

A PLAN FOR THE WHITTIER NEIGHBORHOOD

CITY OF KENOSHA AND TOWN OF PLEASANT PRAIRIE KENOSHA COUNTY, WISCONSIN

CITY OF KENOSHA

Mayor

Paul M. Saftig

City Administrator

John A. Serpe

Members of the Common Council

Donald Andreoli
Robert V. Baker
Michael C. Baltes
Gerald F. Bellow
Robert C. Boettcher
Ronald E. Broesch
George R. Fitchett
Albert Frank
Jesse Kolmos

Donald S. Lambrecht
John R. Madison, Jr.
George Manesis
Casimir J. Miechowicz
William S. Pocan
Elmer J. Rogan
Frank G. Schliesmann
Earle G. Scoville
Michael J. Stancato

TOWN OF PLEASANT PRAIRIE

Chairman

C. Tom Wood

Clerk

Roger E. Prange

Supervisors

Richard J. Randall
Thomas W. Terwall

COMMISSION MEMBERS

KENOSHA COUNTY

Donald L. Klapper
Donald E. Mayew
Francis J. Pitts,
Vice-Chairman

RACINE COUNTY

George C. Berteau,
Chairman
John Margis, Jr.
Leonard C. Rauen

MILWAUKEE COUNTY

Richard W. Cutler,
Secretary
Evelyn L. Petshek
Harout O. Sanasarian

WALWORTH COUNTY

John D. Ames
Anthony F. Balestrieri
Harold H. Kolb

OZAUKEE COUNTY

Thomas H. Buestrin
John P. Dries
Alfred G. Raetz

WASHINGTON COUNTY

Lawrence W. Hillman
Paul F. Quick
Joseph A. Schmitz,
Treasurer

WAUKESHA COUNTY

Charles J. Davis
Robert F. Hamilton
Lyle L. Link

Kurt W. Bauer, P.E., Executive Director

**COMMUNITY ASSISTANCE PLANNING REPORT
NUMBER 16**

A PLAN FOR THE WHITTIER NEIGHBORHOOD

**City of Kenosha and Town of Pleasant Prairie
Kenosha County, Wisconsin**

**Southeastern Wisconsin Regional Planning Commission
916 N. East Avenue
P. O. Box 769
Waukesha, Wisconsin 53187**

The preparation of this report was financed in part by the City of Kenosha; in part through a planning grant from the Wisconsin Department of Local Affairs and Development under Section 22.14 of the Wisconsin Statutes; and in part through a planning grant from the U. S. Department of Housing and Urban Development under Section 701 of the Housing Act of 1954, as amended.

June 1977

**Inside Region \$2.00
Outside Region \$4.00**

(This page intentionally left blank)

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

916 NO. EAST AVENUE

• P.O. BOX 769

• WAUKESHA, WISCONSIN 53187

• TELEPHONE (414) 547-6721

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA

July 20, 1977

Mr. Paul M. Saftig
Mayor of the City of Kenosha
Municipal Building
825 52nd Street
Kenosha, Wisconsin 53140

Dear Mr. Saftig:

By letter dated November 1, 1973, and by Resolution 238-73 dated December 3, 1973, the City of Kenosha requested that the staff of the Southeastern Wisconsin Regional Planning Commission prepare a detailed neighborhood development study and plan for that area of the City of Kenosha and the Town of Pleasant Prairie known as the "Whittier Neighborhood." This request was consistent with recommendations contained in SEWRPC Planning Report No. 10, A Comprehensive Plan for the Kenosha Planning District. The Regional Planning Commission staff has now completed the study and plan requested and is pleased to transmit herewith its findings and recommendations in this report entitled, A Plan for the Whittier Neighborhood.

The precise neighborhood unit development plan for the Whittier Neighborhood presents basic information on the present stage of development of the Neighborhood; including information on population, employment, land use, sanitary sewerage facilities, water supply, and transportation. Based upon these findings and recommended neighborhood population, land use, and transportation standards, the Commission staff has developed two alternative development plans for the Whittier Neighborhood and has recommended one of these alternatives for local implementation. The recommended plan places particular emphasis on the accessibility to individual properties and internal movement in the neighborhood, the separation of incompatible uses within the neighborhood, and the provision of adequate urban services including municipal water and sewerage facilities. Upon adoption of this plan, which is consistent with regional as well as local plan objectives, the document may be used by City officials as a point of departure for the making of day-to-day development decisions within the Whittier Neighborhood.

The Regional Planning Commission is appreciative of the assistance offered by the City and its many departments, and the cooperation of industry and business interests within the Whittier Neighborhood in the conduct of the study and preparation of the recommended plan. The Commission staff stands ready upon request to assist the City in presenting the information and recommendations contained in this report to the public, for its review and evaluation, and in adopting and implementing the recommended plan.

Sincerely,



Kurt W. Bauer
Executive Director

(This page intentionally left blank)

TABLE OF CONTENTS

	Page		Page
Chapter I—INTRODUCTION	1	Chapter III—ALTERNATIVE	
Regional Setting	1	NEIGHBORHOOD PLANS	19
The Neighborhood Concept	1	Alternative Plan A	19
Comprehensive Community Plans	3	Alternative Plan B	24
 Chapter II—INVENTORY		 Chapter IV—PLAN EVALUATION	29
FINDINGS AND ANALYSIS	7	Design Efficiency	29
Neighborhood Location and Boundaries	7	Subdivision Design Efficiency Factors	29
Neighborhood Development Potential	7	Design Efficiency Analysis	29
Natural Features	7	Recommended Alternative Plan	30
Existing Land Use	11	Staging of the Recommended Plan	30
Utilities	11	Zoning	31
Community Facilities	15	Official Mapping	31
Street and Highway Facilities	15	Subdivision Plat Review	31
Existing Land Use Regulations	15		

LIST OF APPENDICES

Appendix		Page
A	Summaries of Proposed Development for Alternative Plans in the Whittier Neighborhood, Kenosha County, Wisconsin	35
B	Suggested Resolution of (the City, County, or Town Plan Commissions) Adopting the Whittier Precise Neighborhood Unit Development Plan	37
C	Recommended Zoning in the Whittier Neighborhood, Kenosha County, Wisconsin	39

LIST OF TABLES

Table	Chapter I	Page
1	Land Use Distribution in a Typical Medium-Density Neighborhood Unit	4
	Chapter II	
2	Limitations of Soils for Residential, Light Industrial, and Commercial Development for Those Soil Series Found in the Whittier Neighborhood	10
3	Existing Land Use in the Whittier Neighborhood: April 1976	11
4	Streets and Highways in the Whittier Neighborhood: 1976	16
5	Summary of Existing Zoning Districts in the Whittier Neighborhood: 1976	18

Table	Chapter III	Page
6	Summary of Existing (1976) and Proposed Land Use Acreages in the Whittier Neighborhood: Alternative Plan A.	22
7	Existing (1976) and Ultimate Population, Developed Residential Acreages, and Residential Densities: Alternative Plan A.	23
8	Ultimate Distribution of Planned Housing on Developable Lands by Dwelling Unit Type: Alternative Plan A.	23
9	Estimated Population Distribution by Age Group, 1976 and Ultimate: Alternative Plan A.	23
10	Ultimate Primary and Secondary School Age Population by Grades, by School Type, and by Average Daily Public School Attendance: Alternative Plan A.	24
11	Streets and Highways in the Whittier Neighborhood: 1976 and Upon Ultimate Development.	26
12	Summary of Existing and Proposed Ultimate Land Use Acreages in the Whittier Neighborhood: Alternative Plan B.	27
13	1976 and Ultimate Population, Developed Residential Acreages, and Residential Densities: Alternative Plan B.	27
14	Distribution of Planning Housing on Developable Lands, by Dwelling Unit Type: Alternative Plan B.	28
15	Estimated Population Distribution by Age Group, 1976 and Ultimate: Alternative Plan B.	28
16	Ultimate Primary and Secondary School Age Population by Grades, by School Type, and by Average Daily Public School Attendance: Alternative Plan B.	28
Chapter IV		
17	Efficiency Factors for the Whittier Neighborhood.	30

LIST OF FIGURES

Figure	Chapter III	Page
1	Typical Urban Streets and Highway Cross Sections for the Whittier Neighborhood.	25

LIST OF MAPS

Map	Chapter I	Page
1	Location of the Whittier Neighborhood and the Kenosha Planning District in Southeastern Wisconsin.	2
2	Neighborhood Boundaries in the Kenosha Planning District.	5
Chapter II		
3	Topographic and Property Boundary Map for the Whittier Neighborhood: 1975.	8
4	Natural Features of the Whittier Neighborhood.	9
5	Existing Land Use in the Whittier Neighborhood: 1976.	12
6	Existing Public Sanitary and Storm Sewer Service Facilities in the Whittier Neighborhood: 1976.	13
7	Existing Public Water Supply Service in the Whittier Neighborhood: 1976.	14
8	Existing Zoning in the Whittier Neighborhood: 1976.	17
Chapter III		
9	Whittier Neighborhood Alternative Plan A.	20
10	Whittier Neighborhood Alternative Plan B.	21

Chapter I

INTRODUCTION

The Southeastern Wisconsin Regional Planning Commission (SEWRPC), since its inception in 1960, has urged local plan commissions to consider the preparation of detailed neighborhood unit development plans as an important means of guiding and shaping land use development and redevelopment in the public interest. SEWRPC Planning Guide No. 1, Land Development Guide, published in November 1963, discussed the importance of neighborhood unit planning to the attainment of good residential land subdivision development. This Guide indicated that good public regulation of the important process of land subdivision—a process through which much of the form and character of a community is determined—requires the preparation of detailed neighborhood unit development plans. The regional land use plan adopted by the Commission in December 1966 more specifically recommended the identification by local plan commissions of neighborhood units within areas devoted to, or proposed to be devoted to, urban use, and the preparation of detailed plans for the development of these units over time.

In February 1967 the Commission published a comprehensive community planning report at the specific request of, and for, the three municipalities located east of IH 94 in Kenosha County. The report, SEWRPC Planning Report No. 10, entitled A Comprehensive Plan for the Kenosha Planning District, was composed of two volumes: one contained the studies, analyses, forecasts, and recommended plans and the second the recommended implementation devices. In that report, 54 individual neighborhood units were initially identified. While it was not anticipated that all 54 neighborhoods would be fully developed by 1990, the end of the planning period, it was determined that their proper planning could help meet the development needs and objectives of the Planning District during the next 25 years.

The purpose of this report is to present a recommended precise development plan for one of these neighborhood units—the Whittier Neighborhood. An alternative plan, requested by the City of Kenosha Plan Commission, emphasizing additional industrial development, also is presented. The report was prepared by the Commission staff in response to a formal letter request from the City of Kenosha, dated November 1, 1973. Both the recommended and the alternative plans suggest future collector and land access street alignments and attendant block configurations; the locations within the neighborhood best suited for institutional, recreational, commercial, and industrial as well as for various kinds of residential use; areas that should be protected from intensive development for environmental reasons; and areas needed to be reserved for major drainageway and utility rights-of-way.

REGIONAL SETTING

The Kenosha Planning District, as shown on Map 1, is an integral part of a growing and changing seven-county region in southeastern Wisconsin. The District comprises 85.70 square miles of land and water area lying in Kenosha County east of IH 94. The District includes three municipalities: the Town of Somers, the Town of Pleasant Prairie, and the City of Kenosha.

The City of Kenosha accounts for about 81 percent of the estimated 1975 District population, or about 83,800 of the total 103,400 persons residing in the District. The Town of Pleasant Prairie, with an estimated 1975 population of about 12,300, accounts for about 12 percent of the District population, while the Town of Somers, with an estimated population of 7,300, accounts for the remaining 7 percent. The forecast population for the Kenosha Planning District in the year 2000 is about 144,500, an increase of 41,100 persons, or about 40 percent over the present population level.

The Whittier Neighborhood constitutes an area slightly over one square mile in size. The major portion of the neighborhood lies within the Town of Pleasant Prairie (562 acres), with the remaining area (105 acres) lying within the City of Kenosha.

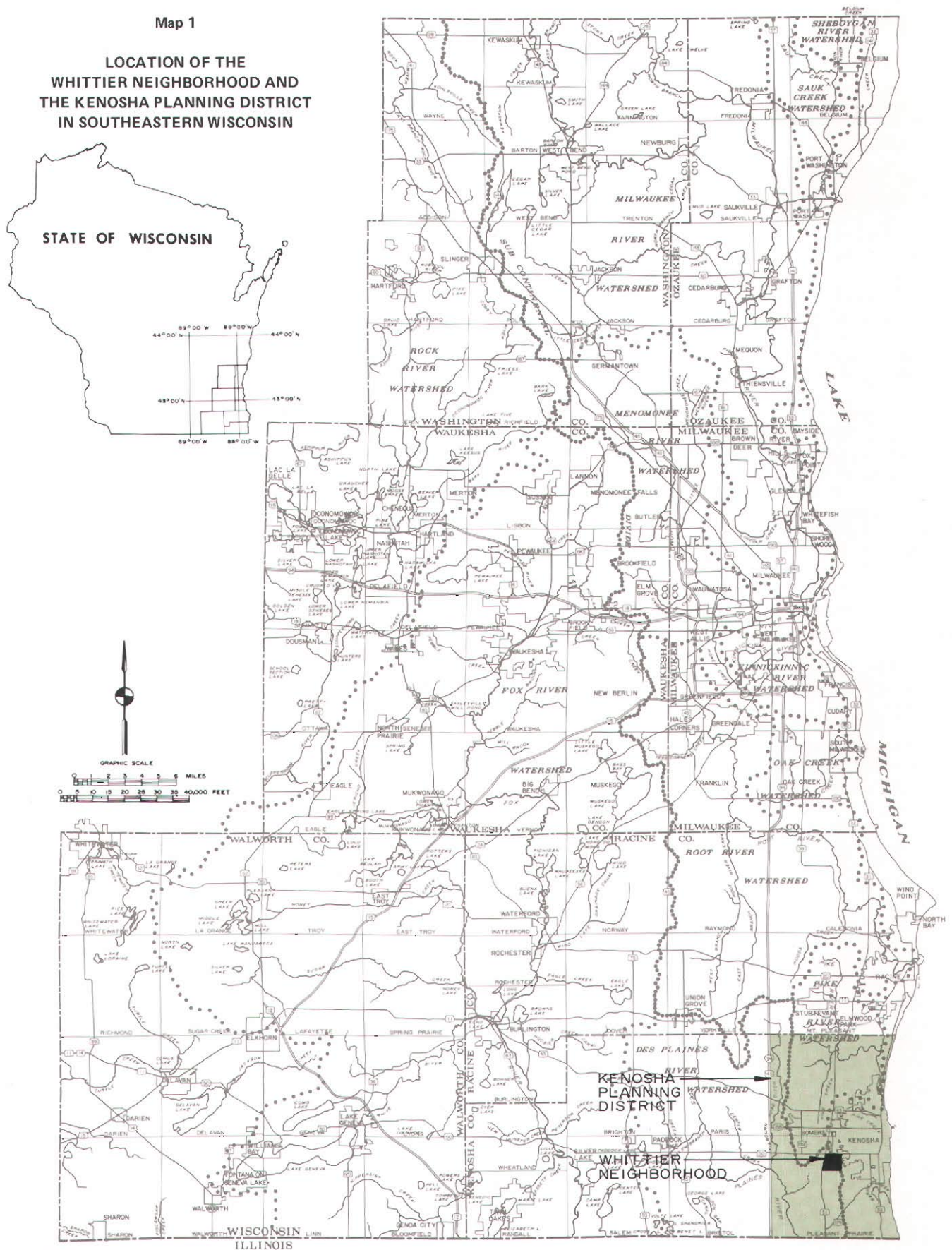
THE NEIGHBORHOOD CONCEPT

The recommendation of the Regional Planning Commission for preparation of detailed neighborhood unit development plans by local plan commissions is based upon the concept that an urban area should be formed of, and developed in, a number of individual cellular units, rather than as a single, large, formless mass. These cellular units may be categorized by their primary or predominant land use and, as such, may be industrial, commercial, institutional, or residential neighborhoods.

Insofar as possible, each residential neighborhood unit should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other significant natural or man-made features which clearly serve to physically separate each such unit from the surrounding units. Each residential neighborhood unit should provide housing for that population for which, by prevailing local standards, one public elementary school of reasonable size is required. The neighborhood unit should further provide, within established overall density limitations, a broad range of lot sizes and housing types; a full complement of those public and semipublic facilities needed by the family within the immediate vicinity of its dwelling such as churches, neighborhood park, and neighborhood shopping facilities; and ready

Map 1

LOCATION OF THE
WHITTIER NEIGHBORHOOD AND
THE KENOSHA PLANNING DISTRICT
IN SOUTHEASTERN WISCONSIN



Source: SEWRPC.

access to the arterial street system and thereby to those urban activities and services which cannot as a practical matter be provided in the immediate vicinity of all residential development, such as major employment centers, community and regional shopping centers, major recreational facilities, and major cultural and educational centers. The internal street pattern of the residential neighborhood unit should be designed to facilitate vehicular and pedestrian circulation within the unit, but to discourage penetration of the unit by heavy volumes of fast, through moving traffic. Access to schools, parks, community centers, and shopping facilities necessary to serve the neighborhood should be both safe and convenient to adults and children. Each residential neighborhood unit should have a central feature or focal point around which the unit is developed to promote a sense of physical unity. Traditionally the elementary school has served as the central feature and, when located adjacent to the neighborhood park, both the school and park function as a neighborhood center and thus provide the focal point of the neighborhood design. The school and park should be located within walking distance of the rest of the neighborhood unit.

The residential neighborhood unit is intended to accommodate safe and healthy family home life and associated activities. It should be free of blighted, or obsolete housing; unpaved, rough, or dusty streets; air pollution, odor, and noise; nonconforming land uses; hazardous traffic; monotony of development and street layout; and unsightly and unsanitary conditions. The neighborhood should be designed to promote stability and the preservation of amenities and should be of sufficient size to maintain and protect its own environment. The neighborhood concept is intended, in part, to promote convenience in living and traveling within an urban area; in part to promote harmony and beauty in urban development; and in part to bring the size of the living area of the urban family into a scale that allows an individual to feel at home and more readily to take an active part in neighborhood and community affairs. The neighborhood unit concept also is intended to facilitate the difficult and important task of good land subdivision design. The proper relationship of individual land subdivisions to external features of areawide concern, to existing and proposed land uses, and to other subdivisions can best be achieved within the framework of a precise plan for the development of the entire neighborhood unit.

The application of the neighborhood unit concept also provides a good means for actively involving citizens in local planning programs. A neighborhood is that area most closely associated with the daily activities of family life, such as elementary education or convenience shopping. Residential neighborhoods, however, depend on the larger community for basic employment, comparison shopping, higher education, cultural activities, and personal services. A group of neighborhoods which function as a unit, providing the necessary level of requisite external services and facilities, may be described as a community. By identifying neighborhood units

and grouping them into communities, residential areas may be planned to provide a physical environment that is healthy, safe, convenient, and attractive; and public sentiment can be marshaled around the recognizable community of interest so created. Because of its emphasis on the day to day needs and concerns of the family, neighborhood planning is particularly "people oriented" planning.

Unlike the community comprehensive, or master, plan which is necessarily general, the plan developed for a neighborhood is specific, or precise, and, therefore, the preparation of a neighborhood plan requires as a base good, large-scale topographic and cadastral (real property boundary line) maps. The neighborhood plan thus can depict explicit alternative development patterns that are practicable for such functions as traffic circulation, storm water drainage, sanitary sewerage, water supply, and land use arrangement. Neighborhood planning therefore requires careful analysis of such factors as soil suitability, land slopes, drainage patterns, and flood hazards; and analysis, further, of such special features of the landscape as woodland and wetland cover, of existing and proposed land uses in and surrounding the neighborhood unit, and of real property boundaries. Although the neighborhood unit concept is most readily applied to medium- and high-density urban residential areas, it can be applied to low-density urban residential areas with some modifications in design standards. Table 1 illustrates a typical land use distribution in a medium-density planned neighborhood unit and is intended to provide a basis of comparison for the specific neighborhood unit designs presented herein.

Although the neighborhood unit development plan must be precise, it should nevertheless be regarded as flexible. The neighborhood unit plan should be regarded as a point of departure against which development proposals advanced by private and public development agencies can be readily evaluated. In this respect, it should not be presumed that private developers cannot present development plans harmonious with sound development standards, nor that any development plans which are privately advanced and at variance in some respect with the adopted neighborhood plan are necessarily unacceptable. Local planning officials should remain receptive to proposed plan changes which can be shown to be better than the adopted plan and compatible in a given neighborhood.

COMPREHENSIVE COMMUNITY PLANS

Before precise neighborhood unit development plans can be prepared, the community must develop a general or comprehensive plan. In the case of the Town of Pleasant Prairie and the City of Kenosha, within which the Whittier Neighborhood lies, the comprehensive plan for the Kenosha Planning District previously referenced serves this purpose. This plan provides an excellent foundation for more refined and detailed planning on the neighborhood level.

Table 1

LAND USE DISTRIBUTION IN A TYPICAL MEDIUM-DENSITY NEIGHBORHOOD UNIT

Type of Area	Population and Density		Land Use Allocations	
	Number	Percent of Total	Total Acres	Percent of Total
Residential Area			454.4	71.0
Single Family Area			416.0	65.0
Population	5,330	85.2		
Residential Acres/1,000 Population . . .	76.0	--		
Persons/Residential Acre	12.8	--		
Number of Dwelling Units	1,615	--		
Dwelling Units/Residential Acre	3.9	--		
Multifamily Area			38.4	6.0
Population	925	14.8		
Residential Acres/1,000 Population . . .	41.5	--		
Persons/Residential Acre	24.1	--		
Number of Dwelling Units	355	--		
Dwelling Units/Residential Acre	9.2	--		
Public Area			32.0	5.0
Elementary School (K-6) Area			9.6	1.5
Number of Classrooms.	20	--		
Total Number of Pupils	500	--		
Public Park Area			16.0	2.5
Other Public and Quasipublic Area			6.4	1.0
Neighborhood Commercial Area			6.4	1.0
Street Area.			147.2	23.0
Totals (Population and Land Area)	6,255	100.0	640.0	100.0

Source: SEWRPC.

It should be noted that the report for the Kenosha Planning District cites specific goals and guidelines toward which the community should strive in developing neighborhood plans. In general terms, the Kenosha Planning District report listed the following characteristics of a sound neighborhood: 1) Each of the neighborhoods in the Kenosha Planning District should provide and maintain an attractive character decade after decade; 2) each residential neighborhood should be such a good place in which to live and raise children that when a structure becomes obsolete it will be practical to remove it and build a new residence on the same site; 3) a neighborhood should be so attractive that families would have no desire to move away to find a new home in a new neighborhood; and 4) there should be stability of occupancy and value in all residential neighborhoods. This list of generally desirable characteristics, together with the more specific characteristics listed earlier, serve not only as guidelines to be followed in neighborhood unit plan preparation, but goals that the residents of any neighborhood in the District individually or collectively can strive to attain.

The comprehensive plan for the Kenosha Planning District identified 91 planning analysis zones as a basis for delineating neighborhood boundaries in the District. Further refinement of these analysis zones resulted in the delineation of 54 individual neighborhood units. These neighborhoods are shown on Map 2. It should be noted that the identification of these neighborhoods was tentative and subject to revision as neighborhood plans are prepared. In the case of the Whittier Neighborhood, the originally proposed neighborhood boundaries have been amended to extend the neighborhood further to the east and to contract the neighborhood on the south in order to follow more closely the location of existing arterial streets and highways as neighborhood boundaries:

Just as neighborhood plans should be prepared within the framework of community plans, community plans under sound planning practice should be prepared within the framework of regional plans. Four of the adopted regional plan elements are particularly important to development in the Kenosha Planning District. These four plan elements are documented in Volume Three of

NEIGHBORHOOD BOUNDARIES IN THE KENOSHA PLANNING DISTRICT



SEWRPC Planning Report No. 7, entitled Recommended Regional Land Use and Transportation Plans—1990; SEWRPC Planning Report No. 16, entitled A Regional Sanitary Sewerage System Plan for Southeastern Wisconsin; SEWRPC Planning Report No. 20, entitled A Regional Housing Plan for Southeastern Wisconsin; and SEWRPC Planning Report No. 21, entitled A Regional Airport System Plan for Southeastern Wisconsin. In addition, refinements to the adopted regional transportation plan are documented in SEWRPC Planning Report

No. 24, entitled A Jurisdictional Highway System Plan for Kenosha County, and SEWRPC Community Assistance Planning Report No. 7, A Transit Development Program for the Kenosha Urban Area: 1976-1980. It should be pointed out that the comprehensive plan for the Kenosha Planning District and the adopted regional land use and transportation plans and the supplementary plan elements are mutually compatible and supportive. All were considered in the design of the neighborhood plan presented herein.

Chapter II

INVENTORY FINDINGS AND ANALYSIS

NEIGHBORHOOD LOCATION AND BOUNDARIES

The Whittier Neighborhood unit includes portions of U. S. Public Land Survey Sections 10 and 11 of T1N, R22E. The neighborhood has a gross area of approximately 667 acres, slightly larger than one square mile. It is bounded on the north by STH 50 (75th Street), on the east by Cooper Road (52nd Avenue), on the south by Bentz Road (85th Street), and on the west by STH 31 (Green Bay Road). All the above streets are designated as arterials in the jurisdictional highway system plan for Kenosha County and, consequently, the boundaries of the neighborhood unit are marked by arterial streets and highways. The neighborhood boundaries are shown on the base map utilized in the preparation of the proposed plans, along with other pertinent data including existing street and highway rights-of-way, topographic contour lines, and real property boundary lines (see Map 3).

NEIGHBORHOOD DEVELOPMENT POTENTIAL

There are 326 parcels of private property located in the Whittier Neighborhood ranging in size from about 8,400 square feet to about 70 acres. The boundaries of these parcels, together with existing structures as of 1971—the date of base map preparation—and public and private utility and access rights-of-way are shown in their correct locations and orientations on Map 3. An estimated 220 parcels are less than 20,000 square feet in area and are not expected to be further subdivided into smaller parcels. The remaining 106 parcels are of sufficient size to be divided into smaller parcels, although there are 18 parcels exceeding 20,000 square feet in area that are devoted to or intended for industrial or commercial development and are not expected to be further divided. The remaining 88 parcels are considered to be developable as a part of this residential neighborhood.

One of the problems confronted in the preparation of a neighborhood plan is the size and shape of these individual existing parcels of land within the neighborhood boundary. In the Whittier Neighborhood, there are several land parcels located in the southwestern portion of the neighborhood which are of such a size to make the practicality of their continued use as individually-owned properties questionable, yet their long narrow shape greatly constrains their further division into additional residential properties. The character of existing land uses as well as the size and shape of the parcels of land concerned, which cannot or should not be further divided or developed for other purposes, may also impose constraints to proper design of the neighborhood. In the Whittier Neighborhood, such constraints are imposed by the Wisconsin Electric Power Company (WEPCO)

right-of-way as it traverses the eastern one-half of the neighborhood in a north-south direction; the Chicago and North Western Railroad right-of-way as it traverses the neighborhood from northeast to southwest, and a large storm water retention basin located in the southwest quadrant of the intersection of the aforementioned railroad and utility rights-of-way. Such problems may be overcome in neighborhood design and may even be converted to assets in the final plan, but they also may remain as problems which must be tolerated as the neighborhood is developed.

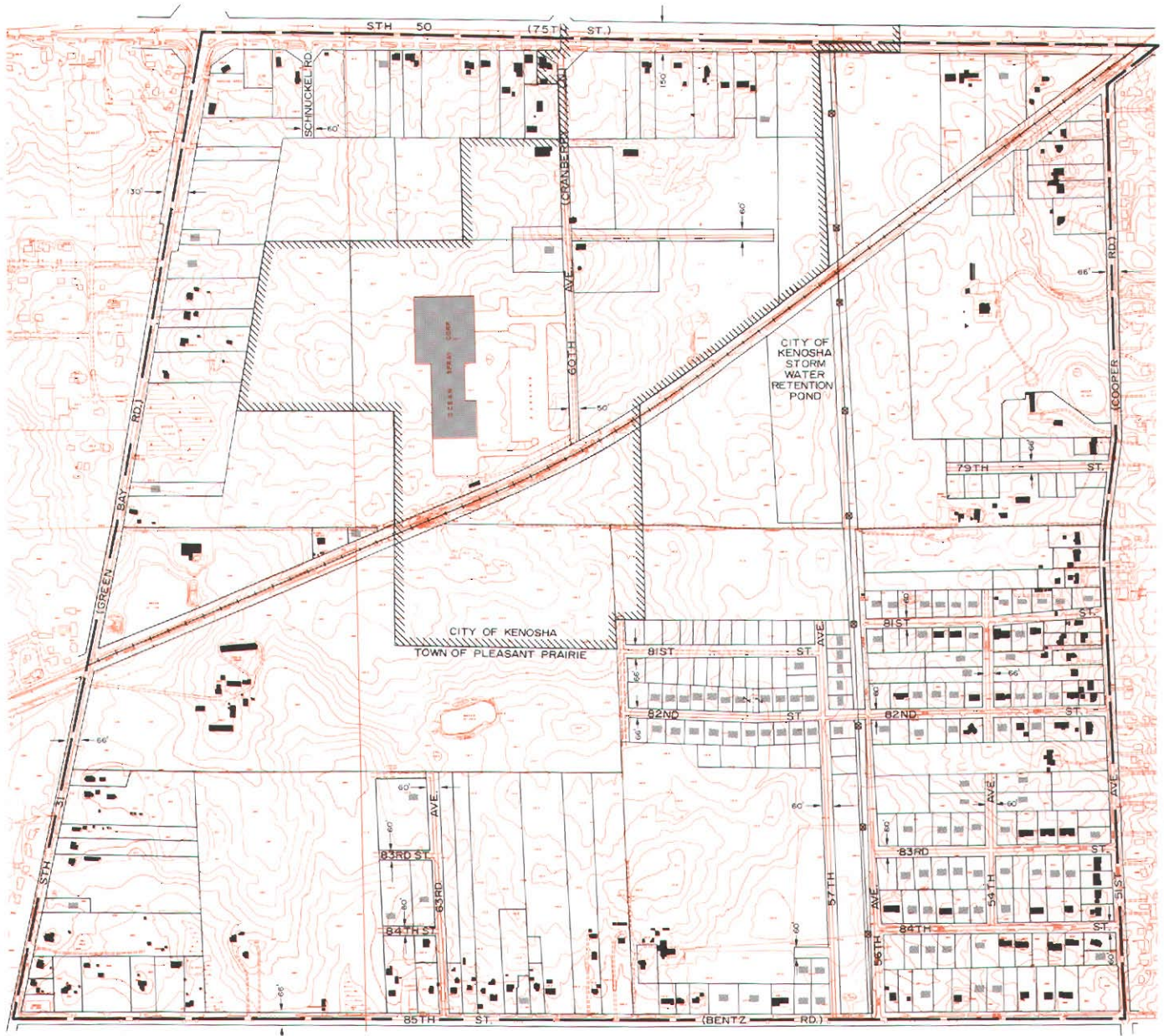
NATURAL FEATURES

The topography of the neighborhood may be described as level to gently rolling, with maximum slopes of 5 percent. The neighborhood is traversed in a northwest to southeast direction by the subcontinental divide which separates those areas which drain naturally to Lake Michigan and through the St. Lawrence Seaway to the Atlantic Ocean from those areas which drain naturally to the Mississippi River and eventually to the Gulf of Mexico. This divide separates the Whittier Neighborhood into two watersheds—a minor watershed directly tributary to Lake Michigan and the Des Plaines River watershed. The topography of the location of the subcontinental divide in the Whittier Neighborhood are shown on Map 4.

It should be noted that the entire Whittier Neighborhood lies within the future planned sewer service area of the City of Kenosha and the Town of Pleasant Prairie. In this respect, the existence of the subcontinental divide may present some problems for extensive future urban development to the west of the divide. The natural topographic features preclude gravity flow of sewage from some parts of the neighborhood of the City of Kenosha sewage treatment plant. It has already been necessary for the City of Kenosha to install a sewage pumping station at the intersection of 82nd Street and 57th Avenue to pump the sewage from 62 residential building sites in the Burlison Subdivision, to the existing gravity flow sewers located to the east. The design capacity of this pumping station will be reached upon full development of the 62 building sites. Future urban development west of the Burlison Subdivision and the subcontinental divide will require the installation of additional sewage pumping stations to serve the future population of the remaining undeveloped portions of the Whittier Neighborhood. It should be noted, therefore, that while the problems presented by the topographic features of the neighborhood are not insurmountable, overcoming these problems could prove to be costly, particularly if accomplished in advance of and out of phase with other urban development in the area.

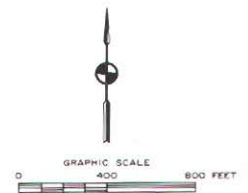
Map 3

TOPOGRAPHIC AND PROPERTY BOUNDARY MAP FOR THE WHITTIER NEIGHBORHOOD: 1975



LEGEND

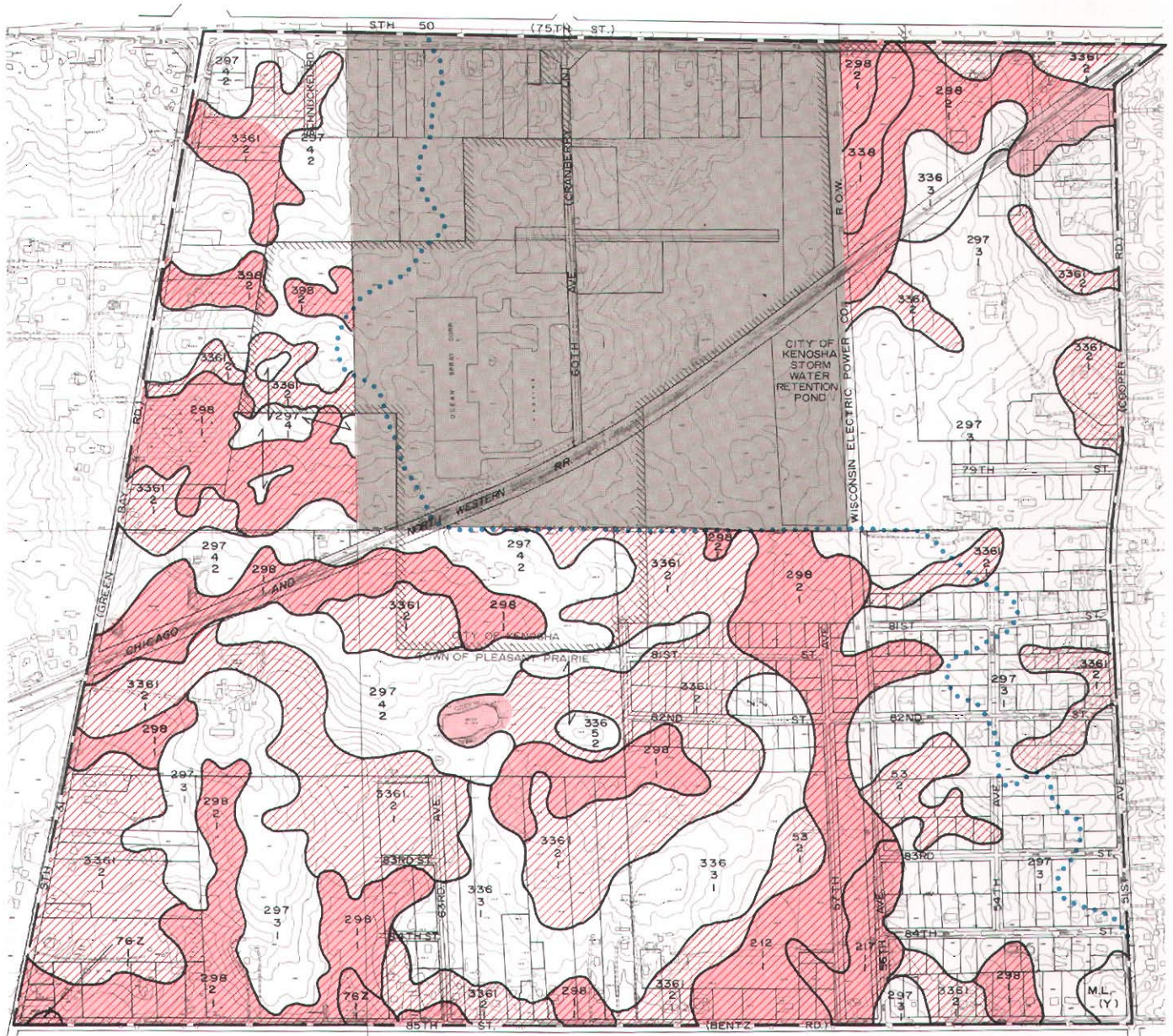
- NEIGHBORHOOD BOUNDARY
- //// CITY OF KENOSHA CORPORATE LIMITS (1976)
- PROPERTY BOUNDARY LINES (1974)
- TWO-FOOT CONTOUR INTERVAL
TOPOGRAPHIC LINES COMPILED IN 1961
- EXISTING STREET AND HIGHWAY
R.O.W. WIDTHS (1975)
- EXISTING STRUCTURES (1961)
- NEW STRUCTURES (1962-1976)
- WISCONSIN ELECTRIC POWER COMPANY
TRANSMISSION LINE
- CHICAGO AND NORTH WESTERN R.R.



Source: SEWRPC.

Map 4

NATURAL FEATURES OF THE WHITTIER NEIGHBORHOOD



LEGEND

--- NEIGHBORHOOD BOUNDARY

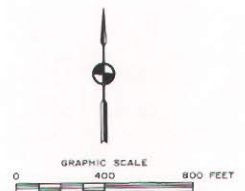
... APPROXIMATE LOCATION OF SUBCONTINENTAL DIVIDE

298 SOIL MAPPING UNIT BOUNDARY AND NUMBER

SOILS WITH SEVERE LIMITATIONS FOR RESIDENTIAL DEVELOPMENT WITH SANITARY SEWER SERVICE

SOILS WITH SEVERE LIMITATIONS FOR LIGHT INDUSTRIAL AND COMMERCIAL DEVELOPMENT

AREAS WHERE SOIL AND TOPOGRAPHY HAVE BECOME SIGNIFICANTLY ALTERED BY EXCAVATION OR FILLING



Source: SEWRPC.

Also shown on Map 4 are the location and extent of the various soil types which occur within the neighborhood, the suitability of the soil for residential development served by public sanitary sewerage facilities, and the suitability of the soil for supporting light industrial and commercial structures. About 71 percent of the total area of the neighborhood is covered by soils having slight to moderate limitations for residential development served by public sanitary sewerage facilities. The areas of the neighborhood having severe or very severe limitations for residential development served by public sanitary sewerage facilities are composed of three soil types: Ashkum, Ehler, and Bono. All of these soil types are found in areas of level to gently sloping terrain mostly within drainageways and depressions, and are characterized by a high water table, a high shrink-swell potential, and a low bearing capacity. About 29 percent of the neighborhood is covered by soils which have severe or very severe limitations for residential development served by public sanitary sewerage facilities. The area and proportion of the neighborhood covered by the various soil types are set forth in Table 2 and shown graphically on Map 4.

It should be noted, by comparison, that only a very small portion of the neighborhood is covered with soils suitable for residential development utilizing onsite soil absorption sewage disposal systems (septic tanks). Therefore, it has been previously recommended in the Kenosha Planning District comprehensive plan that all future residential development in this neighborhood be limited to that which can be served by centralized public sanitary sewerage facilities.

One final comment relating to soils deals with the limitations of soils for industrial and commercial development in the Whittier Neighborhood. As shown in Table 2, approximately 294 acres, or 44 percent of the neighborhood, is covered by soils suitable for such development. It should be noted from Map 4 that the existing industrial lands located north of the Chicago and North Western—Kenosha Division (KD) spur line railroad tracks consist primarily of “made land” or lands covered by soils which have been disturbed in preparing the land for industrial or commercial development and should, therefore, not be considered for any specific development proposal without first conducting special onsite soils investigations.

Table 2

LIMITATIONS OF SOILS FOR RESIDENTIAL, LIGHT INDUSTRIAL, AND COMMERCIAL DEVELOPMENT FOR THOSE SOIL SERIES FOUND IN THE WHITTIER NEIGHBORHOOD

Soil Number and Soil Name	Limitations of Soil For				Area Covered in Acres	Percent of Neighborhood
	Residential Development With Public Sewer Service	Onsite Soil Absorption Sewage Disposal Systems		Light Industrial and Commercial Buildings		
		Lots Less Than One Acre	Lots One Acre or More			
53 Aztalan Loam	Moderate—high shrink-swell potential; high-water table	Very severe—high water table; slow permeability; systems will not operate	Severe—high water table; slow permeability; systems will not operate	Severe—high-shrink-swell potential; high compressibility; low shear strength; high water table	6.9	1.04
767 Navan Loam	Severe—Substratum has low bearing capacity; high shrink-swell potential; high water table; wet basements	Very severe—high water table; slow permeability; systems will not operate	Very severe—high water table; slow permeability; systems will not operate	Severe—high water table; high compressibility; low shear strength; high shrink-swell potential; low bearing capacity	1.2	0.17
212 Ehler Silt Loam	Severe—liquifies easily; low bearing capacity; frost heave; high water table; wet basements; flotation of pipes	Very severe—high water table; systems will not operate	Very severe—high water table; systems will not operate	Severe—high water table; high shrink-swell potential; piping	13.8	2.07
217 Bono Silty Clay Loam	Severe—low bearing capacity; high shrink-swell potential; high water table; wet basements	Very severe—high water table; slow permeability; systems will not operate	Very severe—high water table; slow permeability; systems will not operate	Severe—high water table; high shrink-swell potential low bearing capacity; low shear strength	4.6	0.69
297 Morley Silt Loam	Moderate on 0-12 percent and severe on steeper slope; erosive on slopes; low bearing capacity; high shrink-swell potential	Severe—high water table; slow permeability; systems will not operate	Moderate—high water table; slow permeability; systems will not operate	Moderate on 0-6 percent slope and severe on steeper slopes; low bearing capacity; high shrink-swell potential; erosive on slopes	226.0	33.88
298 Ashkum Silty and Clay Loam	Severe—low bearing capacity; high shrink-swell potential; high water table	Very severe—high water table; slow permeability; systems will not operate	Very severe—high water table; slow permeability; systems will not operate	Severe—low bearing capacity; high shrink-swell potential; high water table	126.0	18.89
338 Markham Silt Loam	Moderate—erosive on slopes; low bearing capacity; high shrink-swell potential; erosive on slopes	Severe—slow permeable substratum restricts use of systems	Moderate—slow permeable substratum restricts use of systems	Moderate on 0-12 percent and severe on steeper slopes; low bearing capacity; high shrink-swell potential; erosive on slopes	36.8	5.52
361 Beecher Silt Loam	Moderate—high shrink-swell potential; high water table; low bearing capacity	Very severe—high water table; slow permeability; systems will not operate	Very severe—high water table; slow permeability; systems will not operate	Severe—high water table; high shrink-swell potential; low bearing capacity; frost heave	118.8	17.81
Made Land ^a	N/A ^b	N/A	N/A	N/A	132.9	19.93
Total	N/A	N/A	N/A	N/A	667.0	100.00

^a Made land consist mostly of cuts and fills. These areas are occupied or being prepared for shopping centers, industrial building sites and multiple residential building sites. The soil profile has been disturbed or removed from many areas.

^b Not Applicable.

Source: SEWRPC.

EXISTING LAND USE

The existing land uses within the Whittier Neighborhood as of April 1976 are set forth in summary form in Table 3 and on Map 5. Approximately 62 percent, or about 411 acres, of the land within the neighborhood unit is devoted to agricultural or open space uses or is unused land. Combined woodlands and wetlands account for only about 10 acres, or less than 2 percent of the total neighborhood area. Because of the very small amount, general physical condition, and scattered spacing of the woodlands and wetlands, they are not included here in a separate land use category, but are included in the agricultural and open lands category.

Other land uses within the neighborhood and the respective land area devoted to these uses are: residential use, accounting for about 107 acres, or 16 percent of the neighborhood; industrial use, accounting for about 54 acres, or 8 percent of the neighborhood; transportation use, accounting for about 66 acres, or nearly 10 percent of the neighborhood; recreation and related open space uses, accounting for nearly 15 acres, or about 2 percent of the neighborhood; and commercial use, accounting for about 14 acres, or about 2 percent of the total neighborhood area. Commercial land use is the smallest existing urban land use category within the neighborhood.

It should be noted from the land use map that the Kenosha Division branch line railroad tracks serve as a man-made barrier separating the southern portion of the neighborhood, with its predominantly residential and agricultural uses, from the northern half of the neighborhood, with a substantially more mixed pattern of residential, commercial, and industrial uses. It can be concluded that the northern portion of the neighborhood is committed to commercial/industrial use and similar uses should be concentrated in this portion of the neighborhood. The predominantly residential southern portion of the neighborhood should be protected from intrusion by commercial/industrial uses to preserve the residential value and intrinsic character of that part of the neighborhood.

UTILITIES

Urban development within the Whittier Neighborhood is presently served in part by onsite soil absorption sewage disposal systems and private water wells and, in part, by public sanitary sewer and water supply services. The extent of the public utility service areas is shown on Maps 6 and 7. The more densely developed eastern one-half of the neighborhood is presently served by public sewer and some water supply services, while urban development in the western half of the neighborhood is served by individual private onsite septic tanks and water wells. It is anticipated that all of the neighborhood will be served by municipal sewer and water facilities upon ultimate development. While it is possible to serve the western half of the neighborhood with public sanitary sewerage facilities, as recommended in the regional land use and regional sanitary sewerage system plans for all

medium-density urban development, the cost of such service may be expected to be relatively high because of the topography.

Moreover, in order to provide for full use of the existing schools in the Kenosha School System and to reduce burdens on urban services, the eastern portion of the neighborhood should be fully developed prior to development of the western portion of the neighborhood.

The City of Kenosha owns and maintains a storm water retention pond south of the Chicago and North Western railroad tracks approximately in the center of the neighborhood. This retention pond collects storm water runoff from the industrial area located north of the railroad tracks and transports the water, by storm sewer, east to Lake Michigan.

An additional utility transecting the neighborhood is a 345-KV transmission line owned by the Wisconsin Electric Power Company. As already noted, the presence of this transmission line creates certain constraints on the development of the neighborhood.

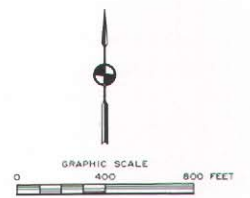
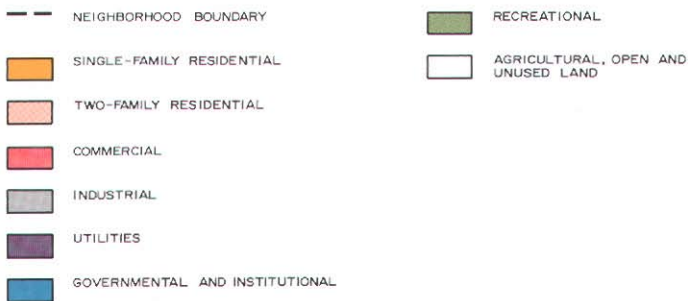
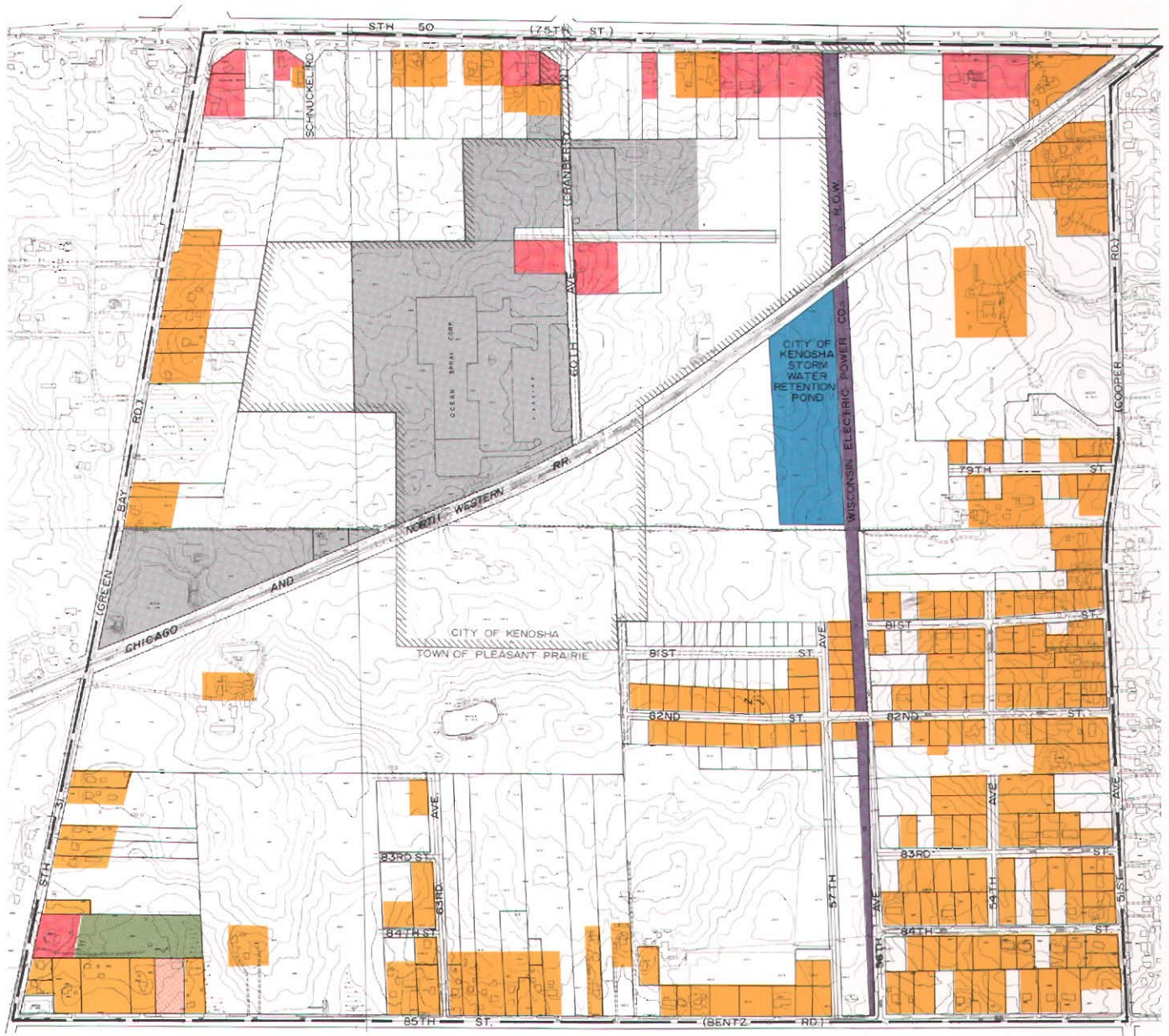
Table 3
EXISTING LAND USE IN THE WHITTIER NEIGHBORHOOD
APRIL 1976

Land Use Category	Number of Acres	Percent of Neighborhood
Residential		
Single Family	106.11	15.9
Two-Family	1.10	0.2
Multifamily	--	--
Subtotal	107.21	16.1
Commercial		
Neighborhood Retail and Service . . .	1.15	0.2
Community Service	13.01	2.0
Subtotal	14.16	2.2
Industrial	54.03	8.1
Governmental/Institutional		
Public	11.31	1.7
Private	--	--
Subtotal	11.31	1.7
Park and Recreational		
Neighborhood Parks	--	--
Community Parks	--	--
Other Recreational	3.56	0.5
Subtotal	3.56	0.5
Transportation and Utilities		
Arterial Streets	21.42	3.2
Collector Streets	--	--
Minor Land Access Streets	21.99	3.3
Railroad Right-of-Way	14.16	2.1
Utility Easements	8.04	1.2
Subtotal	65.61	9.8
Agricultural, Open, and Unused Lands	411.12	61.6
Total	667.00	100.0

Source: SEWRPC.

Map 5

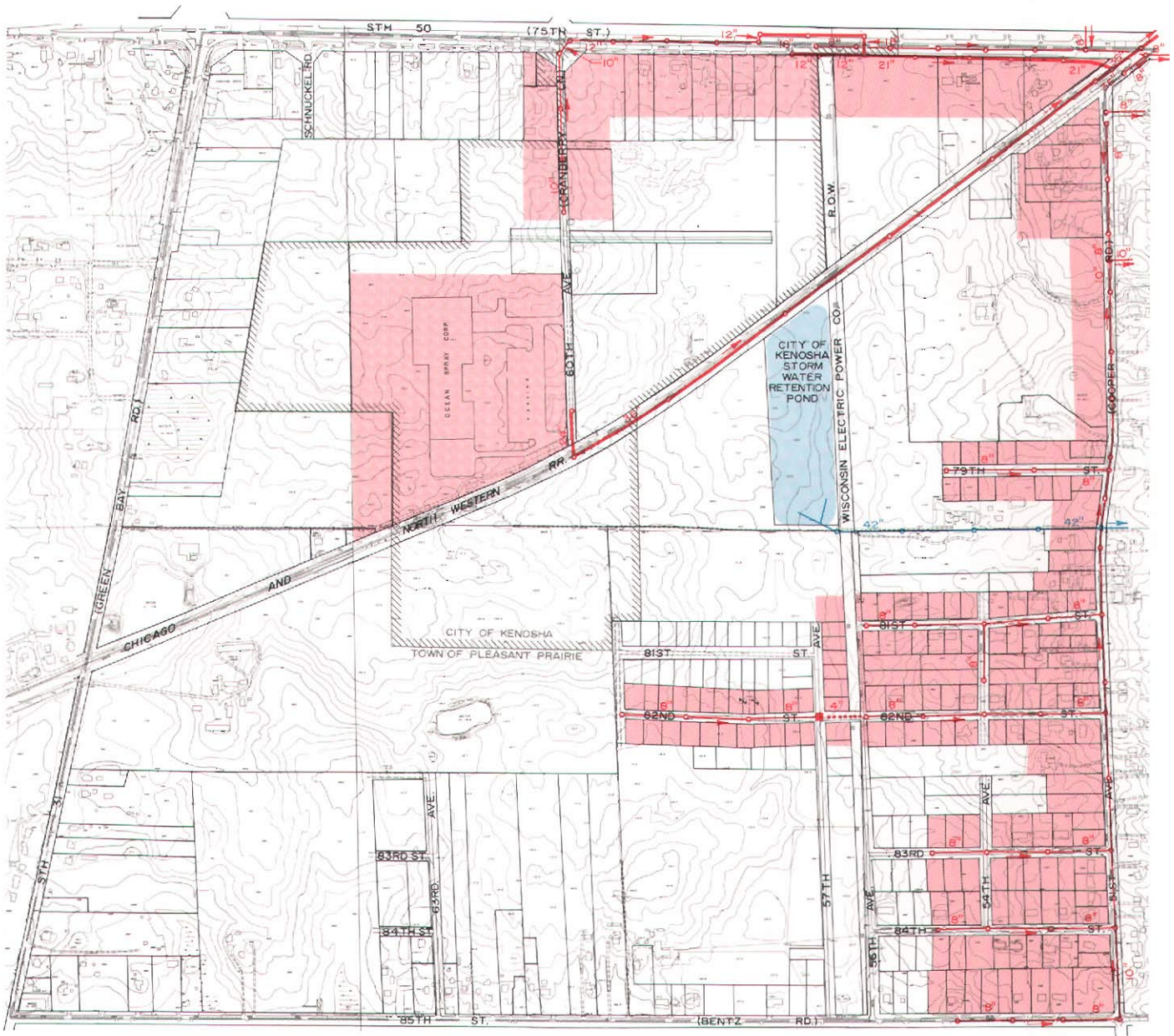
EXISTING LAND USE IN THE WHITTIER NEIGHBORHOOD: 1976



Source: SEWRPC.

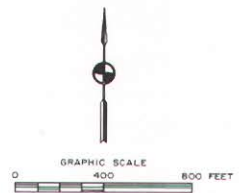
Map 6

EXISTING PUBLIC SANITARY AND STORM SEWER SERVICE FACILITIES IN THE WHITTIER NEIGHBORHOOD: 1976



LEGEND

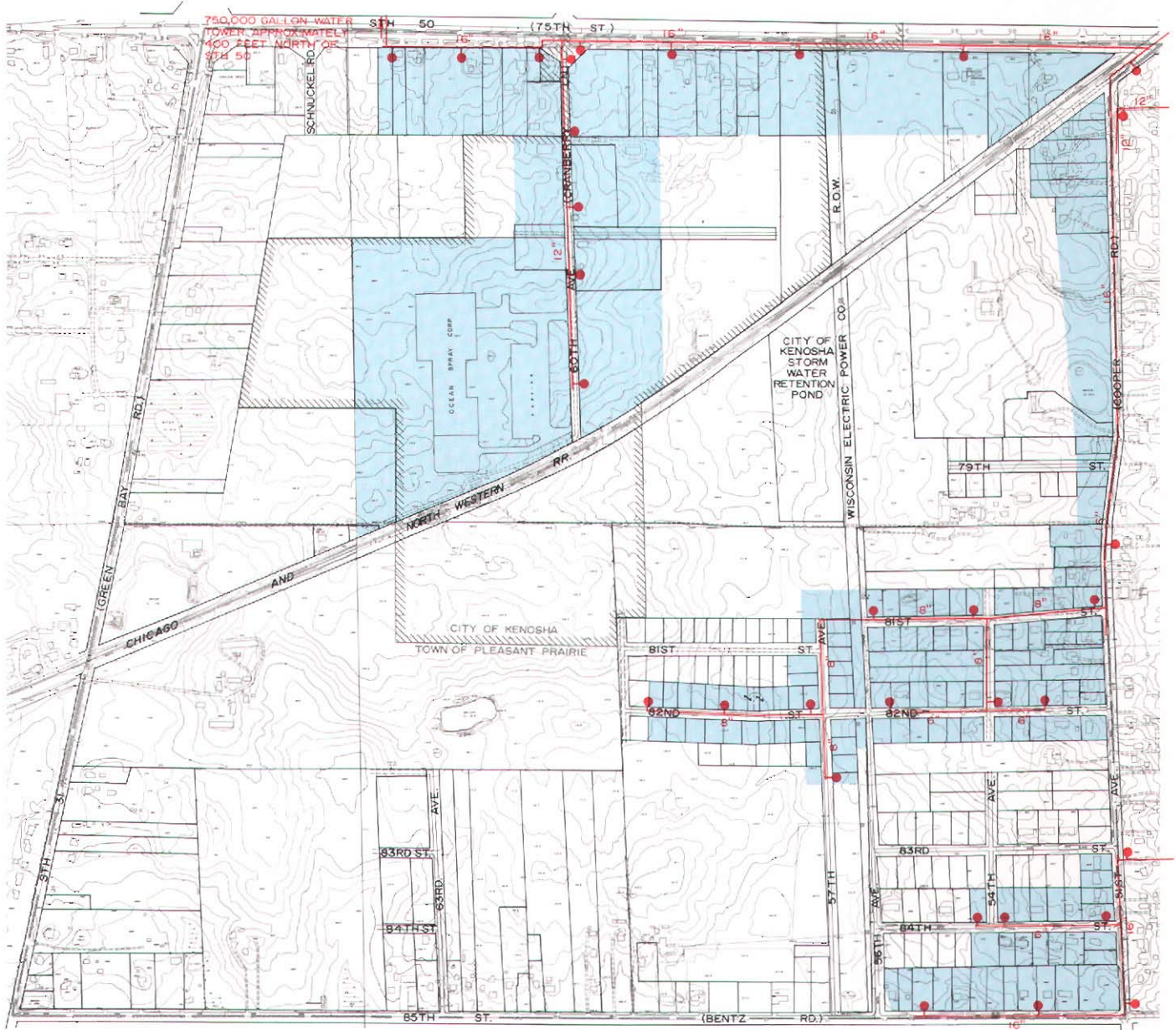
- NEIGHBORHOOD BOUNDARY
- 36" SANITARY TRUNK, RELIEF, OR INTERCEPTOR SEWER;
SIZE IN INCHES AND DIRECTION OF FLOW
- 10" LATERAL, BRANCH, OR MAIN SANITARY SEWER;
SIZE IN INCHES AND DIRECTION OF FLOW
- 42" STORM SEWER, SIZE IN INCHES AND DIRECTION
OF FLOW
- MANHOLE
- FORCE MAIN
- SANITARY PUMPING STATION
- SANITARY SEWER SERVICE AREA



Source: SEWRPC.

Map 7

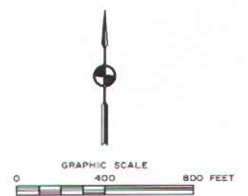
EXISTING PUBLIC WATER SUPPLY SERVICE IN THE WHITTIER NEIGHBORHOOD: 1976



LEGEND

- NEIGHBORHOOD BOUNDARY
- 8" WATER MAIN AND SIZE IN INCHES
- FIRE HYDRANT
- PUBLIC WATER SUPPLY SERVICE AREA

Source: SEWRPC.



COMMUNITY FACILITIES

No public community facilities are presently located within the boundaries of the neighborhood although a full array of such facilities is available in surrounding areas. Kindergarten through twelfth grade elementary school services in the Planning District are provided by the Kenosha Unified School District No. 1. Two elementary schools—the Green Bay Road Elementary School and the Whittier Elementary School—are located adjacent to or within 500 feet of the neighborhood on the east and south, respectively. Both of these facilities are recommended to be abandoned in the comprehensive plan for the Kenosha Planning District. The recommendation for abandonment was based on several factors, including age and structural condition of the buildings, classroom capacity, site area, and the changing needs of the Planning District. It is important to note, however, that the Kenosha District plan did not anticipate full development of the Whittier Neighborhood prior to 1990. The new school site recommended in the Kenosha District plan to replace the two existing facilities and serve the Whittier Neighborhood was, therefore, located in the adjacent Elmwood Park Neighborhood. The Elmwood Park School site is located approximately one-half mile from the eastern boundary of the Whittier Neighborhood. The increased size of the Whittier Neighborhood and the attendant increased population anticipated with full development of this neighborhood, necessitate reconsideration of the need for an elementary school within the neighborhood. The population of the neighborhood when fully developed may be expected to support a 500-student elementary school. The continuation of such a school within the neighborhood would provide elementary educational services within walking distance of all parts of the neighborhood.

Secondary educational needs of the neighborhood population are being met by Lance Junior High School, located about one-half mile east of the Whittier Neighborhood on a site adjacent to the proposed elementary school site in the Elmwood Park Neighborhood, and by Tremper High School, located about two miles southeast of the Whittier Neighborhood. In addition to the public school system, the Kenosha Planning District contains a number of private school facilities, although no such facilities are located within the boundaries of the Whittier Neighborhood.

It should be noted that there are currently no public recreation facilities within the Whittier Neighborhood. The need for neighborhood park facilities should be met within the neighborhood, preferably on a site adjacent to the neighborhood school so as to create a focal point and neighborhood center.

STREET AND HIGHWAY FACILITIES

The existing streets and highways within the neighborhood unit are shown on Map 3, and information concerning these existing streets and highways is set forth in Table 4. Streets and highways, including one-half of the neighborhood boundary arterial streets and highways,

presently account for about 43 acres, or nearly 7 percent of the total area of the neighborhood. In addition, the Chicago and North Western Railroad right-of-way traversing the neighborhood from northeast to southwest encompasses about 14 acres, or 2 percent of the total area of the neighborhood. Thus the area devoted to transportation facilities in the neighborhood totals about 57 acres, or about 9 percent of the total area of the neighborhood.

Transportation facilities and particularly arterial streets and highways are at once necessary for the routing of traffic generated from the neighborhood to other parts of the community and a constraint on development of the neighborhood. In the case of the Whittier Neighborhood, the major arterial street and highway-related problem is centered on the intersection of 52nd Avenue and STH 50 (75th Street). The problem at this intersection is compounded by the presence of the Chicago and North Western Railroad tracks that cross STH 50 in the vicinity of the intersection between STH 50 and 52nd Avenue. A redesign of this intersection to alleviate problems of both existing and forecasted additional traffic on the two intersecting arterial facilities was recommended in the comprehensive plan for the Kenosha Planning District. With the correction of the problem at the intersection of 52nd Avenue and 75th Street, arterial service around the neighborhood should be adequate. The neighborhood is currently being developed, however, in such a manner that internal traffic circulation is inadequate. The neighborhood should be developed in such a manner that adequate connections are reserved for the collector streets necessary to serve interior land uses in the neighborhood and connect to the interior land access streets.

EXISTING LAND USE REGULATIONS

All land use development within the Whittier Neighborhood is regulated by zoning, subdivision control, and official map ordinances. Authority for regulation is divided among the City of Kenosha, the Town of Pleasant Prairie, and Kenosha County. It should be noted that the City of Kenosha also has plat approval jurisdiction as well as official map authority in that portion of the neighborhood located in the Town of Pleasant Prairie.

The Whittier Neighborhood is presently divided into seven zoning districts. The boundaries of these zoning districts are shown on Map 8. Pertinent information concerning the regulations attendant to the seven zoning districts is set forth in Table 5. Almost 70 percent of the area of the neighborhood unit is presently zoned for agricultural uses. The recommended neighborhood unit development plan presented herein is intended to provide a basis for the rezoning of the neighborhood unit as development needs unfold.

The two subdivision control ordinances governing land division in the Whittier Neighborhood differ in content, scope, and restriction, with those regulations provided by Kenosha County the more restrictive. Kenosha County and the Town of Pleasant Prairie require subdivision plats

Table 4

STREETS AND HIGHWAYS IN THE WHITTIER NEIGHBORHOOD: 1976

Street Classification	Name	Direction	Existing Right-of-Way	Length in Miles
Arterial Streets and Highways	STH 50	East-West	150 feet	0.91
	STH 31	North-South	66 feet and 130 feet	1.06
	52nd Avenue	North-South	66 feet	0.98
	85th Street	East-West	66 feet	1.14
	Total Arterial Streets	--	--	4.09
Minor Streets	79th Street	East-West	66 feet	0.17
	81st Street	East-West	60 feet and 66 feet	0.45
	82nd Street	East-West	60 feet and 66 feet	0.45
	83rd Street	East-West	60 feet	0.30
	84th Street	East-West	60 feet	0.30
	54th Avenue	North-South	60 feet	0.32
	56th Avenue	North-South	60 feet	0.50
	57th Avenue	North-South	60 feet	0.41
	60th Avenue	North-South	50 feet	0.42
	63rd Avenue	North-South	60 feet	0.25
	Unnamed Roads	North-South	60 feet	0.29
	Total Minor Streets	--	--	3.86
	Total	--	--	7.95

Source: SEWRPC.

and certified survey maps to be prepared and recorded for all proposed subdivisions of land which result in the formation of one or more parcels of 5.0 acres or less in area. The City of Kenosha requires subdivision plats to be prepared and recorded only for subdivisions of land creating three or more lots of 1.5 acres or less in size. The recommended neighborhood unit development plan described herein is intended to provide a basis for the public review and approval of all future subdivision plats and certified survey maps for land within the neighborhood by all government agencies having jurisdiction.

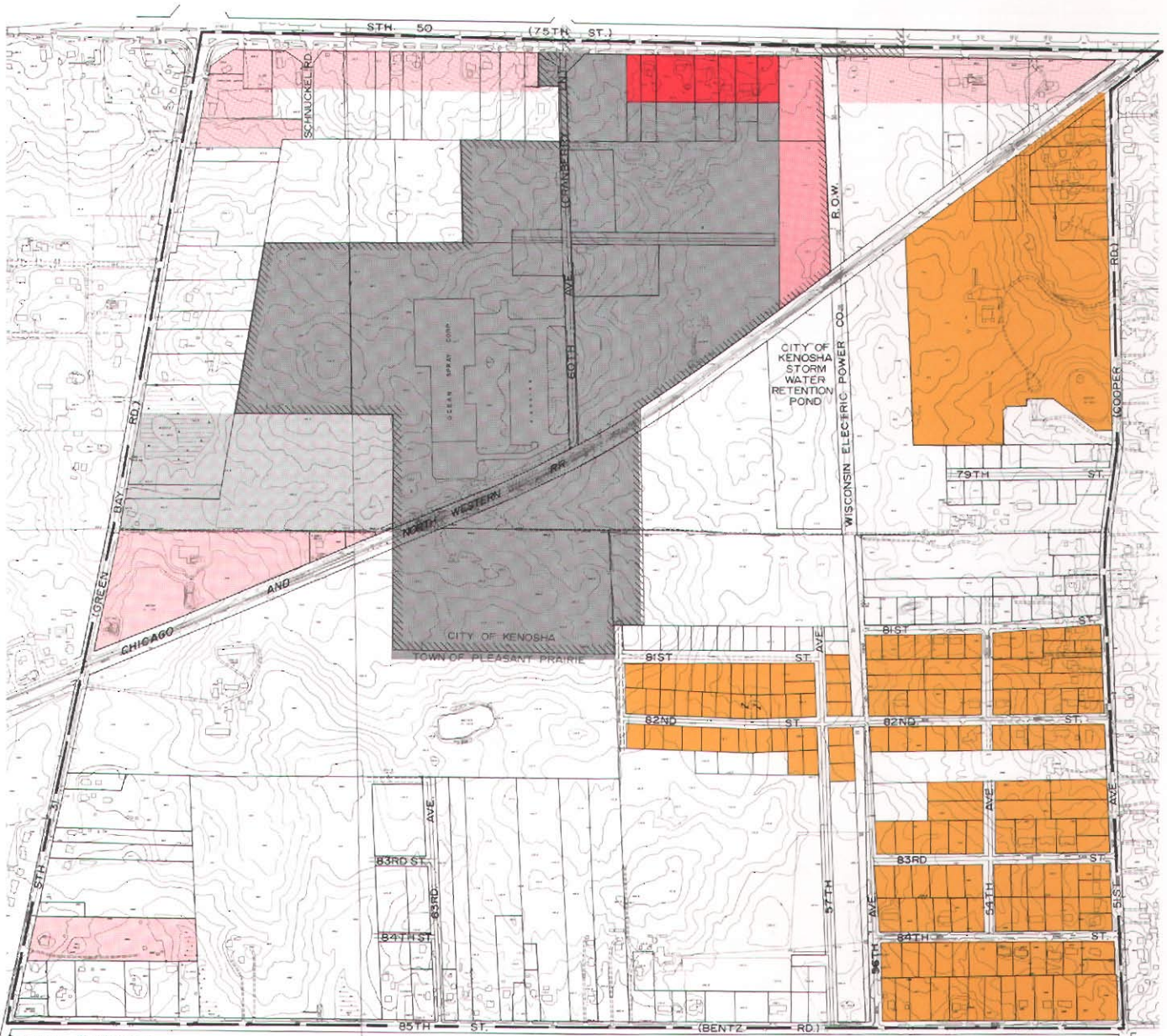
It should be noted that there are several deficiencies in both the zoning and subdivision control ordinances of the municipalities involved. These deficiencies are outlined in detail in Volume Two of A Comprehensive Plan

for the Kenosha Planning District. The Kenosha plan also contains recommendations which, if implemented, could correct the deficiencies noted. In this respect, it should be recognized that the publication of this report does not in any way supercede the recommendations contained in the Kenosha area plan but, in fact, reinforces those recommendations.

Finally, of the three political bodies having jurisdiction within the neighborhood, only the City of Kenosha has adopted an official map. The recommended neighborhood unit development plan presented herein is intended to provide a basis for amendment of the City's official map as it affects the neighborhood and the preparation of an official map for the remainder of the neighborhood by the Town.

Map 8

EXISTING ZONING IN THE WHITTIER NEIGHBORHOOD: 1976



Source: SEWRPC.

LEGEND

--- NEIGHBORHOOD BOUNDARY

CITY OF KENOSHA ZONING

COMMERCIAL "D"

COMMERCIAL "E"

HEAVY INDUSTRIAL "H"

TOWN OF PLEASANT PRAIRIE ZONING

RESIDENTIAL "A"

COMMERCIAL "A"

INDUSTRIAL

AGRICULTURAL

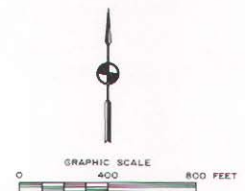


Table 5

SUMMARY OF EXISTING ZONING DISTRICTS IN THE WHITTIER NEIGHBORHOOD: 1976

City Zoning District	Minimum Lot Area per Family	Minimum Lot Width	Dwelling Units per Gross Acre	Acres Zoned Within the Whittier Neighborhood	Percent of the Whittier Neighborhood
"A" Residence	6,000 square feet	--	7.3	--	--
"B" Residence	3,000 square feet	--	14.5	--	--
"C" Residence	2,250 to 500 square feet	--	87.1	--	--
"D" Commercial	3,000 square feet	--	14.5	7.81	1.17
"E" Commercial	2,250 to 500 square feet	--	87.1	4.88	0.73
"F" Commercial	1,000 square feet	--	43.6	--	--
"G" Light Industrial . .	--	--	--	--	--
"H" Heavy Industrial . .	--	--	--	88.59	13.28
Unzoned Lands ^a	--	--	--	3.54	0.52
City Zoning Totals	--	--	--	104.75	15.70

County Zoning District	Minimum Lot Area per Family	Minimum Lot Width	Dwelling Units per Gross Acre	Acres Zoned Within the Whittier Neighborhood	Percent of the Whittier Neighborhood
	Sewered Unsewered	Sewered Unsewered	Sewered Unsewered		
Residence "A"	8,400 square feet 12,600 square feet	70 feet 60 feet	5.2 3.5	89.05	13.35
Residence "B"	8,400-3,000 square feet 12,600-5,000 square feet	70 feet 60 feet	14.5 8.7	--	--
Recreational	8,400 square feet 12,600 square feet	70 feet 60 feet	5.2 3.5	--	--
Agricultural	8,400-3,000 square feet 12,600-5,000 square feet	70 feet 60 feet	14.5 8.7	361.29	54.17
Commercial	8,400-3,000 square feet 12,600-5,000 square feet	70 feet 60 feet	14.5 8.7	33.24	4.98
Commercial "B"	8,400-3,000 square feet 12,600-5,000 square feet	70 feet 60 feet	14.5 8.7	--	--
Industrial	--	--	--	16.53	2.48
Unzoned Lands ^a	--	--	--	62.14	9.32
County Zoning Totals	--	--	--	562.25	84.30
Neighborhood Totals	--	--	--	667.00	100.00

^aUnzoned lands include transportation and utility rights-of-way.

Source: SEWRPC.

Chapter III

ALTERNATIVE NEIGHBORHOOD PLANS

In accordance with the neighborhood unit design principles outlined in Chapter I of this report, several alternative precise neighborhood unit development plans were prepared for consideration. Only two of these alternatives have been included, however, in this report. These two alternatives, which are shown in graphic summary form on Maps 9 and 10, represent the efficient development patterns for two quite different basic land use configurations for the neighborhood. The plans were prepared at a scale of 1" = 200' using topographic maps having a vertical contour interval of two feet to which pertinent cadastral data furnished by the communities involved have been added. In the following discussion these two alternative neighborhood unit plans are referred to as Alternative Plan A and Alternative Plan B.

ALTERNATIVE PLAN A

The Whittier Neighborhood, containing a total of 667 acres, includes 256 acres of existing developed urban land uses. The remaining 411 acres of land, categorized as rural and containing agricultural and other open land uses, is expected ultimately to be developed and converted to the urban land use category under Alternative Plan A. When fully developed, the Whittier Neighborhood would be expected to contain a broad range of urban land uses intended to accommodate safe healthy family home life and associated activities, and thereby meet the neighborhood unit development standards and objectives set forth in Chapter I of this report. A summary of existing and proposed land uses in the Whittier Neighborhood under Alternative Plan A is presented in Table 6.

Under Alternative Plan A, a total of 310 acres or about 46 percent of the neighborhood, would be devoted to residential land uses. As depicted on Map 9, all proposed residential land uses would be confined to the area of the neighborhood lying south of the Chicago and North Western Railroad right-of-way. The residential development in the proposed neighborhood unit would include about 236 acres devoted to single family use, 27 acres devoted to two-family use and 47 acres devoted to multifamily use. It should be noted that the acreages listed above include lands devoted to residential uses which are shown on the plan as planned unit development (PUD) areas. On this alternative plan the Railroad would continue to act as a buffer separating industrial and commercial uses north of the Railroad from the residential uses south of the Railroad.

Of the 1,140 total residential dwelling units accommodated within the neighborhood under this plan, 1,014 would be new residential dwelling units of which 438, or about 43 percent, are proposed to be single

family dwellings; 176, or about 17 percent, are proposed to be two-family dwellings; and 400 units, or about 40 percent, are proposed to be multifamily dwellings. The ultimate neighborhood population is 3,783, which represents a 357 percent increase over the existing 1976 population level of 828. The 1976 and Alternative Plan A populations, developed residential acreages, and residential densities as well as the distribution of planned housing on developable lands by dwelling unit type are presented in Tables 7 and 8.

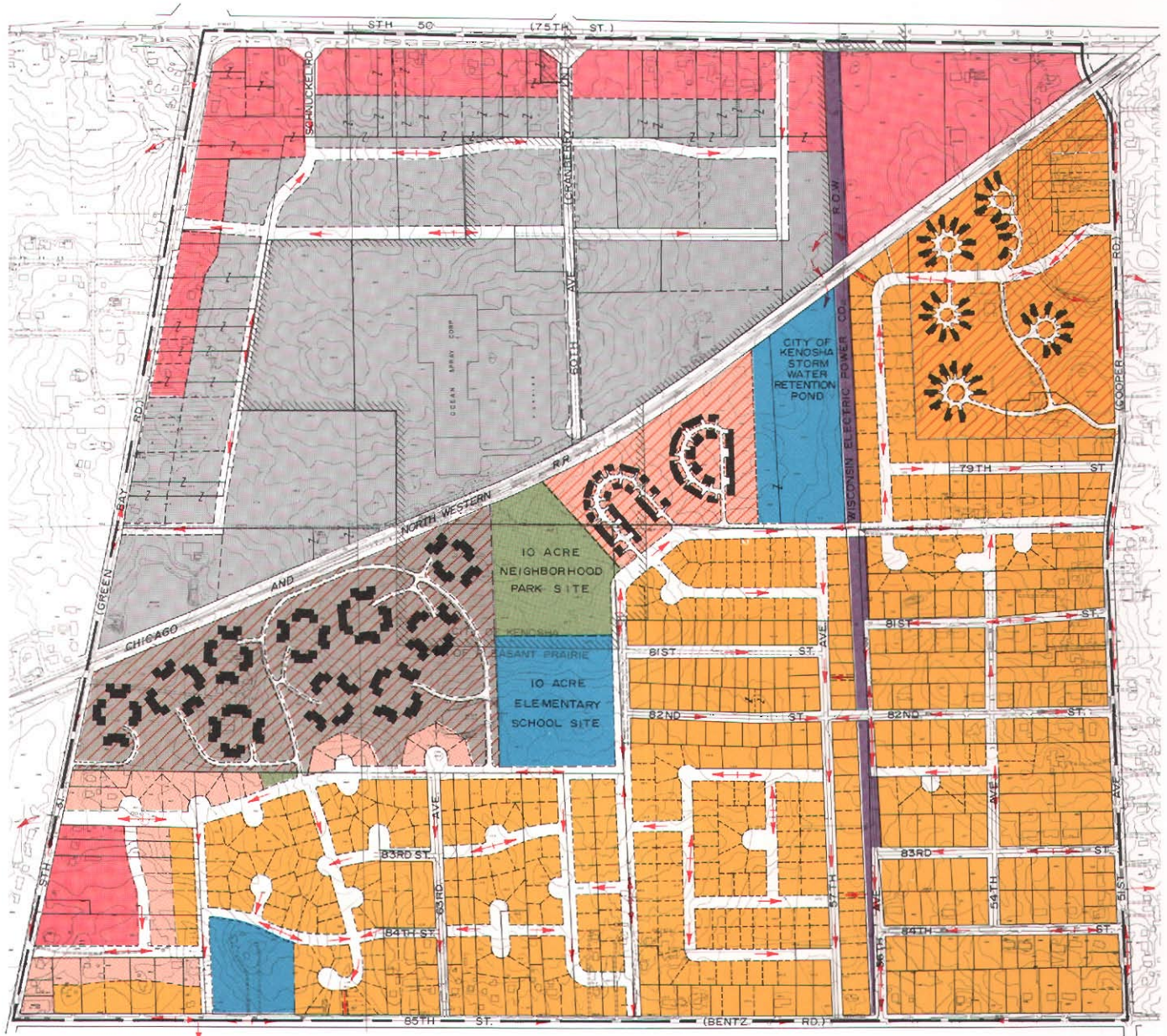
Under Alternative Plan A about 53 acres, or about 8 percent of the neighborhood, would be devoted to commercial land uses. The commercial uses proposed are of two types—highway oriented commercial and neighborhood commercial. It is proposed to retain the highway oriented commercial, which accounts for about 46 acres of the total, in the extreme northern portion of the neighborhood where commercial uses now exist along STH 50 and STH 31. One neighborhood commercial development site, located on the western boundary of the neighborhood on STH 31 and containing about seven acres, is the only commercial use located south of the railroad right-of-way and is so located in order more directly to serve the day to day needs of the neighborhood's residential population.

Industrial uses account for about 140 acres, or about 21 percent of the neighborhood unit under this alternative plan. All of the industrial uses under Alternative Plan A are proposed to be located north of the Chicago and North Western Railroad right-of-way in order to separate residential use, traffic, and general activity from the substantially different industrial use, traffic, and general activity by an existing physical barrier.

Institutional uses, upon full development of the neighborhood, will occupy approximately 25 acres, or about 4 percent, of the total neighborhood area under the plan. An elementary school site of approximately 10 acres in size and an 11-acre storm water retention pond represent the only public institutional uses in the neighborhood. The school site is proposed to be located near the geographic center of the neighborhood. It should be noted that this is not one of the proposed school locations cited in the comprehensive plan for the Kenosha Planning District, but it was considered necessary in the preparation of neighborhood unit plan to accommodate the approximately 500 elementary school children who could be expected to reside in the neighborhood when the neighborhood is fully developed. The estimated population distribution by age group and the primary and secondary school age population by grades, by school type, and by average daily public school attendance which may be expected

Map 9

WHITTIER NEIGHBORHOOD ALTERNATIVE PLAN A

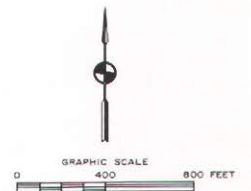


LEGEND

- NEIGHBORHOOD BOUNDARY
- SINGLE-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
- TWO-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

- COMMERCIAL
- INDUSTRIAL
- WISCONSIN ELECTRIC POWER COMPANY RIGHT-OF-WAY
- GOVERNMENTAL OR INSTITUTIONAL
- PARK AND OPEN SPACE
- STREET RIGHT-OF-WAY AND PROPERTY BOUNDARY
 - EXISTING
 - PROPOSED

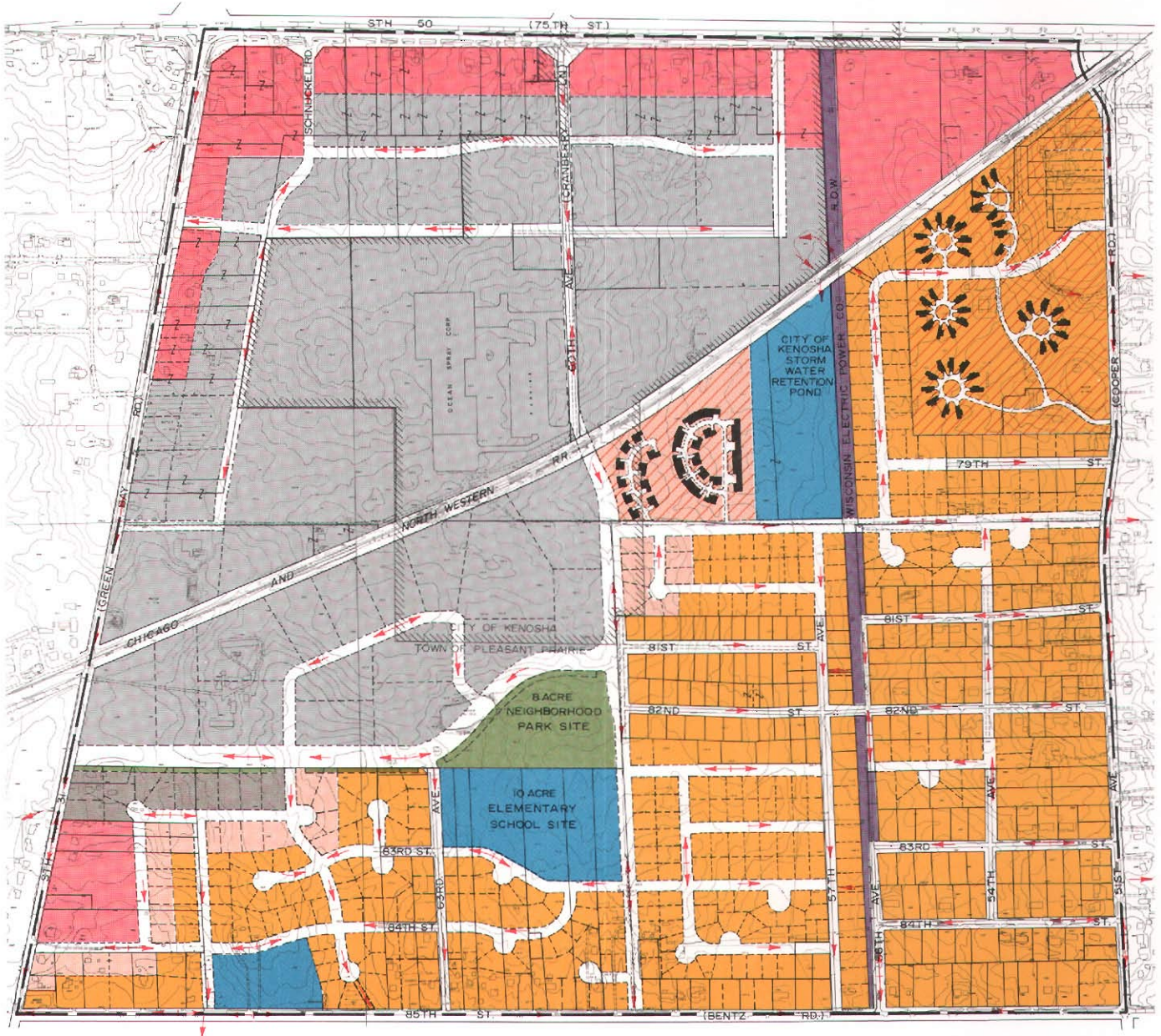
- SURFACE DRAINAGE DIRECTION
- SURFACE DRAINAGE DIVIDE



Source: SEWRPC.

Map 10

WHITTIER NEIGHBORHOOD ALTERNATIVE PLAN B



LEGEND

- NEIGHBORHOOD BOUNDARY
- SINGLE-FAMILY RESIDENTIAL
- SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
- TWO-FAMILY RESIDENTIAL
- TWO-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT
- MULTI-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT

- COMMERCIAL
- INDUSTRIAL
- WISCONSIN ELECTRIC POWER COMPANY RIGHT-OF-WAY
- GOVERNMENTAL OR INSTITUTIONAL
- PARK AND OPEN SPACE
- STREET RIGHT-OF-WAY AND PROPERTY BOUNDARY
 - EXISTING
 - PROPOSED

- SURFACE DRAINAGE DIRECTION
- SURFACE DRAINAGE DIVIDE

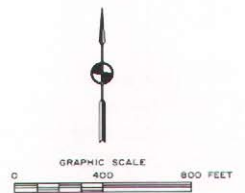


Table 6

**SUMMARY OF EXISTING (1976) AND PROPOSED LAND USE ACREAGES
IN THE WHITTIER NEIGHBORHOOD: ALTERNATIVE PLAN A**

Alternative Plan A				
Land Use Category	Existing (1976) Land Use		Ultimate Land Use	
	Acreage	Percent of Neighborhood	Acreage	Percent of Neighborhood
Residential				
Single Family	106.11	15.91	235.54	35.31
Two Family	1.10	0.16	27.38	4.11
Multifamily.	--	--	47.09	7.06
Subtotal	107.21	16.07	310.01	46.48
Commercial				
Neighborhood Retail and Service . . .	1.15	0.17	6.81	1.02
Community Service	13.01	1.95	46.38	6.95
Subtotal	14.16	2.12	53.19	7.97
Industrial				
Subtotal	54.03	8.10	139.95	20.98
Governmental/Institutional				
Public	11.31	1.70	21.11	3.17
Private	--	--	4.59	0.69
Subtotal	11.31	1.70	25.70	3.86
Recreation				
Neighborhood	--	--	9.76	1.46
Private	3.56	0.53	--	--
Subtotal	3.56	0.53	9.76	1.46
Transportation and Utilities				
Arterial Streets	21.42	3.21	25.21	3.78
Neighborhood Collectors.	--	--	15.90	2.38
Minor Land Access Streets.	21.99	3.30	65.08	9.76
Railroad Right-of-Way	14.16	2.12	14.16	2.12
Utility Easements.	8.04	1.21	8.04	1.21
Subtotal	65.61	9.84	128.39	19.25
Agricultural and Other Open Lands				
Subtotal	411.12	61.64	--	--
Total	667.00	100.00	667.00	100.00

Source: SEWRPC.

under Alternative Plan A are set forth in Tables 9 and 10. It should be noted that the school age population will be increasing at a decreasing rate indicating a stabilization in this age range of the population. It should also be noted that the number of secondary school students, while increasing, will not increase as rapidly as the elementary school age population. The Lance Junior

High School, located approximately one and one-half miles east of the Whittier Neighborhood, and Tremper High School, located approximately two miles southeast of the neighborhood, will serve the anticipated secondary level educational needs of the neighborhood. The other use listed in this category is an existing 11-acre storm water retention basin located adjacent to the railroad.

Table 7

**EXISTING (1976) AND ULTIMATE POPULATION, DEVELOPED RESIDENTIAL
ACREAGES, AND RESIDENTIAL DENSITIES: ALTERNATIVE PLAN A**

Alternative Plan A			
	1976	Planned Increment	Ultimate Development
Population	828	2,955	3,783
Developed Residential Land (Acres)	107.21	202.80	310.01
Residential Population Density (Person/Net Acre)	7.70	14.60	12.20

Source: SEWRPC.

Table 8

**ULTIMATE DISTRIBUTION OF PLANNED HOUSING ON DEVELOPABLE
LANDS BY DWELLING UNIT TYPE: ALTERNATIVE PLAN A**

Alternative Plan A							
Housing Type	Developable Residential Acres	Dwelling Units Planned	Net Density (Dwelling Units Per Acre)	K-12 Age Children Per Dwelling Unit	Total K-12 Age Population	Population Per Dwelling Unit	Total Population
Single Family . .	129.43	438	3.4	1.0	438	3.3	1,445
Two Family . . .	26.28	176	6.7	0.5	88	2.9	510
Multifamily . . .	47.09	400	8.5	0.3	120	2.5	1,000
Total	202.80	1,014	5.0	0.6	646	2.9	2,955

Source: SEWRPC.

Table 9

**ESTIMATED POPULATION DISTRIBUTION BY AGE GROUP,
1976 AND ULTIMATE: ALTERNATIVE PLAN A**

Age Group	1976 Population		Estimated Ultimate Neighborhood Population	
	Persons	Percent of Total	Persons	Percent of Total
Under 5	74	8.94	277	7.32
5	18	2.17	68	1.80
6-10	91	10.99	345	9.13
11	17	2.05	64	1.68
12-14	49	5.92	182	4.80
15-17	46	5.56	168	4.44
18 and over . .	533	64.37	2,679	70.83
Total	828	100.00	3,783	100.00

NOTE: The existing (1976) population of the Whittier Neighborhood is estimated at 828 persons. This estimate is based on 1970 federal census figures and existing land use data.

Source: SEWRPC.

The pond provides additional open space, buffering high intensity uses of land to the northeast and west and the residential areas of the neighborhood.

A proposed church site of four and one-half acres located on the north side of 85th Street in the southwest corner of the neighborhood accounts for the remainder of the total institutional uses in the neighborhood unit.

Under Alternative Plan A, recreational and open space land use would occupy about 10 acres, or one and one-half percent of the total neighborhood unit. This represents a neighborhood park site proposed to be located immediately north of, and adjacent to, the proposed elementary school site.

Transportation and utilities, including arterial streets and highways, neighborhood collector streets, land access streets, and railroad and exclusive utility right-of-way account for about 128 acres or about 19 percent of the neighborhood area. The exterior boundaries of the neighborhood unit are composed of arterial street or highway facilities. A total of about 25 acres, or about

Table 10

**ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION BY GRADES, BY SCHOOL TYPE,
AND BY AVERAGE DAILY PUBLIC SCHOOL ATTENDANCE: ALTERNATIVE PLAN A**

Grades	Total Enrollment	Public School Enrollment		Average Daily Public Attendance	Private School Enrollment	
		Number of Students	Percent of Total		Number of Students	Percent of Total
K-6 (Elementary)	477	472	99.0	438	5	1.0
7-9 (Junior High)	182	167	92.0	167	15	8.0
10-12 (Senior High) . . .	168	165	98.0	165	3	2.0
Total	827	804	97.2	770	23	2.8

Source: SEWRPC.

20 percent of the transportation and utility land area, are devoted to arterial streets. This area includes additional right-of-way as recommended in the adopted Kenosha Planning District comprehensive plan and the adopted jurisdictional highway system plan for Kenosha County to accommodate the arterial street cross sections shown in Figure 1.

Two neighborhood collector streets designed to carry neighborhood traffic to and from the arterial streets utilize about 16 acres. The two collector streets intersect at the proposed location of the elementary school. The land access street network is designed to provide access to individual properties and in doing so achieve the most efficient use of land; provide an attractive setting for residential development; discourage through traffic; facilitate surface drainage, the installation of public and private utilities, facilitate the movement of intraneighborhood traffic; and harmonize with the natural terrain, thereby minimizing the need for heavy grading during the development process. The proposed land access streets account for the largest number of acres in the transportation category of land use—65 acres (see Table 11). The railroad right-of-way of about 14 acres and the utility easements of about eight acres make up the remainder of this land use category.

Insofar as is practicable, the neighborhood alternative described above would meet the development objectives as set forth in Chapter I of this report.

ALTERNATIVE PLAN B

The Alternative Plan B for the Whittier Neighborhood is similar to Alternative Plan A insofar as the total area of the neighborhood is concerned, but different in the extent, distribution, and location of certain land uses. Alternative Plan B was prepared at the request of the City of Kenosha Plan Commission, after the Southeastern Wisconsin Regional Planning Commission staff had presented Alternative Plan A in preliminary form. Its purpose was to explore the advantages and

disadvantages of extending commercial/industrial development into that part of the neighborhood lying south of the Chicago and North Western Railroad right-of-way. Implementation of Alternative Plan B would result in a lower resident population—about 340 fewer families and about 900 fewer persons than in Alternative Plan A—and more land for industrial development. A summary of the existing and proposed land use acreages for Alternative Plan B is presented in Table 12.

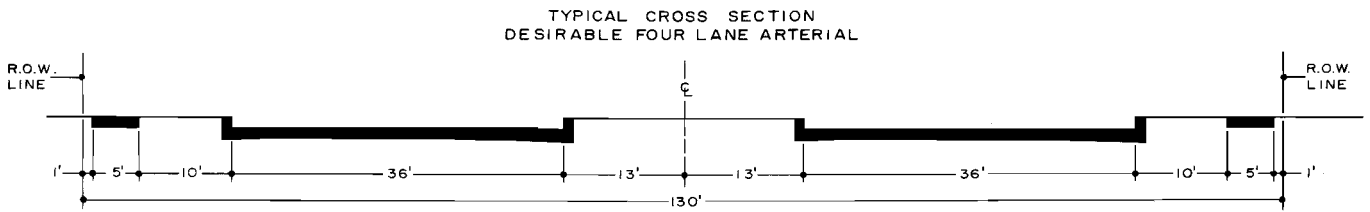
Residential land uses under this alternative account for 252 acres of the neighborhood, or about 38 percent. This acreage is 58 acres less than under Alternative Plan A. As is the case in Alternative Plan A, the location of the proposed residential land use is south of the Chicago and North Western Railroad right-of-way. The residential land use would consist of 221 acres in single family use; 24 acres in two-family use; and 7 acres in multi-family use.

It should be noted that the most significant difference between Alternative Plan B and Alternative Plan A is a reduction of about 47 acres of land recommended for multifamily use on Alternative Plan A, with this reduction shifted to industrial development on Alternative Plan B. This change increases the industrial land use acreage total from 140 under Alternative A to nearly 192 acres under neighborhood Alternative B and, significantly, introduces industrial uses south of the railroad right-of-way and in closer proximity to existing and proposed residential uses. Such combination of basically incompatible uses would require very careful site planning and traffic routing in the plan implementation stage in order to avoid serious problems.

With the exceptions noted above and some attendant relatively minor changes in design, the proposed land uses shown on Map 10 and summarized in Table 12 remain approximately the same as in Alternative Plan A. Although the amount of commercial, governmental, institutional, recreational, and transportation and utility land use on Alternative Plan B varies from Alternative A

Figure 1

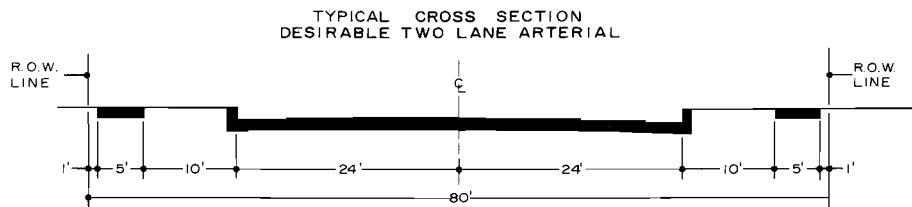
TYPICAL URBAN STREETS AND HIGHWAY CROSS SECTIONS FOR THE WHITTIER NEIGHBORHOOD



6" GRAVEL BASE
DUAL 36' HIGH TYPE PAVEMENT, 130' R.O.W.
SIDEWALK, STREET LIGHTING

CAPACITY RANGE:
16,400 TO 19,000 VEHICLES PER DAY

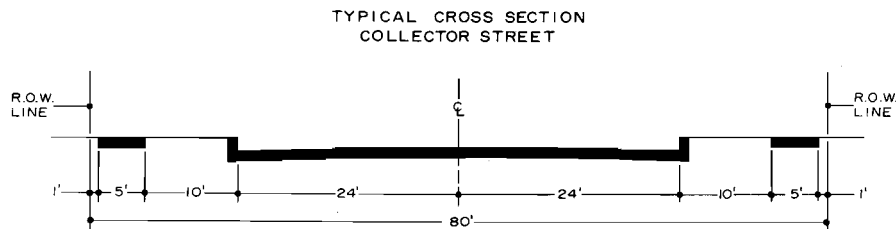
ESTIMATED COST PER MILE:
CONSTRUCTION = \$1,067,000
RESURFACE = \$ 40,800
MAINTENANCE = \$ 7,500 (ANNUAL)



6" GRAVEL BASE
48' HIGH TYPE PAVEMENT, 80' R.O.W.
(ADDITIONAL R.O.W. MAY BE RESERVED IN
UNDEVELOPED AREAS)
SIDEWALK, STREET LIGHTING

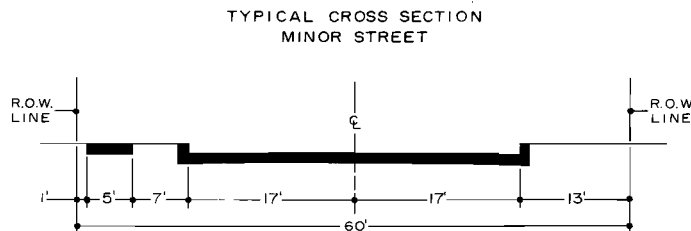
CAPACITY RANGE:
10,500 TO 12,000 VEHICLES PER DAY

ESTIMATED COST PER MILE:
CONSTRUCTION = \$534,000
RESURFACE = \$ 27,700
MAINTENANCE = \$ 5,500 (ANNUAL)



6" GRAVEL BASE
48' HIGH TYPE PAVEMENT
80' R.O.W.

ESTIMATED COST PER MILE:
CONSTRUCTION = \$ 308,000
RESURFACE = \$ 27,700
MAINTENANCE = \$ 4,500 (ANNUAL)



6" GRAVEL BASE
34' HIGH TYPE PAVEMENT
60' R.O.W.

ESTIMATED COST PER MILE:
CONSTRUCTION = \$ 242,000
RESURFACE = \$ 19,700
MAINTENANCE = \$ 3,000 (ANNUAL)

NOTE: ESTIMATED COSTS ARE IN CONSTANT 1973 DOLLAR AMOUNTS

Source: SEWRPC.

Table 11

STREETS AND HIGHWAYS IN THE WHITTIER NEIGHBORHOOD: 1976 AND UPON ULTIMATE DEVELOPMENT

Street Classification	Name	Direction	Existing Right-of-Way	Proposed Right-of-Way Alternative Plan A	Proposed Right-of-Way Alternative Plan B	Typical Cross-Section	Length in Miles Alternative Plan A	Length in Miles Alternative Plan B
Arterial Streets and Highways	STH 50	East-West	150 feet	150 feet	150 feet	Desirable 4-lane	0.91	0.91
	STH 31	North-South	66 feet and 130 feet	130 feet	130 feet	Desirable 4-lane	1.06	1.06
	52nd Avenue	North-South	66 feet	80 feet	80 feet	Desirable 2-lane	0.98	0.98
	85th Street	East-West	66 feet	80 feet	80 feet	Desirable 2-lane	1.14	1.14
Total Arterial Streets	--	--	--	--	--	--	4.09	4.09
Collector Streets	Proposed Collector—Plan A	--	--	80 feet	--	Desirable 2-lane	1.60	--
	Proposed Collector—Plan B	--	--	--	130 feet	Desirable 4-lane	--	2.05
	Total Collector Streets	--	--	--	--	--	1.60	2.05
Minor Streets	79th Street	East-West	66 feet	66 feet	66 feet	--	0.24	0.24
	81st Street	East-West	60 feet and 66 feet	60 feet and 66 feet	60 feet and 66 feet	--	0.45	0.45
	82nd Street	East-West	60 feet and 66 feet	60 feet and 66 feet	60 feet and 66 feet	--	0.45	0.45
	83rd Street	East-West	60 feet	60 feet	60 feet	--	0.47	0.83
	84th Street	East-West	60 feet	60 feet	60 feet	--	0.63	0.85
	54th Avenue	North-South	60 feet	60 feet	60 feet	--	0.41	0.41
	56th Avenue	North-South	60 feet	60 feet	60 feet	--	0.32	0.32
	57th Avenue	North-South	60 feet	60 feet	60 feet	--	0.50	0.50
	60th Avenue	North-South	60 feet	66 feet	66 feet-	Urban Minor	0.42	0.51
	63rd Avenue	North-South	60 feet	60 feet	60 feet		0.25	0.27
	Unnamed Roads	--	60 feet	60 feet and 66 feet	60 feet and 66 feet	Urban Minor	5.36	4.77
	Total Minor Streets	--	--	--	--	--	9.50	9.60
Total	--	--	--	--	--	--	15.19	15.74

Source: SEWRPC.

by only seven acres, the introduction of industrial uses south of the railroad right-of-way in Alternative Plan B did require some changes in the proposed land use pattern. Two of these changes are significant: 1) the shift in location of the school and park sites to a more southerly location in the neighborhood which is more central to the reduced residential development area of the neighborhood; and 2) the provision of a 130-foot divided collector street located on the southern boundary of the proposed industrial uses to serve as a partial buffer between industrial and residential land uses.

Upon full development of Alternative Plan B, the land use and population levels set forth in Tables 13 through

16 would be achieved. The four tables provide a summary of pertinent data on population, developed residential acreages, planned housing, population distribution, school age population, and population density within this second alternative plan.

While Alternative Plan B would meet most of the development objectives as set forth in Chapter I of this report, it should be noted that the ultimate population level cited in Table 15 is somewhat below the population range recommended for medium-density neighborhoods, and this lower population level with fewer potential elementary school students weakens the justification for an elementary school within the neighborhood.

Table 12

**SUMMARY OF EXISTING AND PROPOSED ULTIMATE LAND USE ACREAGES
IN THE WHITTIER NEIGHBORHOOD: ALTERNATIVE PLAN B**

Land Use Category	Existing 1976		Ultimate	
	Acreage	Percent of Neighborhood	Acreage	Percent of Neighborhood
Residential				
Single Family	106.11	15.91	220.62	33.08
Two-Family	1.10	0.16	24.05	3.60
Multifamily	--	--	7.12	1.07
Subtotal	107.21	16.07	251.79	37.75
Commercial				
Neighborhood Retail and Service . . .	1.15	0.17	6.81	1.02
Community Service	13.01	1.95	46.38	6.95
Subtotal	14.16	2.12	53.19	7.97
Industrial				
Subtotal	54.03	8.10	191.88	28.77
Institutional				
Public	11.31	1.70	21.31	3.20
Private	--	--	5.36	0.80
Subtotal	11.31	1.70	26.67	4.00
Recreation				
Neighborhood	--	--	7.86	1.18
Private	3.56	0.53	--	--
Subtotal	3.56	0.53	7.86	1.18
Transportation and Utilities				
Arterial Streets	21.42	3.21	25.21	3.78
Neighborhood Collectors	--	--	24.11	3.61
Minor Land Access Streets	21.99	3.30	64.09	9.61
Railroad Right-of-Way	14.16	2.12	14.16	2.12
Utility Easements	8.04	1.21	8.04	1.21
Subtotal	65.61	9.84	135.61	20.33
Agricultural and Other Open Lands				
Subtotal	411.12	61.64	--	--
Total	667.00	100.00	667.00	100.00

Source: SEWRPC.

Table 13

**1976 AND ULTIMATE POPULATION, DEVELOPED RESIDENTIAL ACREAGES,
AND RESIDENTIAL DENSITIES: ALTERNATIVE PLAN B**

	1976	Planned Increment	Ultimate Development
Population	828	2,046	2,874
Developed Residential Land (acres)	107.21	144.58	251.79
Residential Population Density (person/net acre)	7.70	14.20	11.40

Source: SEWRPC.

Table 14

**DISTRIBUTION OF PLANNING HOUSING ON DEVELOPABLE LANDS,
BY DWELLING UNIT TYPE: ALTERNATIVE PLAN B**

Housing Type	Developable Residential Acres	Dwelling Units Planned	Net Density (Dwelling Units Per Acre)	School Age Children Per Dwelling Unit	Total School Age Population	Population Per Dwelling Unit	Total Population
Single Family . .	114.51	377	3.3	1.0	377	3.3	1,244
Two-Family . . .	22.95	142	6.2	0.5	71	2.9	412
Multifamily . .	7.12	156	21.9	0.3	47	2.5	390
Total	144.58	675	4.7	0.7	495	3.0	2,046

NOTE: The existing (1976) population of the Whittier Neighborhood is estimated at 828 persons. This estimate is based on 1970 Federal Census figures and existing land use data.

Source: SEWRPC.

Table 15

**ESTIMATED POPULATION DISTRIBUTION BY AGE GROUP,
1976 AND ULTIMATE: ALTERNATIVE PLAN B**

Age Group	1976 Population		Estimated Ultimate	
	Persons	Percent of Total	Persons	Percent of Total
Under 5	74	8.94	233	8.10
5	18	2.17	57	1.98
6-10	91	10.99	288	10.03
11	17	2.05	53	1.86
12-14	49	5.92	154	5.34
15-17	46	5.56	143	4.98
18 and over . .	533	64.37	1,946	67.71
Total	828	100.00	2,874	100.00

Source: SEWRPC.

Table 16

**ULTIMATE PRIMARY AND SECONDARY SCHOOL AGE POPULATION BY GRADES, BY SCHOOL TYPE,
AND BY AVERAGE DAILY PUBLIC SCHOOL ATTENDANCE: ALTERNATIVE PLAN B**

Grades	Total Enrollment	Public School Enrollment		Average Daily Public Attendance	Private School Enrollment	
		Students	Percent of Total		Students	Percent of Total
K-6 (Elementary)	398	394	99.0	366	4	1.0
7-9 (Junior High)	154	142	92.0	142	12	8.0
10-12 (Senior High) . . .	168	140	98.0	140	3	2.0
Total	695	676	97.3	648	19	2.7

Source: SEWRPC.

Chapter IV

PLAN EVALUATION

DESIGN EFFICIENCY

One of the factors affecting the cost of improved building sites is the efficiency of land subdivision design; that is, the yield in terms of the number of lots per acre which can be obtained from a particular piece of land. This yield is affected by many factors, some direct—such as lot size, block length, and street width—and some indirect—such as street pattern, topography, the size and shape of the parcel to be subdivided, and the location of parks and other land uses. The effect of the direct factors on lot yield can be directly, that is, geometrically, analyzed. The effect of the indirect factors on lot yield can be determined only through an analysis of individual sites and completed subdivision designs.

Subdivision Design Efficiency Factors

The subdividing of land normally includes the creation of one or a series of blocks composed of lots; the size of both depends upon the local regulation of each as well as upon good subdivision design practices. The lot size is primarily determined by zoning regulations in the form of a minimum lot area and a minimum lot width, the latter of which has a corresponding minimum lot depth in order to achieve minimum lot area and thus achieve maximum lot yield. As a part of the Southeastern Wisconsin Regional Planning Commission's study of historic land subdivision within the Region from 1920 through 1969, theoretical maximum lot yields were developed. This study identified the theoretical maximum number of lots which could be created out of an acre of land for most urban lot widths and lot depths.

Design Efficiency Analysis

After a subdivision has been designed, the actual yield of lots per gross residential acre can be computed. The efficiency factor for the design can then be computed by dividing the actual yield for the same size lot. The larger this factor, the more efficient the design. The theoretical maximum and actual yields were determined for the lots created in each of the Whittier Neighborhood alternative designs and the efficiency factor computed.

It should be pointed out that the design of the Whittier Neighborhood departs from existing zoning regulations with respect to lot size. The neighborhood design places emphasis on existing lot development trends rather than on existing regulations, thereby decreasing lot efficiency factors with increased lot size. It should also be noted that planned residential developments as shown on both plans are not included in computing design efficiency factors inasmuch as such developments are regulated by density and not individual lot area.

By comparison, Alternative Plan A contains 639 individual one- and two-family lots on approximately 198 acres

of land, while Alternative Plan B contains 561 individual one- and two-family lots on approximately 180 acres of land. The lots range in size from about 7,000 square feet to about 15,000 square feet. With a larger proportion of the lots near the smaller figure, the overall average lot size in both alternative plans is about 10,000 square feet. Based on these figures, three separate efficiency factors were computed for the Whittier Neighborhood. These factors are set forth in Table 17 along with historical (1920-1969) design efficiency data.

The first efficiency factor computed assumes that all developable residential land in the neighborhood could be divided into lots meeting the current City of Kenosha zoning regulations—that is, 6,000 square feet for one-family lots and 6,000 square feet for two-family lots. The second efficiency factor computed assumes that lots could be developed utilizing the Kenosha County Zoning Ordinance standards of 8,400 square feet for a one-family lot and 13,400 square feet for a two-family lot. The third and final efficiency factor was derived by measuring only the one-family lots (603 in Alternative Plan A and 530 in Alternative Plan B) against the 10,000 square foot average lot size referred to earlier.

It should be noted that Alternative Plan A is slightly more efficient under all three methods used. It should further be noted from Table 17 that, as lot size increases, efficiency of the design increases. This is due in part to the fact that existing lot development within the Whittier Neighborhood, which accounts for about one-third of all lots under both alternative plans, is larger in size than the minimum required by either the City or County of Kenosha.

Future lot development within the neighborhood is recommended to be within the medium range of development densities set forth by the Commission in the Kenosha Planning District comprehensive plan; that is, 2.3 to 6.9 dwelling units per net acre (18,900 to 6,300 square feet per dwelling unit). While lot sizes may vary within the neighborhood, a single family lot size of about 10,000 square feet should be encouraged for compatibility and stability of the neighborhood. Kenosha County historic subdivision platting activity records, which include all municipalities in the County, indicate that the mean lot size platted over a 50-year period has been approximately 9,100 square feet. Based on this data, both the City and County of Kenosha should review the lot size requirements of the residential districts which now exist in their respective zoning ordinances. In so doing, moreover, conformance in districts should be encouraged between the governmental units concerned. In any case, neither the City nor County should permit single family lots less than 8,500 square feet in size in this neighborhood. A suggested list of zoning

Table 17

EFFICIENCY FACTORS FOR THE WHITTIER NEIGHBORHOOD

Evaluating Factor	Lot Size (square feet)	Lot Width (feet)	Lot Depth (feet)	Area in the Neighborhood		Number of Lots		Actual Yield in Lot per Net Acre		Theoretical Maximum Yield in Lots per Net Acre	Theoretical Maximum Number of Lots		Efficiency Factor (percent)	
				Alternative Plan A (acres)	Alternative Plan B (acres)	Alternative Plan A	Alternative Plan B	Alternative Plan A	Alternative Plan B		Alternative Plan A	Alternative Plan B	Alternative Plan A	Alternative Plan B
City of Kenosha Zoning Ordinance Requirements														
Single Family	6,000	60	100	186.03	169.28	603	530	3.24	3.13	5.32	990	901	61	59
Two-Family	6,000	60	100	11.91	11.18	36	31	3.02	2.77	5.32	63	59	57	53
Total	--	--	--	197.94	180.46	639	561	3.22	3.11	--	1,053	960	61	58
Kenosha County Zoning Ordinance Requirements														
Single Family	8,400	70	120	186.03	169.28	603	530	3.24	3.13	3.92	729	664	83	80
Two-Family	13,400	70	191	11.91	11.18	36	31	3.02	2.77	2.68	32	30	113	103
Total	--	--	--	197.94	180.46	639	561	3.22	3.11	--	761	694	84	81
Existing Development Patterns in the Neighborhood														
Single Family Lots Only . . .	10,000	80	125	186.03	169.28	603	530	3.24	3.13	3.34	621	565	97	94

Source: SEWRPC.

districts appears in Table C-1 of the appendices of this report. This list reflects recommendations contained in the Kenosha District Plan as well as additional recommendations made as a part of this report. The districts intended for use in implementing the neighborhood plan are indicated in Table C-1.

Comparison of the lot efficiency factors indicates that little difference in design efficiency between the two alternative plans. In addition to the lot design efficiency, the Commission staff evaluated the alternative plans in terms of general planning principles and found:

1. Alternative Plan B proposes intrusion of industrial and commercial traffic into existing residential areas south of the Chicago and North Western Railroad—Kenosha Division (KD) spur line. If this plan were adopted, special measures should be taken to route traffic having origins and destinations in the planned major industrial-commercial area via STH 50 and STH 31 and not over neighborhood collector and land access streets.
2. Almost 90 acres of industrially zoned land is currently vacant north of the KD tracks. Consequently, it is desirable that new industrial development be confined to industrial zoned lands north of the KD tracks.
3. Added costs of extending 60th Street south and crossing the KD tracks would be entailed under Alternative Plan B. It is uncertain whether the Wisconsin Public Service Commission would approve a grade crossing of the railroad.
4. The KD tracks now form a logical physical separation between the major industrial-commercial area and the residential areas within the neighborhood.

5. The adopted comprehensive plan for the Kenosha Planning District recommends that major industrial-commercial development in this area be confined north of the KD tracks.

6. Encroachment of industrial land uses into the southern portion of the neighborhood would probably create an unstable land use development condition even if a detailed land use plan confining such an industrial area to a portion of the available undeveloped lands were agreed upon by all parties concerned. Such an unstable condition would be detrimental to the land values of the existing residential development in this portion of the neighborhood.

7. A commitment to industrial use of lands south of the KD tracks will make it more difficult to develop a complete residential neighborhood unit in the Whittier Neighborhood as indicated by the ultimate population differences in Tables 8 and 14. Almost all remaining undeveloped lands in the neighborhood south of the KD tracks will be required for residential development purposes if the ultimate objective of developing a viable neighborhood unit with its own elementary school and park is to be achieved.

Recommended Alternative Plan

Based upon analyses of inventory findings and evaluation of the two alternative land use plans, it is recommended that Alternative Plan A as shown on page 20 be adopted. This plan most effectively meets the development objectives of the local units of government as well as the specific objectives set forth in the comprehensive plan for the Kenosha Planning District.

Staging of the Recommended Plan

As indicated in Chapter I of this report, it was not anticipated in the Kenosha Planning District compre-

hensive plan that the Whittier Neighborhood be fully developed by 1990. Moreover, this report is not intended to imply complete development of the Whittier Neighborhood by 1990. The neighborhood plan recommended for adoption is intended to serve as a guide for making ultimate development decisions about this neighborhood as development proposals are advanced by the public and private sectors involved. Staging of the development of the recommended neighborhood unit development plan is described in the following paragraphs and shown in graphic summary form in Appendix C. Three development priority areas have been identified for the neighborhood—first priority, second priority, and third priority.

The first priority development area includes that part of the neighborhood already provided with essential urban services or an area in which such services may be readily provided at moderate cost. Therefore the first priority development area generally includes those parts of the neighborhood located adjacent to existing development and east of the subcontinental divide. The second priority development area consists of the remaining parts of the neighborhood lying east and north of the subcontinental divide which may readily be served by future urban services, but which are not likely to be developed until the late 1980's. The third priority development area consists of the remainder of the neighborhood. This area probably will not be developed until after 1990. This part of the neighborhood in general lies west of the subcontinental divide and will be more difficult and costly to supply with necessary urban services.

Zoning

Following adoption of the neighborhood plan by the local plan commissions and certification to the appropriate governing bodies, the plan commissions involved should initiate amendments to the local zoning ordinance and district map to bring the ordinances and map into conformance with the proposals advanced in this report and the adopted neighborhood plan.

A suggested ultimate zoning map, based on the zoning districts as recommended in this report for the recommended neighborhood unit development plan, is shown in Appendix C, Map C-1, with the recommended staging of the plan. Map C-2 represents the recommended zoning districts during the first stage of neighborhood development, or those areas within the first priority development area of the Whittier Neighborhood. It is anticipated that the initial changes to the zoning map will accommodate development in the neighborhood for the next 5 to 10 years. Pursuant to state enabling legislation, the zoning changes recommended by the plan commission must be enacted by the local governing bodies after formal public hearing.

Official Mapping

Following adoption of the neighborhood plan, existing and proposed streets, highways, parks, parkways, and playgrounds shown on the plan should be incorporated into the official map of each local unit of government. The planning body should draft an official map sheet encompassing the entire neighborhood. The plan commissions and governing bodies should act to adopt the official map sheet after public hearing. It should be noted that Wisconsin Statutes specifically provide that the approval of a subdivision plat by the local governing body constitutes an amendment to the official map, thus providing flexibility in its administration.

Subdivision Plat Review

Following adoption of the neighborhood unit plan, the plan should serve as a basis for the preparation of preliminary and final land subdivision plats and certified survey maps within the neighborhood. In this respect, the neighborhood plan should be regarded as a guide or point of departure against which to evaluate proposed subdivision plats. Developers should be required to fully justify any proposed departures from the plan, demonstrating that such departures are an improvement to, or proper refinement of, the adopted neighborhood plan.

(This page intentionally left blank)

APPENDICES

(This page intentionally left blank)

Appendix A

SUMMARIES OF PROPOSED DEVELOPMENT FOR ALTERNATIVE PLANS IN THE WHITTIER NEIGHBORHOOD, KENOSHA COUNTY, WISCONSIN

Appendix A-1

A SUMMARY OF PROPOSED ULTIMATE DEVELOPMENT IN THE WHITTIER NEIGHBORHOOD, KENOSHA COUNTY, WISCONSIN: ALTERNATIVE PLAN A

Use	Area in Acres	Percent of Primary Use	Percent of Total Area	Residential Lots	Percent of Lots	Number of Dwelling Units	Percent of Total	Estimated Population	Percent of Total	Estimated School Age Population		Estimated Employment	Percent of Total
										Public	Private		
Residential													
Single Family	235.54	75.98	35.31	564	94.00	564	49.48	2,273	60.08	602	17	N/A	N/A
Two-Family	27.38	8.83	4.11	36+	6.00	176	15.44	510	13.48	85	3	N/A	N/A
Multifamily	47.09	15.19	7.06	N/A	--	400	35.08	1,000	26.44	117	3	N/A	N/A
Subtotal	310.01	100.00	46.48	600	100.00	1,140	100.00	3,783	100.00	804	23	N/A	N/A
Commercial													
Neighborhood and Service	6.81	12.80	1.02									68	12.78
Community Retail and Service	46.38	87.20	6.95									464	87.22
Subtotal	53.19	100.00	7.97									532	100.00
Industrial	139.97	100.00	20.98									1,120	100.00
Subtotal	139.97	100.00	20.98									1,120	100.00
Governmental and Institutional													
Public School	9.80	38.13	1.47										
Private School	--	--	--										
Church	4.59	17.86	0.69										
Other	11.31	44.01	1.70										
Subtotal	25.70	100.00	3.86										
Park and Open Space													
Neighborhood	9.76	100.00	1.46										
Private	--	--	--										
Other	--	--	--										
Subtotal	9.76	100.00	1.46										
Transportation and Utilities													
Arterial	25.21	19.64	3.78										
Collector	15.90	12.38	2.38										
Land Access	65.08	50.69	9.76										
Railroad	14.16	11.03	2.12										
Utilities	8.04	6.26	1.21										
Subtotal	128.39	100.00	19.25										
Total	667.00	--	100.00	600	100.00	1,140	100.00	3,783	100.00	804	23	1,652	100.00

NOTE: N/A--Not Applicable

Gross Density: 6.93 Residential Population/Acre
2.06 Dwelling Units/Acre

Net Density: 11.41 Residential Population/Residential Acre
3.39 Dwelling Units/Residential Acre

Source: SEWRPC.

Appendix A-2

**A SUMMARY OF PROPOSED ULTIMATE DEVELOPMENT IN THE
WHITTIER NEIGHBORHOOD, KENOSHA COUNTY, WISCONSIN: ALTERNATIVE PLAN B**

Use	Area in Acres	Percent of Primary Use	Percent of Total Area	Residential Lots	Percent of Lots	Number of Dwelling Units	Percent of Total	Estimated Population	Percent of Total	Estimated School Age Population		Estimated Employment	Percent of Total
										Public	Private		
Residential													
Single Family	220.62	87.62	33.08	556	92.67	556	65.10	2,072	72.09	561	16	N/A	N/A
Two-Family	24.05	9.55	3.60	31+	5.17	142	16.63	412	14.34	69	2	N/A	N/A
Multifamily	7.12	2.83	1.07	13+	2.16	156	18.27	390	13.57	46	1	N/A	N/A
Planned Unit Development								2,874					
Subtotal	251.79	100.00	37.75	600	100.00	854	100.00	2,874	100.00	676	19	N/A	N/A
Commercial													
Neighborhood Retail and Service	6.81	12.80	1.02									68	12.78
Community Retail and Service	46.38	87.20	6.95									464	87.22
Subtotal	53.19	100.00	7.97									532	100.00
Industrial	191.88	100.00	28.77									1,535	100.00
Subtotal	191.88	100.00	28.77									1,535	100.00
Governmental and Institutional													
Public School	10.00	37.50	1.50										
Private School	--	--	--										
Church	5.36	20.10	0.80										
Other	11.31	42.40	1.70										
Subtotal	26.67	100.00	4.00										
Park and Open Space													
Neighborhood	7.86	100.00	1.18										
Private	--	--	--										
Other	--	--	--										
Subtotal	7.86	100.00	1.18										
Transportation and Utilities													
Arterial	25.21	18.59	3.78										
Collector	24.11	17.78	3.61										
Land Access	64.09	47.26	9.61										
Railroad	14.16	10.44	2.12										
Utilities	8.04	5.93	1.21										
Subtotal	135.61	100.00	20.33										
Total	667.00	--	100.00	600	100.00	854	100.00	2,874	100.00	676	19	2,067	100.00

NOTE: N/A—Not Applicable

Gross Density: 8.11 Residential Population/Acre
2.44 Dwelling Units/Acre

Net Density: 12.20 Residential Population/Residential Acre
3.68 Dwelling Units/Residential Acre

Source: SEWRPC.

Appendix B

SUGGESTED RESOLUTION OF (THE CITY, COUNTY, OR TOWN PLAN COMMISSIONS)
ADOPTING THE WHITTIER PRECISE NEIGHBORHOOD UNIT DEVELOPMENT PLAN

WHEREAS, the _____ Plan Commission of the _____ has the function and duty of making and adopting a master plan for the physical development of the area and including any related areas outside its boundaries.

WHEREAS, the _____ Plan Commission has:

1. Adopted the regional land use and transportation plans for southeastern Wisconsin as prepared by the Southeastern Wisconsin Regional Planning Commission.
2. Prepared and adopted a detailed master plan for land use in the Kenosha Planning District.
3. Prepared and adopted a zoning district map for the _____.
4. Prepared and adopted an official map ordinance for the _____.
5. Adopted a plan which includes the delineation of residential neighborhoods for the Kenosha Planning District; and

WHEREAS, the _____ of _____ Plan Commission, with the assistance of the staff of the Southeastern Wisconsin Regional Planning Commission, has proceeded to prepare precise plans to guide the future development of one of the delineated neighborhoods within the District, known as the Whittier Neighborhood, which neighborhood is generally bounded by 75th Street, Cooper Road, Bentz Road, and Green Bay Road; and

WHEREAS, the _____ Plan Commission has held a public informational meeting to acquaint residents and owners within the Whittier Neighborhood with the recommendations contained in the Plan as described in SEWRPC Community Assistance Planning Report No. 16; and

WHEREAS, the _____ Plan Commission has considered the plan, together with the statements and requests of individual landowners within the neighborhood, and has proceeded to incorporate, where deemed advisable, their requests in the plan;

NOW, THEREFORE, BE IT RESOLVED THAT:

Pursuant to Section (62.23)(59.97) of the Wisconsin Statutes, the Plan Commission on this ____ day of _____, 1977, hereby adopts the precise neighborhood unit development plan as described in SEWRPC Community Assistance Planning Report No. 16, as a guide for future development of the Whittier Neighborhood, which plan shall be further deemed to be a part of the master plan of the Kenosha Planning District.

BE IT FURTHER RESOLVED,

That the Secretary of the Plan Commission transmit a certified copy of this Resolution to the _____ of the _____ and the Southeastern Wisconsin Regional Planning Commission.

_____, Chairman

_____ Plan Commission

ATTESTATION:

_____, Secretary

_____ Plan Commission

(This page intentionally left blank)

Appendix C

RECOMMENDED ZONING IN THE WHITTIER NEIGHBORHOD, KENOSHA COUNTY, WISCONSIN

Table C-1

SUGGESTED ZONING DISTRICTS: KENOSHA PLANNING DISTRICT

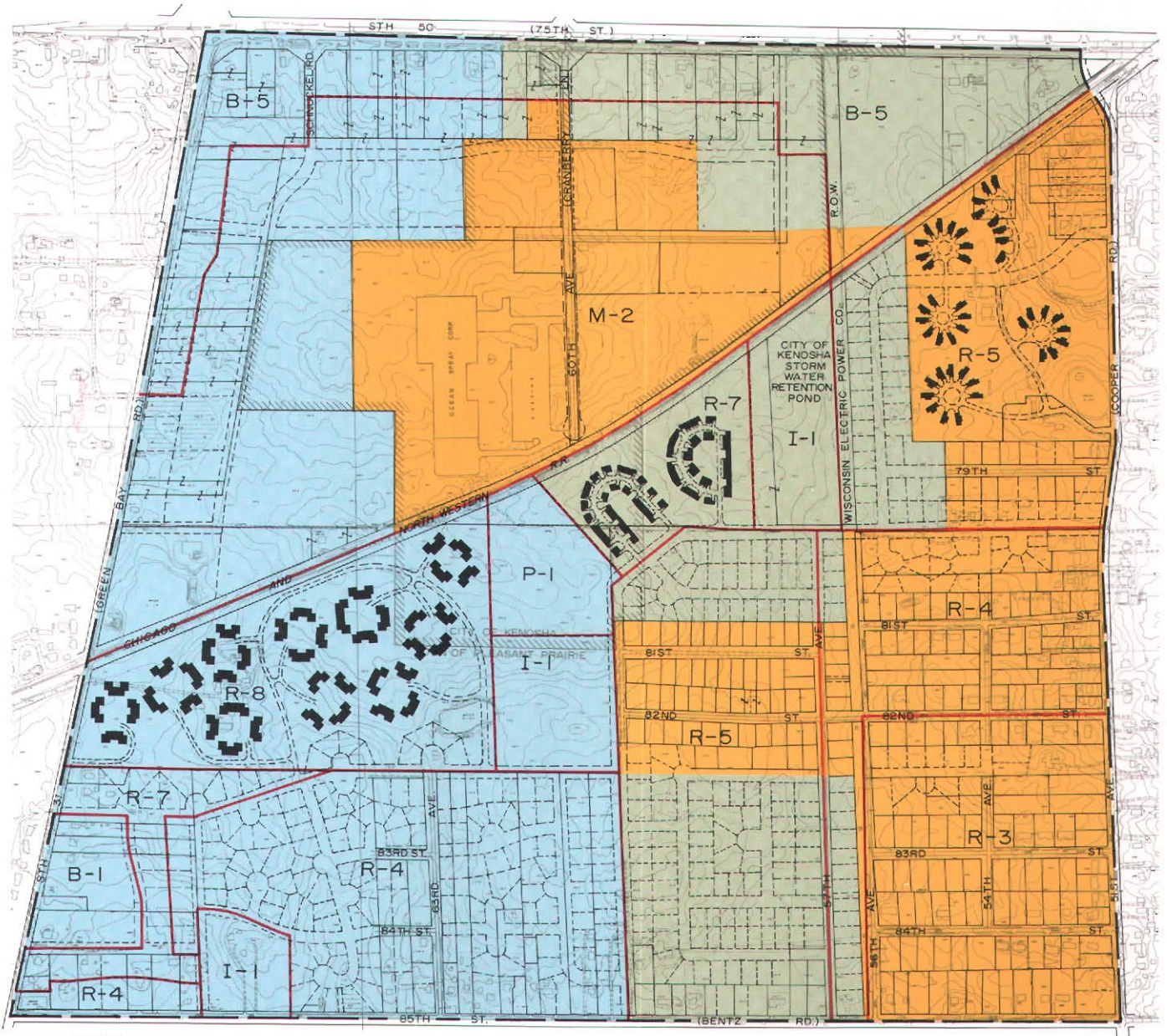
District No.	District Name	Principal Uses	Conditional Uses	Lot		Building		Minimum Yards		
				Minimum Width in Feet	Minimum Area	Minimum Area in Square Feet	Maximum Height in Feet	Street	Rear	Side
A-1	Agricultural District	Farming, grazing, forestry, greenhouses nurseries, stables, paddocks, dairying, hatcheries, and farm dwellings	Public and semipublic uses, animal hospitals, dumps, disposal areas, pea vinerries, creameries and condenseries, commercial raising of dogs, mink, rabbits, fox, goats, and pigs	200	20 acres	--	50	80	50	50
R-1	Estate Residential District	One-family dwellings with septic tanks	Public and semipublic uses	200	5 acres	2,000	50	100	100	50
R-2	Suburban Residential District	One-family dwellings with septic systems	Public and semipublic uses	150	1 acre	1,600	35	50	50	25
R-3	Single-Family Residential District	One-family dwellings with public sewer	Public and semipublic uses	110	12,500 square feet	1,400	35	40	40	20
R-4	Single-Family Residential District	One-family dwellings with public sewer	Public and semipublic uses, Planned Residential Developments	90	10,000 square feet	1,200	35	30	30	15
R-5	Single-Family Residential District	One-family dwellings with public sewer	All R-4 Conditional Uses	80	8,500 square feet	1,200	35	0	30	10
R-6	Single-Family Residential District	One-family dwellings with public sewer	All R-5 Conditional Uses	60	6,000 square feet	1,200	35	25	50	5
R-7	Two-Family Residential District	One- and two-family dwellings with public sewer	All R-6 Conditional Uses	60	6,000 square feet 3,000 square feet per family	900	35	25	50	5
R-8	Multifamily Residential District	Multifamily dwellings	All R-7 Conditional Uses	100	10,000 square feet with 1,000, 2,000, or 2,500 square feet per unit for each 3, 2, or 1 story building, respectively	600	45	25	50	10
B-1	Neighborhood Business District	Neighborhood retail stores, selling only new merchandise	Public and semipublic uses, and highway oriented uses.	--	--	--	35	25	50	--
B-2	Community Business District	Major retail stores, hotels, newspaper offices, night clubs and broadcasting stations	Public and semipublic uses, highway oriented uses, commercial recreation facilities	--	--	--	45	10	25	--
B-3	Planned Business District	None	All B-2 principal uses, public 200 and semipublic uses, highway oriented uses, and commercial recreation facilities	200	2 acres	--	45	80	40	30
B-4	Highway Business District	None	Public and semipublic uses, highway oriented uses, and commercial recreation facilities	400	4 acres	--	35	100	40	40
B-5	General Business District	All B-2 Principal Uses	Public and semipublic uses, highway oriented uses, and commercial recreation facilities	--	--	--	100	--	--	--
M-1	Industrial District	Public and semipublic uses; Industrial and agricultural uses	Public and semipublic uses, animal hospitals, dumps, disposal areas, incinerators, pea vinerries, creameries, condenseries, and commercial service facilities	--	--	--	100	25	30	20
M-2	Planned Industrial District	None	All M-1 and M-2 Principal uses, public and semipublic uses, outside manufacturing, processing, bottling, and storage operations of a potentially noxious, hazardous, or nuisance character	200	1 acre	--	45	50	50	30
M-3	Heavy Industrial District	All M-1 Principal uses, freight yards and terminals, breweries and crematories	All M-1 and M-2 Conditional Uses	--	--	--	75	10	30	10
M-4	Quarrying District	Existing mineral extraction and concrete manufacturing operations	Extension or creation of mineral extraction and concrete manufacturing operations, utilities	--	--	--	45	45	200 feet from any right-of-way or property line, 100 feet for accessory uses	
I-1	Institutional District	Public & private schools, churches	Hospitals, nursing homes, clinics, cemeteries, government buildings, utilities	90	100,000	--	35	30	30	15
P-1	Neighborhood Park District	Public and private neighborhood recreation facilities	All structures; public and semipublic uses	--	--	--	--	--	--	--
P-2	Community Park District	Public and private community parks and recreation facilities	All structures; public and semipublic uses, commercial recreational uses	--	--	--	--	--	--	--
C-1	Conservancy District	Fishing, hunting, preservation, conservation, forestry, wildlife preserves, hatcheries, and water retention	Drainage, grazing, orchards, truck farming, utilities, and wildcrop harvesting	--	--	None permitted-except accessory structures		--	--	--
F-1	Floodway District	Floodwater movement and storage, open space uses	Structures accessory to permitted uses	--	--	--	--	--	--	--
F-2	Flood Fringe District	Open space uses	Structures when elevated above the 100-year recurrence interval flood or when flood proofed	--	--	--	--	--	--	--

NOTE: Those districts that appear in italics were not suggested in SEWRPC Planning Report No. 10, A Comprehensive Plan for the Kenosha Planning District, but are added to this report in order to provide for a full range and variety of zoning districts.

Source: Harland Bartholomew and Associates and SEWRPC.

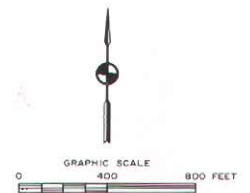
Map C-1

SUGGESTED ULTIMATE ZONING AND STAGING PLAN FOR THE WHITTIER NEIGHBORHOOD



LEGEND

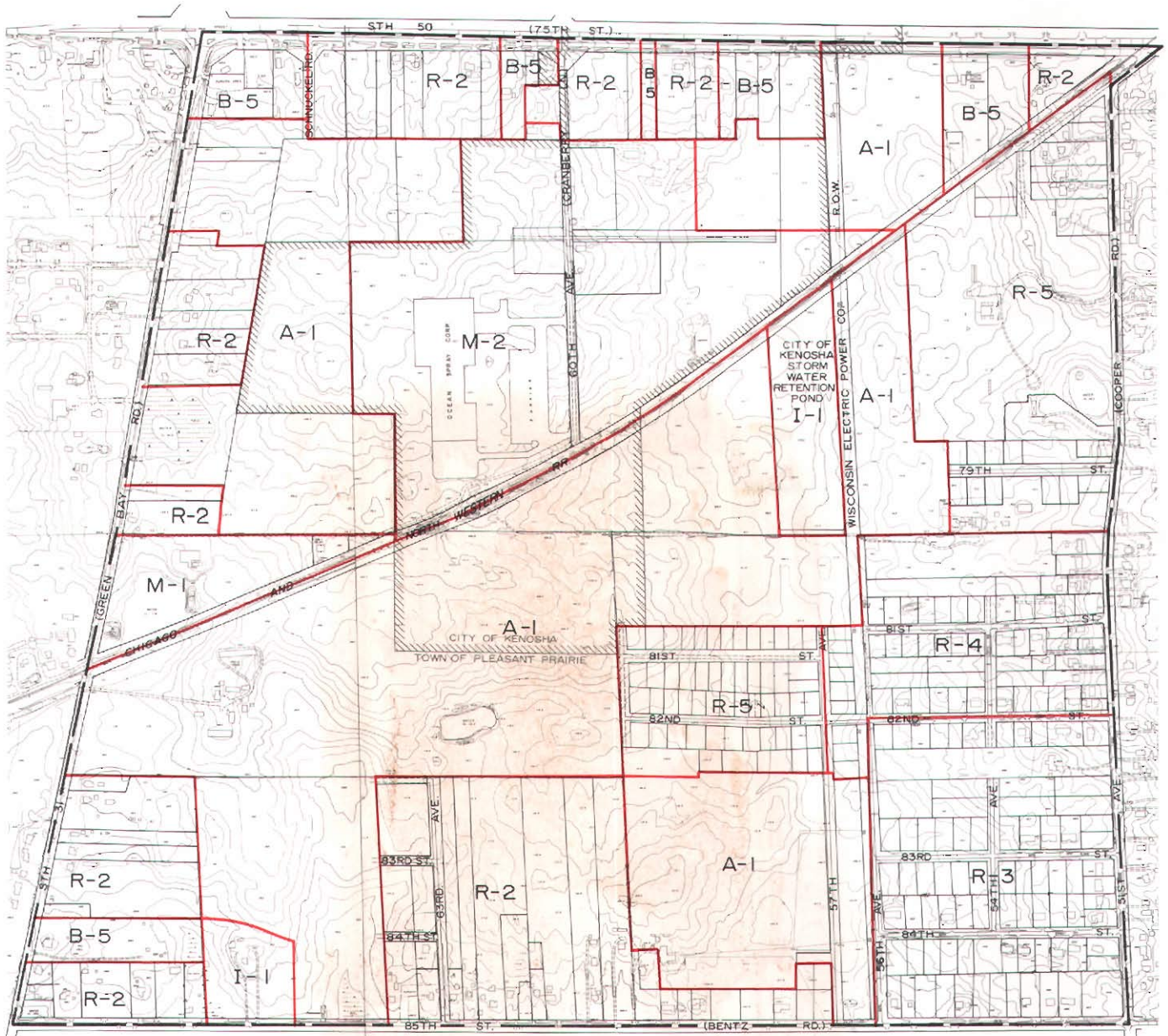
—	NEIGHBORHOOD BOUNDARY	R-6	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-4	QUARRYING DISTRICT
Orange	FIRST PRIORITY STAGED DEVELOPMENT	R-7	TWO-FAMILY RESIDENTIAL DISTRICT	I-1	INSTITUTIONAL DISTRICT
Green	SECOND PRIORITY STAGED DEVELOPMENT	R-8	MULTI-FAMILY RESIDENTIAL DISTRICT	M-4	QUARRYING DISTRICT
Blue	THIRD PRIORITY STAGED DEVELOPMENT	B-1	NEIGHBORHOOD BUSINESS DISTRICT	P-1	NEIGHBORHOOD PARK DISTRICT
A-1	AGRICULTURAL DISTRICT	B-2	COMMUNITY BUSINESS DISTRICT	P-2	COMMUNITY PARK DISTRICT
R-1	ESTATE RESIDENTIAL DISTRICT	B-3	PLANNED BUSINESS DISTRICT	C-1	CONSERVANCY DISTRICT
R-2	SUBURBAN RESIDENTIAL DISTRICT	B-4	HIGHWAY BUSINESS DISTRICT	F-1	FLOODWAY DISTRICT
R-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	B-5	GENERAL BUSINESS DISTRICT	F-2	FLOOD FRINGE DISTRICT
R-4	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-1	INDUSTRIAL DISTRICT		
R-5	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-2	PLANNED INDUSTRIAL DISTRICT		
		M-3	HEAVY INDUSTRIAL DISTRICT		



Source: SEWRPC.

Map C-2

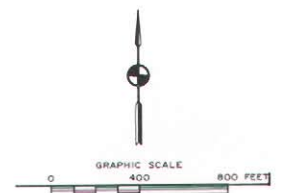
RECOMMENDED ZONING DURING THE FIRST PRIORITY DEVELOPMENT STAGE SHOWN ON MAP C-1



LEGEND

—	NEIGHBORHOOD BOUNDARY	B-3	PLANNED BUSINESS DISTRICT
A-1	AGRICULTURAL DISTRICT	B-4	HIGHWAY BUSINESS DISTRICT
R-1	ESTATE RESIDENTIAL DISTRICT	B-5	GENERAL BUSINESS DISTRICT
R-2	SUBURBAN RESIDENTIAL DISTRICT	M-1	INDUSTRIAL DISTRICT
R-3	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-2	PLANNED INDUSTRIAL DISTRICT
R-4	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-3	HEAVY INDUSTRIAL DISTRICT
R-5	SINGLE-FAMILY RESIDENTIAL DISTRICT	M-4	QUARRYING DISTRICT
R-6	SINGLE-FAMILY RESIDENTIAL DISTRICT	I-1	INSTITUTIONAL DISTRICT
R-7	TWO FAMILY RESIDENTIAL DISTRICT	P-1	NEIGHBORHOOD PARK DISTRICT
R-8	MULTI-FAMILY RESIDENTIAL DISTRICT	P-2	COMMUNITY PARK DISTRICT
B-1	NEIGHBORHOOD BUSINESS DISTRICT	C-1	CONSERVANCY DISTRICT
B-2	COMMUNITY BUSINESS DISTRICT	F-1	FLOODWAY DISTRICT
		F-2	FLOOD FRINGE DISTRICT

Source: SEWRPC.



(This page intentionally left blank)

CITY OF KENOSHA PLANNING STAFF

Robert F. Kolstad
Director of Community Development
Thomas Pitts

**SOUTHEASTERN WISCONSIN REGIONAL
PLANNING COMMISSION STAFF**

Kurt W. Bauer, P.E. Executive Director

Harlan E. Clinkenbeard. Assistant Director

Philip C. Evenson Assistant Director

John A. Boylan. Administrative Officer

John W. Ernst. Data Processing Manager

Leland H. Kreblin Chief Planning Illustrator

Donald R. Martinson Chief Transportation Planner

William D. McElwee, P.E. Chief Environmental Planner

Thomas D. Patterson Chief of Planning Research

Bruce P. Rubin Chief Land Use Planner

Special acknowledgement is due Mr. Roland O. Tonn, SEWRPC Senior Planner;
Mr. Ronald R. Knippel, SEWRPC Associate Planner; and Mr. Ronald H. Heinen,
SEWRPC Senior Planning Illustrator, for their efforts in the conduct of this
study and in the preparation of this report.