

RECOMMENDED PLAN  
FOR THE  
GATEWAY NEIGHBORHOOD

PREPARED BY:

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF KENOSHA, WISCONSIN  
MARCH 1994

ADOPTION AND CERTIFICATION:

CITY PLAN COMMISSION – APRIL 7, 1994  
COMMON COUNCIL – APRIL 18, 1994

**Comprehensive Plan Certification**  
**City Plan Commission Resolution No. 2-94**  
**By: City Plan Commission**

Adoption and Certification of "Recommended Plan for the Gateway Neighborhood"  
Prepared by the Kenosha Department of City Development Dated March, 1994

**WHEREAS**, the Department of City Development has prepared a master plan for the Gateway Neighborhood as directed by the City Plan Commission and in conformance with Wisconsin State Statutes 62.23(3); and,

**WHEREAS**, the Gateway Neighborhood Plan encompasses the area located between 30th Street and Washington Road and between the 30th Avenue and 47th Avenue; and

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

**WHEREAS**, it is in the best interest of the City to plan for the orderly development of the neighborhood with respect to land use, streets, and utilities; and

**WHEREAS**, the City Plan Commission held a public hearing on the Gateway Neighborhood Plan on April 7, 1994.

**THEREFORE, BE IT RESOLVED** that the City Plan Commission adopts and certifies the "Recommended Plan for the Gateway Neighborhood."

Adopted this 7th day of April, 1994.

ATTEST: Ray Forgianni  
Ray Forgianni, City Plan Commission Secretary

APPROVE: John M. Antaramian  
Mayor John M. Antaramian

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# **GATEWAY NEIGHBORHOOD PLAN**

## **March, 1994**

### **1.0 INTRODUCTION**

#### **1.1 Historical Background**

The area has experienced many land use changes and development proposals over the past few years. As a result, Alderman Richard Grueter and Alderman Everett Butler have requested that the Gateway Neighborhood area be reviewed. The City Plan Commission, in attempting to plan instead of react to pending development and proposed utility extensions, has identified the Gateway Neighborhood as a priority in the City's overall five year neighborhood plan development program and has directed the Department of City Development to prepare a land use and development plan for the area.

#### **1.2 Neighborhood Goal and Objective**

The goal for the Gateway Neighborhood is to develop a land use and transportation plan that protects the natural resources, quality of life, and economic security of the area. This would be accomplished by identifying impacts to existing land use, zoning, environmental and transportation conditions; developing alternatives to insure compatibility with existing development; and recommending measures to encourage orderly development and mitigating the negative impacts to the environmentally sensitive areas and conflicting uses in the area.

#### **1.3 Study Area Boundaries**

The study area for the Gateway Neighborhood is bounded by 30th Avenue on the east; 47th Avenue on the west; Washington Road on the south; and to the rear property lines on 30th Street to the north. As shown on Map 1.1, the boundaries of the study area encompass more than one-half square mile, or about 327 acres. However, it should be noted that only about 272 acres of land, or approximately 83 percent of the total area in the neighborhood, is currently located within the City of Kenosha.

According to an "Agreement Between the City of Kenosha, Town of Somers, City of Kenosha Water Utility, to Provide for Orderly Land Development and for Sanitary Sewer Service and Water Service within the Town of Somers," it is foreseen that all of the remaining 55 acres of land, or about 17 percent of the total area in the neighborhood, will ultimately be located within the city limits.

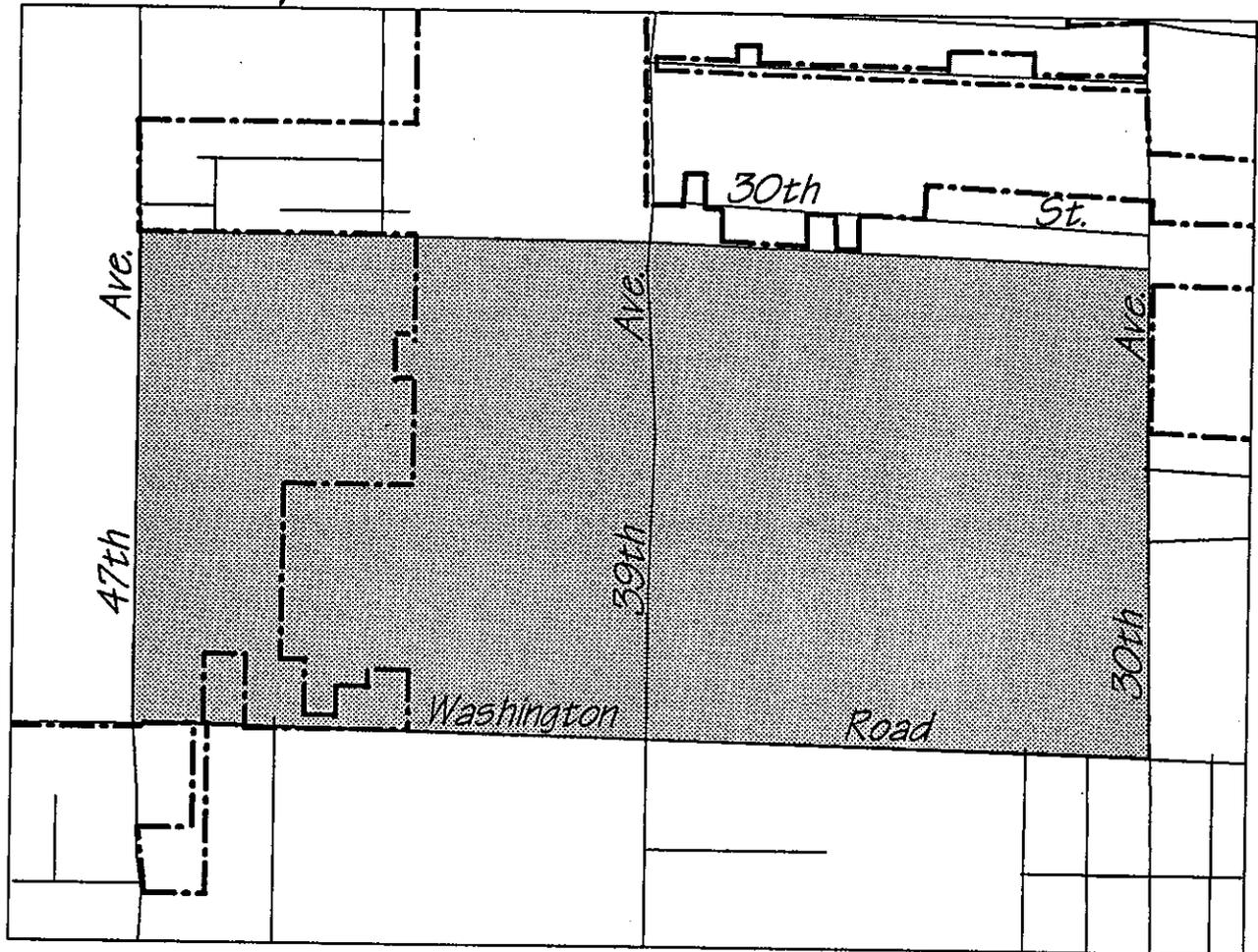
#### **1.4 Methodology**

The Gateway Neighborhood Plan is divided into two phases. The first phase involves identifying and analyzing land use, zoning, environmental and transportation conditions and utility development in the study area. The second phase involves developing alternatives and concludes with a plan to implement the recommendations for the proposed Gateway Neighborhood area.

CITY OF KENOSHA  
General Location Map

Gateway Neighborhood Plan

Map 1.1



Study Area

NORTH



## **2.0 INVENTORY FINDINGS AND ANALYSIS**

### **2.1 Existing Land Use**

Existing land use in the neighborhood includes residential, commercial and institutional development, undeveloped lands and environmental areas. These land uses were identified using a number of methods including windshield surveys, aerial photographs, subdivision plats, and zoning maps for the Gateway Neighborhood area. Map 2.1 shows the existing development and environmental areas within the study area.

#### Residential

Residential development in the area consists of single-family and multi-family uses as shown on Map 2.1. As depicted in Table 2.1, residential uses currently account for about 24 acres of land, or approximately 7 percent of the total land area. Single-family uses in the area account for about 11 acres of land, or approximately 45 percent of the total residential land as depicted in Table 2.2. Shagbark Apartments which consist of about 13 acres of land, located near the northwest corner of 39th Avenue and Washington Road, is the only multi-family development in the neighborhood. Table 2.3 depicts the total number of existing single-family and multi-family residential units within the Gateway Neighborhood.

#### Commercial

Commercial development in the area include two establishments on 30th Avenue north of Washington Road that consist of a service station and a restaurant facility as shown on Map 2.1. As depicted in Table 2.1, commercial land uses currently account for less than 2 acres, or about one-half of one percent of the total land in the neighborhood.

#### Institutional

Institutional land uses represent the greatest acreage of developed land in the area as depicted in Table 2.1. Institutional development currently accounts for about 111 acres of land, or approximately 34 percent of the total land area. As shown on Map 2.1, institutional uses consist primarily of community facilities and utility development. Major community facilities in the area include Gateway Technical College on 30th Avenue, Bradford High School on 39th Avenue, and Washington Manor Nursing Home and Brookside Care Center on Washington Road. Utility development primarily consists of two stormwater detention basins which are both located immediately west of 39th Avenue.

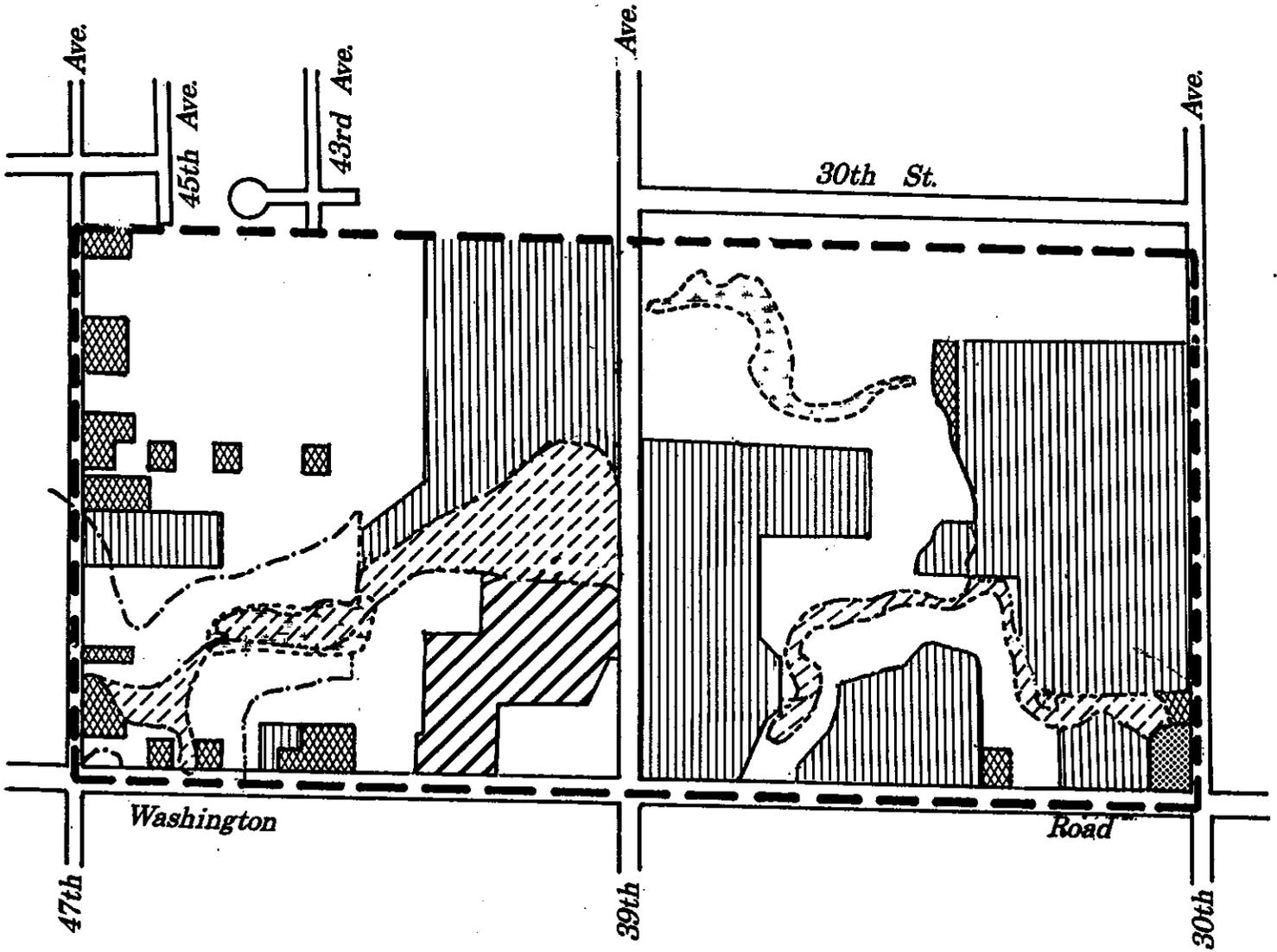
#### Environmental and Natural Features

The topography of the neighborhood may be described as level to gently rolling, with areas containing maximum slopes of 25 percent. As shown on Map 2.1, the natural features in the area consist of shorelands, wetlands, floodplains, and mature trees which are concentrated in primarily undeveloped areas of the neighborhood and are held in private ownership. As depicted in Table 2.1, the shoreland areas account for about 15 acres of land, or approximately 5 percent of the total land area. The wetlands were identified using Wetland Inventory Maps prepared by the Wisconsin Department of Natural Resources. The wetlands areas consist of areas of two or more acres and account for about 2 percent of the total land area. The 100-year floodplain generally follows the natural drainageways and includes both floodway and floodfringe lands which are necessary to convey flood flows and store flood waters within the areas.

# Map 2.1

## Land Use Inventory

### Gateway Neighborhood Plan



 Single - Family Residential

 Wetlands  
(Per Wetland Inventory Map)

 Multi - Family Residential

 100 year Floodplain

 Commercial / Office

 Undeveloped / Vacant land

 Institutional / Utility

 Plan Boundaries

 Shoreland Area

NORTH



Scale: 1" = 800'

**Table 2.1**  
**Land Use Inventory**

	Acres	Percent
Residential Uses	24	7%
Commercial Uses*	2	0%
Institutional Uses	111	34%
Shoreland Area	15	5%
Wetlands	8	2%
100 year Floodplain	20	6%
Undeveloped/Vacant Land	129	40%
Public Rights-of-Ways	17	5%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

\* Commercial uses consist of less than one percent.

**Table 2.2**  
**Existing Residential Uses**

	Acres	Percent
Single-family Uses	11	45%
Multi-family Uses	13	55%
<b>Total Acreage/Percentage</b>	<b>24</b>	<b>100%</b>

**Table 2.3**  
**Existing Residential Units**

	Units	Percent
Single-family Units	22	6%
Multi-family Units	328	94%
<b>Total Acreage/Percentage</b>	<b>350</b>	<b>100%</b>

### Undeveloped Land/Open Space

The highest percentage of land in the area, excluding all shorelands, wetlands and floodplains, remains undeveloped and is retained in private ownership. As depicted in Table 2.1, the undeveloped land currently accounts for about 129 acres of land, or approximately 40 percent of the total land area. Map 2.1 shows that much of the land has remained undeveloped due to the lack of utility improvements and the natural terrain of the area.

### Public Rights-of-Ways

The public rights-of-ways within the area currently account for about 17 acres of land, or approximately 5 percent of the total land as depicted in Table 2.1. However, it should be noted that only one-half (1/2) of the total width of the 30th Avenue, 47th Avenue and Washington Road rights-of-way that border the study area were included as part of the total amount of land which is currently devoted for rights-of-way purposes.

## **2.2 Existing Zoning**

The primary purpose for zoning is to promote the health, safety, morals, prosperity, aesthetics, and the general welfare of the community. Permitted uses and specific development regulations for each district are detailed in the City of Kenosha Zoning Ordinance and in the Kenosha County General Zoning and Shoreland/Floodplain Ordinance. Consequently, separate zoning ordinances apply to lands that are located both within the City of Kenosha and the Town of Somers.

However, it should be recognized that there may be conflicts between existing development in the area and the actual zoning classifications that were adopted for the area. Map 2.2 indicates the current zoning classifications in the Gateway Neighborhood.

### Residential

Residential zoning classifications in the area include single-family and multi-family districts as shown on Map 2.2. As depicted in Table 2.4, residential zoning districts consist of about 40 acres of land, or approximately 12 percent of the total land area. Single-family districts in the area consist of about 19 acres of land, or approximately 47 percent of the total residentially zoned land as depicted in Table 2.5. Additional single-family zoning which is located within the shoreland-wetland and floodplain overlay districts consist of about 11 acres of land. The multi-family district consists of about 21 acres of land within in the neighborhood.

### Commercial

Commercial zoning classifications in the area are represented as B-2, Community Business District, as shown on Map 2.2. The B-2 districts in the area currently consist of about 7 acres of land, or approximately 2 percent of the total land as depicted in Table 2.4. The B-2 district is intended to allow for substantial commercial, retail and service establishments to accommodate the needs of a larger consumer population, thereby permitting a wide range of uses and development sizes for both convenience and community shopping.

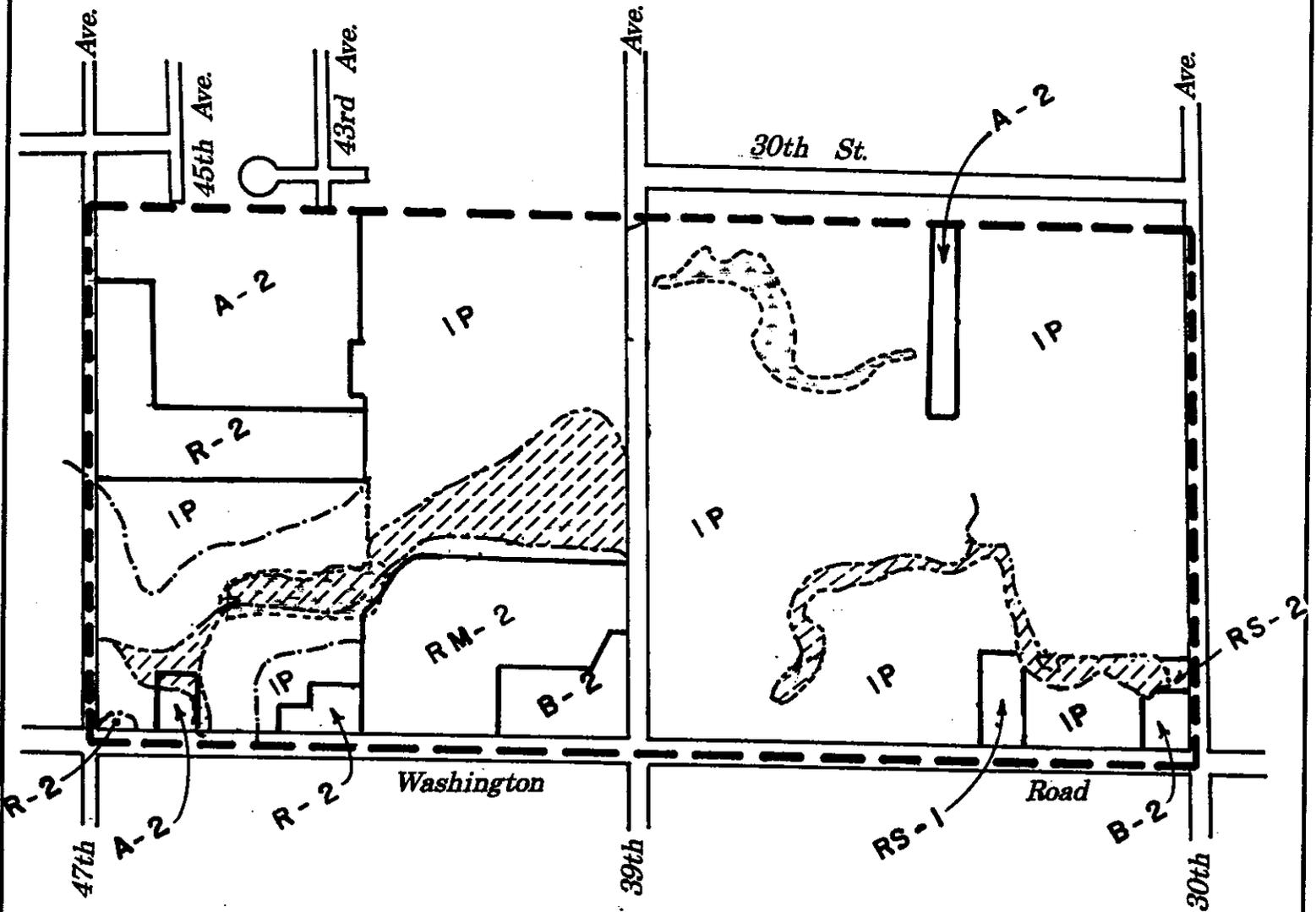
### Institutional

Institutional zoning classifications in the area are represented as I-P, Institutional-Park District, as shown on Map 2.2. The I-1 district represents Institutional areas located outside the city. Both institutional districts currently consist of about 191 acres of land, or approximately 58 percent of the total land as depicted in Table 2.4. Additional institutional zoning which is located within the shoreland-wetland and floodplain overlay districts consist of about 30 acres of land. The I-P district is intended to provide for areas which are primarily devoted to public

Map 2.2

Existing Zoning

Gateway Neighborhood Plan



**R-2** Single - Family Residential  
(City: RS-1, RS-2; County: R-2)

**RM-2** Multi - Family Residential  
(City: RM-2)

**B-2** Commercial Business  
(City: B-2)

**IP** Institutional - Park  
(City: IP; County: I-1)

**A-2** Agricultural  
(City, County: A-2)

--- Shoreland Wetland Overlay  
(County: SWO)

 Floodway - Floodplain Overlay  
(County: FW, FFO)

 Wetland  
(Per Wetland Inventory Map)

--- Plan Boundaries

NORTH



Scale: 1" = 800'

**Table 2.4  
Existing Zoning**

	Acres	Percent
Residential Districts	40	12%
Commercial Districts	7	2%
Institutional Districts	191	58%
Shoreland-Wetland Overlay District	23	7%
Floodway-Floodplain Overlay District	18	6%
Agricultural District	31	10%
Public Rights-of-Ways	17	5%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

\* Please note that the existing street rights-of-ways are not part of any zoning district.

**Table 2.5  
Existing Residential Zoning**

	Acres	Percent
Single-family Residential Districts	19	47%
Multi-family Residential Districts	21	53%
<b>Total Acreage/Percentage</b>	<b>40</b>	<b>100%</b>

and private educational, cultural, historical, recreational, social, medical and religious institutions, and transportation, utility, and professional offices.

#### Shoreland-Wetland Overlay

Shoreland and wetland zoning classifications consist of a Shoreland-Wetland Overlay District within the county as shown on Map 2.2. As depicted in Table 2.4, the shoreland-wetland overlay district accounts for about 23 acres of land, or approximately 7 percent of the total land area. The shoreland and shoreland-wetland zoning also applies to all lands within 300 feet of a navigable river or stream bed and 1,000 feet of a lake or pond or the landward side of a floodplain, whichever amount is greater. It should be noted that the regulations for shoreland-wetland area vary between incorporated areas such as cities and villages and unincorporated areas in counties. Counties must regulate general development through the shoreland zone. The general shoreland regulations are optional for cities and villages which are only required to regulate wetlands within the shoreland zone.

#### Floodway-Floodplain Overlay

Floodplain zoning classifications in the area include the Floodway (FW) District and the Floodplain Fringe Overlay (FFO) District, as shown on Map 2.2. As depicted in Table 2.4, the floodplain districts account for about 18 acres of land, or approximately 6 percent of the total land in the area. The FW district is intended to protect people and property from flood damage by the prohibiting the construction of structures that would impede the flow of water during periodic flooding. The FFO district is intended to provide for and encourage the most appropriate use of land and water in areas subject to periodic flooding and to minimize flood damage to people and property.

#### Agricultural Districts

Agricultural zoning classifications in the area include the A-2 agricultural districts as shown on Map 2.2. The A-2 districts in the area currently consist of about 31 acres of land, or approximately 10 percent of the total land as depicted in Table 2.4. Within the city limits, the A-2 district is intended to maintain and generally preserve agricultural lands where urban expansion is proposed to take place for a period of time until comprehensive land use plans are prepared for these areas.

### **2.3 Existing Transportation**

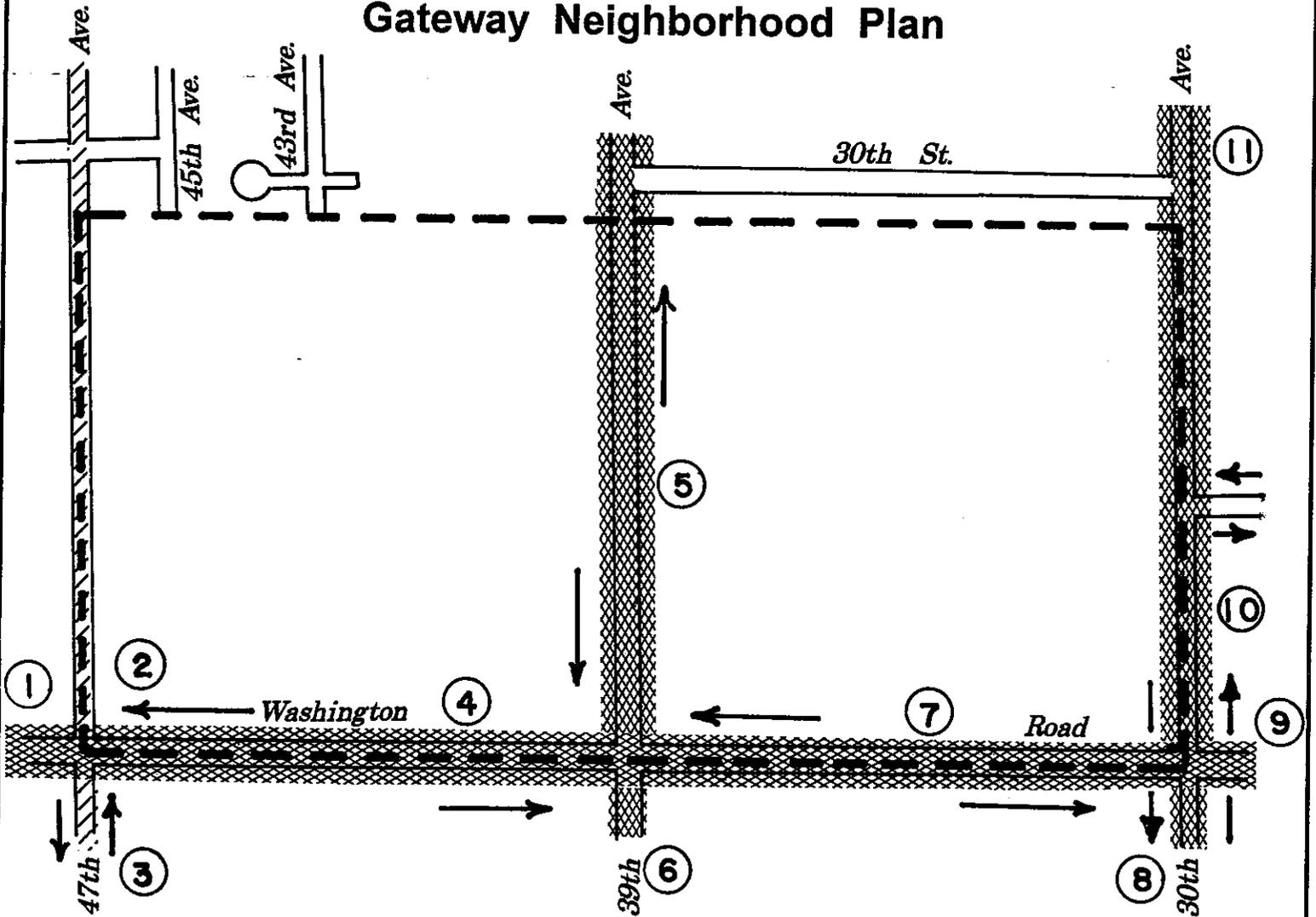
Existing transportation system within the area consists primarily of public streets and transit service. Kenosha Transit provides bus service along 30th Avenue, 39th Avenue and Washington Road. The existing street system for the Gateway Neighborhood area was analyzed on a functional basis and consists of arterial and collector streets. The arterial streets consist of 30th Avenue, 39th Avenue and Washington Road within the study area. The plan identifies 47th Avenue as a collector street at this time. As of 1990, traffic volume at eleven locations within the Gateway Neighborhood area is shown on Map 2.3.

### **2.4 Existing Utilities**

Existing utility facilities or services in the area consist primarily of storm and sanitary sewers, and natural gas and water lines. The utilities are generally located within the existing rights-of-ways. Map 2.4 shows the general location and availability of underground utilities in the area and is intended to be used for planning purposes only. Digger's Hotline or the appropriate utility should be contacted for more detail information regarding the exact locations of any underground utilities or for further utility-related questions.

Map 2.3

Existing Transportation  
Gateway Neighborhood Plan



1990 Average Daily Traffic Volumes

①	Washington Rd. W. of 47th Ave.	10,420	⑦	Washington Rd. W. of 30th Ave.	14,270
②	47th Ave. N. of Washington Rd.	1,040	⑧	30th Ave. S. of Washington Rd.	10,420
③	47th Ave. S. of Washington Rd.	10,420	⑨	Washington Rd. E. of 30th Ave.	11,060
④	Washington Rd. W. of 39th Ave.	1,040	⑩	30th Ave. N. of Washington Rd.	16,440
⑤	39th Ave. N. of Washington Rd.	6,270	⑪	30th Avenue S. of 27th St.	10,780
⑥	39th Ave. S. of Washington Rd.	11,510			

-  ARTERIAL STREETS
-  COLLECTOR STREET
-  LOCAL STREETS
-  BUS ROUTES
-  PLAN BOUNDARIES

NORTH

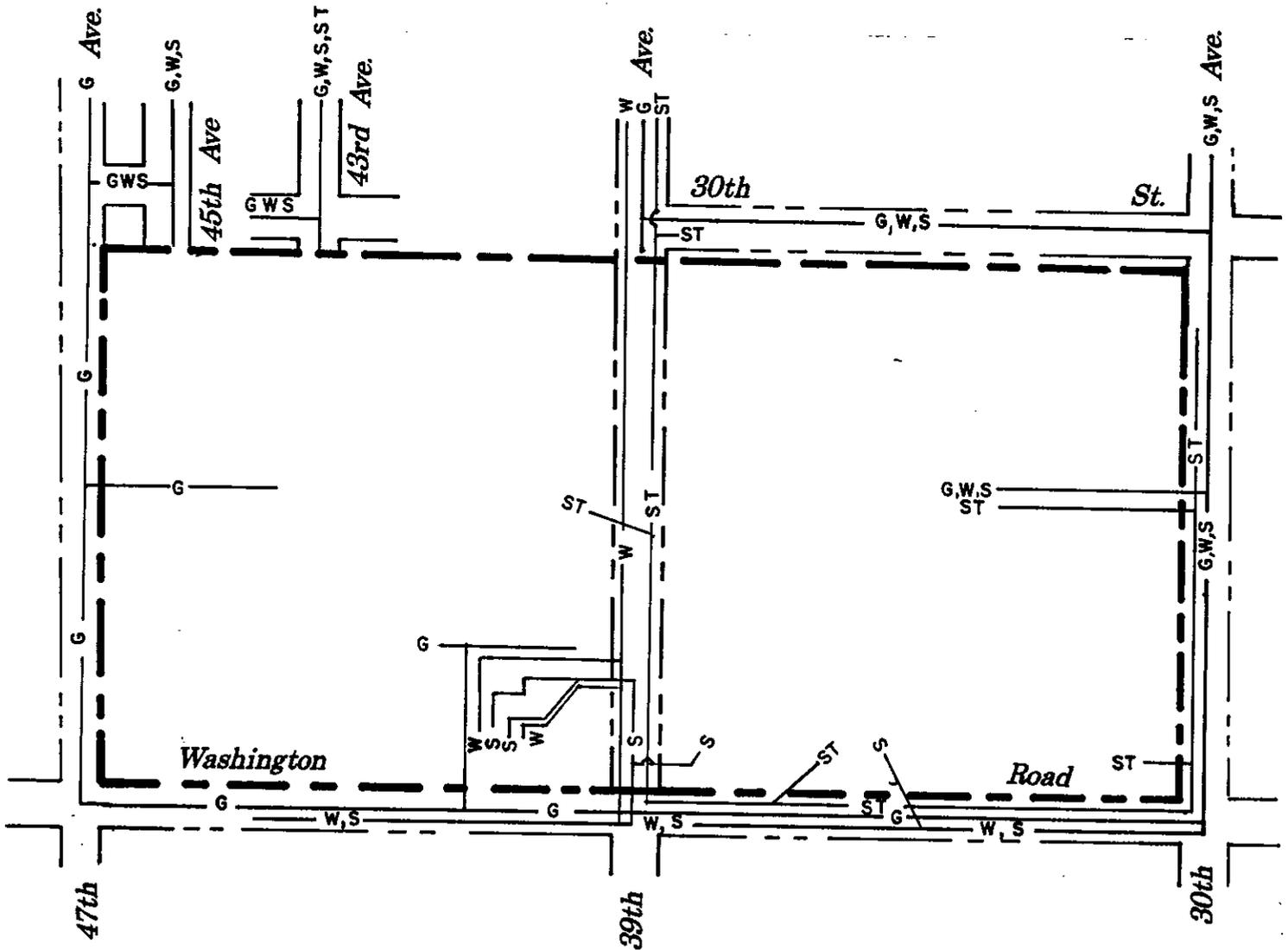


Scale: 1" = 800'

Map 2.4

Existing Utilities

Gateway Neighborhood Plan



\* This map represents only the actual presence and the availability of utilities in the area and is intended to be used for planning purposes only. Please contact the appropriate utility for more detail information regarding utility locations or have any further utility-related questions.

- ST — Storm Sewers
- S — Sanitary Sewers
- G — Natural Gas Lines
- W — Water Lines
- - - - Plan Boundaries

NORTH



Scale: NTS

### **3.0 ALTERNATIVE LAND USE PLANS**

The City Development staff conducted an informational meeting and open house on December 8, 1993, prior to the initial phase of preparing several alternative land use plans for consideration. The purpose of the meeting was two-fold: (1) To provide information and answer questions about existing land use, zoning, transportation, and utility conditions, and (2) to allow the property owners and residents an opportunity to express their comments and identify what types of development or land uses should be considered in the future for the Gateway Neighborhood area by the City of Kenosha.

There was a general concensus by the property owners and residents who attended the meeting that no additional areas for multi-family development should be provided within the neighborhood, except for the undeveloped land adjacent to Shagbark Apartments. The property owners and residents raised the issue of development restrictions within the environmental areas consisting of shorelands, wetlands and floodplains. Several questions were raised pertaining to the annexation of town properties and the amount of land within the neighborhood that is located in the Town of Somers. Additional questions were raised as to the widening of 47th Avenue as well. Concerns were also raised regarding the impact of the Kenosha Regional Airport and Airport Zoning Ordinance on the Gateway Neighborhood.

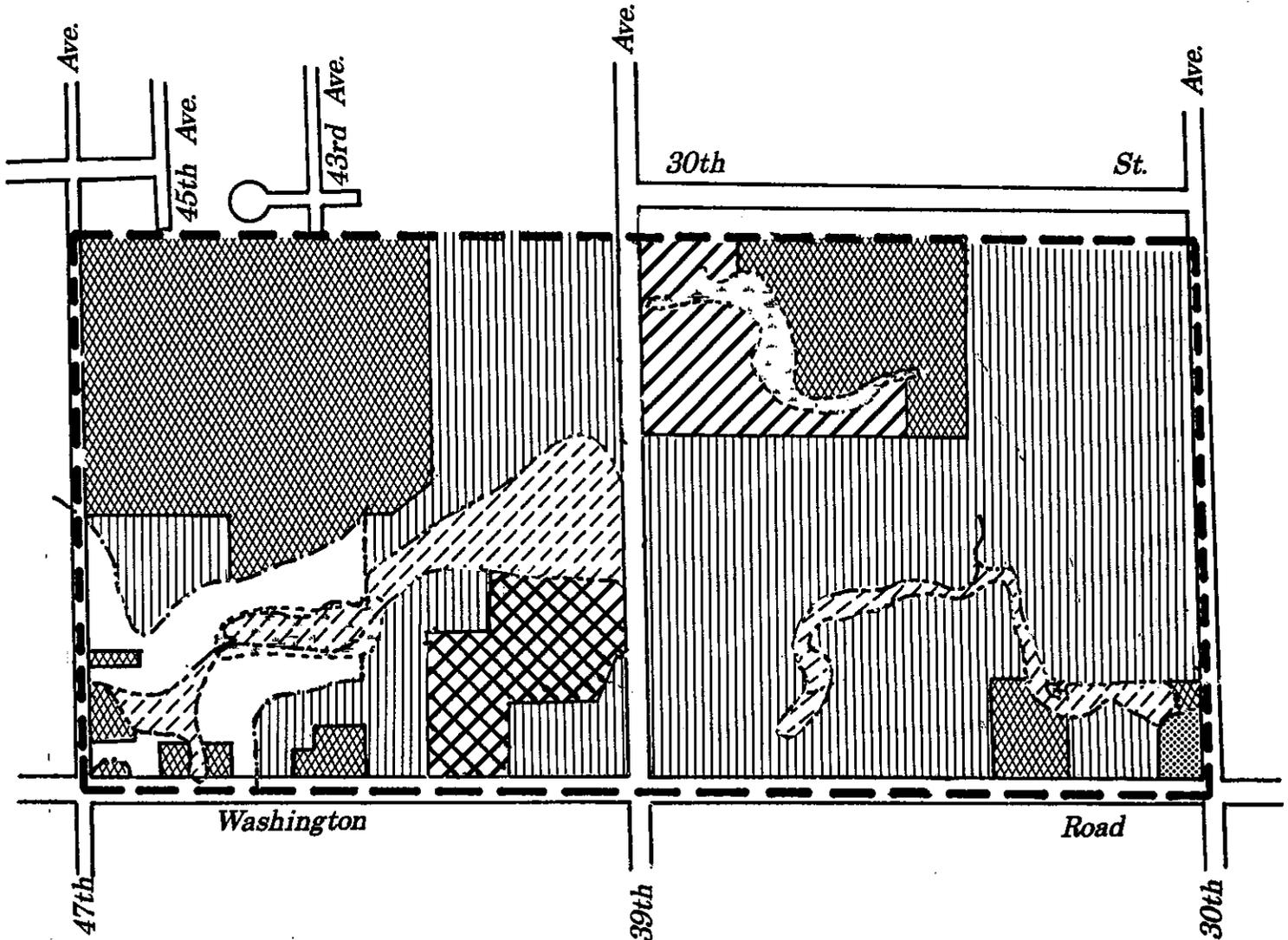
After the meeting was concluded, the City Development staff then proceeded with generating alternative land use plans which reflected the property owners and residents input as to the types of development that they wanted to be incorporated into a land use plan for the Gateway Neighborhood. Alternative A emphasizes retaining and providing for additional single-family and multi-family residential development as shown on Map 3.1. Alternative B provides for the expansion of commercial activities in addition to retaining the existing commercial development as shown on Alternative 3.2. As shown on Map 3.3, Alternative C was developed in an attempt to provide for additional institutional development as well as commercial and residential uses in those areas that could accommodate such developments in both Alternatives A and B. The approximate acreage and percentage of development within each land use category for all three of the proposed alternative land use plans are depicted in Tables 3.1, 3.2, 3.3. respectively.

In order to provide neighborhood review and comment on all three of the proposed alternative land use plans, the property owners and residents were invited to a second public meeting which was held on February 23, 1994. However, only three persons attended the meeting due to the heavy snowfall on this date. Therefore, we notified all of the property owners and residents by mail that their input and comments are still very important to us in our planning efforts and invited them to stop into our office to look at the alternative land use plans by March 18, 1994. After reviewing all of the input and comments that were received, the City Development staff concurred with Alternative C as the recommended plan for the Gateway Neighborhood.

Map 3.1

Alternative 'A'

Gateway Neighborhood Plan



 Single - Family Residential  
(10,000 s.f. Lots)

 Multi - Family Residential  
(Less than 15 units per acre)

 Multi - Family Residential  
(15 to 25 units per acre)

 Commercial / Office

 Institutional / Utility.

 Shoreland Area

 Wetlands  
(Per Wetland Inventory Map)

 100 year Floodplain

 Plan Boundaries

NORTH

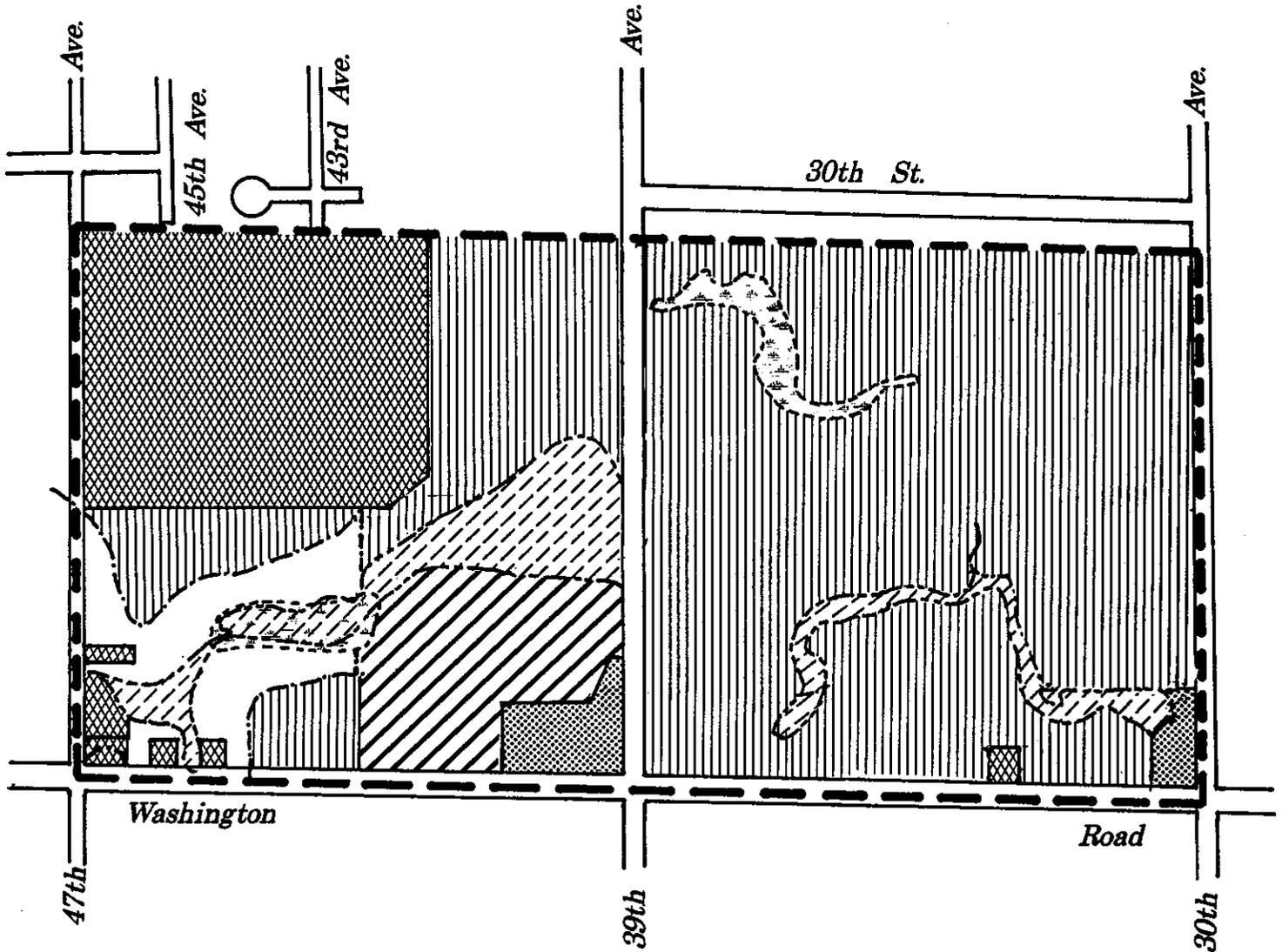


Scale: 1" = 800'

# Map 3.2

## Alternative 'B'

### Gateway Neighborhood Plan



 Single - Family Residential  
(17,000 s.f. Lots)

 Multi - Family Residential  
(15 to 25 units per acre)

 Commercial / Office

 Institutional / Utility.

 Shoreland Area

 Wetlands  
(Per Wetland Inventory Map)

 100 year Floodplain

 Plan Boundaries

NORTH

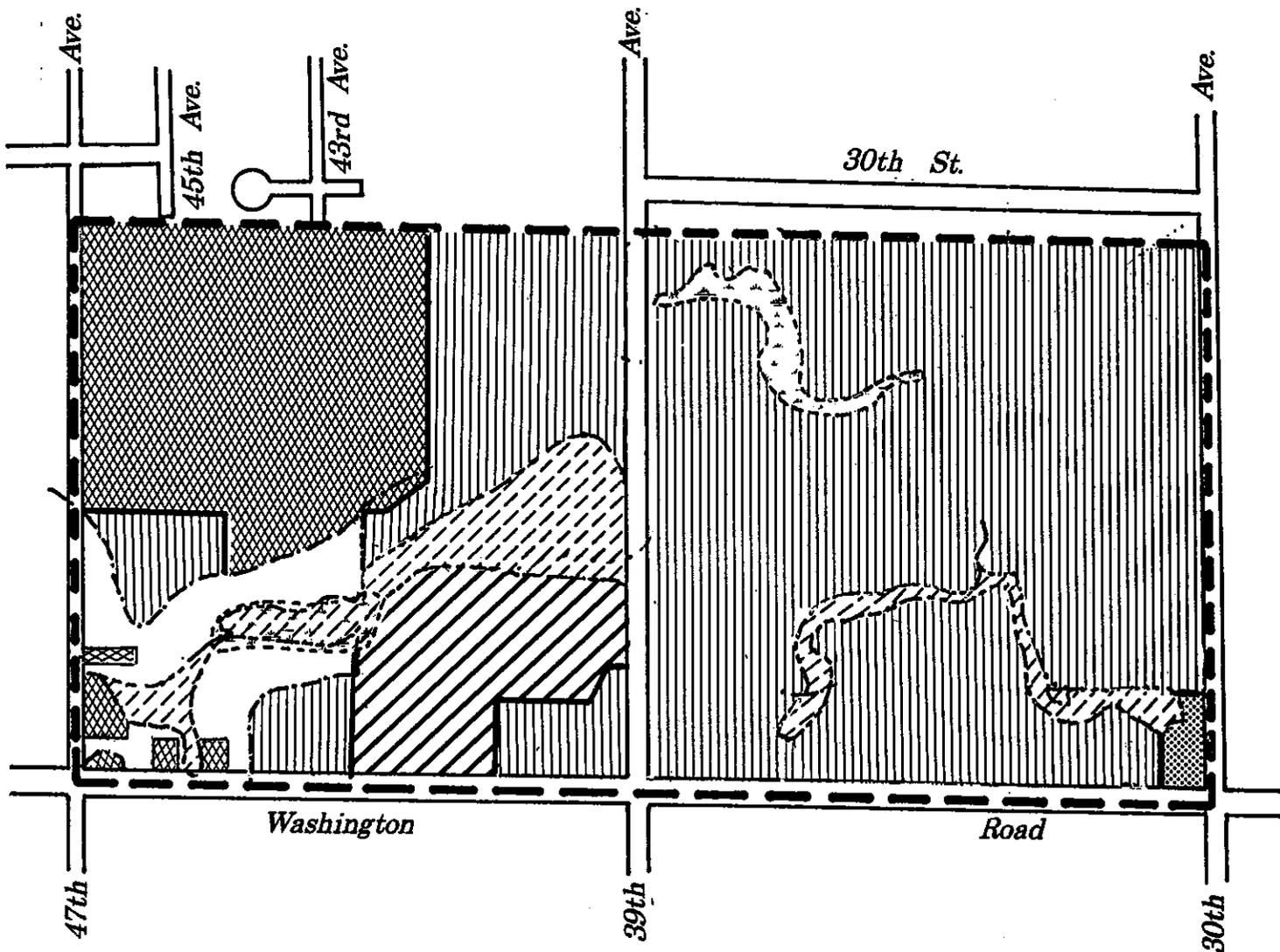


Scale: 1" = 800'

Map 3.3

Alternative 'C'

Gateway Neighborhood Plan



-  Single - Family Residential  
(13,500 s.f. Lots)
-  Multi - Family Residential  
(15 to 25 units per acre)
-  Commercial / Office
-  Institutional / Utility.

-  Shoreland Area
-  Wetlands  
(Per Wetland Inventory Map)
-  100 year Floodplain
-  Plan Boundaries

NORTH



Scale: 1" = 800'

**Table 3.1**  
**Proposed Land Uses**

	<b>Alternative "A"</b>	
	<b>Acres</b>	<b>Percent</b>
Residential Uses	95	29%
Commercial Uses	2	1%
Institutional Uses	159	48%
Shoreland Area	15	5%
Wetlands	8	2%
100 year Floodplain	20	6%
Public Rights-of-Ways	28	9%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

**Table 3.2**  
**Proposed Land Uses**

	<b>Alternative "B"</b>	
	<b>Acres</b>	<b>Percent</b>
Residential Uses	65	20%
Commercial Uses	8	2%
Institutional Uses	185	57%
Shoreland Area	15	5%
Wetlands	8	2%
100 year Floodplain	20	6%
Public Rights-of-Ways	26	8%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

**Table 3.3**  
**Proposed Land Uses**

	<b>Alternative "C"</b>	
	<b>Acres</b>	<b>Percent</b>
Residential Uses	67	20%
Commercial Uses	2	1%
Institutional Uses	188	58%
Shoreland Area	15	5%
Wetlands	8	2%
100 year Floodplain	20	6%
Public Rights-of-Ways	27	8%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

## **4.0 RECOMMENDED PLAN**

### **4.1 Residential Uses**

Residential development consists of existing and proposed single-family and multi-family residential land uses as shown on Map 4.1. As depicted in Table 4.1, residential uses would account for about 67 acres of land, or approximately 20 percent of the total land area. The plan provides approximately 43 additional acres for residential uses. The plan projects a total of about 630 residential units for the neighborhood.

#### Single-family Residential

Single-family uses would account for about 46 acres of land, or approximately 69 percent of the total residential development as depicted in Table 4.2. The plan provides approximately 35 additional acres for single-family development. The plan proposes that any additional single-family development in the area be located in the vicinity of 47th Avenue north of St. Casimir Cemetery. The plan proposes a total of about 107 new single-family residential units for this area. A minimum lot area of 13,500 square feet has been proposed to develop medium-density, single-family units so as to be compatible with the existing Rosewood subdivision to the north as shown on Map 4.1.

The plan projects a total of about 122 single-family units for the neighborhood as depicted in Table 4.3. The plan proposes retaining as many as 15 single-family units that currently exist in the vicinity of 47th Avenue and Washington Road. This includes retaining the single-family units which are located within the environmentally sensitive shoreland and wetland areas. However, the plan recommends the removal of the remaining 7 single-family units at which time the properties are proposed to be redeveloped for commercial or institutional uses within the neighborhood.

#### Multi-family Residential

Multi-family uses would account for about 21 acres of land, or approximately 31 percent of the total residential development as depicted in Table 4.2. The plan provides approximately 8 acres for additional multi-family development adjacent to Shagbark Apartments on Washington Road. The plan proposes a total of about 285 additional multi-family units for this area. As shown on Map 4.1, the plan recommends that any additional multi-family be developed in a manner so as to be compatible with Shagbark Apartments which ranges from 15 to 25 units per acre. As depicted in Table 4.3, the plan projects a total of about 508 multi-family units for the neighborhood.

### **4.2 Commercial/Office Uses**

Commercial and office uses account for a total of about 2 acres of land, or less than one percent of the total land in the area as depicted in Table 4.1. The plan provides less than one additional acre for commercial or office development. The plan proposes retaining the existing commercial development on 30th Avenue north of Washington Road. As shown on Map 4.1, the plan also recommends the removal of the one remaining single-family house on 30th Avenue at which time the property is proposed to be redeveloped for a commercial or an office use.

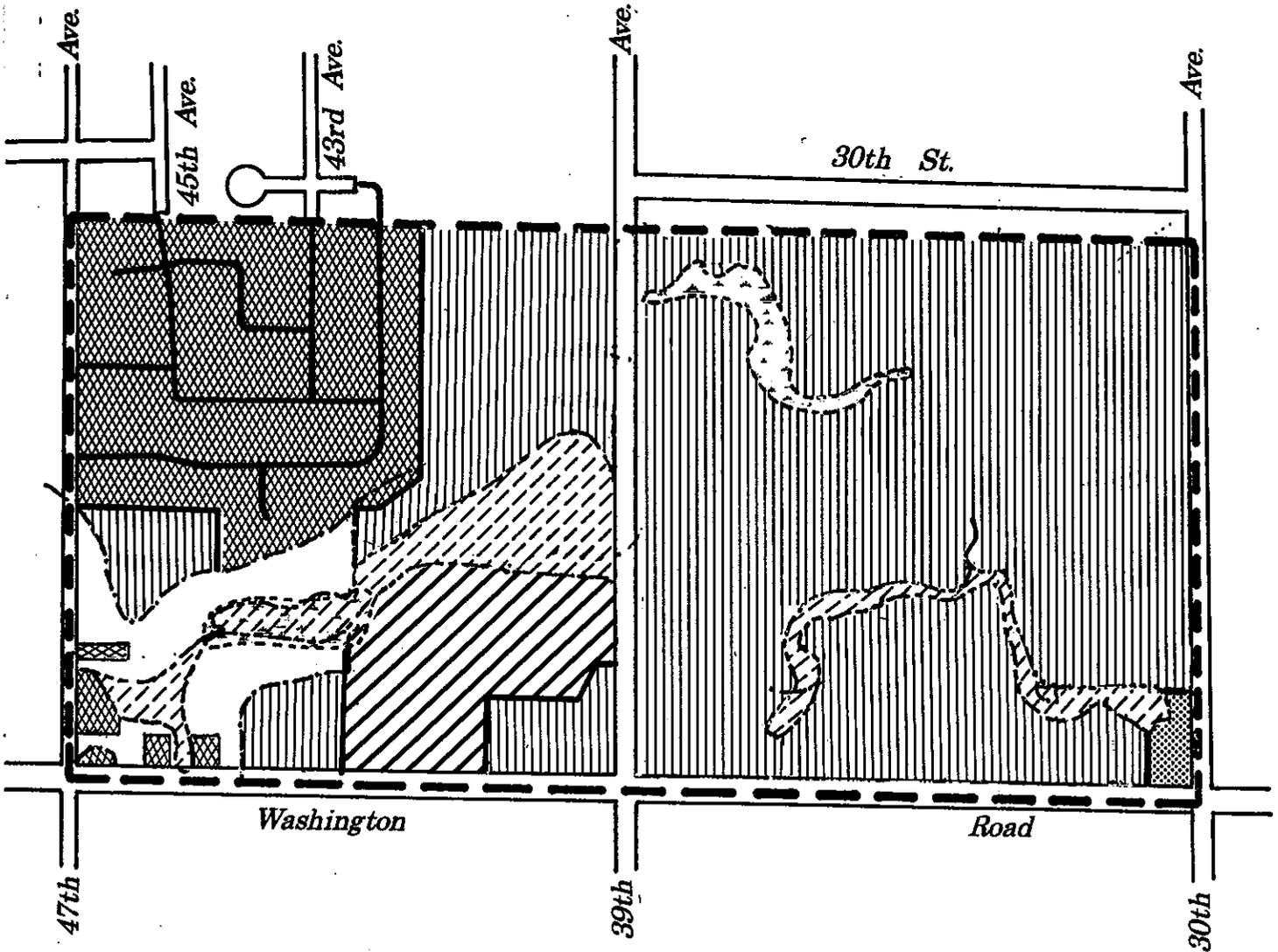
### **4.3 Institutional/Utility Uses**

Institutional and utility uses represent the greatest acreage of development within the Gateway Neighborhood area. As depicted in Table 4.1, institutional and utility uses would account a total of about 188 acres of land, or approximately 58 percent of the total land in the area. The plan

# Map 4.1

## Recommended Plan

### Gateway Neighborhood Plan



 Single - Family Residential  
(13,500 s.f. Lots)

 Multi - Family Residential  
(15 to 25 units per acre)

 Commercial / Office

 Institutional / Utility.

 Shoreland Area

 Wetlands  
(Per Wetland Inventory Map)

 100 year Floodplain

 Plan Boundaries

 Local Residential Streets

NORTH



Scale: 1" = 800'

Table 4.1

**Proposed Land Uses**

	<b>Recommended Plan</b>	
	<b>Acres</b>	<b>Percent</b>
Residential Uses	67	20%
Commercial Uses	2	1%
Institutional Uses	188	58%
Shoreland Area	15	5%
Wetlands	8	2%
100 year Floodplain	20	6%
Public Rights-of-Ways	27	8%
<b>Total Acreage/Percentage</b>	<b>327</b>	<b>100%</b>

Table 4.2

**Proposed Residential Uses**

	<b>Recommended Plan</b>	
	<b>Acres</b>	<b>Percent</b>
Single-family Uses	46	69%
Multi-family Uses	21	31%
<b>Total Acreage/Percentage</b>	<b>67</b>	<b>100%</b>

Table 4.3

**Proposed Residential Units**

	<b>Recommended Plan</b>	
	<b>Units</b>	<b>Percent</b>
Single-family Units	122	19%
Multi-family Units	508	81%
<b>Total Acreage/Percentage</b>	<b>630</b>	<b>100%</b>

provides approximately 77 additional acres for institutional and utility development. The plan recommends retaining the institutional development that currently exists in the neighborhood. The plan also provides for the expansion of the major institutional uses in the area such as Gateway Technical College, Bradford High School, Washington Manor Nursing Home and Brookside Care Center east of 39th Avenue.

The plan proposes that additional institutional uses be located on the vacant parcel of land at the northwest corner of 39th Avenue and Washington Road to provide for office development in the area. As shown on Map 4.1, the plan recommends the removal of all remaining single-family units adjacent to Washington Road outside the shoreland and wetland areas at which time the properties are proposed to be redeveloped for institutional uses. The plan also recommends removing the single-family house which is located west of Gateway Technical College to provide for additional institutional development within the neighborhood.

New public utility projects have not been proposed for the Gateway Neighborhood. However, the plan does recognize existing utility development which consists of two stormwater detention basins west of 39th Avenue. Map 4.1 shows that the detention basin to the south is located within a 100-year floodplain which is intended to convey and store flood waters within the area.

#### **4.4 Environmentally Sensitive Areas**

Environmental areas account for a total of about 43 acres of land, or approximately 13 percent of the total land in the area. As shown on Map 4.1, the environmental areas consist primarily of shorelands, wetlands and floodplains.

##### Shorelands

Shorelands areas account for about 15 acres of land as depicted in Table 4.1. It should be further noted that the shorelands areas which were designated on the map follow the county's zoning regulations as to shoreland-wetland management. Additional shoreland areas may also be found within the city due to the presence of floodways and floodfringes in other areas of the neighborhood. However, shoreland and wetland regulations vary between the city and the county. The shoreland-wetland regulations generally apply to all lands within 300 feet of a navigable river or stream bed and 1,000 feet of a lake or pond or the landward side of a floodplain, whichever is greater.

As a result, the property owners should contact the Wisconsin Department of Natural Resources prior to proposing any future development in order to verify the actual presence and location of any shorelands and wetlands on their properties. In any case, development requiring the draining and filling of wetlands or the grading of hilly, wooded areas in the shoreland district should be avoided. This policy is central to a sound development strategy for the Gateway Neighborhood. Development policies and practices which respect the limitations of the natural environment will do much in the long-term to protect and preserve the overall quality of the environment in the Kenosha area.

##### Wetlands

Two wetlands were identified in this area and account for about 8 acres of land as depicted in Table 4.1. As shown on Map 4.1, one of the wetland areas is located within the shoreland-wetland overlay district north of Pike Lodge on Washington Road. The other wetland area is located on undeveloped land north of Bradford High School on 39th Avenue. The wetlands were identified using Wetland Inventory Maps that were obtained from the Wisconsin Department of Natural Resources. It should be noted that the Wisconsin Department of Natural Resources and the Army Corps of Engineers have the authority to regulate wetland areas. As a result, the property owners should have their properties field surveyed in order to determine the

actual presence of wetlands on their land prior to proposing any future development in the vicinity of the above mentioned wetland areas. If it is found that no wetland exists or the boundary has been adjusted in favor of the property owner, either the entire area or the portion of the remaining area would be included as part of the adjacent land use as recommended in the plan at that time.

#### Floodplains

Floodplain areas account for about 20 acres of land, or approximately 6 percent of the total land as depicted in Table 4.1. The floodplain areas include both floodway and floodfringe lands within the Gateway Neighborhood. The types of land use or development which are permitted within the floodplain areas is based on the projected degree of flood hazard. Since the land area within the floodway is needed to convey flood flows without obstruction, only open spaces are permitted. Generally all open space uses including some structures may be permitted within the floodfringe which is intended to store flood waters.

#### **4.5 Parks/Open Space**

The plan does not currently provide for any additional public parks for the Gateway Neighborhood area. However, an undeveloped parcel of land west of the Pike Lodge has been recently donated to the City. As shown on Map 4.1, a portion of the undeveloped area which is located within the shoreland-wetland overlay district would be used only for passive recreational activities. It should be noted that the Bullen Junior High School property, located northeast of the proposed single-family residential area, would provide additional open space for parkland purposes.

#### **4.6 Public Rights-of-Ways**

Public rights-of-ways account for a total of about 27 acres of land, or approximately 8 percent of the total land area as depicted in Table 4.1. The plan provides approximately 10 additional acres of public rights-of-ways for the proposed single-family area in the vicinity of 47th Avenue north of St. Casimir Cemetery. As shown on Map 4.1, the plan recommends that the public rights-of-ways be dedicated as future streets on the Official Map in order to efficiently accommodate utilities and stormwater drainage within the proposed single-family area of the neighborhood.

## **5.0 PLAN IMPLEMENTATION**

The recommended plan for the Gateway Neighborhood area is designed for the attainment of sound neighborhood development objectives. Proper utilization of the plan can provide the following benefits:

1. The plan provides a framework within which the proposed land uses can be properly integrated into the existing land use, transportation and utility development in the neighborhood.
2. The plan identifies areas containing significant natural resources which should be preserved for open, passive recreational uses to protect the overall quality of the environmentally sensitive shoreland and wetland areas and to enhance other land uses in the area.
3. The plan recommends the retention of the existing single-family dwellings that are located within the shoreland-wetland overlay district.
4. The plan proposes that any additional single-family development in the area be located in the vicinity of 47th Avenue north of St. Casimir Cemetery.
5. The plan recommends that the public rights-of-ways for the local residential streets, based on topography and environmental conditions, existing and proposed land uses, and sound urban design principles, be dedicated as future streets.
6. The proposed street pattern also provides the basic public rights-of-ways needed to efficiently accommodate utilities and stormwater drainage.
7. The plan proposes access only to local residential streets for all single-family lots in order to protect the capacity and avoid additional vehicular conflicts along 47th Avenue within the neighborhood.

The preparation and adoption of the Gateway Neighborhood Plan is only the first in a series of public and private actions required for the ultimate development of the area in accordance with the land use plan. These include the careful review of the development proposals for conformance with the land use plan, the proper application of zoning districts and zoning district regulations in the neighborhood to assist in implementing the development pattern envisioned in the land use plan, and the adoption of an Official Map to implement the land use plan with respect to the location of streets, highways, and parklands.

After formal adoption of the Gateway Neighborhood Plan, realization of the plan will require faithful, long-term dedication to the objectives on which the plan is based by City officials concerned with its implementation. Thus, the adoption of the Gateway Neighborhood Plan is only the beginning of a series of actions necessary to achieve the objectives expressed in this report. The plan is intended to be used as a guide in making land development decisions affecting the Gateway Neighborhood. Adjustments to the plan should be made as required by changing conditions. Consequently, one of the important plan implementation tasks is the periodic reevaluation and reexamination of the plan to insure that it is properly reflective of current conditions.

### **5.1 Neighborhood Plan Adoption**

An essential step when implementing the plan is the formal adoption of the Gateway Neighborhood Plan by the City Plan Commission pursuant to state legislation. Upon such adoption, the Gateway Neighborhood Plan becomes the official guide to City officials when making decisions concerning the development and redevelopment of the neighborhood.

## **5.2 Neighborhood Zoning**

The City Plan Commission should recommend the rezoning of all undeveloped land in the vicinity of 47th Avenue north of St. Casimir Cemetery to the RR-3 Urban Single-family Residential District. The recommended rezonings should be implemented in conjunction with the subdivider's agreement that would require a minimum lot area of 13,500 square feet. The minimum lot size requirement in the subdivider's agreement would be consistent with the City Plan Commission's objective to encourage compatibility with existing development and preserve the quality of life within the developing areas of the City.

## **5.3 Subdivision Plat and Development Review**

After the plan for the Gateway Neighborhood is adopted, it should serve as a basis for the review of preliminary and final subdivision plats and development proposals within the study area. In this respect, the land use plan should be regarded as a point of departure against which to evaluate proposals for development. Developers should be required to fully justify any proposed departures from the plan, demonstrating that such departures are an improvement to, or a proper refinement of, the adopted Gateway Neighborhood Plan.

## **6.0 CONCLUSION**

The recommended Gateway Neighborhood Plan, together with supporting zoning, official mapping, subdivision control ordinances, and conditional use permits, provides the basic means for accomplishing orderly growth and development of the Gateway Neighborhood. However, if the land use plan for the neighborhood is not properly and consistently utilized over a period of time when evaluating proposed zoning changes, reviewing proposed land subdivisions, and considering other physical development proposals, in particular, stormwater management, such orderly growth and development may never be realized. The City may consequently face difficult and costly future problems in the area, and thus, never achieve its full development potential. Consistent application of the Gateway Neighborhood Plan will assure that individual development proposals will be channeled toward the sound development of the area.

APPENDIX A

CITY PLAN  
(414) 653-4030  
COMMUNITY DEVELOPMENT  
(414) 653-4028  
FOCUS COMMISSION  
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LANDMARKS  
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REAL ESTATE  
(414) 653-4028



**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 653-4190  
**MEMO**

**TO:** Property Owners and Interested Parties

**FROM:** Ray Forgianni, Director of City Development 

**DATE:** November 17, 1993

**SUBJECT:** Gateway Neighborhood Plan - Area Between 30th and 47th  
Avenues and Between 30th Street and Washington Road

Based upon the recent changes in land uses and development proposals in the Gateway Neighborhood, Alderman Richard Gruerter and Alderman Everett Butler have requested that the Gateway Neighborhood area be reviewed. As a result, the City Plan Commission has identified the Gateway Neighborhood as a priority in the City's overall five year neighborhood plan development program and has directed the Department of City Development to prepare a land use and development plan for the Gateway Neighborhood area.

As part of the initial phase of the planning process, City Development staff will be conducting an informational and open house **Wednesday, December 8, 1993**. The meeting will be held from 4:00 p.m. to 6:30 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. Property owners, residents, and business people in the area between 30th and 47th Avenues, and 30th Street and Washington Road are urged to attend any time during the meeting (*See attached boundary map*). The purpose of the meeting is two-fold: (1) To provide information and answer questions about existing conditions, and (2) to identify what types of development or land uses should be considered in the future for the Gateway Neighborhood area by the City of Kenosha.

**A formal presentation will be made at 4:00 p.m.** A question and answer session will follow to allow the participants an opportunity to express their comments and provide input into the planning process. Representatives from the City Development staff will be available for the remainder of the meeting to allow for any additional questions or comments that you may have about existing planning-related issues within the area. The input and comments that City Development staff receive are important in the drafting of land use alternatives and, ultimately, the adopted plan for the Gateway Neighborhood area.

If you have any questions, please feel free to call Brian Reining on my staff at 653-4030. You are also invited to submit written comments regarding the land use project to the City of Kenosha prior to the informational open house scheduled for December 8, 1993. All comments should be submitted in writing and forwarded to Ray Forgianni, City Planner, 625 - 52nd Street, Kenosha, Wisconsin 53140.

RF:BR:plh

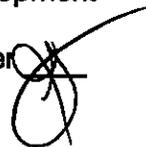
cc Mayor John M. Antaramian  
Alderman Richard Grueter  
Alderman Everett Butler

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**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 653-4190  
**MEMO**

**TO:** Ray Forgianni, Director of City Development  
**FROM:** Jeffrey Labahn, Assistant City Planner   
**DATE:** December 13, 1993  
**SUBJECT:** Gateway Land Use Plan - Neighborhood Meeting

An informational meeting was held on December 8, 1993, and was attended by approximately 25 residents/property owners in the neighborhood. The primary issues that were raised at the meeting are summarized below:

**1. City/Town Cooperative Agreement.**

Several questions were raised as to the requirements of annexing Town properties to the City as specified in the cooperative agreement. It was indicated that approximately 20% of the property in the study area is still in the Town, although, per the agreement these lands will ultimately become part of the City limits.

**2. Environmental Areas.**

A number of properties are impacted by wetland, floodplain, and shoreland boundaries. Development is restricted to the extent required under City, State, and Federal rules and regulations. Much of the environmental areas impact the public parcels, i.e., Kenosha Unified School District, and Gateway Technical College, but also some private properties identified at the meeting in the 47th Avenue and Washington Road areas.

**3. 47th Avenue Improvements.**

Questions were raised about future improvements to 47th Avenue such as the width of the road and the timetable for construction. One resident specifically opposed the road widening and requested that the speed limit be more closely monitored.

**4. Residential Development.**

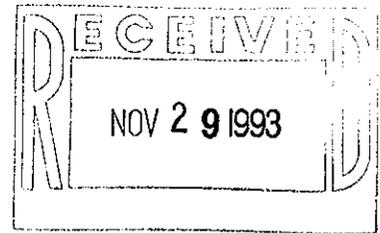
The consensus of those in attendance stated that if the area is developed, single-family residential is preferred. Multi-family development was opposed with the exception of the undeveloped land adjacent to Shagbark Apartments.

**5. Kenosha Regional Airport Impact.**

**A question was raised about the impact of the airport on the neighborhood. It was explained that approximately the west half of the neighborhood is located within the AIR 4 zone, requiring noise reduction of 5 decibels in new construction.**

**JL:PLH**

**cc Alderman Grueter  
Alderman Butler  
Rich Schroeder  
Brian Reining**



Mr. Ray Forgianni  
Director and City Planner  
Department of City Development  
625 - 52nd Street  
Kenosha, Wisconsin 53140  
November 22, 1993

Dear Mr. Forgianni:

I received the letter that you sent dated November 17, 1993 regarding the Gateway Neighborhood Plan. Let it be put in the record that I stand opposed to further development in the area that you refer to as the Gateway Neighborhood - Area between 30th and 47th Avenues and between 30th Street and County S. I also stand opposed to my property being annexed by the City of Kenosha.

I oppose these from an environmental standpoint. Development will destroy habitat which is shrinking on a daily basis and is already in short supply especially in this part of the country. My 4.5 acres and surrounding acreage is home to numerous wildlife species and plant species indigenous to Southeastern Wisconsin. I have seen in my own back yard red fox, racoon, opossum, coyote, skunk, marmot, weasel, muskrat and deer to give a partial list. Development would only destroy any possibility of maintaining a diverse natural community such as this.

My property is also home to countless bird species both year-round residents and migratory species. Frequently seen are red-tailed hawks, Coopers hawks, rough-legged hawks, pheasant, american woodcock and a wide array of songbirds which nest in the thickets on my land. An occasional pair of barred owls can be heard at night on nearby land one of which I've seen when disturbed from the pines next to my property.

I have photographs showing that in spring much of my property can be under water. The topography maps in the county building showing the floodplain as being just adjacent to my stream are in error. The wetland habitat that this situation provides enables the visitation of numerous waterfowl and other wetland species. I've seen numerous ducks such as golden eyes, merganzers, mallards and teals. I have photos of Canada geese nesting at the rear of my property. Other wetland birds that I've seen here are great blue herons, king fishers, grebes and even sandhill cranes alighting for a brief moment. Last spring I was fortunate to see a nest of mallard ducklings hatch near my stream.

This natural community needs protection and preservation for the future and not destruction through development. I therefore cannot allow roads to be built along the perimeter of my property. I also oppose other measures which would increase traffic flow to the area such as widening 47th Avenue. 90% of the vehicles traveling this road do so well above the posted speed of 35 mph with many automobiles speeding at 55 to 75 mph easily. I have had many near rear-end collisions while pulling into my driveway. This problem has been brought to the attention of the Kenosha County Sheriffs Office to no avail. 47th Avenue needs speed control and not widening which will only lead to increased speeding and traffic.

Lastly I am in vehement opposition to the Kenosha Airport Expansion. My neighborhood in particular would suffer the most being directly in the flight path of the proposed runway extension. Increased noise pollution, increased air pollution and the constant threat of a devastating crash would greatly diminish the quality of life here. Natural wildlife communities would leave.

Please recognize these concerns and phone me if you have questions.

Sincerely,



John Uher

3701 - 47th Avenue  
Town of Somers  
Kenosha, Wisconsin 53144  
656-0622

# Gateway Neighborhood Plan Informational Meeting/Open House

Wednesday, December 8, 1993, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## ATTENDANCE SHEET

Name	Address
HENRY CHARZECKI	3817-SHERIDAN RD 53146
JOHN BUNIC	3615-17 <sup>th</sup> AVE. 53140
MRT MRS GEORGE FREDERICK	3615-47 Ave 53144
JOHN UHER	3701-47 Ave 53144
North Waukesha - 2916-23 Ave. 53140 St. Cosmin Parish - Cemetery	
PAUL GONTSCHAROW	3411-47 AVE 53144
KEITH CORSO	GATEWAY TECH 3520-30 <sup>th</sup> AVE 53144
Gleny Bruch	511-40th Pl. St Cosmin Cemetery
Gene & Judy Smith	3223-47 <sup>th</sup> Ave 53144
David Laves	3315-30 St 53144
Susan Reck	3711 47th Ave 53144
Darrel Reck	SAME
ELMER SNEMANSKO	4422 WASH RD 53144
Ann Venkura	3626-30 <sup>th</sup> Ave "
Robert ZUEHLSDORF	3600-53rd St. 53144
HL HAFD	3406 36 <sup>th</sup> St 53144
NORMAN JESKE	3313 47th Ave 53144
Charles Budas	1230 Marengo, West Pt. Q of 6013
George Benefield	3217-34 AVE

# Gateway Neighborhood Plan Informational Meeting/Open House

Wednesday, December 8, 1993, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## Comment and Question Form

- #1. What are the main issues on which the plan should focus? Please identify any positive aspects or negative influences that you know about in the area.

GATEWAY PROPERTY IS "I-P" ZONED

- #2. What types of development or land uses should be considered in this plan? Please indicate any specific uses that you want to be preserved, added, removed or kept out in the area.

MAKE NO CHANGES TO GATEWAY PROPERTY ZONING. EXCESS LAND IS NOT FOR SALE.

- #3. Name, Address, and Daytime Telephone Number:

KEITH CORSO, DIR. OF FACILITIES; GATEWAY TECH. COLLEGE, 3520 - 30<sup>TH</sup> AVE, KENOSHA, WIS 656-6945.

If you have any additional questions or comments regarding the plan, please do not hesitate to call Brian Reining, the Neighborhood Planner in our office, at 653-4030. Any responses submitted by mailed should be forwarded to Ray Forgianni, Director, Department of City Development, 625 - 52nd Street, Kenosha, Wisconsin 53140.

# Gateway Neighborhood Plan Informational Meeting/Open House

Wednesday, December 8, 1993, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## Comment and Question Form

- #1. What are the main issues on which the plan should focus? Please identify any positive aspects or negative influences that you know about in the area.

As all know the main issues in city are easements. My neighbors were asked to do not work either. Also it seems to be an issue to appease the developers. After the meeting we noticed that the city's goal of being a green city is not really being done.

- #2. What types of development or land uses should be considered in this plan? Please indicate any specific uses that you want to be preserved, added, removed or kept out in the area.

One family home only in this area. Playpark is except in this area. We think the area should be preserved as is since it is an environmental area with animals, ponds, water. Except of this land is being swallowed up by city and concrete. We also do not want the road widened and to remain in the center. Widening the road would make it more of a speedway than it is.

- #3. Name, Address, and Daytime Telephone Number:

Mr. & Mrs. George Frederick 654-6342

If you have any additional questions or comments regarding the plan, please do not hesitate to call Brian Reining, the Neighborhood Planner in our office, at 653-4030. Any responses submitted by mailed should be forwarded to Ray Forgianni, Director, Department of City Development, 625 - 52nd Street, Kenosha, Wisconsin 53140.

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**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 653-4190

December 13, 1993

Mr. & Mrs. George Frederick  
3615 - 47th Avenue  
Kenosha, WI 53144

Dear Mr. & Mrs. Frederick:

Thank you for responding to the letter that was sent to all property owners and residents regarding the preparation of a land use plan for the Gateway Neighborhood area. Upon reviewing your letter, I understand that you are against annexation and want to know if a plan is being prepared for the area based upon a personal request.

First, allow me to emphasize that this is a land use plan, not an annexation plan. However, there is an agreement with the Town of Somers upon which time land becomes annexed, the City would provide sanitary sewer and water services. Second, the Gateway Neighborhood is one of many areas the City Plan Commission has identified in the City's overall five-year neighborhood development program. The program identifies specific areas located at the urban fringes of the City and includes areas which are likely to be under pressure for development. Given this likelihood, the City has concluded that it is wiser to determine what land uses are in the best interest to the community in advance of the development. It is wiser to guide the development with the public interest in mind rather than react arbitrarily to individual development proposals.

I would again like to thank you for expressing your concerns and questions. If you have any further questions, please do not hesitate to call Brian Reining of my staff at 643-4030. Please forward all written comments to me at 625 - 52nd Street, Kenosha, WI 53140.

Sincerely,

  
Ray Forgianni, Jr., Director  
Department of City Development

RF:BR:PLH

30 1993

Nov. 29, 1973

Mr. Fargione -

This letter is in regard to  
the Gateway Neighborhood Plan.

As a retired couple living  
on a fixed income we are against  
being annexed to the city. The  
cost of sewer and water would  
probably force us out of our home  
which we built over forty  
years ago and planned on staying  
in it until we could no longer  
take care of it. We like our home  
and enjoy the environment around  
it.

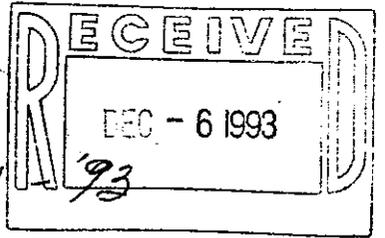
Looking at the map we received,  
I can see no real value to the  
city. It is wet land, park land,  
cemetery land no city disturb-  
all that is appreciated as is.  
Even nursing homes and schools  
occupy this land which are already  
city. Is this being considered  
because of one persons request?

We will be at that meeting  
but we would like you to know  
of our thoughts and we are  
definitely against it. It would  
turn our lives and monetary  
position up side down since we  
get no raise to compensate.

Waiting to hear what you  
have to say on the plus side.

Mr. & Mrs. George Frederick





Dec. 1 '93

Attention of Mr. Ray Forgianni:

We received the Memo regarding the North 30th Avenue Land Use Plan. We plan to attend the Tues. Dec. 7 informational meeting, and at that time I hope you will be able to tell us the location of the proposed avenue and streets joining our property. We plan to plant pine trees along our east and south yard this spring. Considering the cost and work of the project we want to be sure of the correct placement.

Thank you kindly.

Sincerely,  
Dolores Safirsky

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(414) 653-4030  
COMMUNITY DEVELOPMENT  
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**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 653-4190

**MEMO**

**TO:** Property Owners & Interested Parties  
**FROM:** Ray Forgianni, Director of City Development RF  
**DATE:** January 27, 1994  
**SUBJECT:** Gateway Neighborhood Plan

The Department of City Development has drafted several alternative land use plans for the Gateway Neighborhood. The Gateway Neighborhood is located between 30th and 47th Avenues and between 30th Street and Washington Road. As a property owner within this area, you are invited to attend the second public meeting and open house scheduled for Wednesday, February 23, 1994, 4:00 p.m. to 6:30 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. This meeting is a follow-up to the first informational meeting that was held on December 8, 1993.

A formal presentation of the alternative plans will be made at 4:00 p.m. An opportunity for you to express your comments and provide additional information on the draft alternative land use plans will be provided. Representatives of the City will be present to answer your questions and listen to comments that you may have about the alternative plans. All concerns and comments are important to us and will be taken into consideration in the process of drafting an adopted land use plan for the Gateway Neighborhood.

If you have any questions, please feel free to call Brian Reining on my staff at 653-4030. You are always welcome to contact the Department of City Development if you are interested in looking at the alternative land use plans. You may also submit written comments regarding the land use project to me, Ray Forgianni, Director of City Development, Department of City Development, 625 - 52nd Street, Room 308, Kenosha, WI 53140.

**RF:BR:PLH**

**cc** Mayor Antaramian  
Alderman Richard Grueter  
Alderman Everett Butler  
David Holtze, Somers Town Chairperson

# Gateway Neighborhood Plan Public Meeting/Open House

Wednesday, February 23, 1994, 4:00 p.m. to 6:30 p.m.  
Municipal Building, Room 302

## AGENDA

### Introductions

### Overview of the Planning Project

### Progress to Date

- December 8* - Informational/Neighborhood Meeting  
Identified Issues and Desired Land Uses
- January 20* - City Plan Commission Meeting  
Presented Draft Land Use Alternatives

### Today's task:

### "Review and Comment of the Alternative Land Use Plans"

Property owners and interested parties are invited to voice their opinions about the three alternative land use plans. Please speak from the podium and state your name and property location when addressing the planning staff about specific developments and issues related to the plans.

### Looking Ahead to Next Steps

### Conclusion

# Gateway Neighborhood Plan Public Meeting/Open House

Wednesday, February 23, 1994, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## ATTENDANCE SHEET

Name	Address
KEITH CORSO	GTC 3520-30 <sup>th</sup> AVE; KENOSHA
CHARLES Hassel	KWH 825 56 <sup>th</sup> ST.
<del>W. Miller</del>	<del>262-30<sup>th</sup> ST</del> TOWN SOMERS
JOHN WHER	3701-47 <sup>th</sup> Ave 53144
Paul Gontscharow	3411 47 Ave Somers
Rich Smith	2520 29 <sup>th</sup> ST.

Staff: Brian Reining, Rich Schroeder, Jeff Labahn  
Charlie Hassell - Kenosha Water Utility

# Gateway Neighborhood Plan Public Meeting/Open House

Wednesday, February 23, 1994, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## COMMENT AND QUESTION FORM

**#1. My comments regarding the Gateway Neighborhood Plan are:**

*all alternatives have no changes on  
existing Gateway zoning.*

**#2. My questions regarding the Gateway Neighborhood Plan are:**

**#3. Name, Address, and Daytime Telephone Number:**

*KEITH CORSO ; GTC ; 3520 - 30<sup>th</sup> AVE ;  
KENOSHA, WIS. 53144 656-6945*

If you have additional questions or comments regarding the plan, please do not hesitate to call Brian Reining, the Neighborhood Planner in our office, at 653-4030. Any responses submitted by mail should be forwarded to Ray Forgianni, Director, Department of City Development, 625 - 52nd Street, Kenosha, Wisconsin 53140, by March 18, 1994.



# Gateway Neighborhood Plan Public Meeting/Open House

Wednesday, February 23, 1994, 4:00 p.m. - 6:30 p.m.  
Municipal Building, Room 302

## COMMENT AND QUESTION FORM

#1. My comments regarding the Gateway Neighborhood Plan are:

Move Road to prop line, to limit the  
amount of trees cut down  
and in the future make a cul-de-sac  
(Private 34<sup>th</sup> St) move road to the west  
more

#2. My questions regarding the Gateway Neighborhood Plan are:

#3. Name, Address, and Daytime Telephone Number:

Paul Gontscharow 656-1301 3411-47 Ave

If you have additional questions or comments regarding the plan, please do not hesitate to call Brian Reining, the Neighborhood Planner in our office, at 653-4030. Any responses submitted by mail should be forwarded to Ray Forgianni, Director, Department of City Development, 625 - 52nd Street, Kenosha, Wisconsin 53140, by March 18, 1994.

CITY PLAN  
(414) 653-4030  
COMMUNITY DEVELOPMENT  
(414) 653-4028  
FOCUS COMMISSION  
(414) 653-4030  
LANDMARKS  
(414) 653-4028  
REAL ESTATE  
(414) 653-4028



**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

DEPARTMENT OF CITY DEVELOPMENT  
625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 653-4190

**MEMO**

**TO:** Property Owners and Interested Parties  
**FROM:** Ray Forgianni, Director of City Development *RF*  
**DATE:** February 28, 1994  
**SUBJECT:** Gateway Neighborhood Plan

We realize that the heavy snowfall may have prevented you from attending the second public meeting and open house held on Wednesday, February 23. As a property owner within this area, your input and comments are still very important to us in our planning efforts for the Gateway Neighborhood. Therefore, we invite you to stop into the City Development office to look at the alternative plans. We are located in Room 308 of the Municipal Building, 625 - 52nd Street. Representatives from the Planning staff will be available to answer questions and listen to comments about the alternative plans. If you cannot visit us, please give Brian Reining a call at 653-4030.

Your comments are needed by March 18, 1994 to be considered. Please contact the City Development office if you are interested in looking at the alternative land use plans. Our office hours are from 8:00 to noon and 12:40 p.m. to 4:30 p.m.

RF:BR:PLH