

RECOMMENDED PLAN  
FOR THE  
HILLCREST NEIGHBORHOOD

PREPARED BY:

DEPARTMENT OF CITY DEVELOPMENT  
CITY OF KENOSHA, WISCONSIN  
DECEMBER 1992

ADOPTION AND CERTIFICATION:  
CITY PLAN COMMISSION: DECEMBER 10, 1992  
COMMON COUNCIL: DECEMBER 21, 1992

COMPREHENSIVE PLAN CERTIFICATION

BY: CITY PLAN COMMISSION

Adoption and Certification of  
"Recommended Plan for the Hillcrest Neighborhood"  
Prepared by the City of Kenosha Department of City Development  
Dated November, 1992

WHEREAS, the City of Kenosha Department of City Development has prepared a master plan for the Hillcrest neighborhood as directed by the City Plan Commission; and,

WHEREAS, the Hillcrest neighborhood plan encompasses the area located north of Washington Road (CTH S), south of 18th Street (CTH L), east of Green Bay Road (STH 31) and west of 47th Avenue; and,

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

WHEREAS, 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.

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

Adopted this 21st day of December 1992.

ATTEST: Ray Forgianni, Secretary  
Ray Forgianni

APPROVE: John M. Antaramian, Mayor Date: 12-22-92  
John M. Antaramian

Drafted by:  
Department of City Development

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## **Introduction**

### ***Historical Background***

The City of Kenosha itself, not unlike other American cities, continues to experience similar patterns of growth and development pressures at the periphery of the city. The City Plan Commission, in attempting to plan instead of react to pending development and proposed utility extensions, has identified the Hillcrest Neighborhood as a priority planning area and has requested the Department of City Development to prepare a Neighborhood Plan for the area.

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

The goal for the Hillcrest Neighborhood is to develop a land use and circulation plan that protects the natural resources, quality of life, and economic security of the neighborhood. This would be accomplished by identifying impacts to existing land use; 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 conflicts with obtrusive uses in the area.

The objective of the Hillcrest Neighborhood Plan is to provide residential density limitations and a broad range of lot sizes and housing types. The proposed neighborhood should be designed to promote stability and provide for a safe and healthy family home life.

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

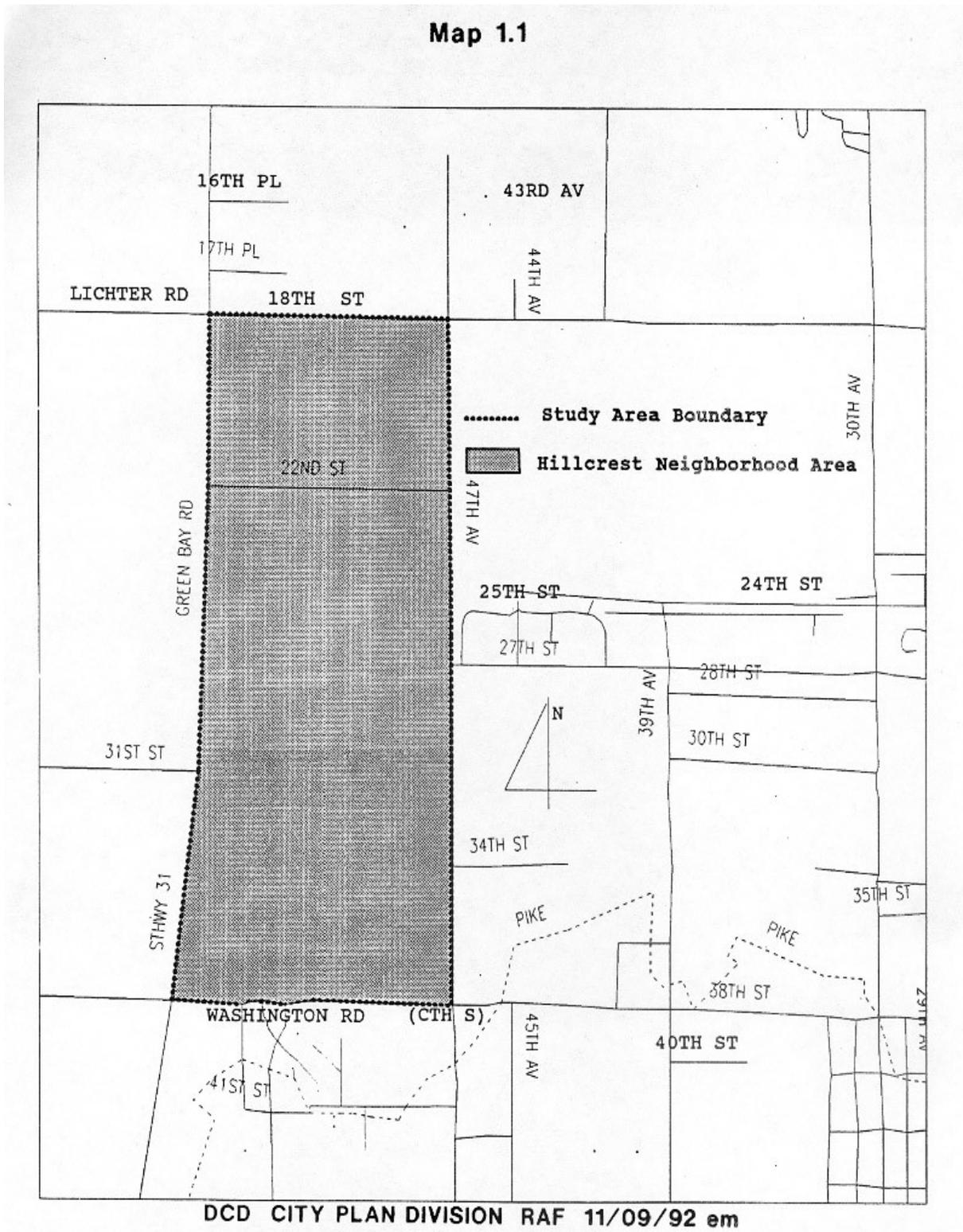
The study area for the proposed neighborhood is located north of Washington Road (CTH S) and extends from 47<sup>th</sup> Avenue to the east, 18<sup>th</sup> Street to the north, and Green Bay Road (STH 31) to the west. As shown on Map 1.1, the boundaries of the study area encompass almost one square mile, or about 549 acres within the proposed neighborhood.

The neighborhood plan that is being recommended for the Hillcrest area, consisting of about 560 acres, is not currently located within the City limits. According to an "Agreement Between 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 but 17 acres, or about 3 percent of the total area in the neighborhood, will eventually be annexed to the City.

### ***Methodology***

The Hillcrest Neighborhood Plan is divided into two phases. The first phase involves identifying and analyzing existing land use, 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 neighborhood.

# General Location Map, Map 1.1



## **Inventory Findings and Analysis**

Existing land use in the neighborhood includes residential development, undeveloped open spaces, and environment areas. Commercial, office, and institutional developments currently exist outside the neighborhood boundaries. These land uses were identified using a number of methods including windshield surveys, aerial photographs, and lot and zoning maps for the Hillcrest Neighborhood area. Map 2.1 shows the existing development patterns and the environmental areas in the proposed study area.

### ***Existing Land Use***

#### ***Residential***

Residential development consists only of single-family uses dispersed on scattered tracts of previously converted agricultural lands. Map 2.1 shows that the distribution reflects low densities of unsewered residential development. This type of scattered, low-density development only encourages unplanned, urban sprawl and requires large lots to provide for on-site sewage disposal systems.

#### ***Commercial/Office***

Commercial and office developments do not currently exist within the neighborhood boundaries of the study area. However, commercial uses that include a car dealership and a bar, and office uses consisting of medical buildings are located south of Washington Road outside the study area boundaries as shown on Map 2.1

#### ***Institutional/Utility***

Institutional uses include a church located within the shoreland boundary in the southeastern corner of the study area. Institutional uses that do not currently exist within the neighborhood boundaries include Hillcrest Elementary School and a cemetery east of 47<sup>th</sup> Avenue and a church south of Washington Road. Utility uses consist of two (2) radio towers that are located within the neighborhood boundaries in the vicinity of 22<sup>nd</sup> Street as shown on Map 2.1.

#### ***Undeveloped/Open Space***

The highest percentage of land in the neighborhood, other than shorelands, wetlands and woodlands, remains in agricultural use and is retained in private ownership. Map 2.1 shows that much of the land has almost exclusively remained undeveloped which can be attributed to the lack of utility improvements for and access into the center of the neighborhood.

#### ***Environmental and Natural Features***

The topography of the neighborhood may be described as level to gently rolling, with minimum slopes of five percent. All designated shorelands, wetlands, and woodlands are concentrated in the southeastern portion of the neighborhood and are held in private ownership.

#### ***Shorelands***

Shoreland and shoreland-wetland zoning applies to lands adjacent to navigable waters as required in the Wisconsin State Statutes.

Navigable waterways have a distinct bed and banks and can float a canoe or other small craft at some time of the year, even if only during the spring floods. In general, the shoreland zone includes lands within 300 feet of a river or stream bed and 1,000 feet of a lake or pond or

the landward side of the floodplain, whichever amount is greater. Map 2.1 indicates the boundary for the shoreland district in the neighborhood.

### ***Wetlands***

All wetlands in the neighborhood are concentrated in the shoreland district as shown on Map 2.1. The wetlands are identified using Wetland Inventory maps that were obtained from the Wisconsin Department of Natural Resources. One wetland area in particular has been described as an open, excavated pond and remains in private ownership.

### ***Woodlands***

The upland conservancy area in the shoreland district includes all woodland areas of one acre or more which are covered with trees and heavy brush. The preservation of the woodlands would provide for passive recreational uses and an aesthetically pleasing environment for urban development. The woodland areas also reduce soil erosion and surface runoff, stream sedimentation, and maintain water table levels for adjacent wetland areas.

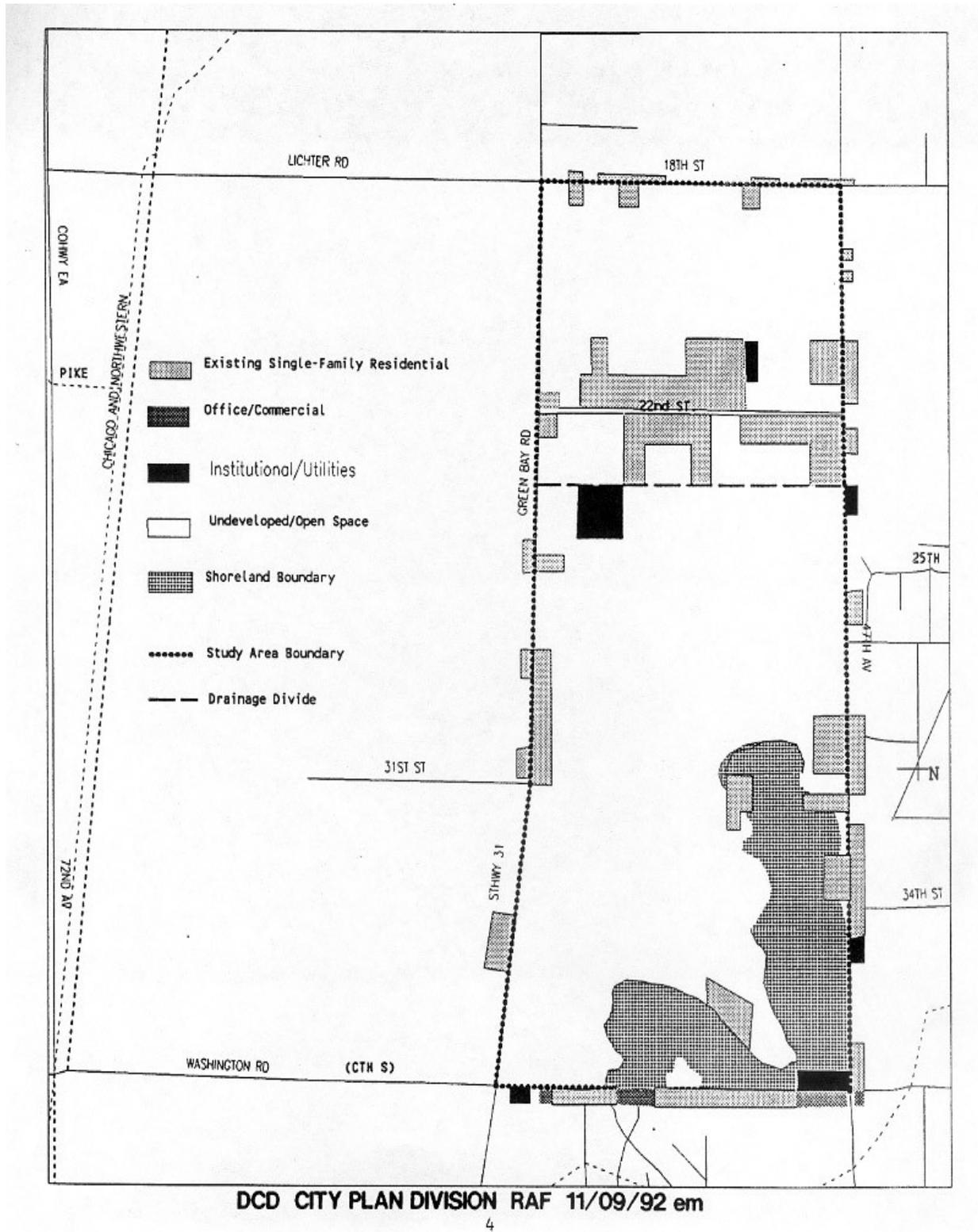
### ***Streets and Highways***

The existing streets and highways that surround the neighborhood include STH 31 on the west, Washington Road to the south, 47<sup>th</sup> Avenue on the east, and 18<sup>th</sup> Street to the north of the neighborhood. Map 2.1 shows additional streets that include 22<sup>nd</sup> Street in the neighborhood and 24<sup>th</sup>, 27<sup>th</sup>, and 31<sup>st</sup> Streets in the immediate vicinity which are adjacent to the neighborhood boundaries.

### ***Proposed Drainage Areas and Detention Facilities***

The Hillcrest Neighborhood is divided into several drainageways that allow surface water runoff to flow in an eastwardly direction towards Lake Michigan. The Kenosha Water Utility has proposed a change in one of the drainage divides to accommodate existing residential development in the neighborhood. Map 2.1 shows that the proposed change, located south of 22<sup>nd</sup> Street, would divide the limits of the drainageways in the neighborhood into two separate areas.

**Existing Land Use, Map 2.1**



## ***Alternative Neighborhood Plans***

In accordance with sound urban design principles, several alternative neighborhood plans were prepared for consideration. The alternative plans were initially developed to identify land use categories and basic street layouts that would be compatible with and properly integrated into the existing development and environmental areas in the neighborhood. The land use categories consist of a broad range of single-family and multi-family housing types, including provisions for a neighborhood business center.

Additional alternative plans were generated to further refine the location, lot size, and density of the single-family residential areas that were identified in the initial alternative plans for the neighborhood. The plans were then subsequently utilized in developing the recommended plan for the Hillcrest Neighborhood.

## **Recommended Plan**

### ***Single-Family Residential Uses***

The predominate land use that is proposed for the Hillcrest Neighborhood is a single-family residential development as depicted in Table 4.1. Single-family uses would account for about 347 acres of land, or approximately 63 percent of the total area in the neighborhood. The single-family uses were further divided into two residential categories. These residential categories were identified to determine the overall density and spatial distribution that the neighborhood could most feasibly accommodate while ensuring the preservation of the natural resources and the economic viability of the neighborhood and the surrounding community.

A minimum lot area of 10,000 square feet has been proposed to develop medium-density, single-family residential dwellings so as to be compatible with existing subdivisions in the vicinity of the neighborhood. The 10,000 square foot lots for single-family dwellings would account for about 136 acres of land, or approximately 39 percent of the total residential development in the neighborhood as depicted in Table 4.2. The proposed lots are centrally located and are intended to provide a buffer between the high density, multi-family residential uses adjacent to Green Bay Road and the larger, single-family lots that are being proposed for the neighborhood. The primary objective for this area, however, is to promote a diversity in the spatial distribution of lot sizes within the neighborhood that exceed the minimum 10,000 square foot single-family lot area requirement.

A minimum lot area of 17,000 square feet and greater has been proposed to develop low-density, single-family residential dwellings so as to be compatible with existing development and to protect the environmentally sensitive shoreland and wetland areas in the neighborhood. The 17,000 square foot lots for single-family dwellings would account for about 211 acres of land, or approximately 61 percent of the total residential development in the neighborhood.

The 17,000 square foot lots are located adjacent to the shoreland boundary and existing single-family residential development in the neighborhood for the following reasons. The proposed area that is primarily adjacent to the shoreland boundary, consisting of approximately 39 acres of land, is intended to be developed in a manner to prevent excessive soil erosion and surface runoff on the gentle rolling terrain and to protect the natural resources in the area. The other proposed area that is located near and adjacent to 22<sup>nd</sup> Street consists of more than 132 acres of land, and is intended to be developed so as to be compatible with the existing single-family lots within and to the north of the neighborhood.

**Table 4.1 – Proposed Land Uses**

	<i>Recommended Plan</i>	
	<b>Acres</b>	<b>Percent</b>
Single-Family Residential Uses	347	63%
Multi-Family Residential Uses	66	12%
Commercial/Office Uses	22	4%
Utility Uses	6	1%
Park/School Sites	28	5%
Drainage Areas/Detention Basins	5	1%
Shorelands/Wetlands/Woodlands	75	14%
Total Acreage/Percentage	549	100%

\* Table reflects City Plan Commission's approval of Multi-family Option 2.

**Table 4.2 – Proposed Land Uses**

	<i>Recommended Plan</i>	
	<b>Acres</b>	<b>Percent</b>
10,000 – 17,000 square foot lots	136	39%
17,000 & larger square foot lots	211	61%
Totals (in Area)	347	100%

**Multi-Family Residential Uses**

Multi-family residential development is concentrated along the western portion of the neighborhood and confined to an area that is adjacent to Green Bay Road. The Plan Commission recommended 37 acres of land, or approximately 7 percent of the total area in the neighborhood for multi-family uses. Map 4.3 shows that the proposed multi-family uses would provide a buffer between the noise and traffic that is generated on Green Bay Road and restrict the traffic from the center of the neighborhood.

It should be noted that concerns were expressed pertaining to the ultimate density of the 66 acres of land that is being proposed for multi-family residential uses in the neighborhood. The City Plan Commission responded to these concerns and directed the City Development staff to reduce the land area that is currently being devoted to multi-family uses to 37 acres in an attempt to reduce the overall density in the area. The staff, in response to the Commission's request, derived a total of four options to further evaluate and analyze the potential impacts on the 66 acres of land devoted to multi-family residential uses based on the assumption that full development is anticipated for the entire area as depicted in Table 4.3.

Options 1 and 2 define that all 66 acres of land was initially designated for multi-family development by the City Development staff for the neighborhood, as depicted in Table 4.1. Table 4.3 indicates that Option 1 would provide for the maximum development

of 792 multi-family units that would permit high residential densities of 10 to 12 dwelling units per acre. Map 4.2 shows that Option 2 anticipates that all of the land area would not be ultimately developed as high density, multi-family uses. As depicted in Table 4.3, Option 2 provides for the development of 598 multi-family units at significantly lower residential densities of less than 10 dwelling units per acre. A stacking bar graph below Table 4.3 further shows that Option 2 represents more diversity in multi-family development within the neighborhood.

Options 3 and 4 utilize only 37 acres of land as recommended by the City Plan Commission to determine the development potential of multi-family uses in the neighborhood. It should be further noted that the entire 37 acres of land is an assemblage of two areas that the Plan Commission devoted to multi-family uses, specifically 22 acres and 15 acres, respectively. An additional 126 single-family units were added to Options 3 and 4 so as to equitably compare the overall development potential of the area in relation to the total number of multi-family units that were initially derived in Options 1 and 2. Map 4.3 shows that Option 3 maximizes the development of multi-family uses and Map 4.4 indicates that Option 4 provides more diversity for multi-family uses in the neighborhood.

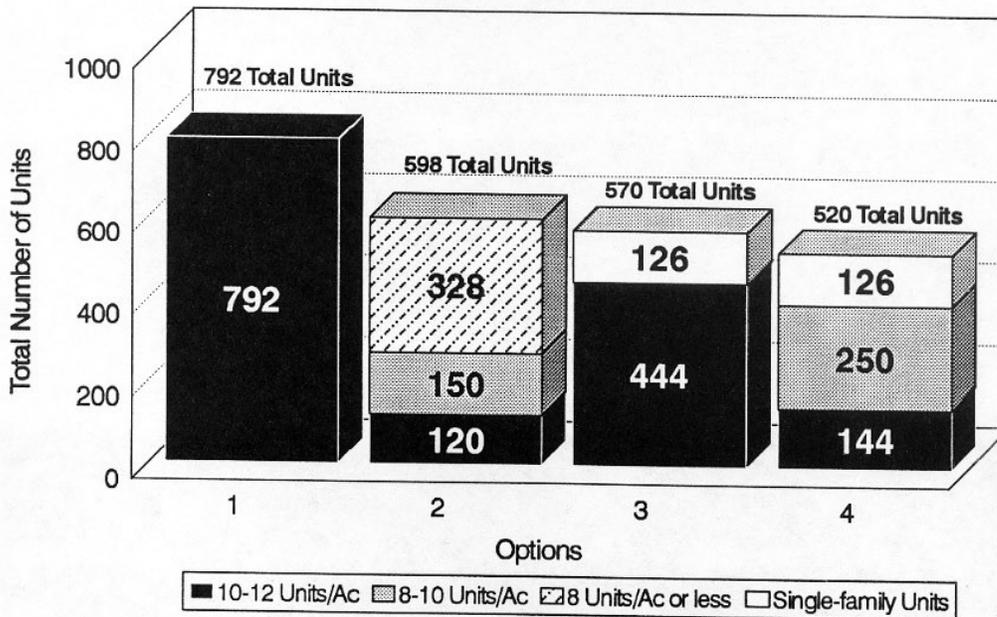
The City Plan Commission, at their December 10, 1992 meeting, took action to approve the neighborhood plan with multi-family residential Option 2.

**Table 4.3 – Hillcrest Multi-Family Options**

**Table 4.3  
Hillcrest Multi-family Options**

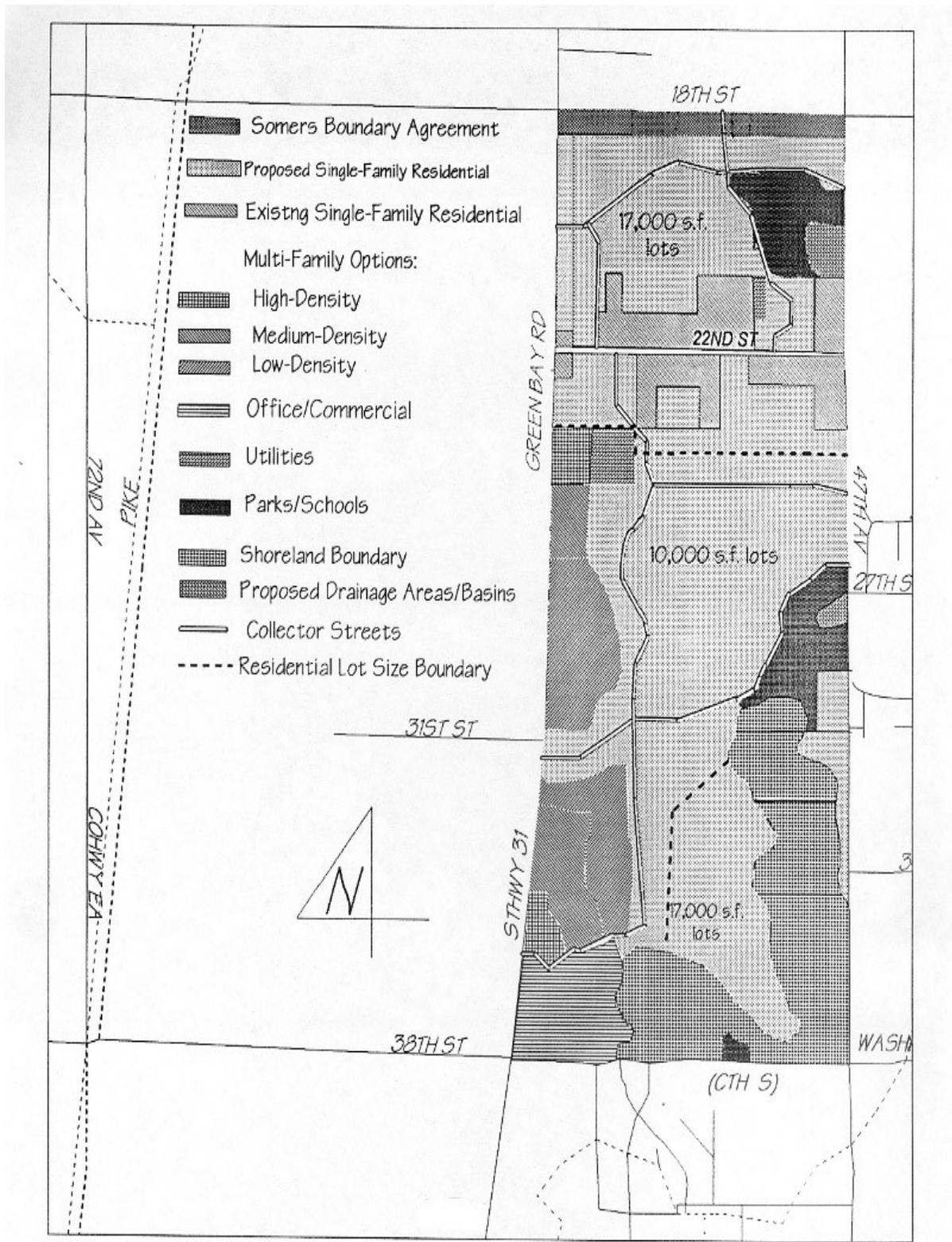
	Multi-family Density			Single-family	Projected Totals
	High	Medium	Low		
	10-12 Units/Acre	8-10 Units/Acre	8 Units/Acre	4.3 Units/Acre	Number of Units
Option 1	792	0	0	0	792
Option 2	120	150	328	0	598
Option 3	444	0	0	126	570
Option 4	144	250	0	126	520

**Hillcrest Multi-family Options  
High-Density to Single-family**



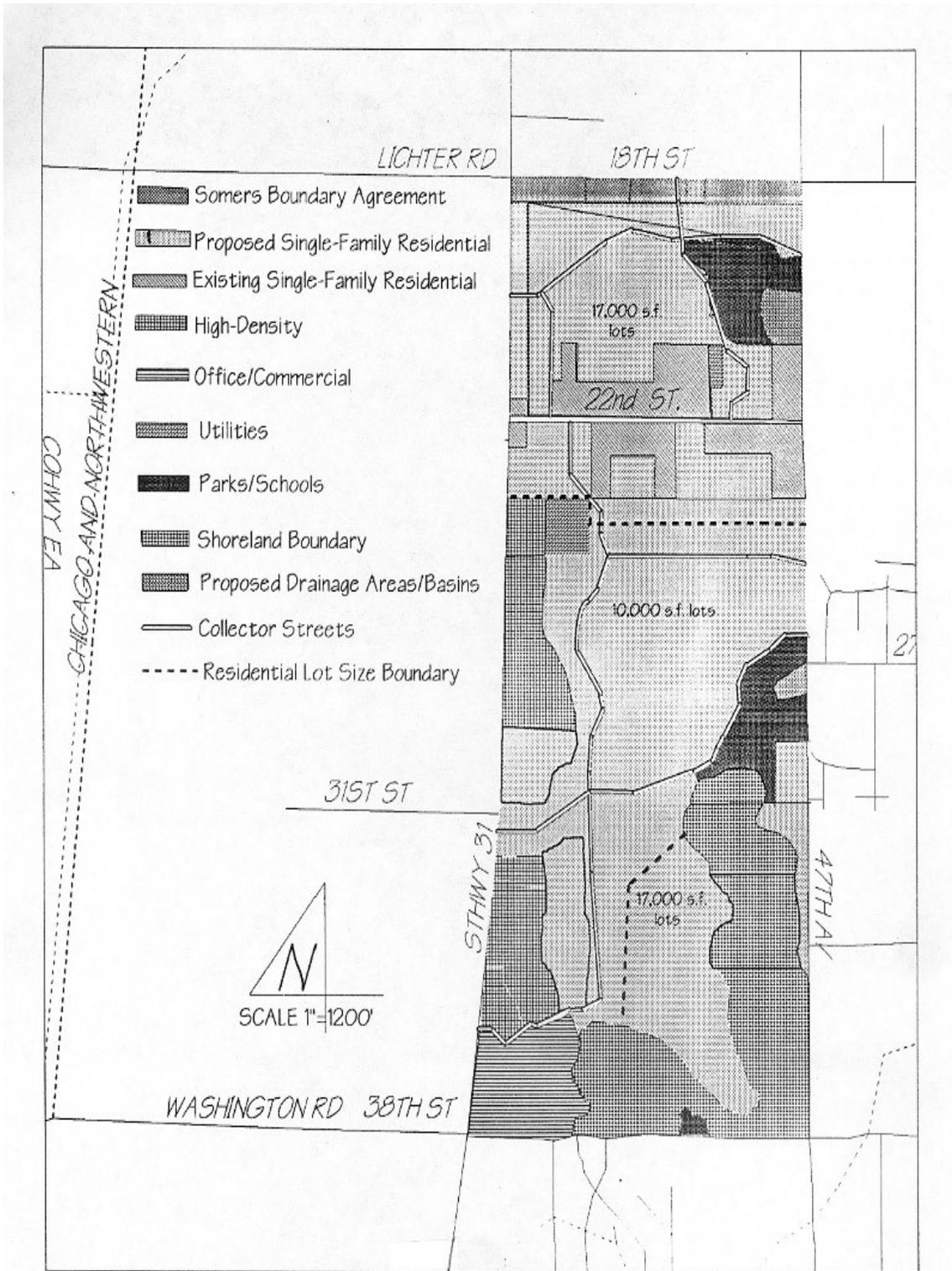


**Multi-Family (Option 2), Map 4.2**



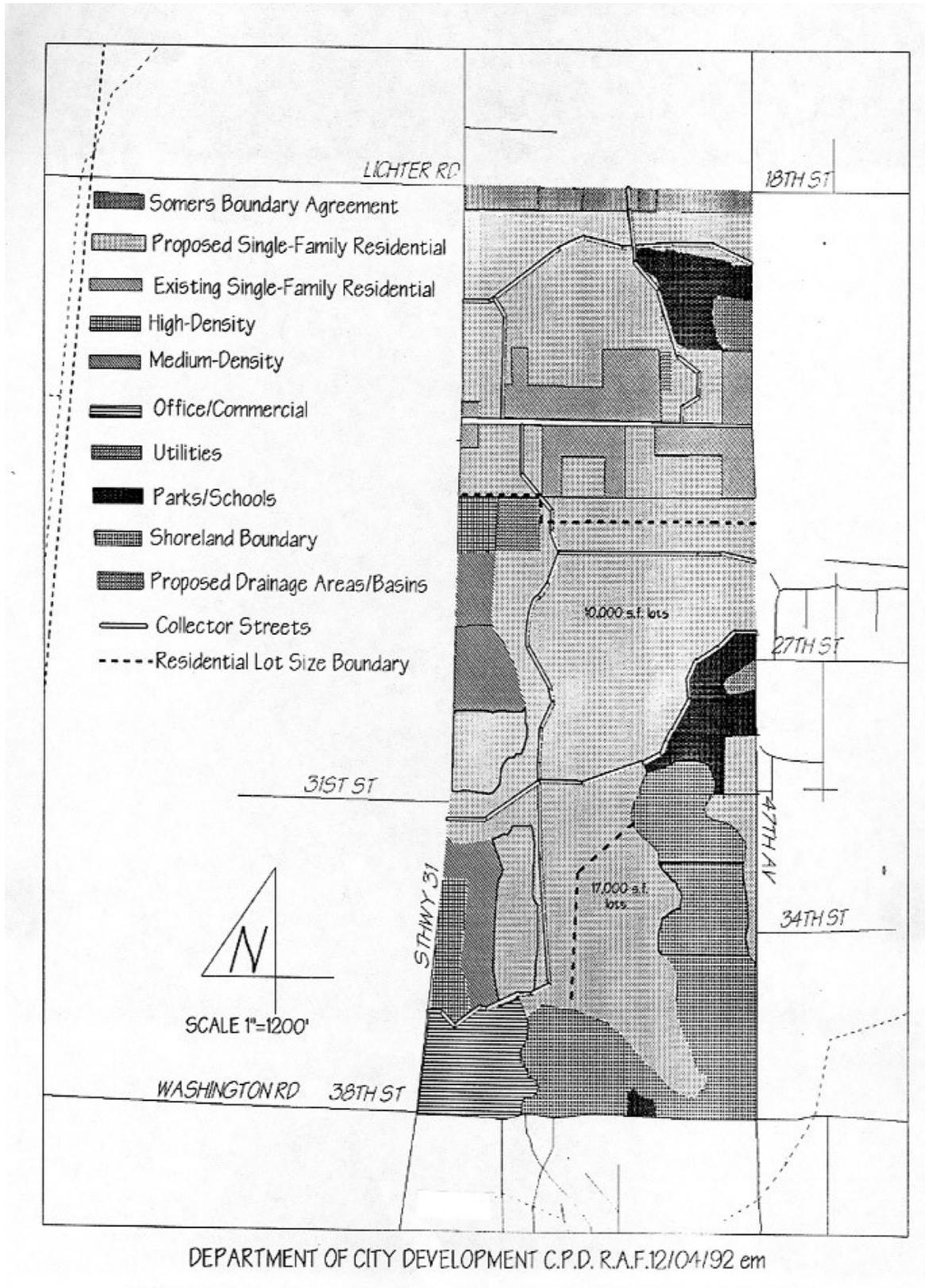
DEPARTMENT OF CITY DEVELOPMENT C.P.D. R.A.F.12/04/92 em

**Multi-Family (Option 3), Map 4.3**



DEPARTMENT OF CITY DEVELOPMENT C.P.D. R.A.F.12/04/92 em

**Multi-Family (Option 4), Map 4.4**



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

Commercial and office development is proposed to be located in the southwest corner of the neighborhood at STH 31 and Washington Road. Commercial and office uses would account for about 22 acres of land, or approximately 4 percent of the total area in the neighborhood. This particular location is intended to be developed for either commercial or office uses, or both, and would provide an opportunity to develop a neighborhood business center and a focal point for the community.

### ***Utility Uses***

Utility uses have not been proposed for the Hillcrest Neighborhood. As shown on Map 2.1, the proposed plan does recognize existing utility development which consists of two radio towers that account for less than one percent of the total area in the neighborhood.

### ***Park/School Sites***

Recreational facilities include two park sites that are proposed for active use and would account for a total of about 28 acres of land, or approximately 5 percent of the total area in the neighborhood. Map 4.1 shows that the proposed park sites, located outside the environmentally sensitive shoreland and wetland areas, would be adequate to serve the needs of the proposed residents of the neighborhood. The Kenosha Unified School District has indicated that existing school sites would adequately serve the area. The plan, however, provides for flexibility should an additional school site be needed.

### ***Drainage Area/ Detention Basins***

Drainage facilities account for a total of almost 5 acres of land, or approximately one percent of the total area in the neighborhood as shown on Map 4.1. The proposed plan provides for flexibility should additional storm water retention basins be needed. The retention basins that would be developed in conjunction with the proposed park sites in the neighborhood would depend on the timing of development in the area.

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

Environmental areas in the neighborhood consist primarily of a shoreland district. The shoreland district accounts for a total of almost 75 acres of land, or about 14 percent of the total area in the neighborhood.

As shown on Map 4.1, the shoreland boundary contains all wetlands, woodlands, and environmental areas. The City of Kenosha, upon annexation of the shoreland district, must adopt regulations at least as restrictive to the provisions that are administered through the County's shoreland ordinance which were derived from regulations found in the Wisconsin State Statutes and Administrative Code.

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 Hillcrest 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.

It should be noted that the owners of properties in the shoreland areas had concerns about development limitations in the designated area. A meeting was held involving representatives of the Town of Somers, Kenosha County Planning and Development

Office, and the Department of City Development to discuss the shoreland development limitations. A consensus was reached among the City, Town, and County to jointly pursue changes to the State law. The City of Kenosha also agreed that, should appropriate changes to the State law occur, modifications within the shoreland areas would be considered in response to specific development proposals and in compliance with other adopted plans.

### ***Streets and Roads***

The proposed street system consists of residential collectors for the neighborhood. Collector streets are arranged to properly integrate the development of secondary streets and to provide ready access from the neighborhood to centers of employment, shopping facilities, institutional centers, and recreational areas both within and beyond the boundaries of the study area. The streets are properly integrated with and related to the existing and proposed regional system of major streets and highways. The four major streets or highways that are shown on the plan and adjacent to the neighborhood boundaries include STH 31, Washington Road, 47<sup>th</sup> Avenue, and 18<sup>th</sup> Street.

The proposed residential collector street network is designed to achieve an efficient use of land; to discourage use by through traffic; to minimize street area; to provide an attractive setting for residential development; to facilitate the provision for efficient storm water drainage, sewerage, and public water supply facilities; and to fit the natural terrain, thereby minimizing the need for regrading during the development process. The street locations are based upon careful consideration of a number of factors, including topography and environmental conditions, existing and proposed land uses, and sound urban design principles. It is recommended that the residential collector streets have a minimum rights-of-way of 60 feet. However, the street profile and construction standards would be established on an individual basis for the neighborhood.

Access points to the neighborhood include four entrances on Green Bay Road and 47<sup>th</sup> Avenue, and one entrance on 18<sup>th</sup> Street. The major entrance for the neighborhood is located on STH 31, or Green Bay Road. An existing single-family dwelling across from 31<sup>st</sup> Street offsets the entrance approximately 250 feet south towards Washington Road. Subsequent access points to the neighborhood consist of an entrance north of 22<sup>nd</sup> Street on Green Bay Road and two other entrances that align with 24<sup>th</sup> and 27<sup>th</sup> Streets on 47<sup>th</sup> Avenue.

### **Plan Implementation**

The recommended plan for the Hillcrest Neighborhood described herein is designed for the attainment of sound neighborhood development objectives. Proper utilization of the plan by City officials 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, utility, and transportation development in the neighborhood.
2. The plan provides for the development of a residential street pattern that consists of collector streets to provide for the efficient and safe movement of traffic into and out of, as well as within, the neighborhood.
3. The proposed street pattern also provides the basic public rights-of-way needed to efficiently accommodate utilities and storm water drainage.

4. The plan provides access only to neighborhood streets and collectors for all building sites to protect the capacity of the major streets and highways along the neighborhood boundaries.
5. The plan provides for a minimum 40 foot wide buffer yard over the generally permissible lot depth in the neighborhood to accommodate a 20 foot wide planting screen for residential uses that front the major streets and highways along the neighborhood boundaries. The plan also provides for a minimum 40 foot wide buffer yard south of 23<sup>rd</sup> Street to screen the existing one to two acres single-family lots from the proposed 10,000 square foot lots within the neighborhood boundaries.
6. The plan can accommodate a diversity of housing types and lot sizes, as well as a wide range of land subdivision proposals.
7. The plan identifies areas containing significant natural resources which should be essentially preserved for open, passive uses to protect the overall quality of environmentally sensitive shoreland and wetland areas and to enhance other land uses in the area.
8. The plan provides for the identification and preservation of sites for parks and recreational facilities.

The design of the Hillcrest Neighborhood plan is only the first in a series of public and private actions required for the ultimate development of the neighborhood in accordance with the neighborhood plan. Attainment of the recommended Hillcrest Neighborhood plan will require the application and modification of certain plan implement instruments. These include the careful review of all subdivisions for conformance with the neighborhood plan, the proper application of zoning districts and zoning district regulations in the neighborhood to assist in implementing the land use pattern envisioned in the neighborhood plan, and the adoption of an Official Map to implement the neighborhood plan with respect to the location of streets, highways, and parklands.

In a practical sense, however, the plan is not complete until the steps necessary to implement that plan are specified. After formal adoption of the Hillcrest Neighborhood Plan, realization of the plan will require faithful, long-term dedication to the objectives on which the plan is based by the City officials concerned with its implementation. Thus, the adoption of the Hillcrest 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 the making of land development decisions affecting the Hillcrest 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 ensure that it is properly reflective of current conditions.

### ***Neighborhood Plan Adoption***

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

### ***Neighborhood Zoning***

The City Plan Commission should recommend creating a new single-family residential zoning district that would require a minimum lot area of 10,000 square feet. The new district would be consistent with the City Plan Commission's objective to encourage the platting of larger urban single-family lots within the developing areas of the City.

The City Plan Commission should recommend creating an additional single-family residential zoning district that would require a minimum lot area of 17,000 square feet. The new

district would be consistent with the City Plan Commission's objective to encourage compatibility with existing development and preserve quality of life within the developing areas of the City.

The City Plan Commission should recommend creating a new multi-family residential zoning district that would require lot sizes consistent with the residential densities that are recommended in the plan. The new district would be consistent with the City Plan Commission's objective to encourage lower densities within developing neighborhoods. Pursuant to state legislation, all of the aforementioned zoning changes recommended by the City Plan Commission must be enacted by the Common Council after a formal hearing.

### ***Subdivision Plan Review***

After the plan for the Hillcrest Neighborhood is adopted, it should serve as a basis for the preparation of preliminary and final land subdivision plats within the study area. In this respect, the plan should be regarded as a point of departure against which to evaluate proposals for subdivision plats. 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 Hillcrest Neighborhood Plan.

### **Conclusion**

The recommended Hillcrest Neighborhood Plan, together with supporting zoning, official mapping, and subdivision control ordinances, provides the basic means for accomplishing orderly growth and development of the Hillcrest Neighborhood. However, if the neighborhood plan 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, storm water management, such orderly growth and development may never be realized, and the City may face difficult and costly future problems in the area, and thus, never achieve its full development potential. Consistent application of the Hillcrest Neighborhood plan will assure that individual physical development proposals will be channeled toward the sound development of the area.

## Appendix

A) City Plan Commission Informational Meeting/Open House, November 19, 1992

- Property Owner Notice
- Attendance Sheet
- Citizen Comments and Questions

B) City Plan Commission Public Hearing, November 19, 1992

C) City Plan Commission Meeting, December 10, 1992

**Appendix A-City Plan Commission Informational Mtg/Open House, 11/19/92**

CITY PLAN  
(414) 656-8030  
COMMUNITY DEVELOPMENT  
(414) 656-8055  
FOCUS COMMISSION  
(414) 656-8030  
LANDMARKS  
(414) 656-8055  
REAL ESTATE  
(414) 656-8055



**RAY FORGIANNI**  
DIRECTOR  
AND  
CITY PLANNER

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625 - 52nd STREET  
KENOSHA, WISCONSIN 53140  
FAX (414) 656-8015

**MEMO**

TO: Property Owners and Interested Parties  
FROM: Ray Forgianni, Director of City Development *RF*  
DATE: November 10, 1992  
SUBJECT: Hillcrest Neighborhood Plan  
1. Informational Meeting/Open House  
2. Public Hearing/City Plan Commission

The City Plan Commission will be considering the adoption of the neighborhood plan for the Hillcrest Neighborhood. A copy of the final draft of the "Recommended Plan for the Hillcrest Neighborhood" is enclosed for your review and comment. Two meetings have been scheduled for the purpose of public review of the plan:

**1. Informational Meeting/Open House**

An informational open house is scheduled for Thursday, November 19, 1992, from 1:30 p.m. to 3:30 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. Representatives of the City of Kenosha will be present to answer questions and listen to comments which you may have regarding the plan. A formal presentation will not be made at this meeting. Rather, this is an opportunity for you to express your comments for future consideration by the City of Kenosha.

**2. Public Hearing/City Plan Commission**

The City Plan Commission will conduct a public hearing on the plan on Thursday, November 19, 1992, at 4:30 p.m. in Room 302 of the Municipal Building, 625 - 52nd Street. This is a formal opportunity for you to express your opinion concerning the plan. Please be advised that the City Plan Commission may, at this or a subsequent meeting, adopt the plan.

You are invited to submit written comments regarding the plan to the City of Kenosha prior to the informational open house and public hearing scheduled for November 19, 1992. All comments must be submitted in writing and forwarded to Ray Forgianni, City Planner, Department of City Development, 625 - 52nd Street, Kenosha, WI 53140.

BR:PLH

cc Mayor John Antaramian  
Donald Holland, City Administrator  
Common Council  
City Plan Commission  
Department Heads

POLICY BOARDS: CITY PLAN COMMISSION, KENOSHA REDEVELOPMENT AUTHORITY,  
KENOSHA LANDMARKS COMMISSION, FOCUS COMMISSION

Public Information Meeting:

Although the Wisconsin state statutes does not require local plan commissioners to hold public hearings on proposed plan elements prior to adoption of those elements, it is nevertheless recommended that, in order to provide for and promote active citizen participation in the planning process, the city plan commission hold one or more public informational meetings and a formal public hearing to acquaint neighborhood residents and landowners with all details of the proposed plan and to solicit public reaction to the plan proposals. The plan should be modified to incorporate any desirable new ideas which may be advanced at the informational meetings and public hearings.

On November 19, 1992, a public informational meeting as conducted by the Kenosha City Plan Commission to discuss the Recommended Plan for the Hillcrest Neighborhood. The Kenosha Department of City Development then carefully reviewed the draft plan and a series of comments made by area residents and developers which were incorporated into the recommended plan described herein. More specifically:

1. Area residents expressed concern about the widening of Green Bay Road (STH 31). The existing rights-of-way of Green Bay Road is approximately 100 feet. The proposed plan provides for the accommodation of a 40 foot wide buffer yard over the generally permissible lot depth that would be located in the expanded right-of-way. Accordingly, the Department of City Development staff determined that the proposed right-of-way would have minimal impact on existing property owners and planned multi-family development along Green Bay Road.
2. Owners of properties that consist of existing black walnut trees adjacent to 47th Avenue and abutting the shoreland district expressed a concern that their property was planned for a park and detention basin. Additional concerns include whether the owners of the property would be required to dedicate the entire park site to the City, and how the purchasing price would be determined and the timeliness of the City acquiring the park property from the owners. Upon subdividing the land for residential purposes the owners or developers of the property would be required to dedicate five percent of subdivided land for parkland use and the City would be required to purchase the remaining land for the proposed park site.
3. Owners of properties in the shoreland district expressed concerns about additional impacts to further subdivision of property and development within the environmental areas. For clarification purposes, all of the properties in the shoreland district are currently located outside the City limits in Kenosha County. Pursuant to Wisconsin state law, the City must adhere to the County's zoning district regulations unless zoning changes are made prior to annexation into the City. The County's zoning regulations are generally more restrictive than the City's in relation to lot size and width requirements. Development is further restricted in all designated wetland areas so as to preserve the environmental quality of these sensitive areas in accordance with state and federal regulations.
4. Area residents expressed concerns pertaining to the small lot sizes for the proposed single-family uses in comparison to existing residential development in the neighborhood. The City Development staff stated that the 10,000 square foot lots should only be interpreted as a base "minimum" requirement for the neighborhood and it does not necessarily prohibit larger lots from being developed

if conditions warrant an increase in the area. The 15,000 square foot lots are considered quite substantial for development of an urban, as opposed to rural, scale. The City Plan Commission responded to these concerns and directed the City Development staff to increase the lot sizes to 17,000 square feet for those areas in the neighborhood.



**Hillcrest Neighborhood Plan**  
**Informational Meeting/Open House**  
Thursday, November 19, 1992, 1:30 p.m. - 3:30 p.m.  
Municipal Building, Room 302

**Comment and Question Form**

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

*I'm against the apartments  
I think all lots should be the same  
I think the park on my land in the  
northeast corner is too large  
I don't think this plan should be  
adopted until more meetings are  
held and more ideas are considered  
The road going south on 18th St. is  
going right through where my son-  
in-law plans on building a house.  
I hope it can be changed*

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

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**#3. Name and Address:**

*Ruth C. Lichter*  
*5001-18th St.*  
*Kenosha, WI 53144*

**Hillcrest Neighborhood Plan  
Informational Meeting/Open House  
Thursday, November 19, 1992, 1:30 p.m. - 3:30 p.m.  
Municipal Building, Room 302**

**Comment and Question Form**

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

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

*We live in a upland Conservancy  
woodlands  
Our questions are about rezoning  
in this area would be  
buildable*

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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**#3. Name and Address:**

*Carl & Mary Ann Perini  
3122-47th Ave  
Ann Arbor, Mich  
48104*

\_\_\_\_\_  
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\_\_\_\_\_

**Hillcrest Neighborhood Plan  
Informational Meeting/Open House  
Thursday, November 19, 1992, 1:30 p.m. - 3:30 p.m.  
Municipal Building, Room 302**

**Comment and Question Form**

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

10,000 ft lot is not large enough  
The plan as shown is ~~to~~ not clear.  
\_\_\_\_\_  
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**#2. My questions regarding the Hillcrest Neighborhood Plan are:**

How can we change zoning in the road lead  
area.  
How many lots do we have to purchase?  
If the land is purchased how far from  
park lot do we have to have arrived at?  
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**#3. Name and Address:**

Charles P. Hendras  
4910 Washington Rd  
Kenosha Wis.

**Appendix B-City Plan Commission Public Hearing, 11/19/92**

**City Plan Commission Meeting: November 19, 1992**

**Item 7 - Hillcrest Neighborhood Plan. PUBLIC HEARING**

Mr. Brian Reining, City Plan Division, outlined the plan to the Commission. He stated that a neighborhood meeting/open house had been held on the plan. At the open house, the neighbors expressed concerns pertaining to drainage, lot sizes, and development restrictions.

Mr. Charles Yandre, 4910 Washington Road, stated that he was concerned about development restrictions on his property because his property is designated as parkland in the neighborhood plan. He was also concerned about the future of the pond on his property.

Mr. Ron Caraway, 3312 37<sup>th</sup> Avenue, asked questions on the plan. Mr. David Holtze, Somers Town Chairperson, stated that the lot sizes should be larger in the area and that storm sewers and drainage issues need to be looked at.

Mr. Bob Berquist, 6548 Pershing Boulevard, asked for a six month deferral. He requested a deferral so that he would have time to hire a planner to study the area. Ms. Phyllis Rozinski, 3024 Green Bay Road, and Gene Iverson, 2000 Green Bay Road, expressed concerns about traffic safety on Green Bay Road. Ms. Theresa Whitock, 5000 22<sup>nd</sup> Street, stated that lot sizes should be larger. Mr. Kenneth Kanage, 2147 47<sup>th</sup> Avenue, spoke in general against the plan.

Mr. Eric Davidson, 3015 Green Bay Road, questioned how the roadway would eventually be widened. Ms. Mary Iverson, 2000 Green Bay Road, had questions on drainage. Ms. Lori Jensen, 2304 47<sup>th</sup> Avenue, had questions on lot sizes.

Public hearing closed.

Mr. Forgianni explained the wetland and upland uses and how these uses are regulated by the State of Wisconsin. Mr. Forgianni also stated that the Commission needs to address the question of lot sizes. Mr. O. Fred Nelson, Water Utility Manager, explained the drainage situation and plans for the area.

The City Plan staff responded to questions from the Commission. After lengthy discussion, a motion was made by Mr. Zhehlsdorf, seconded by Ms. Helman to defer and direct staff to make amendments to the plan. The plan would return to the Plan

Commission at the December 10, 1992 meeting. Changes are to be made as follows:

1. At the north and south end of the neighborhood plan, lot sizes to be increased from 15,000 to 17,000 s.f.
2. Reduce the 27 acre site for multi-family used to 15 acres.
3. Reduce the 39 acre site to 22 acres.
4. 10,000 s.f. lot sizes are to remain in the center of the neighborhood.

Motion carried Ayes-7; Noes-1 with Mrs. Suokko-Scheve voting against.

***Appendix C-City Plan Commission Meeting, 12/10/92***

**City Plan Commission Meeting: December 10, 1992**

**Item 6 - Hillcrest Neighborhood Plan**

Mr. Ray Forgianni outlined the changes and recommended alternatives as suggested at the last Plan Commission meeting.

A motion was made by Ms. Helman; seconded by Alderman Santoro to approve. Motion carried unanimously Ayes-9; Noes-0.