

GREEN BAY ROAD / 60TH STREET

NEIGHBORHOOD PLAN

PREPARED BY:

DEPARTMENT OF CITY DEVELOPMENT

ADOPTION AND CERTIFICATION:

CITY PLAN COMMISSION – NOVEMBER 6, 2003

NEIGHBORHOOD PLAN AMENDMENT:

CITY PLAN COMMISSION - JULY 19, 2007

CITY PLAN COMMISSION RESOLUTION #11-07

BY: THE MAYOR

AMENDMENT TO THE CORRIDOR LAND USE PLAN AND THE GREEN BAY ROAD/60TH STREET NEIGHBORHOOD PLAN FOR PROPERTY AT 6213 60TH STREET

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

WHEREAS, the Common Council previously adopted the *Corridor Land Use Plan* for the "Kenosha Corridor Area" on July 18, 1991 per Resolution No. 145-91; and

WHEREAS, the City Plan Commission has received a request to amend the land use designation of property located at 6213 60th Street from "Institutional-Park" to "Commercial"; and

WHEREAS, the City Plan Commission previously adopted the *Green Bay Road/60th Street Neighborhood Plan* on November 6, 2003, and certified said plan to the Common Council; and

WHEREAS, the City Plan Commission has received a request to amend the land use designation of property located at 6213 60th Street from "Institutional/Office" to "Commercial"; and

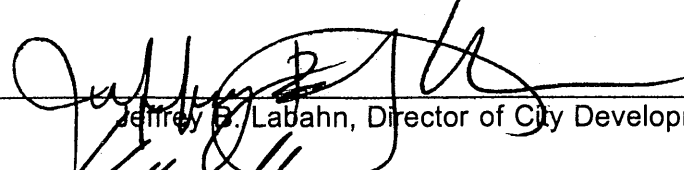
WHEREAS, the City Plan Commission at their meeting on July 19, 2007, conducted a public hearing and subsequently approved an amendment to the *Corridor Land Use Plan* and the *Green Bay Road/60th Street Neighborhood Plan* in conformance with Wisconsin State Statutes 62.23(3); and

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 Exhibits A & B; and

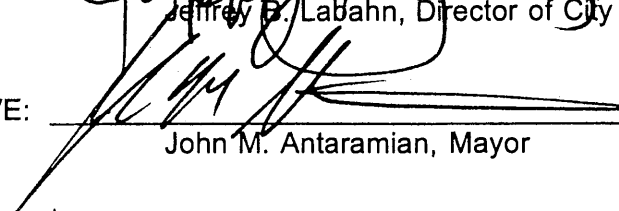
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission adopts and certifies an amendment to the *Corridor Land Use Plan* and the *Green Bay Road/60th Street Neighborhood Plan* as shown in Exhibits A and B.

Adopted this 19th day of July, 2007.

ATTEST:


Jeffrey B. Labahn, Director of City Development

APPROVE:


John M. Antaramian, Mayor

Date:

7/19/07

Drafted by: Department of City Development

1CPC/2007/July19/resol-cpc-pave

FACT SHEET	Alderman Michael Pitts, Vice-Chairman, Alderman Don Moldenhauer Alderman Donald Ruef Mr. Michael Lemens	Ms. Kathleen Barca Ms. Anita Faraone Mr. Paul Hegland Mr. Art Landry Mr. Bruce McCurdy Mr. Tim Mahone	City Plan Division 625 - 52 nd Street Kenosha, WI 53140 (262) 653-4030
Kenosha City Plan Commission Mayor John Antaramian, Chairperson			

Date: July 19, 2007	Item: 5
Amendment to the <i>Corridor Land Use Plan</i> and the <i>Green Bay Road/60th Street Neighborhood Plan</i> for property located at 6213 60th Street, City Plan Commission Resolution #11-07, Aldermanic Districts #16 and #17. PUBLIC HEARING	

PURPOSE/PROGRAM:

Amendment to the adopted *Corridor Land Use Plan* dated July 18, 1991 and the adopted *Green Bay Road/60th Street Neighborhood Plan* dated November 6, 2003.

LOCATION/SURROUNDINGS:

Site: 6213 60th Street
 Neighborhood: West Corridor and Green Bay Road/60th Street
 Aldermanic Districts #16 and #17: Alderman Downing and Alderman Polzin

NOTIFICATIONS/PROCEDURES:

The property owner directly affected by the proposed amendment to the *Green Bay Road/60th Street Neighborhood Plan* and the *Corridor Land Use Plan* has been notified of this public hearing, as well as the two aldermen representing the neighborhood. The City Plan Commission has the authority under State Statutes 62.23(3) to amend the plans and certify them to the Common Council.

ANALYSIS:

A recent development proposal has been presented to the City for review and approval. However, our department has concluded that this development proposal cannot proceed without amending the previously adopted *Green Bay Road/60th Street Neighborhood Plan* and the *Corridor Land Use Plan* for the site at 6213 60th Street, Parcel #80-4-122-031-0360. This site is located on the southeast corner of Green Bay Road and 60th Street. Attached are vicinity maps that show the proposed amendments to the two adopted plans (Exhibits A & B).

Land Use

The property at 6213 60th Street is designated on the *Green Bay Road/60th Street Neighborhood Plan* as Institutional/Office and on the *Corridor Land Use Plan* as Institutional-Park. Both adopted plans need to be amended to designate this site as Commercial. Staff supports this land use amendment to these adopted plans since it is consistent with the orderly growth and development of the Green Bay Road/60th Street neighborhood.

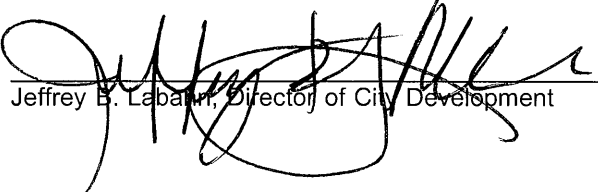
Implementation

The amended plans are tools that the City may use to guide and manage the development of the neighborhood. The City maintains its philosophy of supporting high quality, moderate density development. The adoption of the proposed plan amendment to these plans, together with supportive zoning, official mapping subdivision control ordinances and Conditional Use Permits provides the basic means for accomplishing orderly growth and development of the neighborhood. Consistent application of the amended plans will assure that individual development proposals will be developed in a coordinated manner in the neighborhood.

RECOMMENDATION:

Since the amendment provides for orderly development and protection of natural features in the Green Bay Road/60th Street Neighborhood, a recommendation is made to approve City Plan Commission Resolution #11-07.


 Brian Reining, AICP, Planner
 1CPC/2007/July19/fact-plan-pave


 Jeffrey B. Laban, Director of City Development

CITY OF KENOSHA
Corridor Land Use Plan Amendment

Exhibit "A"

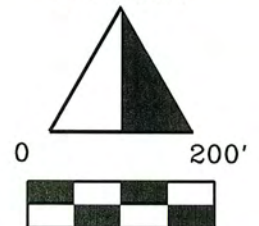
CPC Resolution No. _____



Property requested to be changed from:

 *Institutional - Park to Commercial*

NORTH



CITY OF KENOSHA

Green Bay Road/60th Street

Neighborhood Plan Amendment

Exhibit "B"

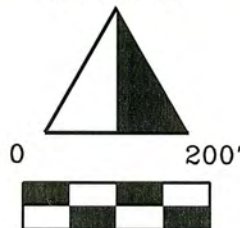
CPC Resolution No. _____



Property requested to be changed from:

 *Institutional / Office to Commercial*

NORTH



CITY PLAN COMMISSION RESOLUTION NO. 05-03

BY: THE MAYOR

Adoption of the "Green Bay Road/60th Street Neighborhood Plan" prepared by the Department of City Development in Cooperation with Neighborhood Businesses and Residents and the Aldermen for the District and Certification to the Common Council.

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

WHEREAS, the Department of City Development has prepared a master plan for the Green Bay Road/60th Street Neighborhood as directed by the City Plan Commission and in conformance with Wisconsin State Statutes 62.23(3); and

WHEREAS, the *Green Bay Road/60th Street Neighborhood Plan* encompasses the area located between 60th Street and 63rd Street and between 60th Avenue and Green Bay Road as directed by the City Plan Commission in conformance with Wisconsin State Statutes 62.23(3); and

WHEREAS, the majority of described lands are proposed to be eventually annexed to the City of Kenosha in accordance with the agreement between the City of Kenosha, Town of Somers, and Kenosha Water Utility; and

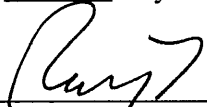
WHEREAS, the area has experienced many land use changes and development proposals over the past few years; and

WHEREAS, it is in the best interest of the City to adopt a plan that provides a comprehensive approach for the future development of the Green Bay Road/60th Street Neighborhood with respect to land uses and street layouts as depicted in Alternative A-2a; and

WHEREAS, the City Plan Commission, at their meetings on August 7, October 9, and November 6, 2003, conducted public hearings on the *Green Bay Road/60th Street Neighborhood Plan*.

NOW, THEREFORE, BE IT RESOLVED that the City Plan Commission adopts and certifies the *Green Bay Road/60th Street Neighborhood Plan*.

Adopted this 6th day of November, 2003

ATTEST:  Secretary

Ray Forgianni

APPROVE:  Chairperson

John M. Antaramian

Date: _____

<p align="center">FACT SHEET</p> <p>Kenosha City Plan Commission Mayor John Antaramian, Chairperson</p>	<p>Alderman John Wamboldt Alderman Donald Ruef Mr. Michael Lemens Ms. Sharon Acerbi Mr. Nicholas Alioto</p>	<p>Ms. Anita Faraone Mr. Paul Hegland Ms. Iris Helman Mr. Tim Mahone</p>	<p>City Plan Division 625 - 52nd Street Kenosha, WI 53140 (262) 653-4030</p>
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Date: November 6, 2003	Item: 3
Green Bay Road/60th Street Neighborhood Plan and Certification to the Common Council - City Plan Resolution No. 05-03, Aldermanic Districts #16 and #17. PUBLIC HEARING	

PURPOSE/PROGRAM:

Review and Adoption of Land Use and Street Layout Plan for Green Bay Road/60th Street Neighborhood.

LOCATION/SURROUNDINGS:

Neighborhood: Green Bay Road/60th Street
 North: 60th Street East: 60th Avenue
 South: 63rd Street West: Green Bay Road
 Aldermanic Districts #16 and #17: Alderman Downing and Alderman Polzin

NOTIFICATIONS/PROCEDURES:

The property owners in the neighborhood and the alderman representing the neighborhood have been notified of this public hearing. The City Plan Commission is the review authority for the land use and street layout plan for the neighborhood. A neighborhood meeting was held on June 26, 2003, and two public hearings were held by the City Plan Commission on August 7 and October 9, 2003. The City Plan Commission has the authority under State Statutes 62.23(3) to adopt and certify the *Green Bay Road/60th Street Neighborhood Plan* to the Common Council.

ANALYSIS:

Introduction:

The Department of City Development is preparing a future development plan for the Green Bay Road/60th Street Neighborhood. The purpose of the plan is to guide future public and private development decisions and to ensure proper development of and access into the neighborhood. This will be accomplished by identifying existing conditions and developing alternatives and recommendations to ensure compatibility with existing development and mitigate the potential impacts to conflicting uses in the neighborhood.

Background:

The study area for the neighborhood is bounded by 60th Street on the north, 63rd Street on the south, 60th Avenue on the east, and Green Bay Road on the west. The neighborhood encompasses 35.2 acres. It should be noted that only 14.7 acres, or about 41.7 percent of the total area in the neighborhood, is currently located within the City of Kenosha. However, under an "Agreement Between City of Kenosha, Town of Somers, and City of Kenosha Water Utility to Provide for Orderly Land Development and for Sanitary Sewer Service and Water Service within the Town of Somers", all of the remaining area in the neighborhood will eventually be annexed to the City of Kenosha.

The *Corridor Land Use Plan*, adopted in 1991, designated the neighborhood as “single-family residential,” except for the southeast corner of 60th Street and Green Bay Road designated as “commercial”. In 1997, the plan was amended to provide for a limited amount of institutional/office development south of the designated “commercial” along the east side of Green Bay Road. Because there has been recent development interest within this neighborhood, it is imperative to have a plan that deals with land use and streets on a more comprehensive basis.

Existing Conditions:

Existing land use includes residential, commercial and institutional development, including vacant and/or agricultural land in the neighborhood. An existing land use map of the neighborhood with existing structures is attached for your reference.

- Residential development consists exclusively of single-family homes in the neighborhood. (A home occupation, located on the southwest corner of 60th Street and 60th Avenue, is included as one of the single-family houses).
- Commercial development is limited to a bar/tavern that is located on the northeast corner of Green Bay Road and 63rd Street. The adjacent parcel of land to the north of the bar/tavern is connected to the bar/tavern property.
- Institutional development consists of the Old Elm office complex that was recently built on Green Bay Road between 60th and 63rd Streets.
- Vacant and/or agricultural properties constitute the largest amount of land in the neighborhood. There are no significant environmental and natural features within the neighborhood boundaries.
- Major streets consist of 60th Street and Green Bay Road and the collector streets are 60th Avenue and 63rd Street. There are two dead end streets, 61st and 62nd Avenues, located north of 63rd Street. Public bus service is provided along 60th Street and Green Bay Road.
- Existing utilities and services in the area primarily include storm and sanitary sewers, natural gas and water lines. The capacity of the sewers along with topographic conditions may have some influence on the overall street layout of the neighborhood.

Issues and Concerns:

Our department had initially developed several alternative land use plans and street layouts for the neighborhood. Verbal and written comments were requested from the affected City departments and agencies. The departments generally preferred the alternative plans with street layouts that provide access points from at least two boundary streets into the neighborhood.

Public Neighborhood Meeting on Thursday, June 26, 2003:

A public neighborhood meeting was held on Thursday, June 26, 2003, at the Kenosha Regional Airport Terminal. Neighborhood property owners and the aldermen representing the neighborhood were notified of this meeting. The purpose of this meeting was to provide the property owners an opportunity to comment on the alternative plans and answer any questions that they may have.

The majority of the residents supported the land use alternative for institutional/office uses along Green Bay Road and single-family uses for the remaining areas of the neighborhood. For the street layouts, there was general support for the alternatives with public street access to 60th Avenue and 63rd Street.

The right-of-way for the proposed street access to 60th Avenue would encompass a 20-foot easement labeled as "City of Kenosha and Kenosha Water Utility 20-foot drainage utility easement". The owners of this property (Mr. and Mrs. McDermott) questioned the need for the 20-foot easement on their property. The Kenosha Water Utility and the Public Works Department reviewed whether the width of the 20-foot easement could be reduced or eliminated and concluded that the 20-foot easement is still required for when the properties ultimately develop to the west.

Other street layout alternatives that were presented at the meeting located 61st Avenue to the rear of the properties along 60th Avenue. The exact location of this street was intended to coincide with the 60-foot street reservation as shown on the Certified Survey Map (CSM) for four of the properties along 60th Avenue. The property owners indicated a preference for 61st Avenue being located at their rear property lines.

Concerns were raised that the proposed lot sizes as shown on the alternatives are somewhat smaller than the existing residential lots. An observation was made that the existing lots to the south are generally larger than the proposed alternative plans. The residents were concerned that the depth of the proposed lots on the alternatives were inadequate.

City Plan Commission Public Hearing on Thursday, August 7, 2003:

A public hearing was held on Thursday, August 7, 2003, to allow the neighborhood residents an opportunity to review and comment on the alternative land use and street layout plans to the City Plan Commission. Neighborhood property owners and the aldermen representing the neighborhood were notified of this hearing.

Both alternative plans propose institutional/office development along Green Bay Road between 60th and 63rd Streets. Alternative A-2 proposes multi-family residential development for a limited area along 60th Street. Alternative A-3 proposes single-family residential development for this same area, however, a cul-de-sac may be required so that the lots do not have direct driveway access onto 60th Street.

Based upon the suggestions from some of the neighborhood property owners prior to the public hearing, staff developed two additional alternatives and presented them at the hearing. Both alternatives would create deeper lots that these property owners preferred. However, the residential lots along the proposed 62nd Avenue would face the rear of an existing office development. Alternative A-4 proposes to connect 62nd Avenue as a through street from 60th to 63rd Streets. Alternative A-5 proposes a loop street with 61st and 62nd Avenues connecting to 63rd Street. The same residential lots for this alternative would also face the rear of the existing office development, similar to Alternative A-4.

The Mayor recommended to remove the proposed multi-family residential development and that the neighborhood preference is for Alternative A-4. Mr. Lemens stated that the Department of Public Works Engineering Staff did not have an opportunity to review this plan. He also stated that there could be a serious problem with a new, proposed street entering onto 60th Street near Green Bay Road.

As a result, the City Plan Commission deferred action and requested that the City departments review and comment on the pros and cons of each alternative. The Plan Commission also requested that our department meet with the owners (Mr. and Mrs. Everett) of the largest amount of vacant and agricultural land in the neighborhood to find out their preferences on the alternative plans.

Departmental Review of the Alternative Plans:

City departments reviewed and provided our department with their comments on the pros and cons of Alternatives A-2, A-3, A-4 and A-5. All four of these alternative plans show institutional/office uses along Green Bay Road and single-family uses for the remaining areas of the neighborhood.

Most of the City departments generally preferred Alternatives A-2 and A-3 in terms of the types of land uses and street layouts for the neighborhood. Both alternatives are the same with the exception of a cul-de-sac that would be required so that the lots do not have direct driveway access onto 60th Street as shown in Alternative A-3. An option was also considered to allow multi-family development along 60th Street for the area where the cul-de-sac would be required in order to limit driveway access onto 60th Street.

These same departments also responded that Alternative A-4 and A-5 were not preferred or that these alternatives were the least preferred. Specifically, Alternative A-4 was not acceptable to the Department of Public Works because it would create an additional intersection on 60th Street in close proximity to Green Bay Road. In addition, they indicated that it would be difficult to accommodate storm water service with this alternative plan. Alternative A-5 was acceptable to the City departments, but not preferred as previously noted.

Everett Meeting on Tuesday, August 19, 2003:

Our department met with Mr. and Mrs. Everett on Tuesday, August 19, 2003, to discuss the purpose of the neighborhood plan and the alternative land use and street layout plans for the neighborhood. They prefer Alternative A-2 without the multi-family or Alternative A-3 without the cul-de-sac. For Alternatives A-4 and A-5, however, they specifically mentioned that they do not like the front yards of many of the lots that face institutional (Old Elm Office Park).

City Plan Commission Public Hearing on Thursday, October 9, 2003:

A second public hearing was held on Thursday, October 9, 2003, to allow the neighborhood residents an opportunity to review and comment on the Alternatives A-2, A-3, A-4 and A-5 to the City Plan Commission. Neighborhood property owners and the aldermen representing the neighborhood were notified of this hearing.

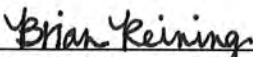
Planning staff recommended the adoption of Alternative A-2. This alternative provides the best plan for orderly development and integrates the proposed land uses and street layouts into the existing land use, transportation, and utilities in the neighborhood. There was considerable debate from both the City Plan Commission and the neighborhood property owners on all four alternatives that were presented at the hearing.

The Mayor suggested that there be only two alternatives presented at the next meeting. He then requested staff to prepare revisions to Alternative A-4 by moving the proposed 62nd Street farther east along 60th Street from Green Bay Road. Attached is Alternative A-4a that shows the proposed street relocated to where an


existing house on 60th Street is situated on the Everett property. Also, attached is the second plan, Alternative A-2a, that eliminates the connection to 60th Avenue and creates an access point to 60th Street in the same location as Alternative A-4a.

RECOMMENDATION:

Since Alternative A-2a provides the best plan for orderly development and for integrating the proposed land uses and street layouts into the existing land use, transportation, and utility development in the Green Bay Road/60th Street Neighborhood, a recommendation is made to approve City Plan Commission #05-03.

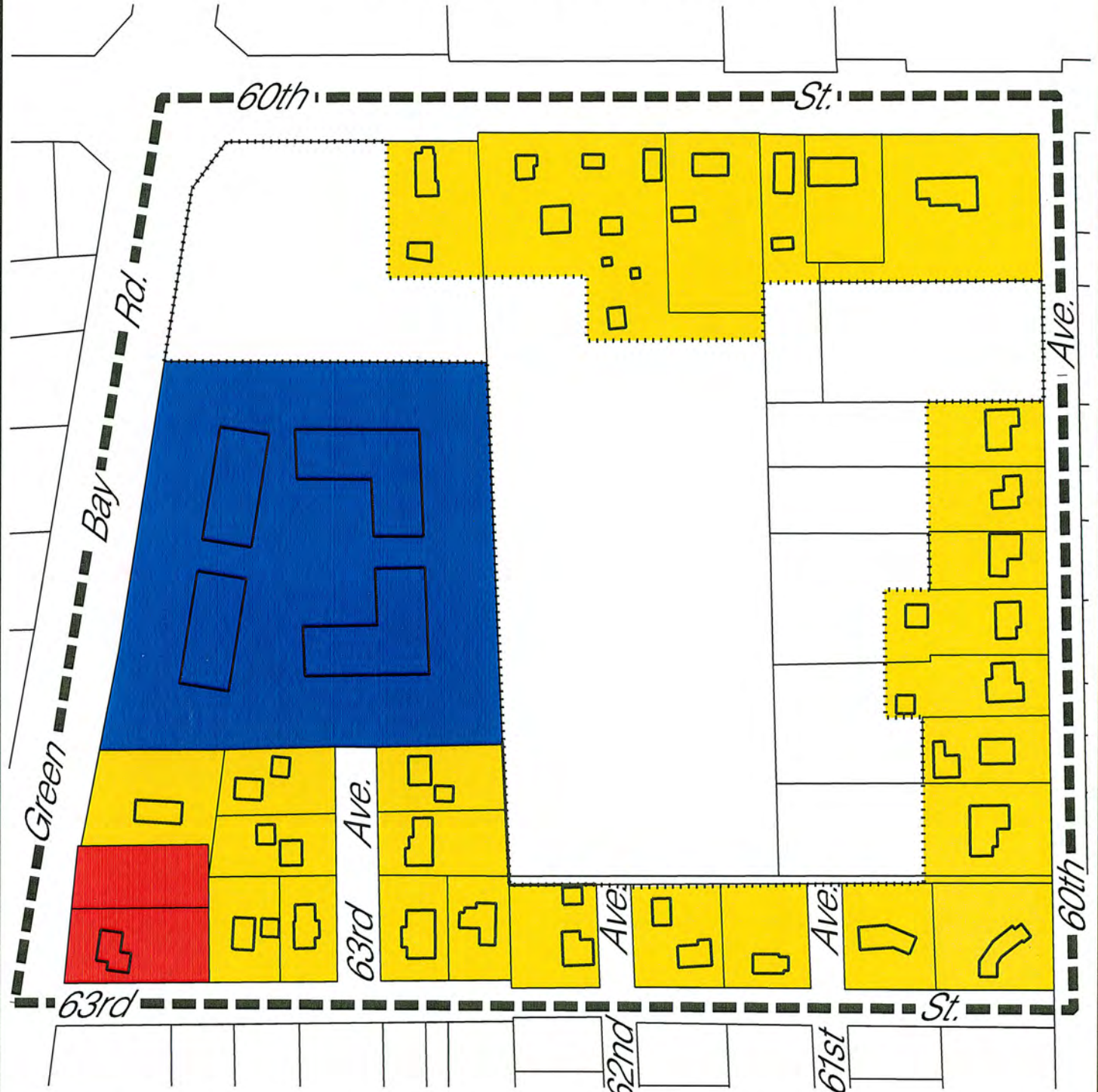


Brian Reining, AICP, Planner



Ray Forgianni, Director of City Development

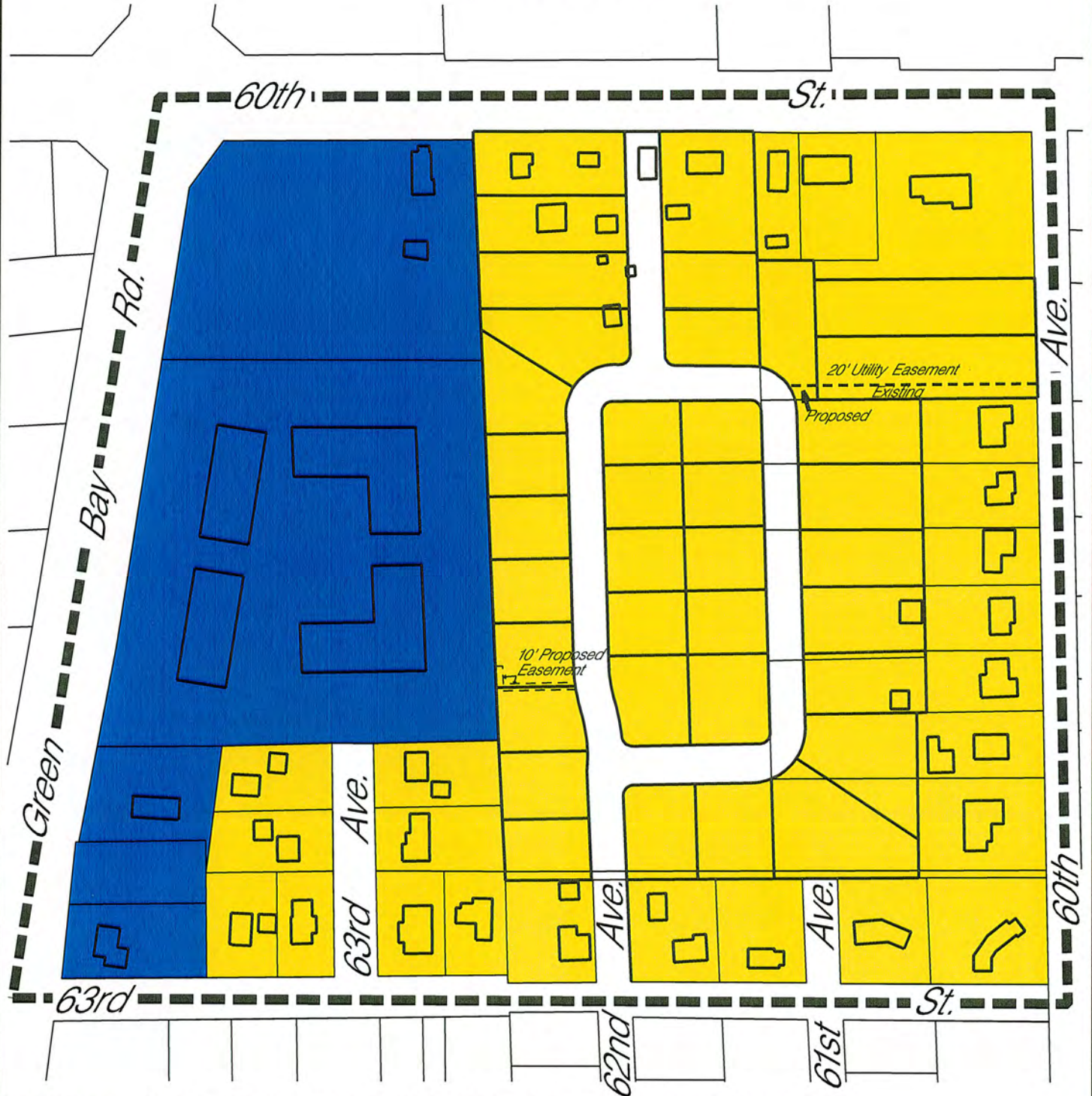
Green Bay Road / 60th Street Neighborhood Plan
Existing Land Use & Structures



- Green Bay Road / 60th Street Neighborhood Boundary
- Single Family Residential
- Commercial / Retail
- Institutional / Office
- Vacant / Agricultural Land



Green Bay Road / 60th Street Neighborhood Plan
Proposed Land Use & Street Layouts
Alternative A-2a



Green Bay Road / 60th Street Neighborhood Boundary

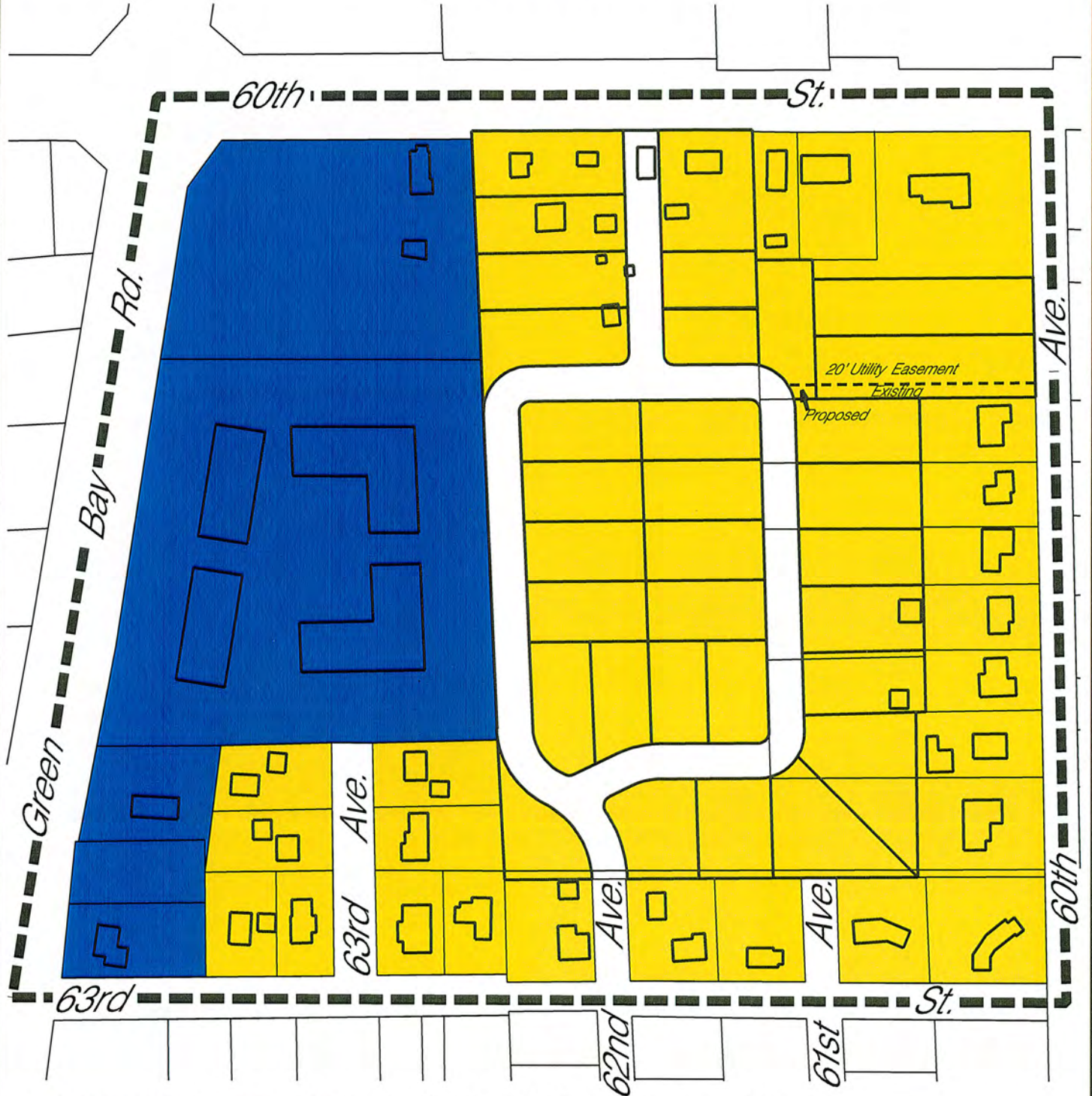
Single Family Residential

Institutional / Office

NORTH



Green Bay Road / 60th Street Neighborhood Plan
Proposed Land Use & Street Layouts
Alternative A-4a



--- Green Bay Road / 60th Street Neighborhood Boundary

Single Family Residential

Institutional / Office

NORTH

