

# Adopted Washington Neighborhood Plan Recommended Revitalization Plan



- Undertake routine repairs to maintain and improve essentially sound residential areas.
- Provide support and assistance to stabilize and upgrade residential areas "in transition".  
Target southeastern area for aggressive revitalization. In addition to support and assistance in housing rehabilitation, this should include code enforcement, removal of dilapidated structures and new infill development. This area might also undergo redevelopment for affordable housing.
- Coordinate commercial area and neighborhood revitalization along 52nd Street. Provide support and assistance for building improvements, appearance improvements, and the promotion of compatible new developments.
- Eventually phase out and relocate all existing industrial uses within the neighborhood. In the interim, minimize the adverse impact of industrial operations on adjacent residential areas.

- A** Construct compatible new infill housing on scattered vacant lots.
- B** Promote redevelopment of former Chrysler property. Preferred uses would be a mix of affordable new housing types. A small new park site should be provided in the southern portion.
- C** Acquire and remove nuisance uses, including Zizzo scrap yard and Kenosha Beef.
- D** Intensify recreational development at Nedweski Park. Expand the park south to 52nd Street. Consider a new community center as a part of this southern extension.
- E** Maintain Jefferson School as a neighborhood focal point. Undertake building, site and facility improvements as required.
- F** Interconnect existing dead-end streets along 13th, 14th and 16th Avenues.
- G** Undertake design and appearance improvements along key roadways which pass through the heart of the neighborhood.
- H** Undertake landscaping, appearance and maintenance improvements along the U-P rail corridor and at underpasses within the neighborhood.
- I** Convert former Bain School to multiple-family residential. Allow a higher residential density of up to 24 dwelling units per acre for the former school site.
- ▲ Enhance churches as focal points for neighborhood life and activity.

**Comprehensive Plan Certificate**  
 City Plan Commission Resolution : -- Date Adopted: 9-24-1992  
 Location: Washington Neighborhood Plan (part of the Neighborhood Revitalization Study)  
 North: Washington Road  
 South: 52nd Street  
 East: Union-Pacific Railroad  
 West: 26th Avenue

**Amendments**  
 City Plan Commission Resolution : 12-07 Date Adopted: 9-6-2007  
 Location: Property located at 2210 52nd Street  
 Change: Convert former Bain School site to Multiple-Family Residential

City Plan Commission Resolution : 2-21 Date Adopted: 3-4-2021  
 Location: 50th Street between 13th & 16th Avenues  
 Change: Remove 50th Street neighborhood shopping area

