

**Municipal Building  
625 52nd Street – Room 202**

***Kenosha City Plan Commission  
Agenda***

**Thursday, April 24, 2014  
5:00 p.m.**

*Mayor Keith Bosman - Chairman, Alderperson Jan Michalski, Alderperson Kurt Wicklund  
Kathryn Comstock, Anita Faraone, Robert Hayden, Anderson Lattimore, Jessica Olson and Ron Stevens*

Call to Order and Roll Call

*Oath of office for new member*

1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (St. Vincent DePaul) (District #3) PUBLIC HEARING
2. By the City Plan Commission - To Create Subsection 18.02 bb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. PUBLIC HEARING
3. By the Mayor - To Rezone property at 6201 14th Avenue from B-2 Community Business District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (St. Vincent DePaul) (District #3) PUBLIC HEARING
4. Request to initiate the Rezoning to remove and/or add FW Floodway to properties at 1925, 1933 and 2901 Sheridan Road and 2001 Alford Park Drive. (District #1) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

*Adjournment*

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Community Development & Inspections  
625 52nd Street – Room 308  
Kenosha, WI 53140  
262.653.4030 phone / 262.653.4045 fax  
www.kenosha.org

*If you are disabled in need of assistance, please call 262.653.4030 at least 72 hours before this meeting.*

*Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Common Council, the Council will not take any action at this meeting.*

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Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	April 24, 2014	Item 1
<b>City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (St. Vincent DePaul) (District #3) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 6201 14th Avenue

**NOTIFICATIONS/PROCEDURES:**

The alderman of the district, Alderperson Michalski, has been notified. This City Plan Commission Resolution recommends the Common Council approve the Amendment through a Zoning Ordinance Amendment.

**ANALYSIS:**

- Wisconsin Statutes require the City Plan Commission to adopt a City Plan Commission Resolution to recommend that the Common Council adopt amendments to the Comprehensive Plan.
- The attached Resolution satisfies this requirement and will be attached to the Zoning Ordinance to create Subsection 18.02 bb. to Amend the *Land Use Plan for the City of Kenosha: 2035* for the referenced properties from *Commercial* to *Government & Institutional*.
- The adopted Comprehensive Plan designated this site as *Commercial*. The surrounding sites are a mix of light industrial and mixed residential uses.
- The owner of the property has requested the land use change to *Government & Institutional* to allow for the site to operate as a homeless shelter.
- This item was reviewed by the City Plan Commission on April 10, 2014. The item was deferred for two (2) weeks to allow for the applicant to meet with the neighbors that had concerns.

**RECOMMENDATION:**

A recommendation is made to approve the City Plan Commission Resolution amending the Comprehensive Plan.

  
 Brian R. Wilke, Development Coordinator

  
 Rich Schroeder, Deputy Director

CITY PLAN COMMISSION RESOLUTION # \_\_-14

By: City Plan Commission

*To Amend the Land Use Plan Map for the Comprehensive Plan for the City of Kenosha: 2035  
Property at 6201 14th Avenue (St. Vincent DePaul)*

**WHEREAS**, the City of Kenosha, pursuant to Section 62.23 of the Wisconsin Statutes, has established the City Plan Commission; and

**WHEREAS**, the Common Council adopted "A Comprehensive Plan for the City of Kenosha: 2035" on April 19, 2010, following extensive public participation; and

**WHEREAS**, a property owner has submitted a request to amend the Land Use designation for the referenced properties from *Commercial* to *Government & Institutional* as mapped on the attached Map C1-14 and on the Land Use Plan map adopted by the Common Council as part of the Comprehensive Plan; and

**WHEREAS**, the City Plan Commission finds that the Comprehensive Plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the Wisconsin Statutes and the Comprehensive Plan, with the proposed amendment, is internally consistent; and

**WHEREAS**, the City has duly noticed and will hold a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

**NOW, THEREFORE BE IT RESOLVED** that pursuant to Section 66.1001(4)(b), the City Plan Commission for the City of Kenosha, Wisconsin, hereby approves the amendment to "A Comprehensive Plan for the City of Kenosha: 2035" as shown on the attached Map C1-14.

**BE IT FURTHER RESOLVED**, that the City Plan Commission, for the City of Kenosha, Wisconsin, does hereby recommend that the Common Council enact a Zoning Ordinance adopting the Comprehensive Plan Amendment.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2014

ATTEST:

\_\_\_\_\_  
Jeffrey B. Labahn, Secretary of City Plan Commission

APPROVE:

\_\_\_\_\_  
Mayor Keith Bosman, Chairman of City Plan Commission

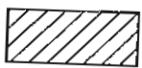
# City of Kenosha

## Comprehensive Plan Amendment

St Vincent de Paul Petition

Supplement No. C1-14

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Commercial to Government and Institutional



Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	April 24, 2014	Item 2
<b>By the City Plan Commission - To Create Subsection 18.02 bb. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 6201 14th Avenue

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Michalski, has been notified. The Common Council is the final review authority.

**ANALYSIS:**

- The Common Council adopted *A Comprehensive Plan for the City of Kenosha: 2035* on April 19, 2010.
- Wisconsin Statutes require the Common Council to adopt an Ordinance for Amendments to the Comprehensive Plan.
- The attached Zoning Ordinance references Map C1-14, which identifies the Amendment to the Land Use Plan located in the Comprehensive Plan. The Amendment will change the land use designation for the referenced properties from *Commercial* to *Government and Institutional*.
- This item was reviewed by the City Plan Commission on April 10, 2014. The item was deferred for two (2) weeks to allow for the applicant to meet with the neighbors that had concerns.

**RECOMMENDATION:**

A recommendation is made to approve the proposed Zoning Ordinance.



\_\_\_\_\_  
 Brian R. Wilke, Development Coordinator



\_\_\_\_\_  
 Rich Schroeder, Deputy Director

ORDINANCE NO. \_\_\_\_\_

**SPONSOR: CITY PLAN COMMISSION**

**TO CREATE SUBSECTION 18.02 bb. OF THE ZONING  
ORDINANCE TO AMEND THE LAND USE PLAN MAP  
FOR THE CITY OF KENOSHA: 2035**

The Common Council of the City of Kenosha, Wisconsin, do ordain as follows:

**Section One:** Subsection 18.02 bb. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

**bb.** By map C1-14 on file with the Department of Community Development and Inspections.

**Section Two:** This Ordinance shall become effective upon passage and publication.

ATTEST: \_\_\_\_\_ City Clerk

APPROVED: \_\_\_\_\_ Mayor

Drafted By:  
JONATHAN A. MULLIGAN  
Assistant City Attorney

# City of Kenosha

## Comprehensive Plan Amendment

St Vincent de Paul Petition

Supplement No. CI-14

Ordinance No. \_\_\_\_\_



Property requested to be changed from  
Commercial to Government and Institutional



Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	April 24, 2014	Item 3
<b>By the Mayor - To Rezone property at 6201 14th Avenue from B-2 Community Business District to IP Institutional Park District in conformance with Section 10.02 of the Zoning Ordinance. (St. Vincent DePaul) (District #3) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 6201 14th Avenue Neighborhood: Columbus  
Vicinity Zoning/Land Use  
 North: B-2/Commercial East: M-1/Railroad  
 South: B-2/Commercial West: B-2/Mixed Residential, Community Health Center

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Michalski, has been notified. Property owners within 100 feet of the proposed rezoning were notified. The Common Council is the final review authority.

**ANALYSIS:**

- The owner of the property is requesting to rezone the property from B-2 Community Business District to IP Institutional Park District. The purpose of the rezoning is to operate a homeless shelter on the site. The shelter would utilize the existing building, formerly home of St. Vincent DePaul Thrift Store.
- The intent is to combine all current INNS Program locations throughout the community into this shelter.
  - The project would also provide training and the emergency family shelter.
  - The existing food pantry at 8043 Sheridan Road would remain unchanged with this proposal.
  - The facility will house 84 individuals (adults and children). The final number of people authorized will be determined at a future date when formal plans are submitted as part of the Conditional Use Permit.
- Rezoning of the property to IP Institutional Park District is not consistent with the adopted *Comprehensive Plan for the City of Kenosha: 2035* which lists this site as Commercial. An Amendment to that Plan is required for the City to approve the Rezoning. That Amendment is also on this agenda.
- The adopted *Columbus Neighborhood Plan* includes this property. The plan does not make any specific recommendations for this property, but does recommend that any rezoning petitions for vacant commercial buildings should be considered only for residential uses.
- The development of the property will have to be consistent with all City, State and Federal Ordinances and regulations. A Conditional Use Permit would be needed from the Common Council to operate the homeless shelter if the site is rezoned to IP Institutional Park District. The Conditional Use Permit will be submitted at a future date.
- A neighborhood meeting was held at the Brass Elementary School on Wednesday, April 9, 2014. Alderperson Michalski hosted the event. Neighborhood residents in attendance had several questions about the proposal. At the request of the applicant, the City Plan Commission deferred the item for two (2) weeks to allow for the applicant to meet with the neighbors. The applicant indicated that they met with several neighbors on Monday, April 14th and feel that the questions were answered.

**RECOMMENDATION:**

A recommendation is made to approve the rezoning in accordance with Section 10.05 of the Zoning Ordinance

B. R. Wilke  
 Brian R. Wilke, Development Coordinator  
 /u2/accl/cpckays/1CPC/2014/APR24/fact-rezone-stvincent.odt

Rich Schroeder  
 Rich Schroeder, Deputy Director



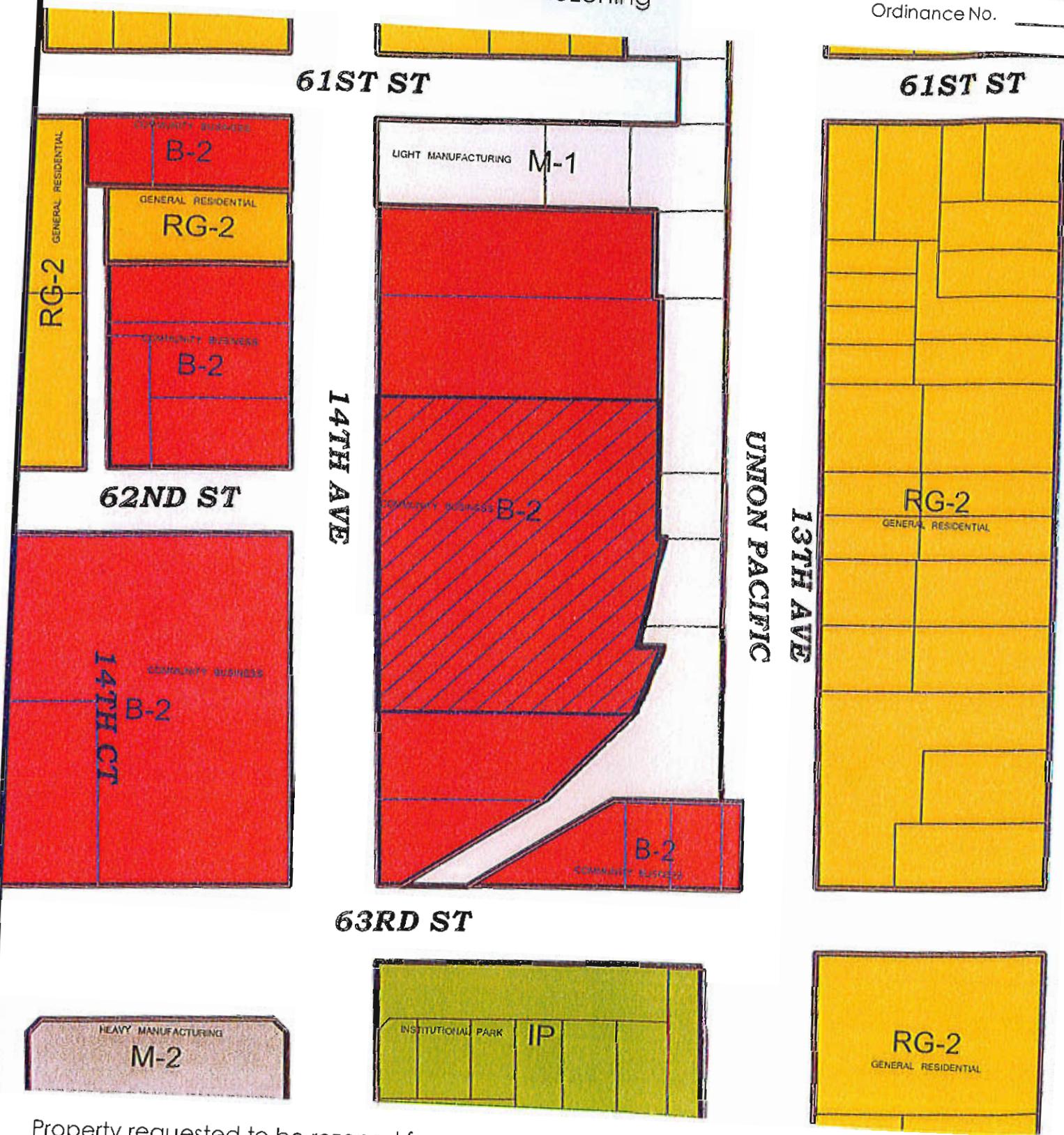
# City of Kenosha

## District Map Rezoning

Supplement No. 22-1

Ordinance No. \_\_\_\_\_

St. Vincent de Paul petition



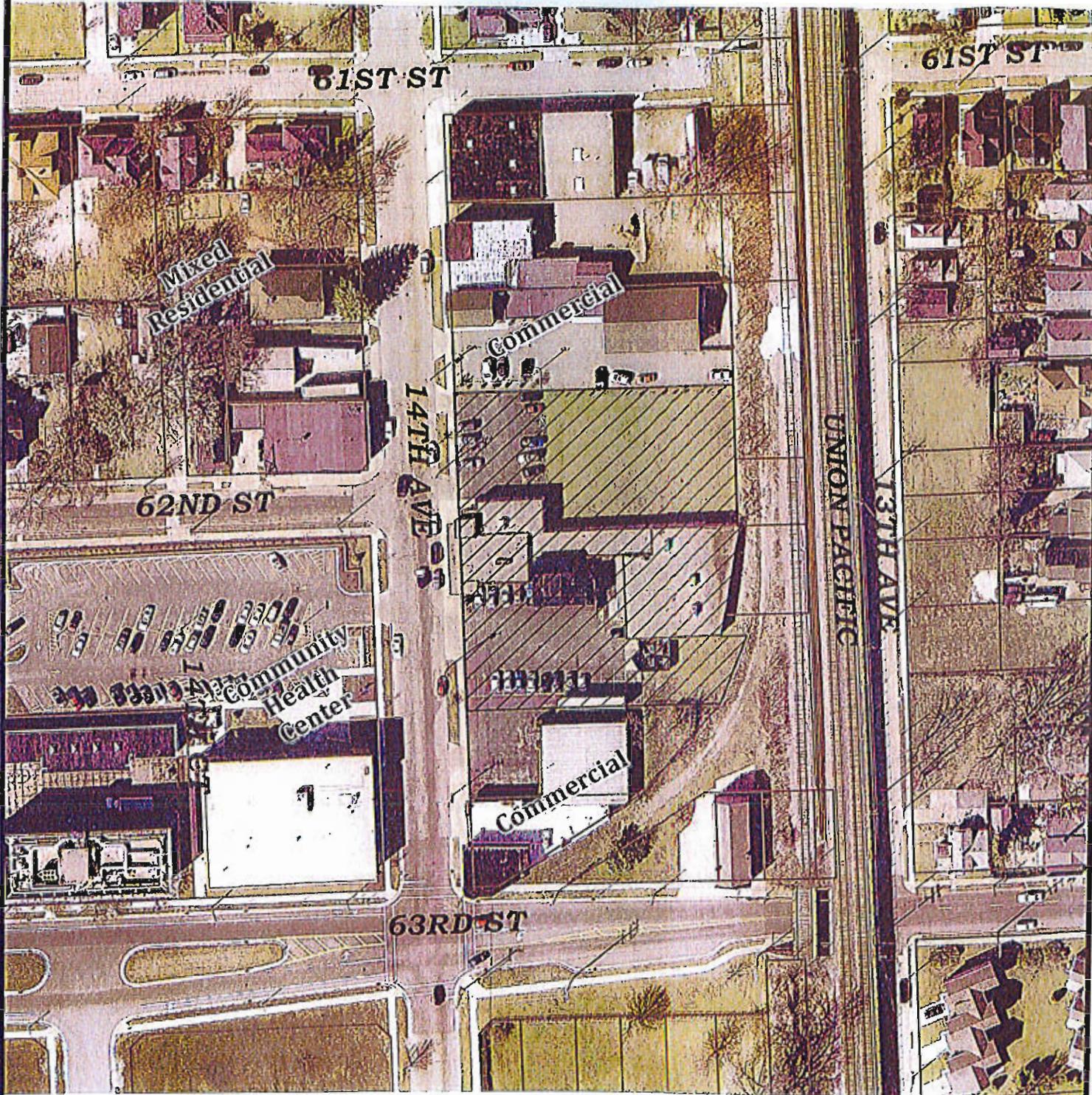
Property requested to be rezoned from:

-  B-2 Community Business to
-  IP Institutional Park



# City of Kenosha

Land Use Map  
St. Vincent de Paul Rezoning



Property requested to be rezoned



0 25 50 75 100  
Feet

## **Shalom Center Shelter Operational Plan Guidelines:**

The program will provide 24 hour shelter to homeless individuals 365 days a year. The shelter will be operated by the Shalom Center at 6201 14<sup>th</sup> Avenue, Kenosha. It will combine both the Emergency Family Shelter and the INNS shelter program currently being run by the Shalom Center. The shelter will hold up to 84 individuals, adults and children. Our clients will be supervised at all times and will go through intake, assessment, and the development of an Individual Success Plan (ISP). The ISP will be developed by the case manager and the participant. This plan will include compliance with our guidelines that are designed to provide the tools and support necessary for clients to become self-sufficiency.

### **Purpose:**

The purpose of the program is to provide a safe stable and supportive environment for individuals and families in crisis. The Shalom Center plays a unique, vital role in the community. We are the only shelter serving the general population and we serve all individuals experiencing homelessness.

### **Eligibility:**

Eligibility for the Shalom Center Shelter will be the same as they currently are. Individuals must be experiencing homelessness and without resources; willing and capable of participating in an intake process to gather demographic information; be free from alcohol and/or drugs; and have not or currently do **not** exhibit violent, threatening or illegal behavior.

### **Services:**

We will provide 24 hour shelter, food, extensive and personalized case management that focuses on life skills such as resume writing, job searching, interview skills, job training, education, parenting classes and assistance with referrals for health issues and personal issues.

### **Case Management:**

The Case Management will be conducted in partnership with other service agencies in the community to provide assistance beyond the scope of safe shelter.

March 3, 2014

The Honorable Mayor Bosman  
and Members of the Common Council  
Kenosha, WI

Dear Members of the Common Council:

It is requested that my property located at 6201 14<sup>th</sup> Avenue. Be rezoned from B-2 Community Business District to IP Institutional Park District. The purpose of the rezoning is to permit proposed for Lodging and housing.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to Fran Hansen at 1713 62<sup>nd</sup> St. Kenosha WI. I can be reached at 262-658-1713 ext. 123 if there are any questions regarding my request for the rezoning.

Sincerely,



PRESIDENT, KENOSHA COUNCIL  
SOCIETY OF ST. VINCENT DE PAUL

**SECTION 9  
REZONING**

<b>Additional Information Required:</b>	Current Zoning District: <u>B-2</u> Proposed Zoning District: <u>IO</u> Proposed Type of Rezoning: (Check all applicable) <input type="checkbox"/> Single-family Residential <input type="checkbox"/> Two-family Residential <input type="checkbox"/> Multi-family Residential (3 or more units) <input checked="" type="checkbox"/> Institutional, Commercial or Industrial
<b>Submittal Requirements:</b>	<ul style="list-style-type: none"> <li>&gt; Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.</li> <li>&gt; Building and Site Development Plans as indicated below.</li> </ul>
<b>Fees:</b>	<ul style="list-style-type: none"> <li>&gt; Rezoning Fee = <u>\$550</u> (For projects that <i>do not</i> require building and site development plans) <u>OR</u></li> <li>&gt; Rezoning with Concept Plan = <u>\$1,150</u> (For projects that require building and site development plans)</li> </ul> <p><i>The City retains the fee whether the rezoning is approved or denied. The applicant should contact Community Development and Inspections – Planning Division to verify the total fee before submitting the rezoning application.</i></p>
<b>Appendices to Review:</b>	<ul style="list-style-type: none"> <li>&gt; N/A</li> </ul>
<b>Approximate Review Time:</b>	<ul style="list-style-type: none"> <li>&gt; 60-75 days (Reviewed by City Plan Commission and Common Council)</li> </ul>

A rezoning request can be initiated by:

- > The City Plan Commission
- > The Common Council
- > A petition of 50 percent or more of the owners of property within the area proposed to be rezoned

**SAMPLE REZONING PETITION**

The Honorable Mayor  
and Members of the Common Council  
Kenosha, WI

Dear Members of the Common Council:

It is requested that my property located at *(address or parcel number)* be rezoned from *(present zoning)* to *(proposed rezoning)*. The purpose of the rezoning is to permit *(proposed use of the property)*.

Attached is a conceptual development plan including building, site development, land use and operational plans as required by Section 10 of the City of Kenosha Zoning Ordinance, and a receipt of the rezoning fee. I understand that development of the referenced property proposed for rezoning is required to be consistent with the conceptual development plans submitted with my rezoning petition.

Please inform me of the date this item will be reviewed by the City Plan Commission. The meeting notice should be sent to *(list one name only)* at *(address)*. I can be reached at *(phone number)* if there are any questions regarding my request for the rezoning.

Sincerely,

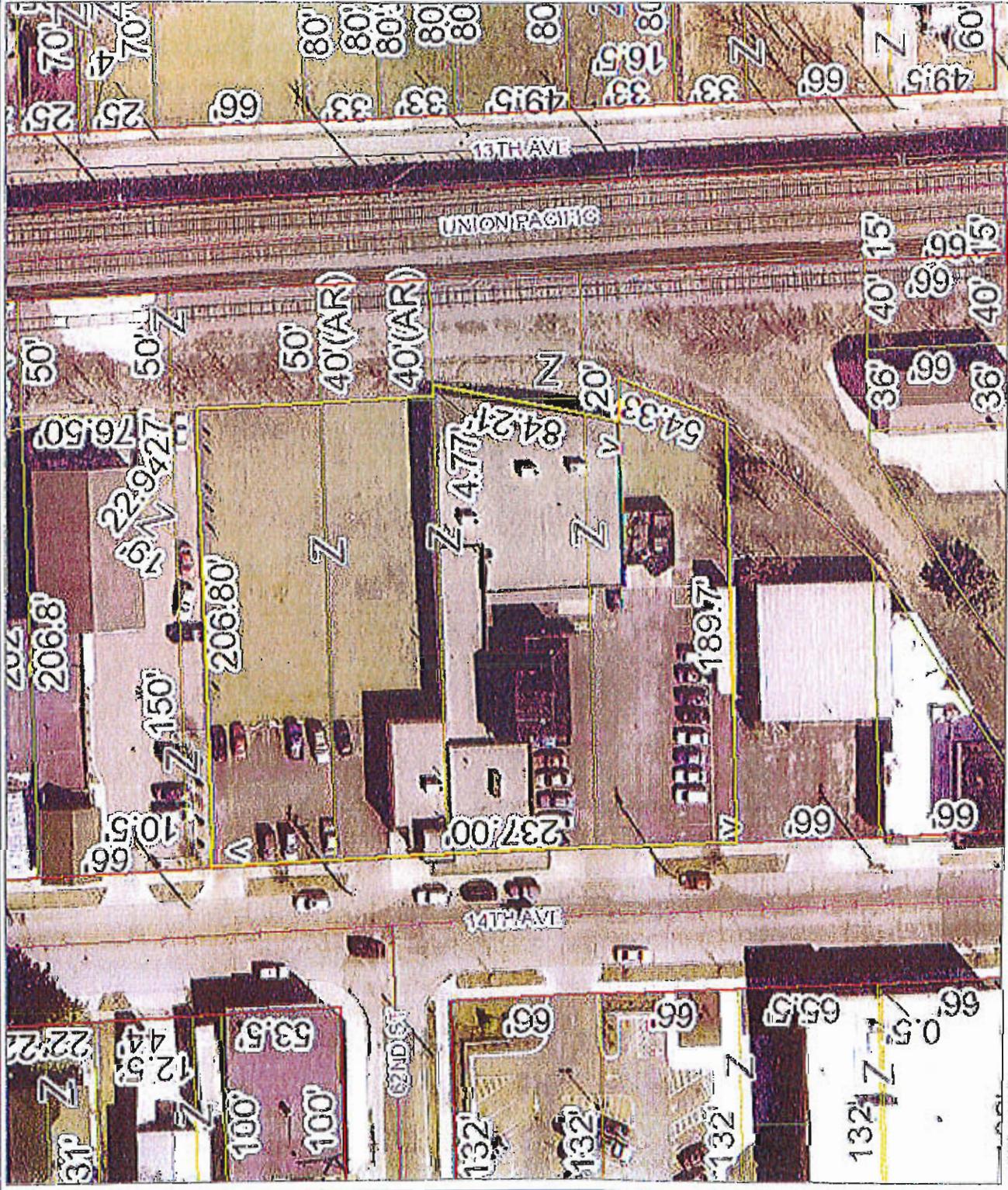
Current Property Owner

**KENOSHA COUNTY  
INTERACTIVE MAPPING**

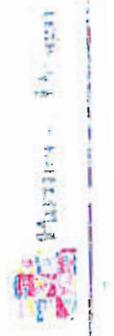
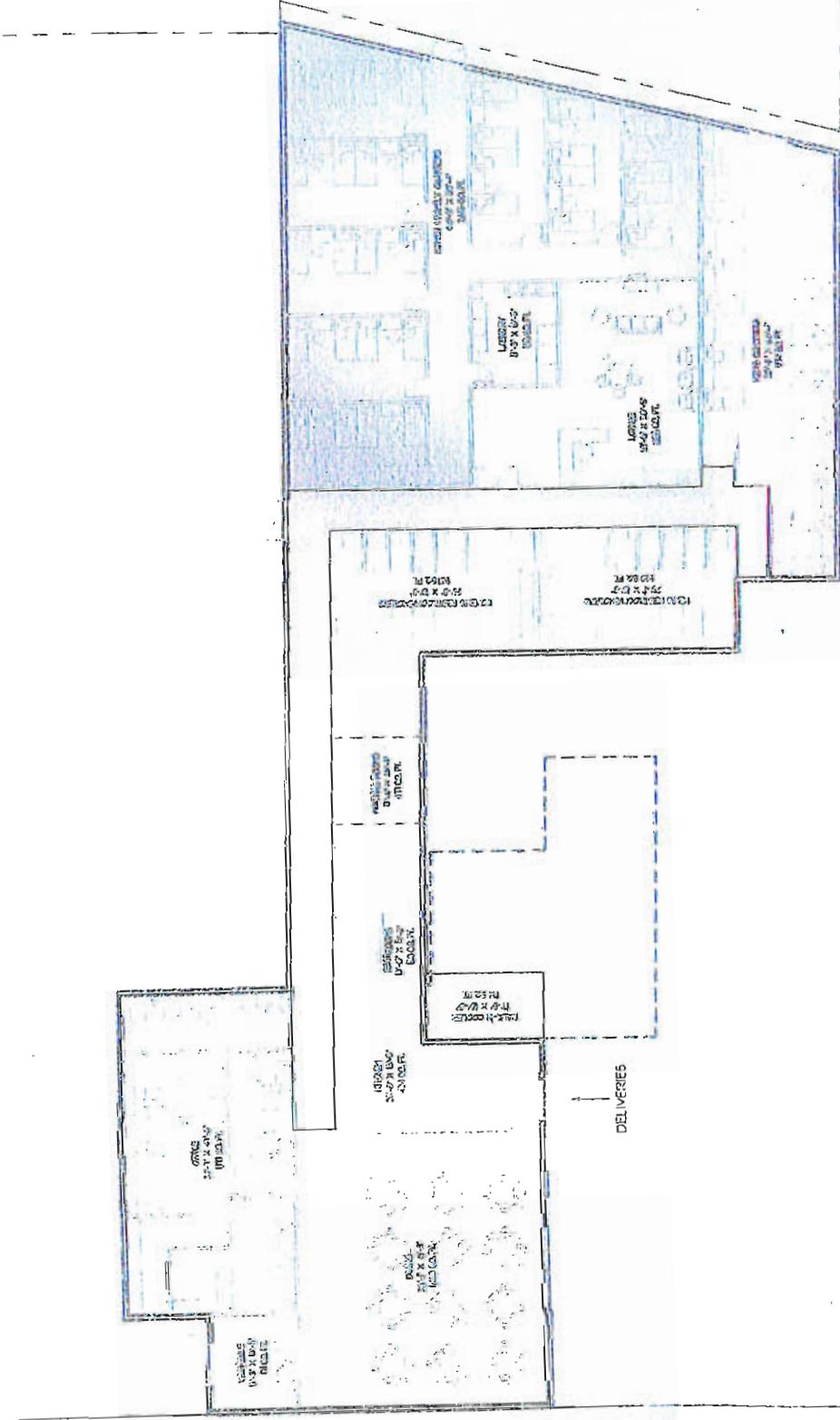
- Legend**
- Street Centerlines
  - Right-of-Ways
  - Water Features
  - ▭ Parcels
  - ▭ Certified Survey Maps
  - ▭ Condominiums
  - Municipal Boundaries



1 inch = 67 feet



DISCLAIMER: This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



Shalom Center  
 Scale = 1/16" = 1'-0"  
 09.09.13

**Proposed Shalom Center Site Plan**  
 1000 E. 10th Street, Portland, OR 97214

© 2013 Martin + Partners in Design Architects Inc.

1000 AVENUE

·Planning & Zoning  
·Community Development

262.653.4030  
262.653.4045 FAX  
Room 308



·Building Inspections  
·Property Maintenance

262.653.4263  
262.653.4254 FAX  
Room 100

## DEPARTMENT OF COMMUNITY DEVELOPMENT & INSPECTIONS

Municipal Building · 625 52nd Street · Kenosha, WI 53140  
[www.kenosha.org](http://www.kenosha.org)

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Jeffrey B. Labahn, Director

Richard Schroöder, Deputy Director

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April 3, 2014

### Notice of Public Hearing

#### *Rezoning of property at 6201 14th Avenue (Shalom Center)*

The City Plan Commission will hold a public hearing on a petition submitted by Fran Hansen, agent for the Shalom Center, to rezone the property at 6201 14th Avenue. The proposed rezoning would amend the zoning on the property from *B-2 Community Business District* to *IP Institutional Park District*. The purpose of the rezoning request is to allow the operation of a shelter facility in the existing building on the property.

An Amendment to the City's Adopted *Comprehensive Land Use Plan for the City of Kenosha: 2035* is also required. The Amendment would change the land use from *Commercial* to *Government & Institutional*.

The public hearing will be held at the City Plan Commission meeting as follows:

***Thursday, April 10, 2014 at 5:00 p.m.  
Municipal Building  
625 52nd Street - Room 202  
Kenosha, WI 53140***

You are being notified of these public hearings because, as the owner of property located within 100-feet of the proposed zoning change, you are eligible to file a protest petition pursuant to Wisconsin State Statutes. The proposed rezoning **will not** change the zoning of your property. The enclosed map identifies the boundaries of the proposed rezoning and the location of your property has been highlighted.

The City Plan Commission will make a recommendation to the Common Council on the zoning petition. The Common Council is tentatively scheduled to hold a public hearing and take final action on this item at their meeting on Monday, May 19, 2014 at 7:00 p.m. in Room 200 of the Municipal Building.

Additional information regarding this petition is on file with the Department of Community Development & Inspections in Room 308 of the Municipal Building. For additional information or related questions, please contact Brian Wilke via email at [bwilke@kenosha.org](mailto:bwilke@kenosha.org) or at 262.653.4049.

BW:kas  
Enclosure

### Chapter 3 - Existing Land Uses

A variety of methods were used to identify land uses in the neighborhood. These methods included field analysis, aerial photographs, subdivision plats or lot maps, and zoning maps.

Existing land use in the neighborhood includes residential, commercial, institutional, industrial, open space and parkland, vacant land and buildings, and railroad and public street rights-of-way.

Map 3.1, page 14, shows the land use and development that exist to date within the neighborhood. The map has been generalized and represents the most predominant land uses in the neighborhood due to the scale of the map. Specific locations of existing land uses are available from the Department of City Development.

#### Residential Uses

The Columbus Neighborhood is essentially a medium-density residential neighborhood consisting primarily of single-family and two-family homes as shown on Map 3.1, page 14. Residential density for single-family and two-family units is about 12 units per acre.

Residential uses consist of almost 31 percent of the land in the neighborhood. Refer to Table 3.1 below. Single- and two-family uses occupy as much as 89 percent of the residential land consisting of approximately 1,283 units on a total of about 106 acres of land. Multi-family uses occupy the remaining 11 percent of residential land consisting of approximately 354 units on about 14 acres of land.

Residential uses were identified through a field analysis by counting the number of entrances, electric and gas meters, and mailboxes.

Table 3.1 - Existing Land Uses

<i>Uses</i>	<i>Acres</i>	<i>Percent</i>
Residential	120	31
Commercial	17	4
Institutional	15	4
Industrial	107	28
Open Space / Parklands	5	1
Underdeveloped Land / Vacant	15	4
Vacant Buildings	9	2
Railroad Rights-of-Way	15	4
Public Street Rights-of-Way	85	22
<b>TOTAL</b>	<b>388</b>	<b>100</b>

#### *Single-Family Residential*

*Single-family residential* refers to detached houses on their own separate lot. Single-family homes account for about 49 acres of land, or approximately 41 percent of the residential land. Refer to Table 3.2, page 15.



Table 3.3, below, shows that the neighborhood consists of 371 single-family homes. Single-family residential density equals about 7.6 units per acre. The average single-family lots size is approximately 5,685 square feet for the neighborhood.

Map 3.1, page 14, shows that single-family homes are not concentrated in any particular area. Rather, these homes are interspersed among the two-family and multi-family residences in the neighborhood.

**Table 3.2 - Existing Residential Uses**

<i>Uses</i>	<i>Acres</i>	<i>Percent</i>
Single-family	49	41
Two-family	57	48
Multi-family*	14	11
<b>TOTAL</b>	<b>120</b>	<b>100</b>

**Table 3.3 - Existing Residential Units**

<i>Uses</i>	<i>Units</i>	<i>Percent</i>
Single-family	371	23
Two-family	912	56
Multi-family*	354	21
<b>TOTAL</b>	<b>1,637</b>	<b>100</b>

\* Multi-family uses consist of 3 or more units.

***Two-family Residential***

*Two-family residential* refers to two housing units which are attached to each other in one building. Two-family uses account for about 57 acres of land, or approximately 48 percent of the total residential land in the neighborhood. Refer to Table 3.2, above.

The large majority of existing two-family houses were initially constructed to accommodate two housing units as residential flats where one housing unit was located above the other. However, a significant number of older single-family units have been either legally or illegally converted to two-family residences.

***Multi-family Residential***

*Multi-family residential* refers to any structure that contains at least three housing units. Multi-family uses account for about 14 acres of land, or approximately 11 percent of the total land in residential use. Refer to Table 3.2, above.

Multi-family residential units are widely scattered throughout the neighborhood. These units include older single-family and two-family homes that were illegally converted to serve more than two units, the upper floors of businesses and offices in the Uptown Business Improvement District and along 52nd Street and 22nd Avenue, and larger, more recently constructed developments along and near 60th Street. Refer to Map 3.1, page 14.

The neighborhood also contains nine licensed Community-Based Residential Facilities (CBRFs). A CBRF is defined as a community living arrangement which includes foster homes, foster treatment homes, or adult family homes. These are the type of places where three or more unrelated adults reside in which care, treatment, or other services are provided above the level of a typical rooming or boarding house.

**Commercial Uses**

Commercial uses occupy about 17 acres of land, or more than four percent of the total land area in the neighborhood. Refer to Table 3.1, page 13.

Commercial uses are widely scattered throughout the neighborhood, consisting of almost 80 small retail and office establishments ranging from convenience shopping goods to personal and professional services. Most

commercial uses are located along 52nd Street and 22nd Avenue in the Columbus Neighborhood. Refer to Map 3.1, page 14.

The largest concentration of commercial uses are located in the Uptown Business Improvement District. Only the eastern-half of the district is located within the Columbus Neighborhood. The Uptown District more closely resembles a typical community shopping facility than a neighborhood-serving center.

Additional commercial uses are concentrated in the Midtown commercial area on 52nd Street, and in distinct locations along 22nd Avenue and 60th Street. A number of commercial uses are clustered where the east-west railroad corridor intersects near 22nd Avenue and 56th Street.

Commercial businesses that primarily serve the residents of the neighborhood are located in residential areas and include three convenience stores east of 22nd Avenue and a neighborhood market west of 22nd Avenue.

The neighborhood has its fair share of taverns and bars which are located on the main streets of the neighborhood, such as 52nd Street, 22nd Avenue, and 63rd Street. One tavern is located west of 22nd Avenue in a residential area.

### **Institutional / Office Uses**

Institutional and office development currently accounts for about 15 acres of land or approximately four percent of the total land in the neighborhood. Refer to Table 3.1, page 13.

Institutional uses in the area consist of schools, churches, community facilities, and other public and governmental facilities.

As shown on Map 3.1, page 14, Frank Elementary School is the predominant institutional use in the neighborhood. The elementary school occupies one square block in the most central part of the neighborhood between 56th and 57th Streets from 17th to 19th Avenues. The existing school campus is situated on approximately 3.4 acres of land, which comprises about 23 percent of the total institutional land in the neighborhood.

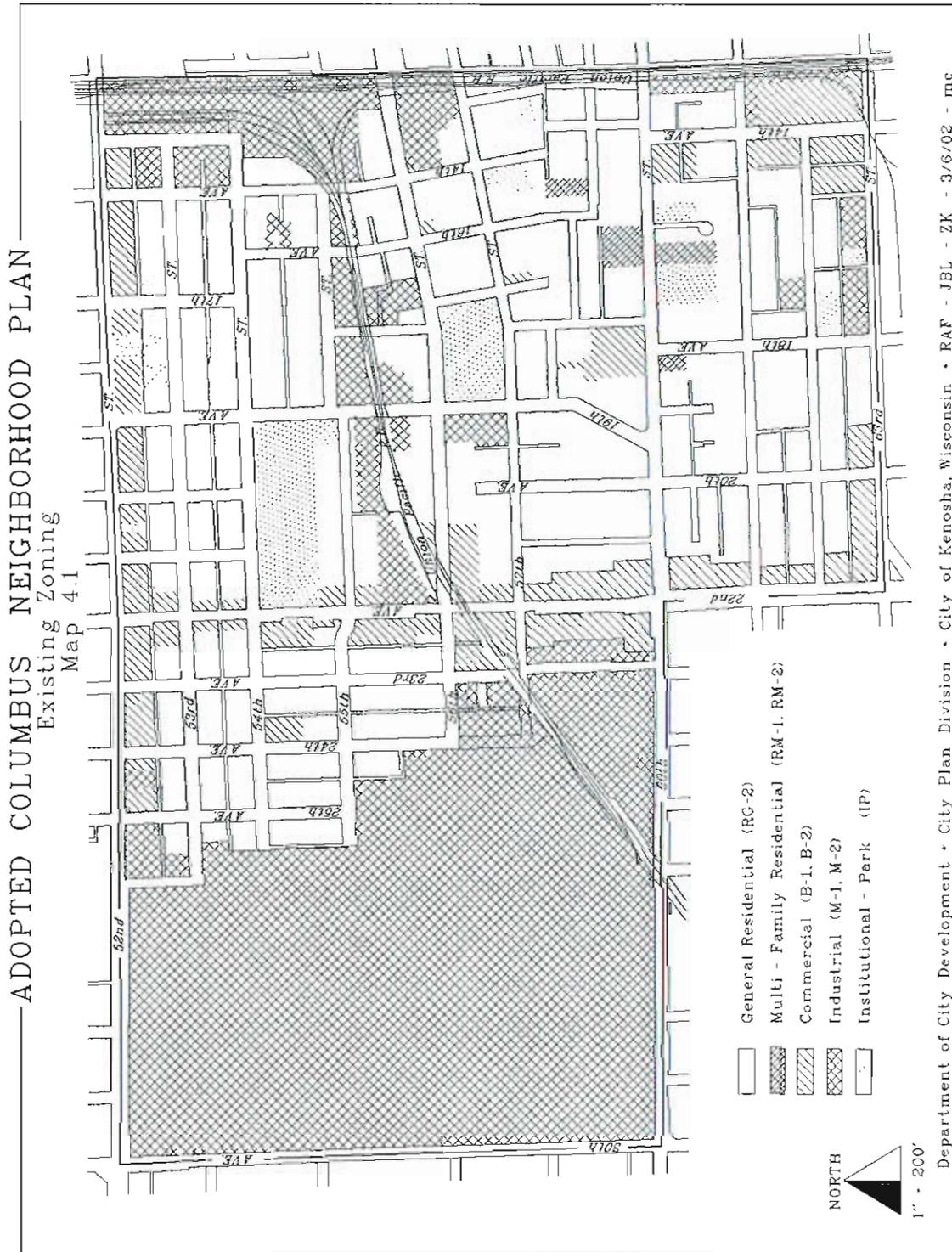
Our Lady of Mount Carmel Parish on 19th Avenue and 54th Street is the largest church in the neighborhood. Additional churches include Grace Lutheran Church on 60th Street, Church of Christ on 23rd Avenue, Kenosha Christian Fellowship on 52nd Street, and Apostolic Church of Jesus Christ on 17th Avenue. The B'nai Zedek Congregation occupies an historic synagogue on the northwest corner of 56th Street and 16th Avenue.

The Italian-American Club on 52nd Street and 22nd Avenue is a significant cultural and neighborhood landmark. The club historically served the local Italian-American community in Kenosha and continues to serve that community and the general public with a restaurant and banquet facilities.

Christian Youth Council (CYC), a youth recreational facility, occupies a central portion of one block from 52nd to 53rd Street between 17th and 19th Avenues. An enclosed bridge over the alley connects the older building on 52nd Street with the newer facility on 53rd Street. The two parking lots, located west of the existing facilities, are separated by a commercial property and a single-family residence.

→ The Shalom Center is an emergency shelter facility located in the former Deming Elementary School building on the southeast corner of 62nd Street and 18th Avenue. St. Vincent DePaul is a clothing collection and distribution center located on 14th Avenue north of 63rd Street adjacent to the railroad embankment.

The Kenosha Care Center, a nursing home, and Clairidge House, a convalescent center, are located on the south side of 60th Street. Both facilities occupy more than two acres of land. Additional off-street parking for the Clairidge House extends further south into the adjacent residential area on 61st Street.



## **General Residential**

The Rg-2 district applies to single-family and two-family residences and multi-family residences not exceeding five units per acre. These are often characterized by smaller lots located generally in the central area of the city.

The Rg-2 district is located throughout the entire neighborhood as shown on Map 4.1, page 20. The district consists of about 120 acres of land, or approximately 98 percent of the total residentially-zoned land, as shown in Table 4.2, page 19, and 1,537 units or nearly 94 percent of the units zoned for residential use, as shown in Table 4.3, page 19.

Single-family homes in the Rg-2 district shall have a minimum residential lot area of 5,000 square feet and a minimum width of 40 feet. Two-family or multi-family homes shall have a minimum of 6,000 square feet and a minimum width of 50 feet.

When two or more vacant existing lots are abutting in the Rg-2 residential district, all new construction shall have a minimum lot area of 5,000 square feet and a minimum width of 50 feet.

Land may be rezoned to the Rg-2 district only if the property is contiguous to an existing Rg-2 district and does not extend across streets or public rights-of-way.

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

Multi-family residential zoning classifications in the area are represented as Rm-1 and Rm-2 Multi-Family Residential Districts. New multi-family residential development shall not exceed a density of 12 units per acre except where specified in an adopted plan for a particular area or neighborhood.

The Rm-1 district applies to areas which are occupied by multi-family residences that do not exceed 11 dwelling units per lot. The Rm-1 district shall have a minimum lot area of 8,000 square feet and a minimum width of 70 feet. The Rm-1 district consists of only residential property containing six units on the southwest corner of 60th Street and 18th Avenue.

The Rm-2 district applies to areas which are occupied by multi-family residences containing at least three dwelling units or more per lot. The Rm-2 district shall have a minimum lot area of 25,000 square feet and a minimum width of 100 feet. Table 4.3, page 19, shows that the Rm-2 district consists of about 94 residential units, or approximately five percent of the units zoned for residential use in the neighborhood.

The Rm-2 district units are found in three residential properties located along 59th and 60th Streets near 16th Avenue as shown on Map 4.1, page 20. The two residential properties located on 60th Street contain as many as 39 apartment units in each building. The third property contains about 16 apartment units in the building located on 59th Street.

## **Commercial Districts**

Commercial zoning classifications in the area include neighborhood, community, and central business districts as shown on Map 4.1, page 20.

As depicted in Table 4.1, page 19, commercial zoning districts consist of about 31 acres of land, or approximately eight percent of the total land in the neighborhood.

Commercial zoning districts are represented as B-1 Neighborhood Business, B-2 Community Business, and B-3 Central Business District.

### ***Neighborhood Business***

The B-1 district applies to limited commercial, retail, and service establishments in areas where the surrounding neighborhood is predominantly residential and the character and operation is compatible with the surrounding neighborhood area.

The B-1 districts consist of almost one acre of land, or approximately four percent of the total land zoned for commercial use in the neighborhood.

The B-1 districts consist of three parcels of land located in predominantly residential areas of the neighborhood. The parcels include an office building on 56th Street and 16th Avenue, a convenience store on 57th Street and 17th Avenue, and a neighborhood market on 54th Street and 24th Avenue.

### ***Community Business***

The B-2 district applies to substantial commercial, retail, and service establishments that accommodate the needs of a larger consumer population, thereby permitting a wide range of uses and development sizes for both convenience and community shopping.

The B-2 districts consist of about 27 acres of land, or approximately 87 percent of the total land zoned for commercial use in the neighborhood.

The B-2 districts are located in the Midtown business district on 52nd Street and along 22nd Avenue and the other major streets and roads in the neighborhood as shown on Map 4.1, page 20. The B-2 districts are also concentrated between 56th and 57th Streets west of 22nd Avenue and in the vicinity of 63rd Street and 14th Avenue.

### ***Central Business***

The B-3 district applies to commercial, retail, and service establishments that accommodate retail, service, office, and institutional uses characteristic of the Lakeshore Business District and the Uptown Business District.

The B-3 district is located exclusively in the Uptown Business District. Map 4.1, page 20, shows a portion of the Uptown District extending along the east side of 22nd Avenue from 60th to 63rd Street within the Columbus Neighborhood.

The B-3 district consists of three acres of land or approximately nine percent of the total land zoned for commercial use in the neighborhood.

### ***Institutional Districts***

Institutional zoning classifications in the area are represented as IP Institutional Park and are shown on Map 4.1, page 20.

The IP district applies to areas which are primarily devoted to public, institutional, and recreational uses. Office uses, which are related to the character and operation of permitted civic, governmental, and institutional uses, are permitted as appropriate mixed uses. Public and institutional uses include community facilities such as schools, churches, and other governmental facilities.

As depicted in Table 4.1, page 19, the Institutional Park district consists of about 15 acres of land, or approximately four percent of the total land in the neighborhood.

The only recreational use in the IP district consists of Columbus Park. Columbus Park accounts for slightly more than four acres of land, or about 27 percent of the total land zoned for institutional use in the neighborhood. Frank Elementary School is the largest public facility in the Columbus Neighborhood. The Frank School site accounts for about 3.4 acres of land zoned for institutional use in the neighborhood.

The remaining IP district consists of the neighborhood's churches, public facilities such as the Christian Youth Council, Shalom Center, and Kenosha Rotary Safety Center, and institutional facilities such as the Kenosha Care Center and Clairidge House.

## **Industrial Districts**

Industrial zoning classifications in the area include light and heavy manufacturing and are shown on Map 4.1, page 20.

As depicted in Table, 4.1, page 19, industrial zoning districts consist of about 120 acres of land, or approximately 31 percent of the total land in the neighborhood.

Industrial zoning districts are represented as M-1 Light Manufacturing and M-2 Heavy Manufacturing.

### ***Light Manufacturing***

The M-1 district applies to light manufacturing and industrial uses of a limited nature and size that do not create appreciable nuisances or hazards.

The M-1 district consists of about 33 acres of land, or approximately 28 percent of the total land zoned for industrial use in the neighborhood. Jockey International on 60th Street is the largest facility which accounts for almost 25 percent of the land zoned for light-industrial use in the neighborhood.

The M-1 districts are primarily concentrated east of 22nd Avenue along the KD Railroad line as shown on Map 4.1, page 20.

The M-1 districts north of the railroad corridor consist of retail fixture and erecting equipment industries on 55th Street between 16th and 19th Avenues, the vacant Kenosha Iron and Metal site west of 19th Avenue, and the McCall Building east of 22nd Avenue and north of 56th Street.

The M-1 district south of the railroad corridor consist of the vacant Kenosha Poultry facility on the southeast corner of 55th Place and 18th Avenue.

The M-1 district also includes a lumber supply and wholesale produce company between 56th and 57th Streets east of 14th Avenue and in areas east of 18th Avenue on 63rd Street, north of 54th Street on 14th Avenue, and west of 19th Avenue from 56th and 57th Streets. .

### ***Heavy Manufacturing***

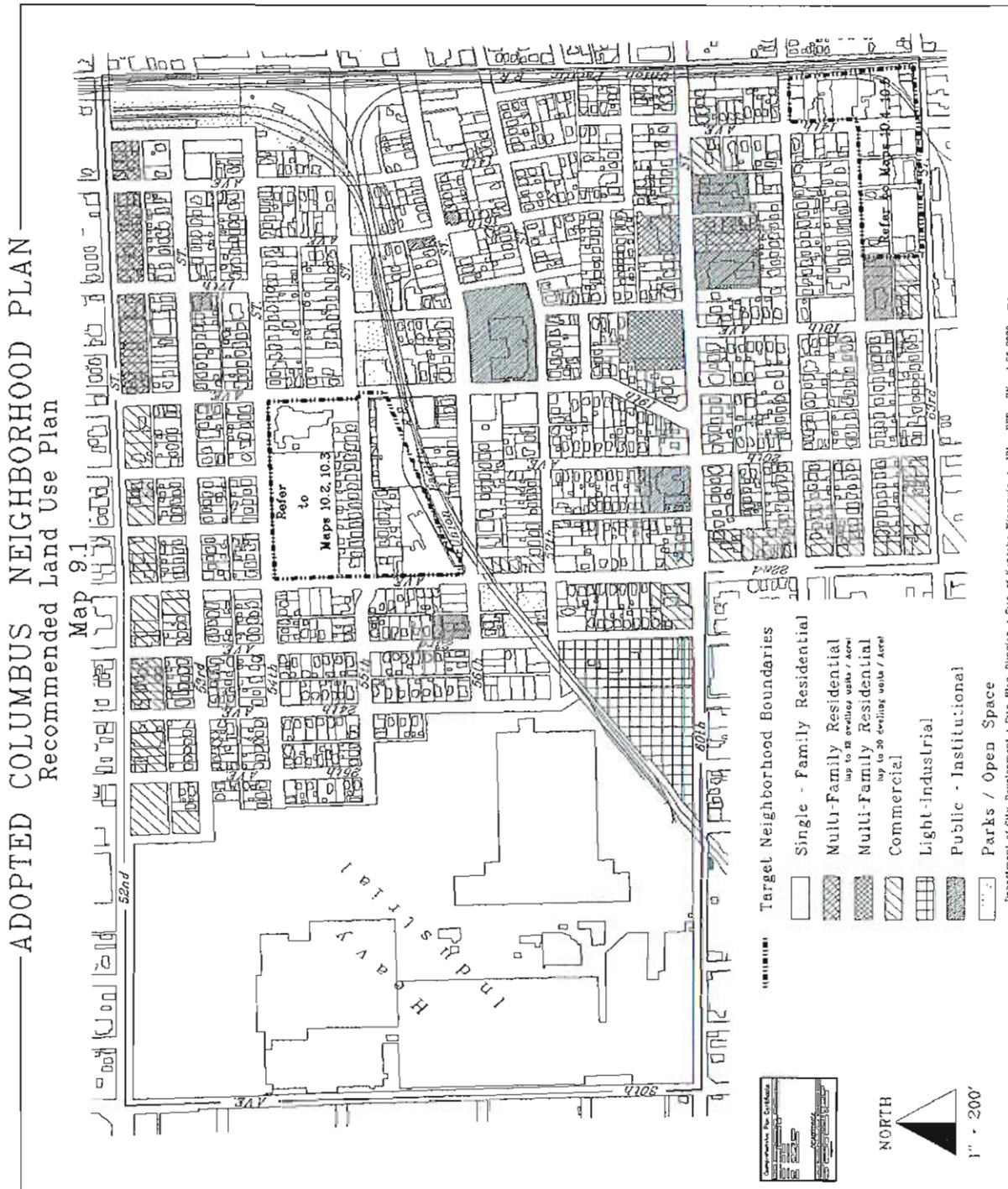
The M-2 district applies to heavy manufacturing and industrial uses.

The M-2 district account for about 87 acres of land, or approximately 72 percent of the total land zoned for industrial use in the neighborhood.

The predominant heavy industrial facility in the M-2 district is the Daimler-Chrysler Engine Plant which extends from about 25th and 26th Avenues to 30th Avenue and is from 52nd Street to 60th Street. The engine plant occupies a site of about 78 acres of land, or nearly 65 percent of all land zoned for light and heavy-industrial uses in the Columbus Neighborhood.

The M-2 district also consists of Anaya's Auto Repair located on the southeast corner of 52nd Street from 25th to 26th Avenue and a vacant lot south of the auto repair shop on the northwest corner of 53rd Street and 26th Avenue.

Map 9.1 - Recommended Land Use Plan



## Commercial Development

**GOAL:** Existing commercial development in the designated business areas should be improved and upgraded, and should not expand beyond their current boundaries. Commercial businesses, except for well-established cultural and neighborhood landmarks, located within residential blocks of the neighborhood should be converted to residential uses when they become vacant.

***Limit commercial development to areas that are already used for commercial purposes.***

New commercial development in the neighborhood should be limited to the Uptown and Midtown business districts and to selected locations along the major streets in the neighborhood. Refer to Map 9.1, page 39, for the designated commercial areas.

***Strengthen existing commercial uses in designated commercial areas, particularly in the Uptown and Midtown business districts.***

Existing businesses within the Midtown and Uptown business districts should be assisted and supported to ensure that they remain healthy and attractive and enhance the overall character and image of the Columbus Neighborhood. To assist in this effort, any residential buildings in the Uptown District should be acquired and replaced by commercial buildings. The Uptown Business Improvement District and the 52nd Street Business Association, e.g., Midtown, have provided assistance to businesses for building and site improvements within their districts.

The overall image and appearance of the commercial properties should be improved through landscaping, facade improvements, special signage, grounds maintenance, paving and repair of parking areas, lighting, and new pedestrian facilities. Planting trees and other vegetation will create a more attractive streetscape environment along the front of the existing commercial buildings. In 2000, streetscape improvements were constructed in the Uptown District.

***Consider alternative uses for commercial development within the residential areas of the neighborhood.***

When commercial property becomes vacant or abandoned outside the designated commercial areas as adopted in the plan, the property should be converted to more compatible uses. An exception should be made for any well-established cultural and neighborhood landmarks. Single-family residential uses should first be considered to replace marginal commercial uses in order to improve and enhance the residential character and image of the neighborhood.

Where single-family housing is not feasible, two-family homes and townhouses are acceptable provided that they adhere to the established policies and guidelines for new residential development. Future rezoning requests should be restricted to residential uses.

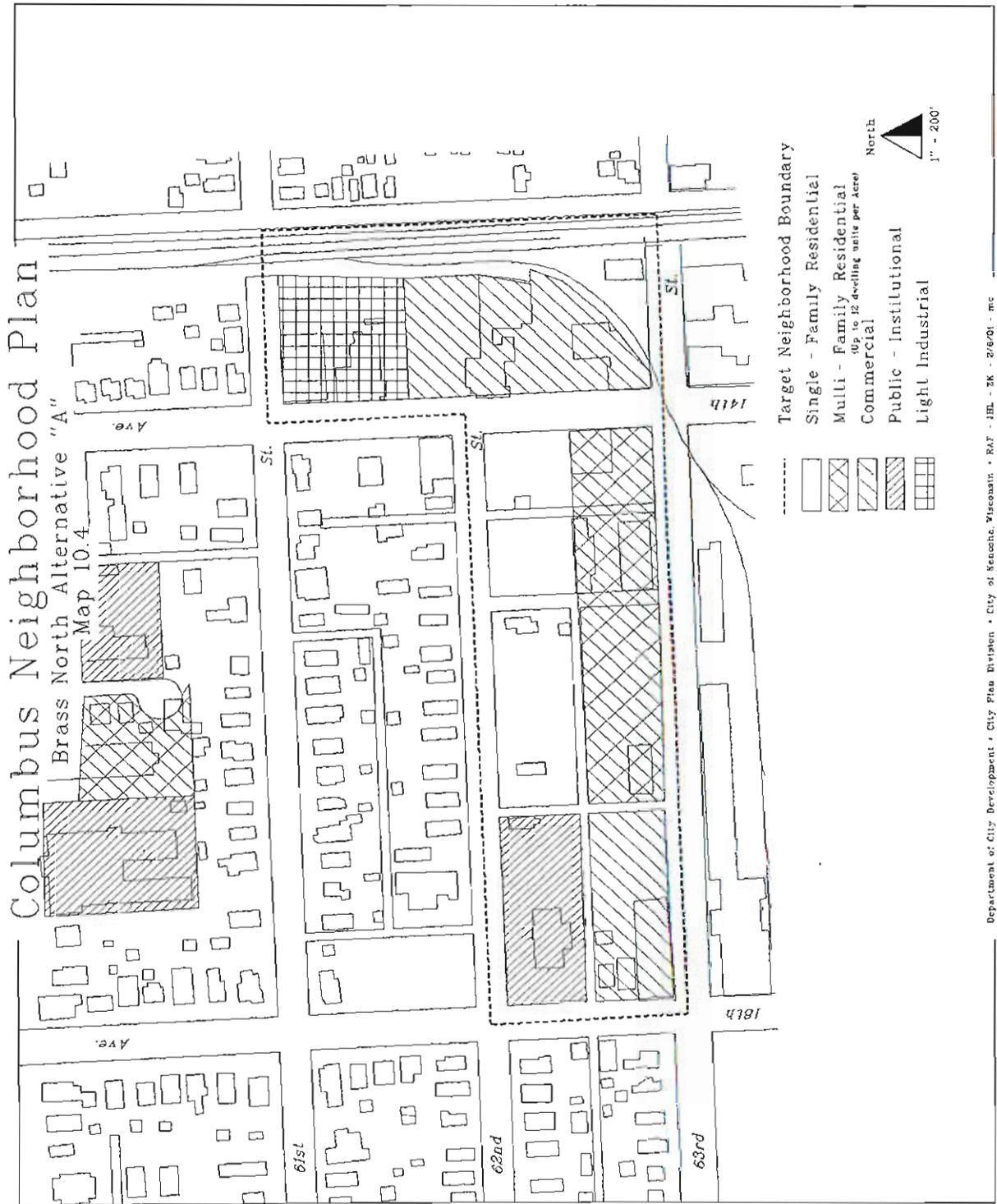
***Maintain the Uptown Business District as a commercial focal point for the neighborhood.***

In 1993, a study referred to as the "Market Analysis and Development Strategy" was completed for the Uptown Business District. Although the Uptown District is an established Business Improvement District, this plan needs to be updated and improved as a comprehensive plan to ensure the district's long-term viability and competitiveness. It is important to ensure that the management structure, which is responsible for leasing, marketing, and communication, is maintained in the future.

***Maintain the Midtown Business District as a commercial area.***

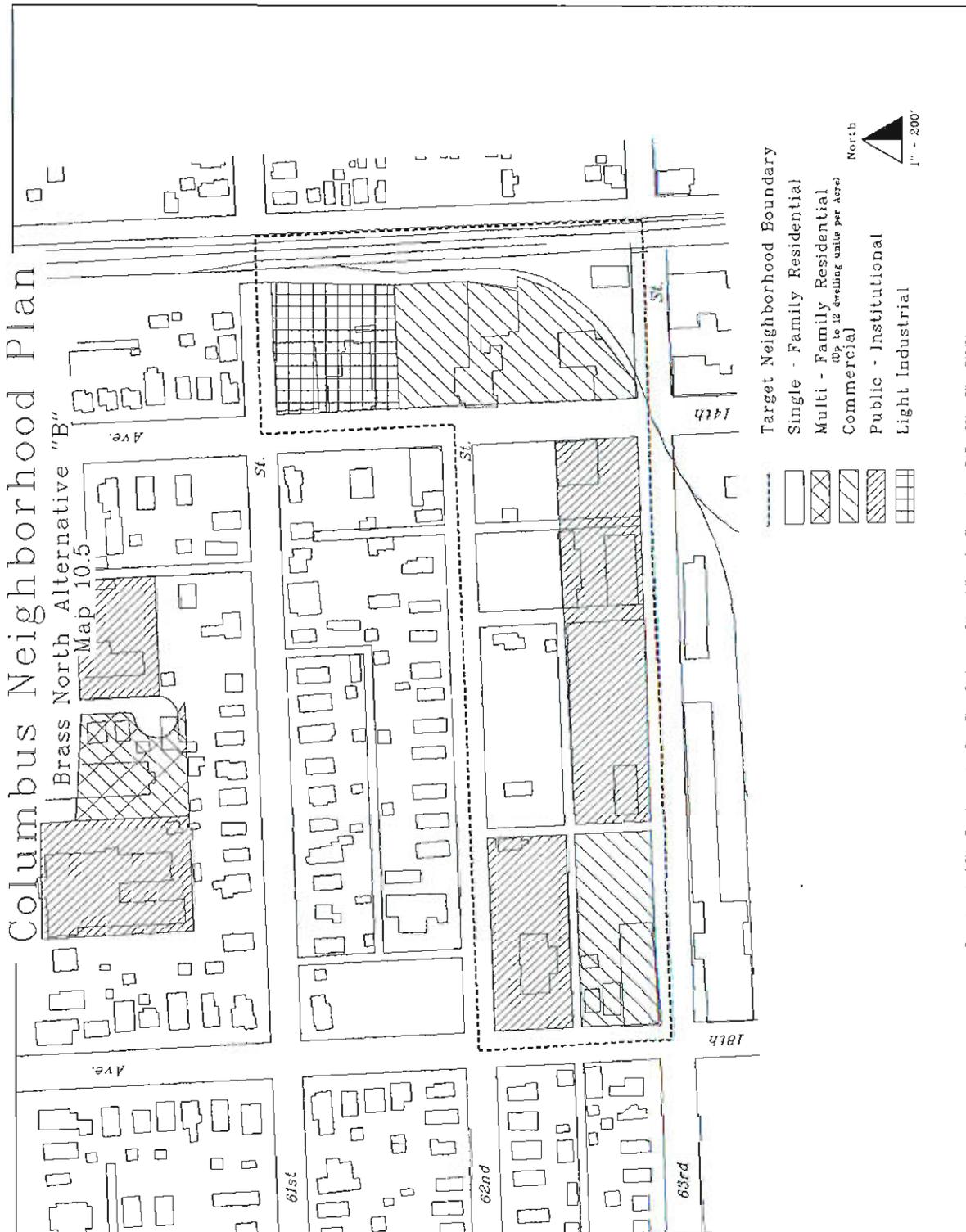
Efforts should be continued to support and strengthen the existing businesses in the Midtown area. This may include financial assistance to improve building facades and site improvements, or technical assistance to

Map 10.4 - Brass North - Alternative A



Department of City Development • City Plan Division • City of Kenosha, Wisconsin • RAJ - JEL - TM - 2/6/01 - mc

Map 10.5 - Brass North - Alternative B



Department of City Development • City Plan Division • City of Kenosha, Wisconsin • RAP - JBL - ZK - 2/6/01 - mc

### ***Alternative B***

The sole purpose of Alternative B is to convert the entire target area, except for Our Lady of Mount Carmel Church, to parkland and open space. This alternative would address the need to improve and expand Columbus Park as well as possibly incorporate the area into a larger parkway system that would follow the KD Railroad line and marshaling yards and connect to Nedweski Park north of the Columbus Neighborhood. This alternative can include the construction of community or institutional uses as long as an adequate amount of parks and open space is permitted.

#### ***Restrict new commercial and industrial uses from the target area.***

Under either alternative, if commercial and industrial uses are to remain in the future, even on an interim basis, code enforcement should be undertaken to improve the overall image and appearance of these properties. However, when these properties become vacant, they should be converted for more compatible uses. New commercial and industrial uses should be restricted from this target area.

### **Brass North**

There are a number of vacant or underutilized sites that are found in the area north of 63rd Street between 14th and 18th Avenues. This site is in need of redevelopment and the commercial and light industrial uses east of 14th Avenue should be included as part of a larger redevelopment area. Refer to Map 10.1, page 49, for the boundaries of this target area.

#### ***Construct new single-family housing on 62nd Street.***

New single-family housing is needed where numerous vacant parcels exist on the south side of 62nd Street west of 14th Avenue. New single-family infill housing should enhance and reinforce the existing residential fabric of the area in which it is located. Every attempt should be made to ensure that infill construction is similar in quality, size, bulk, and architectural style to the existing homes in the surrounding area as specified in the adopted guidelines for new residential development. It is essential that the new development create linear edges to restore the continuity of the residential frontages and strengthen the appearance and quality of the 62nd Street area as a complete residential neighborhood.

#### ***Upgrade existing residential homes on 62nd Street.***

Only two houses remain on the south side of 62nd Street east of 18th Avenue. Both houses are likely to be considered either deficient or substandard and should, therefore, be evaluated to determine their overall potential for rehabilitation. A strong emphasis should be placed on rehabilitating these houses in order to restore the residential character and image for 62nd Street. Financial incentives should be made available for housing rehabilitation that adheres to the established design guidelines and standards for exterior housing improvements as specified in the adopted plan.

#### ***Improve the appearance of the existing commercial and industrial properties on 14th Avenue.***

Code enforcement should be undertaken to improve the overall image and appearance of the commercial and industrial properties on 14th Avenue. Improvements should be made with respect to building repairs, parking and storage areas, and more extensive landscaping, screening and buffering of the sites. Any exterior building or site improvements should create a physically compatible and harmonious image for 14th Avenue. A more functional organization of parking and landscaping should also be considered to improve the overall appearance of these commercial and industrial properties.

Two alternatives have been developed for the north side of 63rd Street between 14th Avenue and the commercial building located on 18th Avenue. Refer to Map 10.4, page 52, for Alternative A and Map 10.5, page 53, for Alternative B.

### ***Alternative A***

Although single-family housing is recommended for the south side of 62nd Street in the target area, new multi-family residential development is more appropriate for the north side of 63rd Street. Multi-family residential uses would blend well with the mixture of residential and public uses such as community facilities, institutions, and parks and open space proposed for the former American Brass site in the adopted Lincoln Neighborhood Plan.

### ***Alternative B***

If the former American Brass office building is occupied, institutional uses are recommended for this location. Institutional uses should be considered provided that (1) the new development does not expand beyond the alley between 62nd and 63rd Streets, and (2) a continuous buffer edge is constructed to separate the new development from the single-family housing recommended for 62nd Street. New institutional uses should also be physically compatible to create a harmonious image for the 63rd Street corridor.

### **Implementation Process**

The Department of City Development will be preparing neighborhood strategies to implement the recommendations of this plan. The neighborhood strategies will identify specific activities to be implemented through a coordinated approach in the neighborhood. The strategies will also identify the financial incentives and direct assistance that will be made available to implement the specific activities.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission  <b>FACT SHEET</b>	April 24, 2014	Item 4
<b>Request to initiate the Rezoning to remove and/or add FW Floodway to properties at 1925, 1933 and 2901 Sheridan Road and 2001 Alford Park Drive. (District #1) PUBLIC HEARING</b>			

**LOCATION/SURROUNDINGS:**

Site: 1925, 1933 and 2901 Sheridan Road and 2001 Alford Park Drive

**NOTIFICATIONS/PROCEDURES:**

The alderperson of the district, Alderperson Haugaard, has been notified. If the City Plan Commission initiates this rezoning, the owners within 100 feet will be notified of a formal public hearing will be held on the changes.

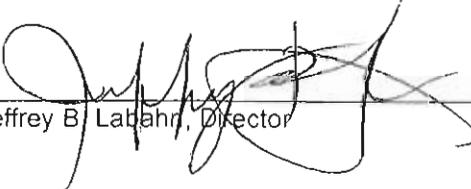
**ANALYSIS:**

- Carthage College prepared a Letter of Map Revision (LOMR) for the baseball field area. As a part of the preparation of the LOMR, a study and analysis of the "as built" conditions was performed on the site and up and down stream. As a result of the study changes, some changes have occurred to the flood insurance maps. The changes do not impact any buildings.
- The LOMR was revised and approved by the Wisconsin Department of Natural Resources (DNR) and Federal Emergency Management Agency (FEMA). As a part of the approval process, the City needs to update the Zoning Maps to show the changes and to include the LOMR.
- The City Plan Commission can initiate rezoning. If the City Plan Commission does initiate the rezoning, a public hearing will be set for a future date and the property owners will be notified.

**RECOMMENDATION:**

A recommendation is made for the City Plan Commission to initiate the Rezoning.

  
 Rich Schroeder, Deputy Director

  
 Jeffrey B. Labahn, Director

# City of Kenosha

## District Map Rezoning

Supplement No. Z??-14

Ordinance No. \_\_\_\_\_

?? petition



Property requested to be:



*Added to FW Zoning*



*Removed from FW Zoning*



0 280 560 840 1,120  
Feet



# Federal Emergency Management Agency

Washington, D.C. 20472

DEC 20 2013

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Keith G. Bosman  
Mayor, City of Kenosha  
625 52nd Street, Room 300  
Kenosha, WI 53140

IN REPLY REFER TO:

Case No.: 13-05-8170P  
Follows Conditional  
Case No.: 12-05-5056R  
Community Name: City Of Kenosha, WI  
Community No.: 550209  
Effective Date of  
This Revision: May 13, 2014

Dear Mayor Bosman:

The Flood Insurance Study Report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

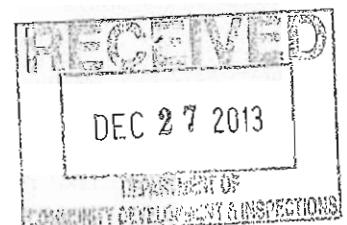
Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Chicago, Illinois, at (312) 408-5529, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

Sincerely,

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map  
Annotated Flood Insurance Study Report



cc: Mr. Jim Kreuser

Mr. Gary Heinrichs

Mr. Andy Buehler

Mr. Rick Schroeder

Mr. Mark D. Eberle, P.E.

Follows Conditional Case No.: 12-05-5056R



**Federal Emergency Management Agency**  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Kenosha Kenosha County Wisconsin	FILL OTHER	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA UPDATE
	COMMUNITY NO.: 650209		
IDENTIFIER	Carthage College Men's Baseball Facility Improvements (2011.0091.07)	APPROXIMATE LATITUDE & LONGITUDE: 42.623, -87.823 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 55059C0089D DATE: June 19, 2012 TYPE: FIRM NO.: 55059C0202D DATE: June 19, 2012		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 19, 2012 PROFILE(S): 54P FLOODWAY DATA TABLE: 9	

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map

**FLOODING SOURCE & REVISED REACH**

Pike River – From approximately 100 feet downstream of Alford Park Drive to approximately 600 feet upstream of Sheridan Road

**SUMMARY OF REVISIONS**

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Pike River	Zone AE	Zone AE	YES	YES
	Zone X (shaded)	Zone X (shaded)	YES	YES
	Zone X (unshaded)	Zone X (unshaded)	YES	YES
	BFEs*	BFEs	YES	NONE

\* BFEs - Base Flood Elevations

**DETERMINATION**

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

**OTHER COMMUNITIES AFFECTED BY THIS REVISION**

**CID Number:** 550523      **Name:** Unincorporated Areas of Kenosha County, Wisconsin

**AFFECTED MAP PANELS**

TYPE: FIRM      NO.: 55059C0089D      DATE: June 19, 2012  
TYPE: FIRM      NO.: 55059C0202D      DATE: June 19, 2012

**AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT**

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: June 19, 2012  
PROFILE(S): 54P  
FLOODWAY DATA TABLE: 9

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency  
Washington, D.C. 20472

LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This revision has met our criteria for removing an area from the 1-percent-annual-chance floodplain to reflect the placement of fill. However, we encourage you to require that the lowest adjacent grade and lowest floor (including basement) of any structure placed within the subject area be elevated to or above the Base (1-percent-annual-chance) Flood Elevation.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-338-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency  
Washington, D.C. 20472

**LETTER OF MAP REVISION  
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Christine Stack  
Director, Mitigation Division  
Federal Emergency Management Agency, Region V  
536 South Clark Street, Sixth Floor  
Chicago, IL 60605  
WI: (312) 408-5538

**STATUS OF THE COMMUNITY NFIP MAPS**

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panels and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

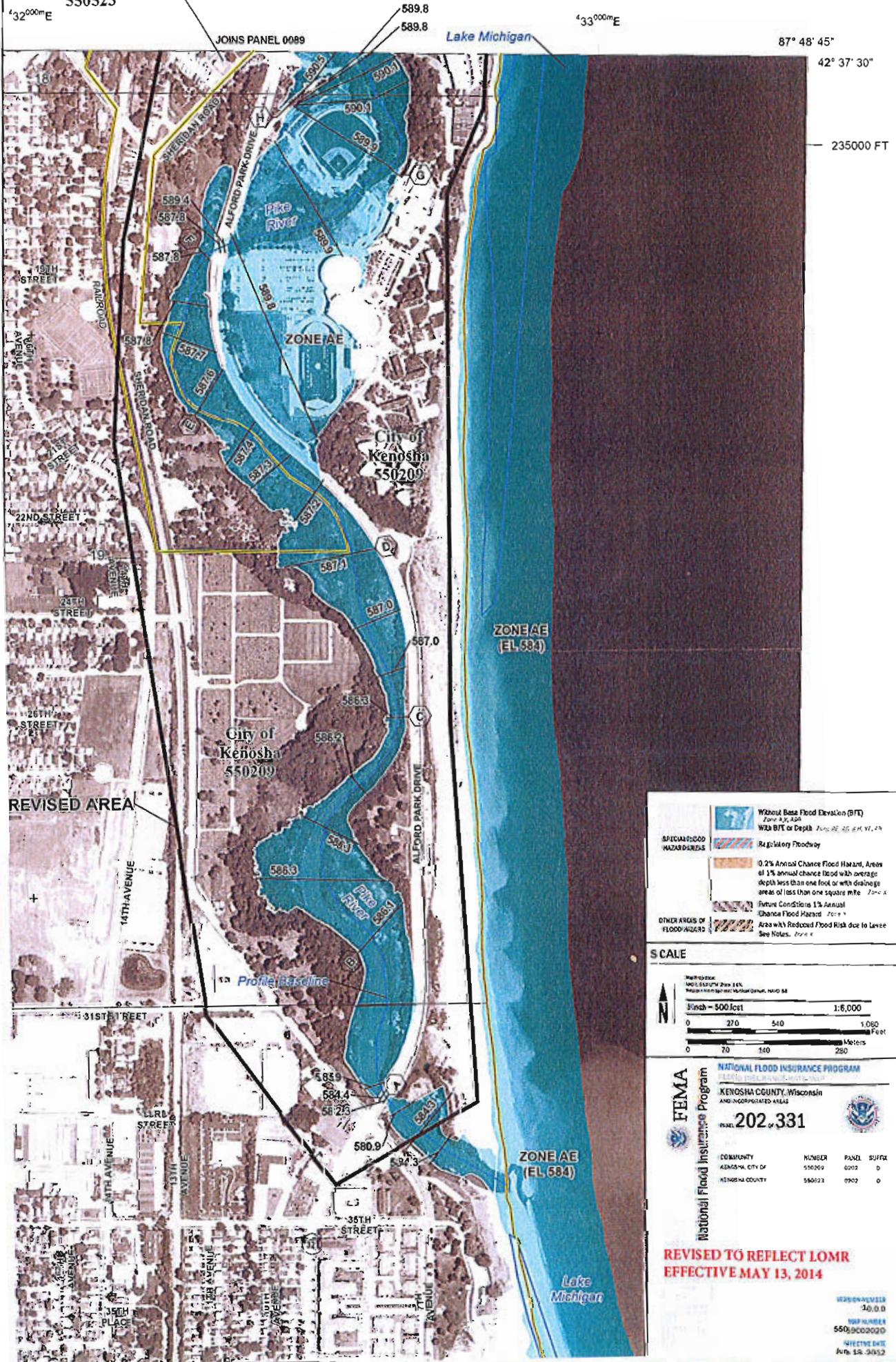
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A handwritten signature in black ink, appearing to read "Luis Rodriguez".

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration

**Kenosha County  
Unincorporated Areas  
550523**

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED  
WITHIN TOWNSHIP 2 NORTH, RANGE 22 EAST AND  
TOWNSHIP 2 NORTH, RANGE 23 EAST.



**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) Zone A, AE
- With BFE or Depth Zone A, AE, AH, VE, VE-1, VE-2
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X

**OTHER AREAS OF FLOOD HAZARD**

- Area with Reduced Flood Risk due to Levee See Notes, Zone X

**SCALE**

Graphic scale bars for feet and meters.

Graphic scale bar: 0 to 1,060 Feet / 0 to 250 Meters

**FEMA**  
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
KENOSHA COUNTY, WISCONSIN  
UNINCORPORATED AREAS

**PANEL 202 of 331**

COMMUNITY	NUMBER	PANEL	SUFFIX
KENOSHA, CITY OF	550523	0202	D
KENOSHA COUNTY	550523	0202	D

**REVISED TO REFLECT LOMR  
EFFECTIVE MAY 13, 2014**

VERSION NUMBER: 30.0.0  
MAP NUMBER: 55052302020  
EFFECTIVE DATE: July 18, 2012

240000 FT

JOINS PANEL 0093



42° 37' 30"

87° 48' 45"  
 2555000 FT  
 NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED  
 WITHIN TOWNSHIP 2 NORTH, RANGE 22 EAST AND  
 TOWNSHIP 2 NORTH, RANGE 23 EAST.

JOINS PANEL 0202

SHERIDAN ROAD  
ALFORD PARK DRIVE

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard Areas
- 1% Annual Chance Flood Hazard Areas
- Areas of less than one foot or with drainage areas of less than one square mile
- Extreme Conditions 1% Annual Chance Flood Hazard
- Areas with Repealed Flood Risk One 1% Level
- See Notes, 7-10-13

**SCALE**



**NATIONAL FLOOD INSURANCE PROGRAM**

WISCONSIN COUNTY, Wisconsin  
 COMMUNITY NUMBER: 550209  
 FIRM NUMBER: 55023  
 POLICY NUMBER: 0089

**89 of 331**

**REVISED TO REFLECT LOMR EFFECTIVE MAY 13, 2014**

REVISION NUMBER: 1.0.0.0  
 DATE: 05/13/2014  
 EFFECTIVE DATE: June 18, 2013



June 24, 2013

Mr. Rich Schroeder, Deputy Director  
Department of Community Development and Inspections  
City of Kenosha  
625 52<sup>nd</sup> Street, Room 308  
Kenosha, WI 53144

Subject: Technical Approval – Pike River Encroachment Analysis  
Carthage College Baseball Field Improvements

Dear Mr. Schroeder:

The Department completed its technical review of the Pike River Encroachment Analysis. The final floodplain analysis was received on January 28, 2013 and was prepared by Mr. Mark Eberle, P.E., Nielsen, Madsen & Barber, S.C. The encroachment analysis was performed to reflect as-built conditions for baseball field improvements at Carthage College along the Pike River. The project area is located in the northeast quarter of Section 19 in Township 2 North, Range 23 East, within the City of Kenosha. The upstream project boundary is located approximately 250 feet downstream of Carthage College entrance drive and the downstream boundary is located approximately 750 feet upstream of Sheridan Road.

The City received a CLOMR (Case No. 12-05-5056R) for the project on July 6, 2012. The Department's review finds that the LOMR meets the floodplain study requirements of Wisconsin Administrative Code, Chapter NR 116.

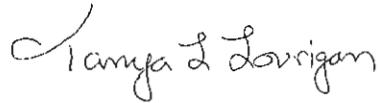
With the technical review completed by the Department, the City should continue to coordinate with the Federal Emergency Management Agency (FEMA) to obtain a LOMR. The City should then adopt the new information into the City's Floodplain Zoning Ordinance. The appropriate section to reference the new map would be in the map reference section of your ordinance. The new map should be specifically referred to in the ordinance with the title, source, and date of the map. The adoption should be done using the official amendment procedure outlined in your ordinance, including a public hearing with a class 2 publication of the hearing notice. After the City has approved the amendment, a certified copy must be submitted to the Department for final administrative review and approval. Please provide a notarized affidavit of publication as proof of the class 2 publication and any additional supporting documentation.

Kenosha County will also need to adopt into their floodplain zoning ordinance because the downstream portion of the encroachment analysis falls within the County limits.

I would appreciate receiving copies of any correspondence that the City or consultant receives from FEMA. The FEMA case reviewer can also contact me to discuss the submittal, if needed.

If you have any questions, please contact me at (414) 263-8641 or [Tanya.Lourigan@wisconsin.gov](mailto:Tanya.Lourigan@wisconsin.gov).

Sincerely,



Tanya L. Lourigan, P.E.  
Water Management Engineer  
Milwaukee Service Center

cc: Mark Eberle, P.E. – Nielsen, Madsen & Barber, S.C.  
William Hoare, William Abt, and John Antaramian – Carthage College  
Mark Molinaro Jr – Partners in Design Architects  
Andy Buehler – Kenosha County  
Michael Hahn, P.E., PH – Southeastern Wisconsin Regional Planning Commission

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