

Chapter 7 Cultural and Natural Resources

Natural, cultural, and agricultural resources are important to the long-term health, vitality, and sustainability of every community. Since these resources help define a community and strongly affect its quality of life, they are a critical part of the planning process. The natural, cultural, and agricultural resource must be protected because unplanned urban development into these areas is often harmful to the natural features. The contrast of urban development within natural resource areas can lead to costly problems that surface when development occurs within these areas. Examples of such issues include failing foundations and structures, wet basements, excessive operation of sump pumps, excessive clear water infiltration into sanitary sewers, and poor storm water drainage.

Soils

Soil is one of the major foundations of the environment. The link between soil and agriculture is evident, however, the relationships between soil and other land uses, while equally important, are often less apparent.



Source: NRSC Kewaunee Soils photo clip

Basements

According to the *Soil Survey of Kewaunee County*, most of severe limitations soils found in the planning area are wetlands and those locations adjacent to surface water features.

Nonmetallic Mineral Resources

There are several mining sites in the surrounding towns that extract sand, gravel and/or crushed stone. The identified soils that would be the best sources for quality sand, gravel, and crushed stone are primarily found in the planning area near river and stream channels, outwash plains, and dunes.

Agricultural Lands

Agriculture and value added agriculture is an important component of the Kewaunee County economy. Prime agricultural soils are also, generally the best soils for development. The balance of maintaining the agriculture use on prime soils is a challenge when there is development pressure. The land in agricultural uses are primarily located in the 1.5 extraterritorial planning area of the City of Kewaunee. To maintain the best soils for agricultural, developing near existing growth, facilities and services is the most efficient pattern for service delivery and preserving the best soils for Kewaunee County's agricultural lands.

Water Resources

The City of Kewaunee lies within the Kewaunee River, Ahnapee River and East Twin River watersheds as defined by the Wisconsin Department of Natural Resources (DNR). These watersheds are part of the Lake Michigan Watershed Basin.

Surface water is one of the most essential natural resources available in a community. Lakes, rivers, and streams offer recreational and tourism opportunities to anglers, boaters, hunters, water skiers, swimmers, sailors, and casual observers alike. Surface waters assist with drainage, and also provide habitat for plants, fish, and animals. Not only is surface water a recreational enjoyment and environmental benefit, it is a source of drinking water for many communities, and a source of water for industry and agriculture.

The City of Kewaunee planning area contains the following water features:

Lakes

1. Lake Michigan
2. Little Seidl Lake
3. Seidl Lake
4. Stump Pond

River/Creek

1. Kewaunee River
2. Mashek Creek

Lands immediately adjacent to the Great Lakes waters are culturally, historically, and archeologically significant. These are locations of Native American settlements, as the name of this Great Lake derived from the Algonkian Indian word *Mishigami* meaning large lake.



Lake Michigan, City of Kewaunee

Lake Michigan is the third largest of the five great Lakes and is abundant with trout, salmon, walleye, and smallmouth bass. The Wisconsin Sea Grant Institute reports that Lake Michigan has the largest sport fishery on the Great Lakes, valued at more than \$250 million annually. In addition to the trout and salmon fisheries, the lake also has substantial commercial whitefish and yellow perch fisheries.

Lake Michigan is home to a range of bird populations, including water birds such as ducks, geese and swans, as well as crows, robins, and bald eagles. Predatory birds like hawks and vultures are also prevalent in the lakeshore area due to the wealth of wildlife.

The University of Wisconsin's Sea Grant Institute's State of the Bay Report issued in 2013, explains the Lower Green Bay and Fox River together have been designated an Area of Concern (AOC). One of 43 AOCs in the Great Lakes, the Lower Green Bay and Fox River area, was designated because of persistent pollution or degraded habitats that have restricted activities such as fishing and consuming fish, using water for drinking, swimming, and enjoying beaches. According to the report, water resources of the entire basin are affected by runoff pollution from urban and rural areas, municipal and industrial wastewater discharges, and degraded habitats. Remedial action plans have been developed by the Wisconsin DNR to address AOC impairments.

Scenic Views and Topography

The elevations within the City of Kewaunee are scenic resources which are of great value to the community. The shoreline of Lake Michigan is a significant resource, as is the harbor area and the Kewaunee River. Elevations reach 700 feet above sea level in the western and central areas of the city while slopes decline to approximately 590 feet above sea level at the shore of Lake Michigan and in the downtown area.

While scenic beauty is subjective, it is an element of successful communities. The natural beauty of unspoiled vistas and natural resources are hallmark. The City of Kewaunee has these elements. The balance between preserving these elements and realizing their value will be the long term challenge for the city.



View from Selner Park: Kewaunee Pierhead Lighthouse

Stormwater

The topography of the city has an impact on its natural beauty and scenic resources, as well as on stormwater management and erosion control. Steep slopes are defined as 12% or greater. Stormwater refers to rainwater runoff and snowmelt along with source that does not infiltrate into the soil. These waters generally flow over impervious surfaces, rooftops, driveways, roadways, parking lots, and construction sites without treatment. This runoff can carry pollutants into surface water and groundwater causing contamination and increased sedimentation.

The City of Kewaunee has concerns regarding increased sedimentation of the surface waters of the Kewaunee River and Lake Michigan. Kewaunee County has been experiencing serious non-point contamination to the county's groundwater. There are still some residents using wells and private onsite systems within the City of Kewaunee. Development within the sewer service area, and connection to water and sewer service is generally efficient as a practice. Due to contamination concerns of the groundwater in Kewaunee County, a review of the sewer service and the costs and benefits to extend service is beneficial in terms of the health of the city's residents.

Wetlands

Within the City of Kewaunee planning area, there are 966 acres of the 31,933 total acres of wetlands within Kewaunee County. The Wisconsin Sea Grant Institute reports that Kewaunee County's wetlands comprise 0.6% of the total wetlands statewide. These wetlands are ecologically significant and provide a transition zone to the coast. Wetlands produce many valuable functions including enhancing water quality by absorbing excess nutrients into the roots, stems, and plant foliage in the wetland. Wetlands help absorb storm runoff, which naturally mitigates flooding. Similar to other natural resources, wetlands offer a habitat for wildlife and cater to recreational, educational, and scenic opportunities in the community.

The main threat to wetlands is filling, either directly through the placement of fill within the wetland, or indirectly from sediments washing into the wetland. Although federal, state, and local regulations help protect them, wetlands are continually destroyed due to construction and development. Invasive plant species, such as phragmites and purple loosestrife, can also deteriorate wetland quality by overtaking the native wetlands species and creating monocultures that disrupt the natural wetland cycles. Wetlands that are not in the shoreland zone are protected from development by the federal government through Section 404 of the Clean Water Act and Wisconsin Administrative Code NR 103.

Kewaunee River Marshes

The 1,930 acre area located in eastern Kewaunee County contains 810 total acres of wetland making it the largest marsh and wet meadow complex on the west shore of southern Lake Michigan. The complex is known to support a wide range of wildlife habitat. The majority of land surrounding the complex is highly developed with agricultural and urban land uses.



Entrance to Marshlands Trail



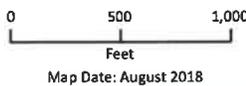
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Map 5: Wetlands



Location Map

-  Trail
-  Wetland



Map Date: August 2018

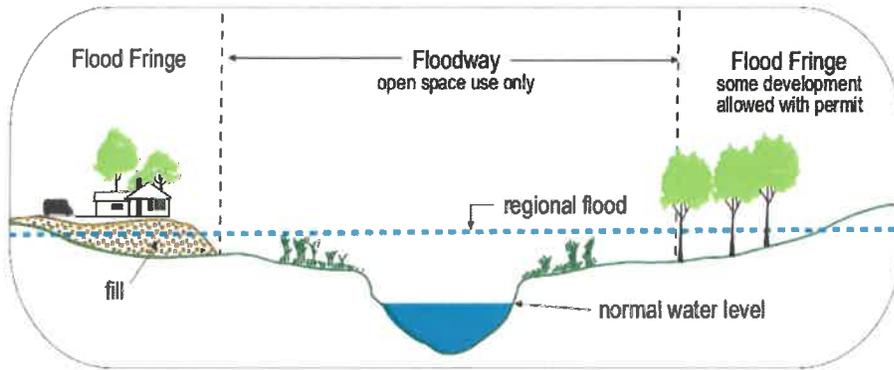


SOURCE: 2010 Zoning Data (BLRPC), Kewaunee County 2018, Bay-Lake Regional Planning Commission 2018, Bay-Lake Regional Planning Commission 2018.

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Floodplains

Floodplains are natural extensions of waterways. All surface waters have them, but wetland sizes vary. They help reduce sedimentation, filter pollution, and create a habitat for wildlife. Floodplains have two components – the floodway and flood fringe. The floodway contains moving water which extends during a flood and most communities have restrictions for development. The flood fringe is the area outside of



the floodway where floodwaters may rise. The flood fringe can serve as storage and generally does not contain fast moving water.

Development may be permitted within the flood fringe; however engineering and design requirements must be met prior to construction activity.

Definitions

Floodplain - That land which has been or may be covered by floodwater during the regional flood. The floodplain includes the floodway and flood fringe areas.

Floodway - The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge. The floodway is the most dangerous of the floodplain. It is associated with moving water.

Flood Fringe - The portion of the floodplain outside of the floodway, which is covered by floodwater during the regional flood. It is associated with standing water rather than flowing water.

Regional Flood - That area where large floods are known to have occurred in Wisconsin, or which may be expected to occur, at a frequency of one percent during any given year. Also referred to as the 100-year floodplain or 100-year recurrence interval flood hazard area.

The majority of the floodplains within the City of Kewaunee are located adjacent to the Kewaunee River.

Source: Wisconsin DNR



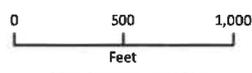
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Map 6: 100 Year Floodplain



Location Map

-  Trail
-  100 Year Floodplain



Map Date: August 2018

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Cultural Resources

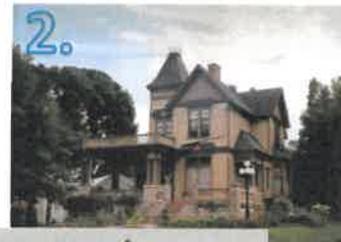
Historic Buildings

Historic sites are typically places worthy of preservation and determined to be significant to the nations, states, or local community's heritage in terms of history, architecture, archaeology, engineering, and/or culture. In order to be listed on a national or state registry of historic sites, the site or landmark must be nominated, then meet federal and state requirements. Although listing does not place any restrictions on the site or place, it does enable it to become qualified for special income tax credits for rehabilitation and for other grant and aid programs. Restrictions are only on sites which are owned by a unit of government.

The Wisconsin Architecture & History Inventory (AHI) is an official inventory maintained by the Wisconsin Historical Society (WHS) for tracking historically significant structures, sites, or objects. These structures collectively display Wisconsin's unique heritage and therefore should be noted and protected/preserved when feasible. The City of Kewaunee has 115 properties of historical reference. AHI listed structures are typically located near the downtown, and include a mixture of residential and commercial buildings.

Examples of listed historic properties include:

- 1) *Wenzel Seyk House (built 1890)*
- 2) *John Haney House (built 1889)*
- 3) *Kewaunee Courthouse (built 1873)*
- 4) *Kewaunee Pierhead Lighthouse (built 1912)*



Heritage contributes to long-term community sustainability, interest, and uniqueness in several ways:

- Reuse of buildings and structures
- Creates jobs
- Increases heritage tourism
- Supports community revitalization
- Promotes small business incubation
- Benefits the public realm and quality of life
- Increases property values
- Advocates educational support for culture and history

The older areas of cities, which tend to contain a significant amount of heritage in terms of built form, are those which are subject to regeneration. Heritage adds value to a community in a number of ways, and also benefits generations to come.

Recommendations

1. Encourage the preservation of natural resource areas.

- Because the City has an abundance of resources, it is recommended that an Environmentally Sensitive Areas (ESA's) map be developed to identify areas that are not suitable for development due to being flood prone, waterways, steep slopes, wetlands or other restricting factors. ESAs are one combined mapping layer including wetlands, floodway, steep slopes (12% or greater), waterways, shorelines, and karst features are located. Having these areas mapped is tool for a guiding planning and development decisions.
- When future development is considered, it is advised to review where ESAs are located and to buffer them from disturbance. Actual development within ESA corridors is discouraged.
- As a result of a Coastal Management grant, Kewaunee County is the beneficiary of a Phragmites removal program for 2018 and 2019 along with participating land owners. The program will be targeting invasive species such as Phragmites, Japanese knotweed, and Wild Parsnip that invade wetland, areas along waterways, and other areas that can be accessed in public and private lands in the county.
- Encourage the planting of more trees in the public right of way where possible to enhance the streetscape and improve air quality.
 - Consider pursuing the Arbor Day Foundation's [Tree City Program](#) to create a tree planting program in the City of Kewaunee.
 - The Bay-Lake RPC has available funding under the [2019 WI RPCs & DNR Tree Planting Grant Program](#). This program is a partnership with the Wisconsin DNR, East Central Wisconsin RPC, Northwest Wisconsin RPC, and Southeastern Wisconsin RPC. The funding opportunity is aimed at helping communities, counties, and tribes plant trees to mitigate Emerald Ash Borer impacts and reduce runoff. **Applications are due on September 10, 2018.**
- *Development within the sewer service area, and the connection to water and sewer service is generally the most efficient practice for development of a community. Due to the contamination concerns of the groundwater in Kewaunee County, a review of the sewer service and the costs and benefits to extend service is beneficial in terms of public health of the city's residents.*
- For homeowners that have private wells, it is encouraged that the city inform them of the need to have their wells tested once a year or immediately if there is a change in taste, smell, or clarity.

2. Integrate stormwater best management practices.

- A technique to reduce run off includes the integration of green infrastructure to mitigate storm water runoff. Green infrastructure can play a role in protecting water quality by reducing the quantity of storm water runoff, providing runoff storage and infiltration, and allowing stormwater runoff evaporation where it falls. These practices can be used at various levels including at a site or building, a neighborhood, public space, or city-wide.

Green infrastructure examples include:



Planter Boxes



Rain Gardens



Green Parking

- Bioretention areas, such as plantings in parking lot islands
- Downspout disconnections into rain barrels, planter boxes and permeable areas
- Rain gardens
- Streets and alleys with permeable surfaces
- Bioswales
- Native plantings
- Wetland and floodplain preservation and restoration
- Conservation and protection of open lands, natural areas and green spaces
- Permeable and porous pavements and paved surfaces
- Green roofs
- Urban tree canopy protection and restoration, tree planter boxes and tree trenches
- Planting street trees should be implemented as a means of beautifying the built environment and providing neighborhood character. Trees provide a natural character that people enjoy.



Green Streets &



Bioswales – Native Grasses

- A “green audit” is a process of evaluating the city’s municipal code for ways ideas, and some of the examples above, can be integrated into the city’s current code of ordinances. The process includes engaging with city staff, reviewing areas of the code where best practices in design, and development can implement more sustainable, best management practices.

The [Coastal Management Program](#), under the Wisconsin Department of Administration, has funded green code audits for some Lake Michigan communities. The City of Sheboygan is

currently in the process of completing an audit. Applications to Coastal Management are typically due each year in November.

3. Protect surface and ground water resources.

Water resources are significant and addressed separately to emphasize this resource in Kewaunee.

- The source of the city's water supply is three municipal wells. If the city does not already have a plan, wellhead protection plans are recommended. Wellhead protection planning is proactive in reducing the potential for contamination of wells and the groundwater supply. There is the additional option of drafting an ordinance to implement protection measures for the areas surrounding the municipal wells. The [Wisconsin DNR has model ordinances](#) and plan templates that are good resources to help start the process.
- Developments that are adjacent to steep slopes, rivers, waterway, streams and wetlands (ESAs) should be reviewed in a manner to protect the integrity of these areas. The city could consider a buffer separating the ESA from disturbance. Currently, the Waterfront District (WFD) has a 30 foot setback from the ordinary high water mark. Typically, a buffer would start at 50 feet from the ESA.
- Develop and implement a goose control program.

The Wisconsin DNR has some suggestions about dealing with nuisance goose populations, specifically Canadian geese, as these populations have increased dramatically over the last few years.

An integrated management program may include "no feeding" ordinances, habitat modification, scare devices, fence barriers, repellants, or population management. An integrated plan utilizing multiple techniques works best.

A WDNR [Resident Canada goose management \[PDF\]](#) plan has been developed for property owners and municipalities dealing with Canada goose problems. It outlines recommended management techniques and other tactics to consider when dealing with goose problems. It also has contact information for professional assistance for Canada goose control efforts.



Geese at Harbor Point Park



Wolf Scare Device at Harbor Park

4. Strengthen Kewaunee's sense of place and identity.

The elevations within the City of Kewaunee have created a valuable scenic resources to the community. The views and steep elevations that quickly lead downward to Lake Michigan and downtown Kewaunee are unique to Kewaunee alone and has the potential to create a natural focal point for building the identity of the City of Kewaunee.



- The easterly path inward via STH 29 is one avenue for a welcoming entrance into the City of Kewaunee. Each of the city's entrance corridors should be a focal point of the efforts to set the tone for the city's identity and provide a "welcome" to potential new residents and entrepreneurs.
- To maintain and expand the unique structures representing the architectural heritage in the City of Kewaunee, it is recommended that federal and state tax credit programs continue to be encouraged as a resource for property owners and as an incentive to improve these important buildings. The city can also use its Historical Preservation Ordinance to protect potentially historic buildings for future generations.
- The city and its partners, like the Chamber of Commerce, have worked together to cultivate an ongoing local art program. A culture of art appreciation, creativity, and artistic expression adds dimension and interest to a community and invites people in to see the art, purchase the art, and to create and develop different types of art. The role the city can play is to commission public art, support economic development initiatives with art inspired events, and support housing efforts targeting segments of the creative class. Art based activities have been identified as important factors to those looking for a vibrant community to live in.

The Wisconsin Arts Board has a [Local Arts Program](#) that includes a public art component, art festivals, artist cooperatives, and other programs that the city could benefit from.

- The city regularly has a Farmer's Market on Saturdays in the summer. It takes place at the Ahnapee Trailhead.

When the city is ready, perhaps an additional evening mid-week market could be added to the schedule. Entertainment for the market could include the local talent of a high school jazz or chamber music trio, to help draw people to the event and to add dimension to make the evening a more enjoyable experience.



Farmers Market held here: Ahnapee Trailhead.

Chapter 8 Parks and Outdoor Recreation

The City of Kewaunee last completed an Outdoor Recreation Plan in 2012. Outdoor recreation plans are intended to guide the development, improvement, acquisition, and preservation of recreation and open space facilities. This chapter will serve as the update to the previous plan and reflect the changing needs of the city and to retain WDNR certification.

The update of the Park and Recreation document is in coordination with a waterfront planning process, a comprehensive plan update and integrating the park and recreation plan elements of these three documents into this chapter. This chapter represents the coordination of these efforts and recommendations all together.

City Parks and Recreational Facilities Inventory

A summary list of the city's existing park and recreation facilities is contained in Table 8 .1 and Map 7 identifies the park locations throughout the city. More detailed descriptions of parks and facilities follow these two items.

INSERT Table 8.1 Park and Recreation Facilities



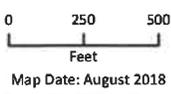
- Parks and Recreation:**
1. Ahnapee State Trail Trailhead
 2. City-Owned Green Space
 3. City-Owned Green Space
 4. City Park
 5. Father Marquette Memorial Park
 6. Harbor Park
 7. Harbor Point Park
 8. Kewaunee Landing
 9. Kewaunee Marina
 10. Pioneer Park
 11. Selner Park & Beach
 12. Jane and Don Smith Lighthouse Park

City of Kewaunee
Integrated Plan

Map 7: Park and Recreation Facilities



- Trail
- Parks



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Harbor Park, Harrison and Milwaukee Street along the Kewaunee Harbor

Residents and visitors of the area can enjoy the variety of recreational activities at this 1.7 acre site such as boating, fishing, picnicking, site seeing, touring, and other passive uses. The park's downtown location is an excellent setting for various community events and festivities. The park contains a restroom



facility, a gazebo, benches and a newly constructed concrete trail. The dock wall was repaired in this portion of shoreline. Also, the boardwalk and stone pathway are situated along the harbor providing access to the south pier and the historic Kewaunee Lighthouse. In addition, the park possesses the historic WWII Tug Ludington positioned along the dockwall. Guided tours of the tug are available for a small fee during the summer months. The site contains a new asphalt parking lot.

Selner Park, Main Street and Vliet Street on the Lake Michigan shoreline

Selner Park is 2.5 acre recreation area that has an upper and lower recreation area. The upper elevation is a grassy area containing swing sets, tables and benches. There are two sets of stairs that provide access to the lower park. One stair set descends from Main Street and the second set is steep and spans the hill from the parks asphalt parking lot area. The parking lot is parking for the lower portion of Selner Park which is public access to a sandy beach access to Lake Michigan. There are benches and tables at the beach and a volleyball net is in the sand. There are restrooms, a pavilion, and new water catchment areas, and floating walkways for better drainage and access. Selner Park is considered a water trail location for the Lake Michigan water trail.



Father Marquette Memorial Park

Hathaway Drive and Lakeshore Drive

This 1.6 acre park is located at the outer harbor area on the shoreline of Lake Michigan. The site includes a beach/swimming area, jungle gym, tables and benches, a pavilion with restrooms and a kitchen. There is a memorial marker for Father Marquette memorial marker the park. A paved parking lot is available. Father Marquette Memorial Park is considered a water trail location for the Lake Michigan water trail.



Memorial Field, Lincoln Street

Memorial Field is 8.2 acres and is the largest park in the city. It contains a lighted baseball diamond with an electronic scoreboard, press box, concession stand, and a structure serving as a ticket booth with restroom facilities. The field is primarily used by Kewaunee's amateur baseball team, the Kewaunee Chiefs and the Kewaunee County Legion baseball league. New chain link fencing was added to the baseball field for the backstop, dugouts, and outfield. New bleachers were also added in 2011. There is also a soccer field and a storage structure between the soccer and baseball fields. A stone memorial marker with a plaque is located at the park entrance.



Kieweg Park, Lincoln Street

This 2.1 acre park has playground equipment including a jungle gym, swings, and a slide. It provides playground opportunities to support the league fields at the adjacent Memorial Field. There are also tables and grills for picnic opportunities. This park also has two lighted tennis courts.



Harbor Point Park, Hathaway Drive on the shores of Lake Michigan and the Kewaunee Harbor

This 0.4 acre park has a boardwalk and four fishing piers. There are several tables and benches at this location.



City Park, Miller Street and Sheldon Street

City Park is a 0.6 acre neighborhood park with playground equipment and a sandlot fitted with a chain link backstop. This area could be used for softball or kickball games.



City Park, Scott Street and Milwaukee Street



This 0.2 min-park acre providing green space and resting area for tourists traveling through Kewaunee. There a large rock with plantings in this location.

Haney Park Within the block of Dorelle Street, Wisconsin Avenue, Henry Street, and First Street

Haney Park is 2.0 acres and used primarily for its lighted softball field. The field has an electronic scoreboard, bleachers, and a concession stand. The park also has playground equipment, benches, tables, and a restroom facility that doubles as a warming house. In the winter this park serves as an ice skating rink.

Kewaunee Landing on the north bank of the Kewaunee River, west of Highway 42

Kewaunee Landing is a 3.4 acre water-based recreational area offers six boat launch ramps that are served by three wood dock structures. It is scheduled to be improved. Canoes and kayaks can launch here due to the favorable water levels. The site includes a fish cleaning station and restrooms. A new kiosk sign is to be added at this location. There are approximately 75 boat/trailer parking spaces available in the paved and lighted parking area.



City Owned Green Space Adjacent to the STH 42 bridge on the south side of the Kewaunee River

This 1.1 acre green space spans both the east and west side of the bridge. It is used primarily as a passive recreational area. Amenities include a wooden boardwalk around the Kewaunee River shoreline, there are benches placed the boardwalk for viewing of the lake, and decorative light poles.

City Owned Green Space Ellis Street at Lake Michigan

This 0.2 acre green space is located just south of the access to the lighthouse pier. The green space offers benches and tables providing scenic views of Lake Michigan and the historic Kewaunee Lighthouse. The city is planning a conversion of this park and there are preliminary designs under consideration.





Pioneer Park, Kilbourn Street and Lake Street

Pioneer Park is 1.4 acres with sandy beach on this area of the Lake Michigan shoreline and a grassy park area. The beach is an access for swimming, and volleyball. The grassy park portion has a playground slide, tables and benches.

Clock Corner and Fire Museum, Dodge Street and Miller Street

This 0.5 acre are contains two special use facilities that are newly added in this location. Clock corner has a large pavilion that houses city events, such as the weekly farmers market. It also serves as a trailhead location for the Ahnapee State trail. There is a bicycle rack.

The Fire Museum is almost complete. It has fire trucks, equipment and historical information at this new site.



Kewaunee Arboretum STH 29 at the water tower

This 1.5 acre site contains a variety of native trees that are found in the Wisconsin landscape. Each of the trees on site contain an identification marker, serving as an environmental education resource. There is a water tower and a welcome sign in this open space.

Kewaunee Marina, North Main Street

The Kewaunee Marina is a city owned marina, located on the north side of the Kewaunee River. There is a fish cleaning station, and approximately 100 boat slips with water/electric service. The site has the Nancy Lazanskyv Pavillion, barbeque grills, and smokers. There is a small playground area and the marina is adjacent to Kewaunee Landing and the city's RV camping facilities.



Trails

Kewaunee Marshlands Walk, West of STH 42, just north of Kewaunee Landing

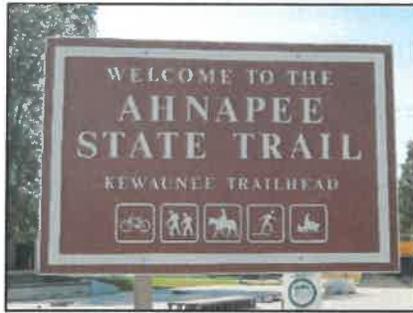
This city-owned 1,250 foot walkway winds through the Kewaunee River Marsh and ends with a viewing area at the Kewaunee River. Natural habitats are found along the pathway with the presence of various animal and plant species. The site has a paved parking area with approximately seven stalls.



Ahnapee State Trail, Miller Street and Milwaukee Street

The Ahnapee State Trail spans 46 miles through Kewaunee and Door counties. A trailhead is available in the city at the intersection of Miller Street and Milwaukee Street (STH 42). A second access for the trail is situated off of STH 42, north of the Kewaunee River near Kewaunee Fabrications. From the City of Kewaunee, the trail travels west along the Kewaunee River on a former railroad bed to Casco Junction. From Casco Junction, the trail forks for the option to go west toward the Village of Luxemburg or northeast in the direction of the City of Algoma and City of Sturgeon Bay.





The Ahnapee State Trail has a limestone surface suitable for bicycling, jogging, hiking, and horseback riding. In the winter months the trail can be used for cross-country skiing, snowshoeing, and snowmobiling. ATV's and other motorized vehicles are not allowed on the trail. Passing through a mixture of woodlands, farmlands, and fallow fields, the trail offers views of various plant and wildlife.

Ice Age National Scenic Trail

The Ice Age Trail is a National and State scenic trail that passes through 30 counties in Wisconsin. The purpose of the trail is to tell the story of the Ice Age and continental glaciation. A 10-mile section of the Ice Age Trail extends from the City of Kewaunee to CTH C in the Town of Casco, utilizing the same corridor as the Ahnapee State Trail. Permitted recreation uses for the shared corridor are identical which includes bicycling, jogging, hiking, horseback riding, cross-country skiing, snowshoeing, and snowmobiling. ATV's and other motorized vehicles are not allowed on any segment of the Ice Age Trail as it is meant primarily as an off-road hiking and backpacking trail.



Source: National Park Service

Lake Michigan Water Trail

Covering approximately 450 miles of shoreline in Wisconsin, the Lake Michigan Water Trail is a network of water access points along the Wisconsin shoreline of Lake Michigan from the Michigan border in Marinette to the Illinois border south of Kenosha. A water trail is a route along a water body for people using small non-motorized boats like kayaks, canoes, day sailors, or rowboats. Water trails are based on land facilities that support water travel and the variety of natural, cultural, and historic resources that a traveler may encounter along the way. Water trail facilities in the City of Kewaunee include Selner Park and Father Marquette Memorial Park.

Public School Recreation Facilities

Kewaunee High School, *Within and adjacent to the block of Center Street, 5th Street, Lincoln Street, and 3rd Street.*

Kewaunee High School recreation amenities include a track, football field, baseball diamond, softball field, soccer fields, and tennis courts. These facilities are shared with the adjacent Kewaunee Grade School.

Kewaunee Grade School, Lincoln Street and 3rd Street

The recreation area for the grade school is located south of the Kewaunee High School nearest Lincoln Street. New adaptive and accessible equipment has been added and there is the existing recreational amenities including basketball hoops, jungle gyms, and swing sets.

Private School Recreation Facilities

Holy Rosary School, Kilbourn Street and Beardsley Street

Recreation amenities found at this site include jungle gyms and basketball hoops.

Other City Recreation Facilities / Activities

Kewaunee County Jail Museum Court House Square at the junction of Dodge and Vliet Streets Listed in the State and National Register of Historic Places. The Italianate structures are from the period between 1875 and 1949.

Kewaunee Post Office, 119 Ellis Street

Listed in the National Register of Historic Places. This modern art governmental structure dates back to 1940.

Tug Ludington, Kewaunee Harbor at Harbor Park

Identified in the State and National Register of Historic Places. The tug boat dates back to 1943.

Marquette Historical District bounded by Center Street, Juneau Street, Lincoln Street and Lake Michigan

The district, listed on the National Register of Historic Places, contains over 40 historic homes from the late 1800's to early 1900's. Self-guided walking/driving tour information can be obtained from the Kewaunee City Hall.

Kewaunee Lighthouse end of the south pier

This historic lighthouse was originally constructed in 1891. It was rebuilt in 1930 and automated in 1981. The structure is owned by the City of Kewaunee. Visitors are able to get a closer view of the lighthouse by walking on the south pier. The inside has been rehabilitated but it is not presently open to the public.



Geocaching

Geocaching is an outdoor treasure-hunting game in which the participants use a Global Positioning System (GPS) receiver or other navigational techniques to hide and seek containers or caches anywhere in the world. Caches can be hidden anywhere making the game accessible to almost anyone.

Charter Fishing

Charter fishing in the City of Kewaunee provides fishing opportunities for some of the best salmon and trout fishing found on Lake Michigan. Charter fishing boats are docked in both the Kewaunee Marina and the Salmon Harbor Marina.

Privately Owned Recreational Facilities:

Salmon Harbor Marina, STH 42 and Hathaway Drive

This is a private marina located on the north side of the Kewaunee River covering approximate five acres of land. This marina provides boat slips, ramps and boat storage, as well as lounge, shower and bathroom facilities for boaters. There are also campground and R.V. sites, a fish cleaning station, and parking facilities.

Kewaunee R.V. Village, Terraqua Drive

This privately owned facility is located on the northern edge of the city providing numerous campsites, cabins, and various recreation amenities.

Nearby County / Regional Parks and Recreation Facilities:

ATV Park, Town of West Kewaunee

Owned by Kewaunee County, the ATV park is approximately three miles west of the Kewaunee city limits.

Bruemmer Park, Town of West Kewaunee

Located about two miles west of the city limits off CTH C, the park provides over 70 acres of wooded areas and is adjacent to the Kewaunee River. It offers a small zoo along with a playground area and several shelters that can be used for special events. The park is owned and managed by Kewaunee County.

Dana Farm / Winter Park, Town of West Kewaunee

Winter Park is located along the Kewaunee River off of CTH C west of the city. In the winter this park supplies a ski hill along with tubing runs. During the summer months, the park offers a Disc Golf course. The recreation site also includes the C.D. Besadny Anadromous Fish Facility which provides a unique viewing window allowing visitors to see fall and spring runs of fish as they enter the facility.

Alaskan Golf Club, Town of Pierce

Located north of the city on STH 42, the Alaskan Golf Club is a public nine-hole golf course.

State Fish and Wildlife Area

Located just west of the City of Kewaunee is the C. D. (Buzz) Besadny Fish and Wildlife Area. The 2,632 acre property was established in 1957 by the WDNR to manage fish and wildlife resources associated with the Kewaunee River and surrounding landscape. The property is comprised mostly of woodlands, river, stream, grasslands, and contains one of the largest wetland complexes bordering Lake Michigan. The Ahnapee State Trail / Ice Age National Scenic Trail also pass through the property.

Statewide Comprehensive Outdoor Recreation Plan Analysis

The Wisconsin Department of Natural Resources (WDNR) recently completed the report *Outdoor Recreation in Wisconsin: The 2005-2010 Wisconsin Statewide Comprehensive Outdoor Recreation Plan (SCORP)*. In this report, the WDNR analyzes the recreation facility/activity priorities for the state, identifies primary issues, and establishes funding criteria.

In Wisconsin, land resource based activities have increased just over 27 percent in a 10 year period. Much of this increase has been in the areas of wildlife viewing and off-road driving, both relatively inactive activities. While not generally popular among older participants, the biggest change in recreation participation has been in the area of snow and ice based activities. Much of this change may be attributed to recent advancements in equipment technology, as well as an increased interest in snowboarding and ice skating.

Statewide projections are made for a five year period, thus reflecting the most pressing demands on recreation in the near future. Some of these activities such as ATVing, RV camping, and geocaching are expected to grow in popularity. Other activities such as swimming, day hiking, and fishing, are expected to remain stable in their popularity, while others such as jet skiing, mountain biking, are expected to decrease in popularity.

Table 8.2 SCORP Projected Trends in Outdoor Recreation Activities, 2011-2016

Increasing in Demand

Adventure Racing	Popular for individual and groups
Driving for pleasure	An easy activity for aging baby boomer generation
Developed/RV camping	Baby boomers are drivers for this growth
Kayaking	Cheaper entry points have attracted participants
Visit a dog park	Urban residents continue demand these parks
Soccer outdoors	Youth growth is strong in urban areas
BMX biking	X games popularity may be a driving factor in growth
Climbing	Indoor climbing walls have led to outdoor resurgence
Paddle boarding	Fast growing water sport
Triathlon	Varying distance events have allowed for growth
Off highway vehicle driving	Post-recession growth continues
Gardening for pleasure	Grow local concept taking hold

Stable in Demand

Walk for pleasure	Market saturation does not allow for growth
Running/jogging	Gen Y replacing baby boomers in this activity
Water parks	Recession may have caused this to slow
Motorized boating	Still easy access in a water based state
Day hiking	Popular with many generations
Golf	Time constraints do not allow for growth
Tent camping	Stable but growth is illusive
Trail running	Stable niche
View/photograph wildlife	Easy activity spanning generations
Bicycling	Popular spanning generations – access is key
Snowshoeing	After large growth, has stabilized

Decreasing in Demand

Hunting	Continues to struggle with generational loss, access
Inline skating	Large decrease in last 6 years, bottom may be near
Skateboard/skate parks	Younger generation is free skating with long boards
Horseback riding on trails	Recession impacts have caused a decrease with no rebound
Softball	Older generation (boomers) continue to leave the sport
Downhill skiing	Younger generation numbers can't replace aging boomers

Source: WDNR, 2011-2016 SCORP

Future Needs Summary

In determining the needs of the City of Kewaunee, a review of the National Recreation and Park Association (NRPA) standards comparing outdoor recreation standards with existing local facilities is helping in determining where the city is providing a level of recreational service.

The NRPA generally recommends a gross acreage standard of 6.25 to 10.5 acres of developed open space per 1,000 population. Based on this standard, the City of Kewaunee, with a population of 2,917 in 2017, should provide between 18.5 and 31 acres of developed park space. Considering the city's 2040 projected population of 3,015 people, it is anticipated that in the future, the city will need to maintain between 21 and 35 acres of developed parks. Currently, the City of Kewaunee has 74 acres of developed recreation space. This total does not include the Kewaunee Marshlands Walk, Ahnapee State Trail, the private school, or any of the private recreation areas. According to the NRPA standards, the City of Kewaunee exceeds the overall standards for acres of developed recreation space.

Recommendations for Parks and Facilities

The city should continue to update its parks based on the changing needs of the community, accessibility and to providing facilities that support recreational activities for all ages and abilities. Necessary upgrades should be completed to bring all parks and recreational facilities into compliance with safety regulations and accessibility guidelines. Also, the city should continue to provide updates to existing recreation equipment as needed based on a reasonable life-span of the equipment.

Specific recommendations based on community input are identified next.

Support development of water and ice based community activities.

An ice rink was included in a proposal for the Ellis Point design. Activities offered in different seasons are important to keep the downtown and waterfront busy with activities.



Ice rink at Green Bay City Deck and restaurant

Maintain multi-function green space for community activities. Harbor Park and the city-owned green space have areas available that are flexible for community activities. Park and Recreation programming for exercise classes like:

- Yoga in the Park: Sunrise, Sunset
- Lakefront Fitness
- Kids Yoga in the Park
- Pilates in the Park
- Mental Fitness: Meditation Techniques
- Fitness Walking
- Tai Chi in the Park: Sunrise, Sunset
- Music in the Park



Yoga in the park, De Pere, WI

Recommended beautification efforts including public art in public spaces, landscaping, and additional seating configurations.

Public art can be commissioned to represent the brand of the City of Kewaunee, an idea or object relating to the city's history that is meaningful to put on display. Communities have placed art along trails, as a centerpiece for a plaza adding dimension to a public space. Additional seating to accompany the art or be added seating without an art piece to enjoy the view of the lake are also amenity improvements along the waterfront.



City Deck built-in seating and art along the Fox River Trail, Green Bay, Wisconsin

Develop a new park for additional public access to include transient boat slips, green space, a parking lot and other amenities.



River Landing in progress

This area has been identified as “River Landing”. It is proposed to include future boat slips, docks, parking, and lighting. This location can potentially serve as another Ahnapee trailhead because of its proximity to the Ahnapee State trail in addition to a public access point to the Kewaunee River.

Expand the campground and improve landscaping.

The campground, which provides space for RV camping, is adjacent to Kewaunee Landing. The campground is in need of landscaping improvements. The parking lot is showing winter and water damage due to harsh conditions and poor drainage. Landscaping improvements, stormwater best management practices and landscaping are needed for this expansive parking lot.



RV campground parking lot

Improve the fish cleaning station at the city’s marina.

There is a fish cleaning station at the marina. The city would like to improve a fish cleaning station at this location. Fishing is very popular in the City of Kewaunee and related amenities are needed to properly dispose of fish waste.

Add recreational amenities for multiple age groups:

- Ice skating and splash pads are two amenities that have been proposed in preliminary designs in the Ellis Point area. Both of these activities are attractive to younger age groups.



City Deck splash pad Green Bay, Wisconsin

- Camping via recreation vehicles is popular with families and older age groups. Improvements and amenities are recommended to the RV campground including repaving the existing parking lot adding green infrastructure, where possible, to the parking lot design, and improved landscaping.
- Water access activities such as kayaking and paddle boarding are very popular across age groups. Pursuing a third party to make kayaks and paddle boards available for rent would add an additional draw to the city's waterfront. There are providers in adjacent counties so perhaps a relationship with one of these vendors will work with the City of Kewaunee.



Kayaks in a rental rack. Monona, Wisconsin

Also, the city should consider adding kayak racks for rent. Other communities have a permit and fee based system so kayak owners to rent space on the racks. Possible location of the kayak rack could be at the city's marina, at Selner Park beach and/or Father Marquette Park beach access for easy put-ins. Selner Park and Father Marquette Park are a part of the Lake Michigan water trail and are ideal locations to accommodate land and water access for non-motorized water craft as a part of the water trail.

- It is suggested that the city consider working with third parties to establish a vendor/ cart program to sell refreshments to those enjoying the beach and parks along the waterfront. Ideally a mobile cart could travel between Selner Park, Harbor Park, and other areas to be determined, to those playing hard along the lake shore.

If a vendor cart is supported, perhaps it can be the beginning of a food entrepreneurial program. The same vendor concept could have city guidelines, like other communities do, that have small food trucks and vendors in public spaces.



Food trucks in an Oshkosh park

Father Marquette Park:

- The playground equipment and amenities should be upgraded in this park.
- In addition to the kayak rental racks, this park is a good candidate for sailboat moorings for transient or seasonal usage. The openness and wind exposures in this location offer conditions conducive to laser sailing in this location of the lake.



Father Marquette Park



A laser sailboat

Containment Area: The area to the north and east of Father Marquette Park is unique due to its composition and consequent development constraints. A separate site planning process for this location is recommended.

Planning efforts have identified a need for greater connectivity of greenspace, parks, sidewalks, the waterfront and downtown for pedestrians and bicyclist.

The vision is an interconnected off-street pedestrian trail system. The city recommends extending the existing hardscaped new trail, and the wooden boardwalk at Harbor Park to the west and east. This would create further connections to the city-owned green space at STH 42 along with other facilities to the west of the park including the Ahnapee State Trail. Extending pathways to the east of the park would provide access to the south pier and historic Kewaunee Lighthouse. Establishing the trail location along the Kewaunee River and Kewaunee Harbor, may require the purchase of easements, and will maximize recreational benefits.

There are gaps where easements are needed to achieve this vision. The use of public right-of-way and existing sidewalks can provide some alternative connections where possible. Also, in the interim, there are water trails, a de facto path out of necessity, for example, along Harbor Park frontage that is parallel to STH 42 where there is no sidewalk. Enough pedestrians have walked there and “created” a path.



Signs in Minneapolis along the Mississippi River

Finally, better signage will assist with connectivity by providing information about where events and places are located so people can travel via existing paths, trails and sidewalks.

There is a need for a sign system to convey the location and types of recreational parks and facilities that are available to the public in the City of Kewaunee.

- Directional signs indicating where public access is to Lake Michigan, the Kewaunee River, trails and park facilities are located.
- Signs indicating the location of public boat launches, fishing access and parking for these activities
- Signs announcing events and activities.

Capital Improvements 2019-2024

Improvements to a park that significantly upgrade the park’s value and overall usefulness are considered capital improvements. These improvements are identified and typically funded through municipal funds. Routine maintenance of existing facilities does not increase the facility’s value or usefulness; therefore, routine maintenance expenses are usually funded through the city’s recreation department operating and maintenance budget. Non-routine maintenance of park facilities such as constructing a restroom is usually considered a capital improvement.

A list of priority projects are below in Table 8.2.

Table 8.2 Capital Improvement Projects – Recreational Facilities

Year	Improvement	Cost	Funding
2019	Harbor Park: Construct wooden boardwalk along dock wall of Kewaunee Harbor from Harbor Park to Lighthouse	\$85,000	Grant
2019	Kewaunee Marshlands Walk: Improve boardwalk	\$5,000	Grant
2020	Memorial Field: Replace overhead lighting around baseball diamond	\$150,000	City
	New restroom/ concession stand building	\$75,000	City
2021	Kieweg Park: Replace fence around tennis courts and repave courts.	\$40,000	City
2021	Kewaunee Marina: Parking lot drainage improvements	\$50,000	Grant
2021	Kewaunee Landing: Parking lot drainage improvements	\$90,000	Grant
2023	Kewaunee Marina: Dock improvements	\$100,000	Grant
	Kewaunee Marina: New fish cleaning station	\$250,000	Grant
2023	Memorial Field: Enclosed recreational / social activities building	\$125,000	City

Funding Programs

There are several ways to fund recreational development within the city. Although most funding will come from local public funds, there are other public and private funds available. Local public and private funds can come from a number of sources including the sale of bonds, allocations from the local tax base, allocations from revenue sharing, user fees, and donations from individuals and organizations.

Public funding can be in the form of a grant or a loan. The following is a list of agencies with programs designed to assist communities in expanding and improving their recreation opportunities.

Wisconsin Department of Natural Resources (Federal Programs)

Land and Water Conservation Fund (LWCF)

This program allows up to a 50 percent grant through the Wisconsin Department of Natural Resources (WDNR). Funds can be used to develop outdoor park and recreational areas and their support facilities. Applications are due May 1 each year. A prerequisite to the application is that the city must have an updated comprehensive recreation plan at the time of the application. Applicants compete on a statewide basis.

Recreational Trails Act (RTA) Program

This program allows up to a 50 percent grant for recreational trail projects through the WDNR. Funds can be used to develop trailside and trailhead facilities and trail linkages for both motorized and non-motorized recreational trail uses. These facilities could include parking areas, sanitary and shelter buildings, disabled accessibility improvements and other types of projects. Applications are due May 1. A prerequisite to the application is that the city must have an updated comprehensive recreation plan at the time of the application.

Wisconsin Department of Natural Resources (Stewardship Programs)

Acquisition and Development of Local Parks (ADLP)

This program allows up to a 50 percent grant through the WDNR. Funds can be used to develop recreational facilities including parking areas, sanitary, and shelter buildings, signs, interpretive items, and disabled accessibility improvements. Applications are due May 1. A prerequisite to the application is that the city must have an updated comprehensive recreation plan at the time of the application. Applicants compete on a regional basis for a 50 percent grant. Applications are due May 1 each year.

Urban River Program

Under this program, funds are available to acquire land, rights in land, and to enhance shorelines on or adjacent to rivers that flow through urban or urbanizing areas, in order to preserve or restore urban rivers or riverfronts for the purposes of nature based outdoor recreation activities. Eligible activities include land acquisition, shoreline enhancement such as stabilization, lighting, open shelters, fences, signage, access, and the removal of retaining walls, roads, buildings, and overhead wires. Engineering and design costs of enhancement projects are also eligible activities. This grant program can assist with up to 50 percent of total project costs. Applicants compete on a statewide basis and are due May 1 each year.

Urban Greenspace Program

A 50 percent grant is available through this program to protect scenic or ecological features, acquire lands for natural space within or near urban areas, and to provide land for nature-based outdoor recreation. This program is not for development projects but rather to protect natural areas that have scenic, ecological or other natural values. Applicants compete on a statewide basis for a 50 percent grant. Applications are due May 1 each year.

Acquisition of Development Rights

This program helps purchase development rights or easements in areas where restrictions on residential, industrial or commercial development could improve outdoor recreation by protecting natural, agricultural, or forestry areas. Funding criteria for this program includes proximity to other permanently protected land, having frontage on a river or other body water, provides or enhances nature-based outdoor recreation opportunities, acquisition of land threatened by increasing development pressures, and other criteria. Applicants compete on a statewide basis for a 50 percent grant. Applications are due May 1 each year.

Other Wisconsin Department of Natural Resources

River Protection Planning

Should a community decide to include educational materials at the park that would assist the public in understanding river ecosystems, grant funds of up to 75 percent (up to \$10,000) could be applied for that could be used to collect and disseminate the information. This program is through the WDNR and is due May 1.

Recreational Boating Facilities

This WDNR program provides cost sharing of up to 50 percent for eligible costs. Eligible projects include ramps and service docks required to gain access to the water, bulkheads and breakwaters used to provide safe water conditions, dredging to provide safe water depths for recreational boating (not maintenance dredging), support facilities such as parking lots, sanitary facilities and security lighting, and feasibility studies related to the development of safe recreational boating facilities. An additional 10 percent may be available if a community conducts a boating safety enforcement and education program approved by the DNR and an additional 30 percent may be available if the project meets the statewide and regional requirements as established by the Waterways Commission. Grants are quarterly.

Wisconsin Department of Transportation

Transportation Alternative Program (TAP) Grant

This program allows up to an 80 percent grant through the Wisconsin Department of Transportation (WDOT). Funds can be used for bicycle and pedestrian facilities, historic transportation structures, landscaping and scenic beautification, tourist or welcome centers, as well as other recreational amenities. Grants are typically due in January.

Safe Routes to School (SRTS)

Funds can be used for bicycle and pedestrian infrastructure, planning and promotional projects that enable and encourage children to bike and walk to school. Projects must be within two mile of a K-8th grade school. Grants are due January.

Wisconsin Department of Administration

Coastal Management Grant

The Wisconsin Department of Administration, through its Coastal Management Grant Program provides grant funds for community planning and historic preservation in coastal counties along Lake Michigan and Lake Superior. Eligible projects include low-cost construction of parks, walkways, viewing decks, recreation trails, restoration of historic buildings, and other public access facilities. Grant applications are typically due in the last quarter of the year for funding in the following year. A project with a total cost of under \$50,000 is eligible for up to a 50 percent grant, while a project greater than \$50,000 is eligible for up to a 40 percent grant.

U. S. Department of Agriculture, Rural Development

Community Facilities Grant or Loan Program

This is USDA, Rural Development assistance that could come in the form of a grant or a loan, depending on the median household income of the city at the time of the application and the funds available for grants. Typically, an applicant will receive a mix of both grant and loan funds if they are eligible for funding. Grants could be as high as 75 percent of the project costs and/or a guaranteed loan for up to 90 percent. It could also be a loan directly with the USDA. The term of the loan could be 40 years or the life of the improvements. Grant funds can be used for many different types of facilities including outdoor theatres, marinas, sidewalks, off-street parking, municipal docks, community centers, and many more projects.

Chapter 9 Regulatory Steps and Zoning

Zoning is the most common regulatory device used by municipalities to implement recommendations. The major components of zoning include a written zoning ordinance and a zoning district map. Within the City of Kewaunee's Code of Ordinances, the Zoning Ordinance is found in Chapter 94. Currently the City's Zoning Ordinance regulates all land use within the city limits. The City's Municipal Code also contains some regulations on subdivision and platting, parking, and other guidelines.

Focusing on the city's waterfront and downtown areas, the majority of the parcels are currently zoned as Waterfront District or Community Business zoning districts. The city's zoning map is on the next page. A brief description of the zones are below followed by areas of the code that focused on for updates.

Waterfront District: Section 94-23

The purpose of this district is to provide direction on orderly development of the city's waterfront. The permitted uses consist of fishing related, water transportation, marinas, park and campgrounds, single family residential, and accessory uses related to single family uses.

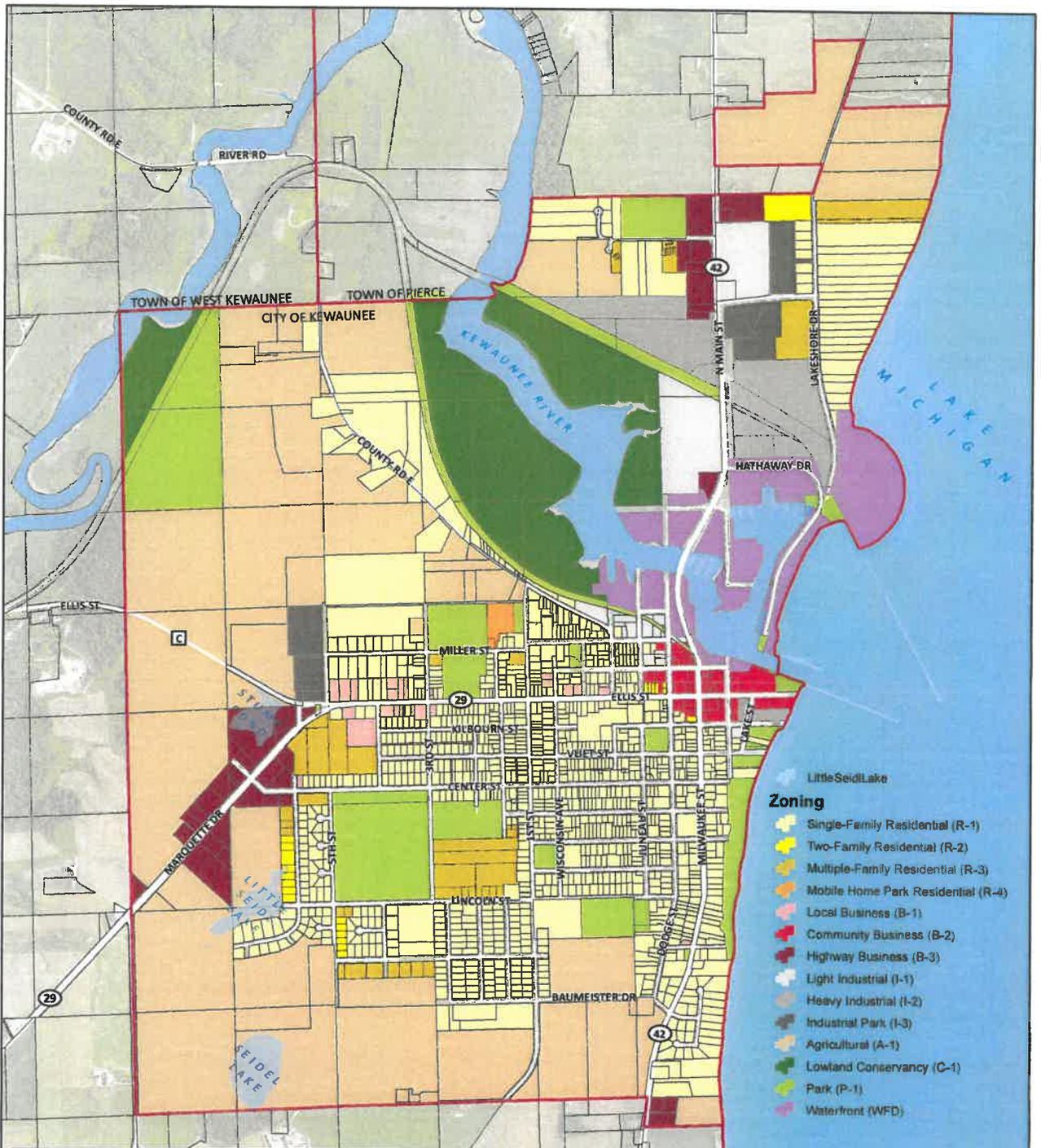
Community Business District: Section 94-15

The purpose of this district is to guide uses in the traditional downtown area. This location is generally along Ellis Street, Milwaukee Street, and Harris Street bounded by Dodge Street on the west and the Lake Michigan on the east. The Community Business District is intended for a traditional central business district. Within this district, is an Arts, Culture, and Historic Overlay District to provide an overlay district with additional uses focusing more on art, cultural venues and events in the downtown area. The overlay district has not been used as an overlay zone to date.

Site Plan Review: Section 74-73

This section of the code indicates the plan commission is responsible for the review of the layout of the sites, existing and proposed structures, scale, architectural plans, and other items as they relate to a conditional use. However the standards, process, and guidelines to apply to the review are not specific or quantified.

Typically, a site review process is applied to new development and expansions of commercial, industrial, institutional and multi-family developments. Applications are submitted to the city, separate from building permits. The ordinance contains, within in a process for reviewing site plans, the criteria for the plans, the data to include for the site and development, and a timeline of the materials to be submitted to the city for it to review and place on the plan commission's agenda.



City of Kewaunee
Integrated Plan

Map 8: Zoning



2018 Parcels



0 750 1,500
Feet
Map Date: August 2018

BAY LAKE
Regional Planning Commission | Since 1972

SOURCE: 2010 Zoning Data (BLRPC), Kewaunee County 2018, Bay-Lake Regional Planning Commission 2018, Bay-Lake Regional Planning Commission 2018.
DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information and data used for reference purposes only. Bay-Lake RPC is not responsible for any inaccuracies herein contained.

Land Division: Chapter 66

Land division regulations govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the land divisions appropriately relate to the geography of the site, current and existing public facilities. When new land divisions are approved they should be consistent with the City's comprehensive plan goals and future growth plans. Some land division and subdivision ordinances contain street design standards, plat review criteria and other standards. There are recommendations for these elements to be more specific.

Erosion and Stormwater Control Ordinance

Communities can adopt erosion and stormwater control ordinances to control the impact of development on runoff, groundwater recharge, and overall water quality. The ordinance should include standards for compliance and guidelines to development best practices for stormwater management.

Conditional Uses: Division 2. Section 94-71 to 73

There is a conditional use application and review process in Section 94-71. The specific conditional uses are listed in each zoning district. This Division 2 section has items listed necessary for the application, and items the plan commission will require. There are requirements but there should be a standardization for the determination of approval.

Recommendations

1. Review the city's *Community Business District (B-2)* and consider eliminating the overlay district within it.

The *Community Business District* contains an overlay district called the *Arts, Culture, and Historic Overlay District (94-15 (c))*. It is recommended that the permitted uses within this overlay district be combined with those of the *Community Business District* and the *Arts, Culture, and Historic Overlay District* be eliminated. The overlay district may have created some confusion and by eliminating it but retaining art and cultural uses, will emphasize the arts in the downtown.

Design Tools:

2. Consider establishing architectural guidelines for the areas in the downtown that fall within the Community Business District (B-2). Guidelines would facilitate rehabilitation of buildings in keeping with the architectural period of the structure.

The City is encouraged to establish architectural design guidelines that will assist with building rehabilitation, particularly of historic structures in the downtown. The city could tie façade loans and grants to architectural guidelines. There are communities in Northeast Wisconsin that have these in place that can be references for information and guidelines should the City of Kewaunee decide to pursue to this.

3. Another design consideration is an amendment to the code of form-based content to assist with design in the downtown area and secondarily in the waterfront area.

Form-based codes connect the urban **form** and land use by providing specific building types that are suited to the area. Form-based codes do not concentrate on land uses but rather the use of the building, the desired physical form, placement, size and the bulk of the buildings within the environment the building is located. Communities can amend the existing zoning code and incorporate form-based, urban design ideas in just a section of the ordinance rather than modifying the entire ordinance which can be very expensive.

When form-based codes are commonly used for only a portion of a community's code, they are often applied to the:

- Downtown areas or commercial re-development areas;
- Mixed-use re-development area(s) much like a Planned Unit Development (PUD) and/or;
- Infill areas for redevelopment.

Design Result from Form Based Code Guidelines/Regulations:

Materials, Articulation, and Transparency



Source: LSL Planning, Inc. FBC Guide.

4. It is recommended the city establish a site plan review process for new development and expansions of existing development for commercial, industrial, institutional and multi-family developments.

There are references within the existing code, for example Light Industrial (94-17((f)), where it states there is a Plan Commission review required; however, this is not consistently applied to other zones where development proposals are necessary. This section for review does not contain specific requirements for the proposal's to include.

A site plan review process will specifically outline the City's evaluation, criteria and the associated timeline. The site plan review would be its own ordinance with site design requirements that are in addition to the underlying zone's dimensional requirements and other standards.

5. In addition to the need for single family housing, other types of housing such as duplexes, a variety of multi-family, and accessory units are housing alternatives where changes in the current residential district zonings may need to occur.

- To facilitate accessory units, for example, the city’s Single Family Residential District (R-1) and the Two Family Residential District (R-2) currently allows a professional office as a permitted accessory use. Perhaps an additional accessory use could be “accessory dwelling uses.”
- In the Multi-Family District (R-3), Single Family Residential is a conditional use, so an accessory unit could also be a consideration in this zone, because again a professional office is a permitted accessory use.

6. It is suggested the City of Kewaunee consider incentives and outreach actions to facilitate more housing development within the city.

The City of Kewaunee is experiencing a need for additional housing. Innovative development options that are practiced elsewhere can be considered in the city to move the housing construction along at a faster pace. To develop a housing policy that addresses these particular issues and others, it is suggested the city make housing a regular topic of discussion at the committee level to regularly engage appropriate partners about this pressing concern.

Topics to discuss are the following:

- As mentioned in this document, the city can consider purchasing lots, from a developer when a subdivision or land division is proposed (city can re-sell at low or no cost based on city criteria);
- Waiving fees normally paid to the city when residential development is proposed;
- If building rehabilitation occurs in areas of the city such as the upper floor residential area in the downtown, the city could waive building permit fees or other associated fees provided design standards for the rehabilitation are met;
- Discuss with the banking/lending community the city’s need for housing:
 - Role in lending and funding availability;
 - Future partnership for housing and affordable housing; and
 - A partnership on foreclosed properties.
- Begin/continue discussions with the business community about housing which is a mutually beneficial proposition.

7. A review of and update to the city’s subdivision ordinance is recommended.

A land division ordinance is intended to govern the process by which lots are created out of larger tracts of land. These regulations seek to ensure that the land divisions appropriately relate to the geography of the site, existing and future public facilities.

The current guidelines for subdivisions, or certified survey maps (CSMs), do not include specific standards for local roadways. It is recommended that roadway standards are included, jurisdiction notwithstanding, so when a land division of any size is proposed this information is clear. The recommended Urban Land Institute standards included in Chapter 7 are an effective design reference

for multi-modal roadways.

8. A review of the city’s erosion control standards and post-construction treatment should be considered to modify the ordinance (City of Kewaunee’s Ordinance Chapter 82).

Because the City of Kewaunee is a coastal community on the shores of Lake Michigan, stormwater management and sedimentation concerns are very important. Tools to mitigate run off, and reduce sediments can be addressed through ordinances managing erosion control during construction and treatment following construction. The [Wisconsin DNR](#) has a model ordinance for erosion control (tools during construction) and a post-construction (treatment) model ordinance. These can be customized locally and are a good reference for steps to include within Kewaunee’s review process.

9. The City of Kewaunee should consider updating the conditional use section of Zoning Chapter 94.

According to Wisconsin Act 67, passed in 2017, conditional use standards for review must include tangible evidence such as traffic impacts, lighting, noise, and/or other standards to be used for approval or denial of a conditional use permit. Broad requirements such as harmful, “adverse to the value of the neighborhood” are no longer acceptable for issuing conditional uses permits.

10. In accordance with the many recommendations for sign consistency, the city should review and update its sign ordinance.

The Integrated Plan has addressed different elements of signage: wayfinding, municipal, and directional signs. This element is related to the sign ordinance need for updating that reflects the limitations on sign regulations created by the 2015 U.S Supreme Court ruling in the case of Reed v. Town of Gilbert decision. A sign ordinance is recommended:

- To be comprehensive and consistent;
- To facilitate and promote current and future businesses; and
- Integrate branding components where possible and achieve desired results for effective directions, information, event announcements, and other purposes to connect people where they want to be in the City of Kewaunee.

