's Neighborhood. These land uses include two public schools (Hillcrest Elementary and Bullen Junior High) and St. Peter's Church and School. The Kenosha Unified School District has indicated that the

existing Bullen school site would adequately provide for an additional public elementary school to serve the future needs of the neighborhood. New utility uses have not been proposed for the St. Peter's Neighborhood. As shown on Map 4.1, the proposed plan does recognize an existing utility land use consisting of the Kenosha Water Utility's water tank which is located north of the proposed retention basins and parkland area in the neighborhood.

### ***Parks/Open Space***

The Kenosha Water Utility has identified the need to acquire and construct a storm water retention area that would account for about 41 acres of land, or approximately 6 percent of the total area in the neighborhood. The Water Utility has indicated that it intends to develop two retention basins, one to retain the storm water runoff that would be expected during a 100 year flood and the other to collect any probable overflow that may occur in the area. Map 4.1 shows that the storm water retention area is located in a 100-year floodplain and shoreland district. The Utility would, therefore, be required to obtain the necessary permits from the Wisconsin Department of Natural Resources and the City of Kenosha to construct the retention area in the 100-year floodplain district.

It should be noted that upon completion of the retention area, it is anticipated that the area that surrounds the two basins would be utilized for park purposes. The portion of the parkland/retention area located in a shoreland district would be restricted to passive recreational uses. Other land designated as waterways, wetlands, woods, and sensitive (unbuildable soils) should be preserved in this category. Due to the significant environmental features within this park area, further analysis of these features will be required before any determination can be made as to the characteristics and boundaries of the park.

St. Peter's Park may be categorized as a community park, but it serves as a neighborhood park as well. A neighborhood park is intended to provide active and passive short-term recreation needs for the neighborhood residents. A community park is intended to serve a greater number of residents in the City. Both parks combine intensive and non-intensive recreational facilities that often include fully-equipped softball, hardball, and multiple-use fields, soccer, tennis, volleyball, ice skating, restrooms, tot-lots, trails, swimming pools, picnic areas, and parking. The non-intensive facilities accommodate natural areas for more passive recreational activities. Park and open space guidelines are included in this category to serve as a primary social interaction between all neighborhoods and as an amenity for surrounding home sites through the protection and enhancement of the natural environment.

### ***Design Guidelines***

1. Encourage public parks with street access on all sides of these parks.
2. Create boundaries that follow alignment of topography and existing patterns of land ownership, development, or environmental features.
3. Promote desirable views that have an unique character or experience into and out of the park, and provide visibility of facilities for security purposes.
4. Create clear entries along the edges of parks that correspond directly to activities and patterns of movement in the surrounding neighborhood.
5. Link the entries to the parks with the primary pedestrian circulation paths within the parks.
6. Allow for parking along the edges. A few interior lots may be included when necessary and should be incorporated into the topography and overall design of the park.
7. Design the edges as a continuous pedestrian movement system.
8. Accommodate movement for bicyclists, walkers, joggers, and other pedestrian movements within the parks and connecting to the community.

9. Create passive and active spaces within the shared common areas providing uses that will attract residents of all ages.
10. Design the interior of parks with a variety of landscapes, ornamental elements, open fields, gardens, paving patterns, topographical features, and lighting.
11. Use the active recreational areas for league games that are managed by sports associations or public agencies. In addition, encourage use of active recreational areas for games that occur spontaneously among neighborhood residents.
12. Encourage community-based social and cultural events, including meetings and celebrations – especially events associated with adjacent community, business, or residential uses.
13. Preserve significant land areas containing natural features.
14. Select self-maintaining landscaping and screening elements to reduce the need for major maintenance in common areas.
15. Assign maintenance and management of parks to public agencies or, in special cases, to large neighborhood or homeowners associations that have the organizational capacity to sustain maintenance and management services.
16. Encourage the various agencies responsible for maintenance and management to coordinate their efforts to reinforce the social and economic activities of the parks and its relationship to the neighborhood.
17. Encourage the maintenance and management of special features such as a community garden, park structures, or play areas by local property owners, a neighborhood association, business group, or homeowners association. Establish specific agreements that clearly define such arrangements.

### ***Environmentally Sensitive Areas***

Environmental areas consist of a shoreland area which contains all wetlands, woodlands, or environment areas as shown on Map 4.1. The shoreland area accounts for a total of almost 69 acres of land, or about 11 percent of the total area in the neighborhood. The City of Kenosha is obligated to adopt regulations at least as restrictive to the provisions that are administered through the County's shoreland ordinance which were derived from regulations found in the Wisconsin State Statutes and Administrative Code.

In addition, the neighborhood has significant wetlands that should be preserved. Land designated as wetlands and sensitive, unbuildable soils should be preserved within as well as outside the land use category for "Parks/Open Space." The wetlands and other potential environmental areas that contain significant resources should be essentially preserved for open, passive uses to protect the overall quality of the environmentally sensitive wetland areas and to enhance the other land uses within the neighborhood.

Development requiring the draining and filling of wetlands or the grading of hilly, wooded areas in the shoreland district should be avoided. This policy is central to a sound development strategy for the St. Peter's neighborhood. Development policies and practices which respect the limitations of the natural environment will do much in the long-term to protect and preserve the overall quality of the environment in the Kenosha area. Therefore, all affected property owners should have their properties field surveyed to determine the actual presence of all wetlands and other sensitive environmental features on their land prior to proposing any future development.

The intention is that the environmental features will be the predominant organizational tool for the development. Other buildings should be organized into clearly distinct enclaves, such as courtyards that have clear boundaries and are subordinate to the environmental features. Densities should not exceed those that would be permitted in the other residential districts. Development standards are included in "Parks/Open Space."

It should be noted that the owners of properties in the Hillcrest Neighborhood to the west expressed concerns about development limitations in designated shoreland areas. A meeting was held involving representatives of the Town of Somers, Kenosha County Planning and Development Office, and the Department of City Development to discuss the shoreland development limitations. A consensus was reached among the City, Town, and County to jointly pursue changes to the State law. The City of Kenosha also agreed that, should appropriate changes to the State law occur, modifications within the shoreland areas would be considered in response to specific development proposals and in compliance with other adopted plans.

### ***Streets and Roads***

The proposed street system for the St. Peter's Neighborhood is organized on a functional basis and consists of arterial and collector streets. The plan reflects the existing arterial streets that include 30<sup>th</sup> Avenue (CTH G) along the eastern border of the study area; 47<sup>th</sup> Avenue along the western border of the study area; 18<sup>th</sup> Street (CTH L) along the northern border of the study area; and 39<sup>th</sup> Avenue which transects the study area in a north/south direction. It is recommended that the arterial streets have minimum rights-of-way of 80 feet. However, the street profile and construction standards would be established on an individual basis for the neighborhood.

The proposed plan further separates the collector street system into two distinct categories consisting of primary and secondary streets. As shown on Map 4.1, the plan proposes that 27<sup>th</sup> Street, which transects the study area in an east/west direction, be designated as a primary residential collector so as to provide ready access from the secondary collector streets within the neighborhood. The secondary collector street locations 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. It is recommended that both primary and secondary residential collector streets have a minimum rights-of-way of 60 feet. However, the street profile and construction standards would be established on an individual basis for the neighborhood. The overall location and design of the local neighborhood streets, although not actually shown on the plan, are required by the developers and/or owners and will be elevated in response to specific development proposals.

The street standards used within the different areas of the neighborhood may vary depending on the proposed function of the roadway, the anticipated land use and traffic load, and the desired character of the surrounding areas. Special consideration should be given to street layout to minimize through traffic and the potential for inappropriate vehicle speeds. Recommended designs include limiting the length of through streets, introducing roundabouts or traffic circles, shifting the street network through the use of T-intersections or similar techniques. In addition, the streets should be designed to balance the needs of all users, and streetscape design is critical to this balance.

The neighborhood should consist of an interconnected network of collector and local streets. Neighborhood streets of various types should be designed to provide equitably for pedestrian comfort and automobile movement. Slowing the automobile and increasing pedestrian activity encourage the casual meetings that form the bonds within a community. The placement of squares, roundabouts, market plazas, gateways, etc., along the collector streets will create neighborhood nodes that become places for residents to interact and help give it identity. This includes integrating the existing streets and linkages to surrounding development with residential streets and boulevards as well as market plazas and commercial courts.

The designated future streets are intended to become a part of the City of Kenosha's mapped street plan. However, due to the scale of the recommended plan amendment and other factors that cannot be fully anticipated prior to plan adoption, reasonable flexibility is provided for the exact location of the future collector streets. Appropriate development design guidelines are essential to insure that the components are compatible and contribute to the character of the street and the neighborhood.

### ***Design Guidelines***

1. Encourage street system designs, including boulevards and squares that slow traffic.
2. Slow traffic, while creating a higher quality and pleasant driving experience, as well as create an attractive pedestrian experience along the boulevard.

3. Encourage sidewalks and paths along residential and commercial streets, boulevards, etc.
4. Promote creating a positive walking experience. A ratio of 1:1 to 1:2 (building wall height to street width) is the most ideal. Spaces 1:5 and beyond have little sense of enclosure. In such a case, large trees are needed to correct the proportions.
5. Allow for parallel parking on the residential street and the driving lane along the boulevard.
6. Attempt to layout all public and private streets to link with other streets from adjacent blocks.
7. Promote pedestrian and bike paths that help connect the neighborhood.

### ***Access Points***

While recognizing the need for access, it is the general policy of the City to minimize the number of driveway openings to reduce congestion and improve safety onto the major arterial streets such as 18<sup>th</sup> Street (CTH L) and 30<sup>th</sup> Avenue (CTH G). The use of private common driveways and cross-access easements is encouraged wherever feasible. If allowed, private shared residential driveway access to 18<sup>th</sup> Street (CTH L) and 30<sup>th</sup> Street (CTH G) should be promoted for all new detached and attached single-family residences and multiple-family developments. A new private residential driveway that only serves one (1) residential unit, whether a detached or attached single-family residence, should not be permitted, unless no other access is possible or unless such access is approved by the City Plan Commission.

### **Plan Implementation**

The recommended plan for the St. Peter's Neighborhood is designed for the attainment of sound neighborhood development objectives. Proper utilization of the plan by City officials can provide the following benefits:

1. The plan provides a framework within which the proposed land uses can be properly integrated into the existing land use, utility, and transportation development in the neighborhood.
2. The plan provides for the development of a residential street pattern that consists of primary and secondary collector streets to provide the efficient and safe movement of traffic into and out of, as well as within, the neighborhood.
3. The plan designates 27<sup>th</sup> Street as the primary residential collector street within the neighborhood so as to provide for ready access from the secondary collector streets to the major arterial streets in the study area.
4. The plan proposes that the rights-of-way for the secondary residential collectors, based on topography and environmental conditions, existing and proposed land use, and sound urban design principles, be dedicated as future streets.
5. The proposed street pattern also provides the basic public rights-of-way needed to efficiently accommodate utilities and storm water drainage.
6. The plan provides access only to neighborhood streets and collectors for all building sites to protect the capacity of the major streets and roads along the neighborhood boundaries.
7. The plan provides for a minimum 40 foot wide buffer yard over the generally permissible lot depth in the neighborhood to accommodate a 20 foot wide planting screen for residential uses that front the major streets and highways along the neighborhood boundaries.

8. The plan can accommodate a diversity of housing types and lot sizes, as well as a wide range of land subdivision proposals.
9. The plan identifies areas containing significant natural resources which should be essentially preserved for open, passive uses to protect the overall quality of environmentally sensitive shoreland and wetland areas and to enhance other land uses in the area.
10. The plan provides for the identification and preservation of sites for parks and recreational facilities.

The preparation and adoption of the *St. Peter's Neighborhood Plan* is only the first in a series of public and private actions required for the ultimate development in accordance with the neighborhood plan. These include the careful review of all subdivisions for conformance with the neighborhood plan, the proper application of zoning districts and zoning district regulations in the neighborhood to assist in implementing the land use pattern envisioned in the neighborhood plan, and the adoption of an Official Map to implement the neighborhood plan with respect to the location of streets, highways, and parklands.

After formal adoption of the *St. Peter's Neighborhood Plan*, realization of the plan will require faithful, long-term dedication to the objectives on which the plan is based by the City officials concerned with its implementation. Thus, the adoption of the *St. Peter's Neighborhood Plan* is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. The plan is intended to be used as a guide in making land development decisions affecting the St. Peter's Neighborhood. 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 ensure that it is properly reflective of current conditions.

### ***Neighborhood Plan Adoption***

An essential step when implementing the plan is the formal adoption of the *St. Peter's Neighborhood Plan* by the City Plan Commission pursuant to state legislation. Upon such adoption, the *St. Peter's Neighborhood Plan* becomes the official guide to City officials when making decisions concerning the development and redevelopment of the neighborhood.

### ***Zoning and Land Use***

The *St. Peter's Neighborhood Plan* provides guidance for making zoning decisions. The performance standards, in the form of design guidelines established in the adopted plan, may direct the revision of the Zoning Ordinances and its contents. Specific regulations and policies will be outlined in the zoning ordinances, and will serve as the regulatory document for each community. The necessity of the plan is that each property in the district is evaluated as to the appropriate location of development in regards to the topography, environmental features, adjacent land uses, and transportation. In addition, the adopted plan will ensure a sound long-term development pattern for the neighborhood.

The adopted plan is intended to be used as a guide in making land use and development decisions affecting the St. Peter's Neighborhood. Upon adoption, the plan becomes an official guide to be used by City and Town officials in making land use 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.

### ***Subdivision Plat Review***

After the plan for the St. Peter's Neighborhood is adopted, it should serve as a basis for the preparation of preliminary and final land subdivision plats within the study area. In this respect, the plan should be regarded as a point of departure against which to evaluate proposals for subdivision plats. 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 adopted *St. Peter's Neighborhood Plan*.

## Conclusion

The recommended *St. Peter's Neighborhood Plan*, together with supporting zoning, official mapping, and subdivision control ordinances, provides the basic means for accomplishing orderly growth and development of the St. Peter's Neighborhood. However, if the neighborhood plan is not properly and consistently utilized over a period of time when evaluating proposed zoning changes, reviewing proposed land subdivisions, and considering other physical development proposals, in particular, storm water management, such orderly growth and development may never be realized. The City may consequently face difficult and costly future problems in the area, and thus, never achieve its full development potential. Consistent application of the *St. Peter's Neighborhood Plan* will assure that individual physical development proposals will be channeled toward the sound development of the area.

## Appendix

### A) Summary of Adoption Process

- City Plan Commission Meeting, November 19, 1992
- City Plan Commission Meeting, January 21, 1993
- City Plan Commission Informational Meeting/Open House, February 10, 1993
- City Plan Commission Public Hearing, February 18, 1993
- City Plan Commission Meeting, February 25, 1993

### B) City Plan Commission Meeting, November 19, 1992

### C) City Plan Commission Meeting, January 21, 1993

### D) City Plan Commission Informational Meeting/Open House, February 10, 1993

- Property Owner Notice
- McNabb Letter and Maps
- Braya Letter
- McHalppy Letter
- Werwie Letter and Plat of Survey
- Becker Letter and Response
- Attendance
- Comments and Questions
- Perry Letter and Map

### E) City Plan Commission Public Hearing, February 18, 1993

### F) City Plan Commission Meeting, February 25, 1993

### G) City Plan Commission Public Hearing, November 7, 2002

### H) Neighborhood Meeting, August 16, 2005

### I) City Plan Commission Public Hearing, September 8, 2005

### J) City Plan Commission Public Hearing, October 6, 2005



## ***Appendix A-Summary of Adoption Process***

### **City Plan Commission Meeting: November 19, 1992**

The City Plan Commission discussed the preliminary plat for Mr. Alesci's Walnut Grove Subdivision located west of 30<sup>th</sup> Avenue and north of 24<sup>th</sup> Street in the St. Peter's Neighborhood. The Plan Commission expressed concerns about the overall residential lot sizes and street layout of Mr. Alesci's proposed single-family subdivision plan. The Commission approved Mr. Alesci's proposed subdivision as a ***conceptual plan*** with the following development restrictions.

1. Single-family lot sizes should average 10,000 square feet with a minimum lot size (as per the Zoning Ordinance) of 8,000 square feet (excluding the north end of the site along the proposed retention basin).
2. Single-family lot sizes created along the northerly limits of the site that are adjacent to the proposed basin should be a minimum of 15,000 square feet (and would not be included within the calculations of the average lot size for the balance of the site).

### **City Plan Commission Meeting: January 21, 1993**

The City Plan Commission reviewed the proposed land use and circulation plan for the Neighborhood. The draft proposal was deemed acceptable as presented to the City Plan Commission with a few modifications to the plan as follows:

1. Extending 24<sup>th</sup> Street from 30<sup>th</sup> Avenue as a secondary collector further to the west to 47<sup>th</sup> Avenue and aligning with 22<sup>nd</sup> Street so as to provide the necessary utility rights-of-way and more efficient east/west circulation within the area.
2. Decreasing the density of the multi-family residential area which is adjacent to 30<sup>th</sup> Avenue and located immediately south of 24<sup>th</sup> Street and St. Peter's Church and School from medium-density (8-10 units/acre) to low-density (less than 8 units/acre) residential development.

Copies of the final draft of the "Recommended Plan for the St. Peter's Neighborhood" were then distributed on January 29, 1993, by mail to all property owners of the planning area for review and comment prior to the informational meeting and public hearing.

### **Public Informational Meeting: February 10, 1993**

A public informational meeting/open house was conducted by representatives of the City of Kenosha to answer questions and listen to comments from the property owners and residents regarding the Recommended Plan for the St. Peter's Neighborhood. The primary purpose of the meeting was to encourage public participation in the overall planning process. The Kenosha Department of City Development then carefully reviewed the draft plan and a series of questions and general concerns pertaining to planning issues made by area residents, property owners, and developers which were incorporated into the recommended plan and can be summarized as follows:

1. Residential developments
  - a) Location and density of multi-family development adjacent to 30<sup>th</sup> Avenue.
2. Office and commercial development
  - a) A property owner suggested commercial and/or office development in the area that is designated for medium-density, multi-family use at the southwest corner of 18<sup>th</sup> Street and 30<sup>th</sup> Avenue.
  - b) A property owner suggested an expansion of office development in a portion of the low-density, multi-family area adjacent to the existing insurance office building on the northwest corner of 27<sup>th</sup> Street and 30<sup>th</sup> Avenue.
3. Development in environmental areas
  - a) The amount, type, and location of development in the shoreland district.
4. Streets and Roads
  - a) Rights-of-way and pavement width of 27<sup>th</sup> Street is a primary residential collector street.
  - b) Determination that primary and secondary collector streets will be designated as future streets on the Official Map.

### **City Plan Commission Public Hearing: February 18, 1993**

On February 18, 1993, a public hearing on the recommended plan was conducted by the City Plan Commission at which several residents, property owners, and developers expressed their opinions. The City Development staff had taken the property owners' concerns under advisement and made formal recommendations on the above mentioned planning issues at the City Plan Commission meeting. The Plan Commission approved and certified the *St. Peter's Neighborhood Plan* with the following amendments:

1. Secondary collector street dashed line alternatives to replace original solid line streets where applicable.
2. Southwest corner of 30<sup>th</sup> Avenue and 18<sup>th</sup> Street will be changed to commercial land use for that portion of the site lying north of 19<sup>th</sup> Street. The balance of the corner will be designated as low-density, multi-family.
3. The entire Werwie property located at the northwest corner of 27<sup>th</sup> Street and 30<sup>th</sup> Avenue will be changed to commercial.
4. The land west of St. Peter's Church and School will be designated as single-family residential and integrated into the property Mr. Alesci plans to develop.
5. City Plan staff will reevaluate the two acre site south of 28<sup>th</sup> Street and west of 30<sup>th</sup> Avenue for possible commercial development and return with a recommendation to the City Plan Commission in 30 days. (*This information may be incorrect, refer to Appendix E.*)

### **City Plan Commission Meeting: February 25, 1993**

The City Plan Commission evaluated the property owned by John Vena located west of 30<sup>th</sup> Avenue between 28<sup>th</sup> and 30<sup>th</sup> Streets.

A motion was made by Ms. Helman, seconded by Alderman Santoro to modify the *St. Peter's Neighborhood Plan* according to Mr. Vena's request and designate the area bounded by 28<sup>th</sup> and 30<sup>th</sup> Streets, 30<sup>th</sup> and 31<sup>st</sup> (future) Avenues, as "Commercial/Office." Motion carries (Ayes – 6; Noes – 1) with Mr. Elmer voting against.

## ***Appendix B-City Plan Commission Meeting Minutes, November 19, 1992***

City Plan Commission  
November 19, 1992

A meeting of the City Plan Commission was held on November 19, 1992 in Room 308 of the Municipal Building. The meeting was called to order at 4:30 pm by Mayor Antaramian.

**Present:** Alderman Santoro, Messrs. Frost, Torcaso, Elmer, Cicchini, and Zuehlsdorf, Mrs. Suokko-Scheve, Ms. Helman, Mayor Antaramian

**Excused:** Alderman Bellow, Mr. Palmer

### **Approval of October 15 and 22, 1992 and November 5, 1992 Meeting Minutes**

A motion was made by Mrs. Suokko-Scheve, seconded by Alderman Santoro to approve the minutes as published. Motion carried unanimously.

### **Item # 8 – Preliminary plat for Walnut Grove Subdivision located west of 30<sup>th</sup> Avenue and north of 24<sup>th</sup> Street (Alesci).**

The meeting was opened to a public hearing by unanimous approval of the Commission.

Mr. Anthony Alesci stated that he was informed on June 1, 1992 that the neighborhood plan for the area would be completed in three to four months. He stated that it is now over five months later and the plan has not been started. He stated that when he asked the City Plan staff what items were necessary for preliminary plat approval, he was not told a drainage and utility plan would be required. Mr. Alesci also stated that the preliminary plat shows that he has dedicated 3.169 acres (Outlot 1) to the City for storm water retention on the north end of the property as requested by the Water Utility. Therefore, 35<sup>th</sup> and 36<sup>th</sup> Avenues as shown on the preliminary plat cannot go through to the north because of Outlot 1. He stated that 35<sup>th</sup> and 36<sup>th</sup> Avenues, as shown, would not affect development to the north or south. Mr. Alesci continued by saying that 24<sup>th</sup> Street is a dedicated roadway and cannot be changed. 23<sup>rd</sup> Street could not run any other way because its only outlet is to 30<sup>th</sup> Avenue on the north side of St. Peter's Church.

Mr. Alesci stated that he has an offer to purchase on the property and one of the conditions of that offer is that he have preliminary plat approval prior to November 30, 1992. He stated that no extensions will be granted on the closing date. Mr. Alesci pointed out that he has developed other subdivisions in Kenosha which have been an asset to the City. He suggested that the City Plan Commission either (1) approve the plat as submitted (he would provide drainage and utility plans), or (2) approve the plat as a concept plan and the Commission to provide him with a deadline for completion and approval of the neighborhood plan.

Mr. O. Fred Nelson, Water Utility Manager, stated that his office has been working with Mr. Alesci and City Development. He pointed out that the street plan will not change very much. He also stated that the area is about to be serviced with all the utilities. He urged the Commission to consider approval of the preliminary plat.

Alderman Spottswood questioned Commission procedural policy and also felt that the Commission has been moving towards a smaller lot size policy.

Alderman Rich Gruetter stated that he wanted to see a quality development in the area and was not comfortable with lot sizes.

Public hearing closed.

Mr. Forgianni stated that City Development has been working on the neighborhood plan and had informed Mr. Alesci that a completion date could not be guaranteed. Mr. Forgianni also pointed out that it was not within the Water Utility's authority to approve land use, street layouts, and densities as indicated in Mr. Alesci's letter dated November 11, 1992. He also stated that projects should not be approved until the drainage plan, park and school sites, and collector streets are designed.

Mrs. Suokko-Scheve expressed concerns that a neighborhood plan has not been developed for the area and concerns about the street layout. She also stated that by approving the preliminary plat, essentially the Commission would be approving the final plat.

Mayor Antaramian suggested that lot sizes for this area be in the range of 10,000 to 15,000 square feet.

*Ms. Helman left at this point.*

Mr. Alesci asked if he could withdraw the preliminary plan from consideration and if the Commission could approve it as a concept plan.

*Mayor Antaramian called for a recess. The meeting reconvened after approximately 15 minutes.*

Mr. Forgianni stated that the neighborhood plan could be completed by February 28, 1993 and that the preliminary plat could be approved by the end of April 1993, possibly sooner. Mayor Antaramian stated that the Department of City Development must keep Mr. Alesci informed of the progress of the preparation of the neighborhood plan.

The Commission then turned to the question of lot sizes in Walnut Grove. The Commission agreed that lot sizes should average 10,000 square feet with a minimum size (as per the Zoning Ordinance) of 8,000 square feet, but that lots created along the northerly limits, adjacent to the proposed retention basin be a minimum of 15,000 square feet. Further, it was clarified that calculation of the required average lot size for the subdivision (i.e., 10,000 square feet) shall not include the larger lots adjacent to the proposed retention basin.

A motion was made by Alderman Santoro, seconded by Mr. Cicchini to approve Walnut Grove as a conceptual plan. Walnut Grove is to contain an average lot size of 10,000 square feet with a minimum of 8,000 square feet, excluding the north end along the basin which must be a minimum of 15,000 square feet and not included within the calculations of average lot size for the balance of the site. Motion carried: Ayes – 7 ; Noes – 0).

***Appendix C-City Plan Commission Meeting Minutes, January 21, 1993***

City Plan Commission  
January 21, 1993

A meeting of the City Plan Commission was held on January 21, 1993 in Room 302 of the Municipal Building. The meeting was called to order at 4:33 pm by Mayor Antaramian.

**Present:** Aldermen Bellow and Santoro; Messrs. Cicchini, Frost, Elmer, Zuehlsdorf and Torcaso; Ms. Helman; Mrs. Suokko-Scheve; Mayor Antaramian

**Excused:** Mr. Palmer

**Item # 5 – St. Peter's Neighborhood Plan**

Mr. Brian Reining, Planner, described the three alternatives prepared for the St. Peter's Neighborhood Plan and responded to Commissioner questions.

A motion was made and seconded to receive and file. Motion carried unanimously.

*Appendix D-City Plan Commission Information Mtg/Open House, Feb. 10, 1993*

CITY PLAN  
(414) 656-8030  
COMMUNITY DEVELOPMENT  
(414) 656-8055  
FOCUS COMMISSION  
(414) 656-8030  
LANDMARKS  
(414) 656-8055  
REAL ESTATE  
(414) 656-8055



**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 656-8015

January 29, 1993

Dear Property Owners and Interested Parties:

**SUBJECT: St. Peter's Neighborhood Plan**  
1. Informational Meeting/Open House  
2. Public Hearing/City Plan Commission

The City Plan Commission has directed the preparation of a neighborhood plan for the St. Peter's Neighborhood. As a property owner within this neighborhood, the Department of City Development has provided to you a copy of the final draft of the "Recommended Plan for the St. Peter's Neighborhood" for your review and comment. The purpose of the plan is to provide a guide for future development that protects the natural resources, quality of life and economic security of the neighborhood. Two meetings have been scheduled for public review of the plan:

**1. Informational Meeting/Open House**


An informational meeting/open house is scheduled for Wednesday, February 10, 1993, from 3:30 p.m. to 6:00 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. Representatives of the City of Kenosha will be present to answer questions and listen to comments that you may have regarding the plan. A formal presentation will not be made at this meeting. Rather, this is an opportunity for you to express your comments for future consideration by the City of Kenosha.

**2. Public Hearing/City Plan Commission**

The City Plan Commission will conduct a public hearing on the plan on Thursday, February 18, 1993, at 4:30 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. This is a formal opportunity for you to express your opinion concerning the plan. Please be advised that the City Plan Commission may, at this or a subsequent meeting, adopt the plan.

Please contact the neighborhood planner in our office, Brian Reining, who is responsible for this project, at 656-8030 if you have any questions regarding the plan. You are also invited to submit written comments regarding the plan to the City of Kenosha prior to the informational open house scheduled for February 10, 1993. All comments must be submitted in writing and forwarded to Ray Forgianni, City Planner, Department of City Development, 625 - 52nd Street, Kenosha, WI 53140.

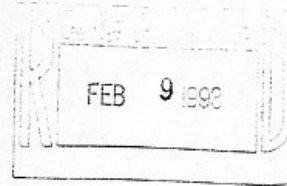
Sincerely,

  
Ray Forgianni, Jr., Director  
Department of City Development

RF:PLH

POLICY BOARDS: CITY PLAN COMMISSION, KENOSHA REDEVELOPMENT AUTHORITY,  
KENOSHA LANDMARKS COMMISSION, FOCUS COMMISSION

Marilyn McNabb  
1470 Tredegar Drive  
Fort Myers, Florida 33919-2231  
(813) 482-3882



February 6, 1993

Ray Forgianni  
City Planner  
Department of City Development  
625 52nd Street  
Kenosha, Wisconsin 53140

*Subject: St. Peter's Neighborhood Plan*

*I have studied the St. Peter's Plan and how it might affect my property at 2032-34-36 30th Avenue. Tax Parcel Number 07-222-24-276-006. From what I determine my property will be zoned Shoreland Environmental Areas. This parcel has been in our family for over 50 years. The water tower stands on the original parcel of land sold to the city by my mother Stephanie Sublisky Oberg. Why the change?*

*The plan also indicates that our neighbors directly to the North will be zoned Low-Density Multi-Family Residential. Since this is now Low Density Multi-Family Residential why can't it remain the same? The parcel is approximately 150 feet wide.*

*I do have some serious questions about what has been proposed.*

- 1. Has spot zoning taken place on my property?  
If so why?*
- 2. What affect will there be on the future earnings from my property?*
- 3. If I should want to sell this property in the future how would this be affected by a Shoreland Environmental zoning?*
- 4. If any of the buildings on my property should be destroyed due to fire or natural disaster would I be able to rebuild?*

*These are questions that must be answered. From all appearances, if I interpret your proposal correctly, the plan will seriously affect me financially.*

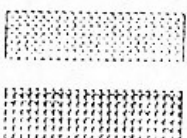
*Sincerely,*

A handwritten signature in cursive script that reads "Marilyn McNabb". The ink is dark and the signature is fluid and legible.

*Marilyn Sublisky McNabb*

*Enclosed find an enlarged copy of the map that was sent to me. I have marked the location where I believe my property is located.*

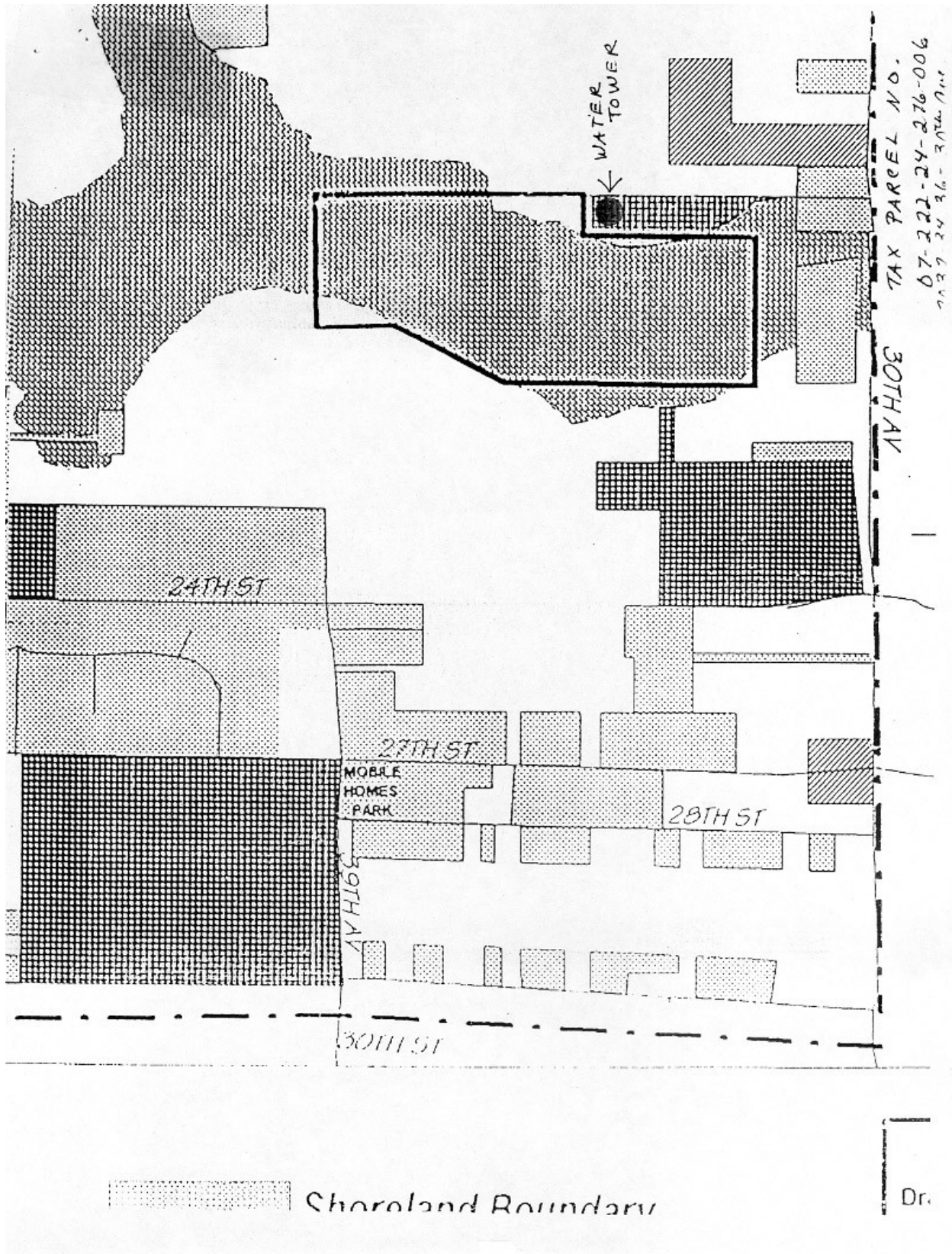




Shoreland Environmental Areas  
 Parkland / Retention Basins

Dr.





FEB 9 1993

February 6, 1993

Representatives of the City of Kenosha  
c/o Ray Forgianni  
City Planner  
Department of City Development  
625 52nd Street  
Kenosha, Wisconsin 53140

RE: St. Peter's Neighborhood Plan

Dear City Plan Commission and Council Members:

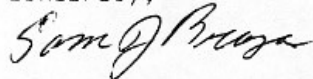
I am writing this letter regarding Section 4.7 on pages 11 and 12 of the Recommended Plan for the St. Peter's Neighborhood. My major concern is the recommendation that secondary residential streets have a 60 foot right-of-way. The plan marks 28th Street as a secondary street.

Twenty-eighth Street at this time, has a 25 foot right-of-way that runs straight from 39th Avenue to 30th Avenue. Doubling it or more than doubling it would cause nothing but major problems. This area is a country type setting of which the residents in the area enjoy. Widening 28th Street would take away many old trees, changing the surroundings which, from an environmental and wildlife point of view, would be a detriment to the neighborhood. An even stronger issue is of safety. By making 28th Street larger, the teenagers from Bradford High School or other impatient drivers would use the wider street as a raceway to beat traffic on 27th Street.

I realize that the plan states that "construction standards would be established on an individual basis for the neighborhood." However, as I have learned in past dealings with the Planning Commission, the Planning Commission has a problem with making exceptions to the rules. Because of this, I would like to see stated in the plan itself that 28th Street be made no larger than 30 feet.

I may be reached Monday through Friday at 317/453-9483 or at 414/551-8244 the rest of the week.

Sincerely,



Sam J. Braya  
3729 28th Street  
Kenosha, Wisconsin 53144

Feb. 8, 1993

Mr. Ray Fargianni  
Director and City Planner  
625 52nd St.  
Kenosha Wisconsin 53140

Re: St. Peter's Neighborhood Plan

Mr. Fargianni,

Received your Plan and sounds excellent  
for the area. Will be looking forward  
to the response on February 18-

I won't be able to attend the meeting  
so will appreciate any information you  
may have in the future development -

Mildred "Midge" McHalpuy  
Rt 2 Box 105  
Kenzi MS 38865  
1-601-286-3571



FEB 9

JOSEPH J. WERWIE, JR.  
Auto-Life-Health-Home and Business  
2622 30th Ave  
Kenosha, WI 53144-1414 PHONE (414) 551-7047 FAX (414) 551-7130

February 8, 1993

Department of City Development  
625 - 52nd Street  
Kenosha, WI 53140

Att: Brian Reining

Re: St. Peter's Neighborhood Plan

Dear Mr. Reining:

I will not be able to attend the informational meeting on February 10, 1993 and I wanted the interested parties to know what I plan on doing with the approximately two acres of land around our present insurance office.

I discussed this plan with Brian Reining in his office this morning and I wanted to send a follow up regarding our conversation.

The approximately two acres of land is in addition to the present insurance office on the corner of 27th Street and 30th Avenue. This land is zoned Commercial E; the map that was sent to me shows agricultural, multi-family.

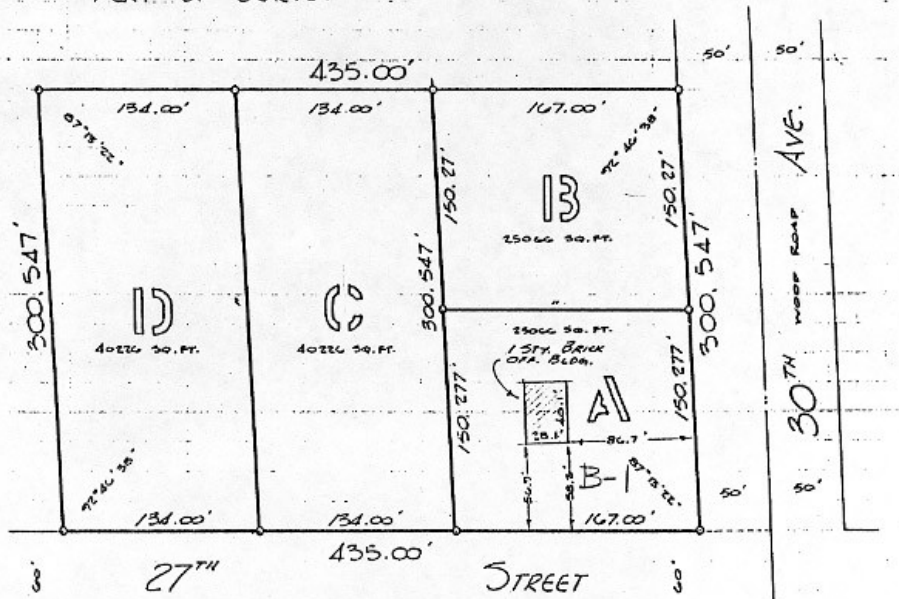
My plan for developing part of this land is to form a partnership with my brother, Jerry Werwie, and build a professional office building next to the present office. I plan to proceed with this as soon as 30th Avenue is widened. My understanding is that 30th Avenue will be widened in 1994, and I would then plan to develop my property in 1995.

Sincerely,

A handwritten signature in cursive script that reads "Joseph J. Werwie, Jr." Below the signature is the typed name "Joseph J. Werwie, Jr.".

cc St. Peter's Finance Committee  
cc Father Dan Cambra, pastor, St. Peter's

PLAT OF SURVEY



LEGAL DESCRIPTION OF EXTERIOR BOUNDARIES OF THIS SURVEY (Furnished by client)

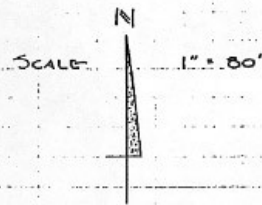
Part of the Southwest Quarter (¼) of Section Twenty-four (24), Town Two (2) North, of Range Twenty-two (22) East of the Fourth Principal Meridian, particularly described as follows: Commencing at a point which is 1349.47 feet North of the South line of said Quarter Section and 50 feet West of the East line of said Quarter Section and the center line of the highway known as WOOD Road; thence North 20 feet to the point of beginning of the parcel of land to be described; thence North parallel to the East line of said Quarter Section 300.547 feet, be the same more or less and to the Southeast corner of land conveyed by Ernest E. Jones, as Trustee, to Delia Schackmuth, on the 8th day of February, 1940 by deed recorded in Volume "216" of Deeds on pages 622-3; thence West parallel with the South line of said Quarter Section a distance of 435 feet; thence South parallel with the East line of said Quarter Section 300.547 feet; thence East and parallel with the South line of said Quarter Section a distance of 435 feet and to the place of beginning, and lying and being in the City of Kenosha (formerly in the Town of Somers), County of Kenosha and State of Wisconsin.

COUNTY SURVEYOR'S OFFICE  
COURT HOUSE  
KENOSHA, WIS.

I hereby certify that I surveyed and divided the property shown hereon, in accordance with official records and that this plat is a true representation of said survey and correct to the best of my knowledge and belief.

Wis. Reg. Land Surveyor

Feb. 6, 1981



INDICATES IRON PIPE MARKER

ORDERED BY:  
JOSEPH J. WERWIE JR.



FEB 8 1993

*Madrigrano, Zievers, Aiello & Iaquina, S.C.*

*Attorneys & Counselors at Law*

P.O. Box 486

Kenosha, Wisconsin 53141

(414) 654 3434  
fax (414) 654 0006

*Lisa R. Bouterse Becker*

February 8, 1993

Department of City Development  
City of Kenosha  
625 52nd Street  
Kenosha, WI 53140

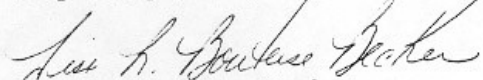
Re: Dr. Richard Herz/St. Peter's Neighborhood Plan  
Our File No. 93-194

Dear Sir/Madam:

This Law Firm represents Dr. Richard Herz, owner of land along 30th Avenue near St. Peter's Church which is included in the St. Peter's Neighborhood Plan. I note from the City's proposed plan that my client's property in its entirety is suggested for shoreland environmental. I ask that Dr. Herz be given time to arrange an inspection of the premises by land use consultants and thereafter a meeting with the City be held on the site to discuss Dr. Herz's concerns. There is a significant portion of the property that we believe at this point in time should not be in the shoreland area and desire to explore our concerns with the City of Kenosha. In that we will be unable to attend the public hearing, I ask that the time lines for implementation for this plan be provided so that we can address the matter with Dr. Herz's experts within those time lines.

Thank you for your anticipated cooperation.

Very truly yours,

  
Lisa R. Bouterse Becker  
Attorney at Law

blw  
cc: Dr. Richard Herz  
HAND DELIVERED

---

1108 56th Street, Kenosha, Wisconsin

CITY PLAN  
(414) 656-8030  
COMMUNITY DEVELOPMENT  
(414) 656-8055  
FOCUS COMMISSION  
(414) 656-8030  
LANDMARKS  
(414) 656-8055  
REAL ESTATE  
(414) 656-8055



RAY FORGIANNI  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 656-8015

February 10, 1993

Ms. Lisa R. Routerse Becker  
Law Offices  
1108 - 56th Street  
Kenosha, WI 53140

Dear Ms. Routerse Becker:

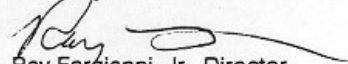
SUBJECT: Shoreland Environmental Area/St. Peter's Neighborhood Plan

In response to your letter dated February 8, 1993, it has come to my attention that Dr. Herz has expressed concerns regarding his property being designated for shoreland-environmental purposes. I would just like to clarify that the Wisconsin Department of Natural Resources, not the City of Kenosha, has the ultimate authority to designate areas for the preservation of shorelands and other environmental areas. The decision to designate Dr. Herz's property as a shoreland area was not an arbitrary decision on the City's part. As shown on Map 4.1., the boundary for the shoreland district not only encompasses Dr. Herz's property, but other properties held in private ownership within the neighborhood as well.

The City Development staff understands Dr. Herz's concerns regarding the designation of shoreland areas. The staff would welcome the opportunity to discuss this matter with Dr. Herz and his experts in more detail. Please contact Brian Reining, the neighborhood planner in our office, at 656-8030 to arrange for a meeting or if you have any questions.

The City Plan Commission will conduct a public hearing on the plan on Thursday, February 18, 1993, at 4:30 p.m., Room 302, Municipal Building. The Commission may adopt the plan at this meeting.

Sincerely,

  
Ray Forgianni, Jr., Director  
Department of City Development

RF:PLH

POLICY BOARDS: CITY PLAN COMMISSION, KENOSHA REDEVELOPMENT AUTHORITY,  
KENOSHA LANDMARKS COMMISSION, FOCUS COMMISSION

**St. Peter's Neighborhood Plan  
 Informational Meeting/Open House  
 Wednesday, February 10, 1993, 3:30 p.m. - 6:00 p.m.  
 Municipal Building, Room 302**

Sen. Andrea Address  
 Copy of letter sent  
 to him.

**Attendance Sheet**

Name	Address
Brian Pecore	3514 22 <sup>nd</sup>
THOMAS & MARILYN McNABB	(2032-34-36 30 <sup>th</sup> Ave 1470 TREDGAR RD FT. MYERS FL 33919
Allen P. Thonhall	3020 8 <sup>th</sup> St #102
Down STENLEY	3822 25 <sup>th</sup> ST
Ken LAMBERT	3214 - 25 <sup>th</sup> ST
Robbing	4603-18 <sup>th</sup> St.
A. C. Anglin	3314 - 27 <sup>th</sup> St
Orville Stagle	3415 - 27 <sup>th</sup> St
PATRICK L. BELL SR	3315 27 <sup>th</sup> ST
JERRY WERWIS	2622-20 <sup>th</sup> AVE
Leif Petersen	3911-24 <sup>th</sup> ST.
Kathy Capriotti	3508-27 <sup>th</sup> St.
Gerald Muelke	3700-18 <sup>th</sup> St
Robert Brandt	2529 47 <sup>th</sup> Ave
Garhardt E. Knop	800-55 <sup>th</sup> St Kenner
Ron Edquist	2911-43 Ave
Ryan Bergan	2147-47 AVENUE
Charles Perry	3705-27 <sup>th</sup> St #15
Anthony Merrifield	3044 S. 92 <sup>nd</sup> St.
Robert Nikolich	1922 30 Ave
John Olin	2926-33 <sup>rd</sup> Ave
Alex Cane	2926 33 <sup>rd</sup> Ave
Frank Bohlen	8616 111 <sup>th</sup> Ave
Frank to isomore	4001-24 <sup>th</sup> ST.
William Fode	4405-18 <sup>th</sup> ST





**St. Peter's Neighborhood Plan**  
**Informational Meeting/Open House**  
Wednesday, February 10, 1993, 3:30 p.m. - 6:00 p.m.  
Municipal Building, Room 302

**Comment and Question Form**

**#1. My comments regarding the St. Peter's Neighborhood Plan are:**

I strongly object to this plan & the financial impact it will have on me. Our property - 150ft x 360ft is being rezoned to fairland area. We are zoned single family non conforming because there are 5 families on one parcel of land. This has been for many years. Our neighbors a butting our property will be zoned low density multi family. I demand comparable zoning on my parcel of land. The rents currently received are a big part of my retirement income.

**#2. My questions regarding the St. Peter's Neighborhood Plan are:**

- ① With a fairland zoning will I be able to sell my property?
- ② Will I be able to rebuild in the event of fire, etc?
- ③ Will I be compensated for loss of potential earnings?
- ④ What is my recourse to obtain the zoning I request?
- ⑤ Will a DNR Representative be at the next meeting?

Lenora property on  
2037 - 2034 - ~~2~~ 2036 - 30<sup>th</sup> Ave

**#3. Name and Address:**

THOMAS & MARILYN MCNABB  
140 TREDEGAR DR.  
FT. MYERS, FL 33919

(see other side)

⑥ I would like an explanation of all the dirt being dumped on the city property south of our property ~~and~~ if this is a natural flood plain?

⑦ I would like answers to these questions?

**St. Peter's Neighborhood Plan**  
**Informational Meeting/Open House**  
Wednesday, February 10, 1993, 3:30 p.m. - 6:00 p.m.  
Municipal Building, Room 302

**Comment and Question Form**

**#1. My comments regarding the St. Peter's Neighborhood Plan are:**

*We own the property at the S.W. corner of  
30<sup>th</sup> Ave & City L (18<sup>th</sup> St) approx 8.5 Acres. The  
plan represents this property as Multi Family. We  
would find a B-2 or Institutional zoning more  
appropriate given the fact that several Banks have  
approached us for discussion on this site as well as  
a daycare center, & medical group. With Hunters  
Bidge across the street & the mutual investment  
we share. We believe that the above described  
enhances the entire area & insulates investments  
already made in the development of this AREA*

**#2. My questions regarding the St. Peter's Neighborhood Plan are:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**#3. Name and Address:**

*FRANK INFUSINO & INFUSINO CONSTRUCTION CO/INC.  
2315-30<sup>th</sup> AVE  
KANKAKEE, ILL 53144*

2/15/93

Mr. Ray Forgianni  
City of Kenosha  
Department of Development  
Municipal Building  
625 52nd Street  
Kenosha, WI 53140

Dear Mr. Forgianni;

Thank you for the opportunity to submit a tentative proposal for land use on my property. It is located in the area called the "St Peter's Plan."

The sketch that I submit was done after I attended a meeting last week discussing that plan.

According to the abovementioned plan, there is a very real possibility that there could be a street carved from 60' of my easternmost lot. If this sketch is adopted for the property the utilities there (176') would also be required. The proposal would also create a corner, which I, at present do not have.

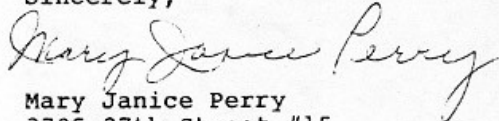
In 1990, I bought tax deeded property from the County and put these properties back on the tax rolls. In addition, at that time I paid all the assessments due. Since 1990, the property tax has gone from \$90 to over \$350. So, I believe, I have been a good citizen by contributing to the benefit of the community as a whole.

If the sketch is approved, I would be willing to sell the 60' required, as stated by Mr. LeBahn, for the street, in addition to the necessary utilities cost for the 176', as necessitated by the creation of a corner.

It was my intention to build a home on one lot, sell it, and pay for the other, in which I would retire. Hopefully, this will still be possible for me.

Again, thank you for the consideration of my sketch.

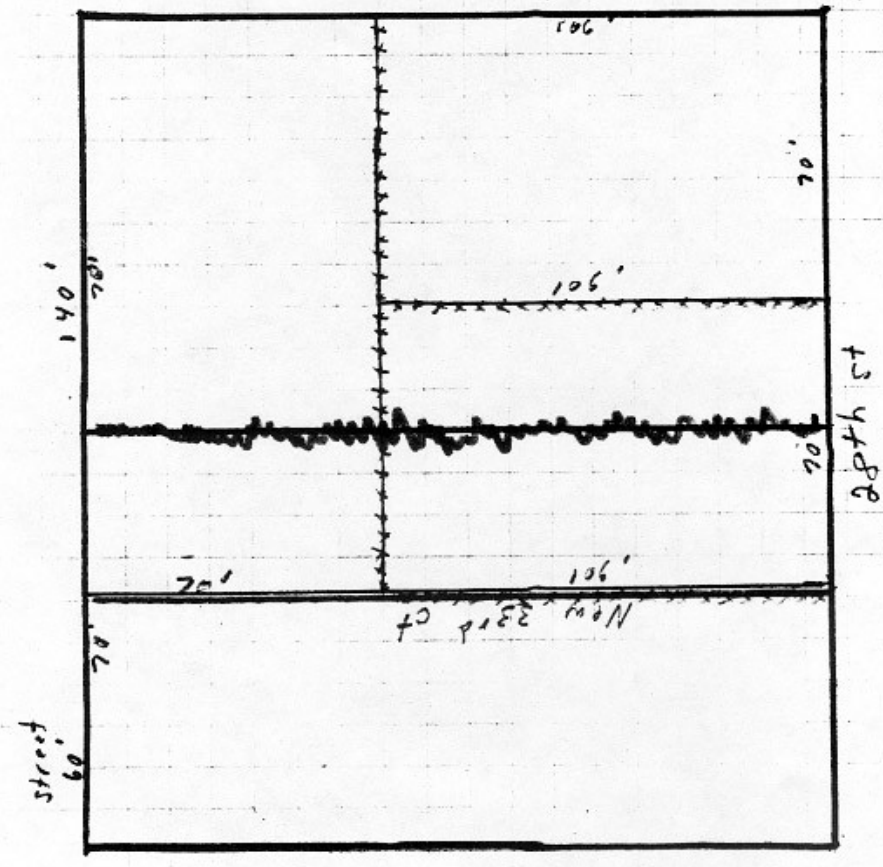
Sincerely,



Mary Janice Perry  
3705 27th Street #15  
Kenosha, WI 53144  
(414) 551-0151



Original  
 Taken for 33rd  
 New lot lines  
 delete



## ***Appendix E-City Plan Commission Meeting, February 18, 1993 (Public Hearing)***

City Plan Commission  
February 18, 1993

A meeting of the City Plan Commission was held on February 18, 1993 in Room 302 of the Municipal Building. The meeting was called to order at 4:30 pm by Alderman Bellow.

**Present:** Aldermen Bellow and Santoro; Messrs. Elmer, Cicchini, Torcaso, Palmer, and Zuehlsdorf; Ms. Helman; Mrs. Suokko-Scheve

**Excused:** Mr. Frost; Mayor Antaramian

### **Item # 2 – St. Peter's Neighborhood Plan**

The following individuals spoke on the plan: Joe Werwie, 2622 30<sup>th</sup> Avenue; Oscar Madsen, 2431 43<sup>rd</sup> Avenue; Roy Shecharansky, 2031 30<sup>th</sup> Avenue; Kelly Infusino, 2844 25<sup>th</sup> Street; Kent Richmond, 2444 43<sup>rd</sup> Avenue; Rick Pallamolla, 3315 18<sup>th</sup> Street; Jackie Battersby, 4216 25<sup>th</sup> Street; John Vena, 2908 30<sup>th</sup> Avenue; Angela Pecord, 3514 27<sup>th</sup> Street; Mary Janice Perry, 3705 27<sup>th</sup> Street; Robert Michelson, 1922 30<sup>th</sup> Avenue; Anthony Alesci, 3044 S. 92<sup>nd</sup> street, West Allis, WI; Rhonda Contreras, 4201 24<sup>th</sup> Street; Paul Kastman, 3216 30<sup>th</sup> Avenue; Joel Thompson, 3500 27<sup>th</sup> Street; Ken Kanaga, 2147 47<sup>th</sup> Avenue; Alderman Grueter, 2520 29<sup>th</sup> Street.

Public hearing closed.

Brian Reining, Planner, and Ray Forgianni, Director of City Development, responded to questions that were presented during the public hearing.

After some discussion, a motion was made Ms. Helman, seconded by Mrs. Suokko-Scheve to refer the plan back to the City Plan Division for revisions. Motion lost:

Ayes – 1; Noes – 7.

*Ms. Helman left the meeting prior to the vote being taken on the above motion.*

After considerable discussion and negotiation, a motion was made by Mr. Cicchini, seconded by Mr. Zuehlsdorf to approve and certify the St. Peter's Neighborhood Plan with the following amendments. Motion to approve carried: Ayes – 6; Noes – 1 with Mr. Elmer voting against.

1. Secondary collector street dashed line alternatives to replace location of original solid line streets where applicable.
2. Southwest corner of 30<sup>th</sup> Avenue and 18<sup>th</sup> Street will be changed to commercial land use for that portion of the site lying north of 19<sup>th</sup> Street. The balance of the corner will be designated as low density, multi-family.
3. The entire Werwie property located at the northwest corner of 27<sup>th</sup> Street and 30<sup>th</sup> Avenue will be changed to commercial.
4. The land west of St. Peter's Church/School will be designated as single-family residential and integrated into the property Mr. Alesci plans to develop.
5. The property located between 30<sup>th</sup> Avenue and the proposed 31<sup>st</sup> Avenue and between 28<sup>th</sup> Street and 30<sup>th</sup> Street will be changed to commercial zoning. ***(This information may be incorrect, refer to Appendix A.)***

## ***Appendix F-City Plan Commission Meeting, February 25, 1993***

City Plan Commission  
February 25, 1993

A meeting of the City Plan Commission was held on February 25, 1993 in Room 200 of the Municipal Building. The meeting was called to order by Mayor Antaramian at 4:30 pm.

**Present:** Alderman Santoro; Messrs. Cicchini, Elmer, Torcaso, Zuehlsdorf; Ms. Helman; Mayor Antaramian

**Excused:** Alderman Bellow, Messrs. Frost and Palmer; Ms. Suokko-Scheve

### **Item # 7 – Land use evaluation of property owned by John Vena located west of 30<sup>th</sup> Avenue between 28<sup>th</sup> and 30<sup>th</sup> Streets**

Mr. Forgianni stated that he met with John Vena after the last Plan Commission meeting regarding their desire to have a portion of the land they own designated commercial. The staff's recommendation is not to allow for commercial in this area. He said that if the Plan Commission allows commercial in this area they would have to allow it in other areas in this neighborhood. Ms. Helman questioned what is so bad about making the area commercial. Mr. Forgianni stated that this is the reason why Kenosha doesn't have a mall and that is because we allow all of our major streets to be stripped and we concentrate our commercial zoning on corners. The second reason is transportation. We build arterials to move traffic and the more drive openings there are, the slower the traffic goes.

The meeting was opened to a public hearing. Louie Vena, 1000 55<sup>th</sup> Street, stated that he was speaking on behalf of his parents who own the property. He said that they have conceded to most of the issues except requesting to have commercial on 30<sup>th</sup> Avenue. His parents have owned this property since 1945 and he said it seems very unfair to restrict them from having a small portion zoned commercial. In light of the fact that the Board did concede on previous requests, they would like to be given the same consideration. Public hearing closed.

Mayor Antaramian questioned how many acres the site is. Mr. Forgianni stated approximately two acres. Mayor Antaramian question if the owners have plans in place to develop the property. Mr. Vena stated they they met with a prospective buyer this morning and the project planned will be consistent with what Mr. Forgianni suggested initially. The buyer is interested in purchasing the entire 25 acres but it is contingent on that area being zoned commercial.

Mr. Elmer mentioned that in November of this year, the State will be letting bids for reconstruction of 30<sup>th</sup> Avenue. He said that there will be median strips and there might not necessarily be a cut through to this future commercial development.

Alderman Santoro stated that we can't just dictate what we want and refuse to budge; we have to give a little bit and get the majority of the plan done. Ms. Helman stated that she appreciates Mr. Forgianni and his staff, but she really thinks the City is cutting in on developers and there comes a time when we need to budge a little.

A motion was made by Ms. Helman, seconded by Alderman Santoro to modify the St. Peter's Neighborhood Plan according to Mr. Vena's request and designate the area bounded by 28<sup>th</sup> and 30<sup>th</sup> Streets, 30<sup>th</sup> and 31<sup>st</sup> (future) Avenues, as "Commercial/Office." Motion carries (Ayes – 6 ; Noes – 1) with Mr. Elmer voting against.



*Appendix G-City Plan Commission Public Hearing, November 7, 2002*

October 30, 2002

Louis Vena  
2908 - 30<sup>th</sup> Avenue  
Kenosha, WI 53144

RE: ST. PETER'S NEIGHBORHOOD PLAN AMENDMENTS

Dear Mr. Vena:

The City of Kenosha is proposing to amend the *Recommended Plan for the St. Peter's Neighborhood* that was adopted in 1993. The proposed plan amendments may affect your property, which is located at 2908 - 30<sup>th</sup> Avenue, parcel number 80-4-222-243-0600. The proposed amendments on your property include: 1) changing the adopted land use or development classification from office/commercial to single-family residential with a minimum lot size of 10,000 square feet and 2) modifying the future street locations. Two future street options have also been developed for your property. Option 1 would not allow the future 29<sup>th</sup> Street to connect with 39<sup>th</sup> Avenue, while Option 2 would allow such a connection with 39<sup>th</sup> Avenue. Maps representing these amendments to your property are enclosed.

A public hearing is scheduled so you can have an opportunity to voice your comments about these amendments. These amendments will be presented to the City Plan Commission at a public hearing on Thursday, November 7, at 4:30 p.m. in the Municipal Building, 625 - 52<sup>nd</sup> Street, Room 202. The Plan Commission may vote on amending the adopted plan at this meeting.

Any written responses regarding these amendments need to be submitted in advance of the meeting date noted above to the Department of City Development, 625 - 52<sup>nd</sup> Street, Room 308, Kenosha, WI 53140. If you have any additional questions or would like to discuss the amendment in more detail, please call me at 653-4030.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP  
Planner

Enclosures

cc: Mayor Antaramian  
Alderman Kurt Sinclair  
Ray Forgianni, Director of City Development  
Kay Goergen, Town of Somers

***Appendix H-Neighborhood Meeting, August 16, 2005***

August 2, 2005

FName LName  
Address

Dear Salutation LName:

RE: **St. Peter's Neighborhood Plan - Neighborhood Meeting**

The City of Kenosha is proposing to amend the **St. Peter's Neighborhood Plan** adopted in 1993. In response to existing and potential development activity in the northeast area of the St. Peter's Neighborhood, our department has reviewed the plan to ensure that proper future development occurs.

You are being notified since the proposed neighborhood plan amendments may affect your Parcel #. The enclosed map shows the draft recommended plan including the proposed amendments. However, the plan does not require that you rezone, develop, or change the existing use of your property.

A public neighborhood meeting is scheduled from **6:00 p.m. to 8:00 p.m.** on **Tuesday, August 16, 2005** at the **Kenosha Northside Library Meeting Room, 1500 27th Avenue**. At this meeting, you will have the opportunity to comment on the proposed amendments. A brief presentation will be made at 6:30 p.m., but you can stop in anytime to express your concerns and ask questions about the amendments.

I can be reached at (262) 653-4030 or [cbrianr@kenosha.org](mailto:cbrianr@kenosha.org) with any questions or comments on the proposed amendments. Written comments can be faxed to (262) 653-4045 or sent to the Department of City Development, 625 52nd Street, Kenosha, WI 53140.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP  
Planner

BR:sks  
Enclosure

## Property Ownership

	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Address</b>
1a	07-222-24-205-001	Edward J. & Gina M. Beaudry 3401 - 18 <sup>th</sup> Street Kenosha, WI 53144	Edward J. & Gina M. Beaudry 3405 - 18 <sup>th</sup> Street Kenosha, WI 53144
1b	07-222-24-205-002	Edward J. & Gina M. Beaudry 3405 - 18 <sup>th</sup> Street Kenosha, WI 53144	Edward J. & Gina M. Beaudry 3405 - 18 <sup>th</sup> Street Kenosha, WI 53144
2a	07-222-24-205-250	Infusino Brothers Construction Co. 0000 - 18 <sup>th</sup> Street Kenosha, WI 53144	Infusino Brothers Construction Co. 3614 - 16 <sup>th</sup> Place Kenosha, WI 53144
2b	07-222-24-205-260	Triple I LLP 0000 - 30 <sup>th</sup> Avenue Kenosha, WI 53144	Triple I LLP 3614 - 16 <sup>th</sup> Place Kenosha, WI 53144
3	07-222-24-205-270	Michael J. & Catherine A. Sturino 1920 - 30 <sup>th</sup> Avenue Kenosha, WI 53144	Michael J. & Catherine A. Sturino 2109 - 22 <sup>nd</sup> Street Kenosha, WI 53140
4	07-222-24-206-010	Mills Enterprises LLC 3825 - 18 <sup>th</sup> Street Somers, WI 53171	Mills Enterprises LLC 4011 - 80 <sup>th</sup> Street Kenosha, WI 53142
5a	07-222-24-206-013	Richard M. & Suzanne M. Loewen 3505 - 18 <sup>th</sup> Street Somers, WI 53171	Richard M. & Suzanne Loewen 3505 - 18 <sup>th</sup> Street Kenosha, WI 53144
5b	07-222-24-206-014	Richard M. & Suzanne M. Loewen 0000 - 18 <sup>th</sup> Street Somers, WI 53171	Richard M. & Suzanne Loewen 3505 - 18 <sup>th</sup> Street Kenosha, WI 53144
6	07-222-24-276-006	Triad Investment Group LLC 2032 – 2036 - 30 <sup>th</sup> Avenue Kenosha, WI 53144	Triad Investment Group LLC C/O Marilyn E. McNabb 5570 Boynton Lane Fort Myers, FL 33919
7	07-222-24-276-010	Eryk R. & Wanda F. Seewald 2016 - 30 <sup>th</sup> Avenue Kenosha, WI 53144	Eryk R. & Wanda F. Seewald 2016 - 30 <sup>th</sup> Avenue Kenosha, WI 53144
8	07-222-24-276-015	Thomas J. & Jayne A. Lerette 2026 - 30 <sup>th</sup> Avenue Kenosha, WI 53144	Thomas J. & Jayne A. Lerette 2026 - 30 <sup>th</sup> Avenue Kenosha, WI 53144
9	80-4-222-242-0110	Jesus & Elsa Anaya 3715 - 18 <sup>th</sup> Street Somers, WI 53171	Jesus & Elsa Anaya 3715 - 18 <sup>th</sup> Street Kenosha, WI 53144
10	80-4-222-242-0120	Wayne W. Wosnick 3525 - 18 <sup>th</sup> Street Somers, WI 53171	Wayne W. Wosnick 3525 - 18 <sup>th</sup> Street Kenosha, WI 53144

**St. Peter Neighborhood Plan Amendments**  
**Property Ownership**

**August 16, 2005**

	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Address</b>
11	80-4-222-242-0220	Richard J. & Kim Pallamolla 3315 - 18 <sup>th</sup> Street Somers, WI 53171	Richard J. & Kim Pallamolla 3315 - 18 <sup>th</sup> Street Kenosha, WI 53144
12	80-4-222-242-0230	Michael & Kathryn Delconte 3303 - 18 <sup>th</sup> Street Somers, WI 53171	Michael & Kathryn Delconte 3303 - 18 <sup>th</sup> Street Kenosha, WI 53144
13	80-4-222-242-0240	Michael L. Firchow & Suzanne L. Banick 3215 - 18 <sup>th</sup> Street Somers, WI 53171	Michael L. Firchow & Suzanne L. Banick 102 South Center Street Beaver Dam, WI 53916
14	80-4-222-242-0280	Donald G. Kilman & Paula M. Fiebrantz 1922 - 30 <sup>th</sup> Avenue Somers, WI 53171	Donald G. Kilman & Paula M. Fiebrantz 1922 - 30 <sup>th</sup> Avenue Kenosha, WI 53144
15a	80-4-222-242-0290	Stanich & Stanich LLC 1932 - 30 <sup>th</sup> Avenue Somers, WI 53171	Stanich & Stanich LLC 708 - 57 <sup>th</sup> Street Kenosha, WI 53140
15b	80-4-222-242-0300	Stanich & Stanich LLC 2004 - 30 <sup>th</sup> Avenue Somers, WI 53171	Stanich & Stanich LLC 708 - 57 <sup>th</sup> Street Kenosha, WI 53140

## **St. Peter's Neighborhood Plan Meeting**

**Tuesday, August 16, 2005  
Kenosha Northside Library  
1500 27<sup>th</sup> Avenue**

### **AGENDA**

6:00 p.m.	<p><b><i>Opportunity to View Draft Recommended Plan</i></b></p> <p>You are welcome to come up to the front of the room to look at the maps prior to the beginning of the presentation.</p>
6:30 p.m.	<p><b><i>Presentation of the St. Peter's Neighborhood Plan Amendment</i></b></p> <ol style="list-style-type: none"><li>1) Introductions, Purpose and Participation</li><li>2) Overview of the Draft Recommended Plan</li><li>3) Conclusion - The Next Planning Steps</li></ol>
7:00 p.m.	<p><b><i>Public Input and Comment Session</i></b></p> <p>We invite you to participate in the planning process at this time. We are interested about any issues and concerns that you may have about your neighborhood, including any other ideas on how your neighborhood should be. Please state your name, address, or property location, whichever is applicable (optional). Written comments are also acceptable.</p>
	<p><b><i>Notes</i></b></p>

**St. Peter's Neighborhood Plan Meeting**  
**Tuesday, August 16, 2005**  
**Kenosha Northside Library**

**Comments**

- Width of roads
- Who pays for the roads?
- Responsibility for other improvements – *Developer of the property at that time*
- How is the density calculated regarding roads – *Difference based upon public vs. private road*
- Setback from wetland boundary?
- When would the plan become “Concrete”? *Requires City Plan Commission approval*
- Access points onto 18<sup>th</sup> Street – *Controlled by County Highways*
- Realign a portion of collector street south of 18<sup>th</sup> Street – except for the access point to 30<sup>th</sup> Avenue
- Contact Kenosha Water Utility regarding realigning a portion of collector street onto their property

*Appendix I-City Plan Commission Public Hearing, September 8, 2005*

August 26, 2005

FName LName  
Address

Dear Salutation LName:

RE: ***St. Peter's Neighborhood Plan - City Plan Commission Public Meeting***

You are invited to a public hearing of the City Plan Commission on ***Thursday, September 8, 2005*** to express any comments you may have on the recommended map for the ***St. Peter's Neighborhood Plan***. You are being notified since the recommended neighborhood plan amendment may affect your Parcel #.

***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 neighborhood plan map at this public hearing.

I can be reached at (262) 653-4030 or [cbrianr@kenosha.org](mailto:cbrianr@kenosha.org) with any questions or comments about the recommended plan map. Written comments can be faxed to (262) 653-4045 or sent to the Department of City Development, 625 52nd Street, Kenosha, WI 53140.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP  
Planner

BR:sks  
Enclosure



**St. Peter Neighborhood Plan Amendments**  
**Property Ownership**

'September 8, 2005

	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Address</b>
1a	07-222-24-205-001	Edward J. & Gina M. Beaudry 3401 - 18th Street Kenosha, WI 53144	Edward J. & Gina M. Beaudry 3405 - 18th Street Kenosha, WI 53144
1b	07-222-24-205-002	Edward J. & Gina M. Beaudry 3405 - 18th Street Kenosha, WI 53144	Edward J. & Gina M. Beaudry 3405 - 18th Street Kenosha, WI 53144
2a	07-222-24-205-250	Infusino Brothers Construction Co. 0000 - 18th Street Kenosha, WI 53144	Infusino Brothers Construction Co. 3614 - 16th Place Kenosha, WI 53144
2b	07-222-24-205-260	Triple I LLP 0000 - 30th Avenue Kenosha, WI 53144	Triple I LLP 3614 - 16th Place Kenosha, WI 53144
3	07-222-24-205-270	Michael J. & Catherine A. Sturino 1920 - 30th Avenue Kenosha, WI 53144	Michael J. & Catherine A. Sturino 2109 - 22nd Street Kenosha, WI 53140
4	07-222-24-206-010	Mills Enterprises LLC 3825 - 18th Street Somers, WI 53171	Mills Enterprises LLC 4011 - 80th Street Kenosha, WI 53142
5a	07-222-24-206-013	Richard M. & Suzanne M. Loewen 3505 - 18th Street Somers, WI 53171	Richard M. & Suzanne Loewen 3505 - 18th Street Kenosha, WI 53144
5b	07-222-24-206-014	Richard M. & Suzanne M. Loewen 0000 - 18th Street Somers, WI 53171	Richard M. & Suzanne Loewen 3505 - 18th Street Kenosha, WI 53144
6	07-222-24-276-006	Triad Investment Group LLC 2032 - 2036 - 30th Avenue Kenosha, WI 53144	Triad Investment Group LLC C/O Marilyn E. McNabb 5570 Boynton Lane Fort Myers, FL 33919
7	07-222-24-276-010	Eryk R. & Wanda F. Seewald 2016 - 30th Avenue Kenosha, WI 53144	Eryk R. & Wanda F. Seewald 2016 - 30th Avenue Kenosha, WI 53144
8	07-222-24-276-015	Thomas J. & Jayne A. Lerette 2026 - 30th Avenue Kenosha, WI 53144	Thomas J. & Jayne A. Lerette 2026 - 30th Avenue Kenosha, WI 53144
9	80-4-222-242-0110	Jesus & Elsa Anaya 3715 - 18th Street Somers, WI 53171	Jesus & Elsa Anaya 3715 - 18th Street Kenosha, WI 53144
10	80-4-222-242-0120	Wayne W. Wosnick 3525 - 18th Street Somers, WI 53171	Wayne W. Wosnick 3525 - 18th Street Kenosha, WI 53144

**St. Peter Neighborhood Plan Amendments  
Property Ownership**

**'September 8, 2005**

	<b>Parcel Number</b>	<b>Property Address</b>	<b>Mailing Address</b>
11	80-4-222-242-0220	Kim Woten 3315 - 18th Street Somers, WI 53171	Kim Woten 3315 - 18th Street Kenosha, WI 53144
12	80-4-222-242-0230	Michael & Kathryn Delconte 3303 - 18th Street Somers, WI 53171	Michael & Kathryn Delconte 3303 - 18th Street Kenosha, WI 53144
13	80-4-222-242-0240	Paul Bigalke 3215 - 18th Street Somers, WI 53171	Paul Bigalke 508 Gateshead Drive Naperville, IL 60565
14	80-4-222-242-0280	Donald G. Kilman & Paula M. Fiebrantz 1922 - 30th Avenue Somers, WI 53171	Donald G. Kilman & Paula M. Fiebrantz 1922 - 30th Avenue Kenosha, WI 53144
15a	80-4-222-242-0290	Stanich & Stanich LLC 1932 - 30th Avenue Somers, WI 53171	Stanich & Stanich LLC 708 - 57th Street Kenosha, WI 53140
15b	80-4-222-242-0300	Stanich & Stanich LLC 2004 - 30th Avenue Somers, WI 53171	Stanich & Stanich LLC 708 - 57th Street Kenosha, WI 53140

*Appendix J-City Plan Commission Public Hearing, October 6, 2005*

September 28, 2005

Mr. Andy Eisenberg  
305 Whyte Gate Court  
Lake Forest, IL 60045

Dear Mr. Eisenberg:

RE: **St. Peter's Neighborhood Plan - City Plan Commission Public Hearing**

The City of Kenosha is proposing to amend the *St. Peter's Neighborhood Plan* that was adopted in 1993 and amended in 2005. The proposed plan amendment directly affects your property, which is adjacent to 27<sup>th</sup> Street and 30<sup>th</sup> Avenue, parcel number 07-222-24-302-002. The proposed amendment to your property includes changing the adopted land use or development classification from commercial/office to multiple-family residential with a maximum density of eight (8) dwelling units per acre. Exhibit "A" representing this amendment to your property is enclosed.

The **public hearing** will be held on **Thursday, October 6 at 5:00 p.m. in Room 202 of the Municipal Building, 625 52<sup>nd</sup> Street**. The City Plan Commission will consider all comments on the recommended amendment to the adopted *St. Peter's Neighborhood Plan*. The Plan Commission may vote on this amendment to the adopted plan at this meeting.

I can be reached at (262) 653-4030 or [cbrianr@kenosha.org](mailto:cbrianr@kenosha.org) with any questions or comments about the proposed plan amendment. Written comments can be faxed to (262) 653-4045 or sent to the Department of City Development, 625 52<sup>nd</sup> Street, Room 308, Kenosha, WI 53140.

Sincerely,

CITY DEVELOPMENT

Brian Reining, AICP  
Planner

BR:sks  
Enclosure  
cc: Anthony J. Debartolo