Municipal Building 625 52nd Street – Room 202	***SPECIAL*** ***Kenosha City Plan Commission*** ***Agenda***	**Thursday, October 16, 2014** **5:00 p.m.**

Mayor Keith Bosman - Chairman, Alderperson Scott Gordon - Vice-Chairman
Alderperson Jan Michalski, Alderperson Kurt Wicklund,
Patrick DeGrace, Anita Faraone, Robert Hayden, Bradley Kleba, Anderson Lattimore and Jessica Olson

Call to Order and Roll Call

1. City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (Shalom Center) (District #3) PUBLIC HEARING

2. By the City Plan Commission - To Create Subsection 18.02 hh. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Shalom Center) (District #3) 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. (Shalom Center) (District #3) PUBLIC HEARING

Public Comments

Commissioner Comments

Staff Comments

Adjournment

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.

Planning & Zoning Division 625 52nd Street Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 16, 2014	Item 1

City Plan Commission Resolution - To Amend the Land Use Plan Map for the City of Kenosha: 2035 rezoning property at 6201 14th Avenue. (Shalom Center) (District #3) PUBLIC HEARING

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 hh. 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 and deferred for two (2) weeks to allow for the applicant to meet with the neighbors that had concerns. When it was reviewed on April 24, 2014, the City Plan Commission Resolution did not pass because it did not receive the required minimum of six (6) affirmative votes.
- The Shalom Center has resubmitted the rezoning application for consideration. The City Plan Commission Resolution will need six (6) affirmative votes from the Commission to pass.

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

/u2/acct/cp/ckays/1CPC/2014/OCT16/Fact-resol-cpc-shalom.odt

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 (Shalom Center)

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 C8-14 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 C8-14.

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

DRAFTED BY: COMMUNIITY DEVELOPMENT & INSPECTIONS

/u2/acct/cp/ckays/1CPC/2014/OCT16/resol-cpc-shalom.odt

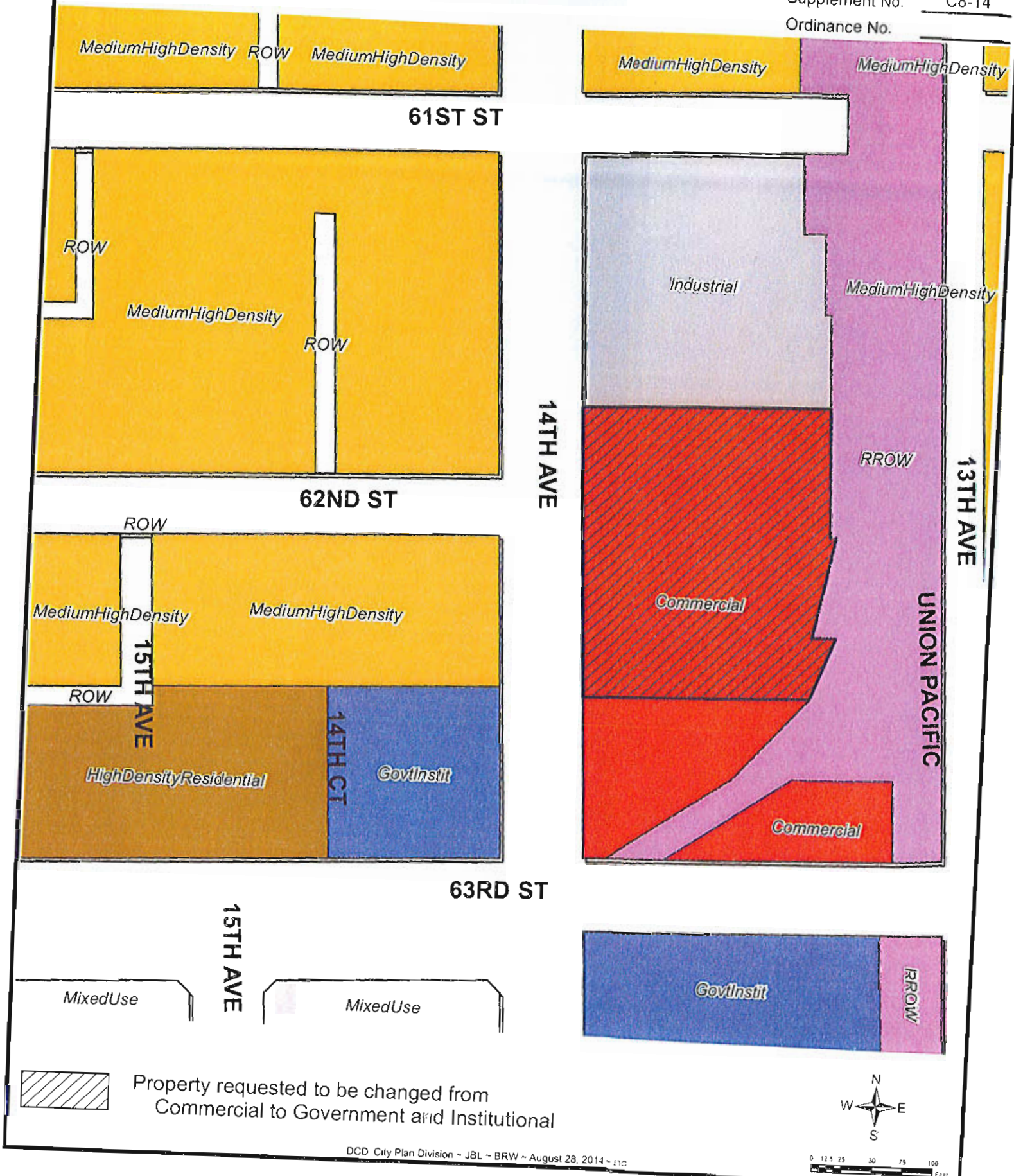
City of Kenosha

Comprehensive Plan Amendment

Shalom Center Petition

Supplement No. C8-14

Ordinance No.



Property requested to be changed from Commercial to Government and Institutional

N
W E
S

DCD City Plan Division ~ JBL ~ BRW ~ August 28, 2014 ~ [illegible]

0 12.5 25 50 75 100 Feet

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 16, 2014	Item 2

By the City Plan Commission - To Create Subsection 18.02 hh. of the Zoning Ordinance to Amend the Land Use Plan Map for the City of Kenosha: 2035. (Shalom Center) (District #3) PUBLIC HEARING

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 C8-14 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.*

RECOMMENDATION:

A recommendation is made to approve the proposed Zoning Ordinance.

Brian R. Wilke, Development Coordinator

Jeffrey B. Labahn, Director

/u2/accl/cp/ckays/1CPC/2014/OCT16/Fact-1802hh-Shalom.odt

ORDINANCE NO. _____

SPONSOR: CITY PLAN COMMISSION

TO CREATE SUBSECTION 18.02 hh. 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 hh. of the Zoning Ordinance for the City of Kenosha, Wisconsin, is hereby created as follows:

hh. By map C8-14 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

Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

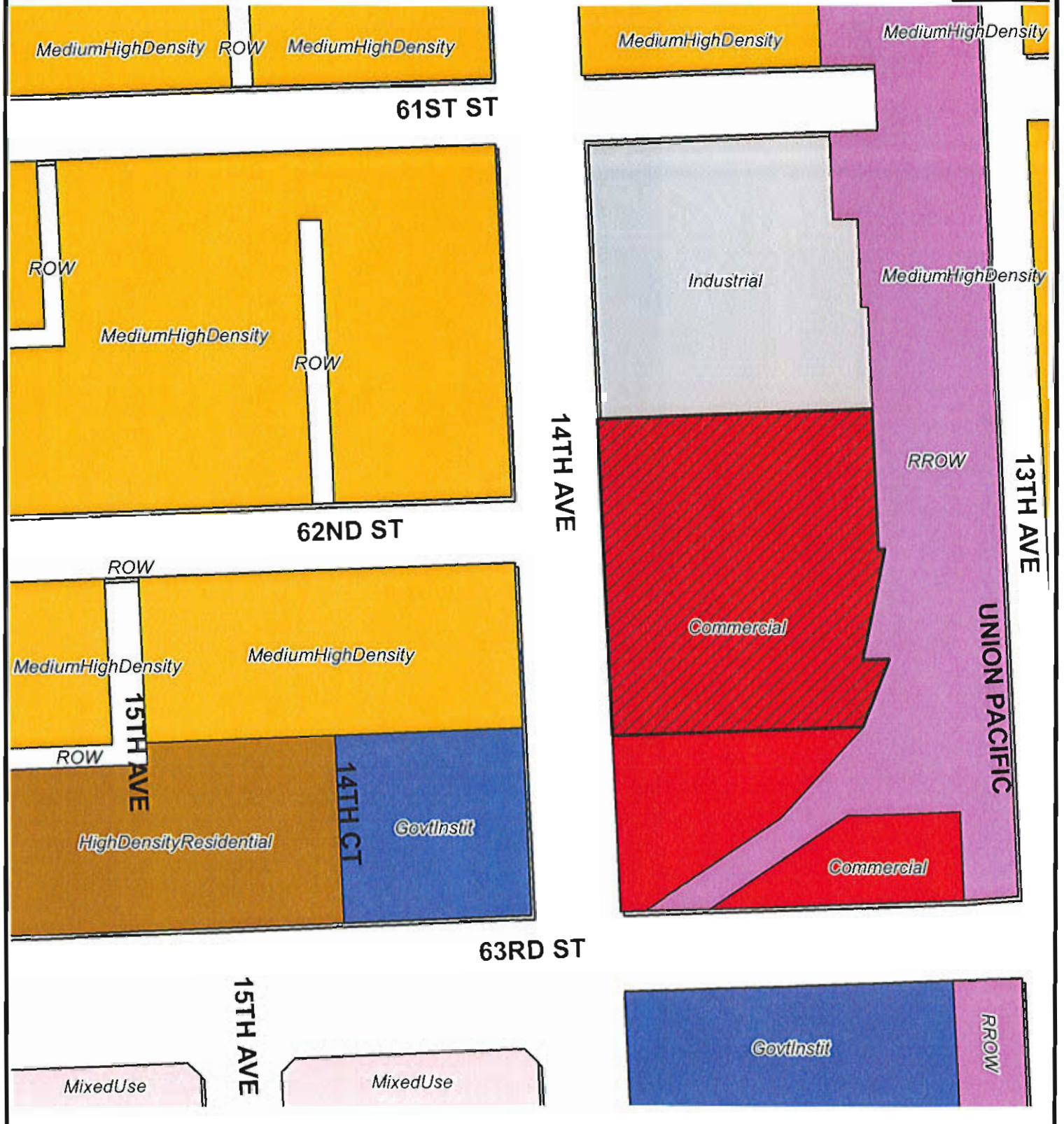
City of Kenosha

Comprehensive Plan Amendment

Supplement No. C8-14

Ordinance No.

Shalom Center Petition



Property requested to be changed from Commercial to Government and Institutional

N
W E
S

0 12.5 25 50 75 100 Feet

DCD City Plan Division ~ JBL ~ BRW ~ August 28, 2014 ~ mc

Planning & Zoning Division 625 52nd Street - Room 308 Kenosha, WI 53140 262.653.4030	Kenosha City Plan Commission FACT SHEET	October 16, 2014	Item 3 Page 1

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. (Shalom Center) (District #3) PUBLIC HEARING

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 within100 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.

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. (Shalom Center) (District #3) PUBLIC HEARING

- On April 24, 2014, the City Plan Commission reviewed the item again. The rezoning could not be acted upon because the required six (6) affirmative votes from the City Plan Commission Resolution were not received.
- The applicant has applied once again for the rezoning. Since the last meeting, the Shalom Center has reached out to the neighborhood and elected officials through various measures. They feel they have addressed everyone's concerns to the best of their ability.
- Additional details on phasing and ultimate use of the building have been provided. Those details are attached to this Staff report.
- The previous rezoning was initiated by St. Vincent DePaul. The Shalom Center has purchased the building since that last review, so this rezoning was initiated by the Shalom Center.

RECOMMENDATION:

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

B. R.O

Brian R. Wilke, Development Coordinator
/u2/acct/cp/ckays/1CPC/2014/OCT16/Fact-rezone-Shalom.odt

Jeffrey B. Labahn, Director

REZONING ORDINANCE NO. _____

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. (Shalom Center) (District #3)

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

Section One: That the land shown on the attached Supplement Map No. Z7-14 be, and the same hereby is, zoned and districted as indicated on said map.

Section Two: The development of the property shall be consistent with the conceptual development plan for the property being rezoned, which plan was submitted by the property owner/developer, considered by the City Plan Commission on the 16th day of October 2014, and is on file with the Department of Community Development and Inspections as required in Section 10.02 A. of the Zoning Ordinance.

Section Three: This Ordinance shall be in full force and effect upon passage and the day after its publication.

ATTEST:_____City Clerk

APPROVED:_____Mayor Date:_____

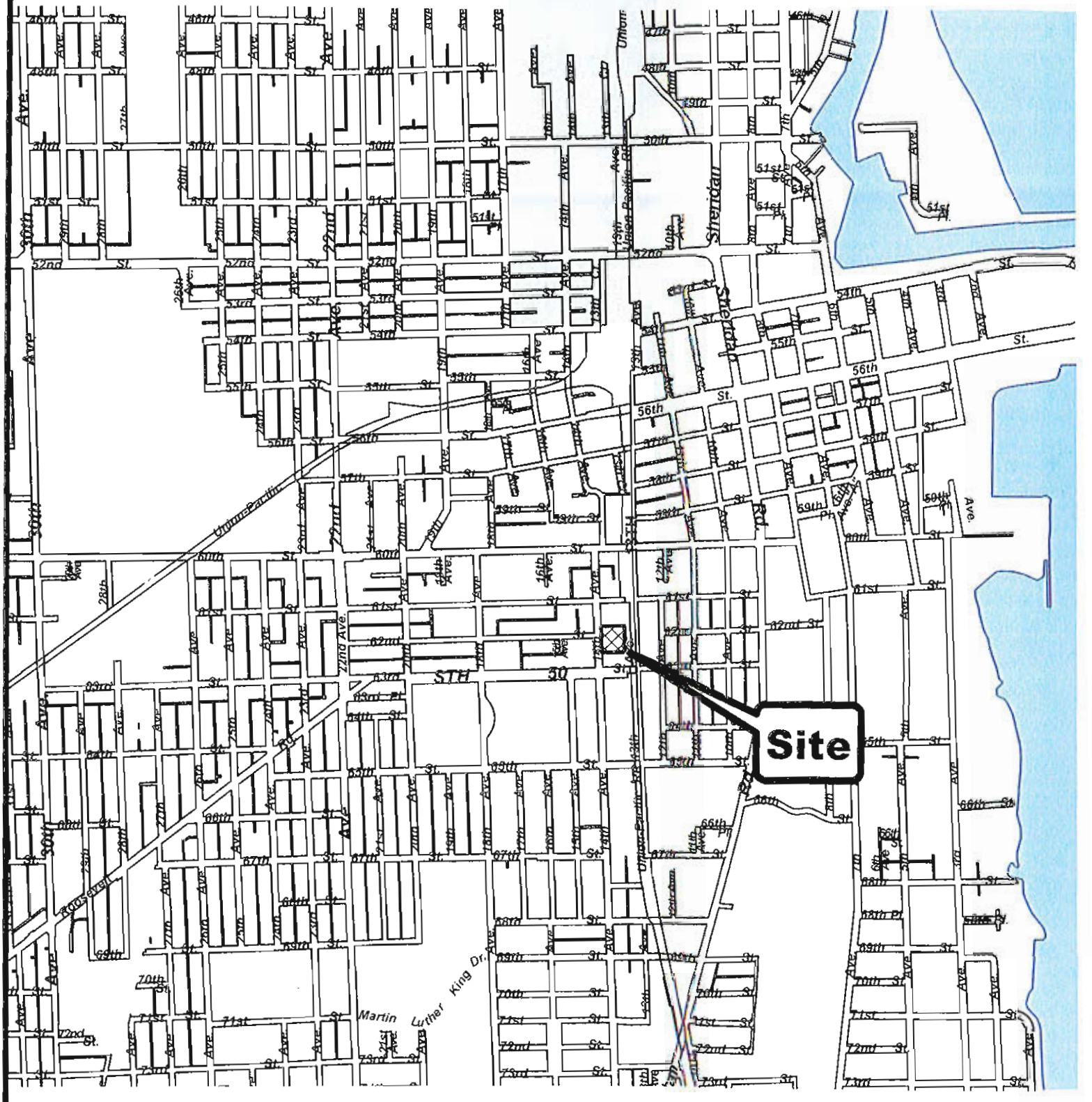
Passed:

Published:

Drafted By:
JONATHAN A. MULLIGAN
Assistant City Attorney

City of Kenosha

Vicinity Map
Shalom Center rezoning



Property requested to be rezoned

KENOSHA

0 300 600 900 1,200 Feet

DCDI ~ Planning & Zoning Division ~ JBL ~ BRW ~ August 22, 2014 ~ mc

City of Kenosha

Land Use Map
Shalom Center Rezoning

Property requested to be rezoned

KENOSHA

0 25 50 75 100 Feet

DCDI - Planning & Zoning Division ~ JBL ~ BRW ~ Augu[illegible] 2014 ~ mc

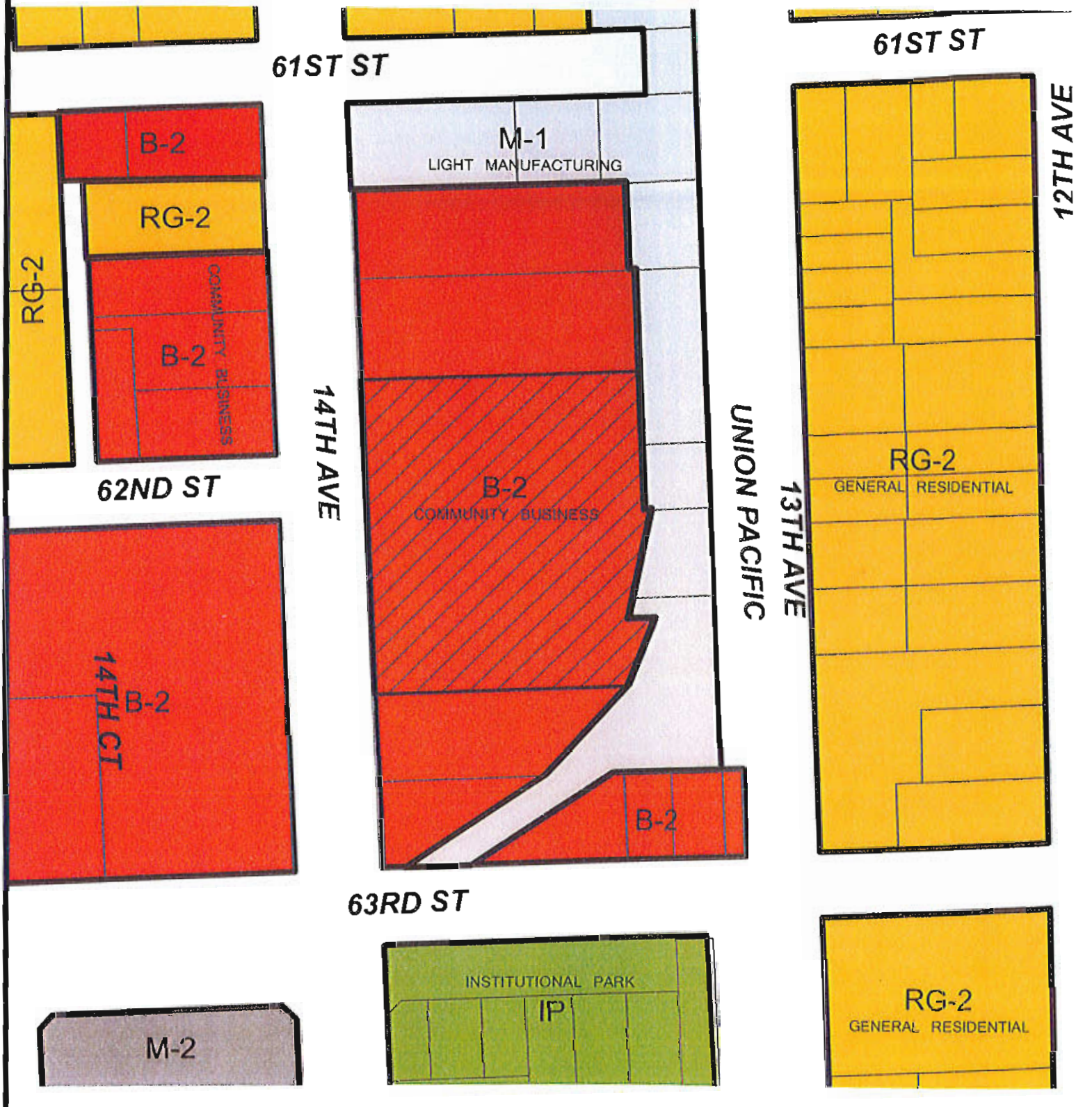
City of Kenosha

District Map
Rezoning

Shalom Center petition

Supplement No. Z7-14

Ordinance No. _____



Property requested to be rezoned from:

B-2 Community Business to
IP Institutional Park

0 25 50 75 100 Feet

DCDL – Planning & Zoning Division – JBL – BRW – August 7, 2014 – mc

SHALOM CENTER
Building Hope
Food • Shelter • Guidance

Shalom Center of the Interfaith Network
1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office 262-658-1713
FAX 262-657-6914
www.shalomcenter.org

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Denis Wikel
Julie Zorn

Honorary Board Members
Ellie Chemerow
Greta Hansen
Lon Knoedler

Executive Director
Fran Hansen

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 14th 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 62nd 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,

Fran Hansen

Fran Hansen
Executive Director
Shalom Center
1713 62nd
Kenosha, Wi 53143
262-658-1713 Ext. 123
hansenf@shalomcenter.org

Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: _____

Check one (1) of the following boxes to indicate the recipient of all correspondence:

(●) Name and Address of Applicant [Please print]:
Fran Hansen
1713 62nd Street
Kenosha, WI 53143

Phone: 262-658-1713 ext. 123
Fax: 262-657-6914
E-Mail: hansent@shalomcenter.org

( ) Name and Address of Architect/Engineer [Please print]:

Phone:
Fax:
E-Mail:

( ) Name and Address of Property Owner (if other than applicant)[Please print]:

Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number):
6201 14th Avenue
Kenosha, WI 53143

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

[ ]	Certified Survey Map	Section 1	Page 3
[ ]	Concept Review (*Land Division*)	Section 2	Page 4
[✓]	Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 5
[ ]	Conditional Use Permit	Section 4	Pages 6 & 7
[ ]	Developer's Agreement	Section 5	Page 8
[ ]	Final Plat	Section 6	Pages 9 & 10
[ ]	Lot Line Adjustment Survey	Section 7	Page 11
[ ]	Preliminary Plat	Section 8	Pages 12 & 13
[✓]	Rezoning	Section 9	Pages 14 & 15
[ ]	Site Plan Review	Section 10	Pages 16 & 17

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this *cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:*

Department of Community Development & Inspections
Planning Division
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

SECTION 3 *CONCEPT REVIEW - Multi-Family Residential or Non-Residential*	
Additional Information Required:	**Building or Addition Square Footage:** _____ **Existing Building Size:** 12,288 square feet **Site Size:** 1.2 Acres **Zoning District:** B-2 Community Business District **Proposed Zoning Change, if any:** _____
Submittal Requirements:	➢ **Ten (10) copies of plans drawn to a standard engineering scale.**
If Item to be Reviewed by Plan Commission/Common Council must Submit:	➢ **One (1) 8 1/2" x 11" reduction *or* twenty (20) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan (if available) and Building Elevation (if available)**
Fees:	➢ **CUP or Site Plan Review Concept = $600** ➢ **Neighborhood Plan Concept = $1,200** ➢ **City Plan Commission (optional) = $125**
Appendices to Review:	➢ **C, D, E, F and G**
Approximate Review Time:	➢ **30 days**

A concept plan may be submitted for review and comment for the owner to ascertain the feasibility of a proposed project. The concept plan is normally submitted in advance of a conditional use permit, site plan review, neighborhood plan application, or in conjunction with a rezoning petition.

The concept plan shall be submitted with this application and shall include the following information:

1. Building location(s) showing principal and accessory structures, with setbacks between buildings and from property lines noted.
2. Parking areas, access roads and driveways; existing and proposed.
3. Drainage plan, consisting only of drainage arrows showing general flow and direction of proposed surface runoff and retention basin(s), if any.
4. Landscaping plan, generally identifying areas where natural vegetation will be retained and/or new landscaping will be installed.

City Departments will review the application for compliance with City plans, Ordinances, regulations and policies.

I hereby certify that I have reviewed the City Ordinances and have provided ten (10) scaled copies of all required information.

Applicant's Signature

SECTION 9
REZONING

Additional Information Required:	**Current Zoning District:** B-2 **Proposed Zoning District:** I P **Proposed Type of Rezoning: (Check all applicable)** ☐ **Single-family Residential** ☐ **Two-family Residential** ☐ **Multi-family Residential (3 or more units)** ☒ **Institutional, Commercial or Industrial**
Submittal Requirements:	➢ **Rezoning Petition (sample below) filled out according to the particular situation. The current owner(s) of the property must sign the petition.** ➢ **Building and Site Development Plans as indicated below.**
Fees:	➢ Rezoning Fee = **$550** (For projects that *do not* require building and site development plans) OR ➢ Rezoning with Concept Plan = **$1,150** (For projects that require building and site development plans) *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.*
Appendices to Review:	➢ **N/A**
Approximate Review Time:	➢ **60-75 days (Reviewed by City Plan Commission and Common Council)**

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

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 14th 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.

SHALOM CENTER QUESTIONS

What checks are made to see that it is Kenosha residents that are being served and not people from out of town?

We have a thorough intake process in which we collect demographic information including most recent address. This typically is verified through some form of ID (driver license, school ID etc...) Our State and Federal grants require us to serve those in need from other areas if space allows.

How do you track repeat users?

All clients are signed in by a staff member every night. This information is entered into the State database for homeless management (WISP) which allows us to track and access the information for future reference.

What is done to move people into homes and jobs?

We require clients to engage in ongoing, extensive case management. The case manager along with the client develops an Individual Success Plan (ISP) based on the needs of that specific client. The ISP addresses many things such as but not limited to:

- *Establishing income*
  - *10 work searches are required every five days*
- *Participation in Life Skills classes that address*
  - *Interviewing skills*
  - *Resume writing*
  - *Job seeking skills*
- *Participation in Money Management classes that address*
  - *Budgeting*
  - *Savings*
  - *Paying rent on time*

Once income is established clients are required to maintain a savings account with the case manager saving 75% of disposable income which is typically applied to a rental unit. The average amount of time needed to successfully exit our program into housing is between 65 and 90 days.

What are the plans for the building, inside and out?

By relocating our current operations three blocks east we will have the ability to take an abandoned, rundown building and make it into a beautiful assistance center. We are planning to remove and rebuild the front portion of the current building and the home that is encased within. We plan to have security cameras on the outside and inside of building. The back half of the building will have a secured entrance and will house our shelter program. I have included a drawing for your convenience.

If approved, when will the project start? Is the funding available to start construction immediately?

Once approved, this project will start immediately. We currently have the funding to start construction. We are just waiting for the rezoning to be approved. Once approved, we will solicit bids for the entire project.

Zimbra **bwilke@kenosha.org**

RE: Shalom Center Rezoning

From : Fran Hansen <hansenf@shalomcenter.org> Fri, Sep 26, 2014 02:31 PM
Subject : RE: Shalom Center Rezoning
To : Brian Wilke <bwilke@kenosha.org>

Thanks Brian. I am just wondering why the meeting is being changed to a special meeting? Below are replies to the questions you have

Question #1

We would like to be completely in the new location by the end of 2015. However this will depend on construction time needed to complete the building. If we need to do phases we have a plan in place to do it in two parts. The first phase will be to prepare the shelter part of the building which is the back half of the exishing building. This will include construction of the actual bedrooms and construction of two bathrooms consisting of five showers and five toilets each and a common area. Once that is complete we would be able to move both of our shelter programs into the building. That being said we are still hoping to complete the project and move everything at one time It will depend on weather and availability of construction schedules.

Question #2

You have seen the signatures we collected, other things we have done are:

1. Myself or a Shalom Center board member have met or spoken with each of the Plan Commission members, either in person or by phone.
2. We have had several Plan Commission members in our building for a one on one meeting and a tour of our current facility.
3. We have met with the County Exec., the Mayor and many Aldermen, including Alderman Michalski, to discuss our plans.
4. I met privately with the owner of the building directly north of the 14th Avenue property, Brian Hervat. After speaking with him and giving him a tour of our current building I asked him to attend our July board meeting to discuss any issue he may have with our plan for the new building. Mr. Hervat stated to our entire board that he did not have an issue with the shelter programs being at the new location
5. We organized a meeting and mailed invites to the neighbors asking them to come and air any grievance they may have against us moving to the new location. Only five showed up. We have since sent letters to the neighbors asking them to contact us if they had any concerns or if they would like to discuss our plans for the new building. This letter was sent in July and we have received no response from any of anyone.
6. We had a board member physically go to the surrounding homes to meet with the neighbors but no one answered any of the doors
7. And of course the petitioning of the district, with 100% of all people available saying yes they support our move to 6201 14th Avenue.

Hope this is what you needed Please let me know if there is anything else you may need.

Thanks again

Fran Hansen
Executive Director
Shalom Center
1713 62nd Street
Kenosha, WI
262-658-1713, ext. 123

From: Brian Wilke [mailto:bwilke@kenosha.org]
Sent: Friday, September 26, 2014 9:44 AM
To: Fran Hansen
Subject: Shalom Center Rezoning

Fran:

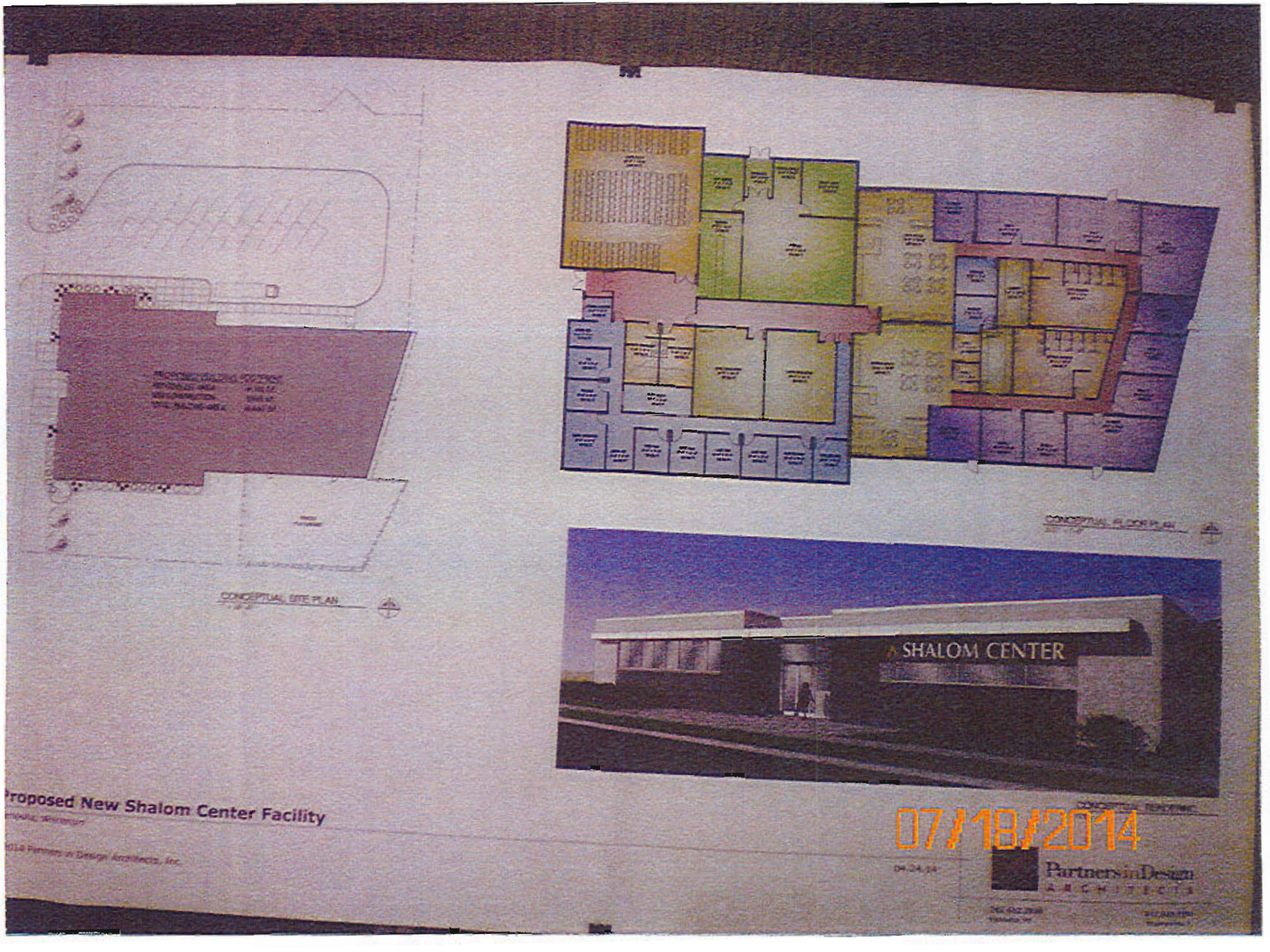
A few items of note for you:

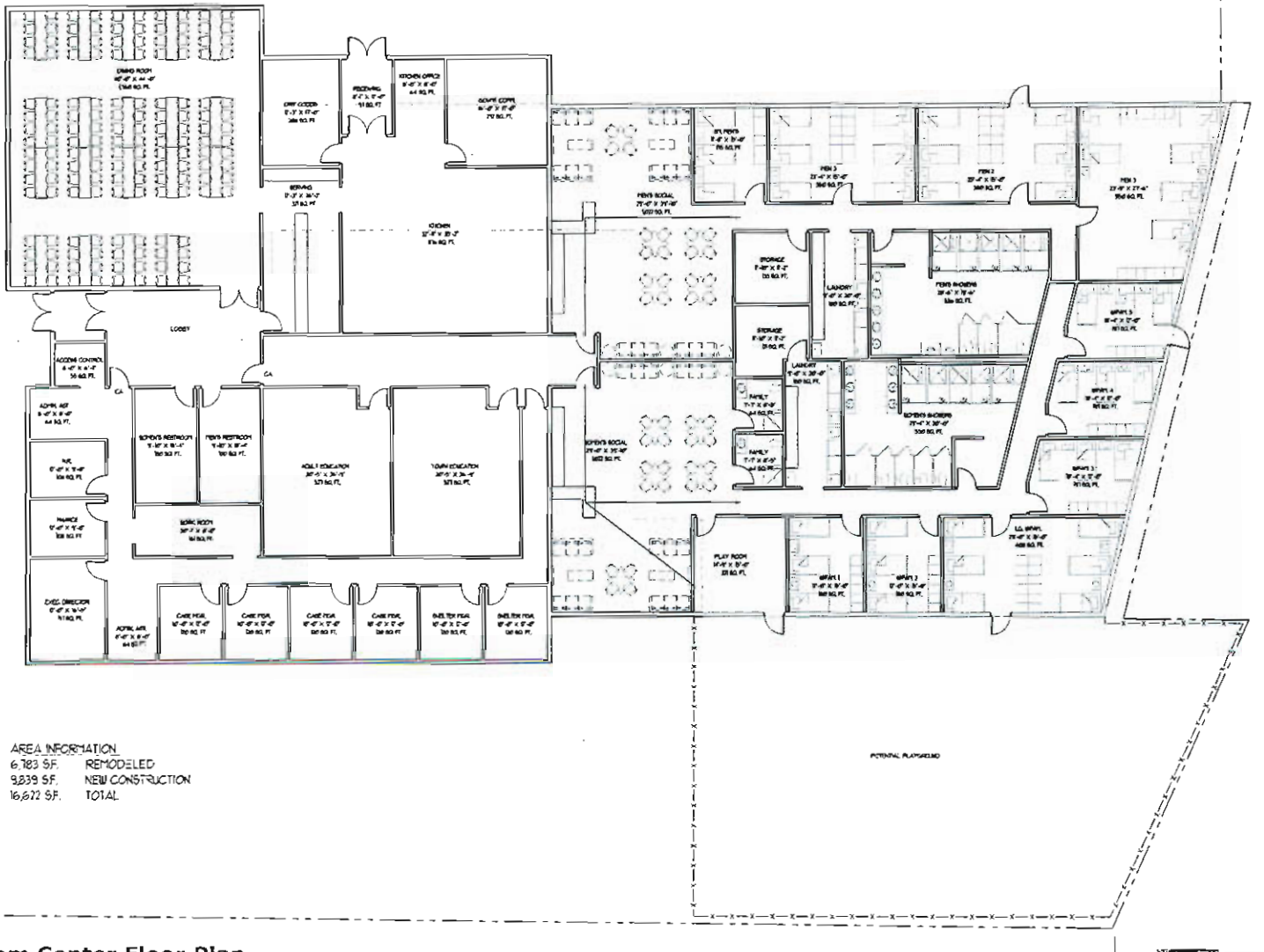
1) Your rezoning item has been scheduled for a special meeting of the City Plan Commission on Thursday October 16th at 5:00 pm in Room 202 of the Municipal Building.
2) As we prepare our staff report, there is still some information I would like to get from you that would help us prepare the report. First, what is the phasing plan for moving operations from your current location to the proposed location? Do you intend to move things all at once, or would you phase in different parts of the operation over time? Also, I have seen the

signatures you provided from the neighborhood, but was there any other community outreach you've performed since the last time the rezoning was looked at?

I look forward to your answers. If you have any other questions for me, please do not hesitate to contact me.

Brian R. Wilke
Development Coordinator
City of Kenosha -
Dept. of Community Development & Inspections
625 52nd Street
Kenosha, WI 53140
(262)653-4049 Phone
(262)653-4045 Fax


CONCEPTUAL SITE PLAN
CONCEPTUAL FLOOR PLAN
SHALOM CENTER
Proposed New Shalom Center Facility
07/18/2014
Partners in Design
ARCHITECTS



AREA INFORMATION
6,783 S.F. REMODELED
9,839 S.F. NEW CONSTRUCTION
16,672 S.F. TOTAL

Proposed Shalom Center Floor Plan

Old St. Vincent DePaul Site

Shalom Center
Scale: 1/8" = 1'-0"
03.25.14

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PartnersinDesign ARCHITECTS
262.652.2800 Kenosha, WI
847.940.0300 Riverwoods, IL

·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

Jeffrey B. Labahn, Director
Richard Schroeder, Deputy Director

October 6, 2014

Notice of Public Hearing

Rezoning of property at 6201 14th Avenue

The City Plan Commission will hold a public hearing on a Petition submitted by the Shalom Center, Fran Hansen, agent, to rezone their 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*. The rezoning request is to allow for 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 and Institutional.*

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

Thursday, October 16, 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, December 1, 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 or at 262.653.4049.

BW:kas
Enclosure

SHALOM CENTER
Building Hope
Food • Shelter • Guidance

Shalom Center of the Interfaith Network
1713 62nd Street
Kenosha, Wisconsin 53143-4469
Office 262-658-1713
FAX 262-657-6914
www.shalomcenter.org

On July 19th a canvassing of District 3 was taken by CUSH to determine the approval of the voters in the district in regards to the Shalom Center relocating their facility to 6201 14th avenue. The results (attached) show that 99 percent of those canvased approve this move.

The Shalom Center's Plan to open a Residential Assistance Center

Final Compilation page #

Question (1) : Are you a registered voter in the city of Kenosha's third (3rd) voting district?

Question (2): Do you support the Shalom Center's plan to open a Residential Assistance Center in the former St. Vincent de Paul's Thrift Store at 6201 14th Avenue?

	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/22	[illegible]	6616 3rd Ave	yes		yes
2	7/22	[illegible]	6800 3RD AVE	YES		YES
3	7/22	[illegible]	6800 3rd Ave	yes		yes
4	7/22	Ronald R. Frederick	6038-34th Ave	Yes		YES
5	7/22	Maureen B. Reed	" "	Yes		YES
6	7/22	Scott W. Tench	6203 37th Ave	yes		yes
7	7/22	Judy Tench	6203 37th Ave	yes		yes
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The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19	Dave Bell	6043 33rd Ave	Y		Y
2	7/19	Stan Kozicki	6107 33rd	Y		Y
3	7/19	Ellery Sagan	6209 - 34th Ave	Y		Y
4		[illegible]	3511 63 St	Y		Y
5	7/19	Willard Westra	6213 - 37th Av	Y		Y
6	7/19	Jeanette E. Westra	6213 - 37th AVE	Y		Y
7	7/19	Tracy Miracle	6011 37th Ave	Y		Y
8	7/19	Cheryl Green	6047 37th Ave	Y		Y
9	7/19	James McGuire	6040 35th Ave	Y		Y
10	7/19	Mike McGuire	6040 35th Ave	Y		Y
11	7/19	Cheryl Millholland	6514 - 3rd Ave	Y		Y
12	7/19	[illegible]	6614 5th Ave	Y		Y
13	7/19	[illegible]	6202 - 3rd Ave	Y		Y
14	7/19	[illegible]	6206 3rd Ave	Y		Y
15	7/19	[illegible]	6519 Third Ave	Y		Y
16	7/19	[illegible]	6519 3rd Ave	Y		Y

The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
2	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
3	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
4	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
5	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
7	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
9	7/25	Tina Bonafiglio	610 68th Pl	yes		yes
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The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19	Jennifer Schacke	6621 5th Ave	Y		Y
2	7/19	Mary K Damado	6916 5th Ave.	Y		Y
3	7/19	Steve Connelly	6814 5th AV	Y		Y
4	7/19	Madeline Connelly	6814 5th Ave	Y		Y
5	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
6		[illegible]	[illegible]			
7	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
8	[illegible]	[illegible]	[illegible]	[illegible]		
9	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
10	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19/14	JAMES R. VAN LONE	1917-60TH ST.	YES		NOT OPPOSED
2	7-19-14	Jill EISENHAUER	2511-60ST	Yes		Not opposed
3		Robert MacHarg	2515 61st	Yes		Not [illegible]
4	7/19/14	[illegible]	2014 61st street	yes		yes
5		Christine [illegible]	1915-61st St.	Yes		Yes
6		James Wilson	1517-61st Apt 1	yes		yes
7	7/19	Rosette Burroughs	1217 61st	Yes		Yes
8	7/19	Tommy Burroughs	1217 61st	yes		yes
9	[illegible]	[illegible]	1005 61st	yes		yes
10	7/19	[illegible]	1005-61st	Yes		Yes
11	7-20	Patti Fitchett	6420-8th ave	YES!		YES!
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The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	[illegible]	Mary Liegel	6[illegible]-69th St	Y		Y
2	[illegible]	Bob Liegel	6[illegible]-69th St	Y		Y
3	[illegible]	Margaret Heller	2[illegible]-69th St	Y		Y
4	7/23	[illegible]	4[illegible]-69th St	Y		Y
5	[illegible]	[illegible]	[illegible]	Y		[illegible]
6	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]
7	7/25	[illegible]	[illegible]	[illegible]		[illegible]
8	[illegible]	[illegible]		[illegible]		[illegible]
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19	Sara Schroeder	1571 17th Ave Kenosha	N		Y
2	7-19	Marissa Barnes	7521 32nd Ave	N		Y
3	7-19	Magdalena Alvarez	5041 19th Ave	N		Y
4	7-19	Roberta LaChance	4815 38th Ave	N		Y
5	7/19	Patt Max	324 - 93rd St	N		Y
6	7/19	Tammy Maruca	5700 33rd Ave	N		Y
7	7/19	Ben Peratto	1527 - 16th Pl. Kenosha	N		Y
8	7/19	[illegible]	[illegible] Ave [illegible]	N		yes
9	7/19	Gina Roberts	1024 46th St Kenosha WI	N		yes
10	7/19	[illegible]	6414 Sheridan RD UPPER	Y		yes
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7-19	David Kressel	1519 - 60TH ST.	YES		YES
2	7/19	Marion Taylor	1519 60th St	Y		Y
3	7/19	Emily Strange	1519 60th St.	Y		Y
4	7/19	Mary M. Hall	1519 60TH Street	Yes		Yes
5	7/19	[illegible]	1519 60th Street	Y		Y
6	7/19	Hope Flores	6519 20th Ave	Yes		Yes
7	7/19	MARY Lou Serrano	1519 60th Street	Yes		Yes
8	7/19	[illegible]	1519 60th Street	yes		yes
9	7/19	[illegible]	1519 60th Street	yes		yes
10	7/19	[illegible] Mary Ellen	1519 60th St	Yes		Yes
11	7/19	Charles Steinke	1519 60th St	Yes		Yes
12	7/19	Gloria Nieves	1519 60th St.	YES		Yes
13	7/19	[illegible]	1519 - 7[illegible] ST	YES		YES
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
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13	7/28/14		902 70th Street	yes		yes
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/6/14	[illegible]	6727 - 22nd Ave Kenosha	Y		Y
2	7/6/14	[illegible]	6324 - 23rd Ave	Y		Y
3	7/9/14	[illegible]	6122 - 24th Ave	Y		Y
4	7/9/14	[illegible]	6206 - 24th AVE	Y		Y
5	7/10/14	[illegible]	6110 25th Ave	Y		Y
6	7/10/14	[illegible]	6110 - 25th AVE	Y		Y
7	7/21/14	[illegible]	6340 26th Ave	Y		Y
8	7/21/14	[illegible]	6340 26th Ave	Y		Y
9	7/23/14	[illegible]	6322 29th Ave	Y		Y
10	7/27/14	[illegible]	6906 22nd AVE	Y		Y
11	7/27/14	[illegible]	6126 - 2nd Ave	X		Y
12	7/27/14	[illegible]	7001 2nd Ave	Y		Y
13	7/27/14	[illegible]	7001 2nd Ave	Y		Y
14	7/28/14	[illegible]	6107-26th Ave	Y		Y
15	7/28/14	[illegible]	6107 26 Ave	Y		Y
16	7/27/14	[illegible]	6911 - 21 Ave	Y		Y

WAYNE KUESSE / DARNELL JOHNSON

The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19	[illegible]	6515 7th Ave #6 Kenosha	Yes		Yes
2	7/19	K. S. Hawkins	6522 7th Ave	YES		YES
3	7/19	[illegible] M. Walker	6532 7TH AVE	YES		YES
4	7/19	[illegible]	7214 7th Av	YES		YES
5	7/19	[illegible]	7214 7th Ave	yes		yes
6	7/19	JAMES LUCHTEFELD	7304 7th AVE.	YES		YES
7	7/19	Michelle Amundson	7404 7th Ave	yes		yes
8	7/19	Graciela Burroughs	7404 7th Ave	yes		yes
9	7/19	Juliana Amundson	7404 7th Ave.	yes		yes
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1			115 68th Place	Y		Y
2			115 68th Place	Y		Y
3			711 68 Pl	Y		Y
4			214 68 Pl	Y		Y
5			6650 3rd Ave	Y		Y
6			6555 3rd Ave	Y		Y
7						
8						
9				Y		Y
10				Y		Y
11				Y		Y
12				Y		Y
13			7011 3rd Ave	Y		Y
14			7121 3rd Ave	Y		Y
15			7215 3rd Ave	Y		Y
16			7215 3rd Ave	Y		Y

The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19	Elizabeth Findlay	2003 62nd Street	Yes		Yes
2	7/19	Ventrice L Bankhead	2109-62 Ad Street	Yes		Yes
3	7/19	LecAire Mathis	5504 93rd St	NO		"Yes"
4	7/19	Phea Jackson	2111 62nd St	yes		yes
5	7/19	Brian I S Harris	6202 12th Ave	Yes		Yes
6	7/19	DOROthy MacHarg	2515 61st St	yes		yes
7	7/19	Brigitta Rulito	313 65th St	yes		yes
8	7/19	ROBIN POTENTE	523 65TH ST	yes		yes
9	7/19	Ada L Harris	3019 85th St	yes		yes
10	7/19	Michael E Kehoe	836-65th St	Yes		yes
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The Shalom Center's Plan to open a Residential Assistance Center

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19/14	Lenore Lannoye	6119 11th Ave	yes		yes
2	7/19/14	Roger L. Lannoye	6119 11th ave	yes		yes
3	[illegible]	William C. Kroll	6339 12th Ave	Yes		yes
4	7/19/14	Jean Rauen	7200 1st Ave	Yes		Yes
5	7/19/14	George W. Clarke	7200 1st Ave	Yes		Yes
6	7/19/14	Linda Burch	7118 1st Ave	Yes		yes
7	7/19/14	James Burch	7118 1st Ave	Yes		Yes
8	7/19/14	Martha D. Sanchez	6215 12th Ave	yes		yes
9	7/19/14	Joel L. Sanchez	6215 12th Ave	Yes		Yes
10	[illegible]	[illegible]	714 1st Ave	yes		yes
11	7/20/14	Kim [illegible]	6113 11th Ave	yes		yes
12	7/24/14	[illegible]	6109 10th Ave	yes New resident of the [illegible]		yes
13	7/24/14	Constance O'Neal	6950 12th Ave	yes		yes
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1		Lucian Brown	6122 11TH AVE	YES		YES
2		Juanita Wheat	6206 11th Ave	Yes		Yes
3		[illegible]	6374 23 AR	YES		YES
4		Juanette Sandley	6215 12 ave	Yes		yes
5		Raynard L'Mingo	6215 12 ave	yes		yes
6		Georgia Morehat	7114 1st Avenue	~~yes~~ no		yes
7		Juanita Hardy	6219 - 12th ave	yes		yes
8		Jack R Carr	4525 19 ave	YES		yes
9		Clifton Hack	6016 44th ave.	NO		yes
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	A	B	C	D	E	F	G	H
1			The Shalom Center's Plan to open a Residential Assistance Center					
2	Final Compilation page #							
3		Question (1) : Are you a registered voter in the city of Kenosha's third (3rd) voting district?						
4		Question (2): Do you support the Shalom Center's plan to open a residential Assistance Center						
5			in the former St. Vincent de Paul's Thrift Store at 6201 14th Avenue?					
6								
7		Date	Name	Address	Question (1) Y/N		Question (2) Y/N	
8	1	7/23	Charles Hansen	4120 - 51 Ave	NO		Yes	
9	2	7/23	Kamahria Hopkins	6435 7th Ct.	NO		Yes	
10	3	7/23	JENNIFER K BINGHAM	6318 51ST AVE	NO		YES	
11	4	7/23	Patricia Schmitz	15406 - 67th St.	No		Yes	
12	5	7/23	Megan Frazer	5816 85rd Pl.	No		Yes	
13	6	7/23	Sarah Brewick	5116 46th Ave Unit A	NO		Yes	
14	7	7/23	Susan M. Burr	3612 18th Ave	No		yes	
15	8	7/23	Nancy Flores	4008 - 89 ST #10	NO		yes	
16	9	7/23	Carla Cauda	7325 - 12th St	NO		Yes	
17	10	7/23	Jillian Kirschbaum	1562 - 30th Ave, 2B	No		yes!	
18	11	7/23	Jaclyn Hoff	6724 27th Ave	No		Yes	
19	12							
20	13							
21	14							
22	15							
23	16							

The Shalom Center's Plan to open a Residential Assistance Center

Final Compilation page #

Question (1) : Are you a registered voter in the city of Kenosha's third (3rd) voting district?

Question (2): Do you support the Shalom Center's plan to open a Residential Assistance Center in the former St. Vincent de Paul's Thrift Store at 6201 14th Avenue?

	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1		[illegible]	[illegible]	No		Yes
2		[illegible]	[illegible]	[illegible]		[illegible]
3		[illegible]	[illegible]	[illegible]		[illegible]
4		[illegible]	[illegible]	[illegible]		[illegible]
5		[illegible]	[illegible]	[illegible]		[illegible]
6		[illegible]	[illegible]	[illegible]		[illegible]
7		[illegible]	[illegible]	[illegible]		[illegible]
8		[illegible]	[illegible]	[illegible]		[illegible]
9		[illegible]	[illegible]	[illegible]		[illegible]
10		[illegible]	[illegible]	[illegible]		[illegible]
11		[illegible]	[illegible]	[illegible]		[illegible]
12		[illegible]	[illegible]	[illegible]		[illegible]
13		[illegible]	[illegible]	[illegible]		[illegible]
14		[illegible]	[illegible]	[illegible]		[illegible]
15		[illegible]	[illegible]	[illegible]		[illegible]
16		[illegible]	[illegible]	[illegible]		[illegible]

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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/19/14	Kathleen Gyzen	1844 18th Ave Ken. W. 53140	N		Y
2	7/19/14	Rosaline Brown	6201 39th Ave. Kenosha 53142	N		Y
3	7-19-14	David P. McGrath	6201 - 39th Ave Kenosha 53142	N		Y
4	7/19/14	Mary Kathleen Hahn	6600 3rd Ave Kenosha 53143	N		Y
5	7/19/14	Russell Hahn	6600 3rd Ave Kenosha 53143	N		Y
6	7/21/14	DIANE KATT	8923 43rd Ave	N		Y
7	7/21/14	DESTINY RODRIGUEZ	8200 75th St #39	N		Y
8						
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1		[illegible]	[illegible]	Yes NO		[illegible]
2		Richard Shanahan	7302 3rd Ave	No		[illegible] Yes Re
3						
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1						
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5				N		
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	Date	Name	Address	Question (1) Y/N		Question (2) Y/N
1	7/20/14	Heidi Helgeson	6507 40th Ave	N		Y
2	7/20/14	Ebba Johnson	524 74th Street	no		yes
3	7/20/14	[illegible]	5608 35th Ave	No		YES
4	7/20/14	[illegible]	4817 5th Ave #1	No		Yes
5	7/20/14	Carolyn Feldt	7409 14th Ave	No.		Yes
6	7/20/14	Connie Russell	5423 32nd Ave.	NO		Yes
7	7/20/14	[illegible]	6201 5 Ave	No		Not opposed
8	7/20/14	[illegible]	6201 5th Ave	N		Not Opposed
9	7/20/14	Mendi [illegible]	625 78th St	N		yes
10	7/20/14	Rom Maczka	4817 5th Ave #1	No		Yes
11	[illegible]	[illegible]	7409 14th Ave	N		Yes
12	[illegible]	[illegible]	4302 85th St.	N		Yes
13						
14						
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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

Uses	*Acres*	*Percent*
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
TOTAL	388	100

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.

Map 3.1 - Existing Land Use

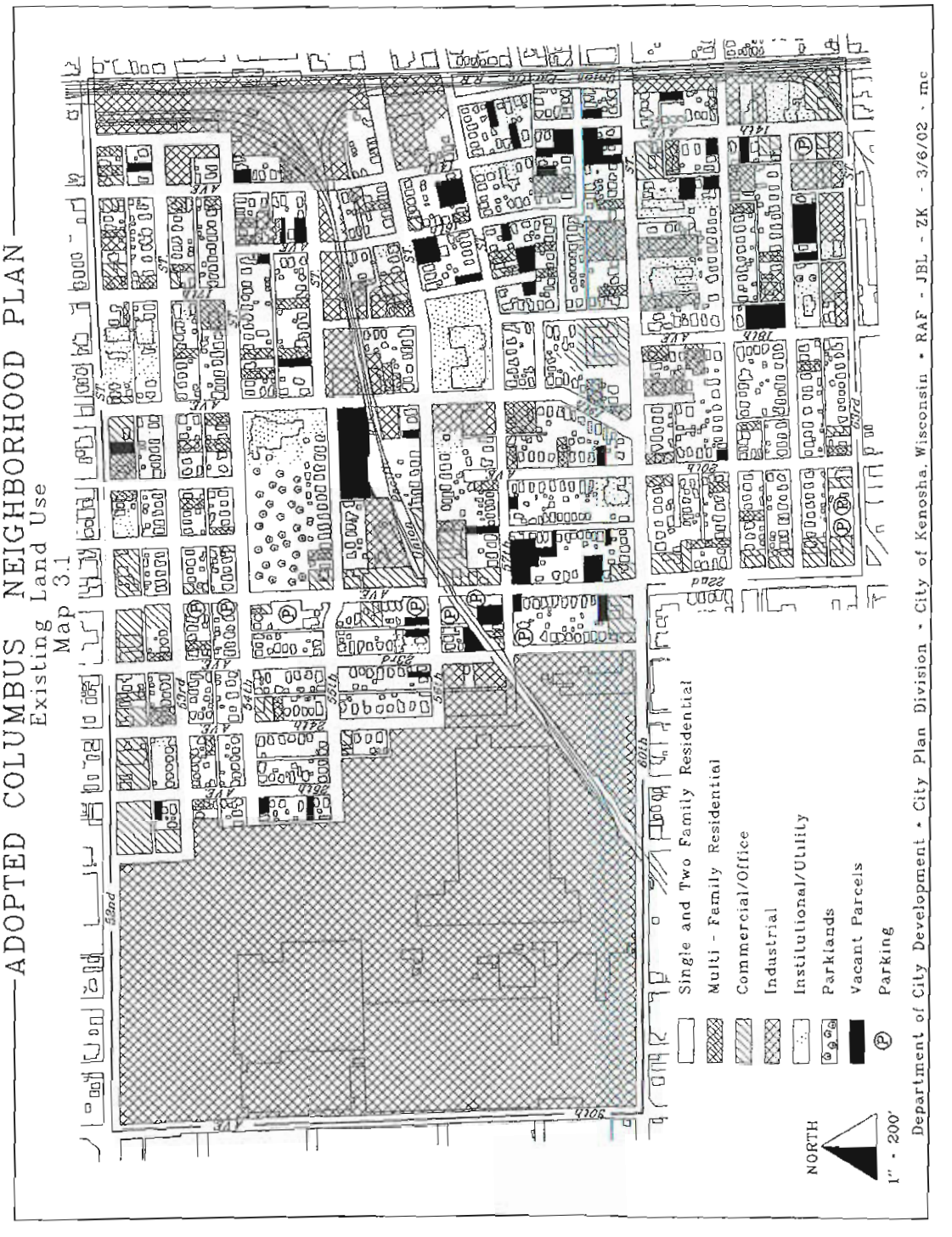


Table 3.3, below, shows that the neighborhood consists of 371 single-family homes. Single-family residential density equals about 7.6 units per acre. The average single-family lots size is approximately 5,685 square feet for the neighborhood.

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

Uses	*Acres*	*Percent*
Single-family	49	41
Two-family	57	48
Multi-family*	14	11
TOTAL	120	100

Table 3.3 - Existing Residential Units

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

* 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.

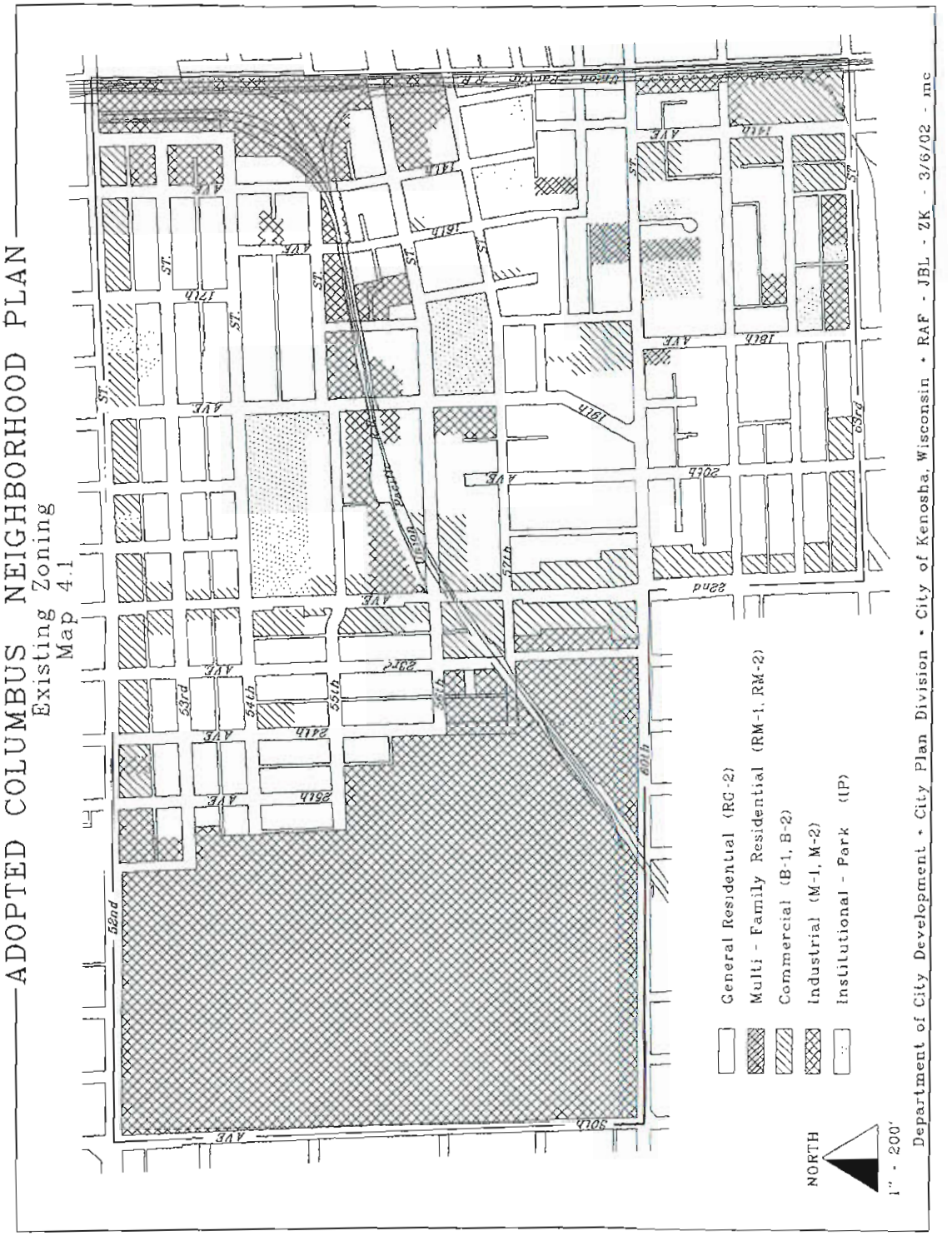
The Italian-American Club on 52nd Street and 22nd Avenue is a significant cultural and neighborhood landmark. The club historically served the local Italian-American community in Kenosha and continues to serve that community and the general public with a restaurant and banquet facilities.

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.

Map 4.1 - Existing Zones



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 neighhorhood.

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

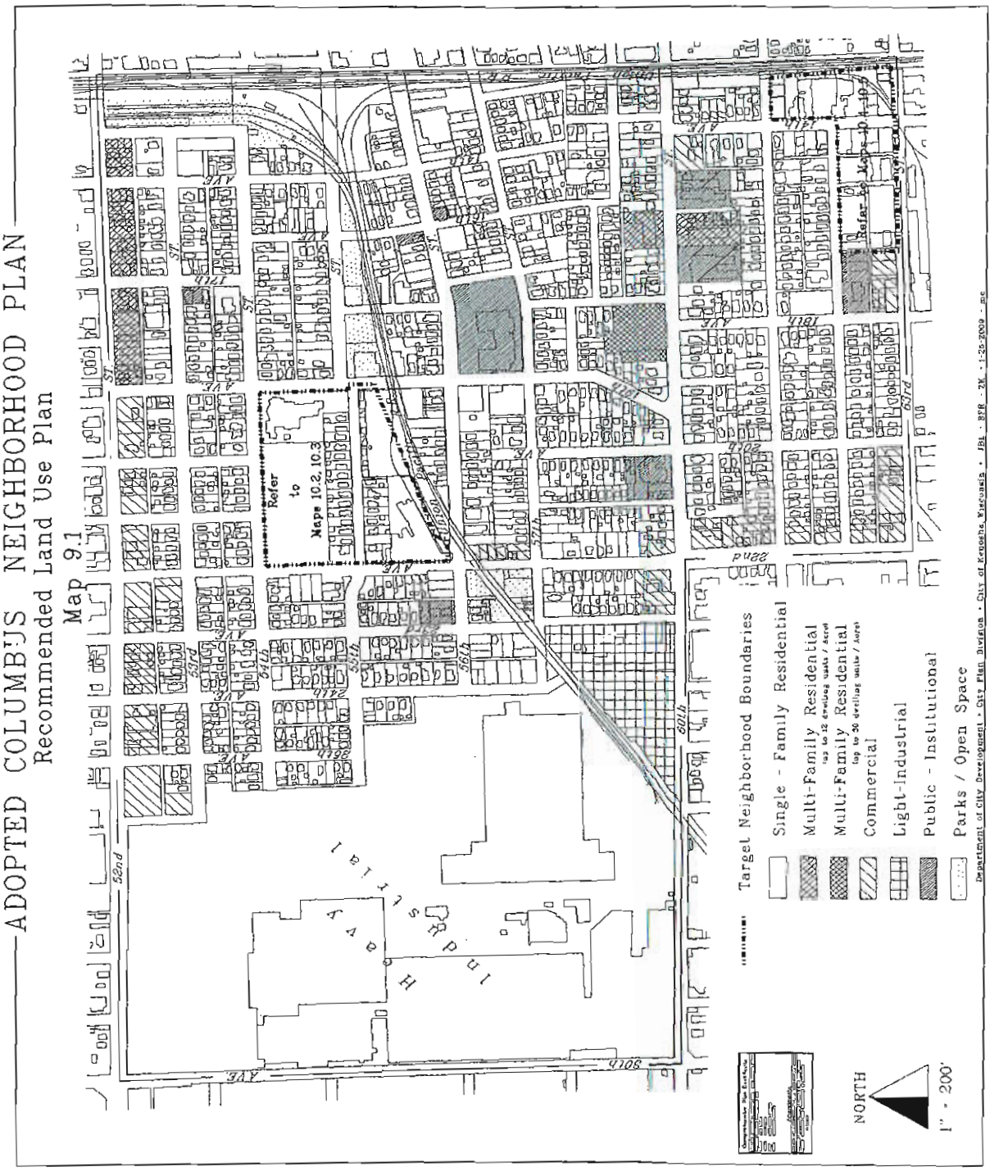
The M-2 district applies to heavy manufacturing and industrial uses.

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.

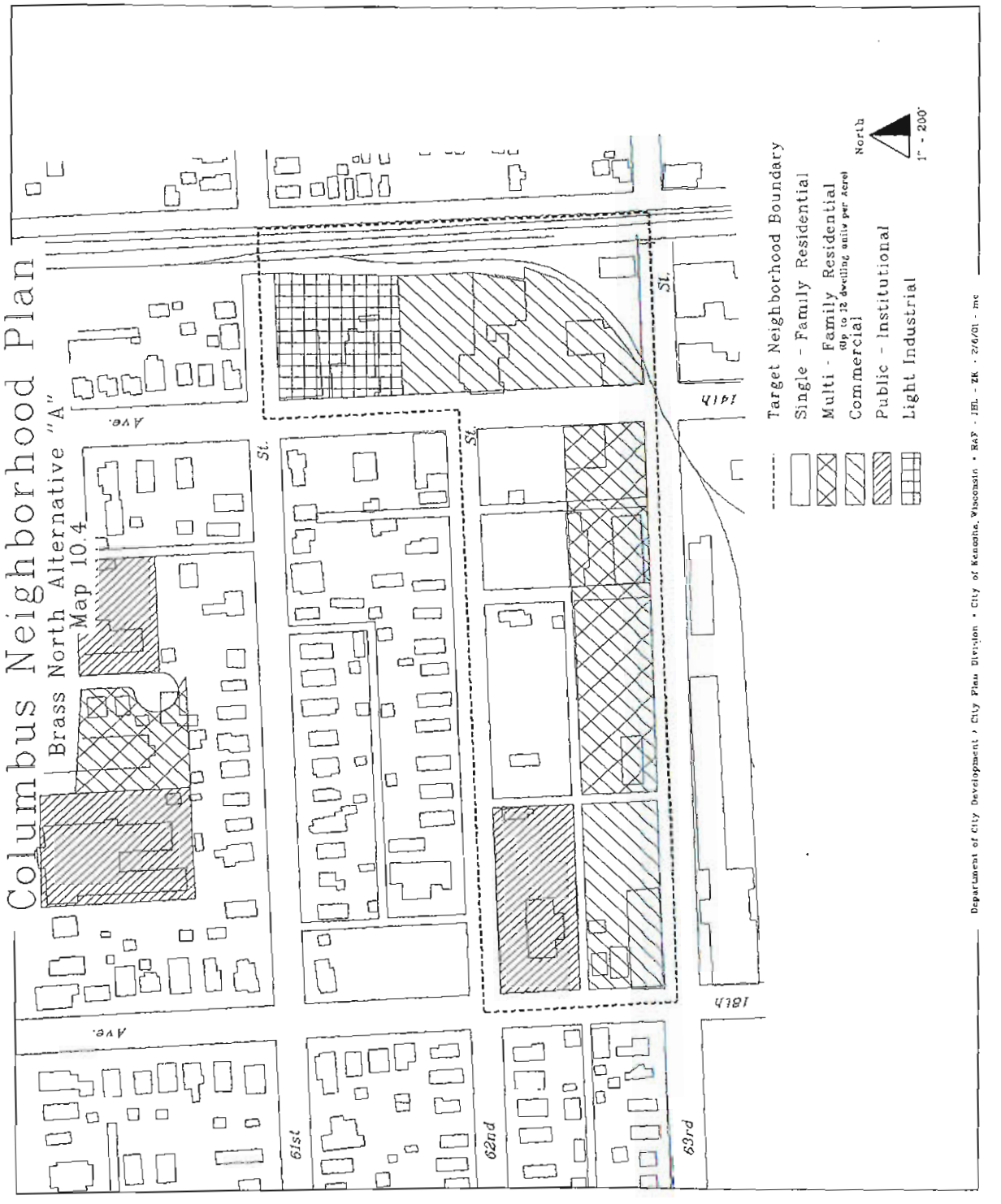
Maintain the Uptown Business District as a commercial focal point for the neighborhood.

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.

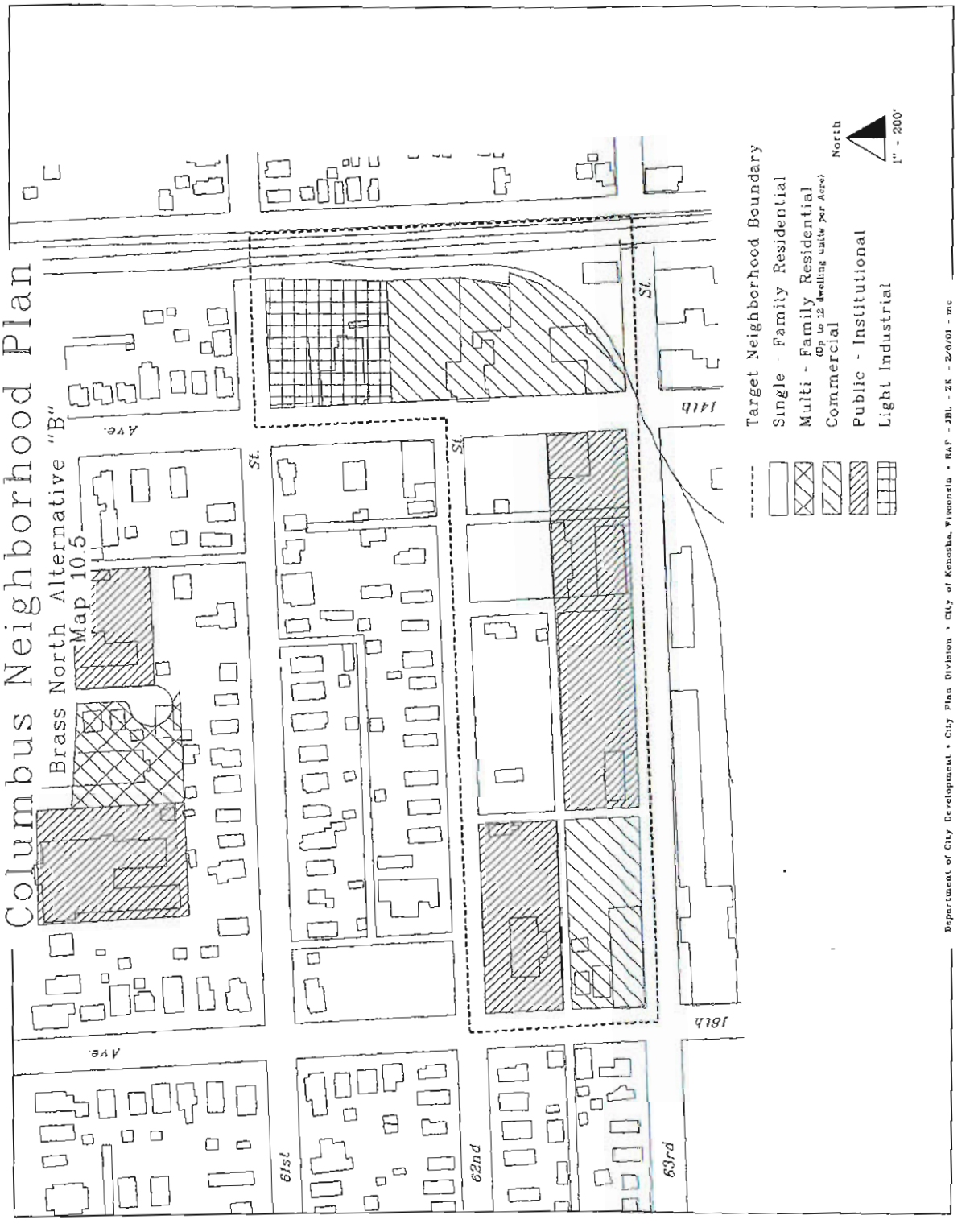
Maintain the Midtown Business District as a commercial area.

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



Map 10.5 - Brass North - Alternative B



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.