

**PARKSIDE NORTH  
NEIGHBORHOOD PLAN**

TOWN OF SOMERS  
KENOSHA COUNTY, WISCONSIN

JUNE 2008

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MUNICIPAL ECONOMICS &  
PLANNING  
W233 N2080 Ridgeview Parkway  
Waukesha, Wisconsin 53188-1020



June 27, 2008

Dear Citizens of the Town of Somers:

The Town of Somers is a vibrant municipality quickly approaching a population of 10,000 people located within the fastest growing corridor surrounding the Great Lakes. As predicted many decades ago, the Town is in the middle of the convergence of the Chicago and Milwaukee metropolitan areas providing plenty of living and employment opportunities. The mainly agrarian community with scattered highway oriented commercial land use has shifted to become part of a super region served with major transportation routes and major institutions of higher learning. With the current and projected growth it is imperative that the Town set forth plans and policies to chart its future of proper growth that recognizes its past. For some, the change is occurring too rapidly, and for others, not fast enough. Nonetheless, the Town has become part of an area that is changing so that Town officials must balance the public good of its citizens versus the right of reasonable use of property ownership.

The Parkside North Neighborhood Plan is part of 16 Neighborhood Plans prepared by the Town Board and Town Planning Commission with the assistance of Municipal Economics & Planning, a division of Ruckert/Mielke, over a 1-1/2 year period of 2007-2008. The plans are intended to provide land use guidance to the Town until the year 2035 and beyond, as part of the Land Use Element for the Town to be included with the Town's participation in the Kenosha County Multi-Jurisdictional Comprehensive Plan. The County Plan, with these Neighborhood Plans, will combine to provide a Comprehensive Smart Growth Plan as required by the State of Wisconsin under State statute Section 66.1001.

The land area planned in the 16 Neighborhood Plans represents approximately 75% of the total land area currently within the Town boundaries. The remaining 25% of the Town is a part of other planning efforts, which are:

- the area of the Town that will ultimately be within the City of Kenosha;
- the previously prepared Parkside East Neighborhood Plan;
- the North Lakeshore Neighborhood Plan accomplished under a separate process;
- the Far Northwest corner of the Town that will remain planned for agricultural land uses until which time conditions exist to expand the Sanitary Sewer Service Area Plan to service that part of the Town.



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### **Town Setting**

The Town of Somers is located in the far northeast corner of Kenosha County. The City of Kenosha forms the Town's southern border, as most of the northern one-half of the City was part of the original Town jurisdiction. The Town of Paris is located to the west on the west side of I-94. Within Racine County to the north, Somers borders the Village of Mt. Pleasant.

The Town has a fully functioning government to serve its citizens and businesses. An elected Town Chair and four Town Supervisors oversee Town operations and set policy direction. The Town has a full-time Administrator, Clerk-Treasurer, and Financial Manager. Paid on-call volunteers provide fire protection. The Kenosha County Sheriff department provides fire protection for the Town.

A seven-member Plan Commission recommends land use policy to the Town Board in the form of review of development proposals, review of land divisions, and review of zoning district boundary amendments. To implement planning policy, the Town is under Kenosha County zoning, administered by the Kenosha County Department of Planning and Development. The Town Board and Plan Commission work cooperatively with the Department of Planning and Development.

School age children in the Town attend kindergarten through twelfth grade at schools provided by the Kenosha Unified School District, or attend private schools in the area. Shoreland Lutheran High School is located within the Town.

The decade of the 1960s saw the establishment of higher education in and around the Town. In 1962, Carthage College was relocated from Illinois to its current lakeshore site abutting the Town border. Later in the 1960s, the University of Wisconsin Board of Regents founded University of Wisconsin - Parkside. The 5,000 student campus is located near the heart of the Town.

### **Town Growth**

Population growth in the Town has been steady since World War II and has kept pace with the Kenosha County population growth. See Appendix B for population growth since 1980.

Within the State of Wisconsin, towns were originally organized as local units of government to provide for the minimal needs required to serve the farming community. Towns adjacent to incorporated cities or villages were historically dependent upon those incorporated communities for goods and services. Cities and villages viewed the towns as opportunities for the natural expansion of the built environment.



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In recent decades, towns have undertaken a new role of providing additional services to citizens that have chosen to live outside the more densely populated cities. The Town of Somers has experienced growth for a much longer time period due to its location between major cities and access to those cities via main transportation routes, added with major employers, such as UW-Parkside. Neighboring towns with the I-94 major transportation corridor as their western border have mirrored each other's growth patterns. In fact, to the south, the Town of Pleasant Prairie, and to the north, the Towns of Mt. Pleasant and Caledonia in Racine County, are now all incorporated as Villages.

Recognizing a need to continually work together, in 2005 the City of Kenosha and the Town of Somers, along with their utilities, signed an agreement to continue cooperative planning. The "2005 Cooperative Agreement, by and between the City of Kenosha and Kenosha Water Utility, and Town of Somers, Somers Water Utility and Somers Sewer Utility District" was established along with the "City of Kenosha/Town of Somers Cooperative Plan". The documents created the opportunity for the City of Kenosha and its utilities to provide sanitary sewer service and public water service to the growth areas of the Town, and clearly established ultimate boundary between the City and the Town, thereby allowing each municipality to properly plan for the orderly growth and development of each jurisdiction.

Implementation of the Cooperative Agreements have already occurred with capital improvements within the Town to extend the sewer and water facilities and the preparation of this Parkside North Neighborhood Plan.

### **Projected Growth**

The 16 Neighborhood Plans depict proposed land uses for residential ranging from low density to high density; mixed use for accommodation of residential and commercial entities; nonresidential in the form of commercial, offices, business parks, and industrial parks; publicly owned spaces; and recreational opportunities. A generalized breakdown of planned land uses in the Town areas follows. Please see Appendix D for a detailed table of planned land use acreage.

- Residential: 46.4%
- Mixed Use: 4.1%
- Nonresidential: 17.9%
- Public: 8.3%
- Recreational: 23.3%

Within each broad category, each Neighborhood Plan projects the residential and nonresidential growth within the Neighborhood in five year increments. The increase in



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population from the 16 Neighborhoods is projected to be 21,129 by 2035, using the factor of 2.43 people per household matching the ratio being used by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for the County-wide plan. The potential population increase in addition to the estimated 2007 population of the Town of 9,361 could increase the population of the Town to around 30,490. A detailed residential phasing schedule is included in Appendix E. (Please remember that the 16 Neighborhood Plans do not represent the entire Town and property owners in the Town, and the acreages could change based on planning within other Town areas not part of this planning process.)

Please remember that there are many factors that could alter the potential population of the Town. Such factors include:

- The projected population includes only the existing population and population based on land uses of 16 neighborhoods.
- The population in the planned 16 neighborhoods is based on full buildout developed at the maximum planned benefits.

The rate of residential growth for the Town is consistent with the either current or projected population of similar sized municipalities within the Chicago-Milwaukee growth corridor. The consistency is similar in dwelling unit density since the overall density of 1.6 dwelling unit per acres is projected within the Neighborhood Plans, or in other words, less than 2 dwelling units per acre throughout the Neighborhood Plans.

A standard objective of the Town is to create opportunities for commercial and business growth to offset the residential growth that assists in providing a balanced tax base. Appendix F includes a table presenting a phasing schedule for the projected square footage of nonresidential growth projected within the 16 Neighborhood Plans in five year increments.

The future square footage of business uses within the Town is based on a calculation with 20 percent of the planned area used and/or reserved for right-of-way, and a floor area ratio equal to 30 percent of the remaining acreage.

The projected growth numbers within each Neighborhood Plan, in five-year increments in 2035, represents a theoretical calculation if each property at each designated land use is fully developed. Neighborhood planning within the Town and in surrounding municipalities has proved that it is nearly impossible for neighborhoods to develop at the highest densities projected in the Neighborhood Plan. Numerous reasons for this occurrence include the pace of development is set by a willing seller and willing buyer, the economy and market for new development, and that detailed site planning for individual properties must conform to a variety of State, county, and town land development standards.



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### **Using the Neighborhood Plans**

This Parkside North Neighborhood Plan and the other 15 Neighborhood Plans present a guideline for future decision making on behalf of the Town in conjunction with other Town goals, objectives and policies. This Neighborhood Plan is one component of the Land Use Element of the Kenosha County Multi-Jurisdictional Smart Growth Comprehensive Plan that is focused on the Town of Somers planning direction. This Plan presents a map of proposed land uses with written text that presents key factors and points to be considered when the Town faces a land use decision for any of the properties within the neighborhood. Likewise, this Neighborhood Plan must be implemented in conjunction with all other factors of the other eight elements within the Town's portion of the Kenosha County Multi-Jurisdictional Smart Growth Comprehensive Plan, along with detailed implementation tools that the Town has established or will establish to implement those elements.

Some of the factors that must be considered when considering a land use decision in conjunction with this Neighborhood Plan, includes:

- Availability of public sanitary sewer to service the proposed land use, along with the potential public costs versus the benefits of providing the sewer to the site.
- Availability of public water supply to service the proposed land use, along with the potential public costs versus the benefits of providing the sewer to the site.
- Consideration of the public costs versus the benefit of providing police and fire protection to the subject site.
- Detailed knowledge of the exact delineation and protection standards of environmental features on each site, including protecting and buffering around wetlands, protecting primary environmental corridor within regional guidelines, protecting floodplains, and proper storm water and water quality management.
- Providing recreational open space opportunities to benefit of the entire Town, and residents of each neighborhood in the form of active and passive parks and recreational corridors, trails and paths, in accordance with park planning within the Town.

The Town must continue its cooperative relationship in working with Kenosha County in implementation of this Plan through proper zoning standards. Each proposed land use category shown within the Neighborhood Plans is designed to coordinate with an existing zoning category within the Kenosha County Zoning Ordinance.

Lastly, the implementation element of the Kenosha County Multi-Jurisdictional Comprehensive Plan contains provisions for amending the Plan. That rational process must be followed to address change in conditions. As this Plan projects out to 2035 and beyond, it is impossible to anticipate exactly conditions will be in place at that time. The Town must be willing to consider those changing conditions within the confines of proper land use decision



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making for the good of the entire Town, balancing the rights of private property ownership versus the public good.

It is my distinct pleasure to present this Parkside North Neighborhood Plan to guide future generations of land use decisions for the betterment of the Town of Somers.

Very truly yours,

MUNICIPAL ECONOMICS &  
PLANNING

Bruce S. Kaniewski, AICP  
Director of Planning

BSK:rmm

cc: Kenneth R. Ward, P.E., Ruekert/Mielke  
File

Town of Somers  
Acknowledgements

June 2008

Town Board

James M. Smith, Chairperson  
Vern Wienke  
Alan Ferber  
Ben Harbach  
Fred Loomis

Plan Commission

James M. Smith, Chair  
Edna Highland  
Robert Sabath  
Leon Dreger  
Shirley Mandernack  
Gordon Lake  
Dr. Karl Scheidt

Town Staff

William Morris, Town Administrator  
Timothy L. Kitzman, Clerk/Treasurer  
Jeff Davison, Town Attorney  
Ann Brumback, Administrative Assistant

Ruekert/Mielke, Inc.

Bruce S. Kaniewski, AICP, Planner  
Aaron T. Fahl, AICP, Planner  
Steven A. Brunner, RLA, Landscape Architect

ORDINANCE NO. 08-007

AN ORDINANCE TO CREATE SECTION 18.37  
OF THE CODE OF ORDINANCES OF THE TOWN OF SOMERS  
RELATING TO ADOPTION OF A COMPREHENSIVE PLAN

---

The Town Board of Supervisors of the Town of Somers, Kenosha County, Wisconsin, hereby creates Section 18.37 of the Code of Ordinances of the Town of Somers relating to the adoption of a comprehensive plan to read as follows:

**18.37 COMPREHENSIVE PLAN.**

(A) **Authorization.** Pursuant to Sections 62.23(2) and (3), Section 61.35 and Section 60.22(3) of the Wisconsin Statutes, the Town of Somers is authorized to prepare and adopt a comprehensive plan as defined in Section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

(B) **Public Participation.** The Town Board of the Town of Somers, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

(C) **Scope of Comprehensive Plan.** The Plan Commission of the Town of Somers, by a majority vote of the entire Commission recorded in its official minutes, had adopted a resolution recommending to the Town Board the adoption of the document entitled "A Comprehensive Plan for the Town of Somers", containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes and identifying and affecting the following neighborhoods:

- (1) Country Club
- (2) Fairfield
- (3) Hawthorne
- (4) Kilbourn
- (5) Kilbourn South
- (6) Northwest
- (7) Parkside
- (8) Parkside North

- (9) Pike Creek
- (10) Pike River West
- (11) Somers Center East
- (12) Somers Center West
- (13) Somers West
- (14) South Central
- (15) Southeast
- (16) Southwest

(E) **Adoption of Plan.** The Town Board of the Town of Somers, Wisconsin, does by the enactment of this ordinance, formally adopt the document entitled "A Comprehensive Plan for the Town of Somers", as may be amended from time to time, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes.

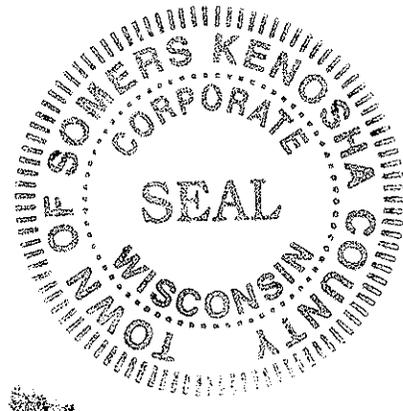
(F) **Effective Date.** This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

Dated at Somers, Wisconsin, this 10 day of June, 2008.

TOWN OF SOMERS

By: James M. Smith  
James M. Smith, Chairperson

Attest: Timothy Kitzman  
Timothy Kitzman, Clerk/Treasurer



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# THE PARKSIDE NORTH NEIGHBORHOOD PLAN: CURRENT CONDITIONS

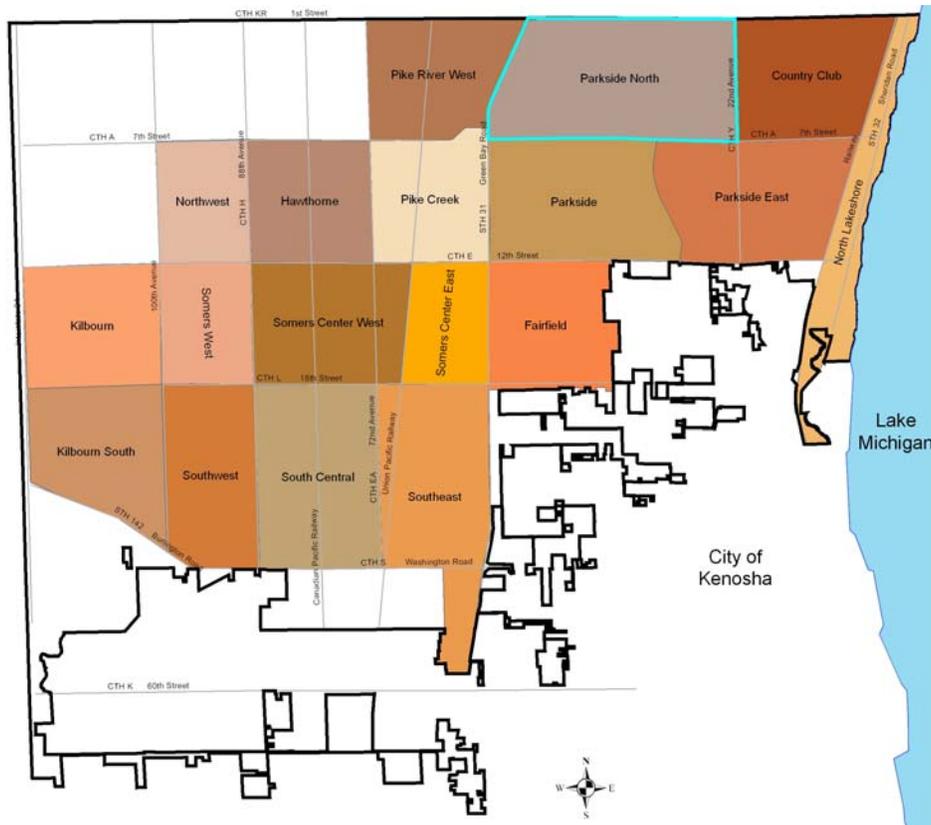
## Location

The Parkside North Neighborhood, highlighted in the graphic below, is along the northern edge of the Town of Somers. The neighborhood is located to the south of County Trunk Highway KR (1<sup>st</sup> Street) and is approximately 1,227 acres in total area.

The Town of Somers and its neighborhoods are shown in the graphic below. The irregular black line in the southeastern part of the map indicates the current location of the municipal boundary between the City of Kenosha and the Town of Somers. In that vicinity, there are lands currently in the Town and within the City Growth Area, and therefore not included in the Town's neighborhood planning effort. Because those properties may be attached to the City of Kenosha through provisions in the *City of Kenosha/Town of Somers Cooperative Plan* land use plans for those properties are the responsibility of the City rather than the Town.

The Parkside North Neighborhood is adjacent to other neighborhoods in the Town on the east, west, and south. The Village of Mount Pleasant in Racine County is located immediately north of the Parkside North Neighborhood. According to the Year 2030 Master Plan for the Village, the land adjacent to the Parkside North is currently used for residential areas and planned for future additional residential land uses.

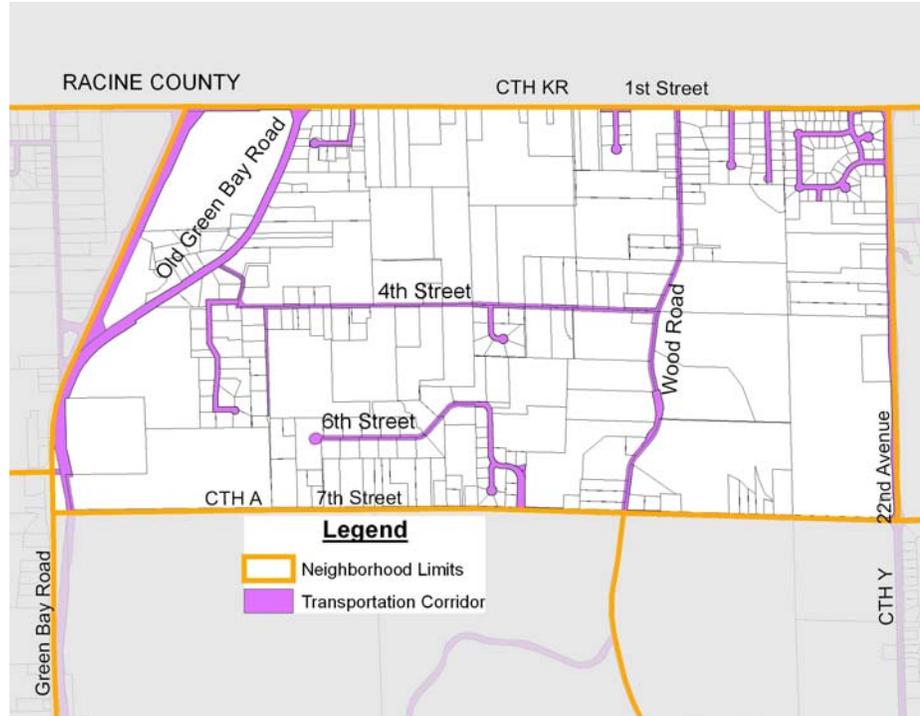
Map 1: Parkside North Neighborhood Location



## Streets, Roads, and Other Transportation Facilities

Future land uses and transportation are closely related to one another since different land uses contribute to increases or decreases in vehicular traffic volume, and both transportation accessibility and volume are often determining factors with regard to land use. For example, the best location for a new residential subdivision may not be next to a transportation route that experiences extremely high traffic flow at a high rate of speed, yet heavily traveled, high volume thoroughfares are highly desirable for commercial purposes. State Trunk Highway 31 and County Trunk Highways KR, A, and Y essentially create the borders of the Parkside North Neighborhood.

Map 2: Transportation Facilities



An internal network of local streets and cul-de-sacs create a disjointed internal street pattern that serves the existing residential uses in the neighborhood. Opportunities to continue or expand the local street network are limited as many of the cul-de-sacs have not been planned or designed to extend further into the neighborhood to create the interconnected neighborhood. Current Town and County regulations would not allow development and land divisions as they have occurred due to the lack of accessibility for residents, visitors, and emergency personnel. State Trunk Highway 31, the neighborhood's western border, is a heavily traveled transportation corridor that links the City of Kenosha with the City of Racine. It provides good carrying capacity to support more intensive land uses along the entire corridor from Kenosha to Racine.

### Public Transportation

The City of Kenosha operates the local public transit service. The closest bus route is route number 1, which serves the Parkside Campus and downtown Kenosha, immediately south of the neighborhood.

The Kenosha-Racine-Milwaukee commuter rail (KRM), proposed by the Southeastern Wisconsin Regional Planning Commission, could be a second form of public transportation with impacts on the Town of Somers and the Parkside North Neighborhood. A potential route with stops for the KRM proposal have been studied, discussed, and debated. There are three potential stops for the KRM in the Town near Sheridan Road. The three proposed stops include 7<sup>th</sup>, 9<sup>th</sup>, and 12<sup>th</sup> Street along the rail corridor.

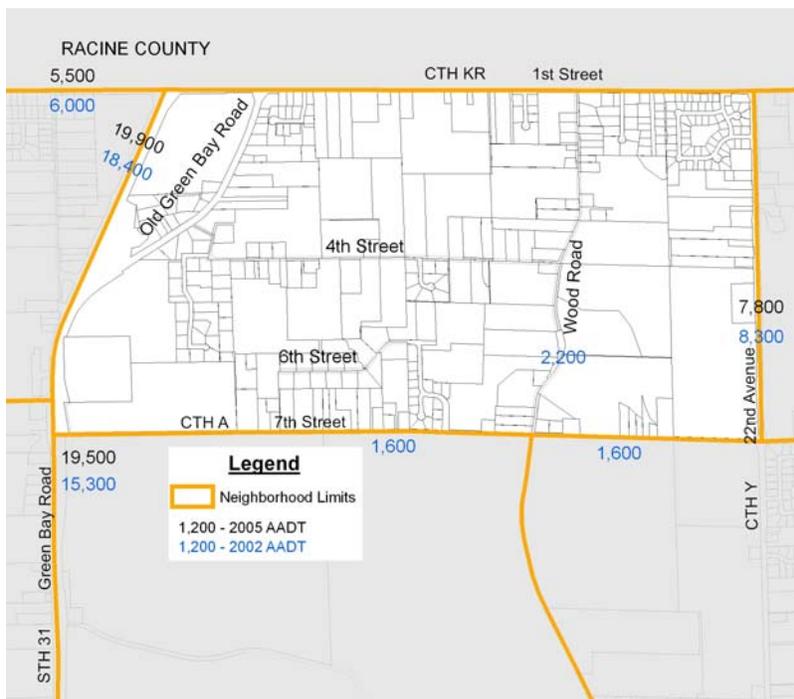
Traffic Counts

Roadway	Location of Count	Annual Average Daily Traffic (2002)	Annual Average Daily Traffic (2005)	Change	Percent Change
STH 31	South of CTH KR	18,400	19,900	1,500	8.2%
	South of CTH A	15,300	19,500	4,200	27.5%
CTH KR	East of CTH EA	6,000	5,500	-500	-8.3%
CTH Y	North of CTH A	8,300	7,800	-500	-6.0%
CTH A	East and West of Wood Road	1,600	--	--	--
Wood Road	North of CTH A	2,200	--	--	--

SOURCE: Wisconsin Department of Transportation

In 2005, the State of Wisconsin Department of Transportation (WisDOT) conducted traffic counts on roadways in Kenosha County creating the Annual Average Daily Traffic (AADT). As

Map 3: Traffic Counts



illustrated on the accompanying map, State Trunk Highway 31 (STH 31) accommodated an average of 19,900 AADT, or average number of vehicles per day, along the western edge of the Parkside North Neighborhood in 2005. On this portion of STH 31, AADT increased more than eight percent between 2002 and 2005. On STH 31, beginning south of the neighborhood and traveling north in to Racine County, traffic volumes increase. This was the case in both 2002 and 2005.

Trends in traffic volume offer insight for future land use planning. The most significant changes in average daily traffic near the Parkside North Neighborhood have been seen along the stretch of STH 31 south of the neighborhood where an increase in traffic of over 27 percent occurred. A six percent decrease in traffic volume was experienced on CTH Y along the eastern border of the neighborhood.

Topography, Natural Features and Wetlands

Significant areas of natural features and elevation variations are present in the Parkside North Neighborhood. The Pike River flows through the western portion of the neighborhood and then in the southeastern portion of the neighborhood. Several tributaries to the Pike River are also present in the neighborhood.

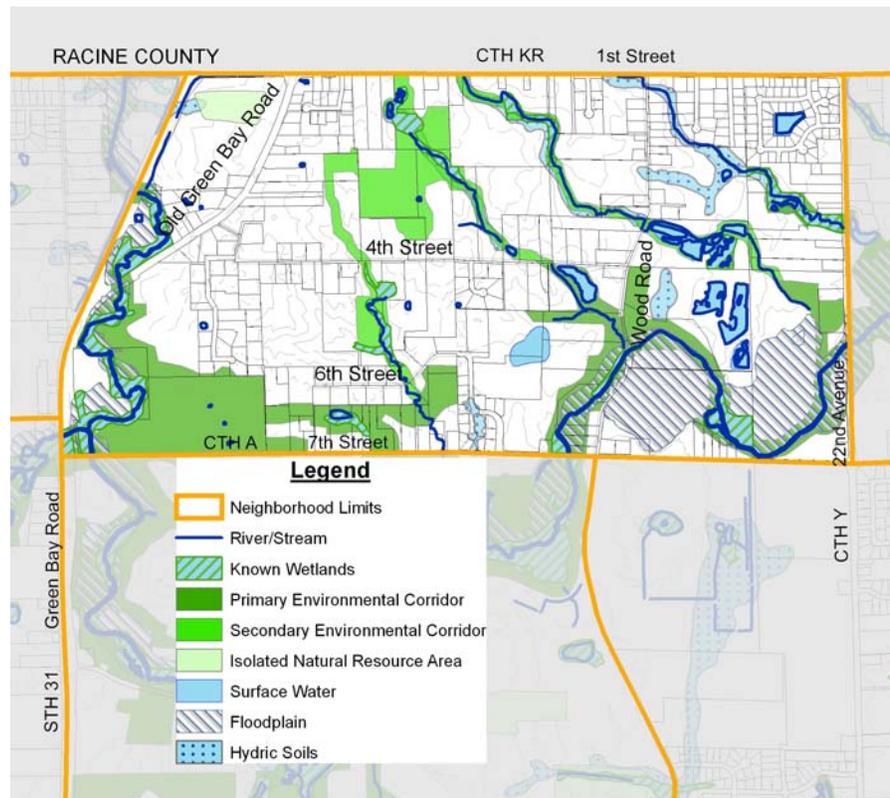
The Parkside North Neighborhood generally has gently sloping topography toward the Pike River or any of the tributaries to the Pike River.

Along the Pike River and tributaries to the Pike River, wetlands have been naturally created along much of the waterway. The wetlands and waterways create areas that have been identified as

Primary Environmental Corridor, Secondary Environmental Corridor, and Isolated Natural Resource Areas. Primary Environmental Corridors serve a multitude of purposes including preserving the quality of groundwater and maintaining an integral portion of our ecosystem within an urban environment. Primary Environmental Corridors are at least 400 acres in size, two miles in length, and 200 feet wide. Secondary Environmental Corridors are identical to the Primary Environmental Corridors except they are smaller in size and typically connect Primary Environmental Corridors. Isolated Natural Resource Areas preserve many of the same natural benefits, however these areas are much smaller in five acres in size.

Hydric soils are found in the neighborhood near the waterways, or extending from the waterways. Hydric soil is formed under conditions of saturation, flooding or ponding and is often not well suited to development. Generalized locations of these soil types are shown on

Map 4: Natural Features



Map 4; it is necessary to undertake individual site investigation to determine the feasibility of future development at sites with identified hydric soils.

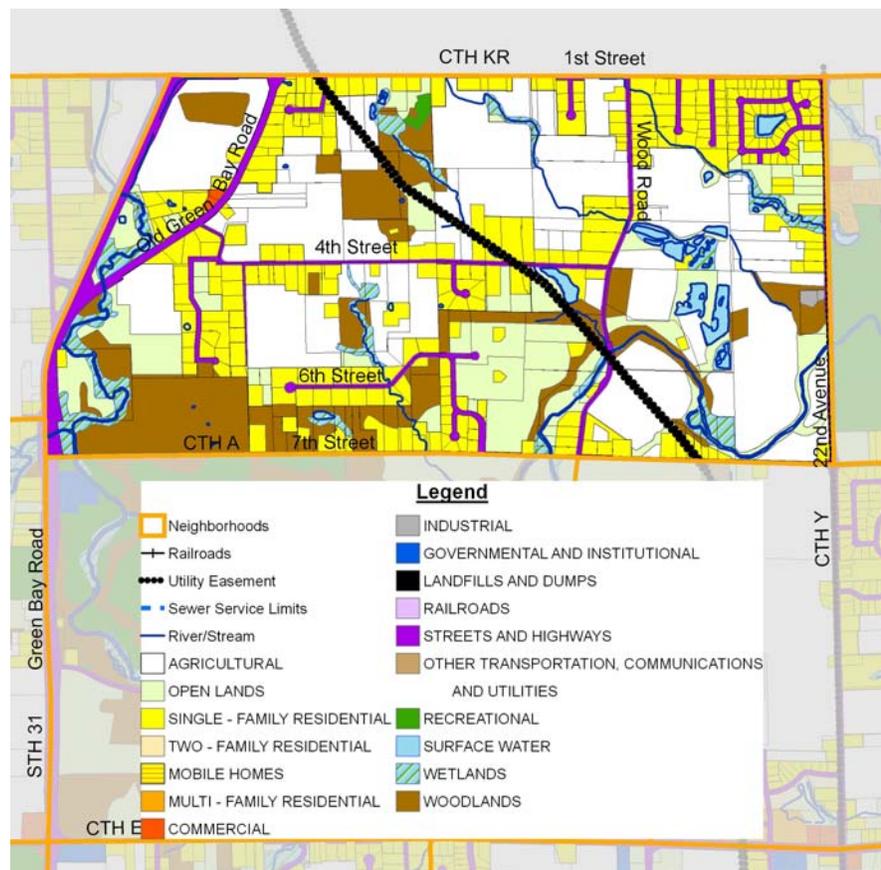
**THE PARKSIDE NORTH NEIGHBORHOOD PLAN: CURRENT LAND USE**

In 2005, land uses included agriculture/open space, residential, commercial, and environmentally sensitive areas including the Pike River, associated wetlands, and woodlands. The majority of land within the Parkside North Neighborhood largely remains in agricultural or open space use.

A significant area has been previously developed into residential land uses as illustrated in yellow on Map 5. The majority of residential land uses have been developed along cul-de-sacs or long private drives serving one or more single-family homes. Whispering Meadows subdivision was developed in the northeast corner of the Parkside North Neighborhood consists of single family residential lots roughly one half acre in size.

A small area of commercial land uses has been identified along the Old Green Bay Road.

Map 5: Year 2005 Land Use

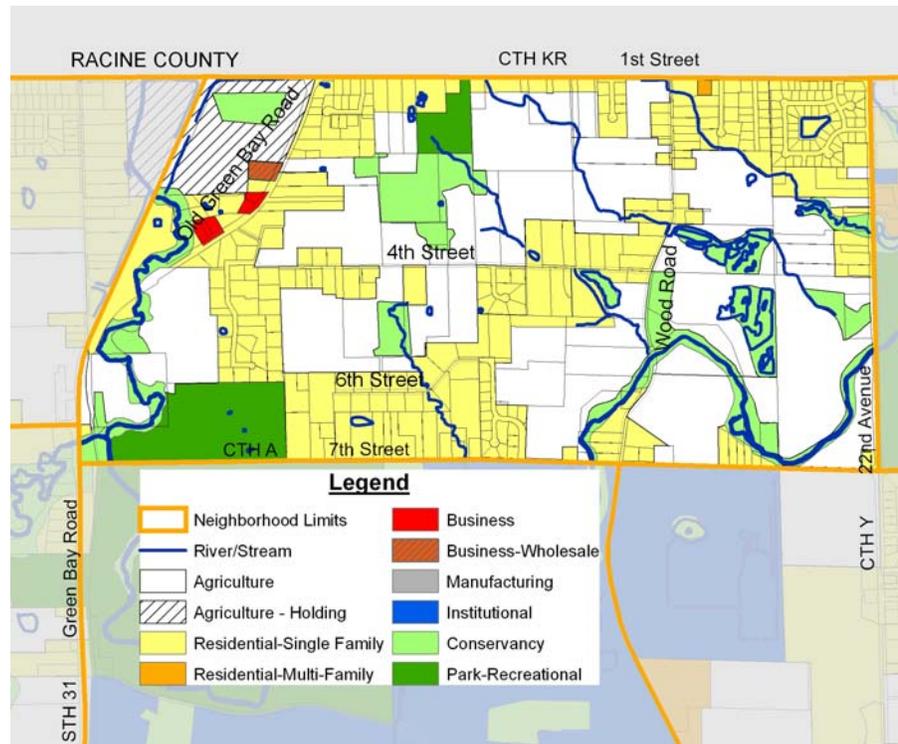


Environmentally sensitive areas include the Pike River, tributaries to the Pike River, and all associated wetlands and the identified woodlands adjacent to the waterways and wetlands.

## Current Zoning

The zoning in the Parkside North Neighborhood closely reflects the land uses found in the neighborhood. The lands identified as agriculture land use remain zoned agriculture. In the northwest corner of the neighborhood, an area has been zoned Agricultural – Holding. This area is to be preserved for urban growth and development. The County must review these areas every other year to determine if the areas represent lands with elevated pressure to develop.

Map 6: Current Zoning



Residential uses identified in 2005 are shown in yellow and zoned appropriately for the development that has occurred in the neighborhood.

Significant areas of woodlands have been previously zoned as single-family residential accommodating homes on a lot while preserving the woodlands on the remainder.

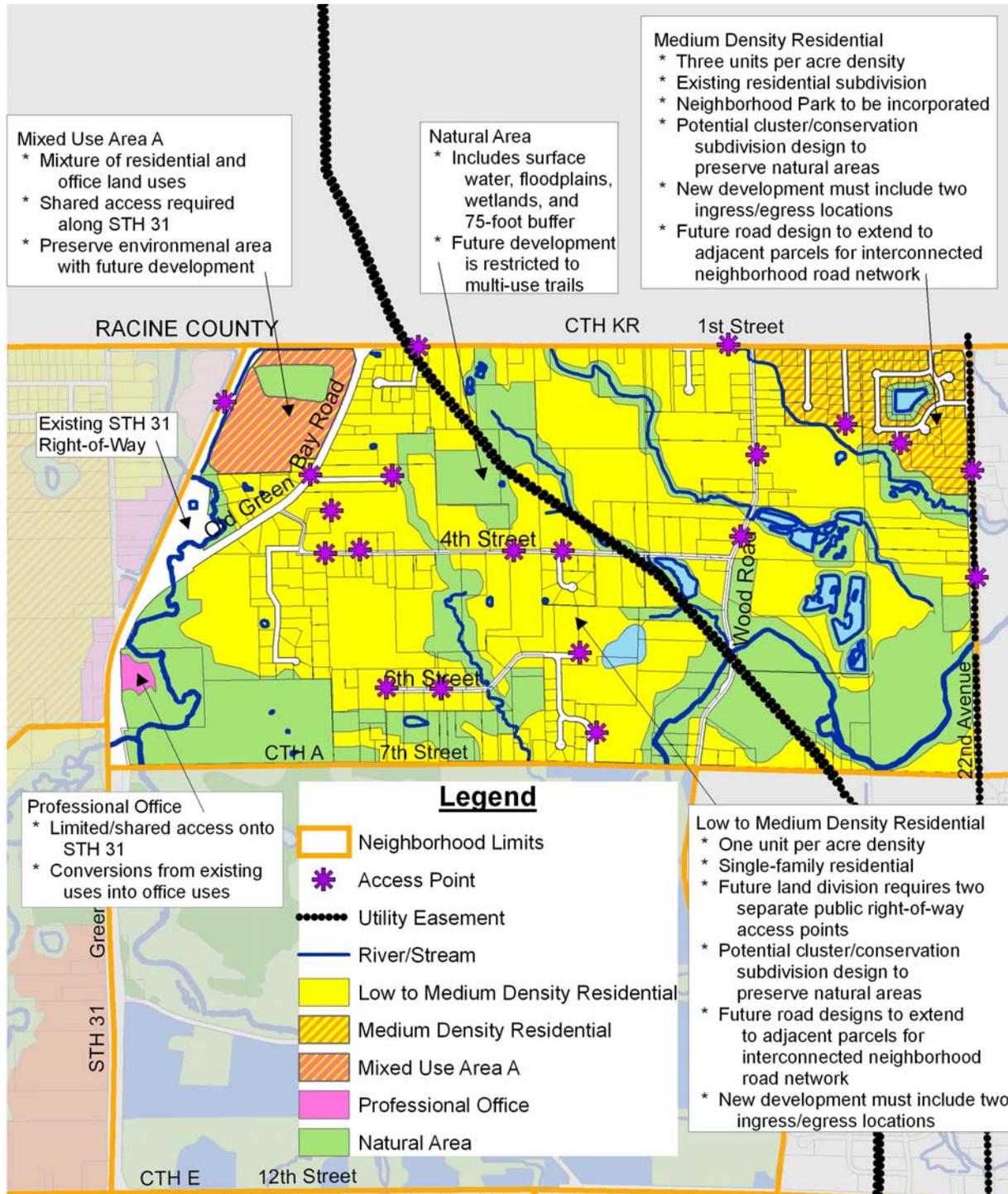
Three separate designations of business and wholesale business zoning are located along Old Green Bay Road. Only one of these areas zoned for business was actually utilized as a business land use in 2005. The other business and wholesale business zoning districts were identified in 2005 as residential land uses.

A significant amount of the environmentally sensitive areas in the neighborhood including Pike River, associated wetlands, and woodlands have been zoned as conservancy to protect them from future development.

Two areas within the Parkside North Neighborhood have been zoned as Park-Recreational. The southern area of Park-Recreational is owned by the County in conjunction with the Petrifying Springs Park. The northern Park-Recreational area is owned and used by the Girl Scouts of America.

# THE PARKSIDE NORTH NEIGHBORHOOD PLAN: FUTURE LAND USE

Map 7: Future Land Use



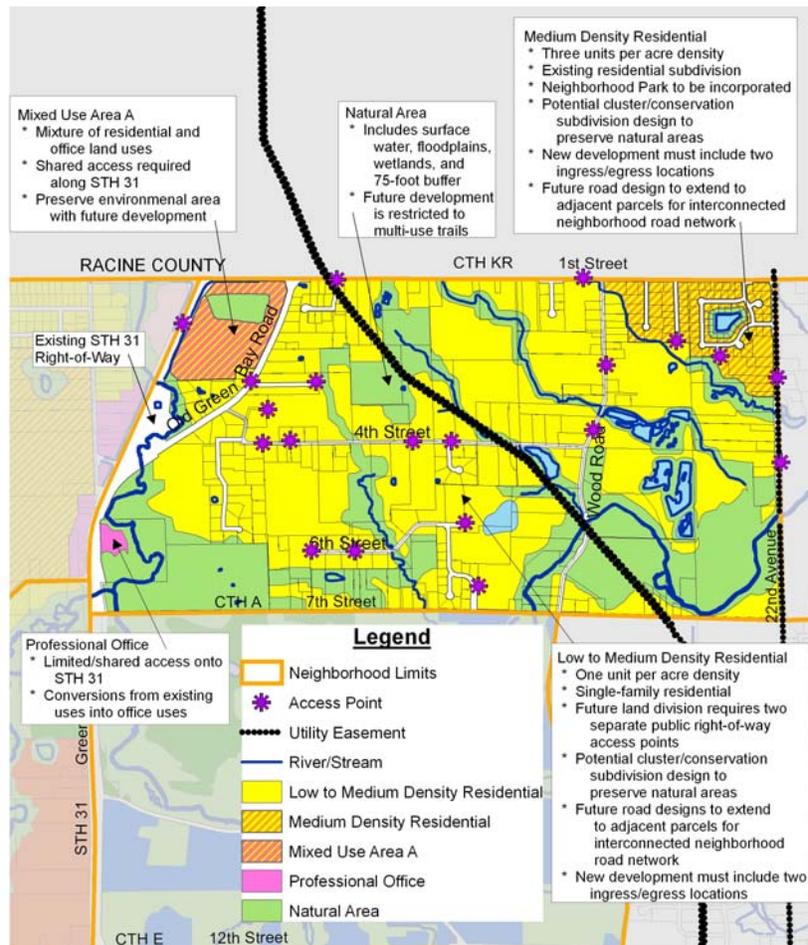
This section of the Parkside North Neighborhood Plan details proposed land uses and anticipated development potential. Proposed land uses within the Parkside North Neighborhood include single- and two-family residential, professional office, and a natural area. In addition to those self-descriptive land uses, an additional use is indicated as “Mixed Use Area A”, allowing for both residential and office uses. These land uses were derived by considering all available information and applying responsible planning principles. The planned land uses are intended to protect the waterways, floodlands, wetlands, woodlands, and environmental corridors. The map incorporates existing land uses when appropriate, following an overall evaluation of existing uses throughout the neighborhood.

Low to Medium Density Residential (yellow)

The Low to Medium Density Residential designation in the Parkside North Neighborhood represents the Whispering Meadows residential subdivision and areas that will allow single-family residential development. Conservation, or cluster, subdivision design practices will allow sufficient development while preserving the natural areas and significant environmental benefits.

Access within the Low to Medium Density Residential areas is the difficult planning issue within the Parkside North Neighborhood. Future development within the Low to Medium Density Residential portions of the neighborhood must ensure that every parcel has frontage

on a public right-of-way. All developments must also contain a second access point that will be accessible for emergency situations. When future low to medium density developments are designed, right-of-ways must be extended to the property line of the adjacent parcel to ensure that connectivity can be achieved with additional development.

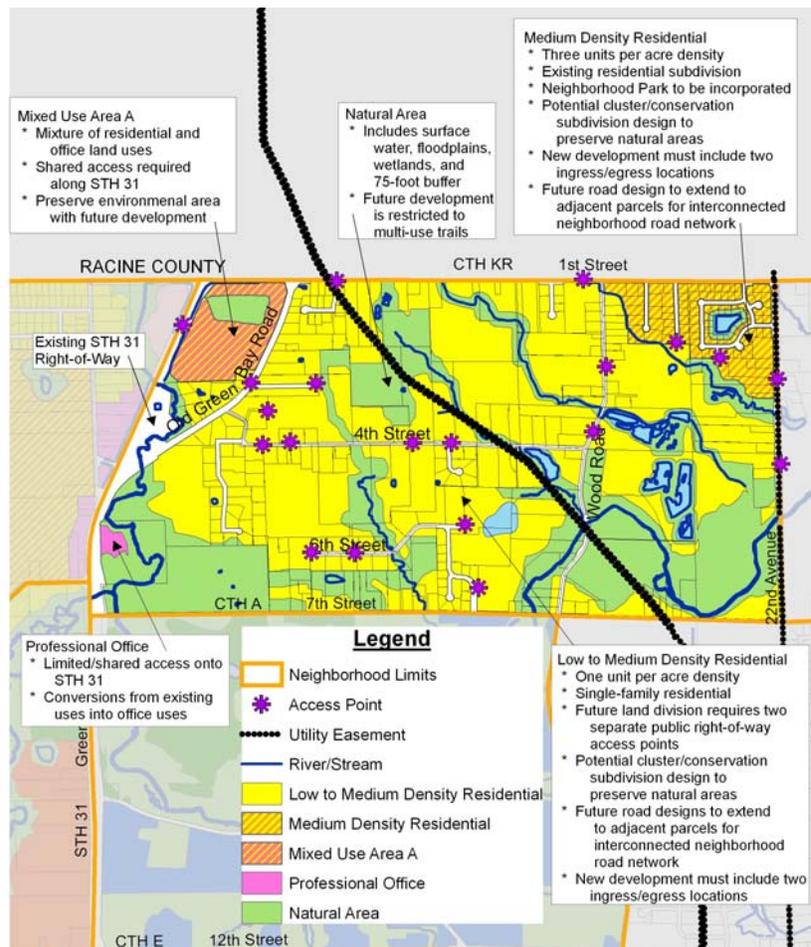


The Low to Medium Density Residential area identified within the Parkside North Neighborhood has specific limitations that include:

- The existing disjointed road network will inhibit future development that must plan for two forms of ingress/egress from the proposed development. New development must attempt to utilize and expand the existing road network into an interconnected street pattern.
- A Low to Medium Density Residential area has been identified between 22<sup>nd</sup> Avenue and Wood Road that has major access constraints due to the large areas of environmental features in the neighborhood. Cluster, or conservation, subdivisions must be investigated in this location to ensure that the environmental features are preserved into the future.

Medium Density Residential (yellow with orange cross-hatch)

The Medium Density Residential area largely consists of an existing residential subdivision and undeveloped properties that are separated from the Low to Medium Density Residential by areas designated as Natural Area associated with a tributary waterway from the Pike River. The undeveloped land could be developed in the future with a mixture of single and two-family residential uses at a density of three units per acre. Conservation, or cluster, subdivision design practices will allow sufficient development while preserving the natural areas and significant environmental benefits.



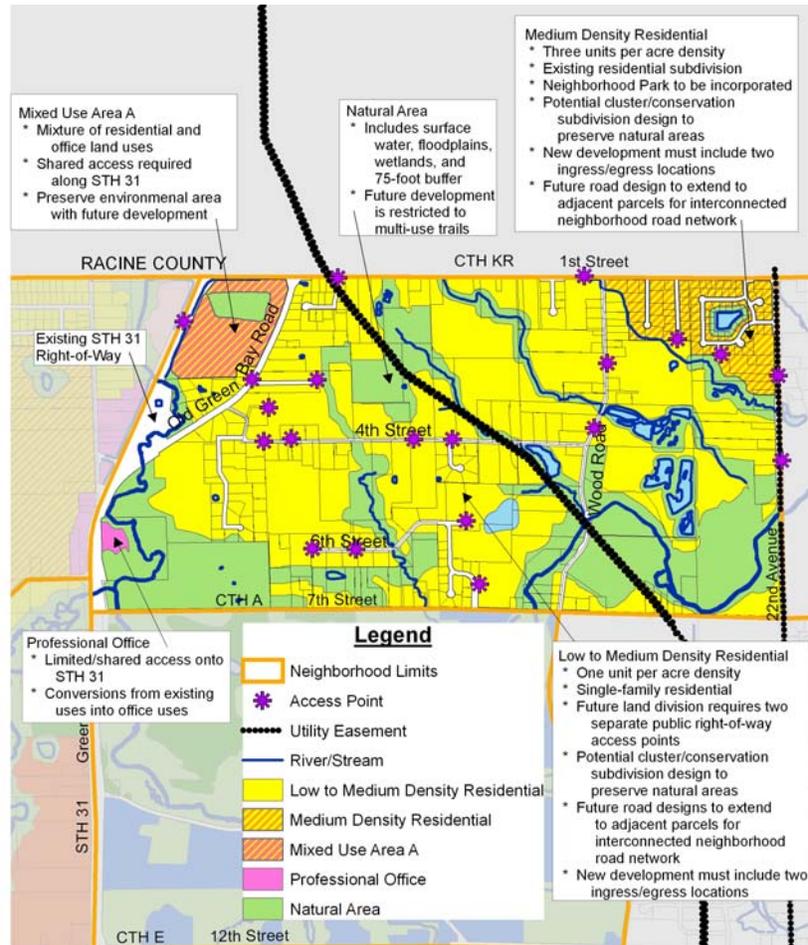
There are parcels within the neighborhood that are considered land-locked due to the fact that the parcels do not have frontage on a public street and right-of-way. Some of the land-locked parcels have not been developed while others have an existing residential use and the residents utilize shared private drives to access the public road. Access points have been identified along the exterior of the Medium Density Residential area. Future development within the Medium Density Residential areas must include two forms of ingress/egress. New development must also

attempt to utilize and expand the existing road network into an interconnected street pattern. Proper interior access is necessary with future development to ensure that the neighborhood results in an interconnected and safe residential neighborhood.

A neighborhood park is also necessary to ensure that there are walkable recreational areas for future residents.

Mixed Use Area A (red with yellow hatch)

In the Parkside North Neighborhood, an area in the northwestern corner has been identified as Mixed-Use Area A. There is currently minimal residential development along Old Green Bay Road. Within the Mixed Use Area A portion of the neighborhood, it is intended that a mixture of compatible uses be permitted including both office and residential use. By utilizing a mixed use, potential exists for reuse of the existing residential properties as single-family homes or as professional offices. This land use category would also permit development of the area as larger buildings accommodating office uses on the first floor of the building with multi-family residential dwelling units on the floors above.



Because traffic volume on STH 31 will increase as the highway continues its transition to a commercial corridor, it is not appropriate to plan additional single-family homes with individual access points. Future redevelopment of the existing homes must also include shared access to promote a safer corridor with limited access or transportation points of conflict.

Professional Office (pink)

A Professional Office land use is identified for the small, single use along the STH 31 corridor. The Professional Offices in the Parkside North are intended to be identical to the Professional Office designation located along STH 31 in the Fairfield Neighborhood. This area is visible

from STH 31 and is a relatively small for any other non-residential uses. A single professional office will blend into the desired land uses along the STH 31 corridor and the business atmosphere planned for in the future.

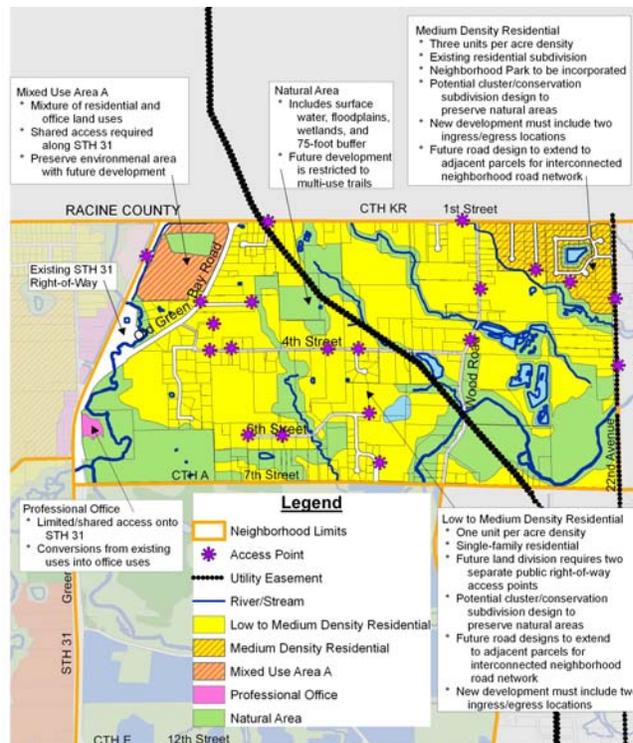
Natural Area (light green)

Natural resources are abundant in the Parkside North Neighborhood. These natural resources include the Pike River, tributaries to the Pike River, floodplains, wetlands, and woodlands that have been identified as Primary Environmental Corridor, Secondary Environmental Corridors, and Isolated Natural Resource Areas. Many of these natural resources have been previously zoned Conservancy to protect them from future development. The natural area associated with the Pike River must be protected through the entire Town. Within the natural areas, a multi-use trail could be developed that will allow the natural area to be preserved while also serving as a passive recreational corridor and non-vehicular transportation route for more people to enjoy.

Changes to the wetlands and floodplains naturally occur over time. Wetlands and floodplains are also physically altered by human activity. If the wetlands or floodplains are changed in the future, it is expected that the adjacent land use will expand or contract with the changes in the Natural Area land use. In order to protect the natural resources in the neighborhood, the wetlands and their 75-foot buffer, the woodlands, and all of the Environmental Corridors have been identified as Natural Areas on the future land use plan. Accordingly, they are depicted in light green.

Access

Although this land use plan does not lay out a specific road pattern, access points identify the starting points for a road network that will provide good accessibility throughout the neighborhood. Finding viable access points in this neighborhood is somewhat difficult due to the existing roadways and that State and County highways surround the perimeter of the neighborhood; those jurisdictions prefer to limit the number of new private and public access points.



Many access points have been identified throughout the neighborhood. The existing road network is very disjointed in that long cul-de-sacs have been created without potential for future connections. This disjointed road network could potentially be unsafe for residents and landowners in the neighborhood in that a second access has not been provided. Future developments must include two forms of ingress/egress. In addition, new development must attempt to utilize and expand the existing road network into an interconnected street pattern. In general there must be three principles that must be reviewed with future development and/or redevelopment.

1. All lots must abut a public right-of-way.
2. Future development must identify at least two access points for each parcel.
3. Future development proposals must extend right-of-ways to the adjacent parcels to ensure that when the neighborhood is built-out, an interconnected road network of streets exists that are easily navigable for future residents and visitors.

The Mixed Use Area A is illustrated with one access from STH 31. The secondary access to the mixed-use area is to be from Old Green Bay Road.

Potential Development

This neighborhood plan offers the opportunity for significant future single- and two-family residential development with professional office and mixed-use development in the Parkside North Neighborhood. The following table identifies the total acreage for each of the future land use categories. The entire Parkside North Neighborhood is 1,227 acres, but after right-of-ways are deducted from the total acreage, the Parkside North Neighborhood is approximately 1,118 acres.

The total acreage minus the right-of-way is then separated into land that has been previously developed and land that has potential to be developed in the future. Not all land has future development potential. For example, the acreage planned for future natural area has not been previously developed and is not planned for any future development. The following tables will detail the future development with the anticipated timetable for future development phasing.

Table 2: Future Land Use

<b>Land Use</b>	<b>Acreage</b>	<b>Previously Developed</b>	<b>Future Development</b>	<b>Undevelopable Land</b>
Low to Medium Density Residential	618 acres	246 acres	372 acres	0 acres
Medium Density Residential	54 acres	43 acres	11 acres	0 acres
Mixed Use Area A	37 acres	0 acres	37 acres	0 acres
Professional Office	3 acres	0 acres	3 acres	0 acres
Natural Area	406 acres	0 acres	0 acres	406 acres
Total	1,118 acres	289 acres	423 acres	406 acres

## Residential Development

- Approximately 618 acres of land has been identified as Low to Medium Density Residential in the future land use plan. A significant amount of the acreage has been previously developed. Future development will be limited by the ability to provide two access points to the parcels.
- Medium Density Residential, which includes a mixture of single and two-family residential dwellings, accounts for the majority of future possible development. Approximately 54 acres are identified as Medium Density Residential with 11 acres of land yet to be developed. If the remaining Medium Density Residential is developed at a three-acre density, approximately 33 housing units could be developed.
- Redevelopment of Mixed Use Area A could include multiple floors of multi-family development above office uses. A density of eight units per acre would permit 296 additional housing units in the neighborhood.

Table 3: Residential Development

	<b>Developable Acreage</b>	<b>Density</b>	<b>Dwelling Units</b>
Low to Medium Density Residential	372 acres	1 dwelling unit per acre	372 units
Medium Density Residential	11 acres	3 dwelling units per acre	33 units
Mixed Use Area A	37 acres	8 dwelling units per acre	296 units
<b>Total</b>	420 acres		701 dwelling units

Although 701 dwelling units are possible in the Parkside North Neighborhood, it is impractical to assume that all of the residential growth will occur immediately, if ever. The following table shows the potential residential growth every five years within the Parkside North Neighborhood based on ten percent of the total neighborhood housing potential from 2015 through the year 2035. Only 50 percent of the potential housing units are figured into the phasing schedule as the remaining 50 percent of the housing units may never be developed, or could be developed after the year 2035. Many factors could cause the calculated number of additional dwelling units to be inaccurate. These major factors are: landowner disinterest in developing their land, the ability to provide sewer and water, instability in the housing market, the inability to divide the existing parcels to achieve maximum density based on the current configuration of the parcels, the potential to gain suitable access for land divisions, and the ability to create cluster or conservation subdivisions.

Table 4: Future Phasing of Potential Development

	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
Percent of Potential Growth	10%	10%	10%	10%	10%
Additional Housing Units in the Parkside North Neighborhood	70	70	70	70	70
<b>Total Neighborhood Housing Units</b>	70	140	210	280	350

Population increases occur with housing development. These population increases must also be planned for by the Town. According to the U.S. Census 2000, an average of 2.45 people live in each household in the Town. The Kenosha County Multi-Jurisdictional Comprehensive Plan that is being developed by the Southeastern Regional Planning Commission includes future population per household based on regional models. The household population is projected to decrease to 2.43 people per household in 2035 within the sewered areas of the Town. The entire Parkside North Neighborhood is planned to be served with sewer and water through the City of Kenosha/Town of Somers Cooperative Plan. Based on the phasing schedule of future development, the following table confirms the potential for an additional 851 future residents within the Parkside North Neighborhood by the year 2035.

Table 5: Future Population from Potential Development

	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
Neighborhood Housing Units	70	140	210	280	350
People per Household*	2.43	2.43	2.43	2.43	2.43
<b>Additional Population in the Parkside North Neighborhood</b>	170	340	510	680	851

\* Kenosha County Multi-Jurisdictional Comprehensive Plan

Commercial Development

- A small area has been planned for professional office uses along STH 31. Approximately three acres of land could accommodate an office building.
- Along STH 31 at the northern edge of the Town, a Mixed Use Area A designation indicates a mixture of compatible office and residential development. The office uses could take place in a way to preserve the natural area as an amenity for the mixed-use development.

Table 6: Future Square Feet of Development

	<b>Developable Acreage</b>	<b>Assumed of-Way Right-</b>	<b>Buildable Area</b>	<b>Square Footage</b>
Professional Office	3 acres	1 acre	2 acres	30,000 s.f.
Mixed Use Area A	37 acres	7 acres	30 acres	380,000 s.f.
Total	40 acres	8 acres	32 acres	410,000 s.f.

Commercial and office growth, like the residential growth, is not likely to occur immediately. The following table illustrates a potential growth scenario for commercial and office growth. It shows the result of development at a slower rate in the beginning of the 25-year phasing schedule through 2035.

Table 7: Future Phasing of Potential Development

	<b>2015</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>
Percent of Potential Growth	10%	20%	20%	20%	20%
Incremental Growth (square feet)	41,000	82,000	82,000	82,000	82,000
<b>Total Development (square feet)</b>	41,000	123,000	205,000	287,000	369,000

More than 40,000 square feet of additional commercial and office growth is planned for the Parkside North Neighborhood over and above that which is calculated in the phasing table. The additional commercial and office growth is possible and may occur after the year 2035. There are several factors that may alter the total amount of future development potential. These factors include:

1. The market, economy, and location of other commercial uses in the region will have a great impact on the development of the commercial uses.
2. This area will be dependent upon a larger market than the Town itself. When future non-residential development occurs in the area outside the Town, developers, customers, and visitors will be affected in both their shopping desires and traffic routes.
3. Several landowners own significant amounts of land that have been planned for commercial and mixed use growth. If these landowners decide to not develop their land, large areas of potential commercial and office growth will not materialize.
4. Municipal sewer and water are currently located north and south of the Parkside North Neighborhood. Future development and redevelopment requiring such services will need the services to be extended prior to locating in the Parkside North Neighborhood.

The potential for commercial and office growth development exists along STH 31 and within the Parkside North Neighborhood. Development is likely to occur over a period of time and a series of phases. The factors identified and a litany of other factors may alter the amount of development.

Key Issues for Future Development

Land uses have been identified for the Parkside North Neighborhood through this planning process. There are several issues that must be addressed prior to commencing development on particular areas of the neighborhood. The following list of issues address the concern for future development and a possible solution.

- The Pike River with associated wetlands, floodplains, and environmental corridors are present in the neighborhood. These natural areas must be preserved into the future.

- With every land division an access on a public right-of-way must be required along with a second form of ingress/egress.
- Future development will require additional right-of-way. These public right-of-ways must be extended to the property lines to allow adjacent properties to develop with sufficient and well planned access points that will create the interconnected neighborhood.
- Soils typically known to have hydric properties have been identified within the Parkside North Neighborhood. Individual site analysis will be necessary with all future development to ensure the soils can withstand development.
- The State of Wisconsin Department of Transportation will limit access along STH 31. This neighborhood plan identifies locations for access that allow a significant distance between intersections and will create complete intersections. Future approval of access points is required by the State of Wisconsin Department of Transportation. Among other factors they will analyze site distances for safety purposes.
- Recreational corridors along the utility easement will be a valuable resource if the corridor is extended through all neighborhoods. In addition to the length of the potential trail that must be considered, points of entry onto the trail from future subdivisions and places of interest along the trail will likely increase the number of users of the trail.
- Municipal sewer and water are currently located north and south of the Parkside North Neighborhood. Future development and redevelopment requiring such services will need the services to be extended prior to locating in the Parkside North Neighborhood.

**Table 8: Development Issues by Land Use Category**

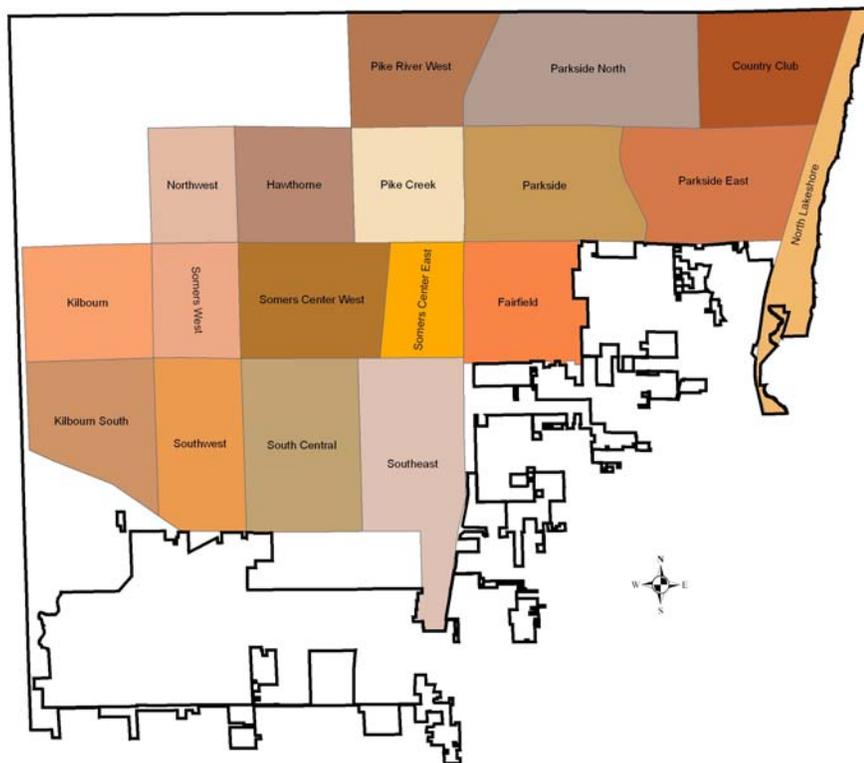
<b>Land Use Category</b>	<b>Extension of sewer and water necessary</b>	<b>Preserve Open Space</b>	<b>Adjacent to Floodplain</b>	<b>Parkland included with future development</b>	<b>Hydric Soils to be protected</b>	<b>Internal Road Network</b>	<b>Assemblage of Properties for development</b>	<b>Controlled access along County and State Trunk Highways</b>	<b>Access issues for future development</b>
Low to Medium Density Residential	X	X	X	X	X	X		X	X
Medium Density Residential	X	X	X	X	X	X	X	X	X
Mixed-Use Area A	X	X			X	X		X	
Professional Office	X	X	X		X	X		X	
Natural Area		X	X		X				

As the Town implements the neighborhood plans as part of the Kenosha County Multi-Jurisdictional Comprehensive Plan, addressing the key issues will assist in balancing the positive interaction with and between the built and natural environment within the Town. The Town must ensure that developers and future development meet the intent of the neighborhood plans, the key issues, and the Town standards, which will promote a sustainable future for the Town that will create a balance between proper uses of the natural beauty of the earth with needs of society for economic growth.

APPENDIX A: THE PARKSIDE NORTH NEIGHBORHOOD PLAN IN THE CONTEXT OF THE KENOSHA COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

The Parkside North Neighborhood Plan is one of 18 individual neighborhood plans that, together, comprise the land use plan for the Town of Somers. These neighborhood plans explore various factors affecting land use -- such as environmental constraints, transportation patterns, availability of urban services and the like -- to establish a sound basis for the recommendations that follow. The neighborhood plans then consider current development patterns, land use and zoning. The result is a future land use map for each neighborhood in the Town of Somers that provides well-reasoned direction for future decision-making.

Map 8: Town of Somers Neighborhoods



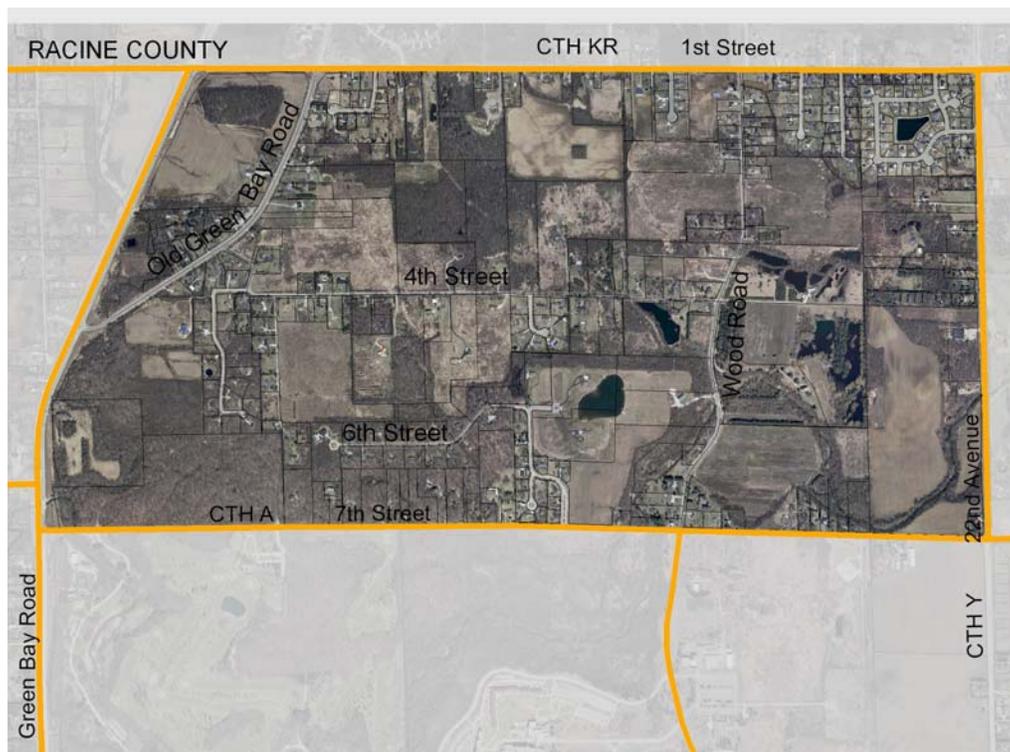
The Town of Somers was a cooperating partner in the process that led to completion of *The Kenosha County Multi-Jurisdictional Comprehensive Plan*. Section 66.1001 of the Wisconsin Statutes, often called “the Smart Growth Law”, requires that each jurisdiction address nine specified elements in its comprehensive plan. *The Kenosha County Multi-Jurisdictional Comprehensive Plan* addresses eight of the nine required elements for each of its participating municipalities.

To satisfy the remaining ninth element, land use, each participating municipality prepared its own land use plan. For the Town of Somers this was accomplished through the neighborhood plans. By focusing on individual neighborhoods, the environmental issues, transportation connections, and the cohesiveness of compatible land uses could be examined more closely. Most of the Town’s geography is located within one of the 18 neighborhoods for which plans have been drafted; the remainder of Town land is found in areas that are designated as the City of Kenosha’s “City Growth Area” or in the northwest corner of the Town.

The Town of Somers contracted with Ruekert/Mielke, a municipal consulting firm, to prepare the 16 neighborhood plans. The consulting planners reviewed all of the available existing plans, documents, and related data. The Town of Somers Plan Commission provided further direction through a series of public meetings held to gather public input and shape the content of each of the 16 neighborhood plans. Through a collaborative process beginning in the fall of 2007, the neighborhood plans were written, revised, discussed, considered and adopted.

### The Parkside North Neighborhood

Map 9: Year 2005 Aerial Photo of Parkside North Neighborhood



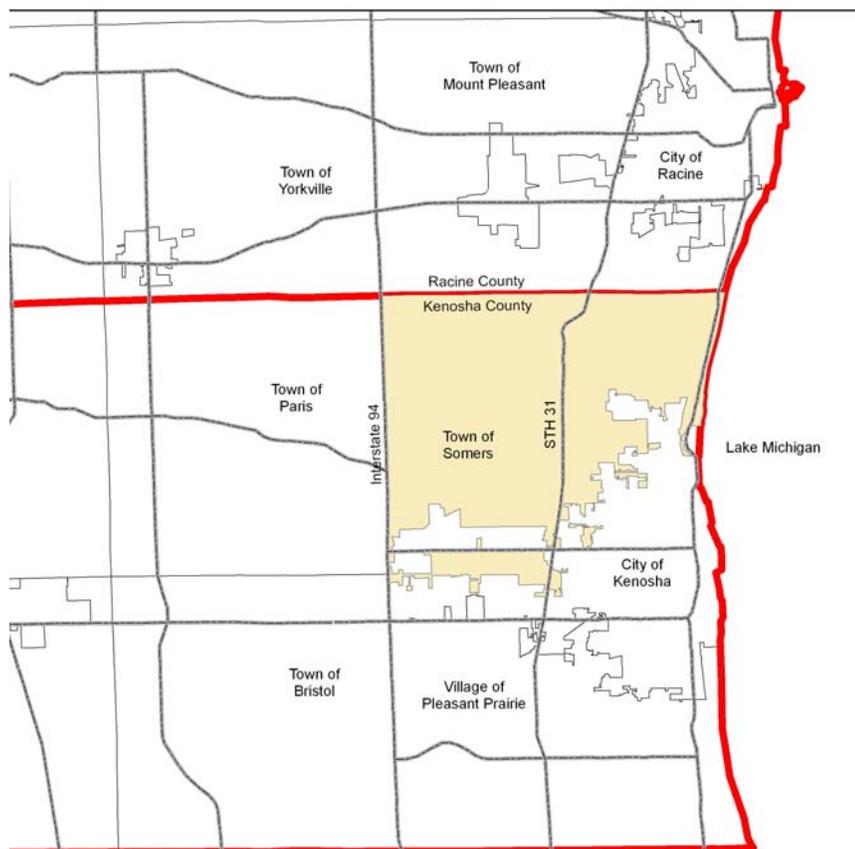
## APPENDIX B: THE TOWN OF SOMERS AND ITS NEIGHBORHOODS

Due to its proximity to the Chicago metropolitan area and its location directly between the Cities of Kenosha and Racine, the Town of Somers will face increasing development pressure in the years ahead. The extent to which this is felt will vary neighborhood-by-neighborhood within the Town due to a number of factors.

Neighborhoods within the Town of Somers are distinct from one another, in large part, on the basis of their location in the Town. The Town is bounded by Lake Michigan to the east, Interstate 94 to the west, the City of Kenosha to the south, and the Racine County line to the north. Proximity to the lake, the interstate, the City of Kenosha or rural areas along the county line all have a certain bearing on both current and future land use in the neighborhoods.

Kenosha and Racine have significantly larger populations than the Town and are exhibiting typical outward expansion with new, perimeter development seen at their borders. Interstate 94, the Town's western boundary, is a highly traveled conduit between the metropolitan areas of Milwaukee and Chicago. Land within the interstate corridor is experiencing rapid development. Preparation of a Comprehensive Plan for the Town, while prompted by a statutory mandate, was essential at this time to provide the Town with the best available tool to guide important decisions that will shape the Town's future.

Map 10: Location of the Town of Somers



Population

In the recent past, the Town of Somers has experienced both a period of slow population growth and a period of a surge in population. Between 1980 and 1990, the population in the Town increased a modest 24 people, or 0.3 percent. A surge of 1,311 additional residents occurred in the decade between 1990 and 2000 representing a population increase of 16.9 percent.

The Wisconsin Department of Administration (WiDOA) attempts to estimate populations for communities during the years between the Census counts. At the beginning of 2007, the WiDOA estimated the population of the Town to be 9,361 for an increase of 302 residents, or 3.3 percent from the year 2000. From the WiDOA estimate, it appears as though the population surge of the 1990's has slowed significantly.

Planning for the future of the Town requires the use of population projections to determine the area needed to accommodate future populations. The WiDOA calculated population projections for every community in the state. As shown on the following table, the population in the Town of Somers is projected to grow at a rate between the rates of the 1980's and 1990's similar to the City of Kenosha and Kenosha County. The WiDOA projections indicate that the City of Racine will be decreasing in population in the future.

Table 9: Population Change

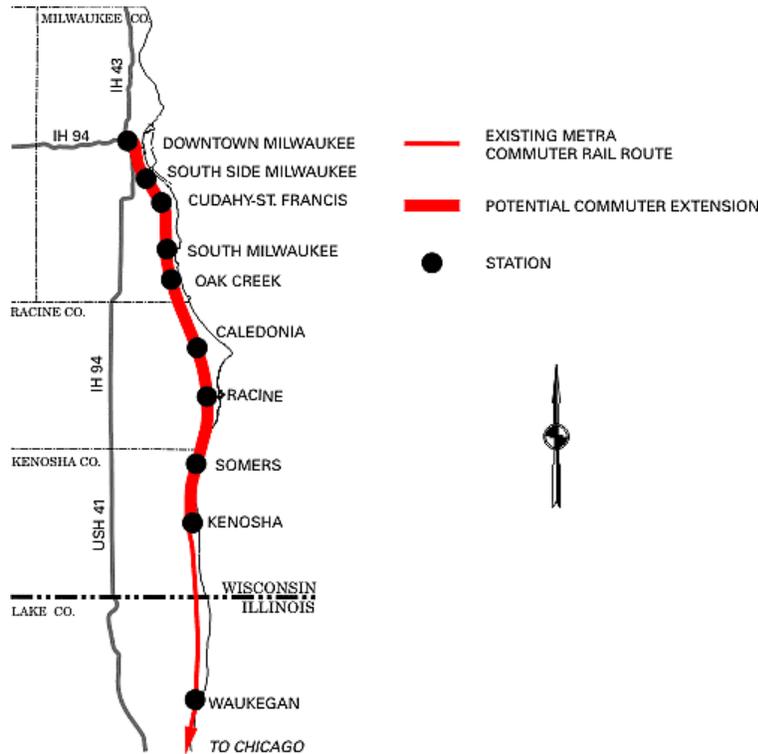
	Census 1980	Census 1990	Census 2000	Estimate 2007	Projection 2010	Projection 2015	Projection 2020	Projection 2025
Town of Somers	7,724	7,748	9,059	9,361	9,740	10,088	10,442	10,819
<i>percent change</i>		0.3%	16.9%	3.3%	4.0%	3.6%	3.5%	3.6%
City of Kenosha	77,685	80,426	90,352	95,352	98,638	102,700	106,837	111,191
<i>percent change</i>		3.5%	12.3%	5.5%	3.4%	4.1%	4.0%	4.1%
Kenosha County	123,137	128,181	149,577	161,370	165,678	173,624	181,693	190,145
<i>percent change</i>		4.1%	16.7%	7.9%	2.7%	4.8%	4.6%	4.7%
City of Racine	85,725	84,298	81,855	80,060	79,474	78,417	77,295	76,051
<i>percent change</i>		-1.7%	-2.9%	-2.2%	-0.7%	-1.3%	-1.4%	-1.6%

SOURCE: U.S. Census, Wisconsin Department of Administration



## KRM Line Proposal and Alternative Analysis

The Kenosha-Racine-Milwaukee (KRM) commuter rail, currently in the planning stages, would have significant land use implications for the Town once service begins. The proposed line would run in a north-south direction along a rail corridor that lies west of -- and parallel to -- STH 32. This stage of planning process for the proposed KRM commuter rail service is being



coordinated by the Southeast Wisconsin Regional Plan Commission on behalf of the Intergovernmental Partnership (IGP) of the Counties and Cities of Kenosha, Racine, and Milwaukee, the Wisconsin Department of Transportation (WisDOT), and the Regional Planning Commission. The Wisconsin Department of Transportation (WISDOT) and the Southeastern Wisconsin Regional Planning Commission is undertaking the Environmental Impact Study (EIS) and Project Development phase of the KRM Alternatives Analysis (AA) in order to produce a Draft Environmental Impact Statement (DEIS), refine the previous alternatives analysis, and develop

further a commuter transportation project within the corridor. Funding options are being considered at the Federal and State levels.

A Transit Oriented Development (TOD) Plan has been prepared for each segment of the proposed KRM commuter rail line. The report TOD titled *Section B: Somers - December 2006* outlined the advantages and disadvantages of each of three proposed locations for a commuter rail station in the Town of Somers.

The commencement of commuter rail service would compound the development pressure already felt in the I-94 corridor through interplay of transportation factors. If the KRM commuter rail is constructed with a stop in the Town, future commercial and residential development within the Town will occur in the vicinity of the station, along corridors radiating from it, and will intensify at the I-94 interchange.

### Development Plan for Parkside East Neighborhood

Among the existing plans available for review was a completed plan for one neighborhood in the Town of Somers, Parkside East. While the current planning process will establish a plan for each of the identified neighborhoods in the Town, it is nonetheless important to review all prior planning efforts. This Parkside East Neighborhood Plan was completed in September 1993. The plan includes a recommended transportation network and urban-type land uses. As of 2007, a small portion of the neighborhood had been developed consistent with the intent of the 1993 Neighborhood Plan. The land uses in the developed portion of the neighborhood are similar to those shown in the plan although the transportation network, as constructed, does not correspond directly with the plan.

### Kenosha County Multi-Jurisdictional Comprehensive Plan

The *Kenosha County Multi-Jurisdictional Comprehensive Plan* is currently being prepared. The completed document is not yet available for review. The authors of the *Kenosha County Multi-Jurisdictional Comprehensive Plan* are collecting and analyzing information at this time. After the Neighborhood Plans for the Town of Somers are completed, they will be included in the *Kenosha County Multi-Jurisdictional Comprehensive Plan*.

### Kenosha County Park and Open Space Plan

The *Kenosha County Park and Open Space Plan* highlights the recreational opportunities present and planned for the Town of Somers. Parks identified in the *Kenosha County Park and Open Space Plan* include the Kenosha County Petrifying Springs Park and the privately-operated Hawthorne Hollow Nature Sanctuary and Arboretum. The *Kenosha County Park and Open Space Plan* identifies three recreational trails located in the Town of Somers including the Lake Michigan Corridor, the Pike River West Corridor, and the Kenosha County Bike Trail.

### City of Kenosha Corridor Land Use Plan

In 1991, the City of Kenosha adopted a Corridor Land Use Plan that includes several corridors including the CTH S corridor and STH 31 corridor. The Plan includes several land uses in the Fairfield Neighborhood. These land uses include single-family residential and commercial uses north of CTH S and commercial, institutional, and single-family south of CTH S.

Perpendicular to CTH S near the railway and Pike Creek is a large area of land including in the floodplain. This area has been identified as an area that will be converted to urban use upon completion of channel improvements. Channeling the stream and associated floodplains is not a feasible option for future land uses anymore.

APPENDIX D - PLANNED LAND USE ACREAGE

Appendix D  
Planned Land Use Acreage  
Town of Somers Neighborhood Plans

Neighborhood	Open Land	Residential (acres)					Mixed Use (ac)			Commercial/Business (acres)						Other (acres)					Total Acres
		Low Density	Low to Medium Density	Medium Density	Medium to High Density	High Density	Area A	Area B	Area C	Commercial	Regional Commercial	Professional Office	Business Park	Industrial	Special Planning Area	Communication and Utilities	Institutional	Landfill	Natural Area	Recreational	
Fairfield			387	87								28				1	28		130		661
Pike Creek			48	306			9				83								135	19	600
Somers Center East	4		83		48					13	170						6	5	53	32	414
Southeast			52		13					54	236		311				57		224	0	947
South Central			43	35									323	318			46		170	5	940
Southwest				236									218		67				30	162	713
Kilbourn South				250				123		32					59				253		717
Northwest		236		199													27		4		469
Somers Center West				351	179	74											25		38	55	774
Hawthorne		277		173		38											1		76	21	621
Kilbourn				185				187	8	96							136		77	14	703
Somers West				414	0				11										5	20	450
Pike River West			243	251						10		20							122		646
Parkside North			618	54			37					3							406		1,118
Parkside																	590			299	889
Country Club			400	0	13											20			149	143	725
	4	513	1,874	2,541	253	112	46	310	109	205	489	51	852	318	126	21	916	5	1,872	770	11,387
<b>Percent</b>	0.0%	4.5%	16.5%	22.3%	2.2%	1.0%	0.4%	2.7%	1.0%	1.8%	4.3%	0.4%	7.5%	2.8%	1.1%	0.2%	8.1%	0.0%	16.4%	6.8%	100.0%

RESIDENTIAL	46.5%	MIXED-USE	4.1%
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NON-RESIDENTIAL	17.9%	PUBLIC	8.3%	RECREATIONAL	23.2%	100.0%
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Notes:

Southwest Neighborhood - Natural area is an estimate given all natural areas within the recreational (golf course)

Source:

Town of Somers Neighborhood Plans  
Municipal Economics & Planning, a Division of Ruckert/Mielke  
June 10, 2008

APPENDIX E - FUTURE RESIDENTIAL PHASING SCHEDULE

**Appendix E  
Future Residential Phasing Schedule**

Neighborhood	Phasing Plans (Housing Units)					
	2010	2015	2020	2025	2030	2035
Fairfield	61	122	183	244	305	366
Pike Creek	149	298	447	596	745	894
Somers Center East	65	130	195	260	325	390
Southeast	14	28	42	56	70	84
South Central	20	40	60	80	100	120
Southwest	34	102	204	306	408	510
Kilbourn South	0	92	230	368	506	644
Northwest	28	113	198	283	368	453
Somers Center West	135	539	943	1,347	1,751	2,155
Hawthorne	45	181	317	453	589	725
Kilbourn	0	83	208	333	458	583
Somers West	44	132	263	394	525	656
Pike River West	41	123	246	369	492	615
Parkside North	0	70	140	210	280	350
Parkside	0	0	0	0	0	0
Country Club	0	32	64	96	128	160
<b>Total Housing Units</b>	636	2,085	3,740	5,395	7,050	8,705

**Population Based on Housing Units**

	2010	2015	2020	2025	2030	2035
<b>Population Increase *</b>	1,545	5,067	9,088	13,110	17,132	21,153

\* Based on 2.43 people per household

<b>Total Population</b>	10,906	14,428	18,449	22,471	26,493	30,514
<i>using 2007 estimate</i>						
<i>percent change</i>	16.5%	32.3%	27.9%	21.8%	17.9%	15.2%

Source: Town of Somers Neighborhood Plans  
Municipal Economics & Planning, a Division of Ruekert/Mielke  
June 10, 2008

APPENDIX F - FUTURE NON-RESIDENTIAL PHASING SCHEDULE

**Appendix F  
Future Non-Residential Phasing Schedule**

Neighborhood	Phasing Plans (square footage)						
	2010	2015	2020	2025	2030	2035	After 2035
Fairfield	14,500	43,500	101,500	159,500	217,500	275,500	14,500
Pike Creek	48,000	144,000	336,000	528,000	720,000	912,000	48,000
Somers Center East	95,000	285,000	665,000	1,045,000	1,425,000	1,805,000	95,000
Southeast	310,000	930,000	2,170,000	3,410,000	4,650,000	5,890,000	310,000
South Central	335,000	1,005,000	2,345,000	3,685,000	5,025,000	6,365,000	335,000
Southwest	115,000	345,000	805,000	1,265,000	1,725,000	2,185,000	115,000
Kilbourn South	0	160,000	480,000	800,000	1,120,000	1,440,000	160,000
Northwest	1,750	5,250	12,250	19,250	26,250	33,250	1,750
Somers Center West	24,500	73,500	171,500	269,500	367,500	465,500	24,500
Hawthorne	18,000	54,000	126,000	198,000	270,000	342,000	18,000
Kilbourn	0	300,000	900,000	1,500,000	2,100,000	2,700,000	300,000
Somers West	0	8,000	24,000	40,000	56,000	72,000	8,000
Pike River West	0	31,000	93,000	155,000	217,000	279,000	31,000
Parkside North	0	41,000	123,000	205,000	287,000	369,000	41,000
Parkside	0	0	0	0	0	0	0
Country Club	0	0	0	0	0	0	0
<b>Total Square Footage</b>	<b>961,750</b>	<b>3,425,250</b>	<b>8,352,250</b>	<b>13,279,250</b>	<b>18,206,250</b>	<b>23,133,250</b>	<b>1,501,750</b>

Source: Town of Somers Neighborhood Plans  
Municipal Economics & Planning, a Division of Ruekert/Mielke  
June 10, 2008