

APPENDIX 9-1

**COMPARISON OF COUNTY AND CITY OF KENOSHA
LAND USE PLAN CATEGORIES**

**COMPARISON OF PLAN CATEGORIES FOR
THE KENOSHA COUNTY YEAR 2035 LAND USE PLAN MAP,
THE CITY OF KENOSHA YEAR 2035 LAND USE PLAN MAP, AND
THE ADOPTED CITY OF KENOSHA NEIGHBORHOOD PLANS AND ZONING DISTRICTS**

Kenosha County Land Use Plan: 2035 (See Map 9-2)	City of Kenosha Land Use Plan: 2035^a (See Map 9-6)	City of Kenosha Neighborhood Plans and Zoning Districts^b
<i>Farmland Protection</i>	N/A	N/A
<i>General Agricultural and Open Land</i> If residential uses are allowed, then average density of 10 to 34.9 acres per dwelling unit.	N/A	N/A
<i>Rural-Density Residential</i> Average density of 5 to 9.9 acres per dwelling unit.	N/A	N/A
<i>Agricultural and Rural-Density Residential</i> If residential uses are allowed, then density of at least 5 acres per dwelling unit.	N/A	N/A
<i>Suburban-Density Residential</i> Average density of 40,000 square feet to 4.9 acres per dwelling unit.	N/A	N/A
<i>Medium-Density Residential</i> Average density of 6,000 to 39,999 square feet per dwelling unit.	<i>Medium-Density Residential^c</i> Attached and detached single-family with an average density of 7,000 to 39,999 square feet per dwelling unit.	<i>Detached Single-Family Residential</i> St. Peter's and that portion zoned RS-2 in Wilson Neighborhood; <i>Single-Family Residential</i> Green Bay Road, Corridor, Parkside South and Hillcrest; <i>Proposed Single-Family Residential</i> Gateway, Pike Creek, and South Sheridan; <i>RR-1, RR-2, RR-3, RS-1, and RS-2 Zoning Districts</i>
<i>Medium Density-Residential</i> Average density of 6,000 to 39,999 square feet per dwelling unit.	<i>Medium-Density Residential^c</i> Single- and two-family with an average density of 3,000 to 6,999 square feet per dwelling unit.	<i>Attached Single-Family</i> St. Peter's and Wilson; <i>Detached Single-Family</i> Wilson, except areas zoned RS-2; <i>Existing Residential</i> Washington; <i>Existing Industrial to be Phased Out</i> Washington; <i>Proposed Two-Family Residential</i> South Sheridan; <i>Rural Highway Single-Family Residential</i> Bristol; <i>Single-Family Residential</i> Columbus and Lincoln; <i>Single- and Two-Family Residential</i> Bristol and McKinley-Roosevelt; <i>RS-3, RD, RG-1, RG-2, and TRD-1 Zoning Districts</i>

Kenosha County Land Use Plan: 2035 (See Map 9-2)	City of Kenosha Land Use Plan: 2035 ^a (See Map 9-6)	City of Kenosha Neighborhood Plans and Zoning Districts ^b
<p>High-Density Residential Average density less than 6,000 square feet per dwelling unit.</p>	<p>High-Density Residential Two- and Multi-Family with an average density of less than 6,000 square feet per dwelling unit.</p>	<p>Elderly and Handicapped Housing South Sheridan; Former Bain School Redevelopment Washington; Low-Density Multi-Family Development St. Peter's and South Sheridan; Medium-Density Multi-Family Residential South Sheridan; High-Density Multi-Family Residential South Sheridan; Multiple-Family Residential Bristol, Corridor^d, Columbus, Harborpark, McKinley-Roosevelt, Parkside South, and Wilson; Proposed Multi-Family Residential Gateway and Pike Creek Residential 40 DU/AC, 32 DU/AC, 16 DU/AC, 8 DU/AC Tirabassi; RM-1, RM-2, RM-3, and TRD-2 Zoning Districts</p>
<p>Commercial</p>	<p>Commercial</p>	<p>Commercial/Office Gateway, Hillcrest, McKinley-Roosevelt, St. Peter's, South Sheridan, Wilson; Proposed Commercial/Business Pike Creek; Community Commercial Bristol and Tirabassi; Neighborhood Commercial Tirabassi; Community and Regional Commercial Bristol; Commercial Columbus, Corridor^f, Lincoln, Washington; Large-Scale Planned Non-Residential Development or Redevelopment Corridor-those areas south of STH 158 not zoned M-2; Neighborhood Business (B-1 Zoning; Community Business (B-2) Zoning; Central Business (B-3) Zoning</p>
<p>Mixed Use</p>	<p>Mixed Use</p>	<p>Mixed Use Development Lincoln^e; Mixed Use Harborpark Multiple Uses for Traditional Buildings Bristol Mixed Use (B-4) Zoning District</p>
<p>Office/Professional Services</p>	<p><i>N/A</i></p>	<p><i>N/A</i></p>
<p>Industrial</p>	<p>Industrial</p>	<p>Light Industrial Columbus, Lincoln, and Sheridan; Heavy Industrial Columbus and Sheridan; Industrial Corridor and Wilson Commercial/Office, Institutional, and Industrial/Manufacturing/Warehousing McKinley-Roosevelt; Large-Scale Planned Non-Residential Development or Redevelopment Corridor;</p>

Kenosha County Land Use Plan: 2035 (See Map 9-2)	City of Kenosha Land Use Plan: 2035 ^a (See Map 9-6)	City of Kenosha Neighborhood Plans and Zoning Districts ^b
		<i>Light Manufacturing (M-1) Zoning;</i> <i>Heavy Manufacturing (M-2) Zoning</i>
<i>Business/Industrial Park</i>	<i>N/A</i>	<i>N/A</i>
<i>Governmental and Institutional</i>	<i>Governmental, Institutional, and Office</i>	<i>Institutional/Utility</i> Bristol, Gateway, Hillcrest, Lincoln, St. Peter's, South Sheridan, and Wilson; <i>Institutional/Office</i> Green Bay Road; <i>Institutional Uses</i> Parkside South; <i>Proposed Institutional/Office</i> Pike Creek; <i>Public-Institutional</i> Columbus; <i>Governmental and Institutional</i> CTH HH; <i>Institutional/Government/Utility</i> McKinley-Roosevelt; <i>Institutional-Park</i> Corridor; <i>Institutional</i> Harborpark and Washington; <i>Institutional Park (I-P) Zoning</i>
<i>Other Transportation, Communications, and Utilities</i>	<i>Transportation, Communications, and Utilities; Railroad Right-of-Way</i>	<i>Airport</i> Corridor; <i>Public Utility</i> CTH HH; <i>Institutional Park (I-P)</i> For areas with existing or planned transit stations, detention basins, or other utilities; <i>Railroad Corridor</i> McKinley-Roosevelt; <i>Other Railroad Rights-of-Way</i>
<i>Park and Recreational</i>	<i>Park and Open Space</i>	<i>Proposed Park</i> Pike; <i>Parks/Open Space</i> Columbus, Lincoln, Tirabassi, and Wilson; <i>Park/Open Space</i> CTH HH, St. Peter's, and Washington; <i>Open Space/Park</i> Bristol; <i>Neighborhood Park</i> Hillcrest; <i>Institutional-Park</i> Corridor; <i>Institutional Park (I-P) Zoning</i>
<i>Street and Highway Right-of-Way</i>	<i>Existing Street and Highway Right-of- Way</i> <i>Proposed Street and Highway Right-of- Way</i>	<i>Existing and Proposed Public Streets shown on Neighborhood Plans^h</i>
<i>Extractive</i>	<i>N/A</i>	<i>N/A</i>
<i>Landfill</i>	<i>N/A</i>	<i>N/A</i>
<i>Primary Environmental Corridor</i>	<i>Primary Environmental Corridor</i>	<i>Primary Environmental Corridor</i> Corridor ^g ; <i>Wetlands</i> South Sheridan; <i>Park and Open Space</i> CTH HH; <i>Urban Land Use Categories located within the Primary Environmental Corridor</i>

Kenosha County Land Use Plan: 2035 (See Map 9-2)	City of Kenosha Land Use Plan: 2035 ^a (See Map 9-6)	City of Kenosha Neighborhood Plans and Zoning Districts ^b
<i>Secondary Environmental Corridor</i>	<i>Secondary Environmental Corridor</i>	<i>Secondary Environmental Corridor</i> Corridor ^g ; Open Space/Park Bristol; Urban Land Use Categories located within the Secondary Environmental Corridor
<i>Isolated Natural Resource Area</i>	<i>Isolated Natural Resource Area</i>	<i>Isolated Natural Resource Area</i> Corridor ^g ; Lowland Conservancy Hillcrest; Open Space/Park Bristol; Park Washington; Shoreland Gateway, Hillcrest, St. Peter's; Park/Open Space St. Peter's; Upland Conservancy Hillcrest; Wetlands Gateway, St. Peter's; Woodlands St. Peter's; Proposed Park Pike Creek; Urban Land Use Categories located within Isolated Natural Resource Areas
<i>Other Conservancy Land to be Preserved</i>	N/A	N/A
<i>Nonfarmed Wetland Outside Environmental Corridor, Isolated Natural Resource Area, and Other Conservancy Land to be Preserved</i>	<i>Wetland Outside Environmental Corridor and Isolated Natural Resource Area^{i-j}</i>	Shorelands St. Peter's; Wetlands zoned C-2 within the City; Wetlands zoned C-1 in portions of the Town of Somers located within the City's Planning Area
<i>Farmed Wetland Overlay</i>	N/A	N/A
<i>Surface Water</i>	<i>Surface Water</i>	<i>Surface Water</i>
<i>100-Year Floodplain Overlay</i>	<i>100-Year Floodplain Overlay</i>	Floodplain Beyond Environmental Corridor Corridor; Floodway (FW) Zoning District; Floodplain Fringe (FFO) Overlay Zoning District; Urban Land Use Categories

a Reflects a composite of the 17 adopted neighborhood plans and existing City of Kenosha zoning for areas that are not included in an adopted neighborhood plan. The locations of the neighborhoods are shown on Map 9-7 in Chapter 9.

b Lists land use categories from adopted neighborhood plans and existing zoning districts included in each category on the County and City of Kenosha Land Use Maps.

c Both the Medium-Density Residential and the Medium-High-Density Residential categories on the City of Kenosha Land Use Plan Map are included in the Medium-Density Residential category on the County Land Use Plan Map.

d The area shown as multi-family residential at the northeast corner of STH 50 and 104th Avenue on the Corridor Neighborhood Plan map is shown as Mixed Use on the City of Kenosha and County Land Use Maps, based on the neighborhood plan recommendation that a mixed use development of multi-family residential, neighborhood commercial, and/or professional offices would be an acceptable alternative for the site.

e Light industrial uses may also be allowed in the mixed use areas shown on the Lincoln Neighborhood Plan Map.

f The areas shown as commercial on the northeast corner of I-94 and STH 50 and on the northwest corner of STH 50 and STH 31 on the Corridor Neighborhood Plan Map may also be developed with a mix of multi-family residential, commercial, and/or office uses, based on the recommendations of the neighborhood plan.

- g Includes adjustments to environmental corridors and isolated natural resource areas based on wetland stakings and other refinements since the neighborhood plan was prepared.*
- h Existing public streets shown on the City of Kenosha Land Use Plan Map include streets where right-of-way has been dedicated to the City of Kenosha. The streets may or may not be developed.*
- i Wetlands zoned C-2 within the City of Kenosha (which include all field-identified and staked wetlands) and C-1 in those portions of the Town of Somers in the City of Kenosha 's planning area are mapped as wetlands. Not all wetlands shown on the 2005 Wisconsin Wetland Inventory are included on the City of Kenosha Land Use Plan Map.*
- j The City of Kenosha Land Use Plan Map includes an overlay identifying areas within the County shoreland zoning area in 1980. County shoreland zoning regulations continue to apply in shoreland areas annexed by the City of Kenosha after May 7, 1982.*

Source: City of Kenosha, Kenosha County, and SEWRPC.

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