

APPENDIX 1-4

COMMENTS FROM TOUR OF DEVELOPMENT SITES

On September 30, 2008, several members of the multi-jurisdictional comprehensive plan advisory committee and other representatives from throughout Kenosha County participated in a tour of development sites in Woodstock, Illinois and Walworth County. The County Department of Planning & Development, City of Woodstock Planning & Zoning Department and Kenosha County UW-Extension organized the tour in order to stimulate ideas and discussion about future development in the county. Figure 1-4a is the Program and information related to the sites visited and Figure 1-4b is a summary of the comments from the tour of Development Sites.

**FIGURE 1-4a
TOUR OF DEVELOPMENT SITES PROGRAM**



KENOSHA COUNTY

DEPARTMENT OF PLANNING
AND DEVELOPMENT

**KENOSHA COUNTY
MULTI-JURISDICTIONAL COMPREHENSIVE PLAN**

Tour of Development Sites

SEPTEMBER 30, 2008

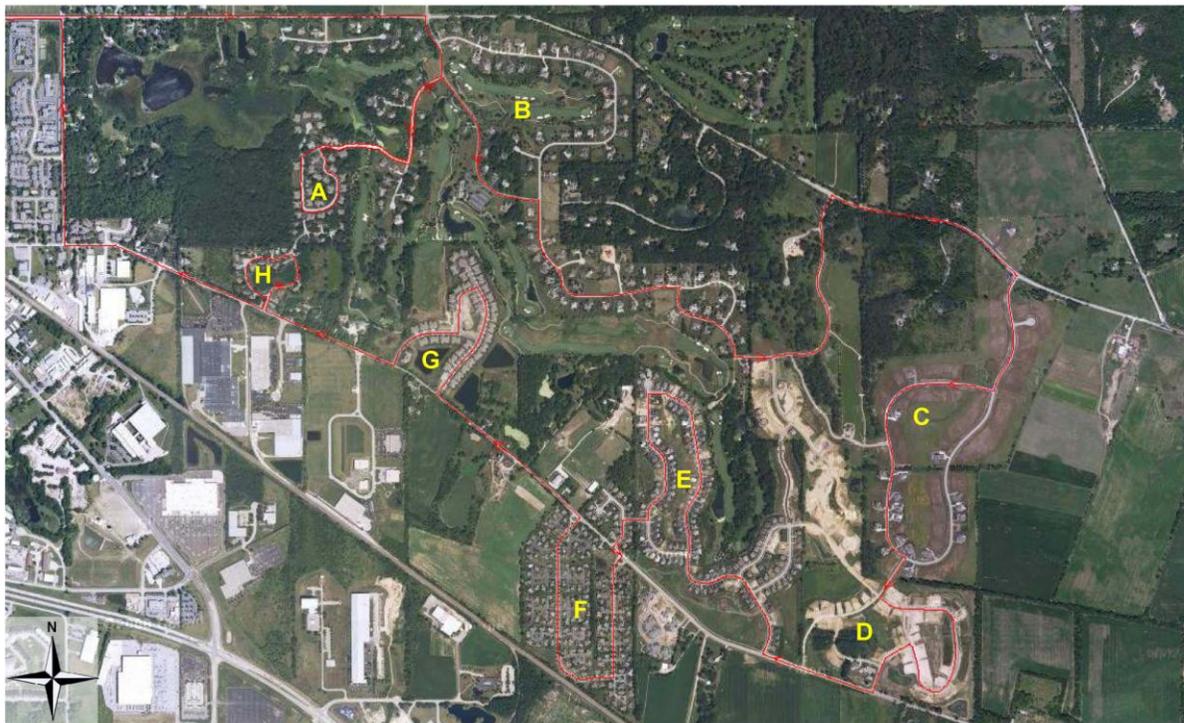
Southeastern
Wisconsin
Regional
Planning
Commission



UNW
Extension

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Villas at Bull Valley

Developer: Par Development
Final Plat Approved: 1999
Total Acres: 18
Types of Residential Dwelling Units: Two-Family Condominiums
Number Dwelling Units: 62
Total Units & Lots Permitted: 62

This land was originally part of the proposed Dutch Crest subdivision that was developed in the late 1970s. A service drive connects this subdivision to Dutch Crest to provide for a second access point for emergency vehicles. One home sold in Villas at Bull Valley in Woodstock with a price of \$380,000 within the last six months.

Notes



Bull Valley Golf Club Subdivision

Developer: Vignocchi & Associates
Final Plat Approved: 1990
Total Acres: 195.74
Types of Residential Dwelling Units: Single-Family
Number of Proposed or Approved Dwelling Units: 177
Total Units & Lots Permitted: 138
Lot Size: 0.27 to 1.14 Acres

The development of Bull Valley Golf Club was designed through the collaboration of a landscape architect, a real estate developer, and a golf professional. An 18-hole championship course is integrated within this 177-lot development.

Notes



*The Sanctuary at Bull Valley
Planned Unit Development*

Developer: Wells Manufacturing /Knickerbocker Properties LLC

Final Plats Approved: 2003

Total Acres: 200

Dedicated Open Space Acres - 114

Types of Residential Dwelling Units: Single-Family Detached

Number of Proposed or Approved Dwelling Units: 101

Total Units & Lots Permitted: 35

Lot Size: 0.75 – 3.07 Acres

The development is planned around the natural features and characteristics of the land. The roads and homesites are placed to maintain the mature trees and unique topography. Strict architectural and environmental guidelines exist to protect the homeowners and the land.

Notes



The Reserve at Woodstock

Developer: Roslin Homes

Final Plat Approved: 2005

Total Acres: 100

Types of Residential Dwelling Units: Single-Family Detached

Number of Proposed or Approved Dwelling Units: 200

Total Units & Lots Permitted: 12

Lot Size: 11,761 to 29,621 Square Feet

This development is phase two and three of the Sanctuary at Bull Valley Planned Unit Development and offers more moderately priced homes on smaller lots than phase one. Homes in The Reserve at Woodstock sell from \$368,900 to \$425,900.

Notes



The Ponds at Bull Valley

Developer: Deer Point Homes
Final Plats Approved: 2002; 2003; 2004; and 2005
Total Acres: 92
Dedicated Open Space Acres: 11
Types of Residential Dwelling Units: Single-Family Detached
Number of Approved Dwelling Units: 219
Total Units & Lots Permitted: 157
Lot Size: 7,891 to 24,210 Square Feet
Price Range: \$211,990 to \$264,990

All five phases of this subdivision on McCormell Road have been approved by the City and are currently under construction. Approximately 70 percent of the homes are under construction or have been occupied. Three homes sold in Ponds of Bull Valley in Woodstock in the range of \$240,000-\$295,000 with an average price of \$259,000 within the last six months.

Notes



Applewood

Developer: Kimball Hill
Final Plat Approved: 1991 and 1992
Total Acres: 53
Types of Residential Dwelling Units: Single-Family and Two-Family
Number of Proposed or Approved Dwelling Units: 200
Total Units & Lots Permitted: 200

Applewood is a "cluster" development consisting of single-family homes and townhouses with shared access drives. Within the last six months, four units sold in this development in the price range \$127,000-\$195,500, with an average price of \$163,375.

Notes



Bull Valley Greens

Developer: Par Development

Final Plat Approved: 2002

Total Acres: 121

Types of Residential Dwelling Units: Duplexes

Number of Proposed or Approved Dwelling Units: 94

Total Units & Lots Permitted: 64

Residential Acres: 37

The Bull Valley Greens condominium homes are adjacent to the Bull Valley Golf Club and feature three ponds, with prices starting at \$329,900.



Notes

Dutch Crest

Developer: Unknown

Final Plat Approved: 1977

Total Acres: 16.4

Types of Residential Dwelling Units: Single-Family

Number of Dwelling Units: 34

Total Units & Lots Permitted: 34

Lot Size: 8,873 to 28,732 Square Feet

The original proposal for this subdivision was for 90 single-family homes and extended north on what is now the Villas at Bull Valley. The development reduced to its current 34 units on approximately 16 acres of land. A service drive connects this subdivision to the Villas at Bull Valley to provide for a second access point for emergency vehicles. One home sold in Dutch Crest in Woodstock with a price of \$250,000 within the last six months.



Notes



Downtown Woodstock

The Woodstock Downtown Business Association (WDBA) was formed in 2006 as a coalition of committed small downtown businesses. It was accepted as an Associate Illinois Main Street Program in November 2007 and is currently working toward fulfilling requirements to achieve full designation as an Illinois Main Street organization. The WDBA is an action-oriented group whose purposes are:

- To improve conditions and advance the common interest of the downtown businesses in the City of Woodstock, including the Historic Downtown Woodstock Square and the Woodstock Downtown Business Historic Preservation District
- To stimulate Downtown revitalization through the following:
 - ⇒ Education of the general community and the Downtown business community;
 - ⇒ Organization by encouraging cooperation and building leadership in Downtown;
 - ⇒ Promotion and creation of a positive image for Downtown as an exciting place to live, shop and invest in; and
 - ⇒ Improving the appearance of Downtown through design and other appearance activities.
- To protect and preserve the quality of life that is valued by the citizens of Woodstock;
- To receive, administer and distribute funds in connection with any non-profit activities related to the above objectives.



Woodstock Station

Developer: Hummel Development Group

Final Plat Approved: December 21, 2004

Total Acres: 11.5

Dedicated Open Space Acres: 1

Types of Residential Dwelling Units: Mixed use (commercial, rowhouses, & multifamily)

Number of Proposed or Approved Dwelling Units: 197

Total Units & Lots Permitted: 10

Residential Acres: 7.5

Commercial Acres: 3

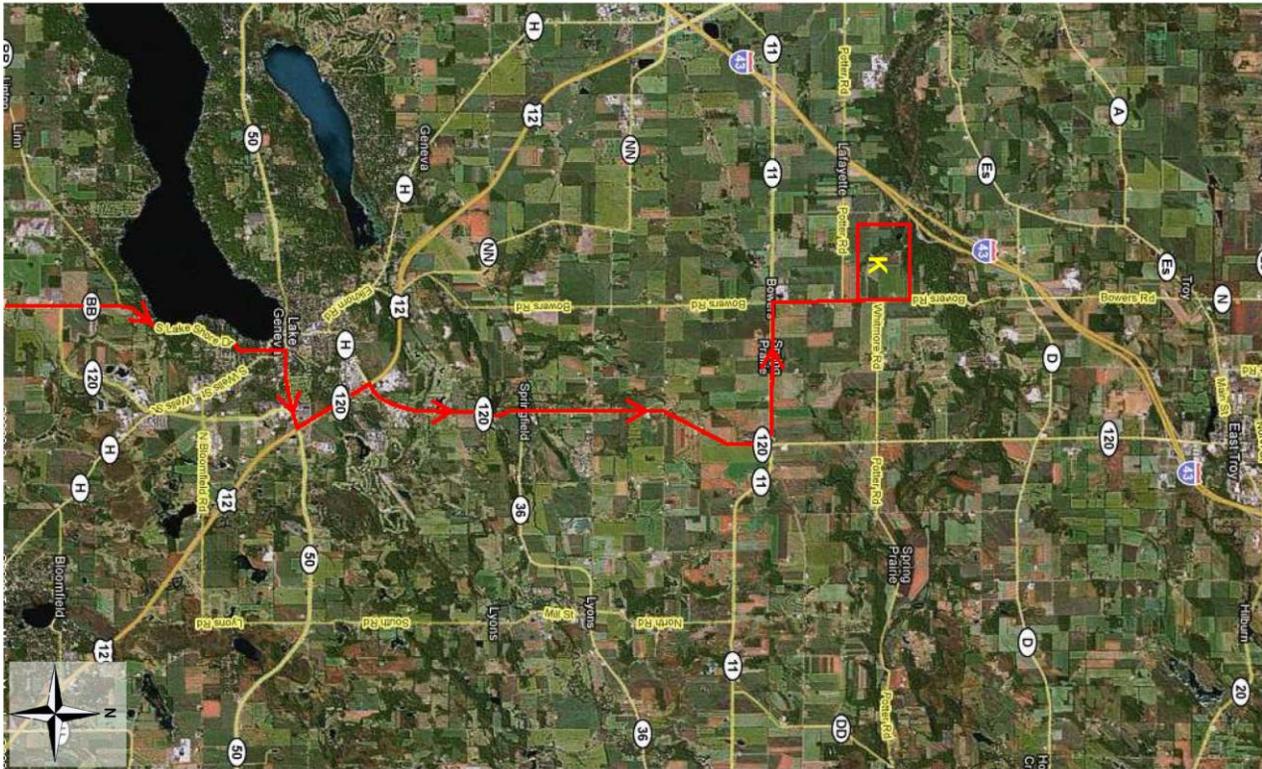
Construction is now complete on the first 11 units, with price points beginning in the low \$500,000. Based on the success of the first phase of this project, the developer, Woodstock Station, LLC, anticipates the start of future phases in the coming year. The City of Woodstock is now assisting in marketing a portion of this site for commercial development.

Notes

WOODSTOCK STATION

SITE PLAN





Sugarcreek Preserve

Developer: Keefe Real Estate, Inc/Red Wing Land Company, LLC

Final Plats Approved: 2005

Total Acres: 260

Common Open Space Acres: 177

Types of Residential Dwelling Units: Single-Family

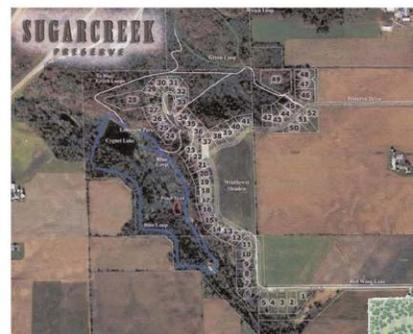
Number of Approved Dwelling Units: 52

Total Units & Lots Permitted: 7

Lot Size: 0.9 to 4.3 acres

The project plan preserves over 69% of the site as open space for the benefit of all homeowners. While the 52 home sites are "clustered" on lots ranging from 0.93 to 4.3 acres, with the average being 1.3 acres, the proposed density yields one home site for every five acres of land.

Notes



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FIGURE 1-4b
SUMMARY OF THE COMMENTS FROM THE TOUR OF DEVELOPMENT SITES



Kenosha County
 Multi-Jurisdictional Comprehensive Plan
Tour of Development Sites
September 30, 2008

When considering today's tour, which three ideas or concepts would you like to see incorporated as we plan for Kenosha County's future, and why?

- Concentrate on redevelopment of brown field areas before developing new areas.
- Use utilities, sewer, water wisely – create density around those improvements
- My observation about rural McHenry County was that they did a good job at limiting “isolated” residential subdivisions. The concept of expanding existing cities, villages and town centers should be promoted.
- Promote residential development closer to mass transit routes and/or closer to jobs to allow for walking, bus riding, trains or biking to work and stores.
- Encourage higher density transit-oriented development at appropriate sites
- Woodstock Station – The vision is excellent.
- We need to plan for the interconnection of non-motorized trails (i.e., bike, pedestrian) on a countywide basis.
- Walking trails – road profiles – wide enough
- Rethink how storm water management is handled. Consider redirecting and absorbing the energy of storm water over rip rap etc. instead of storm sewers or retention ponds.
- Ponds – detention – using natural features/wetlands for storage
- Natural stormwater management
- Rock waterfall – drainage – tile? No gutters, rainfall soaks into grassy areas.
- Some interesting stormwater concepts
- Open ditch conservancy and clustering of homes for more affordable housing; preservation of open space.
- Loved the waterfall feature for the retention pond at Bull Valley and the entire look of the pond.
- Encourage agricultural use
- Zoning encouraging preservation of farmland within conservation
- Walworth – The combination of agriculture and housing was excellent.
- Green space requirements approach. Saving wetlands and corridor spaces seem like a good concept.
- Provide accelerated review/approval (like Chicago) as incentive for environmentally sensitive design
- Allowed wetlands, environmental areas to count towards density or allow more density in building area
- Integration of living/recreation/conservation in single planned development
- Public parkland – reasonable developer contributions for the benefit of the whole public

- Set standards for development - if developer cannot or will not meet standards, approval will be denied, not renegotiated.
- More flexibility to allow innovative solutions to land development vs. standard “cookie cutter” approach which will pass (get approval) without controversy or thought
- I really liked the feel for the first subdivisions around the Bull Valley Golf Course. Not necessarily because of the size and value of the homes but the densities and amount of green space between and around the homes. This is in direct contrast to what is happening at Strawberry Creek which is, in my opinion, very poorly done. The idea of using a maximum percentage of the lot size that can be covered by the home is very appealing to me. Conservancy land with costs shared by all homeowners is a way to ensure things are properly maintained.
- Good example of residential subdivision and conservation subdivision that may work good in rural areas of the County.
- The Reserve and Sanctuary had the most desirable. Streets need to be wide. Lots should be a minimum of 1 and ½ acres. People should be able to decide if they want side entry garages or in front of the house.
- The Ponds at Bull Valley parks look more attractive
- Ridgeview looked fresh and wholesome
- Shared driveway for 3-4 homes – affordable housing, zero lot line idea
- Kenosha County and townships are doing a great job with planning and future developments. Subdivision plans have continually improved over the last 15 years – simply because developers have migrated north in many scenarios – just like people have in Kenosha County, whom have brought their designs from past projects. With town, county, DNR working jointly, Kenosha County has approved and developed some fine developments for the community that reside here. Joint cooperation between all City, villages and unincorporated townships must remain top priority for the whole of Kenosha County.
- As a whole, my preference is in Kenosha thanks to George Melcher
- We did not address non-residential development on today’s tour. Development standards for commercial and industrial land use need to be addressed and appropriate policies considered.

Which three ideas or concepts do you like the least, and why?

- Both “conservation” subdivisions in Walworth were prime examples of how not to do it. Open space may have been preserved, but the land is now of no use to future generations. The first subdivision used up a disproportionate amount of land for roadway, exposing every house to the ag land, increasing likelihood of conflicts, likelihood of trespassing into fields. Prime example of poor planning. We should be planning on how to live with fewer resources - both of these constitute unsustainable lifestyles - located far from transportation and services. By Nancy’s own statement - located on prime soils.
- We saw a lot of sprawl today. Woodstock is using up a lot of land for a city of its population.
- The two “conservation” subdivisions in Walworth County did preserve natural environmental features, but I was not impressed by the lot layout and site design... Big lots and big houses in rural areas with the environmental areas preserved which should happen regardless.
- I don’t like the idea of converting a lot of open space to a subdivision for only a few houses, like the one subdivision we toured with 5-acre lots for only a “handful” of homes. Although beautiful, it isn’t the most efficient use of land.
- Large lots are not cluster sites.
- I don’t like developments on tiny lots that look like White Caps. Most county residents don’t like it either.
- Poor architecture and design. We saw a lot of unattractive housing today. Will be dated soon. We should be avoiding cookie cutter designs. The developments at Bull Valley showed what Strawberry Creek could have been with some architectural design integrity.
- Single-sided architecture – encourage “design” on all four facades
- The vast majority of the housing that was viewed today was not “affordable.” This is something that will need to be addressed more effectively in the Kenosha County Plan.
- Conservation developments are great, but are they affordable when the dirt is so expensive?
- Be careful what you wish for. Know the price range of your homeowners and their limits. Wisconsin is conservative. People can’t justify huge monthly or yearly expenses to preserve open space, yet want to enjoy them.
- Street grid solutions on rolling sites
- Too narrow of roads, especially at entrance of developments
- Too narrow of roads in some of the subdivisions, with trees planted too close to the roads.
- Make trees far enough away when planting streetscape for school buses, garbage trucks
- No planted cul de sac—pain to drive around and gets tore up by local traffic
- Applewood was a disaster as far as I was concerned. Garages were absolutely terrible and it was way too populated. School buses couldn’t come in and God forbid you have a fire.
- The large common driveways with parking areas in the Kimball Hill development.
- Side-load garages were inconvenient – hard to pull into or back out of
- While interconnecting the various Woodstock subdivisions was accomplished, the creation of “neighborhoods” was not.
- Housing quality in Illinois subdivisions vary greatly. Life cycle would be of concern to me.