

2020 Plan

Proposed Map Amendments (2009)

Map #24

The Southwest Corner of the intersection of Kishwaukee Street and Harrison Avenue.

Proposed Changes

- a) The area at the intersection of Kishwaukee Street and Harrison Avenue and Northeast of the railroad tracks would change from IG (General Industrial) to C-CO (Retail / Office).
- b) The area presently designated PE (Existing Quasi-Public Facility) South of area (a) at the intersection of Harrison Ave and Kishwaukee Street would be changed to PE-CD (Public Facility / Mixed Use) district

Justification

- a) This proposed change reflects suggested from the recently completed Kishwaukee Corridor Revitalization Plan. The plan calls for a commercial node at Harrison and Kishwaukee, including specific concepts for commercial and office development on this section of the intersection. Pg. 11 of the final Kishwaukee Corridor Revitalization Plan displays plans for this area that this map change would reflect.
- b) The Kishwaukee Corridor Revitalization Plan identifies the former Rock River School building as a redevelopment opportunity site (pg 7). While this property could be once again used as a school, the owners of the properties designated PE in this area are also exploring other adaptive reuse opportunities. In order to allow for a wide range of options for this property, the amended map would change all areas designated PE to PE-CD.

Map #32

Areas North and South of the Priority Park Acquisition Area on both sides of the Kishwaukee River

Proposed Changes

- a) Portion of area designation Light Residential (RL) south of the southern terminus of Valley Trail Road and East of the Village of New Milford Planning Area would change to Priority Park Acquisition.
- b) Northern sections of the blocks of land bounded by the Village of New Milford Planning Area, Interstate 39, Rotary Road and the Priority Park Acquisition Area South of the Kishwaukee River would change from Medium Residential (RM) and Light Residential (RL) to Priority Park Acquisition (PA)

Justification

The proposed changes for both a and b reflect requests and coordination with Winnebago County's long range planning efforts and community vision. This will allow for the buffering of Kishwaukee River Forest Preserve Area

Map #36

Everything in this map range designated IL (Light Industry), East of Rothwell Road and South of Condon Road.

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Proposed Change

All areas designated IL (Light Industry) would be changed to FUD (Future Urban Development)

Justification

This area is in a different drainage basin than other areas proposed for industrial development in the near vicinity, the area is outside the proposed Facilities Planning Area.

Map #37

Southwest Side of map and selected strips of land in the vicinity of Kilbuck Creek and South Bend Road.

Proposed Change

- a) Following particular property lines shown in map, the Western area of map designated IL (Light Industrial) would change to Future Urban Development (FUD)
- b) Beginning at the intersection of Condon Road and South Bend Road in the North-Central part of Map #37, create a minimum 50 foot buffer of land south of South Bend Road that will change from a designated IL (Light Industrial) to U-PA (Undevelopable / Priority Park Acquisition). The buffer will widen considerably as it crosses Friday Road to the East, with continued changes of the area designated IL to U-PA

Justification

- a) [See proposed change for Map #36]
- b) Create buffers and open space between Kilbuck Creek and proposed Industrial areas.

Map #38

A strip of land on the West-Central Side of the map and selected areas East of 11th Street on all sides of the Priority Park Acquisition Area surrounding Kilbuck Creek.

Proposed Changes

- a) Continuing the buffer explained in proposed change (b) in Map #37, changing areas designated Light Industrial (IL) to Priority Park Acquisition (PA).
- b) In the Northwest corner of the Priority Park Acquisition Area, the small area forming a rough triangle of land designated Light Residential would change to Priority Park Acquisition Area (PA).
- c) The far Northern sections of land designated Retail / Recreation/Entertainment/Tourism (C-CR) and General Industry (IG) would change to Priority Park Acquisition (PA)
- d) Land designated Light Residential (RL), Retail/Office (C-CO), and General Industry (IG) West of Lindenwood Road and South of Baxter Road and the New Milford Planning Area would change to Priority Park Acquisition. A small area of land around Kilbuck Trail will remain an RL designation.

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Justification

a) [See Proposed Change b for Map #37]

Both b and c) These changes reflect a need to create a buffer and wetland bank between future development and Kilbuck Creek

d) In addition to create a buffer between development and Kilbuck Creek, this change also recognizes the use of some of this land as a landfill and recommends having this area revert to open space after it is no longer used as a landfill.