COMMUNITY ASSISTANCE
PLANNING REPORT NO. 301

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

RACINE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

RACINE COUNTY COMPREHENSIVE PLAN
MULTI-JURISDICTIONAL ADVISORY COMMITTEE

Mary Kacmarcik .....Town of Waterford
Committee Chair

Connie Mellem .....Village of North Bay
Committee Vice-Chair

Pete Christensen .....Village of Wind Point

Kimberly Christman.....Village of Union Grove

Richard Goetsch .....Town of Dover

Ken Hall .....Racine County Board

Michael Hayek .....Village of Caledonia

Mark Janiuk .....Village of Sturtevant

Thomas Kramer.....Town of Norway

Ron Meyer.....Village of Mt. Pleasant

Bob Miller.....City of Burlington

James Moyer .....Town of Yorkville

Brian O'Connell.....City of Racine

Phil Peterson .....Town of Burlington

Tom Roanhouse .....Village of Waterford

Paul Ryan.....Town of Raymond

Audrey Viau .....Village of Elmwood Park

Michael Weinkauf.....Village of Rochester

Special acknowledgment is due the following individuals who regularly served as members or alternative members during the course of the planning program: Stan Bugnacki, Town of Raymond; James Celano, Town of Dover; Don Charlier, Town of Norway; Rebecca Ewald, Village of Waterford; Gary Hansen, Village of Union Grove; Terry McMahon, Town of Yorkville; David Pattengale, Village of Rochester; Viki View-Peterson, Town of Burlington; Matthew Sadowski, City of Racine; William Schalk, Village of Wind Point; Katie Simenson, City of Burlington; and Ingrid Tiegel, Village of Mt. Pleasant. In addition, the comprehensive plan report could not have been completed without the support of the Racine County Board of Supervisors and the governing bodies of all 17 cities, villages, and towns in Racine County.

STAFF SUPPORT PROVIDED BY:

Julie A. Anderson .....Director, Racine County Planning and Development Department

David A. Schilling .....Principal Planner, SEWRPC

Thomas J. Moes.....Former Planner, SEWRPC

Kristen Lie.....Former Community Planning Educator, Racine County UW-Extension

COMMUNITY ASSISTANCE PLANNING REPORT No. 301

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

Prepared by the

Southeastern Wisconsin Regional Planning Commission
W239 N1812 Rockwood Drive
P.O. Box 1607
Waukesha, Wisconsin 53187-1607
www.sewrpc.org

and the

Racine County Planning and Parks Department
Ives Grove Office Complex
14200 Washington Avenue 2300
Sturtevant, WI 53177
www.racineco.com

The preparation of this plan was financed in part through a comprehensive planning grant from the Wisconsin Department of Administration.

November 2009

$20.00

(This page intentionally left blank)

TABLE OF CONTENTS

Page

Chapter I—INTRODUCTION AND BACKGROUND I-1
Introduction I-1
Statutory Requirements for Comprehensive Plans I-2
Relationship to Existing Plans I-3
County Plans I-3
Local Plans I-3
Regional Plans I-3
Comprehensive Planning Process I-4
Committee Structure I-4
Report Format I-4
Concluding Remark I-5

Chapter II—INVENTORY OF POPULATION, HOUSING STOCK, AND ECONOMIC BASE II-1
Introduction II-1
Population and Households II-1
Population Size and Characteristics II-1
Number and Size of Households II-2
Housing Stock II-3
Housing Stock Size and Characteristics II-3
Condition of Housing Stock II-5
Economic Base II-6
Number and Type of Jobs II-6
Labor Force II-6
Personal Income II-7
Equalized Property Values II-7

Chapter III—INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES III-1
Introduction III-1
Agricultural Resources III-1
Agricultural Soil Capability III-1
Existing Farmland III-2
Farms and Farm Production III-2

Page

Farmland in State and Federal Preservation Programs III-3
Wisconsin Farmland Preservation Program III-3
Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve Programs III-3
Natural Resources III-4
Physiography and Topography III-4
Geology III-4
Lake Michigan Shoreline Erosion Protection III-4
Mineral Resources III-5
Existing Nonmetallic Mining Sites III-5
Potential Sources of Nonmetallic Mineral Resources III-5
Water Resources III-6
Surface Water and Surface Drainage III-6
Lakes and Streams III-6
Floodplains III-7
Wetlands III-8
Groundwater Resources III-8
Woodlands III-9
Natural Areas and Critical Species Habitat Sites III-10
Natural Areas III-10
Critical Species Habitat Sites and Aquatic Sites III-10
Wisconsin Legacy Places III-10
Environmental Corridors and Isolated Natural Resource Areas III-11
Primary Environmental Corridors III-12
Secondary Environmental Corridors III-12
Isolated Natural Resource Areas III-12
Park and Open Space Sites III-12
Park and Open Space Sites Owned by Racine County III-13

Page

Park and Open Space Sites Owned by the State of Wisconsin III-13
Park and Open Space Sites Owned by Local Units of Government III-13
Privately-owned Recreation and Open Space Sites III-13
Lands Under Protective Easements III-13
Cultural Resources III-13
National and State Registers of Historic Places or Districts III-14
Local Historical Markers III-14
Wisconsin Architecture and History Inventory III-14
Local Landmarks and Historic Preservation Commissions III-14
Archaeological Sites III-14
Local Historical Societies and Museums III-14

Chapter IV—INVENTORY OF EXISTING LAND USES AND TRANSPORTATION FACILITIES AND SERVICES IV-1
Introduction IV-1
Land Use IV-1
Historical Urban Growth IV-1
Existing Land Use IV-2
Urban Land Use IV-2
Residential Development (2000 to 2006) IV-3
Industrial/Business Park Development IV-3
Nonurban Land Use IV-3
Transportation Facilities and Services IV-4
Historic Transportation Facilities IV-4
Public Streets and Highways IV-4
Arterial Streets IV-4
Collector and Land Access Streets IV-5
Wisconsin Information System for Local Roads IV-5
Freeway System Management IV-5
Bicycle Facilities IV-6
Off-Street Bicycle Paths IV-6
Bicycle Paths Located within Street Rights-of-Way IV-6
On-Street Bicycle Routes and Lanes IV-6
Pedestrian Facilities IV-6
Interregional Public Transportation IV-7
Passenger Rail Service IV-7
Bus Service IV-7
Feasibility Study for Passenger Rail Commuter Transit Services IV-7
Scheduled Air Carrier Service IV-7
Ferry Service IV-8
Local Public Transportation IV-8

Page

Local Transit: Fixed-Route IV-8
Trolley Service IV-8
Paratransit Service IV-8
Other Specialized Transportation Services IV-8
Park-Ride Facilities IV-9
Rail Freight Facilities IV-9
Airports and Heliports IV-9
Marinas, Harbors, and Ports IV-9

Chapter V—INVENTORY OF UTILITIES AND COMMUNITY FACILITIES V-1
Introduction V-1
Utilities V-1
Sanitary Sewer Services V-1
Public Sanitary Sewer Service and Sewage Treatment Facilities V-1
Planned Sanitary Sewer Service Areas V-2
Sanitary and Utility Districts V-2
Private Onsite Wastewater Treatment V-2
Stormwater Management Facilities V-2
Water Supply Systems V-3
Municipal, Community Water Supply System V-3
Other-Than Municipal (OTM)
Self-Supplied Water Systems V-3
Residential OTM, Community Systems V-3
Industrial Systems V-4
Commercial Systems V-4
Institutional and Recreational Systems V-4
Agricultural Systems V-4
Irrigation Systems V-4
Private Domestic Water Systems V-4
Private Utilities V-5
Electric Power Facilities V-5
Natural Gas Facilities V-5
Telecommunications Facilities V-5
Solid Waste Management Facilities V-5
Community Facilities V-5
Government and Public Institutional Buildings V-5
Police Facilities and Services V-6
Fire Protection and Emergency Medical Facilities and Services V-6
Racine County Dispatch Center V-6
Local Dispatch Service V-7
Library Facilities V-7
Public School Facilities V-7
Private School Facilities V-7
Home-Based Private Education Services V-7
Technical College Facilities V-8

Page

Health Care Facilities V-8
Child Care Facilities V-8
Nursing Homes and
Assisted Living Facilities V-8
Nursing Homes Facilities V-8
Assisted Living Facilities V-8
Facilities Serving People With
Developmental Disabilities V-9
Cemetery Facilities V-9

Chapter VI—INVENTORY OF EXISTING PLANS AND ORDINANCES IV-1
Introduction IV-1
Regional Plans IV-1
Regional Land Use Plan IV-1
Regional Transportation System Plan IV-2
Regional Airport System Plan IV-4
Regional Park Plan/Regional
Natural Areas Plan IV-5
Regional Water Quality
Management Plan IV-5
Regional Water Quality
Management Plan Update IV-6
Regional Water Supply Plan IV-6
Regional Telecommunication Plan IV-6
Racine County Plans IV-7
County Park and Open Space Plan IV-7
County Farmland Preservation Plan IV-8
County Land and Water Resources
Management Plan and Related Plans IV-8
County Soil Erosion Control Plan IV-8
County Economic Development Plan IV-8
STH 36 North Corridor Design Plan IV-9
City, Village, and Town Plans IV-9
Local Land Use or Master Plans IV-9
Local Park and Open Space Plans IV-10
Racine County Ordinances IV-10
County Zoning and
Shoreland Zoning Ordinances IV-10
County Subdivision Control Ordinance IV-11
County Nonmetallic
Reclamation Ordinance IV-11
County Telecommunications Ordinance IV-11
County Regulation of Private
Wastewater Treatment Systems IV-11
City, Village, and Town Ordinances IV-11
Local Zoning Ordinances IV-11
Local Subdivision Ordinances IV-12
Local Official Mapping Ordinances IV-13
Boundary and Other
Intergovernmental Agreements IV-13

Page

Chapter VII—POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS VII-1
Introduction VII-1
SEWRPC Projections
for Racine County VII-1
SEWRPC County-Level
Population Projections VII-2
SEWRPC County-Level
Household Projections VII-2
SEWRPC County-Level
Employment Projections VII-3
Community-Level Projections VII-3
Community-Level Population and
Household Projections VII-3
Community-Level
Employment Projections VII-5
Conclusion VII-6

Chapter VIII—ISSUES AND OPPORTUNITIES ELEMENT VIII-1
Introduction VIII-1
Visioning Process VIII-1
Vision Statement VIII-1
Inventory Data VIII-2
Population, Household, and
Employment Projections VIII-2
Public Participation Efforts VIII-2
Countywide Survey VIII-2
Public Informational Meetings VIII-3
Strengths, Weaknesses,
Opportunities, and
Threats (SWOT) Analyses VIII-3
Issues and Opportunities VIII-4
Racine County Goals
Development Process VIII-6
Racine County Comprehensive
Plan Goals VIII-7
Conclusion VIII-8

Chapter IX—LAND USE ELEMENT IX-1
Introduction IX-1
Element Format IX-2
Background Information on
Existing Land Use Conditions
and Trends in Racine County IX-2
Existing Land Use Conditions IX-2
Land Use Trends IX-3
Land Supply and Demand IX-3
Land Price IX-3
Public Input—Land Use Issues IX-3
Racine County Land Use Plan IX-4

Page

Plan Determinants IX-4
Recommended Land Use Plan for the Racine County Planning Area IX-5
Residential Development IX-5
Commercial Development IX-6
Industrial Development IX-6
Transportation, Communication, and Utility Development IX-6
Governmental and Institutional Development IX-6
Recreational Development IX-7
Urban Reserve IX-7
Agricultural, Rural Residential, and Open Land IX-7
Environmental Corridors and Isolated Natural Resource Areas IX-8
Other Open Lands to be Preserved IX-8
Extractive and Landfill Uses IX-8
Opportunities for Redevelopment and Smart Growth Areas IX-9
Potential Land Use Conflicts IX-10
Urban Development Tools and Techniques IX-10
Neighborhood and Special District Planning IX-10
Community Design and Sustainability IX-11
Official Mapping IX-13
Land Use Goals, Objectives, Policies, and Programs IX-13
Racine County Land Use Goals IX-13
Racine County Land Use Objectives IX-14
Racine County Land Use Policies and Programs IX-15
Community Specific Land Use Objectives and Policies IX-16
City of Racine IX-16
Village of Caledonia IX-16
Village of Waterford IX-16
Town of Raymond IX-17
Town of Yorkville IX-17
Racine County Land Use Financial and Technical Assistance Programs IX-17

Chapter X—AGRICULTURAL, NATURAL, AND CULTURAL RESOURCE ELEMENT X-1
Introduction X-1
Element Format X-2
Background Information on Agricultural, Natural, and Cultural Resources in Racine County X-2

Page

Public Input—Agricultural, Natural, and Cultural Resources Issues X-4
Racine County Agricultural, Natural, and Cultural Resources Plan X-4
Agricultural Resources X-4
Natural Resources X-5
Environmental Corridors and Isolated Natural Resource Areas X-5
Park and Open Space Sites X-7
Stormwater Drainage X-7
Groundwater Resources X-8
Nonmetallic Mineral Resources X-8
Cultural Resources X-9
Agricultural, Natural, and Cultural Resources Conservation Techniques X-9
Conservation Easements X-9
Conservation Subdivisions X-10
Lot Averaging X-10
Purchase of Development Rights (PDR) X-10
Transfer of Development Rights (TDR) X-11
Agricultural, Natural, and Cultural Resources Goals, Objectives, Policies, and Programs X-11
Racine County Agricultural, Natural, and Cultural Resources Goals X-11
Racine County Agricultural Resources Objectives X-12
Racine County Natural, Resources Objectives X-12
Racine County Cultural Resources Objectives X-12
Racine County Agricultural Resources Policies and Programs X-13
Racine County Natural Resources Policies and Programs X-15
Racine County Cultural Resources Policies and Programs X-17
Racine County Agricultural, Natural, and Cultural Resources Financial and Technical Assistance Programs X-18

Chapter XI—HOUSING ELEMENT XI-1
Introduction XI-1
Element Format XI-2
Housing Trends and Projections XI-3
Housing Trends XI-3
Housing Characteristics XI-3
Projections – Population and Households XI-4
Housing Issues and Needs XI-4
Housing Issues XI-4
Public Input – Housing Issues XI-4
Work Group – Housing Issues XI-5
Housing Needs and Problems XI-6

Page

Two-Part Definition of Affordable Housing XI-6
Low-Income Housing XI-6
Housing Provided by the Market XI-6
Workforce Housing XI-7
Special Needs Housing XI-7
Fair Housing XI-7
Affordability Assessment of Owner-Occupied, Rental, and Subsidized Housing in Racine County XI-7
Owner-Occupied Housing XI-8
Renter-Occupied Housing XI-8
Subsidized Housing XI-8
Data on Existing Housing Problems and Needs XI-9
Housing Problems XI-10
Housing Types and Incomes XI-10
Housing Cost Burden XI-10
Housing Foreclosures XI-11
Special Needs Housing XI-11
Elderly and Persons With Disabilities XI-11
Homeless Persons XI-12
Housing-Related Zoning Provisions XI-12
Housing-Related Zoning Regulations XI-12
Residential Zoning Districts in City and Village Zoning Ordinances XI-12
Residential Zoning Districts in the Racine County Zoning Ordinance XI-14
Traditional Neighborhood Development Ordinances XI-14
Desirable Mix of Housing Types XI-14
Housing Goals, Objectives, and Policies XI-14
Racine County Housing Goals XI-15
Racine County Housing Objectives XI-15
Racine County Housing Policies and Programs XI-15
Housing Financial and Technical Assistance Programs and Organizations XI-17
Federal and State Housing Programs and Organizations XI-17
Selected Racine County Housing Programs and Organizations XI-17
Emergency Shelter Program XI-17
HALO, Inc. (Homeless Assistance Leadership Organization): http://www.haloinc.org XI-18
Love and Charity Mission XI-18
Project New Life (Abundant Life) XI-18

Page

SAFE Haven of Racine, Inc: http://www.safehavenofracine.org XI-18
Women's Resource Center: http://www.wrcracine.com XI-18
TLC XI-18
Transitional Housing Programs XI-18
Bethany Apartments (Catherine Marian Housing): http://www.racinedominicans.org/pages/bethany.cfm XI-18
HALO, Inc. (Homeless Assistance Leadership Organization): http://www.haloinc.org XI-18
SAFE Passage Transitional Living Program: http://www.safehavenofracine.org XI-19
TLC XI-19
Center for Veterans Issues (CVI): http://www.civet.org/housing.htm XI-19
Permanent Supportive Housing Programs XI-19
Transitional Living Services (TLS): http://www.tlservices.org XI-19
Center for Veterans Issues (CVI): http://www.civet.org/housing.htm XI-19
Project New Life (Abundant Life) XI-19
Women's Resource Center (Purple Ribbon Permanent Housing Project): http://www.wrcracine.com XI-19
Permanent Housing Programs XI-20
Subsidized Programs XI-20
Housing Authority of Racine County (HARC): http://www.rcha.org/index.cfm XI-20
Housing Program Funders/ Fund Administrators XI-20
City of Racine: http://cityofracine.org XI-20
Community Housing Development Organizations (CHDO) XI-23
Neighborhood Housing Services of Southeastern Wisconsin, Inc. (NHS): http://www.nhswi.org XI-23
Racine Housing and Neighborhood Partnership (RHNP) XI-23
Other Non-Profit Housing Developers XI-23
Racine Habitat for Humanity: http://racinehabitat.org XI-23
Supportive Services XI-23
Racine/Kenosha Community Action Agency: http://www.rkcaa.org XI-23

Page

Housing Resources, Inc. (HRI): http:.wwwhri-wi.org/index.html XI-23
Center for Veterans Issues (CVI): http://www.civet.org/housing.htm XI-23
Legal Action of Wisconsin: http://ww.badgerlaw.net/Home/PublicWeb/LAW/localofficeRacine XI-24
Wisconsin Home Energy Assistance Program: http://www.homeenergyplus.wi.gov XI-24
Wisconsin Historic Home Owner's Tax Credit: http://www.wisconsinhistory.org XI-24
Tomorrow's Home Foundation: http://www.tomorrowshomefoundation.org XI-24
Homeless Assistance Coalition of Racine (HAC) XI-24
Racine Vocational Ministry (RVM): www.rnvracine.org XI-25
SAFE Start XI-25
Society's Assets, Inc.: http://wwwsai-inc.org XI-25
Transitional Support Services (TSS) XI-25
"Green" Development Related Programs XI-25
Energy Star Qualified Homes: www.energystar.gov XI-25
Focus on Energy-Energy Star Mortgages: www.focusonenergy.com XI-25
Green Built Home: www.greenbuiltime.org XI-25
LEED Program: www. Usgbc.org XI-25

Chapter XII—TRANSPORTATION ELEMENT XII-1
Introduction XII-1
Element Format XII-2
Background Information on Transportation in Racine County XII-2
Existing Transportation Facilities and Services XII-2
Regional Transportation System Plan XII-3
Year 2035 Regional Transportation System Plan XII-3
Regional Airport System Plan XII-7
Trucking XII-7
State Transportation Planning XII-7
Public Input—Transportation Issues XII-8

Page

Transportation Goals, Objectives, Policies, and Programs XII-8
Racine County Transportation Goals XII-9
Racine County Transportation Objectives XII-9
Racine County Transportation Policies and Programs XII-10

Chapter XIII—UTILITIES AND COMMUNITY FACILITIES ELEMENT XIII-1
Introduction XIII-1
Element Format XIII-2
Background Information on Utilities and Community Facilities in Racine County XIII-2
Existing Conditions XIII-2
Government Agencies and Other Service Providers XIII-2
Utilities Background Information XIII-3
Community Facilities Background Information XIII-5
Public Input—Utilities and Community Facilities Issues XIII-6
Projections – Utilities and Community Facilities XIII-7
Projections: Future Population Growth and Change XIII-7
Projections: Utilities XIII-7
Sanitary Sewer Service XIII-7
Facilities Planning Needs Evaluation XIII-7
Sewer Service Areas XIII-9
OnSite Wastewater Treatment Technology XIII-9
Stormwater Management XIII-10
Pollutant Discharge Permit System XIII-10
Water Supply XIII-11
Regional Water Supply Plan – Water Supply Sources and Systems XIII-11
Regional Water Supply Plan – Water Supply Projections XIII-12
Regional Water Supply Plan – Water Supply Conservation Measures, Groundwater Recharge, and Well Siting Procedures XIII-13
Electric Power and Natural Gas Service XIII-13
Alternative Energy and Conservation XIII-14
Telecommunications Facilities XIII-14
Solid Waste Management and Recycling Facilities XIII-15
Solid Waste Disposal XIII-15

Page

Recycling Facilities XIII-15
Lake Districts XIII-15
Projections: Community Facilities XIII-16
Government Facilities XIII-17
Police Facilities and Services XIII-17
Fire and Rescue Facilities and Emergency Management Services (EMS) XIII-17
Parks XIII-18
Public and Private Schools XIII-19
Libraries XIII-20
Bicycle, Pedestrian, Equestrian, and Waterway Facilities and Trails XIII-20
Healthcare, Community Assisted Living and Child Care Facilities XIII-22
Cemeteries XIII-23
Currently Planned Utility and Community Facility Projects XIII-23
Racine County XIII-23
City of Racine XIII-23
Village of Caledonia XIII-23
Village of Mt. Pleasant XIII-23
Village of North Bay XIII-24
Village of Sturtevant XIII-24
Village of Union Grove XIII-24
Village of Waterford XIII-24
Village of Wind Point XIII-24
Town of Burlington XIII-24
Town of Dover XIII-24
Town of Norway XIII-25
Town of Waterford XIII-25
Town of Yorkville XIII-25
Utilities and Community Facilities Goals, Objectives, Policies, and Programs XIII-25
Racine County Utilities and Community Facilities Goals XIII-25
Racine County Utilities and Community Facilities Objectives XIII-26
Racine County Utilities Policies and Programs XIII-27
Racine County Community Facilities Policies and Programs XIII-28
Racine County Utilities and Community Facilities Financial and Technical Assistance Programs XIII-30

Chapter XIV—ECONOMIC DEVELOPMENT ELEMENT XIV-1
Introduction XIV-1
Element Format XIV-2
Economic Development Trends, Issues, and Population and Employment Projections XIV-2

Page

Economic Trends XIV-2
Economic Development Issues XIV-2
Racine County Economic Development Plan 4.0 ..... XIV-2
Higher Expectations: A Workforce Development Strategy for Racine County XIV-3
Population and Employment Projections XIV-4
Existing and New Sites for Desired Businesses and Industries XIV-4
Industrial/Business Parks XIV-4
Desired Businesses and Industries XIV-5
Next Generation Manufacturing XIV-5
Professional Services XIV-5
Foreign-Owned Companies XIV-6
Strengths and Weaknesses in Attracting and Retaining Businesses XIV-6
Business Strengths XIV-6
Business Weaknesses XIV-7
Environmentally Contaminated Sites XIV-7
Brownfield Remediation Site Clean-Ups XIV-8
Economic Development Goals, Objectives, Policies, and Programs XIV-8
Racine County Economic Development Goals XIV-9
Racine County Economic Development Plan (EDP) 4.0 Objectives, Policies, and Programs XIV-9
Objectives XIV-9
Policies and Programs XIV-9
Additional Economic Development Objectives, Policies and Programs Developed as Part of the Racine County Comprehensive Plan XIV-11
Objectives XIV-11
Policies and Programs XIV-12
Economic Development Assistance Programs, Financial Tools, and Organizations XIV-13
Economic Development Assistance Programs XIV-13
Economic Development Financial Tools XIV-13
Tax Increment Financing XIV-13
Business Improvement Districts (BIDs) XIV-14
Revolving Loan Funds (RLFs) XIV-14
Community Development Authorities (CDA) XIV-14
Community Redevelopment Authorities (CRA) XIV-15
Economic Development Organizations XIV-15

Page

Racine County Economic Development Corporation (RCEDC) XIV-15
Community Economic Development Corporation, Inc. (CEDCO) XIV-16
Racine Area Manufacturers and Commerce (RAMAC) XIV-16
Local Chambers of Commerce XIV-16
Racine County Department of Human Services – Division of Workforce Development XIV-16
Business Services Program XIV-17
Youth Services XIV-17
Dislocated Worker Program XIV-17
Downtown Racine Corporation (DRC) XIV-17
Racine County Convention and Visitors Bureau (CVB) XIV-17
University of Wisconsin-Parkside Small Business Development Center (SBDC) XIV-18
Gateway Technical College XIV-18
Gateway Technical College—Center for Advanced Technology and Innovation (CATI), Inc. XIV-18
Carthage College XIV-18
Regional Economic Partnership (REP) XIV-19
The Milwaukee 7 ..... XIV-19

Chapter XV—IMPLEMENTATION ELEMENT XV-1
Introduction XV-1
Element Format XV-2
Public Input-Implementation Issues XV-2
Plan Review and Adoption XV-3
Plan Amendment Procedure XV-3
Procedure for Amending the Comprehensive Plan XV-4
Consistency Between the Comprehensive Plan and County and Local Ordinances XV-5
Zoning Ordinance XV-6
Land Division Ordinance XV-7
Official Mapping Ordinance XV-7
Consistency Among Plan Elements XV-7
Implementation Element Goals, Objectives, Policies, and Programs XV-7
Racine County Implementation Goals XV-8
Racine County Implementation Objectives XV-8

Page

Racine County Implementation Policies and Programs XV-8
Land Use Element (Chapter IX) XV-9
Agricultural, Natural, and Cultural Resources Element (Chapter X) XV-9
Housing Element (Chapter XI) XV-10
Transportation Element (Chapter XII) XV-10
Utilities and Community Facilities Element (Chapter XIII) XV-10
Economic Development Element (Chapter XIV) XV-11
Intergovernmental Cooperation Element (Chapter XVI) XV-11
Progress in Implementing the Plan XV-11
Annual Report on Plan Implementation XV-11

Chapter XVI—INTERGOVERNMENTAL COOPERATION ELEMENT XVI-1
Introduction XVI-1
Element Format XVI-3
Background Information on Intergovernmental Relationships in Racine County XVI-3
Racine County XVI-3
Planning and Development Division XVI-3
Public Works Department XVI-4
Land Conservation Division XVI-4
Information Systems Department XVI-4
Sheriff's Department XVI-4
Racine County Economic Development Corporation (RCEDC) XVI-4
School Districts XVI-4
Libraries XVI-5
General Purpose Local Governments XVI-5
Adjoining Counties XVI-5
Regional Organizations XVI-7
SEWRPC XVI-7
Milwaukee 7 ..... XVI-7
Nonprofit Conservation Organizations XVI-7
State of Wisconsin XVI-7
Wisconsin Department of Transportation (WisDOT) XVI-7
Wisconsin Department of Natural Resources (DNR) XVI-7
Department of Commerce XVI-8
Other Governmental Units XVI-8
Examples of Existing Cooperative Agreements in Racine County XVI-8
Other Examples of Cooperative Agreements XVI-9
Police/Fire Services XVI-9

Page

Cooperative Planning XVI-10
Ordinance Administration XVI-10
Other Services XVI-10
Public Input-Intergovernmental Cooperation Issues XVI-10
Intergovernmental Conflicts and Dispute Resolution XVI-11
Intergovernmental Cooperation Element Goals, Objectives, Policies, and Programs XVI-13
Racine County Intergovernmental Cooperation Goal XVI-13
Racine County Intergovernmental Cooperation Objectives XVI-13
Racine County Intergovernmental Cooperation Polices and Programs XVI-14
Racine County Intergovernmental Cooperation Financial and Technical Assistance Programs XVI-16

Page

Chapter XVII—SUMMARY XVII-1
Introduction XVII-1
Advisory Committee XVII-1
Public Participation XVII-2
Plan Elements XVII-3
Issues and Opportunities Element XVII-3
Land Use Element XVII-3
Agricultural, Natural, and Cultural Resources Element XVII-3
Housing Element XVII-3
Transportation Element XVII-4
Utilities and Community Facilities Element XVII-4
Economic Development Element XVII-4
Implementation Element XVII-4
Intergovernmental Cooperation Element XVII-4
Plan Adoption XVII-4
Plan Updates and Amendments XVII-5

LIST OF APPENDICES

Appendix — Page

A — Housing Conditions for Communities in Racine County: 2006 ..... A-1

B — A Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis for Racine County B-1

C — Equalized Value by Real Estate Class for Communities in Racine County: 2003-2008 ..... C-1

D — Local Land Use Plan Maps and Tables D-1

E — Racine County – Community Safe Routes to School Plans E-1

F — Economic Development Assistance Programs Available to Racine County F-1

G — Official Public Record of County and Local Public Hearings on the Multi-Jurisdictional Comprehensive Plan for Racine County G-1

H — Local Plan Commission Resolutions and Local Governing Body Ordinances Adopting the Multi-Jurisdictional Comprehensive Plan for Racine County H-1

I — Racine County Economic Development and Land Use Planning Committee Resolution and Racine County Board Ordinance Adopting the Multi-Jurisdictional Comprehensive Plan for Racine County I-1

LIST OF TABLES

Table Page

Chapter II

II-1 Total Population in Racine County by Civil Division: 1970-2006 ..... II-8
II-2 Age Composition of the Population in Racine County by Civil Division: 2000 ..... II-10
II-3 Racial Composition of the Population in Racine County by Civil Division: 2000 ..... II-11
II-4 Hispanic Population in Racine County by Civil Division: 2000 ..... II-12
II-5 Educational Attainment of the Population Age 25 Years and Over in Racine County by Civil Division: 2000 ..... II-13
II-6 Households in Racine County by Civil Division: 1970-2006 ..... II-14
II-7 Household Size in Racine County by Civil Division: 1970-2000 ..... II-15
II-8 Housing Units in Racine County by Civil Division: 1970-2006 ..... II-16
II-9 Occupancy and Tenure Status of Housing Units in Racine County by Civil Division: 2000 ..... II-17
II-10 Vacant Housing Units in Racine County by Civil Division: 2000 ..... II-18
II-11 Housing Units by Structure Type in Racine County by Civil Division: 2000 ..... II-19
II-12 Age of Housing Units in Racine County by Civil Division: 2000 ..... II-20
II-13 Monthly Gross Rent of Renter-Occupied Housing Units in Racine County by Civil Division: 2000 ..... II-21
II-14 Value of Specified Owner-Occupied Housing Units in Racine County by Civil Division: 2000 ..... II-22
II-15 Average Selling Price of Existing Housing in Racine County and the Southeastern Wisconsin Region: 2000-2005 ..... II-23
II-16 Housing Conditions in the Racine County Planning Area: 2006 ..... II-23
II-17 Number of Jobs in Racine County, the Southeastern Wisconsin Region, and Wisconsin: 1970-2004 ..... II-24
II-18 Total Jobs in Racine County by Civil Division: 2000 ..... II-26
II-19 Jobs by General Industry Group in Racine County, the Southeastern Wisconsin Region, and Wisconsin: 1970-2000 ..... II-27
II-20 Major Private-Sector Employers in Racine County: 2006 ..... II-28
II-21 Civilian Labor Force in Racine County by Civil Division: 2000 ..... II-30
II-22 Occupation for the Employed civilian Labor Force in Racine County by Civil Division: 2000 ..... II-32
II-23 Household Income in Racine County by Civil Division: 1999 ..... II-33
II-24 Equalized Value of Property in Racine County by Civil Division: 2006 ..... II-34

Chapter III

III-1 Agricultural Land in the Racine County Planning Area by Civil Division: 2000 ..... III-18
III-2 Farm Size in Racine County, the Southeastern Wisconsin Region, and Wisconsin: 2002 ..... III-19
III-3 Farms by Value of Sales for Racine County, the Southeastern Wisconsin Region, and Wisconsin: 2002 ..... III-20
III-4 Top Agricultural Sectors in Racine County and Wisconsin: 2002 ..... III-20
III-5 Trends in Selected Crops in Racine County: 1975-2005 ..... III-20
III-6 Trends in Selected Agricultural Products by Farm in Racine County: 1987-2002 ..... III-21
III-7 Wisconsin Farmland Preservation Program – Income Tax Claims by Landowners Who Reside in Racine County: 2005 ..... III-21
III-8 Lands Enrolled in the USDA Conservation Reserve Program, Conservation Reserve Enhancement Program, and Wetland Reserve Program in Racine County Planning Area: 2006 ..... III-21
III-9 Significant Geologic Sites in the Racine County Planning Area: 1994 ..... III-27
III-10 Nonmetallic Mining Sites in the Racine County Planning Area: 2006 ..... III-30

Table Page

III-11 Surface Waters, Wetlands, and Floodplains in the Racine County Planning Area by Civil Division III-34
III-12 Woodlands and Managed Forest Law Lands in the Racine County Planning by Civil Division III-38
III-13 Known Natural Areas in the Racine County Planning Area: 1994 ..... III-40
III-14 Critical Species Habitat Sites Located Outside Natural Areas in the Racine County Planning Area III-46
III-15 Critical Aquatic Habitat Areas in the Racine County Planning Area: 1994 ..... III-49
III-16 Environmental Corridors and Isolated Natural Resource Areas in the Racine County Planning Area by Civil Division: 2000 ..... III-52
III-17 Existing County-Owned Park and Open Space Sites in the Racine County Planning Area: 2007 ..... III-52
III-18 Existing State-Owned Park and Open Space Sites in the Racine County Planning Area by Civil Division: 2007 ..... III-54
III-19 Park and Open Space Sites Owned by Local Units of Government in the Racine County Planning Area III-55
III-20 Private Outdoor Recreation and Open Space Sites in the Racine County Planning Area III-63
III-21 Permanent Conservation Easements on Privately Held Land in the Racine County Planning Area: 2006 ..... III-67
III-22 National and State Registers of Historic Sites and Districts in the Racine County Planning Area: 2006 ..... III-69
III-23 Historical Markers in the Racine County Planning Area: 2006 ..... III-73
III-24 Local Historical Societies and Museums in the Racine County Planning Area: 2007 ..... III-75

Chapter IV

IV-1 Existing Land Use in the Racine County Planning Area: 1963, 1980, and 2000 ..... IV-12
IV-2 Land Use Acreage in the Racine County Planning Area by Civil Division: 2000 ..... IV-13
IV-3 Urban and Nonurban Land in the Racine County Planning Area by Civil Division: 1963 and 2000 ..... IV-15
IV-4 Residential Subdivisions Platted in Racine County: 2000-2006 ..... IV-17
IV-5 Industrial/Business Parks in the Racine County Planning Area: 2005 ..... IV-21
IV-6 Distribution of Total Street and Highway Mileage Within Racine County: 1963, 1972, 1991, 2001, and 2005 ..... IV-21
IV-7 Public and Private Airports and Heliports in the Racine County Planning Area: 2006 ..... IV-26

Chapter V

V-1 Public Sewage Treatment Plants Serving the Racine County Planning Area: 2007 ..... V-11
V-2 Sanitary and Utility Districts in the Racine County Planning Area: 2007 ..... V-13
V-3 Selected Characteristics of Existing Municipal Water Supply Systems Within the Racine County Planning Area: 2005 ..... V-15
V-4 Private Residential Community Water Systems in Racine County: 2005 ..... V-17
V-5 Solid Waste and Recycling Service Centers for Communities in Racine County: 2007 ..... V-21
V-6 Solid Waste and Recycling Service Arrangements for Communities in Racine County: 2007 ..... V-21
V-7 Selected Government Buildings in the Racine County Planning Area: 2007 ..... V-23
V-8 Police Departments in the Racine County Planning Area: 2007 ..... V-26
V-9 Fire Departments and Emergency Medical Services Serving the Racine County Planning Area: 2007 ..... V-28
V-10 Public Schools and School Districts in the Racine County Planning Area: 2006 ..... V-31

Table Page

V-11 Private Schools and Technical Colleges in the Racine County Planning Area: 2006 ..... V-34
V-12 Hospital and Clinic Facilities in the Racine County Planning Area: 2007 ..... V-36
V-13 Child Care Centers in the Racine County Planning Area: 2007 ..... V-39
V-14 Nursing Homes in the Racine County Planning Area: 2007 ..... V-43
V-15 Selected Assisted Living Facilities in the Racine County Planning Area: 2007 ..... V-44
V-16 Cemeteries in the Racine County Planning Area: 2007 ..... V-46

Chapter VI

VI-1 Adopted Sewer Service Area Plans in Racine County: March 2007 ..... VI-16
VI-2 Land Use and Master Plans Prepared by Local Governments in Racine County: April 2007 ..... VI-19
VI-3 Local Park, Outdoor Recreation, and Open Space Plans in Racine County: June 2007 ..... VI-21
VI-4 Generalized Zoning in the Racine County Planning Area by Civil Division: 2000 ..... VI-24
VI-5 Zoning, Official Map, and Land Division Ordinances in Racine County by Civil Division: July 2007 ..... VI-25

Chapter VII

VII-1 SEWRPC Population Projections for Racine County: 2000-2035 ..... VII-7
VII-2 SEWRPC Projection of Population by Age for Racine County: 2000-2035 (Intermediate Projection) VII-7
VII-3 SEWRPC Household Projections for Racine County: 2000-2035 ..... VII-8
VII-4 SEWRPC Employment Projections for Racine County: 2000-2035 ..... VII-8
VII-5 SEWRPC Projection of Employment by Industry Group for Racine County: 2000-2035 (Intermediate Projection) VII-9
VII-6 Alternative Household Projections for Communities in Racine County: 2035 ..... VII-10
VII-7 Alternative Population Projections for Communities in Racine County: 2035 ..... VII-11
VII-8 Community-Level Household and Population Projections to be Used in the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... VII-12
VII-9 Alternative Employment Projections for Communities in Racine County: 2035 ..... VII-13
VII-10 Community-Level Employment Projections to be Used in the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... VII-14

Chapter IX

IX-1 Equalized Value by Real Estate Class in the Racine County Planning Area: 2003-2008 ..... IX-18
IX-2 Planned Land Use in Racine County Planning Area: 2035 ..... IX-20

Chapter X

X-1 Guidelines for Development Considered Compatible with Environmental Corridors and Isolated Natural Resource Areas X-20
X-2 Agricultural, Natural, and Cultural Resources Programs Applicable to Racine County X-29

Chapter XI

XI-1 Racine County Housing Issues Identified by the Housing Work Group: 2008 ..... XI-28
XI-2 Monthly Costs for Homes and Income Required for Households to Occupy Them in Racine County: 2006 ..... XI-30

Table Page

XI-3 Monthly Rents and Income Required for Households to Occupy Rental Housing Units in Racine County: 2006 ..... XI-31
XI-4 Households With Housing Problems in Racine County by Civil Division: 2000 ..... XI-32
XI-5 Households With a High Housing Cost Burden in the Southeastern Wisconsin Region: 2000 ..... XI-34
XI-6 Persons Age 5 and Over With Disabilities in Racine County by Civil Division: 2000 ..... XI-34
XI-7 Persons Age 5 and Over With Disabilities in Racine County and the Southeastern Wisconsin Region: 2000 ..... XI-35
XI-8 Minimum Lot Size and Floor Area Requirements for Residential Zoning Districts in Racine County: July 2007 ..... XI-36
XI-9 Selected Government Sponsored Housing Programs Available in Racine County XI-42

Chapter XII

XII-1 Capacity Improvements in Racine County Recommended in the Year 2035 Regional Transportation System Plan XII-14

Chapter XIII

XIII-1 Selected Characteristics of Public Sewage Treatment Facilities in Racine County: 2000, 2020, and 2035 ..... XIII-31
XIII-2 Stormwater Management and Erosion Control Information for Racine County: 2008 ..... XIII-32
XIII-3 Municipal Water Supply Service Population and Area Comparison for Racine County: 2000-2035 (Preliminary Regional Water Supply Plan, SEWRPC Planning Report No. 52) XIII-36
XIII-4 Municipal Water Supply Service Area Demand and Pumpage in Racine County: 2000-2035 (Preliminary Regional Water Supply Plan, SEWRPC Planning Report No. 52) XIII-37
XIII-5 Municipal Water Supply Service Population, Area, Water Demand and Pumpage Data for the City of Racine Water and Wastewater Utility Which Provides Water to Multiple Systems in Racine County: 2000-2035 (Preliminary Regional Water Supply Plan, SEWRPC Planning Report No. 52) XIII-38
XIII-6 Principal Features and Costs for New, Expanded, and Upgraded Water Supply Facilities and Programs for Municipal Water Utilities in Racine County: 2035 (Preliminary Regional Water Supply Plan, SEWRPC Planning Report No. 52) XIII-39
XIII-7 Potential Water Conservation Program Measures (Preliminary Regional Water Supply Plan, SEWRPC Planning Report No. 52) XIII-40
XIII-8 Proposed New Park Sites in the Racine County Planning Area as Identified in County and Local Park and Open Space Plans: 2008 ..... XIII-44
XIII-9 Utilities and Community Facilities Programs Applicable to Racine County XIII-47

Chapter XIV

XIV-1 Environmentally Contaminated Sites in the Racine County Planning Area XIV-20
XIV-2 Economic Development Assistance Programs Applicable to Racine County XIV-27
XIV-3 Tax Increment Financing Districts in Racine County Communities XIV-29
XIV-4 Business Improvement Districts in the City of Racine XIV-33

Chapter XV

XV-1 Racine County Multi-Jurisdictional Plan Adoption XV-12
XV-2 Recommended Revisions to Zoning and Land Division Ordinances in Racine County XV-13

LIST OF FIGURES

Figure Page

Chapter II

II-1 Labor Force Participation Rates in Racine County: 1970-2000 ..... II-31

Chapter III

III-1 Farm Size in Racine County and Wisconsin: 2002 ..... III-19

Chapter VII

VII-1 Households Projections for the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... VII-15
VII-2 Population Projections for the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... VII-15
VII-3 Employment Projections for the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... VII-15

Chapter IX

IX-1 Residential Subdivision Platting Activity in Racine County: 1980-2007 ..... IX-18

Chapter X

X-1 Comparison of Conventional and Conservation Subdivision Designs X-24
X-2 Conservation Subdivision Designs Within Agricultural Areas X-25
X-3 Example of Lot Averaging X-26
X-4 Alternative Residential Development Designs Compatible With Primary Environmental Corridors X-27
X-5 Alternative Residential Development Designs Compatible With Environmentally Sensitive Areas X-28

Chapter XI

XI-1 Existing Housing Mix in Racine County by Community: 2006 ..... XI-27
XI-2 Types of Households With Housing Problems in Racine County: 2000 ..... XI-33
XI-3 Housing Problems by Income Group in Racine County: 2000 ..... XI-33

LIST OF MAPS

Map Page

Chapter II

II-1 Distribution of Population Within the Racine County Planning Area: 2000 ..... II-9
II-2 Distribution of Jobs Within the Racine County Planning Area: 2000 ..... II-25
II-3 Major Private-Sector Employers in the Racine County Planning Area: 2006 ..... II-29

Map Page

Chapter III

III-1 Agricultural Soil Capability in the Racine County Planning Area III-16
III-2 Agricultural Lands and Environmental Corridors in the Racine County Planning Area III-17
III-3 Physiographic Features of Racine County and the Southeastern Wisconsin Region III-22
III-4 Generalized Topographic Characteristics in Racine County Planning Area III-23
III-5 Slope Analysis for the Racine County Planning Area III-24
III-6 Generalize Depth to Bedrock in the Racine County Planning Area III-25
III-7 Significant Geological Sites in Racine County Planning Area: 1994 ..... III-26
III-8 Lake Michigan Shoreline/Erosion Protection in Racine County: 2005 ..... III-28
III-9 Nonmetallic Mining Sites in the Racine County Planning Area: 2006 ..... III-29
III-10 Potential Sources of Sand, Gravel, Clay, and Peat in the Racine County Planning Area III-31
III-11 Potential Sources of Crushed or Building Stone in the Racine County Planning Area III-32
III-12 Watershed Features in the Racine County Planning Area III-33
III-13 Surface Waters, Wetlands, and Floodplains in the Racine County Planning Area III-35
III-14 Depth to Shallow Water Table in the Racine County Planning Area III-36
III-15 Woodlands and Managed Forest Lands in the Racine County Planning Area III-37
III-16 Natural Areas in the Racine County Planning Area: 1994 ..... III-39
III-17 Critical Species Habitat Sites and Aquatic Habitat Sites in the Racine County Planning Area: 1994 ..... III-48
III-18 Environmental Corridors and Isolated Natural Resource Areas in the Racine County Planning Area: 2000 ..... III-51
III-19 Existing County and State Park and Open Space Sites in the Racine County Planning Area: 2007 ..... III-53
III-20 Park and Open Space Sites Owned by Local Units of Government in the Racine County Planning Area: 2007 ..... III-60
III-21 Private Outdoor Recreation and Open Space Sites in the Racine County Planning Area: 2007 ..... III-66
III-22 Permanent Conservation Easements on Privately Held Land in the Racine County Planning Area: 2006 ..... III-68
III-23 National and State Registers of Historic Sites and Districts in the Racine County Planning Area: 2006 ..... III-71
III-24 Wisconsin Historical Markers in the Racine County Planning Area: 2006 ..... III-74

Chapter IV

IV-1 Historical Urban Growth in Racine County Planning Area: 1850-2000 ..... IV-10
IV-2 Existing Land Use in Racine County Planning Area: 2000 ..... IV-11
IV-3 Residential Subdivisions Platted in the Racine County Planning Area: 2000-2006 ..... IV-16
IV-4 Industrial/Business Parks in the Racine County Planning Area: 2005 ..... IV-20
IV-5 Arterial Street and Highway System in the Racine County Planning Area: 2005 ..... IV-22
IV-6 Designated Bikeways in the Racine County Planning Area: 2006 ..... IV-23
IV-7 Public Transit Service in the Racine County Planning Area: 2006 ..... IV-24
IV-8 Railways, Airports, and Heliports in the Racine County Planning Area: 2006 ..... IV-25

Chapter V

V-1 Planned Sanitary Sewer Service Areas and Areas Served by Sewer in the Racine County Planning Area V-10
V-2 Sanitary and Utility Districts in the Racine County Planning Area: 2007 ..... V-12
V-3 Public Community Water Supply Systems and Areas Served in the Racine County Planning Area: 2005 ..... V-14

Map Page

V-4 Private Residential Community Water Systems in the Racine County Planning Area: 2005 ..... V-16
V-5 Electric Power Transmission Lines and Natural Gas Transmission Pipelines in the Racine County Planning Area V-18
V-6 Telecommunication Facilities in the Racine County Planning Area: 2005 ..... V-19
V-7 Solid Waste Disposal and Transfer Facilities and Recycling Centers in the Racine County Planning Area: 2007 ..... V-20
V-8 Selected Government Buildings in the Racine County Planning Area: 2007 ..... V-22
V-9 Police Stations and Service Areas in the Racine County Planning Area: 2007 ..... V-25
V-10 Fire Stations and Fire Department Service Areas in the Racine County Planning Area: 2007 ..... V-27
V-11 Emergency Medical Service Areas in the Racine County Planning Area: 2007 ..... V-29
V-12 Public Schools and School Districts in the Racine County Planning Area: 2006 ..... V-30
V-13 Private Schools and Technical Colleges in the Racine County Planning Area: 2006 ..... V-33
V-14 Hospitals and Clinics in the Racine County Planning Area: 2007 ..... V-35
V-15 Child Care Centers in the Racine County Planning Area: 2006 ..... V-37
V-16 Nursing Homes and Selected Assisted Living Facilities in the Racine County Planning Area: 2006 ..... V-42
V-17 Cemeteries in the Racine County Planning Area: 2007 ..... V-45

Chapter VI

VI-1 2035 Regional Land Use Plan as it Pertains to the Racine County Planning Area VI-15
VI-2 Open Space Preservation Element of the Racine County Park and Open Space Plan: 2020 ..... VI-17
VI-3 Outdoor Recreation Element of the Racine County Park and Open Space Plan: 2020 ..... VI-18
VI-4 Generalized Existing Zoning in the Racine County Planning Area: 2000 ..... VI-23
VI-5 Unincorporated Areas in the Racine County Planning Area Subject to Extraterritorial Plat Review Authority: 2007 ..... VI-26

Chapter IX

IX-1 Recommended Land Use Plan for the Racine County Planning Area: 2035 ..... IX-19
IX-2 City and Village Planning Areas for the Racine County Multi-Jurisdictional Comprehensive Plan: 2035 ..... IX-21

Chapter X

X-1 Prime Agricultural Lands in the Racine County Planning Area as Identified in the Racine County Multi-Jurisdictional Comprehensive Plan X-19
X-2 Open Space Preservation Element of the Racine County Park and Open Space Plan: 2020 ..... X-22
X-3 Areas of Groundwater Recharge Within the Racine County Planning Area X-23

Chapter XII

XII-1 Jurisdictional Highway System Plan for Racine County Recommended in the Year 2035 Regional Transportation System Plan XII-12
XII-2 Functional Improvements in Racine County Recommended in the Year 2035 Regional Transportation System Plan XII-13
XII-3 Changes in Planned Jurisdictional Responsibility for Racine County Recommended in the Year 2035 Regional Transportation System Plan XII-15
XII-4 Public Transit Element of the Regional Transportation System Plan: 2035 ..... XII-16
XII-5 Off-Street Bicycle Paths and Surface Arterial Street and Highway System Bicycle Accommodation for Racine County Recommended in the Year 2035 Regional Transportation System Plan XII-17

Map Page

Chapter XIII

XIII-1 Selected Information Regarding Stormwater Management Systems in the Racine County Planning Area: 2008 ..... XIII-33
XIII-2 Areas Projected to be Served by Municipal and Other Municipal Community Water Supply Systems in the Racine County Planning Area: 2035 (Preliminary Regional Water Supply Plan) XIII-34
XIII-3 Self-Supplied Industrial, Commercial, Institutional and Recreational, Agricultural, and Irrigation Water Supply Systems in the Racine County Planning Area: 2005 ..... XIII-35
XIII-4 Fire Station Service Radii in the Racine County Planning Area: 2008 ..... XIII-41
XIII-5 Fire Department Time – Based Response Analysis in the Racine County Planning Area: 2008 ..... XIII-42
XIII-6 Proposed New Park Sites in the Racine County Planning Area as Identified in County and Local Park and Open Space Plans: 2008 ..... XIII-43
XIII-7 Recommended Bicycle and Pedestrian System Plan for the Racine County Planning Area: 2035 ..... XIII-45
XIII-8 Potential Water Trails for Lake Michigan and Major Rivers in the Racine County Planning Area XIII-46

Chapter XIV

XIV-1 Environmentally Contaminated Sites in the Racine County Planning Area XIV-24
XIV-2 Tax Increment Financing Districts in the Racine County Planning Area XIV-30
XIV-3 City of Racine Business Improvement Districts XIV-34

Chapter XV

XV-1 Wisconsin Wetlands Inventory for the Racine County Planning Area: 2005 ..... XV-14

Chapter XVI

XVI-1 Areas of Conflict Between City/Village and Town Land Use Plans in the Racine County Planning Area XVI-17

(This page intentionally left blank)

Chapter I

INTRODUCTION AND BACKGROUND

INTRODUCTION

In 1999 the Wisconsin Legislature enacted a new comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*. The new requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69(3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The new requirements, which are often referred to as the "Smart Growth" law, provide a new framework for the development, adoption, and implementation of comprehensive plans in Wisconsin. The law includes a "consistency" requirement, whereby zoning, subdivision, and official mapping ordinances adopted and enforced by counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county or local unit of government. Under the comprehensive planning law (Section 66.1001(3) of the *Statutes*), the consistency requirement will take effect on January 1, 2010.

To address the State comprehensive planning requirements, a cooperative comprehensive planning process was undertaken by Racine County, all of the cities, villages, and towns in the County, and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). That planning process was intended to result in a multi-jurisdictional comprehensive plan that satisfies planning requirements set forth in Section 66.1001 of the *Statutes* for the County and each participating local government. The 18 local government bodies participating with the County in the planning process are listed below:

City of Burlington	Village of Waterford
City of Racine	Village of Wind Point
Village of Caledonia	Town of Burlington
Village of Elmwood Park	Town of Dover
Village of Mt. Pleasant	Town of Norway
Village of North Bay	Town of Raymond
Village of Rochester	Town of Rochester
Village of Sturtevant	Town of Waterford
Village of Union Grove	Town of Yorkville

After obtaining a resolution from all 18 local units of government, Racine County proceeded with the preparation of a multi-jurisdictional comprehensive planning grant application. On September 27, 2005, the Racine County Board of Supervisors approved a resolution to submit a grant application to the Wisconsin Department of Administration (WDOA) under Section 16.965 of the *Statutes* to help fund preparation of the plan. A grant was awarded in February

2006. Prior to accepting the grant, Racine County and SEWRPC signed a three-party Cooperative Agreement with each of the 18 participating local governments. Each agreement is a formal commitment among the local government, Racine County, and SEWRPC to participate in a coordinated, multi-jurisdictional comprehensive planning effort. All agreements were executed in the fall of 2005. The agreements are available for review at the office of the Racine County Planning and Development Department. On May 23, 2006, the Racine County Board of Supervisors approved a resolution accepting the awarded grant funds.

After the planning grant was awarded, and well after the comprehensive planning process began, the Town and Village of Rochester were consolidated as the Village of Rochester in December 2008, reducing the number of participating local units of government from 18 to 17. Inventory data in the comprehensive plan is presented for the Town and Village of Rochester as they existed at the time of the information presented. Comprehensive plan element information and recommendations are presented for the consolidated Village of Rochester.

STATUTORY REQUIREMENTS FOR COMPREHENSIVE PLANS

The State planning law specifies in detail the topics that must be addressed in a comprehensive plan, the elements that must be included, and procedures with respect to public participation and plan adoption. The multi-jurisdictional planning program for Racine County was carried out in a manner ensuring that the statutory requirements would be satisfied. Key statutory requirements are described below.

- **Plan Content**
  The State planning law requires that a comprehensive plan include all of the following plan elements: 1) issues and opportunities; 2) housing; 3) transportation; 4) utilities and community facilities; 5) agricultural, natural, and cultural resources; 6) economic development; 7) intergovernmental cooperation; 8) land use; and 9) implementation. The specific items to be considered as part of each element are set forth in Section 66.1001(2) of the *Statutes*. The multi-jurisdictional comprehensive plan for Racine County was structured in a manner consistent with statutory requirements as to plan content.

- **Public Participation Requirements**
  Section 66.1001(4) of the *Statutes* requires that the governing body of any County or local government preparing a comprehensive plan adopt written procedures that are "designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan." Proposed plan elements of the comprehensive plan must be widely distributed, and opportunities must be provided for written comments to be submitted by the public to the governing body. A procedure for the governing body to respond to those comments must also be identified.

  A public participation plan was adopted by the Racine County Board on November 9, 2006 as a basis for public involvement in the comprehensive planning program. The public participation plan is available for review at the office of the Racine County Planning and Development Department. In accordance with the public participation plan, many opportunities were provided for the public to learn about, and comment on, the planning process and the resulting plan, including at technical advisory committee meetings, numerous informational meetings and open houses, and public hearings. During the course of the planning process, pertinent information was widely disseminated through fact sheets, news releases, and a website (www.sewprc.org/smartgrowth/racinecounty/). A public opinion survey—seeking public input on many of the issues to be addressed in a comprehensive plan—was also conducted.

  The State comprehensive planning law requires that each participating local government agency also adopt a public participation plan. Participating local governments had the option of adopting the Racine County public participation plan or adopting its own public participation plan. All of the participating local governments adopted the Racine County public participation plan.

- **Adoption of the Comprehensive Plan**
  Section 66.1001(4) of the *Statutes* requires that a comprehensive plan or plan amendment be adopted by an ordinance enacted by the concerned county board or local governing body. The law further requires that all nine elements be adopted simultaneously, and that at least one public hearing be held prior to adopting county and local comprehensive plans.

- **Comprehensive Plan and Ordinance Consistency**
  As previously indicated, under the State planning law, beginning on January 1, 2010, zoning, subdivision, and official mapping ordinances administered by county and local units of government must be consistent with the comprehensive plan. To comply with these consistency requirements, Racine County must make any changes that may be needed to bring the County zoning ordinance, shoreland ordinance, and subdivision zoning ordinance into compliance with the multi-jurisdictional comprehensive plan prior to January 1, 2010. Likewise, each participating local government that has a zoning ordinance, subdivision ordinance or official map ordinance must make any changes that may be needed to bring these ordinances into compliance with the comprehensive plan by that date.

RELATIONSHIP TO EXISTING PLANS

County Plans

Racine County has a long history of planning for many of the elements that are required to be included in a comprehensive plan under the State planning law. The County jurisdictional highway plan, park and open space plan, farmland preservation plan, and economic development plan address a number of the required elements of a comprehensive plan. The multi-jurisdictional comprehensive planning process was structured to build upon prior planning for the County. The planning effort thus involved updating the planning database for the County, supplementing it with other inventory information specified in the State planning law; reviewing and re-affirming or revising, as appropriate, the recommendations of prior plans; and adding other plan elements that are now required, but not previously addressed.

Local Plans

Many cities, villages, and towns in Racine County have prepared and adopted local land use or master plans. At the outset of the planning process, Racine County made clear its intent, as part of the multi-jurisdictional comprehensive planning effort, to build upon locally adopted land use and master plans. Section 59.69(3) of the *Wisconsin Statutes* explicitly requires Racine County to "incorporate" into the County plan such plans and maps that have been formally adopted by cities and villages. It is the County's intent to also "incorporate" such plans and maps that have been adopted by towns. While all such plans—cities, villages, and towns—will be "incorporated" into the planning report, it is recognized that Racine County, in preparing its plan and readying that plan for adoption by the County Board, may choose to disagree with one or more proposals included in the city, village, or town plans. Every effort will be made to discuss and resolve issues between Racine County and the cities, villages, and towns in the County. Where conflicts cannot be resolved, they will be documented in the intergovernmental cooperation element of the plan report. Racine County explicitly recognizes that cities, villages, and towns may choose, on certain matters and issues, to disagree with a position that the County may take. The County respects the rights of cities, villages, and towns to adopt plans that differ from the County plan.

Regional Plans

Racine County is an integral part of the seven-county Southeastern Wisconsin Region, which also includes Kenosha, Milwaukee, Ozaukee, Walworth, Washington, and Waukesha Counties. As the areawide planning agency for the Region, the Southeastern Wisconsin Regional Planning Commission has prepared and adopted a number of areawide plans—including regional land use, transportation, park and open space, and water quality management plans. A regional water supply system plan was underway in 2006. The regional plans are systems-level plans that require refinement and detailing at the county and local level. Together these plans provide an overall framework and point of departure for county and local comprehensive planning efforts. Historically, Racine County and many of the local governments have embraced the key concepts of the regional plans in developing county and local land use plans.

COMPREHENSIVE PLANNING PROCESS

The comprehensive plan presented in this report was developed through a three-year planning process consisting of the following steps: 1) start up tasks, including the identification of participating local governments and the execution of agreements governing the planning process; 2) inventory, or collection of basic data required for the plan; 3) the preparation of projections of future population and employment levels to be considered in developing the plan; 4) issue identification and the formulation of goals and objectives; 5) preparation of the various plan elements which together comprise the comprehensive plan; 6) identification of plan implementation measures; and 7) plan review, refinement, and adoption.

COMMITTEE STRUCTURE

The multi-jurisdictional planning effort was carried out under the guidance of the Racine County Multi-Jurisdictional Advisory Committee. As created by the Racine County Board, the Racine County Multi-Jurisdictional Advisory Committee is comprised of one representative appointed by each of the participating local governments and one member of the Racine County Board Economic Development and Land Use Planning Committee. The role of the Multi-Jurisdictional Advisory Committee is to advise, and make recommendations to, the Racine County Economic Development and Land Use Planning Committee, including a recommended multi-jurisdictional comprehensive plan for Racine County. The role of the Economic Development and Land Use Planning Committee is to review the recommendations of the Multi-Jurisdictional Advisory Committee and recommend a plan for adoption by the County Board. The Multi-Jurisdictional Advisory Committee provides a formal role for participating local governments to work with County officials to shape the recommended comprehensive plan.

REPORT FORMAT

This planning report documents the multi-jurisdictional comprehensive planning process and the resulting comprehensive plan. It consists of 17 chapters:

Chapter I	Introduction and Background
Chapter II	Inventory of Population, Housing Stock, and Economic Base
Chapter III	Inventory of Agricultural, Natural, and Cultural Resources
Chapter IV	Inventory of Existing Land Use and Transportation Facilities and Services
Chapter V	Inventory of Utilities and Community Facilities
Chapter VI	Inventory of Existing Plans and Ordinances
Chapter VII	Population, Household, and Employment Projections
Chapter VIII	Issues and Opportunities Element
Chapter IX	Land Use Element
Chapter X	Agricultural, Natural, and Cultural Resources Element
Chapter XI	Housing Element
Chapter XII	Transportation Element
Chapter XIII	Utilities and Community Facilities Element
Chapter XIV	Economic Development Element
Chapter XV	Implementation Element
Chapter XVI	Intergovernmental Cooperation Element
Chapter XVII	Summary

As indicated above, following this introductory chapter, Chapters II through VI present basic planning inventory data required as a basis for the comprehensive plan. Chapter VII presents the projections of population and employment

considered in developing the comprehensive plan. Chapters VIII through XVI present the comprehensive plan, with each chapter dealing with one of the nine elements of a comprehensive plan as prescribed under the State comprehensive planning law. Chapter XVII provides a summary of the comprehensive plan.

CONCLUDING REMARK

The comprehensive plan presented in this report serves a number of functions. Most importantly, it provides a basis for decision-making on land use-related matters by County and local government officials. The very structure of the comprehensive plan as prescribed under the State planning law, including the nine required plan elements, seeks to ensure that such land use decision-making is truly broad-based in nature. The importance of the comprehensive plan as a basis for decision-making is reinforced by consistency requirements in the State planning law, which specify that, beginning on January 1, 2010, zoning, land division, and official mapping regulations must be consistent with the plan.

In addition, the comprehensive plan serves to increase the awareness and understanding of County and city, village and town planning goals and objectives by landowners, developers, and other private interests. With an adopted comprehensive plan in place, private sector interests can proceed with greater assurance that proposals developed in accordance with the plan will receive required approvals.

(This page intentionally left blank)

Chapter II

INVENTORY OF POPULATION, HOUSING STOCK, AND ECONOMIC BASE

INTRODUCTION

Basic information regarding the population, housing stock, and economic base of the County is essential to the preparation of a comprehensive plan. This chapter presents current and historic trend data regarding the population, housing stock, and economic base of Racine County and its communities. Projections of future population and employment levels for the County are presented in Chapter VII of this report.

Much of the information presented in this chapter is from the year 2000 and prior Federal censuses. Some of the questions in the Federal census are asked of all households; others are asked of a sample of about one in six households. This chapter presents the complete-count data where both complete-count and sample data are available. It should be noted that the complete-count data and sample data control totals for population and housing units reported by the Census Bureau may differ slightly for a given area.

The tabular data in this chapter include information for the Southeastern Wisconsin Region and the State of Wisconsin, as a point of reference and comparison. In addition to Racine County, the seven-county Southeastern Wisconsin Region includes Kenosha, Milwaukee, Ozaukee, Walworth, Washington, and Waukesha Counties.

POPULATION AND HOUSEHOLDS

Population Size and Characteristics

As indicated in Table II-1, the population of Racine County increased from about 170,800 persons in 1970 to about 173,100 persons in 1980, 175,000 persons in 1990, and 188,800 in 2000—representing an overall increase of about 18,000 persons, or 11 percent, over 30 years. This compares to increases of 10 percent and 21 percent in the population of the Southeastern Wisconsin Region and the State, respectively, during this time. Since 2000, the County population is estimated to have increased by an additional 5,800 persons, or 3 percent, to 194,600 persons in 2006. In comparison, the populations of the Southeastern Wisconsin Region and the State overall are estimated to have increased by 3 percent and 5 percent, respectively, between 2000 and 2006.

Table II-1 also provides population data for the 1970-2006 time period for all the civil divisions in Racine County. As shown in Table II-1, change in population from 1970 to 2000 varied greatly from community to community, ranging from a 14 percent loss in the City of Racine to a 163 percent increase in the Village of Rochester. As further indicated in Table II-1, since 2000, communities whose population has remained relatively unchanged or that increased at a lower rate than Racine County overall include the City of Racine, the Villages of Elmwood Park, North Bay,

Rochester, and Wind Point, and the Towns of Burlington, Dover, and Yorkville. Communities that have experienced increases in population since 2000 at a higher rate than Racine County overall include the City of Burlington, the Villages of Caledonia, Mt. Pleasant, Sturtevant, Union Grove, and Waterford, and the Towns of Norway, Raymond, Rochester, and Waterford.

The distribution of the population within Racine County is shown Map II-1. As shown on Map II-1, the largest population concentrations generally occur in and around the incorporated cities and villages and in the County's lake areas.

The Federal census provides information about basic population characteristics, such as age, race, and educational attainment. Information regarding the characteristics of the population of Racine County and its communities, drawn from the 2000 census, is presented Tables II-2 to II-5, and summarized below:

- As indicated in Table II-2, the age composition of the population of Racine County is similar to that of the Southeastern Wisconsin Region and the State overall. Persons under 20 years of age—including much of the pre-school and school age population—numbered 56,000 in 2000, representing 30 percent of the County population. Persons between 20 and 64—including much of the workforce age population—numbered 109,600, or 58 percent of the total. Persons 65 years of age and over numbered 23,200, or 12 percent of the total. The County median age of 36.1 years was just slightly higher than that of the Southeastern Wisconsin Region (35.4 years) and the State (36.0 years). As shown in Table II-2, there was considerable variation in the age composition of the population among the cities, villages, and towns in Racine County, as reflected in the median age of each community. The median age ranged from 33.1 in the City of Racine to 48.1 in the Village of Elmwood Park.

- The racial composition of the County population is shown in Table II-3. As part of the 2000 census, respondents were given the opportunity to specify more than one race when reporting their racial identity. The vast majority of the County population (98.3 percent) reported only one race. This includes 83.0 percent reporting White; 10.5 percent reporting Black or African American; 0.4 percent reporting American Indian or Alaska native; 0.7 percent reporting Asian; less than 0.1 percent reporting Native Hawaiian and other Pacific Islander; and 3.7 percent reporting some other race. In comparison, 79.4 percent of the population of the Southeastern Wisconsin Region and 88.9 percent of the population of the State reported their race as White.

- The size of the Hispanic component of the County population, as reported in the year 2000 Census, is indicated in Table II-4. The Federal census includes questions on Hispanic origin independent of questions on race. In the 2000 census, 7.9 percent of the total County population, or about 15,000 County residents, were identified as Hispanic. This is somewhat higher than the proportion of Hispanic population in the Southeastern Wisconsin Region (6.5 percent) and significantly higher than the proportion for the State (3.6 percent). About 76 percent of the Hispanic population in the County in 2000 was located in the City of Racine.

- The level of education of the County population is indicated in Table II-5. The educational attainment level provides an indicator of the earning potential of the population and of the type of occupations the County workforce is most suited to fill. The educational attainment level of the County population is similar to that of the Southeastern Wisconsin Region and the State. As reported in the 2000 census, about 83 percent of the County population age 25 years and over had attained a high school or higher level of education—1 percent less than the Southeastern Wisconsin Region and 2 percent lower than the State. Slightly more than 20 percent of the County population age 25 years and over had a bachelor's degree or graduate degree, compared to just over 25 percent for the Region and just over 22 percent for the State.

Number and Size of Households

In addition to population levels and characteristics, the number of households, or occupied housing units, is of importance in comprehensive planning insofar as it greatly influences the demand for urban land as well as the

demand for transportation and other public facilities and services. A household includes all persons who occupy a housing unit—defined by the Census Bureau as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as a separate living quarters.[1]

As indicated in Table II-6, the number of households in Racine County increased from about 49,800 in 1970 to about 59,400 in 1980, 63,800 in 1990, and 70,800 in 2000—representing an overall increase of about 21,000 households, or 42 percent, over 30 years. Since 2000, it is estimated that the number of households in Racine County has increased by an additional 5,200 households, or 7 percent, to 76,000 households in 2006.

Table II-6 also provides household data for the 1970-2006 time period for all the civil divisions in Racine County. As shown in Table II-6, change in the number of households from 1970 to 2000 varied greatly from community to community, ranging from a 3 percent increase in the Village of North Bay to a 195 percent increase in the Town of Rochester. As further indicated in Table II-6, since 2000, communities whose household numbers have remained relatively unchanged or that increased at a lower rate than Racine County overall include the City of Racine, the Villages of Elmwood Park, North Bay, Rochester, and Wind Point, and the Towns of Burlington, and Yorkville. Communities that have experienced increases in the number of households since 2000 at a higher rate than Racine County overall include the City of Burlington, the Villages of Caledonia, Mt. Pleasant, Sturtevant, Union Grove, and Waterford, and the Towns of Dover, Norway, Raymond, Rochester, and Waterford.

Historically, the relative increase in households has exceeded the relative increase in population in Racine County. As noted above, while the County population increased by 11 percent between 1970 and 2000, the number of households increased by 42 percent. These differential growth rates between households and population are reflected in a declining average household size in the County.

The trend in household size in Racine County and its communities is indicated in Table II-7. As shown in that table, the average household size in the County decreased dramatically during the 1970s—from 3.35 persons per household in 1970 to 2.86 in 1980. The average household size decreased further, to 2.70 in 1990 and 2.59 in 2000. The Southeastern Wisconsin Region and State of Wisconsin have also experienced a long-term trend in declining average household size. As shown in Table II-7, there was considerable variation in household sizes among the cities, villages, and towns in Racine County. In 2000, household sizes ranged from 2.37 persons per household in the Village of Elmwood Park to 2.88 in the Town of Rochester.

HOUSING STOCK

Housing Stock Size and Characteristics

As indicated in Table II-8, the number of housing units as reported by the U.S. Census Bureau increased from 52,800 units in 1970 to 62,600 units in 1980, 66,900 units in 1990, and 74,700 units in 2000—representing an overall increase of 21,900 units, or 41 percent, over 30 years. Since 2000, the County's housing stock is estimated to have increased by an additional 5,400 housing units, or 7 percent, to 80,100 housing units in 2006.

The Federal census provides information about basic characteristics of the housing stock, such as structure type, age, value, and rent. Information regarding the characteristics of the housing stock of Racine County and its communities, drawn from the 2000 census, is presented Tables II-9 to II-14, and summarized below:

- Information regarding the occupancy and tenure status of existing housing units is presented in Tables II-9 and II-10. As indicated in Table II-9, of the total housing stock in the County, 70,800 housing units, or

[1] *Persons not living in households are classified by the Census Bureau as living in group quarters, such as correctional facilities, college dormitories, and military quarters. The household population accounted for the vast majority (97.1 percent) of the County population in 2000; the remainder, 2.9 percent, was comprised of occupants of group quarters.*

95 percent, were reported as "occupied" at the time of the 2000 census; the balance, 3,900 housing units, or 5 percent, were reported as "vacant." Of the 70,800 occupied housing units, 50,000 units, or 71 percent, were owner-occupied; the balance, 20,800 units, or 29 percent, were renter-occupied. As shown in Table II-9, the percentage of owner-occupied and renter-occupied housing units varies among the cities, villages, and towns in Racine County. For example, the percentage of owner-occupied housing units ranges from 60 percent in the Cities of Burlington and Racine to 99 percent in the Village of North Bay.

- As indicated in Table II-10, of the 3,900 vacant housing units identified in the 2000 census, 1,400 units, or 36 percent, were reported as being available for rent. The other 2,500 vacant housing units were reported in the 2000 census as vacant and available for sale; rented or sold but not yet occupied; devoted to seasonal, recreational, or other occasional use or vacant for other reasons.

- Information regarding the structure type of existing housing units in the County and its communities is presented in Table II-11. As indicated in that table, single-family detached housing units comprised 68 percent of all housing units in Racine County in 2000; single-family attached housing and other housing in structures of two or more units comprised 31 percent; and mobile homes comprised the remaining 1 percent. The proportion of single-family detached housing in Racine County (68 percent) exceeded the proportion for the Southeastern Wisconsin Region (57 percent) and the State (66 percent). As shown in Table II-11, there was considerable variation in the structure type of housing units among the cities, villages, and towns in Racine County.

- Information regarding the age of existing housing units in the County and its communities is presented in Table II-12. As indicated in that table, of the total of 74,700 housing units in the County in 2000, 24 percent were built before 1940; 25 percent were built between 1940 and 1959; 30 percent were built between 1960 and 1979; and 21 percent were built between 1980 and 2000. The median year built for all housing in the County was 1961. This compares to a median year built of 1959 for the Southeastern Wisconsin Region and 1965 for the State.

- Information regarding the gross rent of renter-occupied housing in the County and its communities is presented in Table II-13. As reported in the 2000 census, gross rent includes the contract rent plus the monthly costs of utilities (electricity, gas, water, and sewer) and fuels (oil, coal, etc.). Rental units that are occupied without payment of cash rent are reported as "no cash rent" in Table II-13. As indicated in that table, the gross rent was less than $500 for 31 percent of the renter-occupied housing units in the County; between $500 and $749 for 44 percent; between $750 and $999 for 18 percent; and $1,000 or more for 3 percent. The balance, 4 percent of the rental units were occupied without cash rent. The median gross rent for renter-occupied housing units in the County was $548 in 2000. This is somewhat less than the median gross rent for the Southeastern Wisconsin Region ($578) and slightly higher than that for the State ($540). As shown in Table II-13, median gross rent varies significantly among the communities in Racine County, ranging from $520 in the City of Racine to $1,375 in the Village of Wind Point.

- Information regarding the value of single-family housing units in the County and its communities is presented in Table II-14. That table pertains to owner-occupied single-family housing units on lots of less than 10 acres with no business or medical office on the property, excluding mobile homes. The value data reflect the census respondent's indication of how much the property would sell for if it were for sale. As indicated in Table II-14, in 2000, 43 percent of the specified owner-occupied housing units in the County were valued at less than $100,000; 47 percent were valued between $100,000 and $199,999; 8 percent were valued between $200,000 and $299,999; and 2 percent were valued at $300,000 or more. The median value for specified owner-occupied housing units in the County was $111,000, somewhat lower than the median value for the Southeastern Wisconsin Region ($130,700) and about the same as that for the State ($112,200). As shown in Table II-14, the median value of owner-occupied housing units varied from community to community in Racine County, ranging from $83,600 in the City of Racine to $250,000 in the Village of North Bay.

More recent data regarding housing values, available from the Greater Milwaukee Association of Realtors and Multiple Listing Service, is presented in Table II-15. The Greater Milwaukee Association of Realtors and the Multiple Listing Service provide information regarding the actual selling prices of existing housing in Southeastern Wisconsin. The selling price data pertain primarily to single-family houses, but also include selling price information for some units in two-, three-, and four-unit residential structures. The Greater Milwaukee Association of Realtor/Multiple Listing Service data point to a significant increase in residential selling prices in Racine County (47 percent) and the Southeastern Wisconsin Region (44 percent) between 2000 and 2005.

Condition of Housing Stock

The housing element must be based on appropriate data and analysis of housing conditions and needs. In particular, data regarding the existing physical condition of residential housing is important in determining the current and future housing needs of County residents. The following inventory of housing condition data was derived from the 2006 database of each municipality's assessor office or private assessor under contract to provide assessment services.

Generally, an appraiser collects information about the physical condition and construction of residential units. This basic data includes building style, type of foundation, and other interior and exterior construction materials. Additionally, an appraiser rates the overall physical condition or state of repair of the interior and exterior features of the dwelling relative to its age as well as quality and workmanship of the dwelling. The range of condition score ratings are:

Unsound – indicates that the dwelling is definitely structurally unsound and practically unfit for use.

Very poor – indicates that the dwelling is definitely structurally unsound and practically unfit for use. Repair and overhaul is needed on painted surfaces, roofing, plumbing and heating. There is excessive deferred maintenance and abuse. Property is approaching abandonment or major reconstruction.

Poor – indicates that definite deterioration is obvious. Property is undesirable and barely usable.

Fair – indicates marked deterioration but is still quite usable. Property is rather unattractive and undesirable. Much repair is needed and many items need refinishing or overhauling. Deferred maintenance is obvious.

Average – indicates normal wear and tear relative to its age. Property has average attractiveness and is desirable. There is some evidence of deferred maintenance needed such as minor repairs and refinishing. All major components are still functional.

Good – indicates that minor wear and tear is visible. Property is slightly more attractive and desirable. No obvious maintenance is required, but neither is everything new. Appearance is above the standard relative to the property's age.

Very good – indicates slight evidence of wear and tear. All items are well maintained and have been overhauled and repaired as they showed signs of wear. There is little deterioration or obsolescence and a high standard of upkeep relative to its age.

Excellent – indicates perfect condition. Property is very attractive and highly desirable. All items that can be normally repaired or refinished have been recently corrected, such as new roofing, paint, furnace overhaul, and state-of-the-art components. There are no functional inadequacies and all components are new or in like-new condition. Most new homes would receive a condition rating of excellent (unless constructed with substandard materials and workmanship).

Not all communities in Racine County use the full range of housing condition ratings defined above. Consequently, the data presented combines categories, as appropriate, resulting in three categories, as indicated in Table II-16. In 2006, the number of housing units assessed as unsound/very poor/poor represented slightly over 3 percent of the total

housing units. Housing units with a fair/average score represented slightly over 53 percent, while housing units with a good/very good/excellent score comprised slightly over 43 percent. Appendix A presents housing condition scores for each participating local government. It should be noted that the overall number of housing units does not compare to the 2000 census data on number of housing units because an appraiser counts each building as one unit, regardless of the number of housing units in the building.

ECONOMIC BASE

Racine County has a growing, diverse economic base. While agriculture remains an important component of the economic base, the County has seen significant growth in manufacturing and commercial activity. Historically, employment opportunities, or jobs, in the County have not increased as fast as in the Southeastern Wisconsin Region and the State. In addition to its resident labor force, Racine County is bordered by the urbanizing Counties of Kenosha, Milwaukee, and Waukesha, each with an expanding labor force.

Number and Type of Jobs

Information regarding the number and type of jobs provides important insight into the economic base of an area. As indicated in Table II-17, the total number of jobs in Racine County increased from about 64,600 jobs in 1970 to 81,200 jobs in 1980, 89,600 jobs in 1990, and 94,400 jobs in 2000—representing an overall increase of 29,800 jobs, or 46 percent, over 30 years. This compares to increases of 56 percent and 77 percent in the number of jobs in the Southeastern Wisconsin Region and the State, respectively, during this time. Between 2000 and 2004, the number of jobs in the County decreased by 1 percent, due to the recession of 2001. Similarly, total employment in the Southeastern Wisconsin Region in 2004 was slightly below the 2000 level, while total employment in the State in 2004 was just 1 percent higher than in 2000.

The distribution of jobs within Racine County is shown on Map II-2. As shown on that map, the largest job concentrations generally occur in and around the County's cities and villages. Approximate employment levels for towns, cities, and villages in the County are presented in Table II-18.

Information regarding employment levels by industry provides insight into the structure of the economy and changes in that structure over time. As indicated in Table II-19, the largest employment categories in Racine County in 2000 were services (29 percent of total jobs), manufacturing (26 percent), and retail trade (17 percent). It is noteworthy that the proportion of manufacturing jobs in the County decreased from 39 percent in 1970 to 26 percent in 2000. This is similar with the trend for the Southeastern Wisconsin Region, where the proportion of manufacturing jobs decreased from 32 percent in 1970 to 18 percent in 2000, and the trend for the State, where the proportion of manufacturing jobs decreased from 27 percent to 19 percent during this time.

Major private sector employers in Racine County—identified as employers with at least 250 employees based upon the 2006 Wisconsin Department of Workforce Development (DWD) Unemployment Insurance Program database—are listed in Table II-20. The location of these operations is shown on Map II-3. The DWD data indicate that there are 23 private firms in the County with an employment of at least 250 jobs. Eleven of these were in the manufacturing sector. Most of the others were in the retail and wholesale trade, and health care sectors.

Labor Force

The labor force is that segment of the resident population that can be most closely related to the economy. By definition, the civilian labor force of an area consists of all of its residents who are 16 years of age and over and who are either employed at one or more nonmilitary jobs or are temporarily unemployed. Labor force data are often referred to as "place of residence" data, since the labor force is enumerated on the basis of the residence of individuals in the labor force.

As indicated in Table II-21, the civilian labor force of the County was 96,900 persons in 2000. The labor force participation rate for the County—that is, the civilian labor force as a percent of the total labor force-age population—stood at 68 percent in 2000. This is essentially the same as the labor force participation rate for the Southeastern

Wisconsin Region (68 percent) and State (69 percent). As indicated in Figure II-1, the labor force participation rate in the County increased steadily, from 61 percent in 1970 to 66 percent in 1980. Since 1980, the labor force participation rate has increased only slightly, from 66 percent in 1980 to 68 percent in 2000. Since 1970, the male labor force participation rate for the County has steadily decreased from 81 percent in 1970 to 72 percent in 2000, while the female labor force participation rate increased substantially, from 43 percent in 1970 to 64 percent in 2000.

The occupational characteristics of the employed civilian labor force are presented in Table II-22. As indicated in that table, 30 percent of the labor force was employed in management and professional occupations; 26 percent in sales and office occupations; 21 percent in production, transportation, and material moving occupations; 13 percent in service occupations; 9 percent in construction, extraction, and maintenance occupations; and less than 1 percent in farming, forestry, and fishing occupations. As indicated in Table II-22, the proportion of the County's labor force in management and professional occupations (30 percent) was lower than the Southeastern Wisconsin Region (34 percent). The proportion of the County labor force in production, transportation, and material moving occupations (21 percent) was higher than the Region (18 percent).

Personal Income

Another indicator of the strength of the economy is the level of personal income. Household income data provide a good indicator of personal income levels. Information regarding household income levels in Racine County and its communities is presented in Table II-23. As indicated in that table, in 2000, the household income was less than $25,000 for 23 percent of all households in the County; between $25,000 and $49,999 for 29 percent; between $50,000 and $74,999 for 24 percent; between $75,000 and $99,999 for 13 percent; and more than $100,000 for 11 percent. The median income for households in the County stood at $48,100 in 2000—exceeding the median income for households in the Southeastern Wisconsin Region ($46,300) and the State ($43,800).

Equalized Property Values

Information regarding property values can also provide insight into the economy of an area. Property value information provides an indication of the potential for generating property tax revenue in support of public services and facilities and, more generally, provides an indication of the overall wealth of an area.

Information regarding the equalized value of property for Racine County and its communities is presented in Table II-24. Included in Table II-24 is the average equalized value of property per person. The total equalized value of property in Racine County stood at $14.83 billion in 2006, including $14.53 billion in real property (land and improvements) and $0.30 billion in personal property. The equalized value of property per capita for the County was $76,200 in 2006. This compares to figures of $89,900 per capita for the Southeastern Wisconsin Region and $83,500 per capita for the State. As indicated in Table II-23, there was considerable variation in per capita equalized property value among cities, villages, and towns in Racine County.

Table II-1

TOTAL POPULATION IN RACINE COUNTY BY CIVIL DIVISION: 1970-2006

Civil Division	Census				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change: 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Cities											
Burlington	7,479	8,385	8,851	9,936	10,485	2,457	32.9	1,085	12.3	549	5.5
Racine	95,162	85,725	84,298	81,855	80,340	-13,307	-14.0	-2,443	-2.9	-1,515	-1.9
Villages											
Caledonia[a]	16,748	20,940	20,999	23,614	24,770	6,866	41.0	2,615	12.5	1,156	4.9
Elmwood Park	456	483	534	474	445	18	3.9	-60	-11.2	-29	-6.1
Mt. Pleasant[b]	16,368	19,340	20,084	23,142	25,430	6,774	41.4	3,058	15.2	2,288	9.9
North Bay	263	219	246	260	251	-3	-1.1	14	5.7	-9	-3.5
Rochester[c]	436	746	978	1,149	1,155	713	163.5	171	17.5	6	0.5
Sturtevant	3,376	4,130	3,803	5,287	6,049	1,911	56.6	1,484	39.0	762	14.4
Union Grove	2,703	3,517	3,669	4,322	4,526	1,619	59.9	653	17.8	204	4.7
Waterford	1,922	2,051	2,431	4,048	4,737	2,126	110.6	1,617	66.5	689	17.0
Wind Point	1,251	1,695	1,941	1,853	1,826	602	48.1	-88	-4.5	-27	-1.5
Towns											
Burlington	4,963	5,629	5,833	6,384	6,481	1,421	28.6	551	9.4	97	1.5
Dover	3,780	3,419	3,631	3,908	4,003	128	3.4	277	7.6	95	2.4
Norway	4,620	4,619	5,493	7,600	8,056	2,980	64.5	2,107	38.4	456	6.0
Raymond	3,735	3,610	3,243	3,516	3,730	-219	-5.9	273	8.4	214	6.1
Rochester[c]	1,019	1,478	1,844	2,254	2,547	1,235	121.2	410	22.2	293	13.0
Waterford	3,483	3,984	4,255	5,938	6,418	2,455	70.5	1,683	39.6	480	8.1
Yorkville	3,074	3,162	2,901	3,291	3,331	217	7.1	390	13.4	40	1.2
Racine County	170,838	173,132	175,034	188,831	194,580	17,993	10.5	13,797	7.9	5,749	3.0
Region	1,756,083	1,764,796	1,810,364	1,931,165	1,984,225	175,082	10.0	120,801	6.7	53,060	2.7
Wisconsin	4,417,821	4,705,642	4,891,769	5,363,675	5,617,000	945,854	21.4	471,906	9.6	253,325	4.7

[a]The Town of Caledonia was incorporated as a Village in October 2005. The 1970 through 2000 population levels presented in this table are for the former Town of Caledonia.

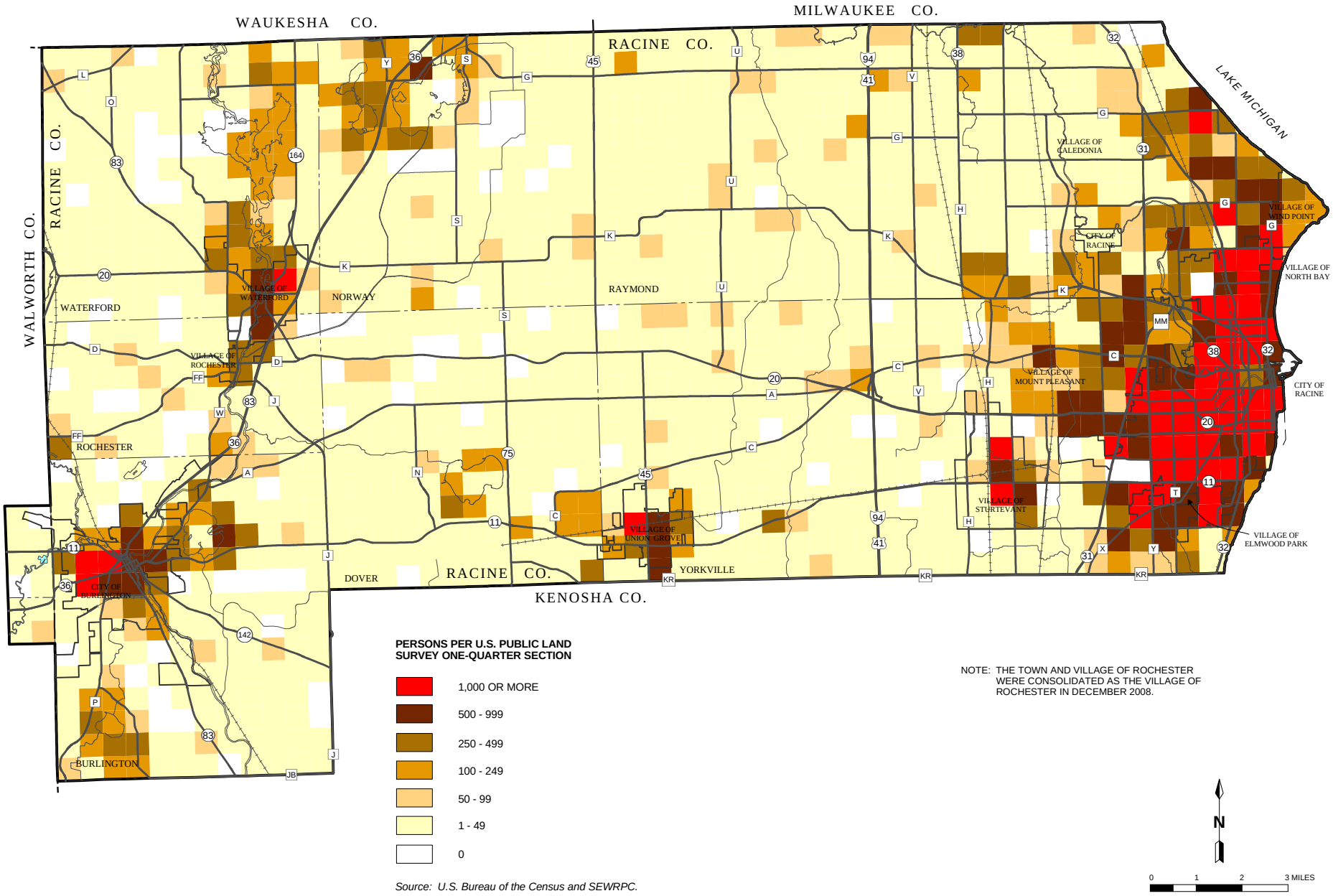
[b]The Town of Mt. Pleasant was incorporated as a Village in September 2003. The 1970 through 2000 population levels presented in this table are for the former Town of Mt. Pleasant.

[c] The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Map II-1

DISTRIBUTION OF POPULATION WITHIN THE RACINE COUNTY PLANNING AREA: 2000



Source: U.S. Bureau of the Census and SEWRPC.

Table II-2

AGE COMPOSITION OF THE POPULATION IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Under 5		5 to 19		20 to 64		65 and older		Total		Median Age
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Cities											
Burlington	702	7.1	2,305	23.2	5,545	55.8	1,384	13.9	9,936	100.0	34.8
Racine	6,565	8.0	19,484	23.8	45,781	55.9	10,025	12.3	81,855	100.0	33.1
Villages											
Caledonia[a]	1,602	6.8	5,047	21.4	14,425	61.1	2,540	10.7	23,614	100.0	38.2
Elmwood Park	18	3.8	77	16.3	295	62.2	84	17.7	474	100.0	48.1
Mt. Pleasant[b]	1,240	5.4	4,461	19.3	13,107	56.6	4,334	18.7	23,142	100.0	42.7
North Bay	18	6.9	67	25.8	142	54.6	33	12.7	260	100.0	41.7
Rochester[c]	74	6.4	312	27.2	685	59.6	78	6.8	1,149	100.0	35.4
Sturtevant	283	5.3	937	17.7	3,715	70.3	352	6.7	5,287	100.0	33.5
Union Grove	284	6.6	1,071	24.8	2,459	56.9	508	11.7	4,322	100.0	34.1
Waterford	303	7.5	921	22.7	2,336	57.7	488	12.1	4,048	100.0	35.4
Wind Point	81	4.4	385	20.8	1,096	59.1	291	15.7	1,853	100.0	46.6
Towns											
Burlington	395	6.2	1,403	22.0	3,834	60.0	752	11.8	6,384	100.0	38.3
Dover	188	4.8	909	23.3	2,476	63.3	335	8.6	3,908	100.0	36.4
Norway	555	7.3	1,832	24.1	4,575	60.2	638	8.4	7,600	100.0	36.6
Raymond	205	5.8	814	23.2	2,080	59.1	417	11.9	3,516	100.0	39.1
Rochester[c]	127	5.6	590	26.2	1,341	59.5	196	8.7	2,254	100.0	37.2
Waterford	421	7.1	1,409	23.7	3,654	61.5	454	7.7	5,938	100.0	36.6
Yorkville	159	4.8	720	21.9	2,088	63.5	324	9.8	3,291	100.0	39.8
Racine County	13,220	7.0	42,744	22.6	109,634	58.1	23,233	12.3	188,831	100.0	36.1
Region	132,390	6.9	433,006	22.4	1,124,745	58.2	241,024	12.5	1,931,165	100.0	35.4
Wisconsin	342,340	6.4	1,189,753	22.2	3,129,029	58.3	702,553	13.1	5,363,675	100.0	36.0

[a]The Town of Caledonia was incorporated as a Village in October 2005.

[b]The Town of Mt. Pleasant was incorporated as a Village in September 2003.

[c] The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: U.S. Bureau of the Census and SEWRPC.

Table II-3

RACIAL COMPOSITION OF THE POPULATION IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	One Race Reported (percent of total population)							More than One Race Reported (percent of total population)	Total Population
	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Other Race	Subtotal		
Cities									
Burlington	95.9	0.4	0.1	0.6	0.0	2.2	99.2	0.8	9,936
Racine	68.9	20.3	0.4	0.6	0.1	7.1	97.4	2.6	81,855
Villages									
Caledonia[a]	94.2	2.0	0.4	1.3	<0.1	0.9	98.8	1.2	23,614
Elmwood Park	96.6	3.4	0.0	0.0	0.0	0.0	100.0	0.0	474
Mt. Pleasant[b]	89.2	6.4	0.3	1.2	<0.1	1.8	98.9	1.1	23,142
North Bay	91.5	4.6	0.0	0.0	0.0	0.4	96.5	3.5	260
Rochester[c]	97.3	0.1	0.3	0.2	0.0	0.7	98.6	1.4	1,149
Sturtevant	80.2	15.8	1.2	0.4	0.2	0.8	98.6	1.4	5,287
Union Grove	97.2	0.3	0.2	0.7	0.0	0.4	98.8	1.2	4,322
Waterford	98.2	0.3	0.2	0.2	0.0	0.4	99.3	0.7	4,048
Wind Point	94.7	0.3	0.2	3.0	0.0	0.1	98.3	1.7	1,853
Towns									
Burlington	97.7	0.1	<0.1	0.4	0.0	1.0	99.2	0.8	6,384
Dover	91.4	4.7	1.1	0.5	<0.1	1.4	99.1	0.9	3,908
Norway	98.2	0.3	0.4	0.2	<0.1	0.4	99.5	0.5	7,600
Raymond	97.9	0.5	0.3	0.5	0.0	0.1	99.3	0.7	3,516
Rochester[c]	98.3	0.3	0.3	0.2	<0.1	0.5	99.6	0.4	2,254
Waterford	98.5	0.4	0.1	0.2	<0.1	0.2	99.4	0.6	5,938
Yorkville	98.2	0.2	0.2	0.3	0.0	0.2	99.1	0.9	3,291
Racine County	83.0	10.5	0.4	0.7	<0.1	3.7	98.3	1.7	188,831
Region	79.4	13.6	0.5	1.8	<0.1	3.0	98.3	1.7	1,931,165
Wisconsin	88.9	5.7	0.9	1.7	<0.1	1.6	98.8	1.2	5,363,675

[a] *The Town of Caledonia was incorporated as a Village in October 2005.*

[b] *The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-4

HISPANIC POPULATION IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Hispanic Population	Percent of Total Population
Cities		
Burlington	462	4.6
Racine	11,422	14.0
Villages		
Caledonia[a]	736	3.1
Elmwood Park	6	1.3
Mt. Pleasant[b]	1,149	5.0
North Bay	15	5.8
Rochester[c]	40	3.5
Sturtevant	303	5.7
Union Grove	102	2.4
Waterford	76	1.9
Wind Point	24	1.3
Towns		
Burlington	131	2.1
Dover	154	3.9
Norway	145	1.9
Raymond	41	1.2
Rochester[c]	52	2.3
Waterford	85	1.4
Yorkville	47	1.4
Racine County	14,990	7.9
Region	126,394	6.5
Wisconsin	192,921	3.6

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-5

EDUCATIONAL ATTAINMENT OF THE POPULATION AGE 25 YEARS AND OVER IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Less Than 9th Grade		9th to 12th Grade - No Diploma		High School Graduate		Some College or Associate Degree		Bachelor's or Greater Degree		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities												
Burlington	255	4.0	633	10.1	2,077	33.0	1,997	31.7	1,336	21.2	6,298	100.0
Racine	3,644	7.3	7,772	15.5	16,260	32.5	14,559	29.1	7,803	15.6	50,038	100.0
Villages												
Caledonia[a]	571	3.6	1,191	7.4	5,024	31.4	5,071	31.7	4,137	25.9	15,994	100.0
Elmwood Park	10	2.6	25	6.6	107	28.2	116	30.6	121	32.0	379	100.0
Mt. Pleasant[b]	774	4.7	1,504	9.2	5,041	30.8	4,579	27.9	4,486	27.4	16,384	100.0
North Bay	1	0.5	0	0.0	28	15.4	32	17.6	121	66.5	182	100.0
Rochester[c]	20	2.9	56	8.1	241	34.7	230	33.1	147	21.2	694	100.0
Sturtevant	140	3.8	887	24.1	1,274	34.6	1,012	27.4	374	10.1	3,687	100.0
Union Grove	73	2.7	255	9.5	1,054	39.5	770	28.8	520	19.5	2,672	100.0
Waterford	64	2.3	291	10.5	919	33.3	890	32.3	596	21.6	2,760	100.0
Wind Point	5	0.4	75	5.3	177	12.6	305	21.7	841	60.0	1,403	100.0
Towns												
Burlington	172	4.0	409	9.5	1,422	32.9	1,689	39.1	627	14.5	4,319	100.0
Dover	74	2.9	368	14.2	718	27.7	908	35.1	522	20.1	2,590	100.0
Norway	72	1.4	268	5.4	1,891	37.9	1,786	35.7	981	19.6	4,998	100.0
Raymond	128	5.4	259	11.0	895	37.9	676	28.7	401	17.0	2,359	100.0
Rochester[c]	24	1.7	113	7.9	476	33.2	454	31.6	367	25.6	1,434	100.0
Waterford	77	2.0	296	7.7	1,386	36.1	1,237	32.2	843	22.0	3,839	100.0
Yorkville	206	8.8	202	8.7	768	33.0	574	24.7	576	24.8	2,326	100.0
Racine County	6,310	5.2	14,604	11.9	39,758	32.5	36,885	30.1	24,799	20.3	122,356	100.0
Region	59,587	4.8	136,211	10.9	372,955	30.0	358,403	28.8	316,698	25.5	1,243,854	100.0
Wisconsin	186,125	5.3	332,292	9.6	1,201,813	34.6	976,375	28.1	779,273	22.4	3,475,878	100.0

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-6

HOUSEHOLDS IN RACINE COUNTY BY CIVIL DIVISION: 1970-2006

Civil Division	Households				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change: 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Cities											
Burlington	2,311	2,928	3,346	3,838	4,177	1,527	66.1	492	14.7	339	8.8
Racine	29,851	31,744	31,767	31,449	31,669	1,598	5.4	-318	-1.0	220	0.7
Villages											
Caledonia[a]	4,203	6,328	7,058	8,549	9,487	4,346	103.4	1,491	21.1	938	11.0
Elmwood Park	137	164	186	200	201	63	46.0	14	7.5	1	0.5
Mt. Pleasant[b]	4,363	6,438	7,708	9,453	10,925	5,090	116.7	1,745	22.6	1,472	15.6
North Bay	88	88	91	91	91	3	3.4	0	0.0	0	0.0
Rochester[c]	141	266	339	410	431	269	190.8	71	20.9	21	5.1
Sturtevant	848	1,262	1,308	1,477	1,845	629	74.2	169	12.9	368	24.9
Union Grove	810	1,159	1,295	1,631	1,828	821	101.4	336	25.9	197	12.1
Waterford	577	721	903	1,561	1,891	984	170.5	658	72.9	330	21.1
Wind Point	339	562	711	736	751	397	117.1	25	3.5	15	2.0
Towns											
Burlington	1,331	1,805	2,044	2,354	2,511	1,023	76.9	310	15.2	157	6.7
Dover	622	836	1,033	1,193	1,307	571	91.8	160	15.5	114	9.6
Norway	1,233	1,383	1,817	2,641	2,939	1,408	114.2	824	45.3	298	11.3
Raymond	934	1,053	1,076	1,245	1,419	311	33.3	169	15.7	174	14.0
Rochester[c]	265	440	605	782	936	517	195.1	177	29.3	154	19.7
Waterford	992	1,289	1,469	2,086	2,359	1,094	110.3	617	42.0	273	13.1
Yorkville	751	952	980	1,123	1,193	372	49.5	143	14.6	70	6.2
Racine County	49,796	59,418	63,736	70,819	75,960	21,023	42.2	7,083	11.1	5,141	7.3
Region	536,486	627,955	676,107	749,039	795,331	212,553	39.6	72,932	10.8	46,292	6.2
Wisconsin	1,328,804	1,652,261	1,822,118	2,084,544	N/A	755,740	56.9	262,426	14.4	- -	- -

[a]The Town of Caledonia was incorporated as a Village in October 2005.

[b]The Town of Mt. Pleasant was incorporated as a Village in September 2003.

[c] The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table II-7

HOUSEHOLD SIZE IN RACINE COUNTY BY CIVIL DIVISION: 1970-2000

Civil Division	Household Size (Average Number of Persons per Household)			
	1970	1980	1990	2000
Cities				
Burlington	3.24	2.82	2.61	2.52
Racine	3.16	2.67	2.62	2.54
Villages				
Caledonia[a]	3.87	3.27	2.93	2.71
Elmwood Park	3.33	2.95	2.78	2.37
Mt. Pleasant[b]	3.59	2.92	2.56	2.40
North Bay	2.99	2.49	2.70	2.86
Rochester[c]	3.09	2.80	2.88	2.80
Sturtevant	3.98	3.24	2.91	2.62
Union Grove	3.31	2.91	2.73	2.60
Waterford	3.32	2.84	2.69	2.59
Wind Point	3.69	3.02	2.73	2.52
Towns				
Burlington	3.66	3.04	2.81	2.68
Dover	3.59	3.05	2.85	2.72
Norway	3.75	3.34	3.02	2.87
Raymond	4.00	3.43	3.01	2.82
Rochester[c]	3.85	3.36	3.05	2.88
Waterford	3.51	3.09	2.90	2.85
Yorkville	3.93	3.29	2.93	2.75
Racine County	3.35	2.86	2.70	2.59
Region	3.20	2.75	2.62	2.52
Wisconsin	3.22	2.77	2.61	2.50

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-8

HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 1970-2006

Civil Division	Housing Units				2006 Estimate	Change: 1970-2000		Change: 1990-2000		Change: 2000-2006	
	1970	1980	1990	2000		Number	Percent	Number	Percent	Number	Percent
Cities											
Burlington	2,337	3,022	3,422	3,976	4,327	1,639	70.1	554	16.2	351	8.8
Racine	31,042	32,982	33,156	33,414	33,648	2,372	7.6	258	0.8	234	0.7
Villages											
Caledonia[a]	4,303	6,527	7,251	8,839	9,809	4,536	105.4	1,588	21.9	970	11.0
Elmwood Park	140	172	193	204	205	64	45.7	11	5.7	1	0.5
Mt. Pleasant[b]	4,499	6,627	8,000	9,768	11,289	5,269	117.1	1,768	22.1	1,521	15.6
North Bay[c]	89	92	94	95	95	6	6.7	1	1.1	0	0.0
Rochester[d]	149	276	346	425	447	276	185.2	79	22.8	22	5.2
Sturtevant	899	1,301	1,337	1,521	1,900	622	69.2	184	13.8	379	24.9
Union Grove	825	1,219	1,321	1,677	1,880	852	103.3	356	26.9	203	12.1
Waterford	597	764	947	1,628	1,972	1,031	172.7	681	71.9	344	21.1
Wind Point	357	603	738	757	772	400	112.0	19	2.6	15	2.0
Towns											
Burlington	1,866	2,244	2,528	2,797	2,983	931	49.9	269	10.6	186	6.6
Dover	825	1,005	1,233	1,344	1,472	519	62.9	111	9.0	128	9.5
Norway	1,495	1,590	1,982	2,775	3,088	1,280	85.6	793	40.0	313	11.3
Raymond	954	1,082	1,102	1,272	1,450	318	33.3	170	15.4	178	14.0
Rochester[d]	320	487	636	810	969	490	153.1	174	27.4	159	19.6
Waterford	1,372	1,582	1,661	2,263	2,559	891	64.9	602	36.2	296	13.1
Yorkville	760	990	998	1,153	1,225	393	51.7	155	15.5	72	6.2
Racine County	52,829	62,565	66,945	74,718	80,090	21,889	41.4	7,773	11.6	5,372	7.2
Region	566,756	664,973	717,175	796,718	846,288	229,962	40.6	79,543	11.1	49,570	6.2
Wisconsin	1,414,105	1,863,897	2,055,774	2,321,144	N/A	907,039	64.1	265,370	12.9	- -	- -

[a]The Town of Caledonia was incorporated as a Village in October 2005.

[b]The Town of Mt. Pleasant was incorporated as a Village in September 2003.

[c] While data from the U.S. Bureau of the Census reports that there are 95 housing units in the Village of North Bay in 2000, there are actually 97 housing units in the Village.

[d] The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table II-9

OCCUPANCY AND TENURE STATUS OF HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Owner-Occupied		Renter-Occupied		Total Occupied		Vacant		Total	
	Number	Percent of Occupied	Number	Percent of Occupied	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Cities										
Burlington	2,285	59.5	1,553	40.5	3,838	96.5	138	3.5	3,976	100.0
Racine	18,972	60.3	12,477	39.7	31,449	94.1	1,965	5.9	33,414	100.0
Villages										
Caledonia[a]	7,262	84.9	1,287	15.1	8,549	96.7	290	3.3	8,839	100.0
Elmwood Park	196	98.0	4	2.0	200	98.0	4	2.0	204	100.0
Mt. Pleasant[b]	7,156	75.7	2,297	24.3	9,453	96.8	315	3.2	9,768	100.0
North Bay[c]	90	98.9	1	1.1	91	95.8	4	4.2	95	100.0
Rochester[d]	273	66.6	137	33.4	410	96.5	15	3.5	425	100.0
Sturtevant	1,027	69.5	450	30.5	1,477	97.1	44	2.9	1,521	100.0
Union Grove	1,004	61.6	627	38.4	1,631	97.3	46	2.7	1,677	100.0
Waterford	1,035	66.3	526	33.7	1,561	95.9	67	4.1	1,628	100.0
Wind Point	713	96.9	23	3.1	736	97.2	21	2.8	757	100.0
Towns										
Burlington	2,012	85.5	342	14.5	2,354	84.2	443	15.8	2,797	100.0
Dover	1,018	85.3	175	14.7	1,193	88.8	151	11.2	1,344	100.0
Norway	2,259	85.5	382	14.5	2,641	95.2	134	4.8	2,775	100.0
Raymond	1,094	87.9	151	12.1	1,245	97.9	27	2.1	1,272	100.0
Rochester[d]	675	86.3	107	13.7	782	96.5	28	3.5	810	100.0
Waterford	1,924	92.2	162	7.8	2,086	92.2	177	7.8	2,263	100.0
Yorkville	1,009	89.8	114	10.2	1,123	97.4	30	2.6	1,153	100.0
Racine County	50,004	70.6	20,815	29.4	70,819	94.8	3,899	5.2	74,718	100.0
Region	471,553	63.0	277,502	37.0	749,055	94.0	47,679	6.0	796,734	100.0
Wisconsin	1,426,361	68.4	658,183	31.6	2,084,544	89.8	236,600	10.2	2,321,144	100.0

[a] *The Town of Caledonia was incorporated as a Village in October 2005.*

[b] *The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *While data from the U.S. Bureau of the Census reports that there are 95 housing units in the Village of North Bay in 2000, there are actually 97 housing units in the Village.*

[d] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-10

VACANT HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Vacant Housing Units												Rental Vacancy Rate	Home-owner Vacancy Rate
	For Rent		For Sale		Rented or Sold, Not Occupied		For Seasonal, Recreational, or Occasional Use		Other Vacant		Total Vacant			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Cities														
Burlington	72	52.2	29	21.1	14	10.1	9	6.5	14	10.1	138	100.0	4.4	1.3
Racine	970	49.4	199	10.1	147	7.5	73	3.7	576	29.3	1,965	100.0	7.2	1.0
Villages														
Caledonia[a]	116	40.0	64	22.1	29	10.0	14	4.8	67	23.1	290	100.0	8.3	0.9
Elmwood Park	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	100.0	0.0	1.0
Mt. Pleasant[b]	83	26.4	76	24.1	23	7.3	59	18.7	74	23.5	315	100.0	3.5	1.1
North Bay	0	0.0	1	25.0	2	50.0	1	25.0	0	0.0	4	100.0	0.0	1.1
Rochester[c]	3	20.0	7	46.6	1	6.7	1	6.7	3	20.0	15	100.0	2.1	2.5
Sturtevant	18	40.9	9	20.5	4	9.1	2	4.5	11	25.0	44	100.0	3.8	0.9
Union Grove	31	67.4	3	6.5	4	8.7	2	4.3	6	13.1	46	100.0	4.7	0.3
Waterford	12	17.9	19	28.3	2	3.0	28	41.8	6	9.0	67	100.0	2.2	1.8
Wind Point	2	9.5	7	33.3	0	0.0	8	38.1	4	19.1	21	100.0	8.0	1.0
Towns														
Burlington	39	8.8	30	6.8	15	3.4	347	78.3	12	2.7	443	100.0	10.2	1.5
Dover	7	4.6	7	4.6	8	5.3	117	77.5	12	8.0	151	100.0	3.8	0.7
Norway	19	14.2	9	6.7	5	3.7	89	66.4	12	9.0	134	100.0	4.7	0.4
Raymond	5	18.5	3	11.1	3	11.1	6	22.2	10	37.1	27	100.0	3.2	0.3
Rochester[c]	1	3.6	9	32.1	1	3.6	14	50.0	3	10.7	28	100.0	0.9	1.3
Waterford	7	4.0	19	10.7	9	5.1	123	69.5	19	10.7	177	100.0	4.1	1.0
Yorkville	7	23.3	13	43.4	2	6.7	1	3.3	7	23.3	30	100.0	5.8	1.3
Racine County	1,392	35.7	506	13.0	269	6.9	896	23.0	836	21.4	3,899	100.0	6.3	1.0
Region	16,182	33.9	4,899	10.3	3,387	7.1	13,142	27.6	10,069	21.1	47,679	100.0	5.5	1.0
Wisconsin	38,714	16.4	17,172	7.2	9,386	4.0	142,313	60.1	29,015	12.3	236,600	100.0	5.6	1.2

[a] *The Town of Caledonia was incorporated as a Village in October 2005.*

[b] *The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-11

HOUSING UNITS BY STRUCTURE TYPE IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Single-Family Detached		Single-Family Attached[a]		Two-Family		Multi-family		Mobile Homes and Other Structure Types		Total Housing Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities												
Burlington	2,275	57.4	154	3.9	393	9.9	1,128	28.5	13	0.3	3,963	100.0
Racine	19,772	59.1	1,018	3.0	5,681	17.0	6,915	20.7	72	0.2	33,458	100.0
Villages												
Caledonia[b]	7,364	83.5	126	1.4	236	2.7	1,079	12.3	13	0.1	8,818	100.0
Elmwood Park[c]	202	97.6	0	0.0	5	2.4	0	0.0	0	0.0	207	100.0
Mt. Pleasant[d]	6,088	62.7	521	5.4	280	2.9	2,742	28.2	81	0.8	9,712	100.0
North Bay[e]	118	100.0	0	0.0	0	0.0	0	0.0	0	0.0	118	100.0
Rochester[f]	269	63.1	17	4.0	65	15.3	75	17.6	0	0.0	426	100.0
Sturtevant	1,071	69.5	54	3.5	158	10.2	259	16.8	0	0.0	1,542	100.0
Union Grove	919	55.3	36	2.2	136	8.2	482	29.0	89	5.3	1,662	100.0
Waterford	798	48.6	234	14.2	177	10.8	326	19.8	108	6.6	1,643	100.0
Wind Point	634	85.3	99	13.3	5	0.7	5	0.7	0	0.0	743	100.0
Towns												
Burlington	2,412	86.4	21	0.7	75	2.7	172	6.2	111	4.0	2,791	100.0
Dover	1,095	81.5	8	0.6	49	3.6	72	5.4	119	8.9	1,343	100.0
Norway	2,478	89.3	120	4.3	60	2.2	116	4.2	0	0.0	2,774	100.0
Raymond	1,171	92.1	41	3.2	52	4.1	0	0.0	8	0.6	1,272	100.0
Rochester[f]	742	90.8	12	1.5	22	2.7	41	5.0	0	0.0	817	100.0
Waterford	2,128	94.2	28	1.2	50	2.2	53	2.4	0	0.0	2,259	100.0
Yorkville	929	79.4	24	2.1	25	2.1	9	0.8	183	15.6	1,170	100.0
Racine County	50,465	67.5	2,513	3.4	7,469	10.0	13,474	18.0	797	1.1	74,718	100.0
Region	457,630	57.4	38,939	4.9	96,853	12.2	195,229	24.5	8,083	1.0	796,734	100.0
Wisconsin	1,531,612	66.0	77,795	3.4	190,889	8.2	416,680	17.9	104,168	4.5	2,321,144	100.0

[a]*Includes one-unit structures with ground-to-roof walls separating them from adjoining structures.*

[b]*The Town of Caledonia was incorporated as a Village in October 2005.*

[c]*While sample data from the U.S. Bureau of the Census indicates that there are 202 single-family detached structures and five two-family structures in the Village of Elmwood Park in 2000, there are actually 205 single-family detached structures and one two-family structure in the Village.*

[d]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[e]*While sample data from the U.S. Bureau of the Census indicates that there are 118 single-family detached structures in the Village of North Bay in 2000, there are actually 97 single-family detached structures in the Village.*

[f]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-12

AGE OF HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Built Before 1940		Built 1940-1959		Built 1960-1979		Built 1980-March 2000		Total		Median Year Built
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Cities											
Burlington	989	25.0	715	18.0	1,283	32.4	976	24.6	3,963	100.0	1964
Racine	11,962	35.7	11,045	33.0	8,121	24.3	2,330	7.0	33,458	100.0	1951
Villages											
Caledonia[a]	633	7.2	1,626	18.4	3,908	44.3	2,651	30.1	8,818	100.0	1972
Elmwood Park	10	4.8	93	44.9	61	29.5	43	20.8	207	100.0	1960
Mt. Pleasant[b]	843	8.7	1,706	17.6	3,667	37.7	3,496	36.0	9,712	100.0	1974
North Bay[c]	20	16.9	75	63.6	17	14.4	6	5.1	118	100.0	1954
Rochester[d]	82	19.3	53	12.4	142	33.3	149	35.0	426	100.0	1975
Sturtevant	165	10.7	305	19.8	808	52.4	264	17.1	1,542	100.0	1966
Union Grove	237	14.3	277	16.6	610	36.7	538	32.4	1,662	100.0	1971
Waterford	201	12.2	220	13.4	327	19.9	895	54.5	1,643	100.0	1984
Wind Point	46	6.2	119	16.0	409	55.1	169	22.7	743	100.0	1971
Towns											
Burlington	411	14.7	894	32.0	822	29.5	664	23.8	2,791	100.0	1962
Dover	325	24.2	205	15.3	366	27.2	447	33.3	1,343	100.0	1969
Norway	362	13.0	457	16.5	610	22.0	1,345	48.5	2,774	100.0	1978
Raymond	327	25.7	296	23.3	406	31.9	243	19.1	1,272	100.0	1961
Rochester[d]	132	16.2	157	19.2	190	23.2	338	41.4	817	100.0	1973
Waterford	467	20.7	437	19.3	416	18.4	939	41.6	2,259	100.0	1973
Yorkville	262	22.4	158	13.5	452	38.6	298	25.5	1,170	100.0	1966
Racine County	17,474	23.4	18,838	25.2	22,615	30.3	15,791	21.1	74,718	100.0	1961
Region	181,970	22.8	212,977	26.7	226,949	28.5	174,838	22.0	796,734	100.0	1959
Wisconsin	543,164	23.4	470,862	20.3	667,537	28.8	639,581	27.5	2,321,144	100.0	1965

[a]The Town of Caledonia was incorporated as a Village in October 2005.

[b]The Town of Mt. Pleasant was incorporated as a Village in September 2003.

[c] While sample data from the U.S. Bureau of the Census indicates that there are 118 housing units in the Village of North Bay in 2000, there are actually 97 housing units in the Village.

[d]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: U.S. Bureau of the Census and SEWRPC.

Table II-13

MONTHLY GROSS RENT OF RENTER-OCCUPIED HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Less than $300		$300-$499		$500-$749		$750-$999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities								
Burlington	139	9.2	296	19.6	793	52.7	215	14.3
Racine	1,225	9.8	4,152	33.2	5,546	44.3	946	7.6
Villages								
Caledonia[a]	16	1.3	116	9.1	807	63.5	239	18.8
Elmwood Park	0	0.0	0	0.0	0	0.0	0	0.0
Mt. Pleasant[b]	226	10.1	402	17.9	1,178	52.4	256	11.4
North Bay[c]	0	0.0	0	0.0	0	0.0	0	0.0
Rochester[d]	0	0.0	21	15.9	80	60.6	23	17.4
Sturtevant	23	5.2	83	18.7	216	48.8	107	24.1
Union Grove	48	7.5	152	23.7	342	53.4	56	8.8
Waterford	15	3.0	39	7.8	163	32.5	179	35.6
Wind Point	0	0.0	0	0.0	0	0.0	3	30.0
Towns								
Burlington	24	6.6	80	22.1	153	42.3	74	20.5
Dover	9	5.7	19	12.0	79	50.0	29	18.3
Norway	4	1.2	63	18.4	160	46.8	27	7.9
Raymond	6	5.9	5	4.9	48	47.0	24	23.5
Rochester[d]	0	0.0	19	19.6	66	68.0	6	6.2
Waterford	0	0.0	26	14.9	62	35.4	27	15.4
Yorkville	0	0.0	7	9.3	31	41.3	17	22.7
Racine County	1,021	9.9	2,158	20.9	4,568	44.3	1,803	17.5
Region	23,192	8.4	66,577	24.2	120,856	43.9	42,200	15.3
Wisconsin	67,538	10.5	189,366	29.5	254,439	39.7	78,955	12.3

Civil Division	$1,000 or More		No Cash Rent		Total		Median Rent (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Cities							
Burlington	17	1.1	46	3.1	1,506	100.0	557
Racine	190	1.5	446	3.6	12,505	100.0	520
Villages							
Caledonia[a]	45	3.5	48	3.8	1,271	100.0	623
Elmwood Park	0	0.0	3	100.0	3	100.0	- -
Mt. Pleasant[b]	88	3.9	97	4.3	2,247	100.0	573
North Bay[c]	0	0.0	2	100.0	2	100.0	- -
Rochester[d]	5	3.8	3	2.3	132	100.0	603
Sturtevant	0	0.0	14	3.2	443	100.0	573
Union Grove	21	3.3	21	3.3	640	100.0	548
Waterford	84	16.7	22	4.4	502	100.0	774
Wind Point	7	70.0	0	0.0	10	100.0	1,375
Towns							
Burlington	15	4.1	16	4.4	362	100.0	590
Dover	8	5.1	14	8.9	158	100.0	655
Norway	54	15.8	34	9.9	342	100.0	676
Raymond	12	11.8	7	6.9	102	100.0	669
Rochester[d]	0	0.0	6	6.2	97	100.0	592
Waterford	32	18.3	28	16.0	175	100.0	637
Yorkville	3	4.0	17	22.7	75	100.0	633
Racine County	343	3.3	428	4.1	10,321	100.0	548
Region	15,812	5.7	7,012	2.5	275,649	100.0	578
Wisconsin	27,408	4.3	23,966	3.7	641,672	100.0	540

[a] *The Town of Caledonia was incorporated as a Village in October 2005.*

[b] *The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-14

VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Less than $100,000		$100,000-$149,999		$150,000-$199,999		$200,000-$299,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities								
Burlington	436	20.8	1,027	49.0	391	18.7	192	9.2
Racine	13,117	77.2	3,101	18.3	498	2.9	155	0.9
Villages								
Caledonia[a]	1,519	22.4	2,743	40.5	1,849	27.3	532	7.8
Elmwood Park	11	5.8	85	44.7	76	40.0	14	7.4
Mt. Pleasant[b]	1,354	23.6	2,228	38.9	1,184	20.6	877	15.3
North Bay[c]	0	0.0	12	13.0	20	21.7	35	38.1
Rochester[d]	35	13.9	113	44.8	99	39.3	5	2.0
Sturtevant	495	49.9	397	40.0	85	8.6	15	1.5
Union Grove	209	24.5	464	54.3	141	16.5	34	4.0
Waterford	94	11.4	412	50.2	270	32.9	45	5.5
Wind Point	48	6.8	146	20.7	183	25.9	197	27.9
Towns								
Burlington	417	25.6	592	36.4	320	19.7	256	15.7
Dover	163	22.7	254	35.4	151	21.1	105	14.7
Norway	162	8.1	591	29.4	805	40.1	384	19.1
Raymond	118	16.2	202	27.7	239	32.7	144	19.7
Rochester[d]	81	14.4	167	29.7	162	28.8	111	19.7
Waterford	234	13.7	359	21.0	657	38.4	336	19.7
Yorkville	71	12.2	173	29.6	148	25.3	129	22.1
Racine County	18,564	42.8	13,066	30.1	7,278	16.7	3,566	8.2
Region	120,885	30.0	129,329	32.1	82,127	20.4	48,506	12.0
Wisconsin	470,343	41.9	343,993	30.6	173,519	15.5	95,163	8.5

Civil Division	$300,000-$499,999		$500,000 or More		Total		Median Value (dollars)
	Number	Percent	Number	Percent	Number	Percent	
Cities							
Burlington	32	1.5	17	0.8	2,095	100.0	128,400
Racine	78	0.5	31	0.2	16,980	100.0	83,600
Villages							
Caledonia[a]	93	1.4	40	0.6	6,776	100.0	133,800
Elmwood Park	4	2.1	0	0.0	190	100.0	149,400
Mt. Pleasant[b]	86	1.5	8	0.1	5,737	100.0	135,400
North Bay[c]	16	17.4	9	9.8	92	100.0	250,000
Rochester[d]	0	0.0	0	0.0	252	100.0	143,500
Sturtevant	0	0.0	0	0.0	992	100.0	100,100
Union Grove	6	0.7	0	0.0	854	100.0	124,700
Waterford	0	0.0	0	0.0	821	100.0	138,900
Wind Point	90	12.8	42	5.9	706	100.0	192,300
Towns							
Burlington	38	2.3	5	0.3	1,628	100.0	129,100
Dover	44	6.1	0	0.0	717	100.0	137,900
Norway	66	3.3	0	0.0	2,008	100.0	164,700
Raymond	27	3.7	0	0.0	730	100.0	159,100
Rochester[d]	42	7.4	0	0.0	563	100.0	158,800
Waterford	95	5.6	28	1.6	1,709	100.0	169,000
Yorkville	63	10.8	0	0.0	584	100.0	162,900
Racine County	780	1.8	180	0.4	43,434	100.0	111,000
Region	16,320	4.1	5,471	1.4	402,638	100.0	130,700
Wisconsin	30,507	2.7	8,942	0.8	1,122,467	100.0	112,200

NOTE: Specified owner-occupied housing units include single-family houses on less than 10 acres, without a business or medical office on the property.

[a] *The Town of Caledonia was incorporated as a Village in October 2005.*

[b] *The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-15

AVERAGE SELLING PRICE OF EXISTING HOUSING IN RACINE COUNTY AND THE SOUTHEASTERN WISCONSIN REGION: 2000-2005

Year	Racine County		Southeastern Wisconsin Region	
	Average (Mean) Selling Price	Number of Sales Reported	Average (Mean) Selling Price	Number of Sales Reported
2000	$125,600	2,264	$150,688	22,015
2001	133,052	2,344	159,830	23,214
2002	139,556	2,517	171,154	25,057
2003	150,884	2,454	182,917	26,172
2004	167,128	2,821	199,824	27,924
2005	184,724	2,949	217,631	29,254

NOTE: The residential selling price data presented in this table were collected by the Greater Milwaukee Association of Realtors and Multiple Listing Service. The residential selling price data pertain primarily to single-family houses, but also include selling prices for some two-to-four unit structures.

Source: Milwaukee Association of Realtors, Multiple Listing Service, and SEWRPC.

Table II-16

HOUSING CONDITIONS IN THE RACINE COUNTY PLANNING AREA: 2006

Score[c]	Condition								Total	
	Single-Family		Two-family		Multi-Family[a]		Other[b]			
	Number	Percent[c]	Number[d]	Percent[c]	Number[e]	Percent[c]	Number[e]	Percent[c]	Number[f]	Percent[c]
Unsound-Very Poor-Poor.....	1,467	2.6	504	11.0	195	6.5	3	0.9	2,169	3.4
Fair-Average.....	28,314	50.5	3,428	74.7	2,123	70.2	286	81.0	34,151	53.3
Good-Very Good-Excellent	26,345	46.9	655	14.3	705	23.3	64	18.1	27,769	43.3
Planning Area Total	56,126	100.0	4,587	100.0	3,023	100.0	353	100.0	64,089	100.0

NOTE: See Appendix A for housing conditions in each participating local government.

[a]*The multi-family category includes condominiums and three or more unit buildings.*

[b]*The other category includes mobile manufacturing housing units.*

[c]*Percent of total housing units.*

[d]*Number refers to the main building, not individual units.*

[e]*Number refers to individual housing units for condominiums and to the main building for three or more unit buildings.*

[f]*Data on housing conditions by housing types was not available for the City of Burlington, Village of Wind Point, and the Towns of Burlington and Dover. Data for these communities was estimated based on the current mix of housing for each community.*

Source: Local Governments, Associated Appraisal Consultants, CLT, DH Assessment, LLC, Gardiner Appraisal Service, Kathy Romanak (Assessor), Magnan Assessment Services, National Appraisal Corp., Raymond Anderson (Assessor), Tyler Technologies/CLT Division, and SEWRPC.

Table II-17

NUMBER OF JOBS IN RACINE COUNTY, THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 1970-2004

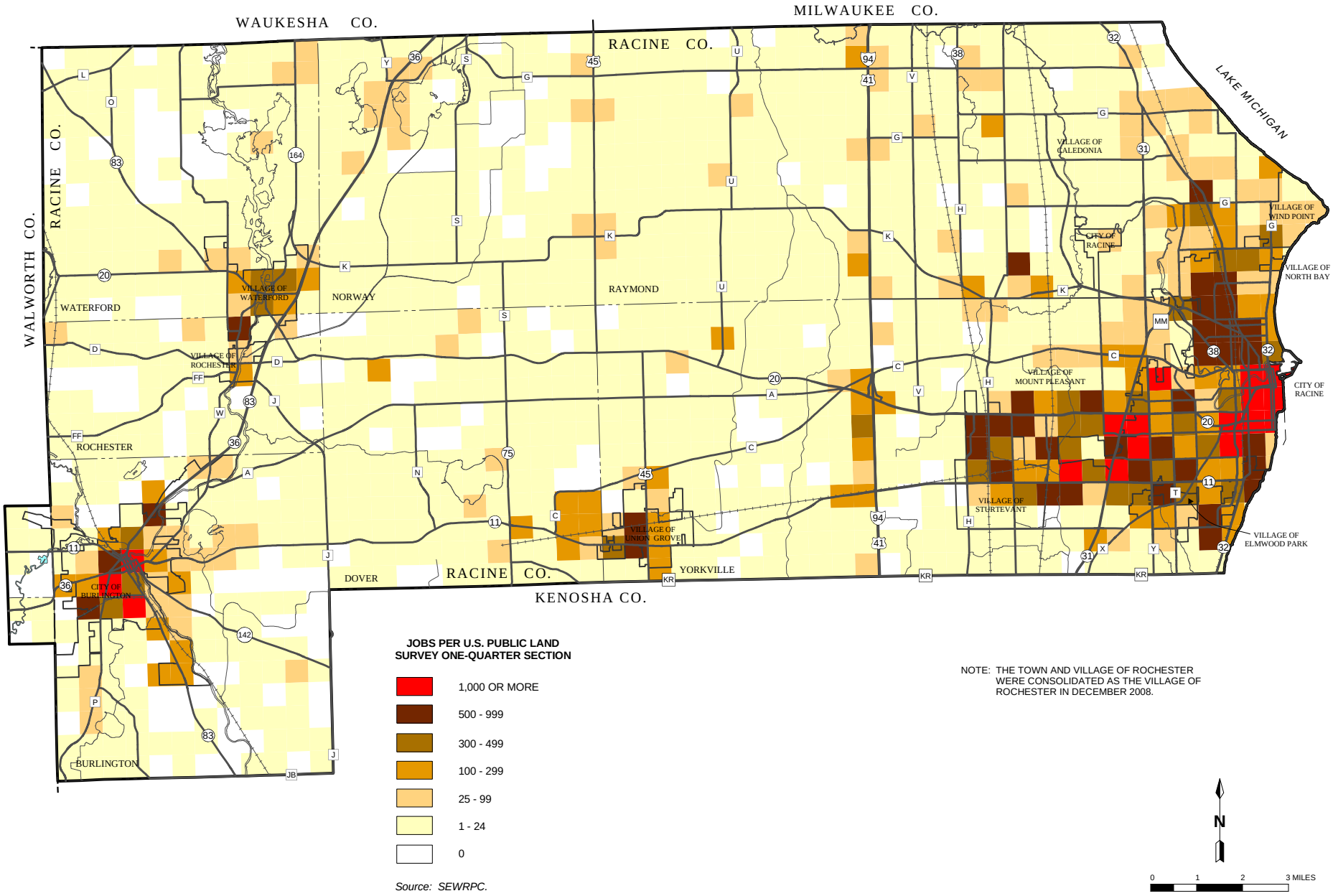
Geographic Area	1970	1980	1990	2000	2004
Racine County	64,600	81,200	89,600	94,400	93,200
Region	784,900	948,200	1,062,600	1,222,800	1,202,500
Wisconsin	1,929,100	2,429,800	2,810,400	3,421,800	3,461,300

Geographic Area	Change: 1970-2000		Change: 1990-2000		Change: 2000-2004	
	Number	Percent	Number	Percent	Number	Percent
Racine County	29,800	46.1	4,800	5.4	-1,200	-1.3
Region	437,900	55.8	160,200	15.1	-20,300	-1.7
Wisconsin	1,492,700	77.4	611,400	21.8	39,500	1.2

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Map II-2

DISTRIBUTION OF JOBS WITHIN THE RACINE COUNTY PLANNING AREA: 2000



Source: SEWRPC.

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Table II-18

TOTAL JOBS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Number of Jobs	Percent of County Total
Cities		
Burlington	8,800	9.3
Racine	44,200	46.8
Villages		
Caledonia[a]	5,900	6.3
Elmwood Park	100	0.1
Mt. Pleasant[b]	17,300	18.3
North Bay	- -[c]	- -
Rochester[d]	200	0.2
Sturtevant	4,400	4.7
Union Grove	2,300	2.4
Waterford	2,000	2.1
Wind Point	300	0.3
Towns		
Burlington	1,100	1.2
Dover	2,000	2.1
Norway	1,000	1.1
Raymond	1,300	1.4
Rochester[d]	400	0.4
Waterford	800	0.9
Yorkville	2,300	2.4
Racine County	94,400	100.0

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c]*Less than 50.*

[d]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Table II-19

JOBS BY GENERAL INDUSTRY GROUP IN RACINE COUNTY, THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 1970 AND 2000

General Industry Group	Racine County				Southeastern Wisconsin Region			
	1970		2000		1970		2000	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Agricultural	2,000	3.1	1,000	1.1	12,000	1.5	6,000	0.5
Construction	2,500	3.9	4,500	4.8	32,400	4.1	53,800	4.4
Manufacturing	25,200	39.0	24,400	25.8	254,400	32.4	224,300	18.3
Transportation and Public Utilities	2,500	3.9	2,900	3.1	38,500	4.9	54,800	4.5
Wholesale Trade	1,900	2.9	3,800	4.0	37,200	4.7	64,400	5.3
Retail Trade	10,300	15.9	16,300	17.3	133,900	17.1	193,700	15.8
Finance, Insurance, and Real Estate	2,700	4.2	4,100	4.3	47,600	6.1	93,700	7.7
Services	10,400	16.1	27,300	28.9	141,800	18.1	406,000	33.2
Government and Government Enterprises	6,800	10.5	9,100	9.6	84,400	10.8	114,400	9.3
Other	300	0.5	1,000	1.1	2,700	0.3	11,700	1.0
Total Jobs	64,600	100.0	94,400	100.0	784,900	100.0	1,222,800	100.0

General Industry Group	Wisconsin			
	1970		2000	
	Number	Percent of Total	Number	Percent of Total
Agricultural	148,400	7.7	101,300	3.0
Construction	85,300	4.4	176,500	5.2
Manufacturing	510,500	26.5	632,600	18.5
Transportation and Public Utilities	89,600	4.6	156,100	4.6
Wholesale Trade	73,700	3.8	150,500	4.4
Retail Trade	332,800	17.3	590,300	17.2
Finance, Insurance, and Real Estate	102,300	5.3	231,000	6.7
Services	314,700	16.3	957,900	28.0
Government and Government Enterprises	260,000	13.5	384,200	11.2
Other	11,800	0.6	41,400	1.2
Total Jobs	1,929,100	100.0	3,421,800	100.0

Source: U.S. Bureau of Economic Analysis and SEWRPC.

Table II-20

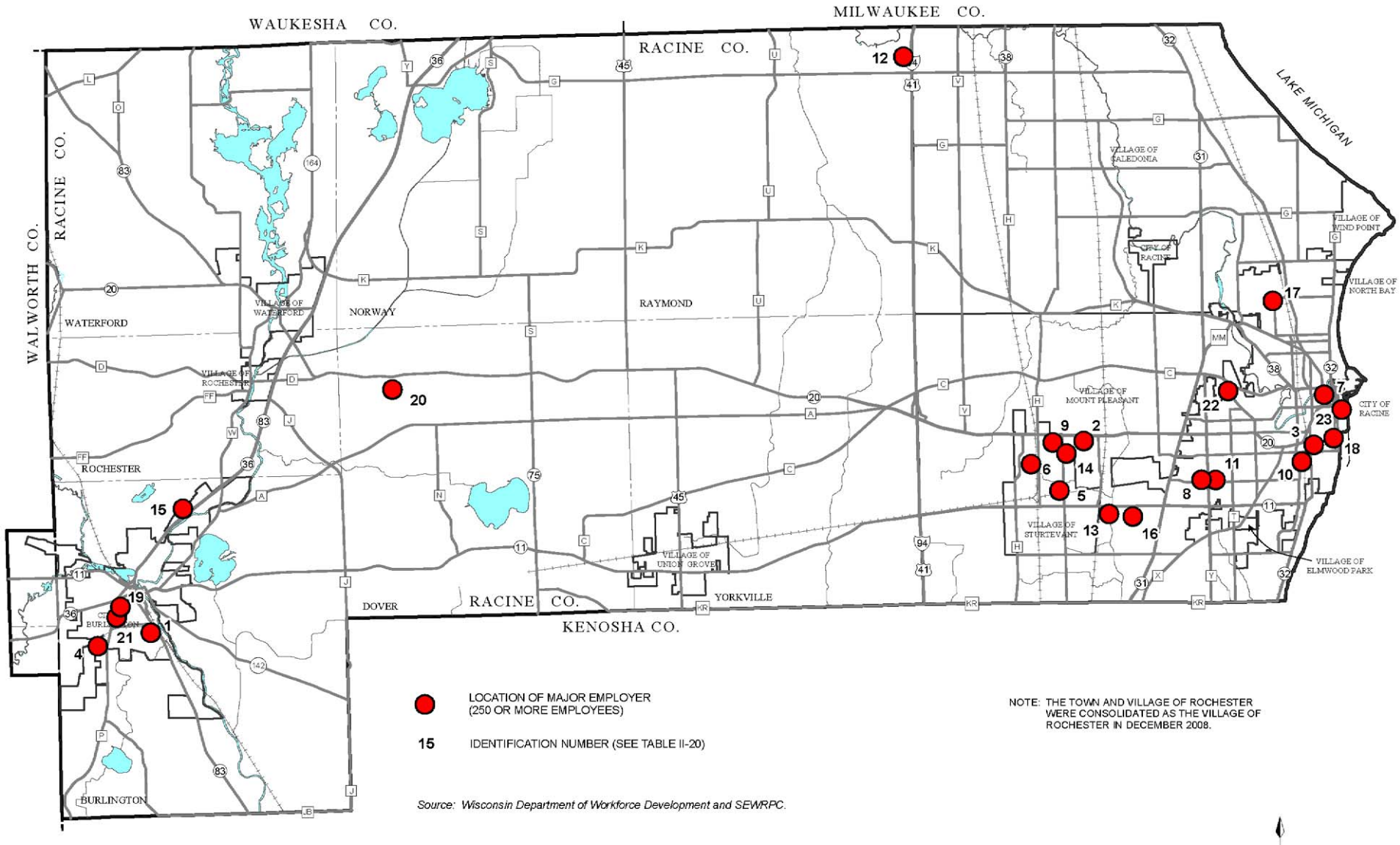
MAJOR PRIVATE-SECTOR EMPLOYERS IN RACINE COUNTY: 2006

Identification Number on Map II-3	Private-Sector Employer	Identification Number on Map II-3	Private-Sector Employer
	MANUFACTURING		WHOLESALE TRADE
	Food Products	12	Metro Milwaukee Auto Auction
1	Nestle USA, Inc.	13	Promotions Unlimited, Inc.
		14	Putzmeister, Inc.
	Chemical Manufacturing		
2	JohnsonDiversey, Inc.		RETAIL TRADE
3	S C Johnson & Son, Inc.	15	Wal-Mart Burlington
		16	Wal-Mart Racine
	Nonmetallic Mineral Manufacturing		
4	Saint-Gobain Containers		ADMINISTRATIVE AND SUPPORT SERVICES
		17	Warren Industries, Inc.
	Primary Metal Manufacturing		
5	Ganton Technologies, Inc.		HEALTH CARE AND SOCIAL ASSISTANCE
		18	All Saints Medical Center- Racine Family Medicine Center
	Machinery Manufacturing		
6	Bombardier Motor Corp of America	19	Aurora Burlington Clinic
7	CNH America	20	Lakeview Neurorehab Center Midwest, Inc.
		21	Memorial Hospital of Burlington
	Electrical Equipment and Appliances	22	Wheaton Franciscan Healthcare-All Saints- Spring Street Campus
8	Emerson Electric Company		
9	Ruud Lighting, Inc.		
			ARTS, ENTERTAINMENT, AND RECREATION
	Transportation Equipment Manufacturing	23	YMCA of Racine
10	Modine Manufacturing, Inc.		
11	Twin Disk, Inc.		

Source: Wisconsin Department of Workforce Development and SEWRPC.

Map II-3

MAJOR PRIVATE - SECTOR EMPLOYERS IN THE RACINE COUNTY PLANNING AREA: 2006



Source: Wisconsin Department of Workforce Development and SEWRPC.

Table II-21

CIVILIAN LABOR FORCE IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Persons in the Civilian Labor Force	Labor Force Participation Rate
Cities		
Burlington	5,382	72.7
Racine	38,679	63.8
Villages		
Caledonia[a]	13,085	71.8
Elmwood Park	297	70.9
Mt. Pleasant[b]	12,076	64.8
North Bay	128	63.1
Rochester[c]	684	80.8
Sturtevant	2,207	50.8
Union Grove	2,347	73.2
Waterford	2,272	71.9
Wind Point	974	65.1
Towns		
Burlington	3,715	74.0
Dover	2,232	75.0
Norway	4,363	76.4
Raymond	1,878	69.6
Rochester[c]	1,256	75.5
Waterford	3,289	76.0
Yorkville	1,997	75.8
Racine County	96,861	67.5
Region	1,008,394	68.2
Wisconsin	2,869,236	69.0

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

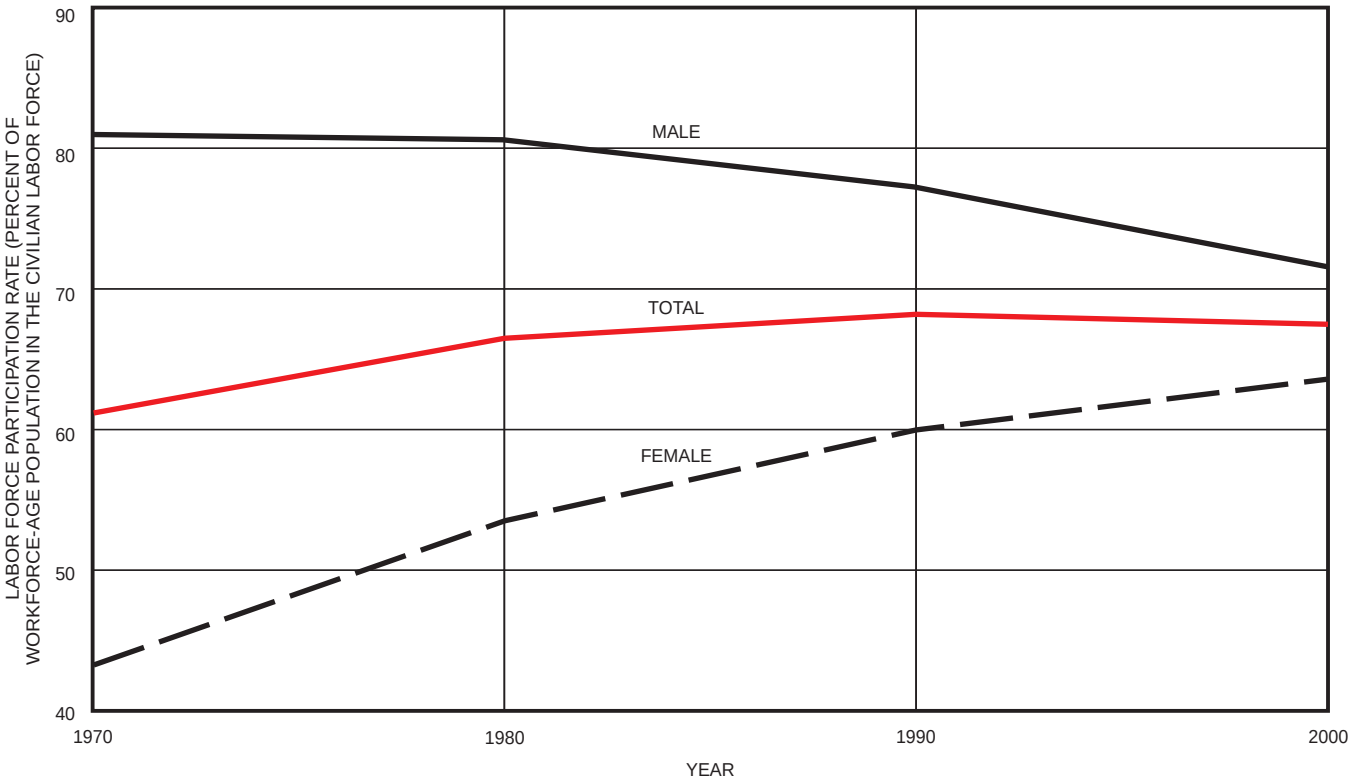
[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Figure II-1

LABOR FORCE PARTICIPATION RATES IN RACINE COUNTY: 1970-2000



Source: U.S. Bureau of the Census and SEWRPC.

Table II-22

OCCUPATION FOR THE EMPLOYED CIVILIAN LABOR FORCE IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Management, Professional, and Related		Service		Sales and Office		Farming, Fishing, and Forestry	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities								
Burlington	1,492	29.3	674	13.3	1,346	26.5	8	0.2
Racine	9,004	25.0	5,773	16.1	9,177	25.5	97	0.3
Villages								
Caledonia[a]	4,556	36.7	1,271	10.3	3,152	25.4	24	0.2
Elmwood Park	114	40.1	36	12.7	75	26.4	0	0.0
Mt. Pleasant[b]	4,380	37.8	1,184	10.2	3,316	28.7	49	0.4
North Bay	70	57.4	8	6.5	26	21.3	0	0.0
Rochester[c]	207	30.6	74	11.0	165	24.4	3	0.4
Sturtevant	515	24.1	275	12.9	608	28.5	0	0.0
Union Grove	588	26.0	377	16.7	606	26.9	11	0.5
Waterford	638	29.7	239	11.2	612	28.5	3	0.1
Wind Point	612	63.8	79	8.2	207	21.6	0	0.0
Towns								
Burlington	949	26.6	495	13.8	905	25.3	33	0.9
Dover	542	32.2	197	11.7	312	18.5	60	3.6
Norway	1,351	32.1	452	10.7	1,017	24.1	76	1.8
Raymond	520	28.9	158	8.8	417	23.2	44	2.4
Rochester[c]	388	32.4	156	13.0	269	22.5	34	2.8
Waterford	1,061	33.0	391	12.2	773	24.1	32	1.0
Yorkville	595	34.4	194	11.2	328	19.0	45	2.6
Racine County	27,582	30.3	12,033	13.2	23,311	25.6	519	0.6
Region	319,972	33.5	129,294	13.6	257,051	26.9	5,112	0.5
Wisconsin	814,041	29.8	383,619	14.0	690,360	25.2	68,889	2.5

Civil Division	Construction, Extraction, and Maintenance		Production, Transportation, and Material Moving		Total Employed Civilian Labor Force	
	Number	Percent	Number	Percent	Number	Percent
Cities						
Burlington	550	10.8	1,013	19.9	5,083	100.0
Racine	2,607	7.2	9,317	25.9	35,975	100.0
Villages						
Caledonia[a]	1,036	8.4	2,353	19.0	12,392	100.0
Elmwood Park	13	4.6	46	16.2	284	100.0
Mt. Pleasant[b]	833	7.2	1,819	15.7	11,581	100.0
North Bay	4	3.3	14	11.5	122	100.0
Rochester[c]	85	12.6	142	21.0	676	100.0
Sturtevant	253	11.8	485	22.7	2,136	100.0
Union Grove	254	11.3	419	18.6	2,255	100.0
Waterford	251	11.7	403	18.8	2,146	100.0
Wind Point	21	2.2	40	4.2	959	100.0
Towns						
Burlington	506	14.2	685	19.2	3,573	100.0
Dover	239	14.2	334	19.8	1,684	100.0
Norway	486	11.5	834	19.8	4,216	100.0
Raymond	216	12.0	443	24.7	1,798	100.0
Rochester[c]	143	11.9	209	17.4	1,199	100.0
Waterford	475	14.8	480	14.9	3,212	100.0
Yorkville	246	14.2	322	18.6	1,730	100.0
Racine County	8,218	9.0	19,358	21.3	91,021	100.0
Region	72,766	7.6	170,248	17.9	954,443	100.0
Wisconsin	237,086	8.7	540,930	19.8	2,734,925	100.0

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-23

HOUSEHOLD INCOME IN RACINE COUNTY BY CIVIL DIVISION: 1999

Civil Division	Less Than $15,000		$15,000-$24,999		$25,000-$34,999		$35,000-$49,999		$50,000-$74,999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cities										
Burlington	400	10.4	552	14.3	492	12.8	746	19.4	907	23.5
Racine	5,307	16.9	4,885	15.6	4,592	14.6	5,514	17.6	6,647	21.2
Villages										
Caledonia[a]	370	4.3	610	7.1	690	8.1	1,270	14.8	2,614	30.5
Elmwood Park	8	4.1	21	10.7	9	4.6	28	14.3	42	21.4
Mt. Pleasant[b]	864	9.1	1,091	11.5	1,073	11.3	1,422	15.0	2,071	21.9
North Bay	4	3.8	9	8.7	1	1.0	7	6.7	9	8.7
Rochester[c]	21	5.2	24	5.9	44	10.9	85	21.0	114	28.1
Sturtevant	156	10.4	141	9.4	168	11.2	210	13.9	529	35.2
Union Grove	154	9.5	165	10.2	130	8.0	349	21.5	486	29.9
Waterford	112	7.0	129	8.1	199	12.4	239	14.9	492	30.7
Wind Point	49	6.6	23	3.1	70	9.4	61	8.2	122	16.4
Towns										
Burlington	127	5.5	190	8.2	197	8.4	415	17.8	742	31.8
Dover	61	5.2	106	9.0	143	12.1	281	23.8	304	25.7
Norway	158	6.0	158	6.0	217	8.2	358	13.6	711	26.9
Raymond	83	6.7	99	8.0	95	7.7	207	16.8	302	24.5
Rochester[c]	48	6.1	48	6.1	71	9.0	106	13.5	229	29.1
Waterford	83	4.1	93	4.6	158	7.7	332	16.3	598	29.3
Yorkville	61	5.3	84	7.4	104	9.1	182	16.0	277	24.3
Racine County	8,066	11.4	8,428	11.9	8,453	11.9	11,812	16.7	17,196	24.3
Region	96,999	12.9	88,893	11.9	92,810	12.4	125,222	16.7	164,084	21.9
Wisconsin	270,330	13.0	264,897	12.7	276,033	13.2	377,749	18.1	474,299	22.7

Civil Division	$75,000-$99,999		$100,000-$149,999		$150,000 or More		Total Households		Median Household Income (Dollars)
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Cities									
Burlington	432	11.2	226	5.9	98	2.5	3,853	100.0	43,365
Racine	2,793	8.9	1,209	3.9	411	1.3	31,358	100.0	37,164
Villages									
Caledonia[a]	1,555	18.1	1,084	12.6	386	4.5	8,579	100.0	61,647
Elmwood Park	51	26.0	29	14.8	8	4.1	196	100.0	71,389
Mt. Pleasant[b]	1,361	14.4	1,116	11.8	477	5.0	9,475	100.0	52,869
North Bay	24	23.1	27	25.9	23	22.1	104	100.0	97,943
Rochester[c]	62	15.3	44	10.9	11	2.7	405	100.0	55,063
Sturtevant	242	16.1	58	3.8	0	0.0	1,504	100.0	51,492
Union Grove	275	16.9	43	2.6	22	1.4	1,624	100.0	50,636
Waterford	281	17.6	132	8.2	17	1.1	1,601	100.0	55,804
Wind Point	90	12.1	136	18.3	193	25.9	744	100.0	88,521
Towns									
Burlington	328	14.1	245	10.5	86	3.7	2,330	100.0	57,891
Dover	103	8.7	120	10.2	63	5.3	1,181	100.0	49,972
Norway	581	22.0	337	12.7	122	4.6	2,642	100.0	65,513
Raymond	224	18.2	173	14.0	51	4.1	1,234	100.0	61,688
Rochester[c]	113	14.3	117	14.8	56	7.1	788	100.0	61,111
Waterford	403	19.8	277	13.6	93	4.6	2,037	100.0	66,599
Yorkville	244	21.4	143	12.5	46	4.0	1,141	100.0	62,076
Racine County	9,162	12.9	5,516	7.8	2,163	3.1	70,796	100.0	48,059
Region	91,480	12.2	60,794	8.1	29,352	3.9	749,634	100.0	46,309
Wisconsin	226,374	10.9	133,719	6.4	62,903	3.0	2,086,304	100.0	43,791

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table II-24

EQUALIZED VALUE OF PROPERTY IN RACINE COUNTY BY CIVIL DIVISION: 2006

Civil Division	Real Property			Personal Property	Total	Per Capita
	Land	Improvements	Subtotal			
Cities						
Burlington	$133,748,500	$655,170,300	$788,918,800	$35,105,800	$824,024,600	$78,591
Racine	540,774,700	3,267,637,900	3,808,412,600	117,297,100	3,925,709,700	48,864
Villages						
Caledonia[a]	493,554,500	1,639,494,500	2,133,049,000	15,779,400	2,148,828,400	86,751
Elmwood Park	8,752,400	37,493,700	46,246,100	58,700	46,304,800	104,056
Mt. Pleasant[b]	556,808,100	1,933,497,800	2,490,305,900	72,033,400	2,562,339,300	100,760
North Bay	11,483,800	27,457,600	38,941,400	12,200	38,953,600	155,194
Rochester[c]	16,880,200	63,633,100	80,513,300	239,200	80,752,500	69,916
Sturtevant	116,911,100	324,330,200	441,241,300	13,580,200	454,821,500	75,190
Union Grove	62,942,300	239,220,900	302,163,200	3,793,300	305,956,500	67,600
Waterford	98,808,500	324,972,700	423,781,200	8,182,800	431,964,000	91,189
Wind Point	63,768,400	206,270,100	270,038,500	534,500	270,573,000	148,178
Towns						
Burlington	172,848,700	507,478,900	680,327,600	7,972,300	688,299,900	106,203
Dover	106,531,300	234,904,000	341,435,300	2,867,000	344,302,300	86,011
Norway	247,210,400	580,773,700	827,984,100	3,530,300	831,514,400	103,217
Raymond	108,478,600	316,093,800	424,572,400	6,123,700	430,696,100	115,468
Rochester[c]	63,201,100	185,853,500	249,054,600	1,694,800	250,749,400	98,449
Waterford	216,486,900	526,266,500	742,753,400	2,416,100	745,169,500	116,106
Yorkville	97,253,200	340,767,900	438,021,100	11,385,200	449,406,300	134,916
Racine County	3,116,442,700	11,411,317,100	14,527,759,800	302,606,000	14,830,365,800	76,217
Region	43,322,691,200	131,284,859,600	174,607,550,800	3,707,238,700	178,314,789,500	89,866
Wisconsin	125,652,353,600	332,888,507,400	458,540,861,000	10,442,338,800	468,983,199,800	83,494

[a]*The Town of Caledonia was incorporated as a Village in October 2005.*

[b]*The Town of Mt. Pleasant was incorporated as a Village in September 2003.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Wisconsin Department of Revenue, Wisconsin Department of Administration, and SEWRPC.

Chapter III

INVENTORY OF AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES

INTRODUCTION

The conservation and wise use of agricultural and natural resources and the preservation of cultural resources are fundamental to maintaining the quality of the environment, achieving strong and stable physical and economic development, and preserving community identity. This chapter presents basic inventory information regarding existing agricultural, natural, and cultural resources in the Racine County planning area and its communities that should be considered in the preparation of the multi-jurisdictional comprehensive plan.

AGRICULTURAL RESOURCES

Agricultural Soil Capability

The U.S. Natural Resources and Conservation Service (NRCS) has classified soils into capability groupings that indicate their general suitability for most kinds of farming. The groupings are based upon composition and limitations of the soils, the risk of damage when they are used, and the way they respond to treatment. Under the NRCS system, there are eight capability classes ranging from Class I, which have few limitations, to Class VIII, which have severe limitations due to soils and land forms so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products.[1] In general, Class I soils are more arable and suitable for cropland; Class II soils have some limitations that reduce the choice of plants that can be grown, or require moderate conservation practices to reduce the risk of damage when used; Class III and IV soils have severe limitations that reduce the choice of plants, require special conservation practices, or both. The soils

[1] *It should be noted that the NRCS has also developed a land evaluation system for farming that considers soil-based factors, including a soil productivity factor, the capability class, and others. The land evaluation rating may be combined with site assessment factors that are not related to soil characteristics, through a land evaluation and site assessment system ("LESA" system) that integrates soil-based and non-soil-based factors for evaluating farmland. Site assessment factors may include the level of on-farm investment, compatibility with adjacent uses, proximity to urban development, distance to public utilities, and others. It is envisioned that, given the long history of reliance upon the capability class system in planning and zoning in Racine County and the widespread familiarity with that system, the capability class system would be used for purposes of rating farmland under the multi-jurisdictional comprehensive plan.*

in the remaining classes have progressively greater natural limitations not suitable for cropland, but can be used for pasture, grazing, woodland, wildlife, recreation, and esthetic purposes. Generally, lands with Class I and II soils are considered "National Prime Farmlands" and lands with Class III soils are considered "Farmlands of Statewide Significance."

The location and amount of Class I, II, and III soils were critical in identifying farmland preservation areas under the Racine County Farmland Preservation Plan, adopted by the County in 1982. Under that plan, prime farmlands were identified as consisting of farm units meeting the following criteria: 1) individual farm units of at least 35 acres in size; 2) individual farm units with at least 50 percent of soils classified as Class I, II, or III; and 3) the individual farm units must occur within a farming area of at least 100 acres.

Areas of the Racine County planning area covered by Class I, II, and III soils are shown on Map III-1. As shown on that map, the majority of the County is covered by soils which are well suited for agricultural use (mainly Class II soils).

Existing Farmland

The Regional Planning Commission's land use inventory indicates that agricultural land encompassed about 125,100 acres (195.5 square miles), or 57 percent of the Racine County planning area, in 2000. This figure includes cultivated land, pasture land, land used for horticulture and nurseries, and land occupied by farm buildings; it excludes wetland and woodland areas on existing farm units. Existing (2000) agricultural lands in the Racine County planning area are shown on Map III-2. The area devoted to agricultural land is indicated for cities, villages, and towns in the Racine County planning area in Table III-1.

Farms and Farm Production

Farms and farm production are valuable indicators in determining the economic impact of agricultural operations in Racine County. As part of the Federal Census of Agriculture, farms are defined as operations from which $1,000 or more of agricultural products were sold, or normally would be sold, during the year. Further, a farm includes land owned and operated by the farmer as well as lands rented from others. As reported in the most recent Census of Agriculture, there was a total of 631 farms in Racine County in 2002. As indicated in Table III-2, of the total of 631 farms in Racine County, 336 encompassed less than 50 acres; 162 encompassed 50 to 179 acres; 77 encompassed 180 to 499 acres; and 56 encompassed more than 500 acres. As indicated in Table III-2 and shown in Figure III-1, Racine County has nearly double the amount (53 percent) of farms with less than 50 acres compared to the State of Wisconsin (28 percent).

The Census of Agriculture reported that the total value of agricultural products sold in Racine County stood at $73.2 million in 2002. This represents the total market value before taxes and production expenses of all agricultural products sold from farms. As indicated in Table III-3, of the total of 631 reported farms in the County, 356 farms reported agricultural sales of less than $10,000; 83 reported $10,000 to $24,999; 51 reported $25,000 to $49,999; 42 reported $50,000 to $99,999; and 99 reported $100,000 or more.

As indicated in Table III-4, of the total agricultural sales of $73.2 million for Racine County in 2002, the top commodity sales was crop-related ($16.7 million), or 23 percent, followed by vegetables ($11 million) or 15 percent, nursery and greenhouse ($8.7 million), or 12 percent, hogs and pigs ($0.4 million), or 0.5 percent, and horses and ponies ($0.1 million), or 0.1 percent. It is apparent from the foregoing statistical trends that Racine County agriculture is diverse and traditional crops such as corn, vegetables, and nurseries and greenhouses are important for the County's farm economy.

Long-term trends in acres harvested for selected crops are presented for Racine County in Table III-5. The acreage of corn harvested for grain has fluctuated over the past three decades, and stood at 38,500 acres in 2005. The acreage of corn harvested for silage has slowly decreased since 1985, from 8,000 acres to 3,300 acres in 2005. The acreage of soybeans harvested reached the low 40,000s by 2000, and then dropped to 34,000 in 2005. The acreage in wheat has fluctuated over the past three decades, and stood at 7,500 in 2005. The acreage in hay (dry) dramatically decreased from 15,000 acres in 1975 to 6,000 in 2005. Similarly, the acreage in oats has significantly declined from 6,800 acres in 1975 to 500 in 2005.

Long-term trends in the number of different agricultural products grown in Racine County by the total number of farms involved in producing each product are presented in Table III-6. As indicated in that table, while the total number has decreased over the 1987-2002 time period, the total number of farms increased from 554 in 1997 to 631 in 2002. Generally, all categories show a steady reduction in farms producing a variety of agricultural products from 1987 to 2002, with the exception of hay-alfalfa farms, which increased between 1997 and 2002, from 234 to 260.

Farmland in State and Federal Preservation Programs

A number of government programs have been created to help protect farmland and other rural land. These include the Wisconsin Farmland Preservation Program and the Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve programs. The utilization of these programs in Racine County is described below.

Wisconsin Farmland Preservation Program

The Wisconsin Farmland Preservation program was enacted in 1977 to encourage the preservation of farmland through a combination of planning and zoning provisions with tax incentives. Under the program, owners of farmland may receive an income tax credit if their land has been placed in a State-certified exclusive agricultural zoning district or is covered by a farmland preservation agreement, and if certain other program eligibility requirements are met. In this respect, the farmland involved must consist of at least 35 contiguous acres and must have produced gross farm profits of at least $6,000 in the preceding year or at least $18,000 in the preceding three years. Participating farmers are required to comply with soil and water conservation standards. Prior to 2001, exclusive agricultural zoning had to specify a minimum parcel size for a residence or farm of 35 acres in the Racine County A-1 Zoning Overlay District; this requirement has been replaced by a provision that an exclusive agricultural zoning district simply specify a minimum lot size. It should be recognized that if the property owner who is under the A-1 exclusive agricultural zoning intends to develop or change zoning to allow development on the preservation lands, a payment penalty is assessed to the landowner by the State Department of Revenue.

The Racine County farmland preservation plan and exclusive agricultural zoning were certified by the State in 1982, enabling many farmland owners in Racine County to participate in the Farmland Preservation program. Farmland Preservation program credits claimed in 2005 by owners of farmland who reside in Racine County are presented in Table III-7. That table reflects the city, village, or town in Racine County where the claimant resides, which may not be where the farm is located. As indicated in Table III-7, a total of 39 owners of farmland residing in Racine County claimed a Farmland Preservation Program tax credit in 2005, with an average credit amount of $648.

In addition to the Farmland Preservation program, landowners can also claim an income tax credit under the Wisconsin Farmland Tax Relief Credit program. The acreage and production requirements of this separate program are the same as for the Wisconsin Farmland Preservation program, indicated above; however, this is solely a tax relief program which the credit is not affected by the claimant's household income. In addition, there are no land use planning requirements or compliance with county soil and water conservation standards. A total of 398 owners of farmland residing in Racine County claimed an income tax credit under the Wisconsin Farmland Tax Relief Credit program in 2005, with an average credit amount of $269.

Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve Programs

The U.S. Department of Agriculture (USDA) administers several programs that contribute to water quality, reduce erosion, and provide wildlife habitat in agricultural areas. The USDA Conservation Reserve Program (CRP) encourages farmers to voluntarily convert highly erodible cropland and other environmentally sensitive land to permanent vegetative cover. Farmers receive an annual rent payment for a period of 10 years or more; cost-share assistance is available to establish vegetative cover. The CRP is administered by the Consolidated Farm Service Agency (CFSA). The USDA Conservation Reserve Enhancement program (CREP) is an off-shoot of the CRP. The USDA uses CRP funding to cover a portion of the program's cost; non-Federal sources provide the balance of funding. In Racine County, the non-Federal funding is provided by the Wisconsin Department of Natural Resources. Usage of the Conservation Reserve and Conservation Reserve Enhancement programs in

Racine County is indicated in Table III-8. A total of 2,570 acres and about 240 acres were enrolled in the Conservation Reserve and Conservation Reserve Enhancement programs in Racine County in 2006, respectively.

The USDA Wetland Reserve program provides financial incentives to landowners to restore and enhance wetlands, retiring marginal agricultural land. Under this program landowners receive financial assistance for wetland restoration projects; they may be reimbursed for granting a conservation easement, depending upon the program option they chose. As indicated in Table III-8, a total of 27 acres were enrolled in the Wetland Reserve program in Racine County in 2006.

NATURAL RESOURCES

Physiography and Topography

Glaciation has largely determined the physiography and topography, as well as the soils of Racine County. Of the four major stages of glaciation, the last and most influential in terms of present physiography and topography was the Wisconsin Stage, which is believed to have ended in this area about 11,000 years ago. As presented on Map III-3, Racine County varies from gently rolling glacial plains, or ground moraines, in the eastern half to steeper hills in the western half. Ground moraines are typically comprised of dense basal till, which frequently contains a combination of silt and clay. The eastern edge of Racine County also contains the lake terrace, which runs parallel to and contiguous with the shoreline of Lake Michigan. In the western area of Racine County, the western side of the Fox River is comprised of sand and gravel outwash deposits. Glacial outwash deposits are common along the major rivers and streams of Racine County. Outwash is alluvial in origin and was deposited by glacial meltwaters. A few places in the County also contain lacustrine deposits, which include the sediments of glacial lakebeds.

The topographic elevations in the Racine County planning area are depicted on Map III-4. Elevations range from 580 feet above sea level (NGVD29) at the Lake Michigan shoreline to approximately 950 feet in the far western portion of the County. It is also important to recognize that the amount of slope or relief of the land is a main factor in soil erosion. As indicated on Map III-5, land surface slopes, based on soils classification interpretations, within the Racine County planning area range from 0 percent to over 20 percent. As shown on Map III-5, most of the steeply slope lands, slopes of at least 12 percent or greater, are located in the western portion of the County.

Geology

The bedrock formations that underlie the unconsolidated surficial deposits in Racine County primarily consist of Silurian Age dolomite. Eastern Racine County has prominent areas in which the Racine formation, one of five Silurian formations, of dolomite reef strata are exposed either through natural outcroppings along the Root River and Lake Michigan or in old quarries. This reef strata has a rich diversity of fossil marine organisms. Southwestern Racine County provides good examples of glacial topography extending from Walworth County. Specifically, kettle and kame glacial formations can be found in this area. The advances of glacial ice sheets resulted in a wide range of glacial deposits over the bedrock. As indicated on Map III-6, the most substantial glacial deposits, represented as depth to bedrock, are 100 to 300 feet thick, and located in the central portion of the County. Areas where bedrock ranges from zero to less than 100 feet are generally found in the eastern and western portions of the County.

A total of six sites of geological importance were identified in Racine County as part of the regional natural areas inventory completed by the Regional Planning Commission in 1994 (see Map III-7 and Table III-9). The geologic sites were identified on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. As described in Table III-9, the six sites include one site of statewide significance, one site of regional or county significance, and four sites of local significance.

Lake Michigan Shoreline Erosion Protection

Shoreline erosion conditions are important considerations in planning for the protection and sound development and redevelopment of lands located along Lake Michigan. These conditions can change over time because they are related to changes in climate, water level, the geometry of the near shore areas, the extent and condition of

shore protection measures, the type and extent of vegetation, and the type of land uses in shoreline areas. In 2005, Dr. Scudder Mackey of Habitat Solutions completed a study of shoreline erosion and bluff stability conditions along Lake Michigan for its entire length in Racine County. The findings for shoreline protection and non-protection areas are depicted in Map III-8. Of approximately 14.8 miles of Lake Michigan shoreline along Racine County, about 73 percent is designated as protected. That protection is provided by approximately 220 shoreland protection structures consisting of groins, revetments, and seawalls or bulkheads.

Mineral Resources

Mineral resources have significant commercial value and are an important economic source of construction materials. Similar to the entire region, Racine County only contains nonmetallic mineral resources in the form of crushed stone (gravel), building stone, sand, gravel, peat, and clay. Nonmetallic mines (quarries and pits) in Southeastern Wisconsin provide sand, gravel, and crushed limestone or dolomite for structural concrete and road building; clay for lining landfills; peat for gardening and horticulture; and stone for use in buildings, landscaping and monuments. Nonmetallic mineral resources should be taken into careful consideration whenever land is being considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or desirable. Wise management of nonmetallic mineral resources is important to ensure an adequate supply of aggregate at a reasonable cost for new construction and for the maintenance of existing infrastructure in the future.

Existing Nonmetallic Mining Sites

Map III-9 shows nonmetallic mining sites in the Racine County planning area as of 2006. Table III-10 includes a list of the sites by civil division and indicates the mine operator/owner, the materials mined, and the number of acres of the site. As shown on Map III-9 and in Table III-10, there were 19 mining sites encompassing about 2,600 acres in the County in 2006. Most of the sites, 15 out of 19, are mined for sand and gravel. The exceptions are the mines operated by J. W. Peters & Sons, Inc. (Warrenville Corp. and Ketterhagen Site) in the Town of Burlington and Vulcan Construction Materials in the Village of Caledonia, which are sources of building stone and crushed stone, and the clay mine located in the Town of Yorkville. All of the sites identified had permits in 2006 in accordance with the County's Nonmetallic Mining Reclamation Ordinance (part of Chapter 12.5 of the County Code of Ordinances) which is intended to ensure the effective reclamation of nonmetallic mining sites in Racine County in compliance with Chapter 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes.* As shown on Map III-9, 17 of the 19 sites are located in the western portion of the County, which reflects the abundance of stone, sand and gravel resources in that area.

Potential Sources of Nonmetallic Mineral Resources

Racine County has significant potential for commercially workable sources for both building stone and crushed stone (limestone/dolomite) from the bedrock and sand and gravel from the overlying glacial deposits.

Map III-10 shows the location of potential sources of sand and gravel, as well as clay and peat in the Racine County planning area. As shown on Map III-10, the highest potential for sand and gravel production is in glacial outwash deposits, most of which are located in the western quarter of the County. The glacial till deposits which cover much of the County generally consist of fine clay and silt material, but may contain local deposits of sand and gravel. These areas are considered to have medium to low potential for sand and gravel. In a number of areas the outwash sand and gravel is overlain by lake deposits, which are too fine to be a source of aggregate, but may contain clay deposits useful for landfill liners and caps and other construction uses. Also shown on Map III-10 are scattered areas of peat deposits which may have economical value. The beach sediments along Lake Michigan are generally thin deposits of sand and sandy gravel, not considered to be a significant aggregate resource.

Map III-11 shows the location of potential sources of crushed or building stone in the Racine County planning area. This includes areas where the underlying bedrock is within 100 feet of the surface. Areas within 50 feet of the surface have the best potential for production of crushed or building stone. As shown on Map III-11, such areas are located in eastern Racine County including the area of the existing Vulcan mining operation in the Village of Caledonia, and in the Burlington and Waterford areas in western Racine County. The areas with

bedrock from 50 to 100 feet deep should be considered as potential future resources. It is not yet economical to quarry at these depths, but in the future, as sources nearer the surface are exhausted, these areas may present a practical source of stone and crushed stone.

Water Resources

Surface Water and Surface Drainage

Surface water resources, consisting of streams and lakes and their associated wetlands, floodplains, and shorelands, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities, influence the physical development of the County, and enhance its aesthetic quality. Watersheds, subwatersheds, and the subcontinental divide within the County are shown on Map III-12, in 2000.

The Racine County planning area is traversed by a subcontinental divide that not only exerts a major physical influence on the overall drainage pattern of the County, but also carries with it legal constraints that, in effect, prohibit the diversion of any substantial quantities of Lake Michigan water across the divide.[2] On a macro level, the subcontinental divide separates the Great Lakes-St. Lawrence River drainage basin from the Mississippi River drainage basin.

As shown on Map III-12, there are five major drainage systems within Racine County, and several minor drainage systems, based upon the direction of surface water flow. The Root River and Pike River and their tributaries are part of the Great Lakes-St. Lawrence River drainage system; together these watersheds encompass 145.5 square miles or 42 percent of the County planning area. The Fox River (Illinois) drainage system covers the western portions of the County which drains to the southwest, and ultimately discharges into the Mississippi River system. In addition, a small portion of the south-central area of the County comprises headwaters of the Des Plaines River watershed and drains to the Mississippi River system; together these watersheds encompass 178 square miles or 52 percent of the County planning area. A fifth watershed encompasses those areas adjacent to Lake Michigan which drain directly into the Lake through intermittent streams; this watershed encompasses 20.1 square miles or 6 percent of the County planning area.

Lakes and Streams

Major streams are defined as those which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. There are approximately 101 miles of such streams in Racine County, located within the Fox River, Root River, Pike River, and Des Plaines River watersheds. The Fox River watershed includes the Fox River, White River, Eagle Creek, Honey Creek, Hoosier Creek, Wind Lake Drainage Canal, Goose Lake Drainage Canal, and Spring Brook. The Root River watershed includes the Root River, East and West Branch Root River Canal, Husher Creek, and Hoods Creek. The Pike River watershed includes the Pike River and Pike Creek. The Des Plaines River watershed includes the Des Plaines River and Kilbourn Road Ditch.

There are 10 major lakes, or lakes of at least 50 acres in size, in Racine County. All of the major lakes lie within the Fox River watershed. The major lakes include Bohner, Browns, Buena, Eagle, Echo, Kee Nong Go Mong, Long, Tichigan, Waubeesee, and Wind Lakes. In addition to these major lakes, there are numerous smaller named and unnamed lakes and ponds in the County. As shown on Table III-11, approximately 5,200 acres or just over 2 percent of the County was identified as surface water in the 2000 regional land use inventory.

---

[2]Areas east of the divide can utilize Lake Michigan as a source of water supply, with the spent water typically returned to the lake via the sanitary sewerage system. Areas west of the divide must utilize the groundwater reservoir as the supply source. A recent accord—the Great Lake Charter Annex—signed by the governors of the eight States bordering the Great Lakes and the premiers of the Canadian provinces of Ontario and Quebec would ban most diversions of Great Lakes water outside the drainage basin, but make limited exceptions for communities and counties that straddle the watershed boundary. The accord must be approved by each State Legislature and the U.S. Congress before taking effect. If approved, each state and province would develop regulations to carry out the accord.

In order to maintain, protect, and improve the quality of a lake and its watershed, Public Inland Lake Protection and Rehabilitation Districts have been formed under Chapter 33 of the *Wisconsin Statutes*.[3] Similar to sanitary districts, lake districts are established by orders or resolutions adopted by town, village, county boards, or city councils upon petition of the landowners within the district. Lake management districts are governmental bodies, and as such they have strictly defined boundaries. Lake districts, however, are special purpose governmental bodies with elected leaders as well as an adopted annual budget, but limited powers outside of their lake management function. In addition to lake districts, lake associations are voluntary organizations that often participate in lake management projects. They possess no authority over their membership or others using the lake, and both membership and dues are voluntary. Some lake associations may be incorporated and many are registered charitable organizations able to engage in fund-raising activities, in addition to their informational programming and advocacy roles. All of these organizations depend on the cooperation of general purpose units of government to address many of the jurisdictional issues that affect the use of the lakes. In Racine County, the eight public inland lake management districts and town sanitary districts having lake district powers are:

- Bohners Lake Sanitary District #1;
- Browns Lake Sanitary District;
- Eagle Lake Management District;
- Honey Lake Protection & Rehabilitation District;
- Long Lake Protection District;
- Waterford Waterways' Management District;
- Waubeesee Lake Protection District;
- Wind Lake Management District.

Of the eight districts, a lake management plan for Wind Lake was completed in 1991[4] to enhance the water quality conditions, biological communities, and recreational opportunities of the Lake. This plan is currently being refined and updated. In addition, a management plan is being prepared for the Waterford Impoundment.[5]

Floodplains

Floodplains are the wide, gently sloping areas contiguous with, and typically lying on both sides of, a river or stream channel. The flow of a river onto its floodplain is a normal phenomenon and, in the absence of flood control works, can be expected to occur periodically. For planning and regulatory purposes, floodplains are defined as those areas subject to inundation by the 100-year recurrence interval flood event. This event has a 1 percent chance of being equaled or exceeded in any given year. In addition, floodplains often contain important natural resources, such as high-value woodlands, wetlands, and wildlife habitat. Therefore, floodplains are generally not well suited for urban development because of the flood hazard, the presence of high water tables, and/or the presence of wet soils.

Floodplains identified by the Federal Emergency Management Agency (FEMA) under the Federal Flood Insurance Program are shown for the Racine County planning area on Map III-13, in 2006. In total, floodplains shown on Map III-13 encompass 41.8 square miles, or about 12 percent of the County in 2006. The area of floodplains for cities, villages, and towns in the County is presented in Table III-11.

---

[3]University of Wisconsin-Extension Publication No. G3818, *People of the Lakes: A Guide for Wisconsin Lake Organizations: Lake Associations & Lake Districts, 11th Edition*, 2006.

[4]*SEWRPC Community Assistance Planning Report No. 198 (2nd Edition),* A Management Plan for Wind Lake, Racine County, Wisconsin, *December 1991.*

[5]*SEWRPC Community Assistance Planning Report No. 283,* A Lake Management Plan for the Waterford Impoundment, Racine County, Wisconsin, *Volume One,* Inventory Findings, *Volume Two,* Alternatives and Recommended Plan.

FEMA has scheduled a Map Modernization Program for Racine County which will result in updated floodplain maps for both incorporated and unincorporated areas. Preliminary maps are expected to be available in early 2007 and final maps in 2009.

Wetlands

Wetlands are important resources for the ecological health and diversity of the County. Wetlands form the transition between surface and groundwater resources and land resources. Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and that under normal circumstance do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally occur in depressions and near the bottom of slopes, particularly along lakeshores and stream banks, and on large land areas that are poorly drained. Wetlands may, however, under certain conditions, occur on slopes and even on hilltops. In effect, they provide essential breeding, nesting, sanctuary, and feeding grounds, as well as offer escape cover for many forms of fish and wildlife. In addition, wetlands perform an important set of natural functions which include: water quality protection; stabilization of lake levels and streamflows; reduction in stormwater runoff by providing areas for floodwater impoundment and storage; and protection of shorelines from erosion.

The location and extent of wetlands in the Racine County planning area are shown on Map III-13. These wetlands are based upon the Wisconsin Wetlands Inventory completed in the Region in 1982, updated to the year 2000 as part of the regional land use inventory. The wetland acreage for cities, villages, and towns in the County is presented in Table III-11. In total, the County's wetlands encompassed about 15,900 acres (24.8 square miles), or about 7 percent of the County area, in 2000. As a practical matter, these wetlands are classified predominantly as potholes, fresh meadows, shallow marshes, deep marshes, shrub swamps, timber swamps, and bogs. The three largest wetland complexes, Tichigan Wildlife Area, Honey Creek Wildlife Area, and Karcher Marsh Wildlife Area, are designated as State of Wisconsin wildlife areas and managed by the Wisconsin Department of Natural Resources.

It should be noted that wetlands are constantly changing in response to changes in drainage patterns and climatic conditions. While wetland inventory maps provide a sound basis for areawide planning, they should be viewed as providing a point of departure to be supplemented with detailed field investigations for regulatory purposes.

In addition, efforts are underway in 2007 to restore farmlands and floodplains to more natural conditions, as well as plans to create new floodplains and wetlands in Racine County. In the Town of Dover, approximately 45 acres of wetlands are being restored while 22 acres of adjacent land is being restored to native grasses; this restoration project is part of the CREP effort as identified in Table III-8. In the Village of Mt. Pleasant, approximately 5.5 miles of the Pike River, from Spring Street (CTH C) south to the Kenosha-Racine County line (CTH KR) is being reconstructed to widen and, in some instances, lower the floodplain, replacing the current river channel with a more natural meandering channel. The project would also include the creation of new wetlands and floodplain storage areas or undeveloped lands adjacent to the Pike River corridor. Of the existing 5.5 river miles, approximately 2.1 miles have been reconstructed in the northern most areas of the Upper Pike River. In the Town of Norway, approximately 209 acres of land adjacent to Wind Lake is scheduled to be restored to wetlands in 2008 as part of the Wetland Reserve Program.

Groundwater Resources

Groundwater resources constitute another key element of the natural resource base. Groundwater not only sustains lake levels and wetlands and provides the base flows of streams, but also comprises a major source of water supply for domestic, municipal, and industrial water users.

There are three major aquifers within Racine County, which contain the usable groundwaters of the County and the remainder of southeastern Wisconsin. The surficial sand and gravel aquifer and the Niagara dolomite aquifer are often treated as a single aquifer commonly referred to as the "shallow" aquifer due to its proximity and intimate hydraulic interconnection to the land surface. The third, accordingly, is commonly identified as the "deep" aquifer since it underlies the shallow aquifer. The sand and gravel aquifer consists of unconsolidated sand

and gravel deposits in glacial drift and alluvium. These deposits occur over the majority of the County, either at the land surface or buried beneath less permeable drift such as glacial till. This aquifer interacts extensively with the surface water system of the County. The Niagara dolomite aquifer in Racine County consists of Silurian Age dolomite, which overlies the Maquoketa shale stratum throughout the entire County. The Maquoketa shale separates the Niagara and sandstone aquifers. The shale layer has very low permeability, which restricts the vertical movement of water and largely confines water within the sandstone aquifer. The sandstone aquifer includes all sedimentary bedrock below the Maquoketa shale stratum. The bottom of the sandstone aquifer is the surface of the impermeable Precambrian rocks. This aquifer is continuous throughout the County and is a part of the larger regional aquifer that is used as a source of water supply for major concentrations of urban development throughout southeastern Wisconsin and northeastern Illinois. This aquifer is relatively unimportant in terms of its influence on the surface water resources of the County since it does not intersect the surface drainage.

Recharge of the aquifers underlying Racine County is derived largely by precipitation. The groundwater in the shallow aquifer typically originates from precipitation that has fallen within a radius of about 20 miles or less from where it is found. The deep aquifer is recharged by downward leakage through the Maquoketa shale and other semi-confining units or by infiltration of precipitation beyond the western limits of the semi-confining units.

Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of contamination and over-usage. The depth to the shallow water table in the Racine County planning area is illustrated on Map III-14. Since the eastern half of the County is largely covered by glacial till soils with a high clay content, contamination is not as much of a concern compared to the western part of the county. The vulnerability of groundwater to contamination is a combination of several factors, including soil type, subsurface material characteristics, and depth to groundwater levels. As shown on Map III-14, the western half of the County contains a large area with a depth of less than 25 feet to groundwater. It is apparent that the shallowness to groundwater, in combination with the stratified sand and gravel characteristics of glacial outwash soils, make the Fox River basin the most sensitive to contamination. Thus, land use planning must appropriately consider the potential impacts of urban and rural development on this important resource. Land use planning must also take into account, as appropriate, natural conditions which may limit the use of groundwater as a source of water supply, including the relatively high levels of naturally occurring radium in groundwater in the deep sandstone aquifer, found in certain areas of the Region.

It should be noted that the Regional Planning Commission, working with the U.S. Geological Survey, Wisconsin Geological and Natural History Survey, the University of Wisconsin-Milwaukee, and the Wisconsin Department of Natural Resources, recently completed two major groundwater studies for the Region that are important resources for regional and local planning. These studies include a regional groundwater inventory and analysis and the development of a regional groundwater aquifer simulation model. The Commission is currently preparing a regional water supply system plan, including the identification of important groundwater recharge areas, utilizing the results of the inventory and analysis work and the aquifer model. In addition, the Wisconsin Department of Natural Resources in conjunction with local water utilities has undertaken an effort to identify areas of contribution to municipal wells that can be used for well protection planning.

Woodlands

Woodlands in Racine County have both economic and ecological values, and with proper management can serve a variety of uses that provide multiple benefits. In this respect, they contribute to clean air and water, help control surface water runoff, and help maintain a diversity of plant and animal life. In addition, woodlands contribute immeasurably to the natural beauty of the County.

Woodlands are identified by the Regional Planning Commission as upland areas having 17 or more deciduous trees per acre, each tree measuring at least four inches in diameter at breast height (4.5 feet above the ground), and having a canopy of 50 percent or greater. Coniferous tree plantations and reforestation projects are also classified as woodlands. Lowland wooded areas, such as tamarack swamps, are classified as wetlands. Existing woodlands in the Racine County planning area, as identified in the Commission's year 2000 land use inventory, are shown on Map III-15. As shown on Map III-15, woodlands are found in scattered locations throughout the County. As also

illustrated in Map III-15, woodlands encompassed about 12,700 acres (19.8 square miles), or nearly 6 percent of the County, in 2000. The woodland acreage for cities, villages, and towns in the County is presented in Table III-12.

A number of landowners in Racine County participate in the Managed Forest Law Program (MFL), a State incentive program intended to encourage sustained yield forestry on private woodlands. Under this program, lands enrolled in the "closed" category are not available to the public while the "open" lands are accessible for such recreation activities as hunting, fishing, and cross-country skiing. Enrollment is by contract between the Wisconsin Department of Natural Resources and the landowner; the landowner can choose a 25- or 50-year contract; landowners make payments in lieu of property taxes amounting to less than what the property tax would be; and must consist of at least 10 acres of contiguous forest land located in the same municipality. Landowners must agree to follow a forest management plan. The MFL Program was created in 1985, replacing similar programs—the Wisconsin Forest Crop Law program and Wisconsin Woodland Tax Law program. Some contracts under the Forest Crop Law program remain in effect in Wisconsin; all Woodland Tax Law program contracts have expired. As presented in Map III-15, a total of 1,256 "closed" acres and 23 "open" acres were enrolled in the MFL Program in Racine County in 2005 (see Table III-12).

Natural Areas and Critical Species Habitat Sites

A comprehensive inventory of "natural areas" and "critical species habitat sites" in the Southeastern Wisconsin Region was completed by the Regional Planning Commission in 1994. The inventory identified the most significant remaining natural areas—essentially, remnants of the pre-European settlement landscape—as well as other areas vital to the maintenance of endangered, threatened, and rare plant and animal species in the Region.

Natural Areas

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas are classified into one of three categories: natural areas of statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), and natural areas of local significance (NA-3). Classification of an area into one of these three categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity; the commonness of the plant or animal community; the uniqueness of the natural features; the size of the site; and the educational value.

As illustrated in Map III-16, and indicated in Table III-13, a total of 59 known natural areas were identified in Racine County as part of the 1994 inventory. In combination, these sites encompassed about 5,600 acres (8.8 square miles) or 2.6 percent of the total area of the County.

Critical Species Habitat Sites and Aquatic Sites

Critical species habitat sites consist of areas, exclusive of identified natural areas, which are important for their ability to support State-designated endangered, threatened, or rare plant or animal species. Such areas constitute "critical" habitat considered to be important to the survival of a species or group of species of special concern. As shown on Map III-17, and described in Table III-14, a total of 34 critical species habitat sites were identified in Racine County as part of the 1994 inventory. Together, these critical species habitat sites encompassed about 1,212 acres (1.9 square miles), or 0.6 percent of the County.

The regional natural areas plan also identified 28 aquatic sites supporting rare fish, herptile, or mussel species in the County, including 50.2 linear miles of rivers and streams and about 3,500 acres (5.4 square miles) of lake waters. These aquatic habitat sites are also shown on Map III-17. A description of each is presented in Table III-15.

Wisconsin Legacy Places

In 2006, the Wisconsin Department of Natural Resources completed an inventory intended to identify the places believed to be most critical to meet the State's conservation and recreation needs over the next 50 years. The

resulting report provides background information for use by landowners, nonprofit conservation groups, local governments, State and Federal agencies, and other interests in decision-making about land protection and management in the vicinity of the identified legacy places. A total of 229 such legacy places were identified statewide. The study is documented in a report entitled *Wisconsin Land Legacy Report*, dated 2006.

The inventory identified four legacy places in Racine County. As identified in the report, the following four legacy sites are part of the Southeast Glacial Plains and Southern Lake Michigan Coastal Landscape areas located wholly or partially within Racine County: Big Muskego Lake, Bong Grassland, Illinois Fox River, and Root River. In addition to the statewide legacy sites, the study also identified "other areas of interest" including Burlington Hills Woods, Caledonia Wetlands, Honey Creek, Southeast Prairie Pothole Area, Tabor Woods, Wind Lake Swamp, and Eagle Lake Wetlands.

Environmental Corridors and Isolated Natural Resource Areas

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas of the Region in which concentrations of the best remaining elements of the natural resource base occur. It is recognized that preservation of such areas is vital to both the maintenance of the overall environmental quality of the Region and to the continued provision of amenities required to maintain a high quality of life for the resident population.

Under the regional planning program, seven elements of the natural resource base have been considered essential to the interacting relationships and maintenance of the ecological balance, natural beauty, and overall quality of life in the Region: 1) lakes, rivers, and streams, and their associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet, poorly drained, and organic soils; and 7) rugged terrain and high-relief topography. In addition, there are certain other features which, although not part of the natural resource base per se, are closely related to, or centered upon, that base and are a determining factor in identifying and delineating areas with recreational, aesthetic, ecological, and cultural value. These five additional elements are: 1) existing park and open space sites; 2) potential park and open space sites; 3) historic sites; 4) scenic areas and vistas; and 5) natural areas and critical species habitat sites.

The delineation of these 12 natural resource and natural resource-related elements on maps, characterized as environmental corridors by the Regional Planning Commission, results in an essentially linear pattern of relatively narrow, elongated areas of the Region.[6] Primary environmental corridors include a variety of the aforementioned important natural resource and resource-related elements and are at least 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors generally connect with the primary environmental corridors and are at least 100 acres in size and one mile in length. In addition, smaller concentrations of natural resource base elements that are separated physically from the environmental corridors by intensive urban or agricultural land uses have also been identified. These areas, which are at least five acres in size, are referred to as isolated natural resource areas.

The preservation of environmental corridors and isolated natural resource areas in essentially natural, open uses yields many benefits, including maintenance of groundwater recharge areas; maintenance of surface and groundwater quality; attenuation of flood flows and stages; maintenance of base flows of streams and watercourses; reduction of soil erosion; abatement of air and noise pollution; provision of wildlife habitat; protection of plant and animal diversity; protection of rare and endangered species; maintenance of scenic beauty; and provision of opportunities for recreational, educational, and scientific pursuits. Conversely, since these areas are generally poorly suited for urban development, their preservation can help avoid serious and costly developmental problems.

---

[6]*A detailed description of the process of delineating environmental corridors in Southeastern Wisconsin is presented in the March 1981 issue (Volume 4, No. 2) of the SEWRPC Technical Record.*

Because of the many interacting relationships existing between living organisms and their environment, the destruction or deterioration of one important element of the total environment may lead to a chain reaction of deterioration and destruction of other elements. The drainage of wetlands, for example, may destroy fish spawning areas, wildlife habitat, groundwater recharge areas, and natural filtration and floodwater storage areas of interconnecting stream systems. The resulting deterioration of surface-water quality may, in turn, lead to a deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply, and upon which low flows of rivers and streams may depend. Similarly, destruction of ground cover may result in soil erosion, stream siltation, more rapid runoff, and increased flooding, as well as the destruction of wildlife habitat. Although the effect of any one of these environmental changes may not in and of itself be overwhelming, the combined effects may eventually lead to a serious deterioration of the underlying and sustaining natural resource base and of the overall quality of the environment for life. In addition to such environmental impacts, the intrusion of intensive urban land uses into such areas may result in the creation of serious and costly developmental problems, such as failing foundations for pavements and structures, wet basements, excessive operation of sump pumps, excessive clear-water infiltration into sanitary sewerage systems, and poor drainage.

Primary Environmental Corridors

As shown on Map III-18, the primary environmental corridors in the Racine County planning area are primarily located along major stream valleys, around major lakes, and along the Lake Michigan shoreline. These primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County planning area, and represent a composite of the best remaining elements of the natural resource base. Primary environmental corridors encompassed about 22,700 acres (35.5 square miles), or about 10.4 percent of the County planning area, in 2000. The area of primary environmental corridors for cities, villages, and towns in the County is presented in Table III-16.

Secondary Environmental Corridors

As further shown on Map III-18, secondary environmental corridors are generally located along the small perennial and intermittent streams within the County planning area. Secondary environmental corridors also contain a variety of resource elements, often remnant resources from primary environmental corridors which have been developed for intensive urban or agricultural purposes. Secondary environmental corridors facilitate surface-water drainage, maintain pockets of natural resource features, and provide corridors for the movement of wildlife, as well as for the movement and dispersal of seeds for a variety of plant species. In 2000, secondary environmental corridors encompassed about 6,940 acres (12.0 square miles), or about 3.2 percent of the County planning area.

Isolated Natural Resource Areas

In addition to the primary and secondary environmental corridors, other smaller pockets of wetlands, woodlands, surface water, or wildlife habitat exist within the Region. These pockets are isolated from the environmental corridors by urban development or agricultural use, and although separated from the environmental corridor network, these isolated natural resource areas have significant value. They may provide the only available wildlife habitat in an area, usually provide good locations for local parks, and lend unique aesthetic character and natural diversity to an area. Widely scattered throughout the County (see Map III-18), isolated natural resource areas encompassed about 7,660 acres (12.9 square miles), or about 3.5 percent of the County planning area, in 2000.

Park and Open Space Sites

A comprehensive inventory of park and open space sites was conducted for Racine County and the rest of the Southeastern Wisconsin Region as part of the initial regional park and open space planning effort in 1973. The inventory of park and open space sites in Racine County was subsequently updated as part of the first-edition Racine County park and open space plan completed in 1988 and the second-edition Racine County park and open space plan completed in 2001. As part of the multi-jurisdictional comprehensive planning process, this inventory was updated to 2007. The inventory includes all park and open space sites owned by the State, Racine County, and local units of government, as well as privately owned recreation and open space sites.

Park and Open Space Sites Owned by Racine County
As indicated on Table III-17 and Map III-19, Racine County owned 32 park and open space sites in 2007. These range from eight major parks[7] encompassing 1,325 acres; 22 other park and outdoor recreation sites encompassing 674 acres; and two parkways, encompassing 721 acres. Combined, these sites encompassed 2,720 acres in 2007.

Park and Open Space Sites Owned by the State of Wisconsin
As indicated on Table III-18 and Map III-19, in 2007 there were 19 State-owned park and open space sites in Racine County, encompassing 3,406 acres. Of these 19 sites, 13 sites encompassing 3,240 acres were owned by the Wisconsin Department of Natural Resources (WDNR), 4 sites encompassing 25 acres were owned by The Wisconsin Department of Transportation (WisDOT), and two sites encompassing 141 acres were owned by the University of Wisconsin. In addition to WDNR owned lands, Map III-19 displays project boundaries approved by the Wisconsin Natural Resources Board for State forests, parks, and wildlife habitat areas. Lands within the approved project boundaries have been identified by the Board as appropriate additions to adjacent WDNR forests, natural areas, or wildlife areas and are intended to be acquired by the Department on a "willing seller-willing buyer" basis, for recreational or open space purposes as funding permits. WDNR project areas include the Honey Creek Wildlife Area, Tichigan Wildlife Area, and Karcher Marsh Wildlife Area.

Park and Open Space Sites Owned by Local Units of Government
There was a total of 229 park and open space sites owned by cities, villages, towns, and school districts in Racine County in 2007. Those sites, listed on Table III-19 and shown on Map III-20, encompassed a total of about 2,970 acres. Cities, villages, and towns owned 174 park and open space sites encompassing about 2,200 acres while public school districts owned 55 sites encompassing about 770 acres. The acreage attributed to school district sites includes only the portion of the site used for recreational or open space purposes.

Privately-owned Recreation and Open Space Sites
In addition to the publicly owned sites described above, there was a total of 108 privately owned outdoor recreation and open space sites, encompassing a total of about 2,630 acres, in Racine County (see Table III-20 and Map III-21). This includes privately owned golf courses, hunting clubs, boat access sites, campgrounds, resorts, and sites held for open space preservation purposes by private nonprofit conservation organizations such as The Caledonia Conservancy and Kenosha/Racine Land Trusts.

Lands Under Protective Easements
Certain privately owned open space sites are protected under permanent conservation easements. These easements are typically voluntary contracts between a private landowner and a land trust or government agency that limit, or in some cases, prohibit, future development of the parcel. Conservation easements do not require public access to the property, although public access is generally required if Wisconsin stewardship funds or other WDNR grant funds are used to acquire the property. As indicated in Table III-21 and Map III-22, there were eight conservation easements encompassing a total of 73 acres in 2007.

CULTURAL RESOURCES

The cultural resources element provides the County and each of its distinct communities with a sense of heritage, identity, and civic pride. The term cultural resource encompasses historic buildings, structures and sites, archaeological sites and museums. Resources such as historic and archaeological sites can also provide educational and economic opportunities in the enhancement, protection, and development of communities. Historic sites in Racine County have been identified by various units and agencies of government and historical societies, as described below.

---

[7]*Major parks are defined as large, publicly owned outdoor recreation sites containing significant natural resource amenities which provide opportunities for such resource-oriented activities as camping, golfing, picnicking, and swimming. Major parks include both Type I, or regional parks, which are those having an area of 250 acres or more, and Type II, which are those having an area of generally 100 to 250 acres.*

National and State Registers of Historic Places or Districts
The National Register of Historic Places is the Nation's official list of significant historic resources and is maintained by the National Park Service. In most cases, historic places or districts listed on the National Register are also listed on the State Register. Since the State Register was created in 1991, all properties nominated for the National Register must first go through the State Register review process. Upon approval by the State review board, a site is listed on the State Register of Historic Places and recommended to the National Park Service for review and listing on the National Register of Historic Places. The only exceptions to this detailed process are Federally-owned properties, which may be nominated for the National Register directly by the National Park Service. The National Register of Historic Places includes 47 listings in Racine County (Table III-22 and Map III-23). This includes over 40 historic buildings or structures and seven historic districts. Of the National Register Places in Racine County, all but one district, Racine Rubber Company Homes Historic District, is listed on the State Register of Historic Places.

Local Historical Markers
The Division of Historic Preservation at the Wisconsin Historical Society administers the Wisconsin Historical Markers Program. Historical markers identify and honor people, events, and sites that have significance at the national, state, or local level. There are 12 historical markers scattered throughout Racine County (see Table III-23 and Map III-24). Sites may qualify as a potential marker if they are associated with the State's history, architecture, culture, archaeology, ethnic associations, geology, natural history, or legends.

Wisconsin Architecture and History Inventory
The Wisconsin Architecture and History Inventory, which is also maintained by the Wisconsin Historical Society, is a more extensive inventory of buildings, structures, and objects that are historically significant to the State of Wisconsin. While the inventory does include sites listed in the State and National Registers, it is not limited to sites that have a special status or designation. A total of 2,889 properties in Racine County are currently included in the Architecture and History Inventory database. The inventory is accessible through the Wisconsin Historical Society's website at http://www.wisconsinhistory.org/ahi/.

Local Landmarks and Historic Preservation Commissions
Under Wisconsin law, cities, villages, and towns are authorized to create landmarks commissions to designate historic landmarks and establish historic districts. As of 2006, four municipalities in Racine County had such commissions and/or committees: the Cities of Burlington (2000) and Racine (1973) historic preservation commissions and Villages of Caledonia (2001) and Rochester (1995) historic preservation committees.

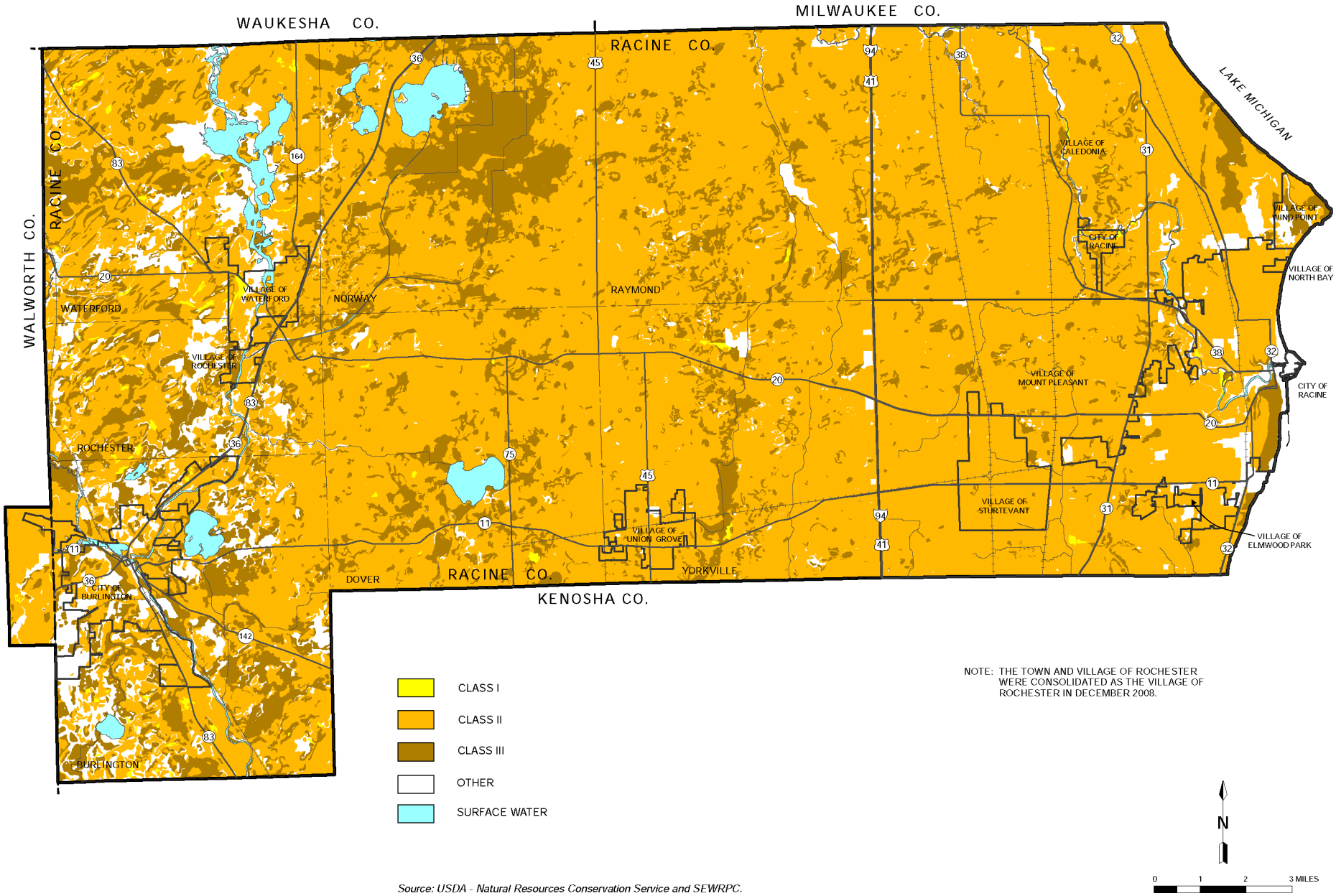
Archaeological Sites
Preservation of archaeological resources is also important in sustaining the sense of cultural heritage and identity in Racine County. Like historical places and districts, significant prehistoric and historic archaeological sites increase the understanding and awareness of the past and provide for economic opportunities through tourism if properly identified and preserved. The Office of the State Archaeologist, Historic Preservation Division of the Wisconsin Historical Society maintains a database on the location and nature of known archaeological sites in Wisconsin, the State Archaeological Site Inventory. This inventory has been compiled from a variety of sources. The information available for the listed sites varies considerably, and the Historical Society has not been able to verify all of the information. It is important to note that the listed sites include only those sites that have been reported to the Wisconsin Historical Society. As of 2006, there were 335 known prehistoric and historic archaeological sites located in Racine County listed in the State Archaeological Site Inventory.

Local Historical Societies and Museums
There are six local historical societies in Racine County. As shown in Table III-24, these include the Burlington Historical Society, the Caledonia Historical Society, Friends of Wind Point Lighthouse, the Norway Historical Society and Museum, the Racine County Historical Society and Museum, and the Rochester Area Historical Society.

The historical societies in the Cities of Burlington and Racine maintain items of historical or archaeological significance as well as historical records. The Burlington Historical Society is the home of the first historical society in Racine County and is organized entirely by volunteers. In addition to genealogical information dating back to 1835 events and 1860s Civil War articles in Burlington, artifacts have been preserved from the world famous Burlington Liars Club. Otherwise known as the Racine Heritage Museum, the Racine Historical Society is home to the early 20th century Racine Public Library, which is also on the National Register of Historic Places. The Racine Heritage Museum contains extensive databases such as Census files dating back to the 1830s, thousands of photographs including a collection of images from the J.I. Case Company, and Racine Journal Times clippings mostly from the 1950s to the 1990s.

Map III-1

AGRICULTURAL SOIL CAPABILITY IN THE RACINE COUNTY PLANNING AREA

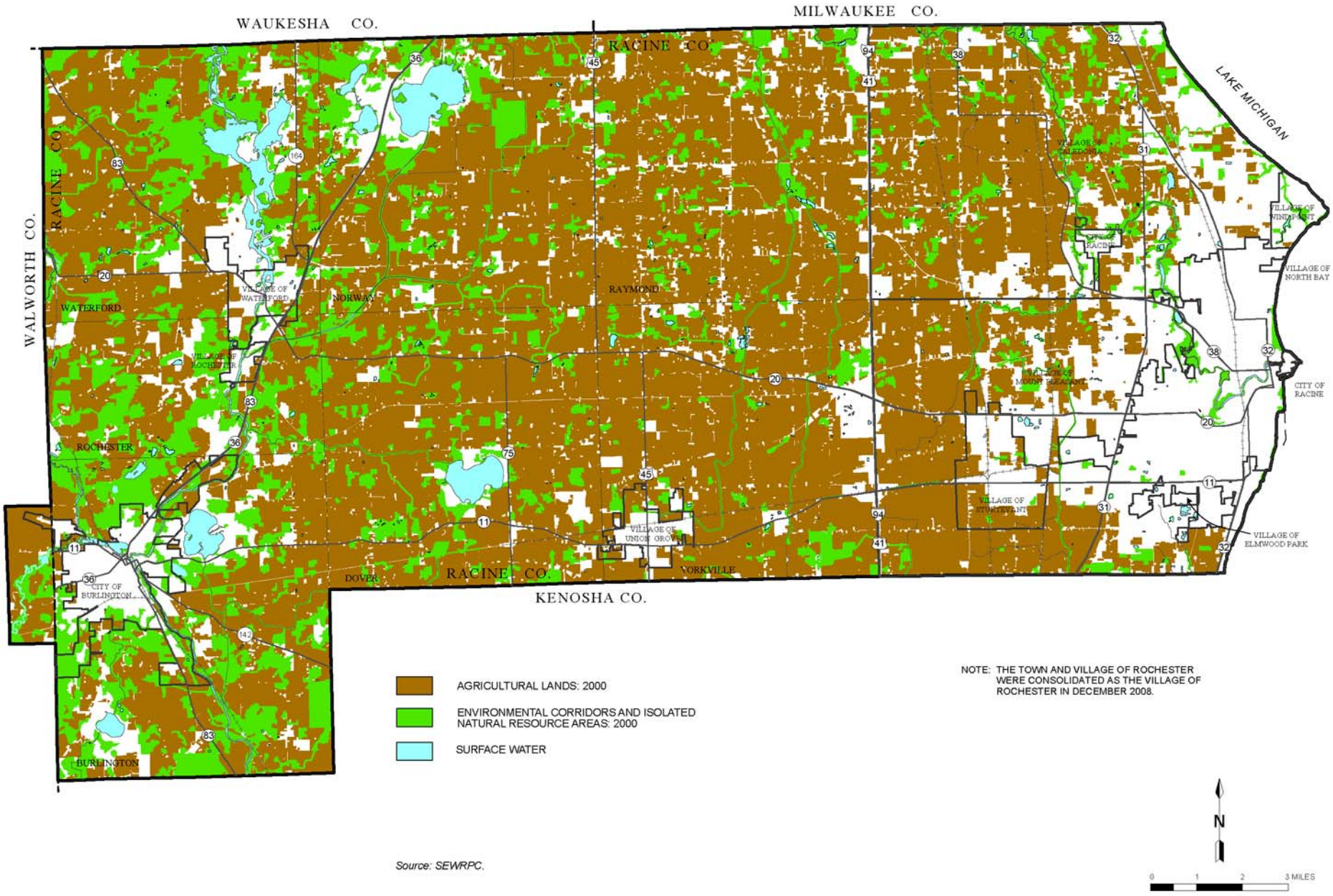


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: USDA - Natural Resources Conservation Service and SEWRPC.

Map III-2

AGRICULTURAL LANDS AND ENVIRONMENTAL CORRIDORS IN THE RACINE COUNTY PLANNING AREA



Source: SEWRPC.

Table III-1

AGRICULTURAL LAND IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 2000

Civil Division	Agricultural Land (Acres)	Percent of Civil Division Area
Cities		
Burlington	732	16.0
Racine	25	0.2
Villages		
Caledonia	15,727	53.9
Elmwood Park	0	0.0
Mt. Pleasant	12,043	55.5
North Bay	0	0.0
Rochester[a]	49	14.3
Sturtevant	1,131	42.0
Union Grove	371	28.9
Waterford	352	21.8
Wind Point	11	1.3
Towns		
Burlington	11,381	51.0
Dover	17,501	75.6
Norway	14,267	62.5
Raymond	16,876	73.8
Rochester[a]	5,707	52.0
Waterford	12,127	56.3
Yorkville	16,888	77.1
Total[b]	125,188	57.4

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

Table III-2

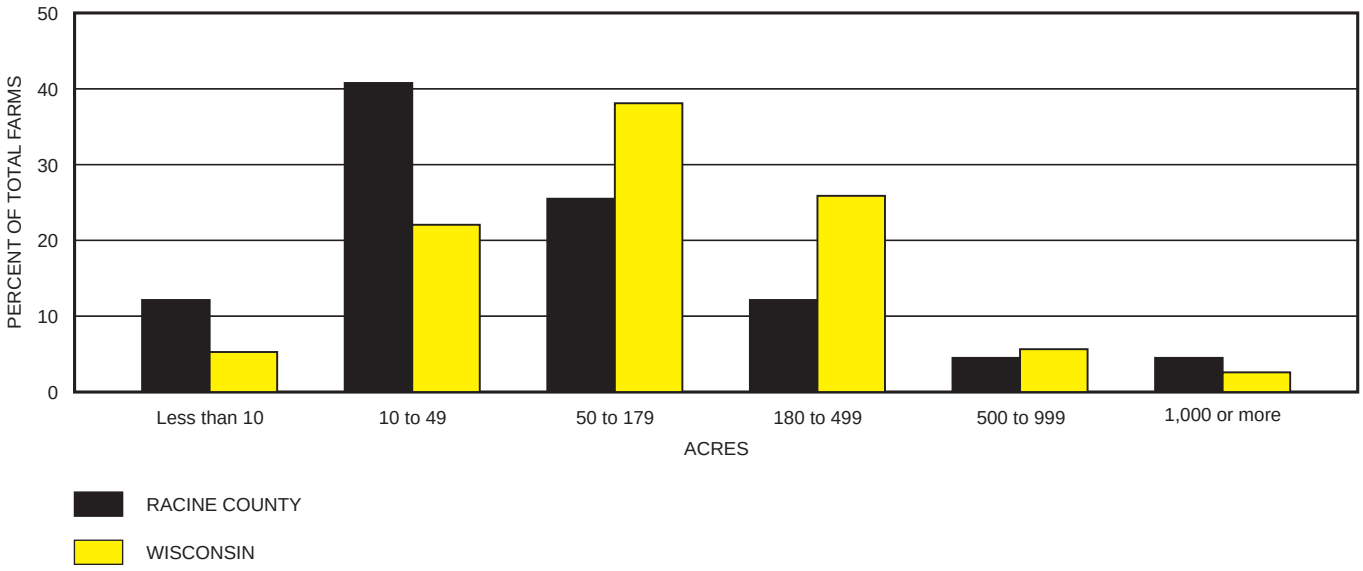
FARM SIZE IN RACINE COUNTY, THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 2002

Size (acres)	Racine County		Southeastern Wisconsin Region		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Less than 10 acres	77	12.2	515	12.0	4,141	5.4
10 to 49 acres	259	41.1	1,520	35.3	17,152	22.2
50 to 179 acres	162	25.7	1,278	29.7	29,458	38.2
180 to 499 acres	77	12.2	664	15.4	20,021	25.9
500 to 999 acres	28	4.4	183	4.3	4,465	5.8
1,000 acres or more	28	4.4	142	3.3	1,894	2.5
Total	631	100.0	4,302	100.0	77,131	100.0

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Figure III-1

FARM SIZE IN RACINE COUNTY AND WISCONSIN: 2002



Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-3

FARMS BY VALUE OF SALES FOR RACINE COUNTY, THE SOUTHEASTERN WISCONSIN REGION, AND WISCONSIN: 2002

Value of Sales	Racine County		Southeastern Wisconsin Region		Wisconsin	
	Number	Percent	Number	Percent	Number	Percent
Less than $2,500	258	40.9	1,725	40.1	30,491	39.5
$2,500 to $4,999	47	7.4	313	7.3	5,389	7.0
$5,000 to $9,999	51	8.1	332	7.7	5,788	7.5
$10,000 to $24,999	83	13.1	529	12.3	8,362	10.8
$25,000 to $49,999	51	8.1	303	7.0	5,929	7.7
$50,000 to $99,999	42	6.7	325	7.6	7,242	9.4
$100,000 or more	99	15.7	775	18.0	13,930	18.1
Total	631	100.0	4,302	100.0	77,131	100.0

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-4

TOP AGRICULTURAL SECTORS IN RACINE COUNTY AND WISCONSIN: 2002

Sector	Racine County		Wisconsin	
	Sales (in thousands)	Percent of Total Agricultural Revenues	Sales (in thousands)	Percent of Total Agricultural Revenues
Grains (Crops)	16,739	22.9	893,272	15.9
Vegetables	10,951	15.0	341,615	6.1
Nursery and Greenhouse	8,672	11.8	197,439	3.5
Hogs and Pigs	351	0.5	79,836	1.4
Horses and Ponies	109	0.1	14,986	0.3
Other[a]	36,342	49.7	4,096,127	72.8
Total	73,164	100.0	5,623,275	100.0

[a]*Includes other crops, animals, and animal products sales in Racine County where information was withheld to avoid disclosing data for individual farms.*

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-5

TRENDS IN SELECTED CROPS IN RACINE COUNTY: 1975-2005

Year	Acres Harvested					
	Corn for Grain	Corn for Silage	Soybeans	Wheat	Hay (dry)	Oats
1975	30,400	7,800	22,300	9,100	15,000	6,800
1980	41,700	5,500	35,800	9,000	12,700	3,000
1985	41,000	8,000	26,000	8,700	13,000	2,200
1990	40,000	5,000	29,800	9,800	10,300	2,200
1995	42,600	3,600	40,800	6,500	8,400	1,300
2000	37,100	3,400	42,300	7,100	7,500	800
2005	38,500	3,300	34,000	7,500	6,600	500

Source: USDA National Agricultural Statistics Service (2002 Census of Agriculture) and SEWRPC.

Table III-6

TRENDS IN SELECTED AGRICULTURAL PRODUCTS BY FARM IN RACINE COUNTY: 1987-2002

Agricultural Product[a]	1987	1992	1997	2002
Farms - corn for grain	358	291	225	213
Farms - corn for silage	119	117	78	62
Farms – soybeans	250	256	213	199
Farms - hay-alfalfa (forage)	343	297	234	260
Farms – oats	152	111	62	59
Farms – wheat	N/A	N/A	N/A	111
Total Farms	710	607	554	631

[a]*The total number of selected agricultural products by farm per year is greater than total farms because many farms produce more than one agricultural product.*

Source: USDA National Agricultural Statistics Service and SEWRPC.

Table III-7

WISCONSIN FARMLAND PRESERVATION PROGRAM – INCOME TAX CLAIMS BY LANDOWNERS WHO RESIDE IN RACINE COUNTY: 2005

Civil Division[a]	Farmland Preservation Credit		
	Number of Claims	Credit Average (Dollars)	Acres
Cities			
Burlington[b]	5	578	259
Racine	- -	- -	- -
Villages			
Caledonia	2	- -[d]	- -[d]
Elmwood Park	1	- -[d]	- -[d]
Mt. Pleasant	1	- -[d]	- -[d]
North Bay	- -	- -	- -
Rochester[c]	- -	- -	- -
Sturtevant	1	- -[d]	- -[d]
Union Grove	- -	- -	- -
Waterford	2	- -[d]	- -[d]
Wind Point	- -	- -	- -
Towns			
Burlington	11	291	1,938
Dover	- -	- -	- -
Norway	2	- -[d]	- -[d]
Raymond	1	- -[d]	- -[d]
Rochester[c]	- -	- -	- -
Waterford	8	1,285	1,314
Yorkville	5	1,031	2,017
Total[b]	39	648	7,273

[a]*Civil division indicates the city, village, or town in which the claimant resides, which may not be where the farm is located.*

[b]*Racine County portion only.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[d]*Suppressed where fewer than five claimants, but is included in the total.*

Source: USDA National Agricultural Statistics Service and SEWRPC.

Table III-8

LANDS ENROLLED IN THE USDA CONSERVATION RESERVE PROGRAM, CONSERVATION RESERVE ENHANCEMENT PROGRAM, AND WETLAND RESERVE PROGRAM IN THE RACINE COUNTY PLANNING AREA: 2006

Civil Division	Conservation Reserve Program (Acres)	Conservation Reserve Enhancement Program (Acres)	Wetland Reserve Program (Acres)
Cities			
Burlington	- -	- -	- -
Racine	- -	- -	- -
Villages			
Caledonia	444.4	- -	- -
Elmwood Park	- -	- -	- -
Mt. Pleasant	9.7	- -	- -
North Bay	- -	- -	- -
Rochester[a]	- -	- -	- -
Sturtevant	- -	- -	- -
Union Grove	- -	- -	- -
Waterford	- -	- -	- -
Wind Point	- -	- -	- -
Towns			
Burlington	301.8	47.4	- -
Dover	90.1	93.5	- -
Norway	145.8	52.7	- -
Raymond	741.7	8.4	27.4
Rochester[a]	193.8	- -	- -
Waterford	361.9	11.7	- -
Yorkville	280.8	27.5	- -
Total[b]	2,570.0	241.2	27.4

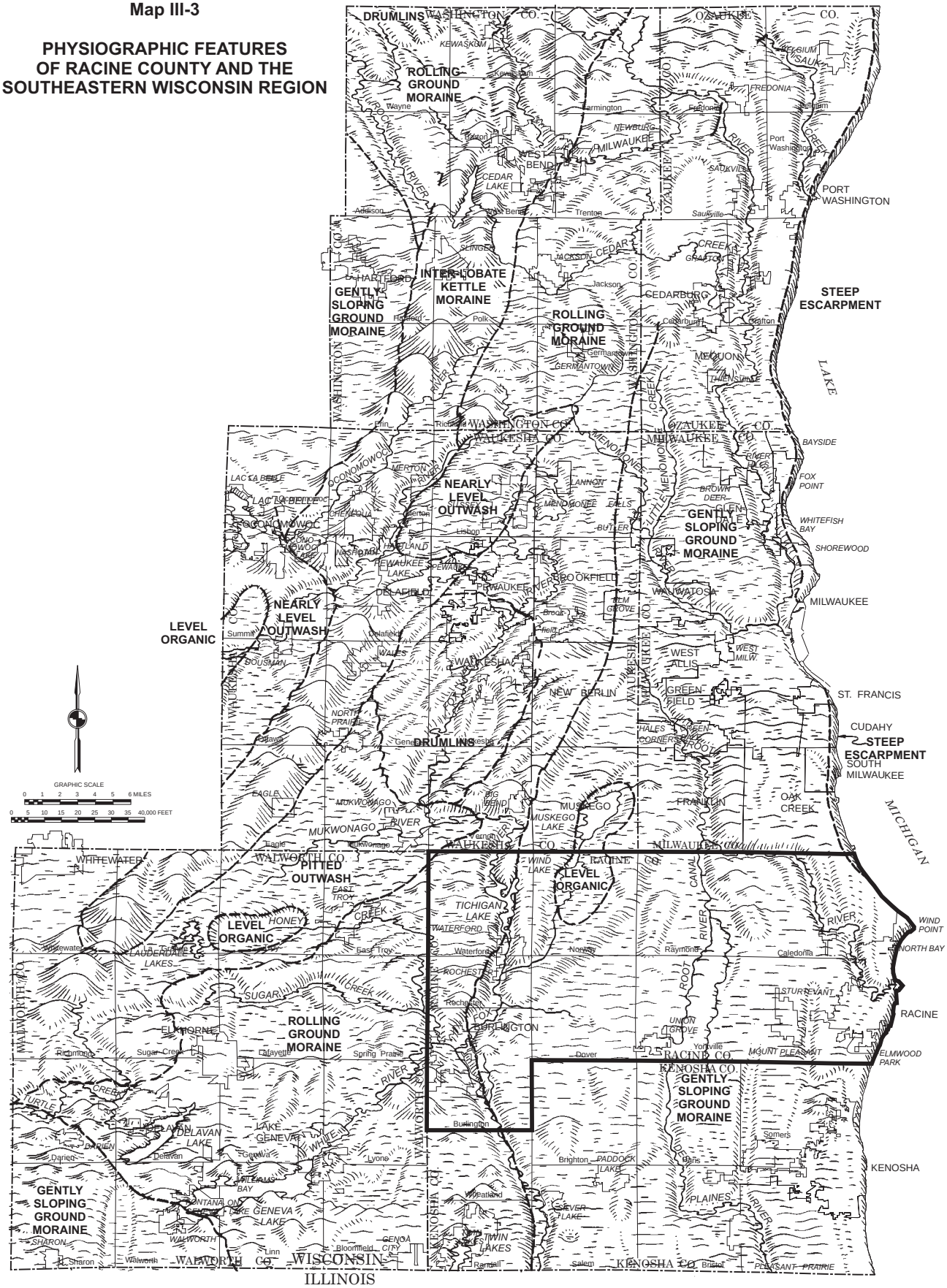
[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: U.S. Department of Agriculture and SEWRPC.

Map III-3

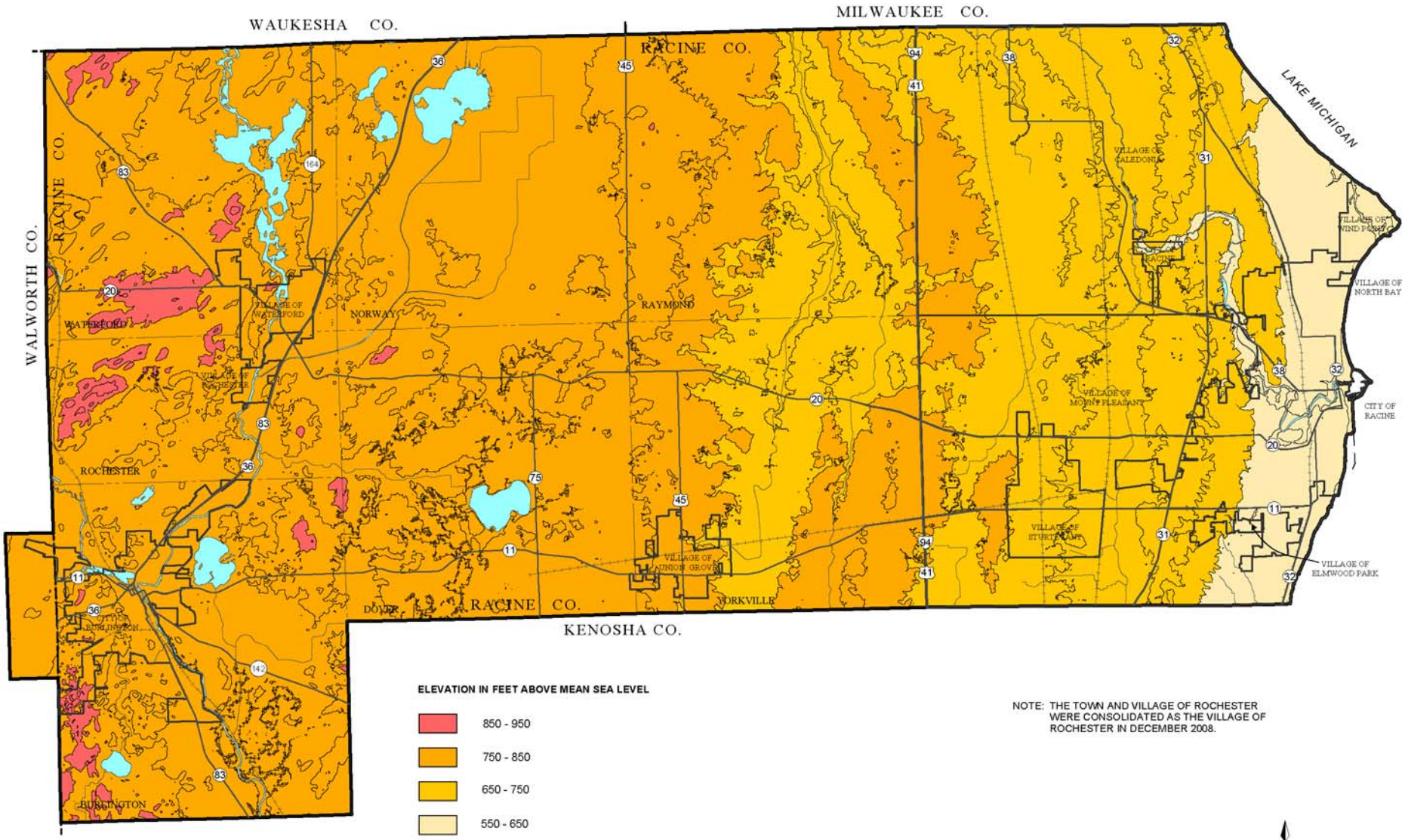
PHYSIOGRAPHIC FEATURES OF RACINE COUNTY AND THE SOUTHEASTERN WISCONSIN REGION



Source: SEWRPC.

Map III-4

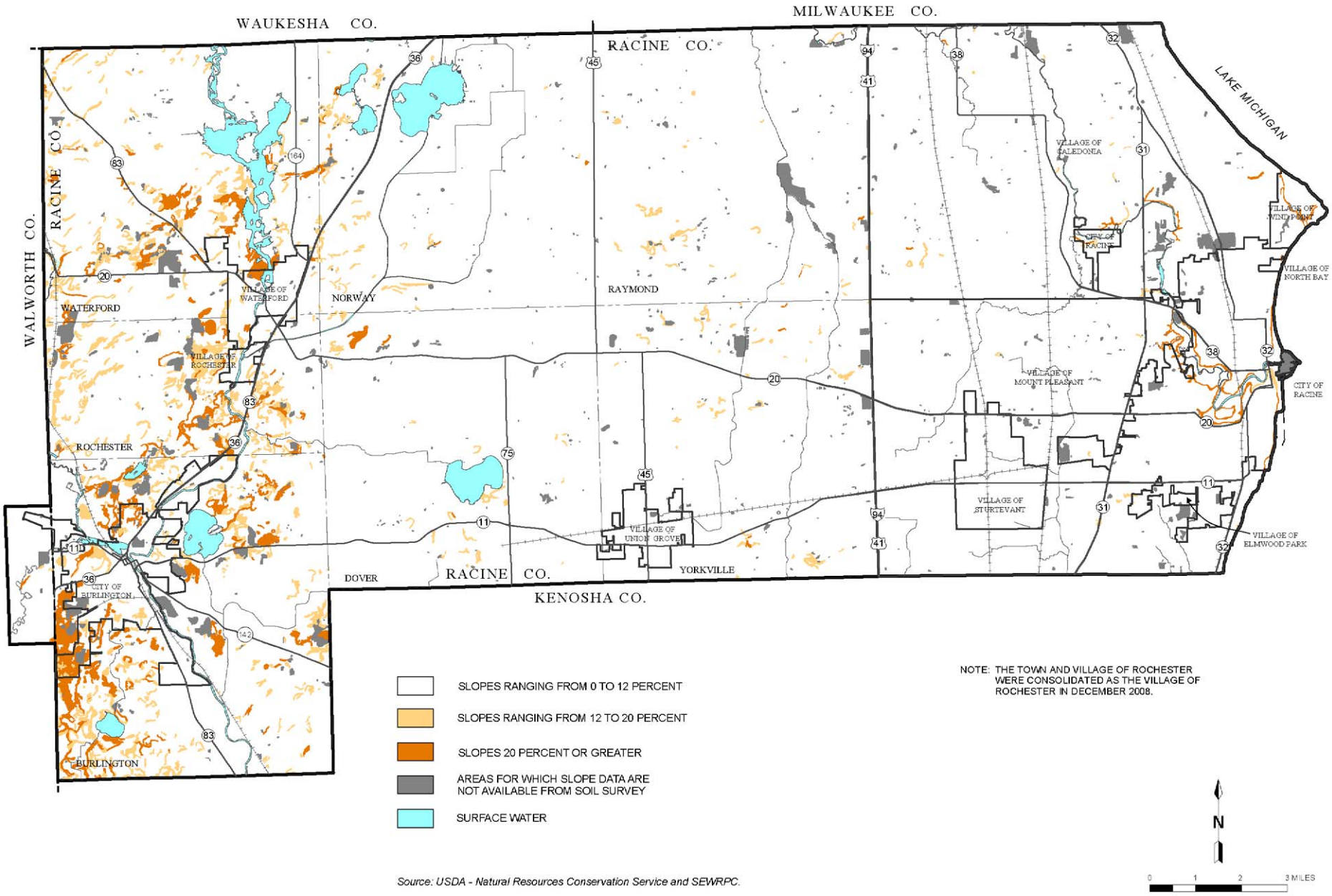
GENERALIZED TOPOGRAPHIC CHARACTERISTICS IN THE RACINE COUNTY PLANNING AREA



Source: U.S. Geological Survey and SEWRPC.

Map III-5

SLOPE ANALYSIS FOR THE RACINE COUNTY PLANNING AREA

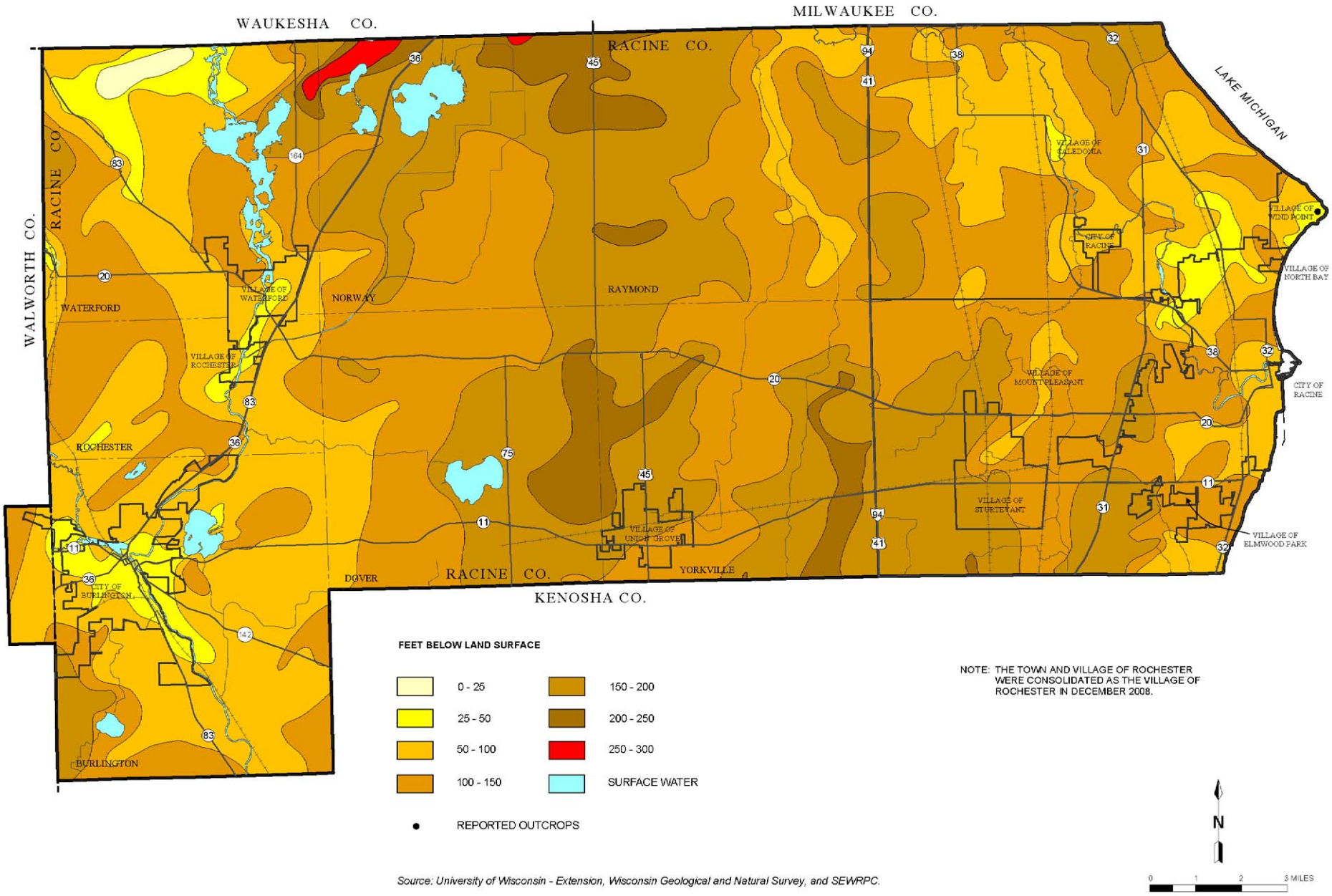


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: USDA - Natural Resources Conservation Service and SEWRPC.

Map III-6

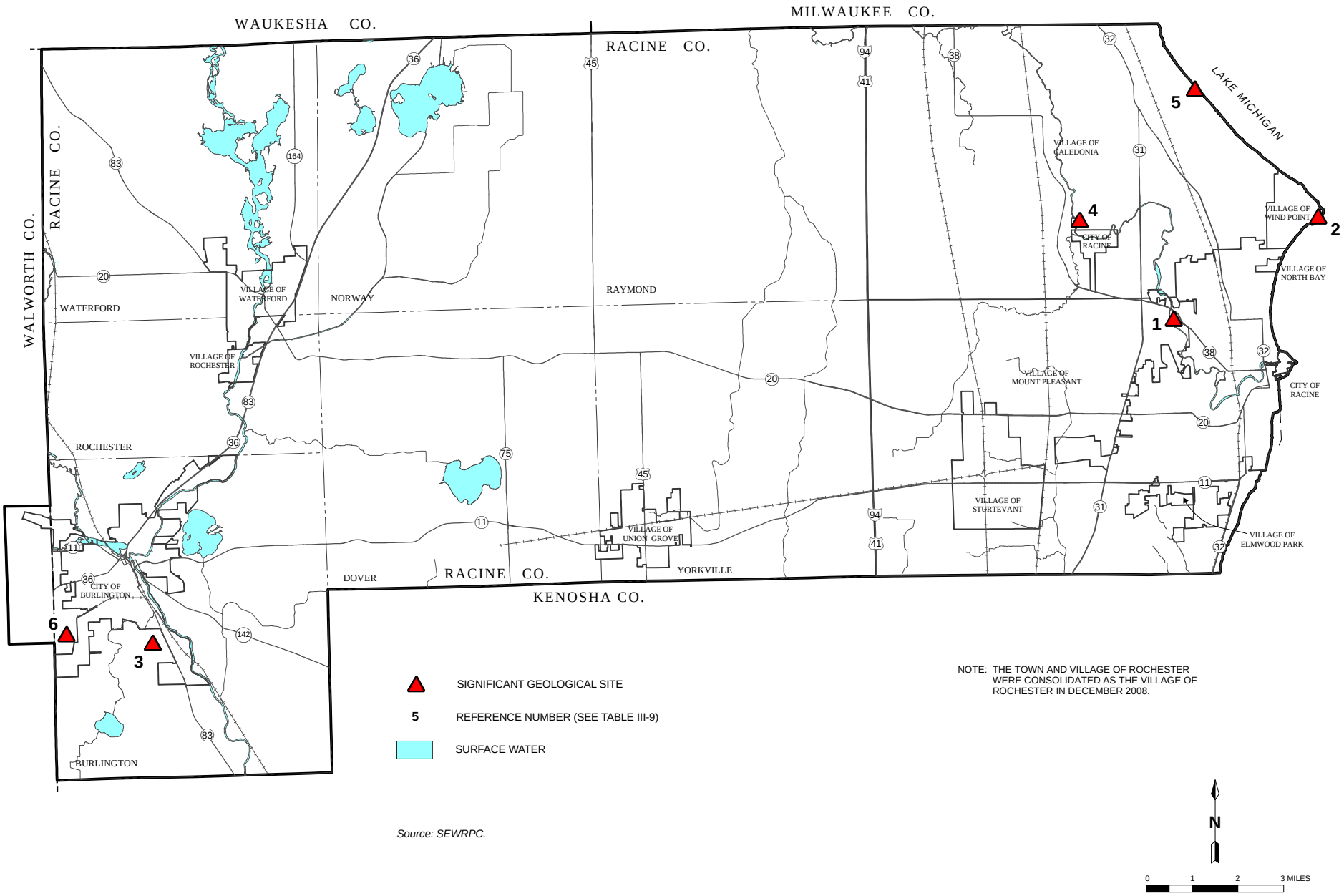
GENERALIZED DEPTH TO BEDROCK IN THE RACINE COUNTY PLANNING AREA



Source: University of Wisconsin - Extension, Wisconsin Geological and Natural Survey, and SEWRPC.

Map III-7

SIGNIFICANT GEOLOGICAL SITES IN THE RACINE COUNTY PLANNING AREA: 1994



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-9

SIGNIFICANT GEOLOGIC SITES IN THE RACINE COUNTY PLANNING AREA: 1994

Number on Map III-7	Site Name	Classification Code[a]	Site Area (acres)	Location	Ownership	Description
1	Horlickville Bluffs and Quarries	GA-1	30	T3N, R23E Section 6 Town of Mt. Pleasant[b]	Racine County	Natural bluffs and old quarries along the Root River, with exposures of richly fossiliferous Racine Dolomite reef strata. Site has produced the largest known diversity of fossil marine organisms from any Silurian reef in the world. Considered for designation as a National Historic Landmark in the History of Science
2	Wind Point	GA-2	5	T4N, R23E Section 27 Village of Wind Point	Village of Wind Point, City of Racine	Low natural outcrops, exposing highly fossiliferous Racine Dolomite reef rock, extending several hundred feet along Lake Michigan shore
3	Burlington Crevasse Filling	GA-3	35	T2N, R19E Section 4, 9 Town of Burlington	Private	Good example of crevasse fill
4	Root River Outcrops	GA-3	20	T3N, R22E Section 26 Town of Caledonia[c]	Racine County	Low outcrops of Racine Dolomite along Root River; one of few places in Racine County where rock is exposed
5	Cliffside Park Clay Banks	GA-3	20	T4N, R23E Section 7, 8 Town of Caledonia[c]	Racine County and Town of Caledonia[c]	Clay banks along Lake Michigan shoreline
6	Lyons Glacial Deposits	GA-3	1,200[d]	T2N, R18E Sections 12-15, 21-29 Town of Lyons, T2N, R19E Sections 6, 7, 18 Town of Burlington, T3N, R19E Sections 31 Town of Burlington	Private	Outstanding examples of kettle and kame topography

[a]*GA-1 identifies Geological Area sites of statewide or greater significance.*
GA-2 identifies Geological Area sites of countywide or regional significance.
GA-3 identifies Geological Area sites of local significance.

[b]*Mt. Pleasant was incorporated as a Village in 2003.*

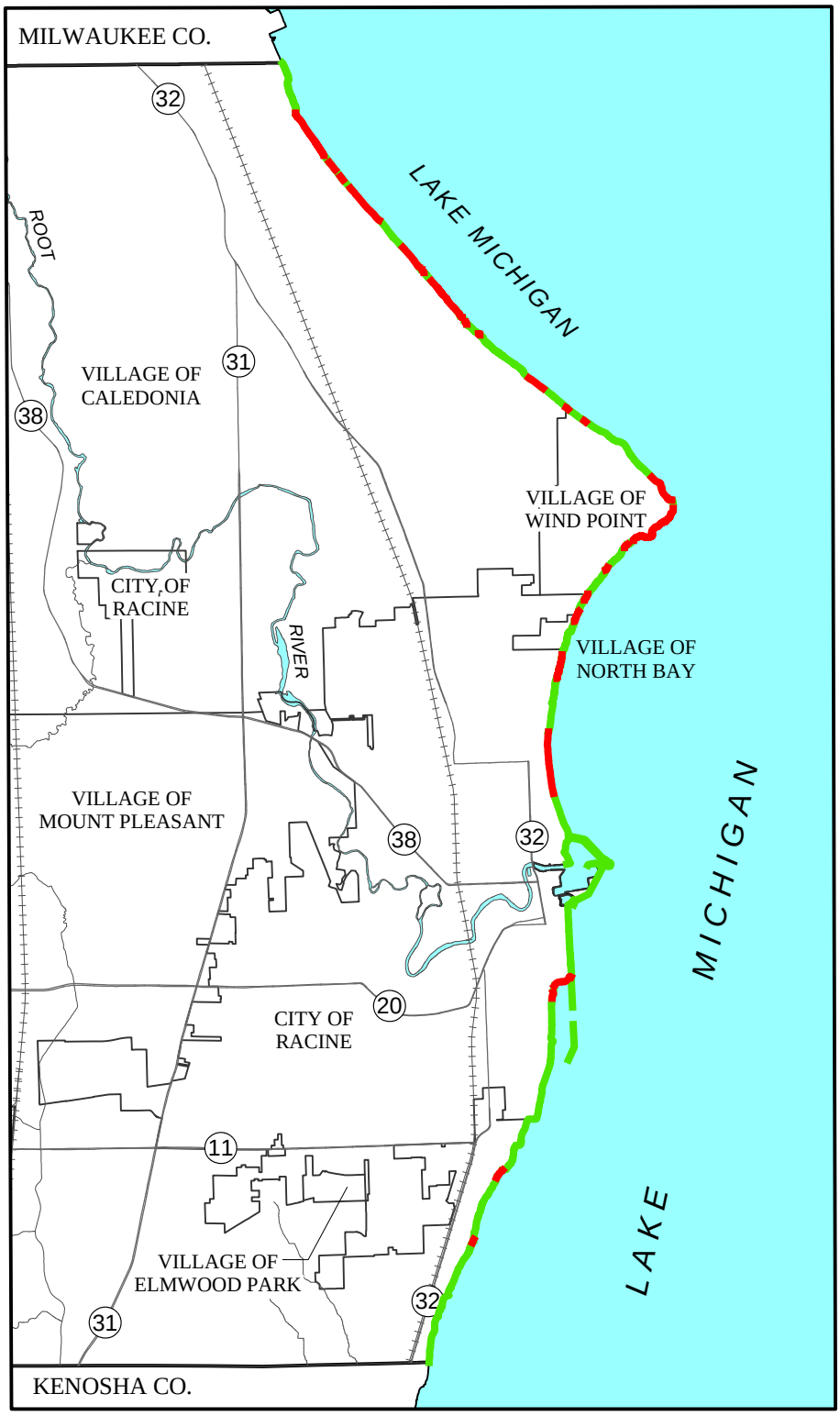
[c]*Caledonia was incorporated as a Village in 2005.*

[d]*Includes only those lands of the Lyons Glacial Deposits located within Racine County.*

Source: Wisconsin Department of Natural Resources, Wisconsin Geological and Natural History Survey, and SEWRPC.

Map III-8

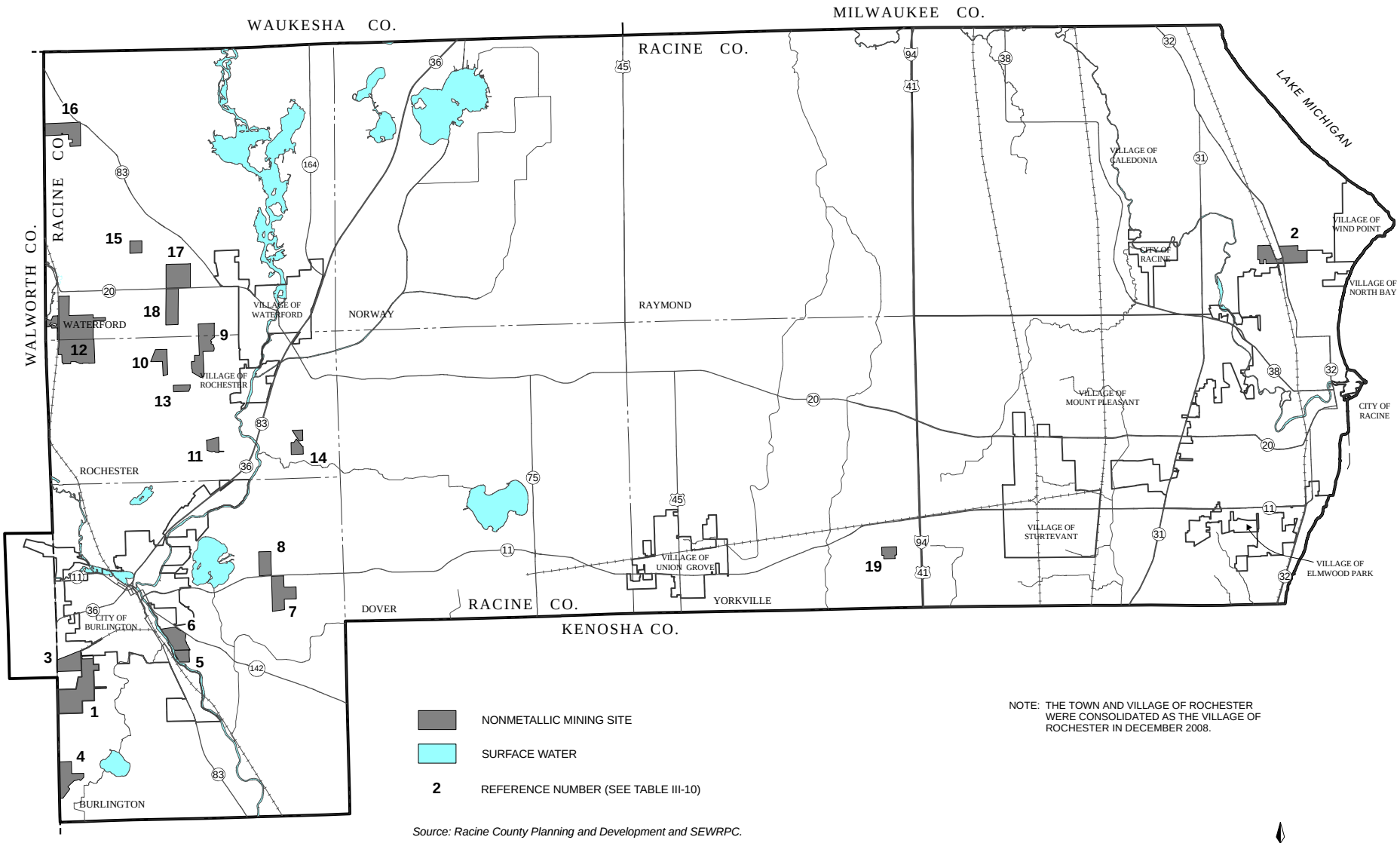
LAKE MICHIGAN SHORELINE / EROSION PROTECTION IN RACINE COUNTY: 2005



Source: S.D. Mackey, Habitat Solutions, and SEWRPC.

Map III-9

NONMETALLIC MINING SITES IN THE RACINE COUNTY PLANNING AREA: 2006



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Racine County Planning and Development and SEWRPC.

Table III-10

NONMETALLIC MINING SITES IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map III-9	Location	Operator/Owner	Material Mined	Site Area (acres)
1	City of Burlington	J.W. Peters & Sons (Cerami/Nine-T Bar)	Sand/ Gravel	330
- -		Subtotal: 1 Site		330
- -	City of Racine	- -	- -	- -
2	Village of Caledonia	Vulcan Construction Materials	Stone/Crushed Stone	192
- -		Subtotal: 1 Site		192
- -	Village of Elmwood Park	- -	- -	- -
- -	Village of Mt. Pleasant	- -	- -	- -
- -	Village of North Bay	- -	- -	- -
- -	Village of Rochester[a]	- -	- -	- -
- -	Village of Sturtevant	- -	- -	- -
- -	Village of Union Grove	- -	- -	- -
- -	Village of Waterford	- -	- -	- -
- -	Village of Wind Point	- -	- -	- -
3	Town of Burlington	B.R. Amon & Sons, Inc. (Spring Valley Pit)	Sand/Gravel	108
4		B.R. Amon & Sons, Inc. (Baumeister Pit)	Sand/Gravel	129
5		J.W. Peters & Sons (Ketterhagen Site)	Stone/Crushed Stone	43
6		J.W. Peters & Sons (Warrenville Corp.)	Stone/Crushed Stone	108
7		Trenton Ventures (Epping)	Sand/Gravel	155
8		Wanasek Corp.	Sand/Gravel	79
- -		Subtotal: 6 Sites		622
- -	Town of Dover	- -	- -	- -
- -	Town of Norway	- -	- -	- -
- -	Town of Raymond	- -	- -	- -
9[b]	Town of Rochester[a]	Illinois Mining (Park View Sand & Gravel Pit)	Sand/Gravel	178
10		Oakes & Jung, LLC	Sand/Gravel	64
11		Payne & Dolan (Buss-Kramer Pit)	Sand/Gravel	44
12[b]		Payne & Dolan (Honey Creek Pit)	Sand/Gravel	550
13		Racine County Public Works (Frost Pit)	Sand/Gravel	30
14		Racine County Public Works (Krueger Pit)[c]	Sand/Gravel	60
- -		Subtotal: 6 Sites		926
15	Town of Waterford	Himebauch Farms Pit	Sand/Gravel	40
16		Payne & Dolan (Prager Pit)	Sand/Gravel	153
17		Super Mix of Wisconsin (North Site)	Sand/Gravel	160
18		Super Mix of Wisconsin (South Site)	Sand/Gravel	120
- -		Subtotal: 4 Sites		473
19	Town of Yorkville	OBCO, LLC (Terrence J. O'Brien)	Clay	45
- -		Subtotal: 1 Site		45
- -	- -	Total: 19 Sites	- -	2,588

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

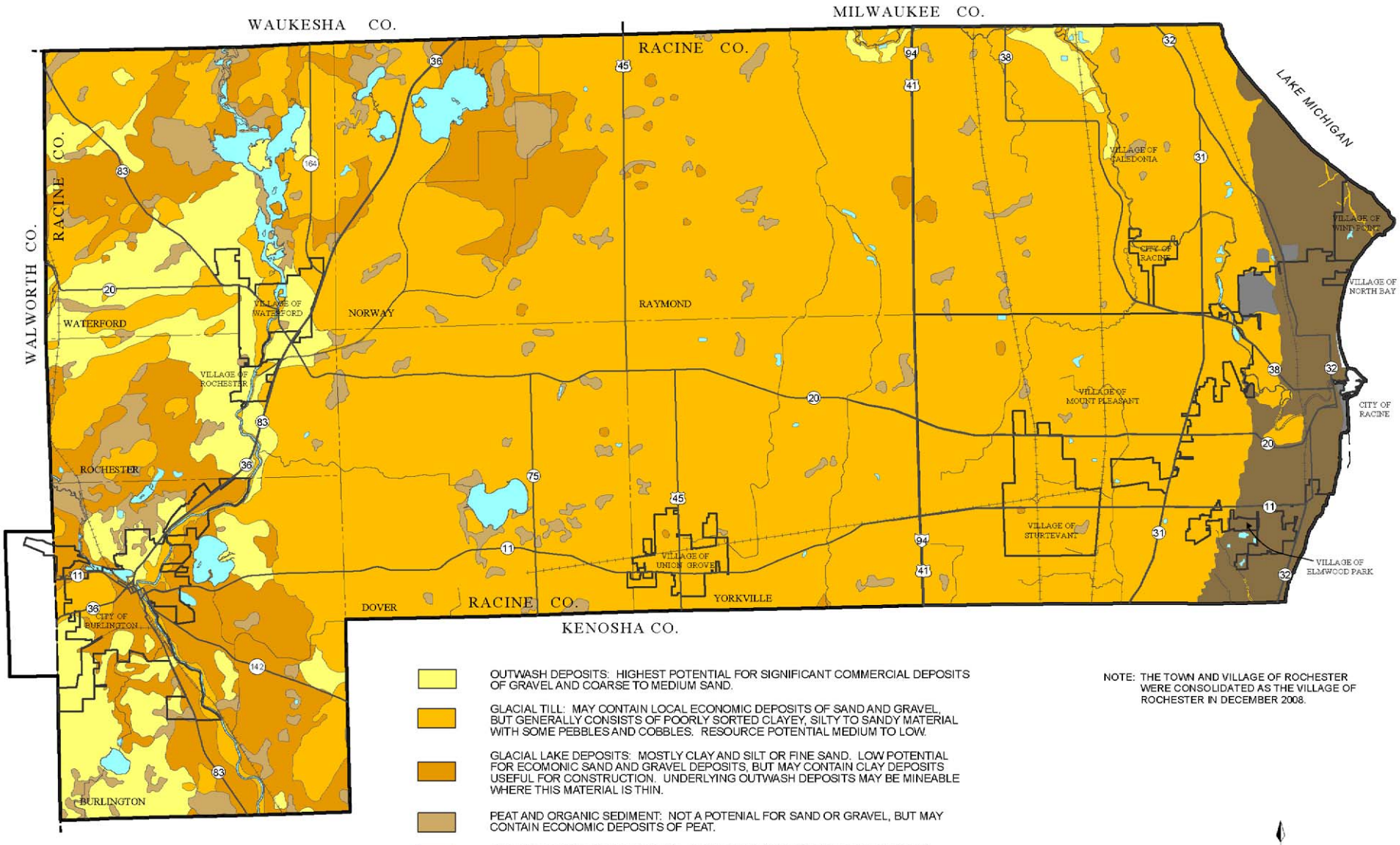
[b]*Includes portion of site located in the Town of Waterford.*

[c]*In 2007, Racine County sold a 21 acre portion of this site to Reesmans' Excavating.*

Source: Racine County and SEWRPC.

Map III-10

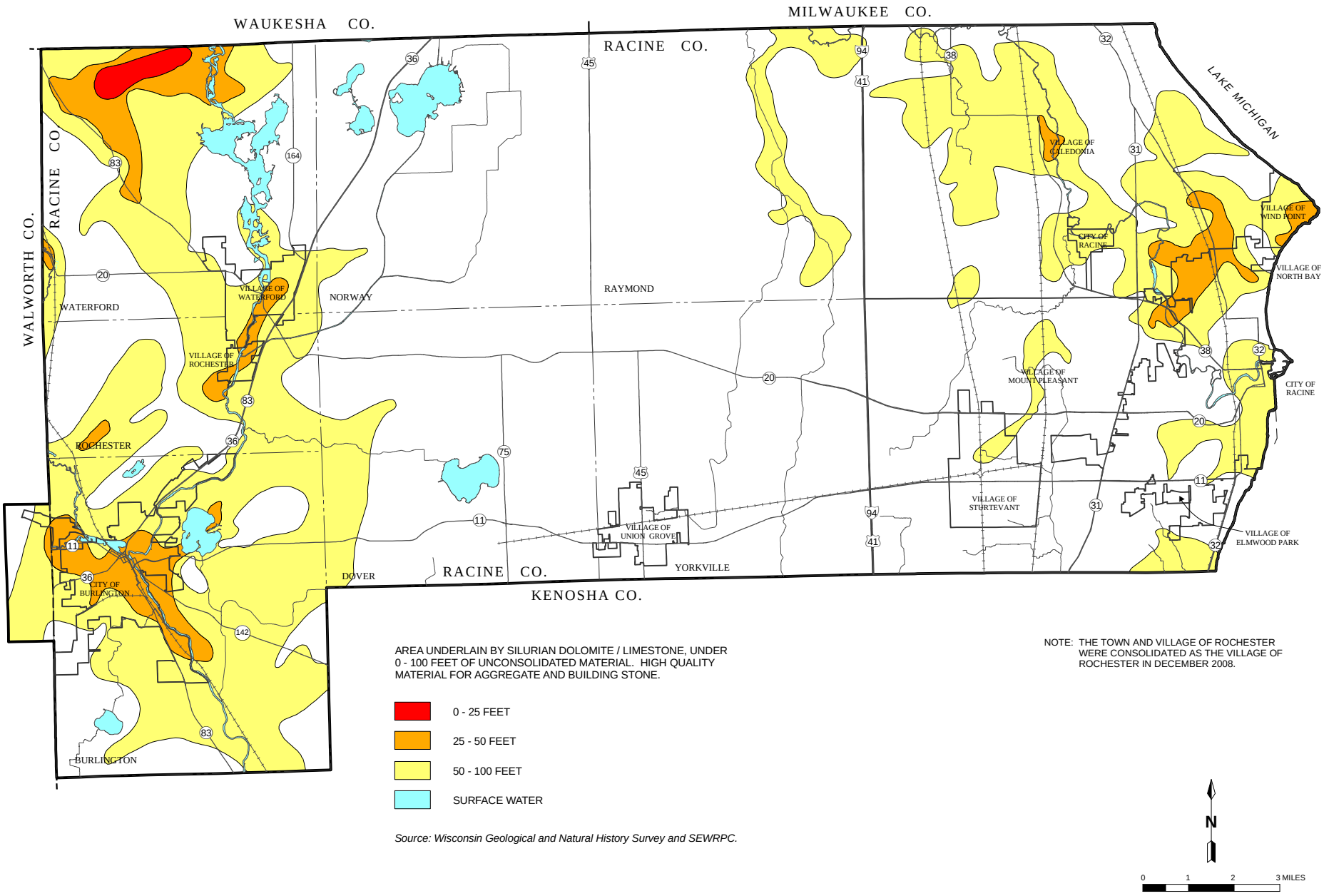
POTENTIAL SOURCES OF SAND, GRAVEL, CLAY, AND PEAT IN THE RACINE COUNTY PLANNING AREA



Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Map III-11

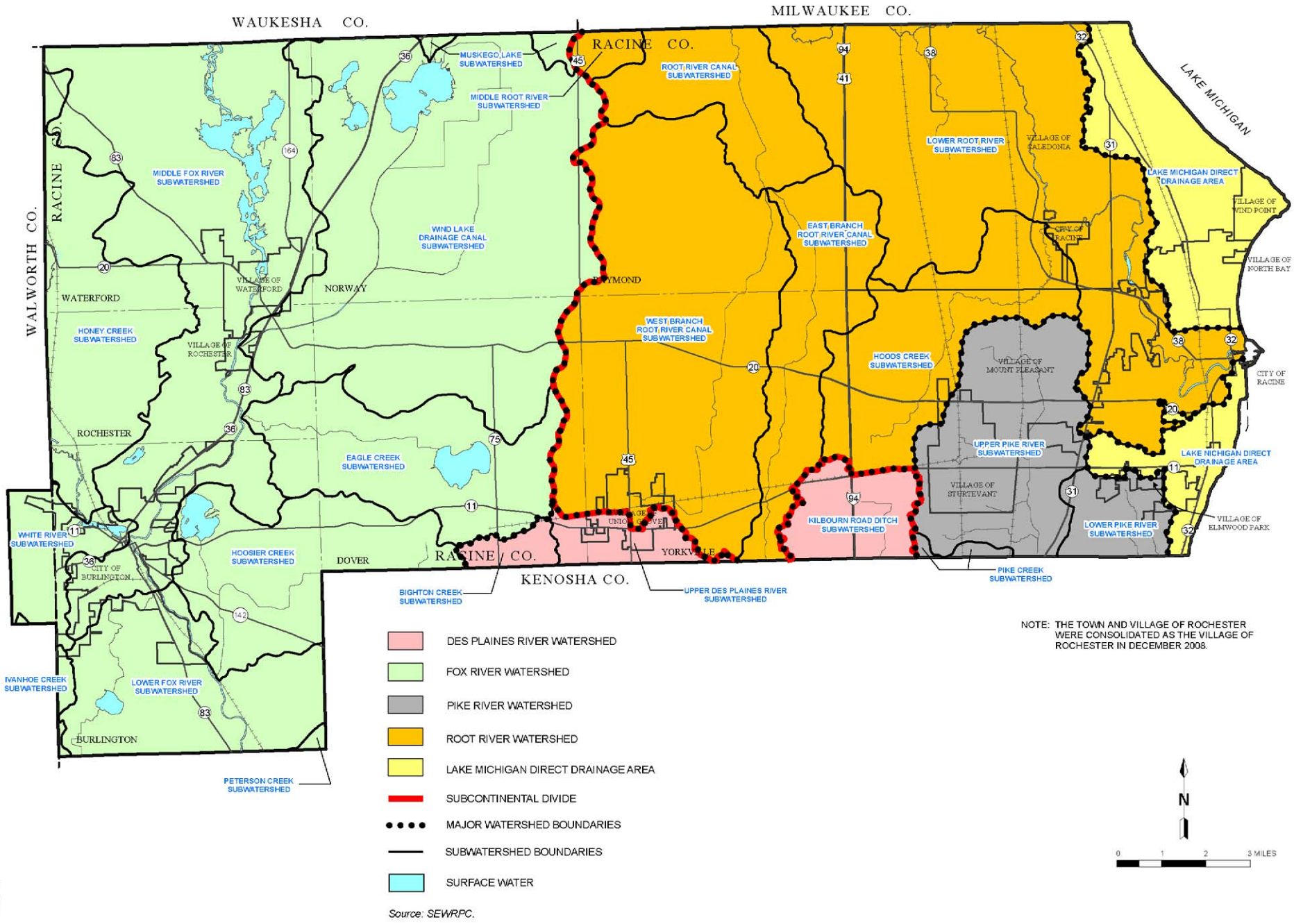
POTENTIAL SOURCES OF CRUSHED OR BUILDING STONE IN THE RACINE COUNTY PLANNING AREA



Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Map III-12

WATERSHED FEATURES IN THE RACINE COUNTY PLANNING AREA



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-11

SURFACE WATERS, WETLANDS, AND FLOODPLAINS IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION

Civil Division	Surface Waters		Wetlands (2000)		Floodplains (2006)	
	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area
Cities						
Burlington	151	3.3	329	7.2	735	16.1
Racine	116	1.2	115	1.1	367	3.7
Villages						
Caledonia	280	1.0	1,745	6.0	1,565	5.4
Elmwood Park	1	1.0	0	0.0	0	0.0
Mt. Pleasant	142	0.7	461	2.1	1,587	7.3
North Bay	0	0.0	0	0.0	0	0.0
Rochester[a]	26	7.6	24	7.0	49	14.3
Sturtevant	3	0.1	48	1.8	99	3.7
Union Grove	0	0.0	14	1.1	39	3.0
Waterford	71	4.4	86	5.3	124	7.7
Wind Point	22	2.7	19	2.3	50	6.1
Towns						
Burlington	879	3.9	3,214	14.4	5,131	23.0
Dover	572	2.5	1,333	5.8	2,089	9.0
Norway	1,254	5.5	2,283	10.0	7,672	33.6
Raymond	118	0.5	1,241	5.4	1,732	7.6
Rochester[a]	129	1.2	1,488	13.6	688	6.3
Waterford	1,311	6.1	2,964	13.8	3,148	14.6
Yorkville	127	0.6	520	2.4	1,708	7.8
Total[b]	5,202	2.4	15,884	7.3	26,783	12.3

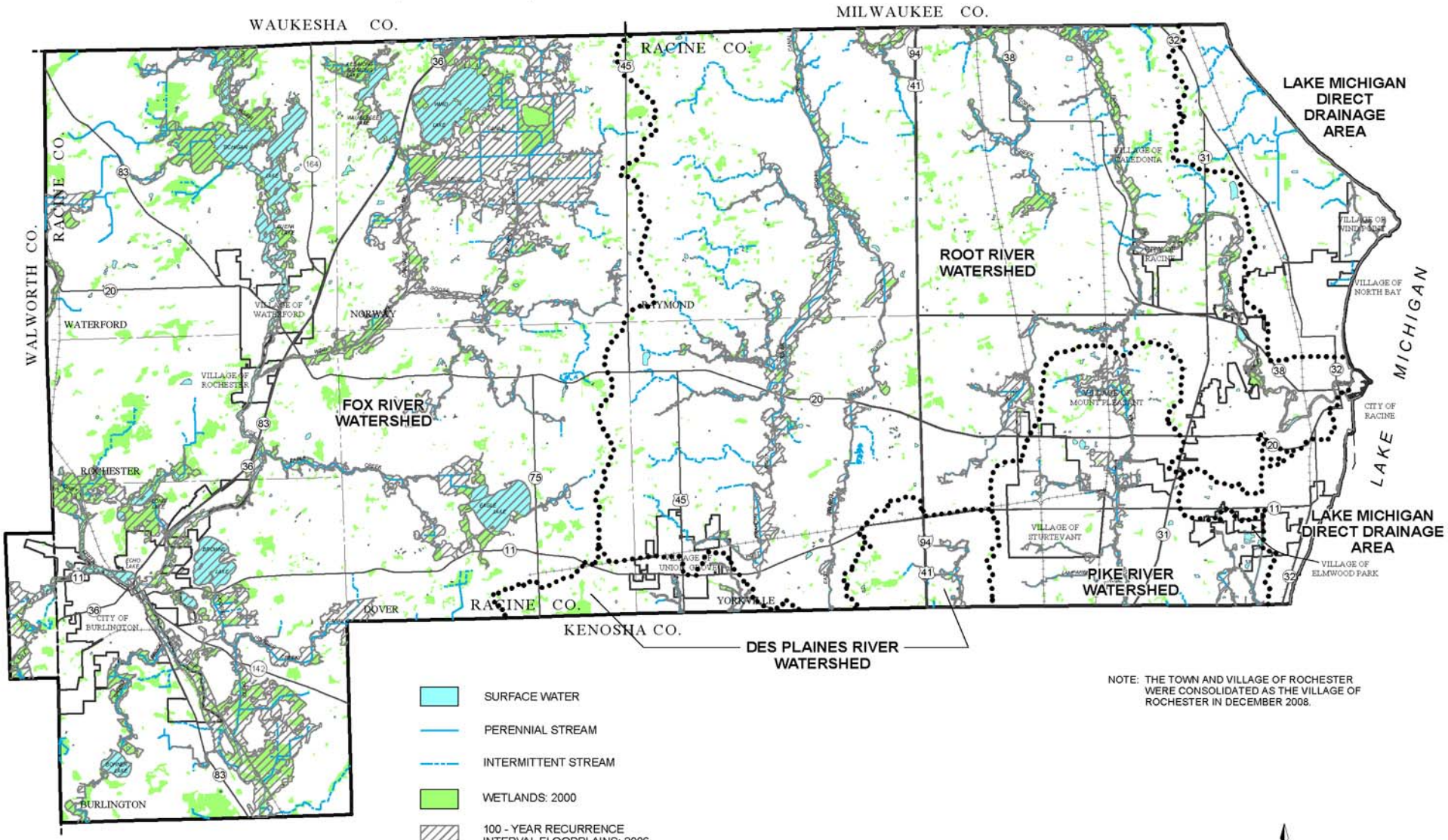
[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

Map III-13

SURFACE WATERS, WETLANDS, AND FLOODPLAINS IN THE RACINE COUNTY PLANNING AREA

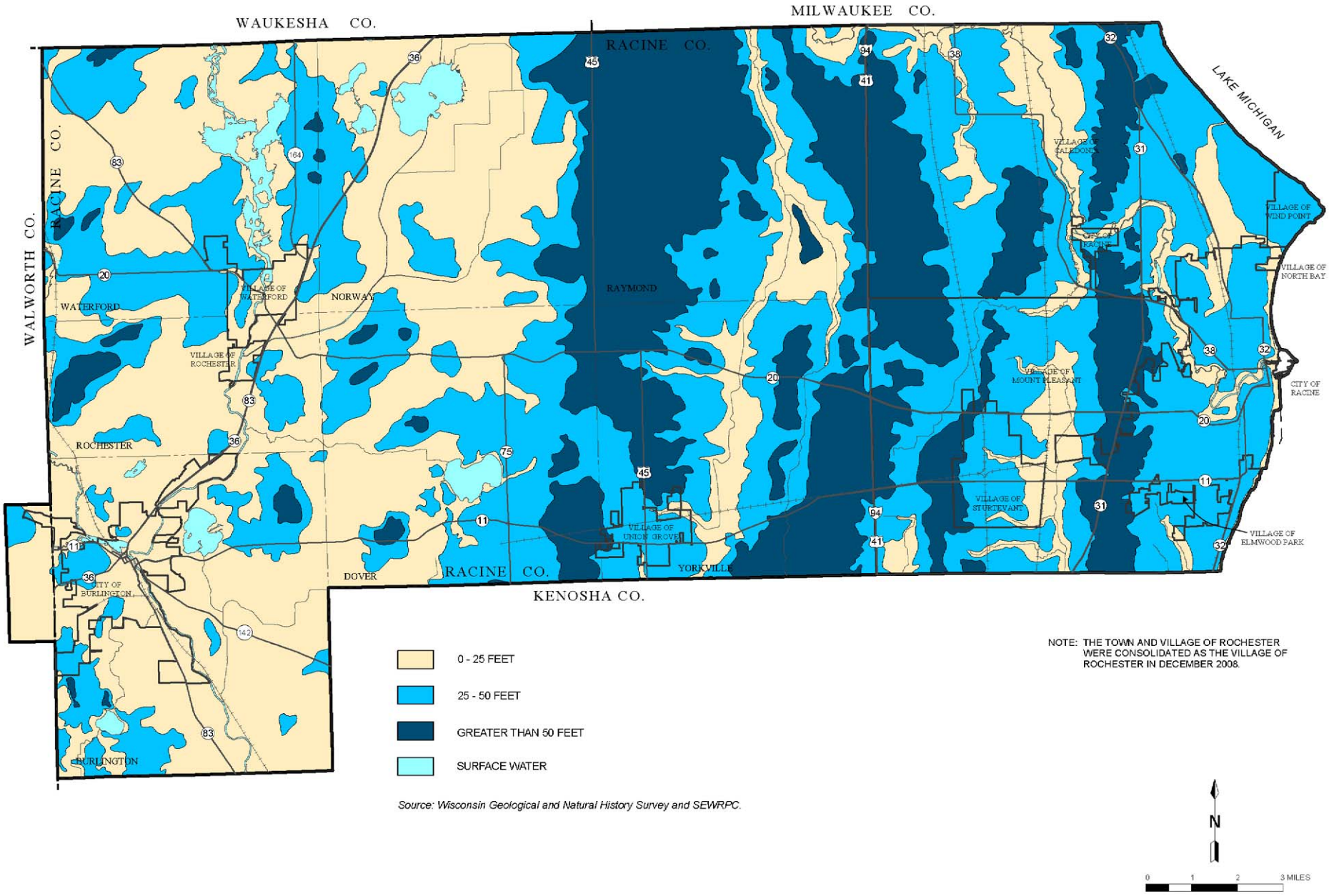


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Federal Emergency Management Agency and SEWRPC.

Map III-14

DEPTH TO SHALLOW WATER TABLE IN THE RACINE COUNTY PLANNING AREA

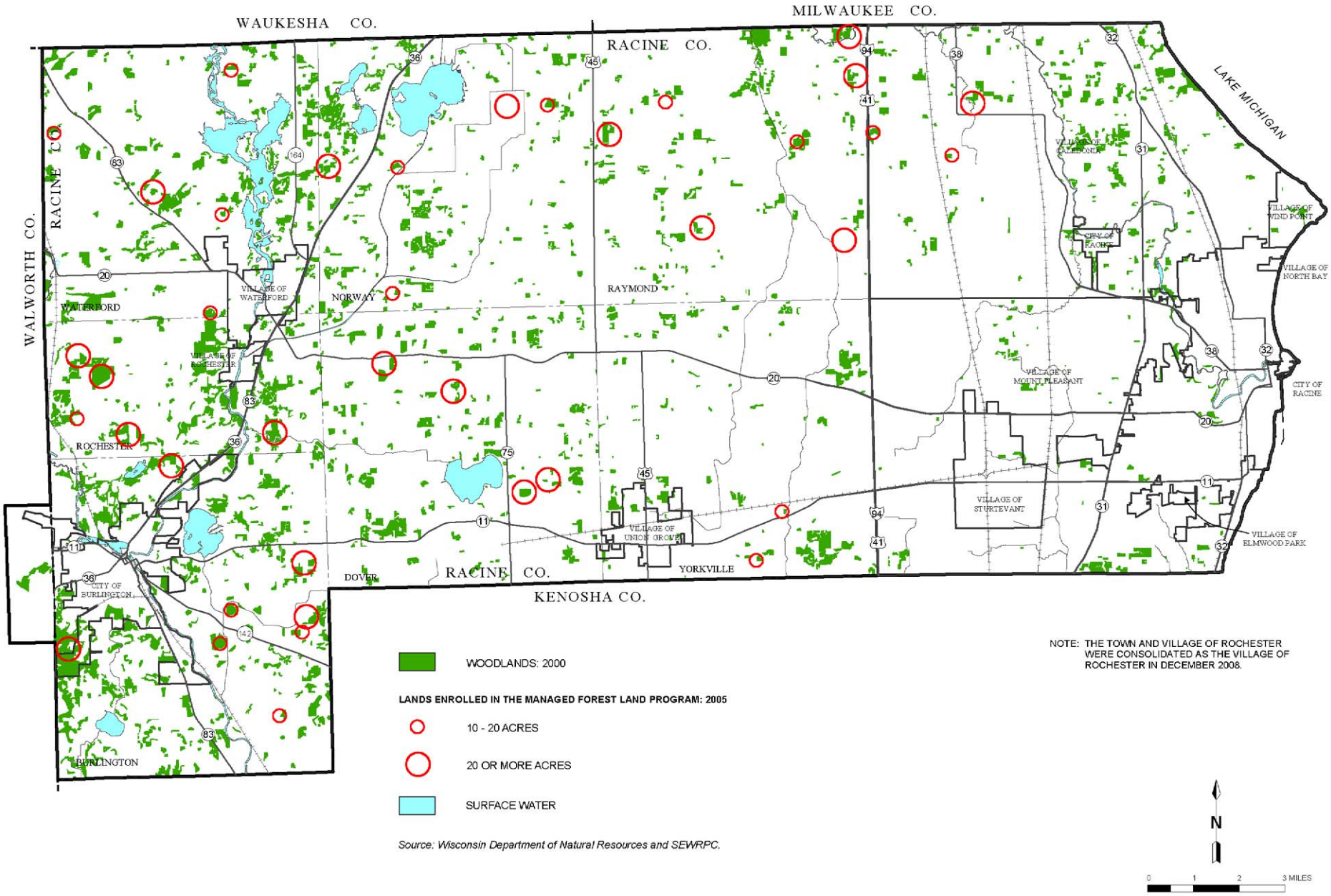


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Geological and Natural History Survey and SEWRPC.

Map III-15

WOODLANDS AND MANAGED FOREST LANDS IN THE RACINE COUNTY PLANNING AREA



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table III-12

WOODLANDS AND MANAGED FOREST LAW LANDS IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION

Civil Division	Woodlands: 2000		Acres Enrolled in the Managed Forest Law Program: 2005
	Woodlands (Acres)	Percent of Civil Division Area	
Cities			
Burlington	452	9.9	- -
Racine	140	1.4	- -
Villages			
Caledonia	1,218	4.2	85
Elmwood Park	0	0.0	- -
Mt. Pleasant	372	1.7	- -
North Bay	0	0.0	- -
Rochester[a]	9	2.6	- -
Sturtevant	15	0.6	- -
Union Grove	31	2.4	- -
Waterford	46	2.8	- -
Wind Point	32	3.9	- -
Towns			
Burlington	2,632	11.8	217
Dover	1,288	5.6	114
Norway	1,301	5.7	118
Raymond	1,024	4.5	260
Rochester[a]	1,518	13.8	383
Waterford	1,814	8.4	80
Yorkville	785	3.6	22
Total[b]	12,677	5.8	1,279[c]

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

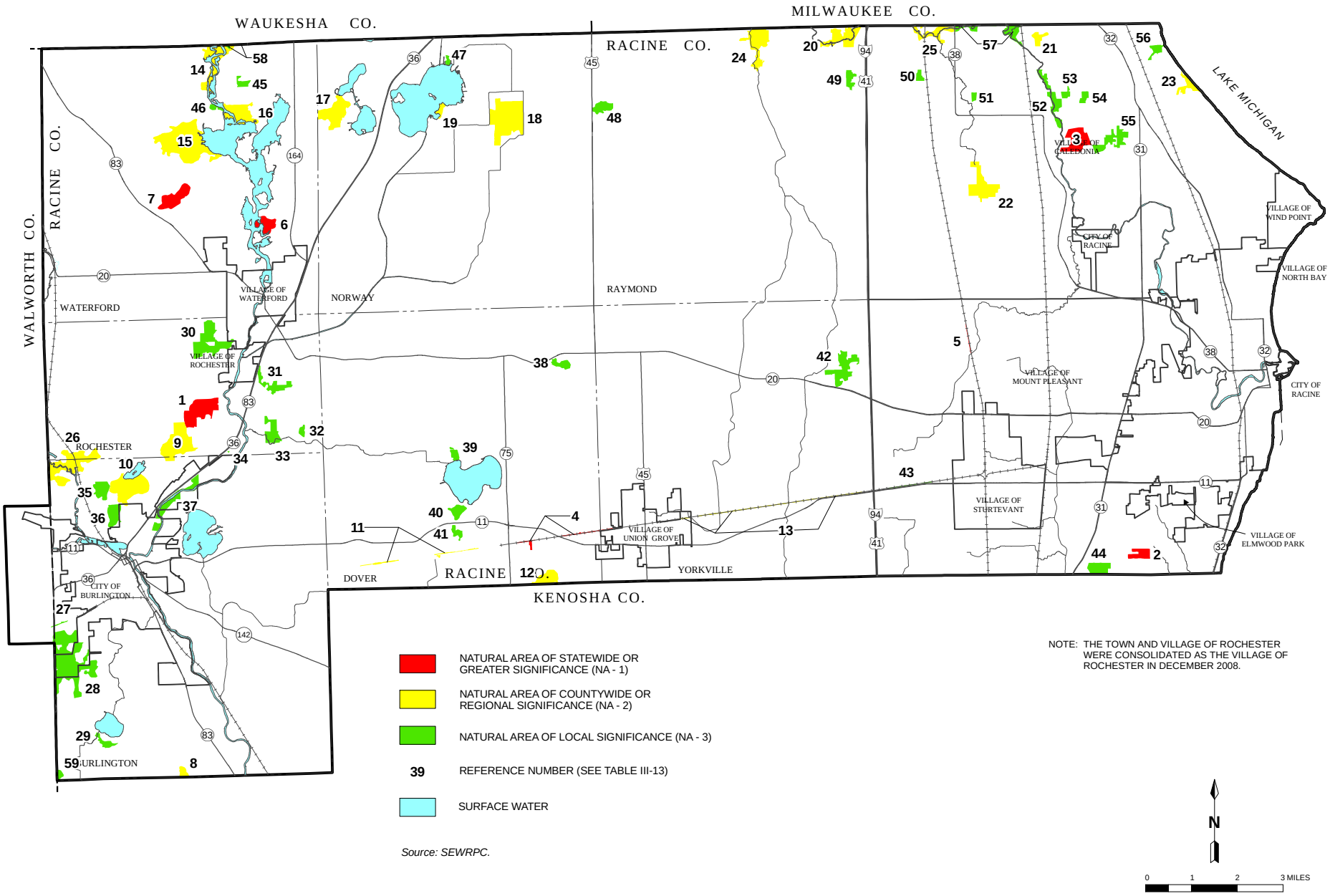
[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

[c]*Of the 1,279 acres enrolled in the Managed Forest Law Program, 98 percent are not open to public access, and only 23 acres (located in the Town of Raymond), or 2 percent, are open to public access.*

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map III-16

NATURAL AREAS IN THE RACINE COUNTY PLANNING AREA: 1994



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-13

KNOWN NATURAL AREAS IN THE RACINE COUNTY PLANNING AREA: 1994

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
1	Cherry Lake Sedge Meadow State Natural Area	NA-1 (SNA, RSH)	T3N, R19E Sections 10, 15 Town of Rochester	Department of Natural Resources and private	190	High-quality lowland complex of fen, wet prairie, sedge meadow, shrub-carr, shallow lake, and tamarack relict within a matrix of disturbed upland oak woods. A good combination of alkaline- and acid-loving plants is present. The irregular openings of water provide good nesting and escape cover for waterfowl, especially mallards, wood ducks, and blue-winged teals. The western border is a one-mile-long esker
2	Sanders Park Hardwoods State Natural Area	NA-1 (SNA, RSH)	T3N, R22E Section 36 Town of Mt. Pleasant	Racine County	56	Good-quality southern dry-mesic forest on two low ridges separated by a lowland swale. Good size-class distribution of tree species, including a number of large walnuts. The ground flora is rich and diverse, including several large patches of golden seal (Hydrastis canadensis), a State-designated special concern species
3	Renak-Polak Maple-Beech Woods State Natural Area	NA-1 (SNA, RSH)	T4N, R22E Section 14 Town of Caledonia	University of Wisconsin-Parkside and private	138	Outstanding, mostly old-growth, low-lying southern mesic forest on east side of Root River. Wet-mesic hardwoods, shrub-carr, and shallow marsh lie along an intermittent stream which crosses the tract. Noted for spectacular displays of spring wildflowers. Probably the best such woods remaining in the Region
4	Kansasville Railroad Prairie	NA-1 (RSH)	T3N, R20E Sections 25, 26, 35, 36 Town of Dover T3N, R21E Section 30 Town of Yorkville	Private	14	Discontinuous remnants of mesic prairie located along railway right-of-way between Union Grove and Kansasville. Small sections are of very high quality, representing the best remaining examples of the once-extensive mesic prairie of central Racine and Kenosha Counties. Also included is a large old field which has been plowed but in which native prairie species have either persisted or are reinvading from the adjacent railway right-of-way. This latter area could be important for prairie reestablishment
5	Franksville Railroad Prairie	NA-1 (RSH)	T3N, R22E Sections 4, 9 Town of Mt. Pleasant	Private	4	A very rich and diverse remnant of mesic and wet-mesic prairie, located on west side of railway right-of-way. Contains some of the best such remnants in the Region. Regionally uncommon species include wild quinine (Parthenium integrifolium), prairie Indian plantain (Cacalia tuberosa), and marsh blazing-star (Liatris spicata)
6	Elm Island Bog-Island Oak Woods	NA-1 (RSH)	T4N, R19E Sections 23, 24, 25, 26 Town of Waterford	Racine County and private	68	Two distinct plant communities of good quality are present, an upland wooded island dominated by red and white oaks without signs of past grazing or logging is bordered on the east by a sphagnum-tamarack bog with a number of characteristic bog species present
7	Tichigan Fen	NA-1 (RSH)	T4N, R19E Sections 21, 22 Town of Waterford	Department of Natural Resources and private	118	A fine example of springs and calcareous fen, with a number of uncommon species present. The site includes the lesser-quality upland woods to the south that protects the water sources of the springs
- -	Subtotal	NA-1	7 sites	- -	588	- -

Table III-13 (continued)

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
8	Karcher Springs State Natural Area	NA-2 (SNA, RSH)	T2N, R19E Section 21 Town of Burlington	Department of Natural Resources	23	Spring heads originating on east side of a wooded esker supply water for a clear, fast, cold, marl-bottomed stream. Along banks is found calcareous fen, habitat for a number of uncommon species
9	Brock Lake Fen	NA-2 (RSH)	T3N, R19E Sections 15,16, 21 Town of Rochester	Department of Natural Resources and private	231	High-quality wetland complex of fen, shallow marsh, sedge meadow, and small, undeveloped lake. The rich native species complement includes a number of uncommon ones, such as beaked spike-rush (Eleocharis rostellata), Ohio goldenrod (Solidago ohioensis), common bog arrow-grass (Triglochin maritimum), and marsh blazing-star (Liatris spicata). An integral part of a long northeast-southwest lowland corridor
10	Leda Lake Fen-Meadow	NA-2 (RSH)	T3N, R19E Sections 20, 21, 29 Town of Burlington	Department of Natural Resources and private	221	Good-quality wetland complex of small, shallow, undeveloped lake, floating sedge mat, fen, sedge meadow, shrub-carr, and shallow cattail-bulrush marsh. Part of Cherry Lake-Brock Lake-Leda Lake environmental corridor
11	Rosewood Railroad Prairie	NA-2 (RSH)	T3N, R20E Sections 31-34 Town of Dover	Private	18	Discontinuous remnants of mesic prairie extending for three miles along deactivated railway right-of-way between Kansasville and Rosewood. Moderate quality overall, with small portions in better condition. Good diversity of native species, including a number of uncommon ones
12	Schroeder Road Marsh	NA-2	T3N, R20E Sections 35, 36 Town of Dover T2N, R20E Sections 1, 2 Town of Brighton	Private	77 (plus 111 in Kenosha County)	Large wetland area of shallow cattail marsh and sedge meadow that extends into Kenosha County. Perimeter has been disturbed but interior is intact
13	Union Grove Railroad Prairie	NA-2 (RSH)	T3N, R21E Sections 25, 26, 27, 28, 29 Town of Yorkville	Private	32	Discontinuous remnants of mesic prairie along railway right-of-way, extending east from Union Grove to IH 94. Some small patches are of very good quality, containing such uncommon species as wild quinine (Parthenium integrifolium) and prairie Indian plantain (Cacalia tuberosa), both designated as threatened in Wisconsin
14	Norris Marsh and Slough	NA-2	T4N, R19E Sections 2, 3, 10 Town of Waterford T5N, R19E Sections 34, 35 Town of Vernon	Private	180 (plus 32 in Waukesha County)	Good-quality deep and shallow marsh along the Fox River
15	Tichigan Marsh	NA-2	T4N, R19E Sections 9, 10, 15, 16 Town of Waterford	Department of Natural Resources and private	447	Large, good-quality deep and shallow marsh with small patches of sedge meadow, bordering Tichigan Lake. Department of Natural Resources has excavated a series of ponds for wildlife
16	Tichigan Wetlands and Low Woods	NA-2	T4N, R19E Sections 10, 11 Town of Waterford	Department of Natural Resources and private	170	Wetland-upland complex consisting of good-quality deep and shallow marsh and sedge meadow bordered on north by older dry, dry-mesic, and wet-mesic woods, and regenerating woods and old field

Table III-13 (continued)

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
17	Waubeesee Oak Woods and Tamarack Relict	NA-2 (RSH)	T4N, R20E Section 7 Town of Norway	Racine County and private	169	Relatively large and mostly intact oak woods on rough glacial topography, with intervening wetlands in depressions, some of which contain relict tamaracks. This is one of the few woods of such size remaining in this rapidly developing part of the Region. Contains cerulean warbler (Dendroica cerulea) and the acadian flycatcher (Empidonax virescens), both designated as state-threatened bird species.
18	Wind Lake Tamarack Swamp	NA-2	T4N, R20E Sections 10, 11, 14,15 Town of Norway	Department of Natural Resources and private	334	Large block of former tamarack swamp that is converting to lowland hardwoods due to hydrologic changes resulting from artificial drainage of surrounding agricultural land. This woods remains a refugium for many species with more northerly affinities, such as starflower, goldthread, winterberry, dwarf raspberry, yellow birch, bunchberry, and blueberry
19	Wind Lake Shrub-Fen	NA-2 (RSH)	T4N, R20E Section 9 Town of Norway	Private	21	Good-quality wetland complex of fen and shrub-carr on south end of Wind Lake. Contains a good population of Ohio goldenrod (Solidago ohioensis)
20	County Line Riverine Woods	NA-2 (RSH)	T4N, R21E Section 1 Town of Raymond	Racine County and private	141	Good-quality riverine lowland hardwood forest along the Root River. Smaller upland to northwest contains mesic hardwoods with a rich ground flora. An integral part of the Root River environmental corridor
21	Hunts Woods	NA-2 (RSH)	T4N, R22E Section 3 Town of Caledonia	Racine County and private	34	A small but undisturbed remnant of southern mesic hardwoods, dominated by mature beeches and sugar maples. The woods to the south and east are younger, while to the north are lowland hardwoods. The relatively rich ground flora includes the State designated endangered blue-stemmed goldenrod (Solidago caesia)
22	Caledonia Wildlife Area	NA-2	T4N, R22E Section 21 Town of Caledonia	Town of Caledonia and private	166	An open wetland with seasonal ponds that attract a large number of migrating birds such as whistling swans, snow geese, golden plovers, and willets. The pond is one of the few secure stopover areas in the Region, and is a very good observation area
23	Cliffside Park Woods and Clay Banks	NA-2 (RSH)	T4N, R23E Sections 7, 8 Town of Caledonia	Racine County	55	Second-growth mesic woods, ravine, and steep clay banks along Lake Michigan harbor a rich and diverse flora, including such uncommon species as buffaloberry, yellowish gentian, stiff gentian, balsam poplar, and blue-stemmed goldenrod
24	Root River Canal Woods	NA-2 (RSH)	T4N, R21E Section 3 Town of Raymond T5N, R21E Section 34 City of Franklin	Private and Milwaukee County	158 (plus 121 in Milwaukee County)	A mixture of good-quality dry-mesic and lowland hardwood forest along the Root River Canal. One of the largest intact forested tracts in this part of the Region. Extends north into Milwaukee County.
25	Root River Wet-Mesic Woods-East	NA-2 (RSH)	T4N, R22E Section 5 Town of Caledonia T5N, R22E Section 32 City of Oak Creek	Racine County and Milwaukee County	2 (plus 50 in Milwaukee County)	Wet-mesic and mesic woods bordering a gravel-bottom stream that is a tributary to the Root River. Contains a rich, diverse flora, including several rare species.

Table III-13 (continued)

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
26	Honey Lake Marsh and Sedge Meadows	NA-2	T3N, R19E Sections 17-20 Town of Burlington T3N, R18E Sections, 13, 24 Town of Spring Prairie	Department of Natural Resources, The Nature Conservancy, and other private	250 (plus 141 in Walworth County)	Large, relatively undisturbed wetland complex, primarily consisting of good-quality sedge meadow and deep and shallow marsh, but also with smaller areas containing springs and calcareous fens. Nesting site for sandhill cranes.
- -	Subtotal	NA-2	19 sites	- -	2,729	- -
27	Burlington Railroad Prairie	NA-3 (RSH)	T2N, R19E Section 6 Town of Burlington T2N, R18E Section 1 Town of Lyons	Private	4 (plus 1 in Walworth County)	One-quarter-mile stretch of mesic, dry-mesic, and dry prairie remnants bordering railway right-of-way
28	Burlington Hills Woods	NA-3 (RSH)	T2N, R19E Sections 5, 6, 7, 18 Town of Burlington T2N, R18E Sections 1, 12, 13 Town of Lyons	Private	557 (plus 80 in Walworth County)	Rough morainal ridges occupied by mature and second-growth oak woods, with small, scattered patches of dry hill prairie and disturbed openings. Largest remaining upland woods in Racine County; important for forest-interior-breeding birds. Currently threatened by sand and gravel mine expansion
29	Bohner Lake Lowlands	NA-3	T2N, R19E Sections 19, 20 Town of Burlington	Private	33	Moderate-quality combination of shallow marsh, sedge meadow, and shrub-carr
30	Wadewitz Woods	NA-3 (RSH)	T3N, R19E Sections 2, 3 Town of Rochester	Racine County and private	204	Large upland complex of disturbed oak woods and former oak openings, cedar glades, dry-mesic woods, small dry hill prairies, and older woods
31	Rowntree Road Woods	NA-3	T3N, R19E Sections 11, 12 Town of Rochester	Private	74	A typical xeric oak woods, with several wet areas containing lowland hardwoods. An active blue heron rookery is present
32	English Settlement Prairie	NA-3	T3N, R19E Section 13 Town of Rochester	Private	16	Moderate-quality wet-mesic prairie with a history of disturbance, including plowing and grazing
33	Eagle Creek Woods	NA-3	T3N, R19E Sections 13, 14 Town of Rochester	Private	84	Typical xeric oak woods, relatively large but with a history of grazing and selective cutting
34	Fox River Prairie	NA-3	T3N, R19E Sections 14, 15 Town of Rochester	Private	2	Prairie remnants along former railway right-of-way, now county bicycle trail. Area consists of two separate patches, a hill to the south contains a small, depauperate dry prairie, while to the north a low area contains a larger and better-quality mesic and wet-mesic prairie
35	Honey Lake Leatherleaf Bog	NA-3	T3N, R19E Sections 19, 20 Town of Burlington	Private	69	A large monotypic leatherleaf bog relict, rare in the southern part of the Region
36	Wehmhoff Park Upland Woods and Wetlands	NA-3	T3N, R19E Section 29 Town of Burlington	Town of Burlington and private	73	Moderate-quality sedge meadow-shallow marsh wetlands, located within an upland matrix of disturbed oak woods and dry hill prairie on hilly glacial terrain
37	Fox River Riverine Forest	NA-3	T3N, R19E Section 21, 22, 28 Town of Burlington	Racine County and private	131	Lowland and upland woods bordering the Fox River
38	Dover Wildlife Area Wetlands	NA-3 (RSH)	T3N, R20E Section 12 Town of Dover	Department of Natural Resources and private	39	Wetland complex maintained by Department of Natural Resources as wildlife refuge, consisting of shallow open water, shallow marsh, shrub-carr, and small wet-mesic prairie
39	Church Road Lowlands	NA-3	T3N, R20E Sections 16, 21 Town of Dover	Department of Natural Resources and private	25	Sedge meadow and shallow marsh on north shore of Eagle Lake

Table III-13 (continued)

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
40	Eagle Lake Wetlands	NA-3	T3N, R20E Sections 27, 28 Town of Dover	Department of Natural Resources and private	46	Shallow marsh and shrub-carr on south shore of Eagle Lake. Disturbed by past ditching attempts
41	Vandenboom Road Marsh	NA-3	T3N, R20E Section 28 Town of Dover	Private	27	Shallow, cattail-dominated marsh
42	Ives Grove Woods	NA-3	T3N, R21E Section 12 Town of Yorkville	Racine County and private	164	Relatively large upland wooded island, consisting of dry-mesic woods to south and xeric woods to north. Much of south woods is part of Racine County park. The ground flora is rich and diverse. A small stream bisects the two woods
43	Sylvania Railroad Prairie	NA-3 (RSH)	T3N, R22E Sections 20, 30 Town of Mt. Pleasant	Private	7	Mesic prairie remnant extending one mile east of IH 94 along railway right-of-way. Moderate quality, with a good population of wild quinine (Parthenium integrifolium), a State-designated threatened species
44	Campbell Woods	NA-3 (RSH)	T3N, R22E Sections 35, 36 Town of Mt. Pleasant	Private	72	Dry to dry-mesic hardwood forest of moderate quality on flat to somewhat rolling topography, with several small temporary ponds and intermittent streams, and a wetland complex to the east. The latter area includes hop-like sedge (Carex lupuliformis), a State-designated endangered species. This is one of the larger, relatively intact woods in this part of Racine County
45	Van Valin Woods	NA-3	T4N, R19E Section 2 Town of Waterford	Private	30	Moderate-quality dry-mesic woods dominated by white oak, shagbark hickory, white ash, and sugar maple. Threatened by encroaching residential development
46	Tichigan Wet Prairie	NA-3 (RSH)	T4N, R19E Section 10 Town of Waterford	Department of Natural Resources	15	Moderate- to good-quality combination of wet prairie, sedge meadow, and shallow marsh, with some calciphiles, such as Ohio goldenrod (Solidago ohioensis), present. Site is burned periodically to control shrubs
47	Wind Lake Wet Meadow	NA-3 (RSH)	T4N, R20E Section 4 Town of Norway	Private	12	A moderate-quality wetland complex of wet meadow, fen, shallow marsh, and sedge meadow on north shore of Wind Lake. Contains marsh blazing-star (Liatris spicata), a State-designated special concern species
48	Six Mile Road Swamp	NA-3	T4N, R21E Section 7 Town of Raymond	Private	55	Lowland hardwood forest of moderate quality, with a few northern relicts, such as tamarack (mostly dead), winterberry, paper birch, dwarf raspberry, and sphagnum. Dry-mesic upland woods border on the south
49	Kimmel Woods	NA-3 (RSH)	T4N, R21E Section 12 Town of Raymond	Private	40	Moderate-quality southern dry-mesic woods and lowland hardwoods bordering a small stream. Good, representative ground flora
50	Seven Mile Road Woods	NA-3 (RSH)	T4N, R22E Section 8 Town of Caledonia	Private	20	Second-growth maple-ash-oak woods of about 60 years of age that has been subjected to past selective cutting. Contains a rich and diverse ground flora. Low areas contain ephemeral ponds
51	Zirbes Woods	NA-3 (RSH)	T4N, R22E Section 9 Town of Caledonia	Private	13	A small but relatively undisturbed mesic woods dominated by basswood, white ash, red oak, and sugar maple, with a rich ground flora. Future high-grading is indicated by a number of the larger oaks which were marked

Table III-13 (continued)

Number on Map III-16	Area Name	Classification Code[a]	Location	Ownership	Size (acres)	Description and Comments
52	Caledonia Low Woods	NA-3 (RSH)	T4N, R22E Sections 10, 11, 14 Town of Caledonia	Racine County and private	107	Moderate-quality lowland hardwoods bordering the Root River. Adjoining upland woods contains three State-designated special concern species: American gromwell (Lithospermum latifolium), red trillium (Trillium recurvatum), and black haw (Viburnum prunifolium)
53	Foley Road Woods-West	NA-3 (RSH)	T4N, R22E Section 11 Town of Caledonia	Private	19	Medium-age mesic and wet-mesic woods with a large population of black haw (Viburnum prunifolium)
54	Foley Road Woods- East	NA-3 (RSH)	T4N, R22E Section 11 Town of Caledonia	Private	24	Moderate-quality mesic woods with a rich ground flora; reportedly contains the State-designated endangered blue-stemmed goldenrod (Solidago caesia)
55	Tabor Woods	NA-3 (RSH)	T4N, R22E Sections 13, 14 Town of Caledonia	Private	107	Relatively large but irregularly shaped mesic, dry-mesic, and wet-mesic woods that have suffered various degrees of disturbance. Portions of the woods are dominated by beech. Threatened by increasing residential development in the area
56	Power Plant Riverine Woods	NA-3 (RSH)	T4N, R 23E Section 6 Town of Caledonia	Private	32	Mesic woods bordering a steep ravine that leads to Lake Michigan. Although the woods has suffered from disturbance, it contains a rich flora, including a large population of the State-designated endangered blue-stemmed goldenrod (Solidago caesia). The exposed ravine slopes and Lake Michigan clay banks contain a number of unusual species.
57	Root River Riverine Forest	NA-3 (RSH)	T4N, R22E Sections 3-6 Town of Caledonia T5N, R22E Section 32 City of Oak Creek	Racine County, Milwaukee County, Wisconsin Department of Transportation and private	184 (plus 40 in Milwaukee County)	A significant portion of the Root River corridor. Extends into Milwaukee County.
58	Norris Oak Woods and Wetland	NA-3	T4N, R19E Section 1 Town of Waterford T5N, R19E Section 26, 35 Town of Vernon	Private	6 (plus 358 in Waukesha County)	Two separate disturbed oak woods and adjacent open lowlands bordering the Fox River.
59	Tri-County Tamarack Swamp	NA-3	T2N, R19E Section 19 Town of Burlington T2N, R 18E Sections 24, 25 Town of Lyons	Private	15 (plus 25 in Walworth County)	Medium-aged tamarack swamp surrounded by dense shrub carr. Extends into Walworth County.
- -	Subtotal	NA-3	33 sites	- -	2,306	- -
Total		All Natural Areas	59 sites	- -	5,623	- -

NOTE: Caledonia and Mt. Pleasant were incorporated as Villages in 2005 and 2003, respectively. The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

[a]*NA-1 identifies Natural Area sites of statewide or greater significance.*
NA-2 identifies Natural Area sites of countywide or regional significance.
NA-3 identifies Natural Area sites of local significance.
SNA, or State Natural Area, identifies those sites officially designated as State Natural Areas by the State of Wisconsin Natural Areas Preservation Council.
RSH, or Rare Species Habitat, identifies those sites which support rare, threatened, or endangered animal or plant species officially designated by the Wisconsin Department of Natural Resources.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table III-14

CRITICAL SPECIES HABITAT SITES LOCATED OUTSIDE NATURAL AREAS IN THE RACINE COUNTY PLANNING AREA

Number on Map III-17	Site Name and Classification Code[a]	Location	Site Area (acres)	Ownership	Species of Concern[b]
1	Washington Park Woods (P)	T3N, R23E, Section 17	12	City of Racine	Solidago caesia (E)
2	Pritchard Park Woods (P)	T3N, R22E, Section 24	9	Racine County	Trillium recurvatum (R)
3	Wind Point (P)	T4N, R23E, Section 27	4	City of Racine	Cakile edentula (R)
4	Burlington Crevasse Filling (P)	T2N, R19E, Section 4	23	Private	Besseya bullii (T)
5	Margis Wildlife Area (P, B)	T2N, R19E, Section 17	34	Racine County	Gentiana procera (R) Great egret (T) Hooded merganser (U) Great blue heron (U) Blanding's Turtle (T)
6	Ranger Mac Fen (P)	T2N, R19E, Section 17	28	University of Wisconsin-Parkside	Solidago ohioensis (R) Gentiana procera (R)
7	Karcher Sedge-Carr (P)	T2N, R19E, Sections 21, 22	235	Wisconsin Department of Natural Resources	Cacalia tuberosa (T)
8	River Meadow Woods (P)	T4N, R22E, Section 23	13	Private	Trillium recurvatum (R)
9	Forked Aster Site (P)	T4N, R22E, Section 23	18	Private	Aster furcatus (T)
10	Caledonia Sanitary Sewer Right-of-Way (P)	T4N, R22E, Section 25	75	Private	Solidago caesia (E) Ptelea trifoliata (R) Scutellaria ovata (R)
11	Caledonia Site South (P)	T4N, R22E, Section 25	- -[c]	Private	Ptelea trifoliata (R)
12	Root River Bluff (P)	T4N, R22E, Section 26	42	Private	Ptelea trifoliata (R)
13	Hoods Creek Swamp (P)	T4N, R22E, Section 26	20	Private	Trillium recurvatum (R)
14	Breakers Woods (P)	T4N, R23E, Section 16	5	Private	Solidago caesia (E)
15	Dominican Ravine (P)	T4N, R23E, Section 21	16	Private	Solidago caesia (E)
16	North Bay Ravine and Beach (P)	T4N, R23E, Section 33	4	Private	Cakile edentula (R)
17	Four Mile Road Woods (P)	T4N, R23E, Sections 19, 30	30	Private	Trillium recurvatum (R)
18	Caledonia Low Woods (P)	T4N, R23E, Section 30	29	Private	Ptelea trifoliata (R) Trillium recurvatum (R)
19	River Bend Upland Woods (P)	T4N, R23E, Section 31	13	Racine County	Solidago caesia (E)
20	Root River Strip Woods (P)	T4N, R23E, Section 31	10	Private	Ptelea trifoliata (R)
21	Cliffside Park Old Field (B)	T4N, R23E, Sections 7, 8	5	Racine County	Bobolink (R) Upland sandpiper (R) Grasshopper sparrow (R)
22	Erwin Wetlands (P)	T4N, R20E, Section 3	2	Private	Solidago ohioensis (R)
23	Patzke Fen (P)	T4N, R20E, Section 3	50	Private	Solidago ohioensis (R) Cooper's hawk (U)Wood thrush (U)
24	Krieser Fen (P)	T4N, R20E, Section 10	2	Private	Solidago ohioensis (R)
25	Landon Wetland (P)	T4N, R20E, Section 10	11	Private	Solidago ohioensis (R)
26	Wind Lake (B)	T4N, R20E	55	Private	Black tern (R) (colony)
27	Waubeesee Lake (P)	T4N, R20E	14	Private	Black tern (R) (colony)
28	Case Eagle Park Dry Prairie[d] (P)	T3N, R19E, Section 10	16	Racine County	Besseya bullii (T)
29	Case Eagle Park Woods[d] (B)	T3N, R19E, Section 11	58	Racine County	Acadian flycatcher (T) Cooper's hawk (U) Ovenbird (U) American woodcock (U) Blue-gray gnatcher (U) Wood thrush (U) Chestnut-sided warbler (U)
30	Sherwood Property (P)	T4N, R22E, Section 2	3	Private	Carex lupuliformis (E)
31	Waxdale Railroad Prairie (P)	T3N, R22E, Sections 15, 22	2	Private	Parthenium integrifolium (T) Thalictrum revolutum (R)
32	Maple Road Gravel Pit (P)	T4N, R19E, Section 28	106	Private	Besseya bullii (T) Penstemon hirsutus (R)

Table III-14 (continued)

Number on Map III-17	Site Name and Classification Code[a]	Location	Site Area (acres)	Ownership	Species of Concern[b]
33	Ives Grove Prairie Remnant (P)	T3N, R21E, Section 13	1	Private	Parthenium integrifolium (T)
34	Bong State Recreation Area	T2N, R19E, Sections 12, 13	267	Department of Natural Resources	Forster's tern (E) Piping plover (E) Yellow-throated warbler (E) Loggerhead shrike (E) Great egret (T) Black tern (R) (colony) Henslow's sparrow (R) Northern harrier (R) Grasshopper sparrow (R) Bobolink (R) Upland sandpiper (R) Northern goshawk (R) American black duck (R) Short-eared owl (R) American bittern (R) Swainson's thrush (R) Lark sparrow (R) Sedge wren (R) Blackburnian warbler (R) Yellow-bellied flycatcher (R) Merlin (R) Common moorhen (R) Least bittern (R) Common merganser (R) Black-crowned night heron (R) Wilson's phalarope (R) Prothonotary warbler (R) Louisiana waterthrush (R) Dickissel (R)

[a] *"P" identifies a critical plant species habitat site; "B" identifies a critical bird species habitat site*

[b] *"R" refers to species designated as rare or special concern; "T" refers to species designated as threatened; "E" refers to species designated as endangered; "U" refers to species designated as uncommon.*

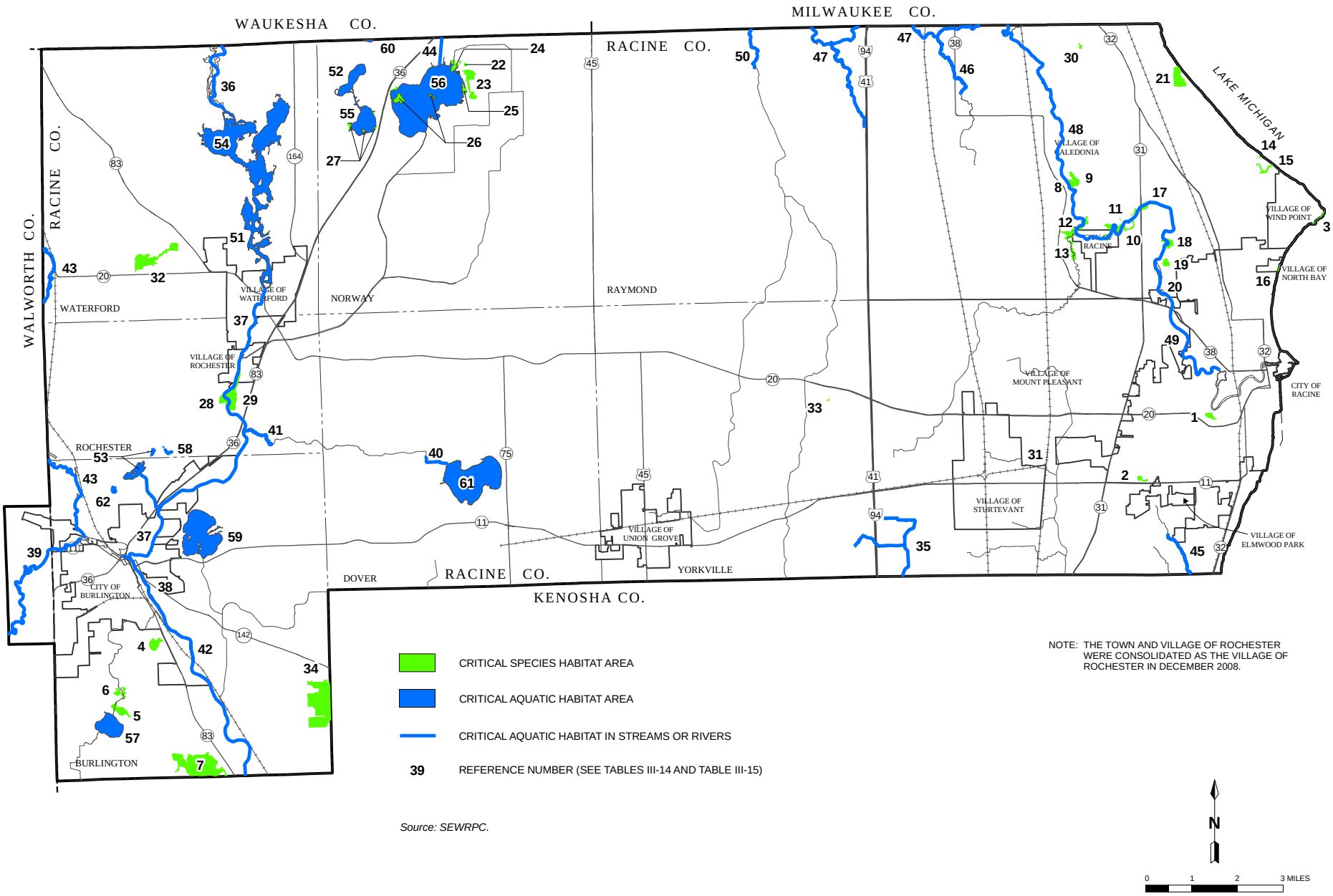
[c] *The Caledonia Site South Critical Species Habitat site is located entirely within the Caledonia Sanitary Sewer Right-of-Way Critical Species Habitat site.*

[d] *Case Eagle Park Dry Prairie and Case Eagle Park Woods are listed as Ela Park Dry Prairie and Ela Park Woods respectively in SEWRPC Planning Report No. 42*, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, *September 1997*.

Source: SEWRPC.

Map III-17

CRITICAL SPECIES HABITAT SITES AND CRITICAL AQUATIC HABITAT AREAS IN THE RACINE COUNTY PLANNING AREA: 1994



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-15

CRITICAL AQUATIC HABITAT AREAS IN THE RACINE COUNTY PLANNING AREA: 1994

Streams				
Number on Map III-17	Stream	Size (stream miles)	Rank[a]	Description[b] and Comments
35	Kilbourn Road Ditch	2.0 miles	AQ-3 (RSH)	Sedimentation and other water quality problems exist, but this reach is an important reservoir for the pirate perch, a “special concern” fish species
36	Fox River downstream from IH 43 to Waterford Impoundment	1.8 miles[c]	AQ- (RSH)	Good water quality; important reservoir for critical fish, herptile, and mussel species
37	Fox River downstream from Waterford Impoundment to Echo Lake inflow	10.6 miles	AQ-2 (RSH)	Critical fish, herptile, and mussel species habitat
38	Fox River downstream from Echo Lake inflow to Spring Brook inflow	1.3 miles	AQ-2 (RSH)	Good population of the river redhorse, a threatened fish species
39	White River	1.0 miles	AQ-2 (RSH)	Critical fish species and a good assemblage of mussel species
40	Eagle Creek downstream from Eagle Lake	0.6 miles	AQ-3 (RSH)	Bisects suitable habitat for Blanding’s turtle, a threatened herptile species
41	Eagle Creek upstream from Fox River	1.1 miles	AQ-3	Bisects an identified Natural Area, Eagle Creek Woods
42	Fox River downstream from Spring Brook inflow to CTH JB	4.7 miles	AQ-3	Link between upstream and downstream critical Aquatic Areas
43	Honey Creek-lower reaches	2.7 miles[c]	AQ-3 (RSH)	Critical fish species present
44	Muskego Canal	1.2 miles	AQ-3 (RSH)	Critical fish species present
45	Pike River downstream from Pike Creek (includes Sorenson Creek)	1.1 miles	AQ-3 (RSH)	Bisects identified Natural Area; critical fish species present
46	Husher Creek	1.9 miles	AQ-3	Bisects an identified Natural Area, Root River Riverine Forest
47	Root River downstream from County Line Road to Nicholson Road	3.5 miles[c]	AQ-3 (RSH)	Bisects identified Natural Areas
48	Root River downstream from Nicholson Road to STH 38	12.5 miles	AQ-3 (RSH)	Critical herptile species habitat
49	Root River downstream from STH 38 to Spring Street	3.0 miles	AQ-3 (RSH)	Critical herptile species habitat
50	Root River Canal	1.2 miles[c]	AQ-3	Bisects an identified Natural Area, Root River Canal Woods
Total (16 stream reaches)		50.2 miles	- -	- -

Table III-15 (continued)

Lakes				
Number on Map III-17	Lake	Size (acreage)	Rank[a]	Description[b] and Comments
51	Buena Lake	241 acres	AQ-2	Part of the Fox River Impoundment in Waterford; good fish population and diversity
52	Kee Nong Go Mong Lake (Long Lake) (Town of Norway, Racine County)	88 acres	AQ-2 (RSH)	A drainage lake with critical fish species present; shoreline and adjoining wetlands important for waterfowl and other wildlife
53	Long Lake (Towns of Burlington and Rochester, Racine County)	102 acres	AQ-2 (RSH)	A shallow drainage lake which is a component of the valuable environmental corridor in western Racine County; prime waterfowl habitat
54	Tichigan Lake	892 acres	AQ-2 (RSH)	Part of the Fox River Impoundment in Waterford; critical fish and herptile species present; adjacent identified Natural Areas; high-value waterfowl habitat
55	Waubeesee Lake	129 acres	AQ-2 (RSH)	A deep drainage lake with critical fish species present; adjacent wetlands good for wildlife
56	Wind Lake	936 acres	AQ-2 (RSH)	A drainage lake with critical fish and herptile species present
57	Bohner Lake	135 acres	AQ-3	A drainage lake with good water quality
58	Brock Lake	11 acres	AQ-3 (RSH)	A drainage lake with an undeveloped shoreline; is a component of a high-quality environmental corridor in western Racine County
59	Browns Lake	396 acres	AQ-3	A drained lake; headwaters of a tributary to the Fox River
60	Lake Denoon	8 acresc	AQ-3 (RSH)	A deep seepage lake with critical fish species present; marsh west of lake is of value to wildlife
61	Eagle Lake	520 acres	AQ-3 (RSH)	A shallow drainage lake with adjacent marshlands important for waterfowl and herptile species habitat and fishspawning habitat
62	Leda Lake	13 acres	AQ-3 (RSH)	A drained lake with an undeveloped shoreline; component of high-quality environmental corridor in western Racine County
Total (12 Lakes)		3,471 acres	- -	- -

[a]AQ-1 identifies Aquatic Area sites of statewide or greater significance.
AQ-2 identifies Aquatic Area sites of countywide or regional significance.
AQ-3 identifies Aquatic Area sites of local significance.
RSH, or Rare Species Habitat, identifies those aquatic areas which support rare, endangered, threatened, or "special concern" species officially designated by the Wisconsin Department of Natural Resources.

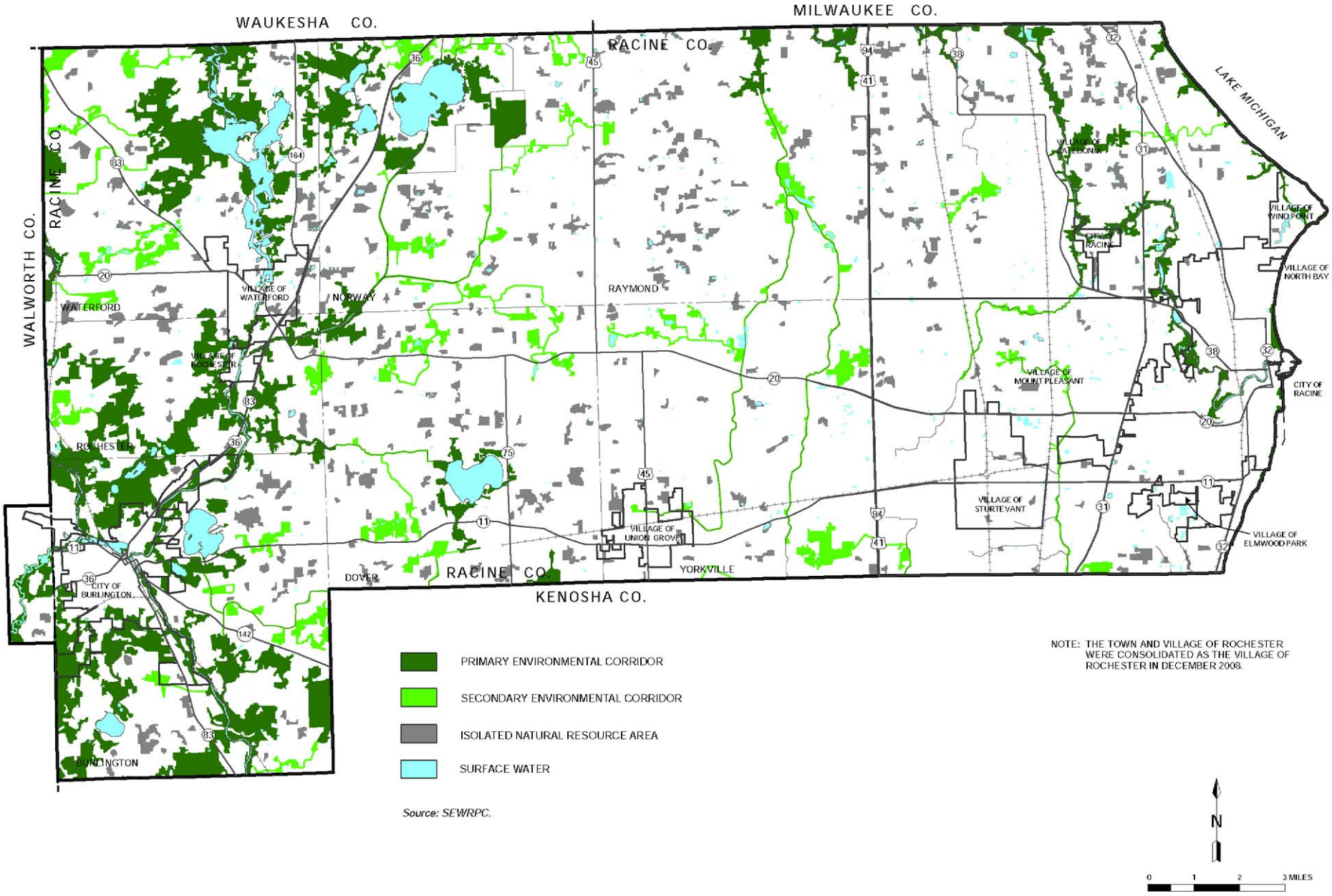
[b]"Drainage lakes" are lakes that have both an inlet and an outlet and whose main water source is stream drainage."Seepage lakes" are lakes which have no inlet or outlet and whose main source of water is direct precipitation and runoff supplemented by groundwater." Drained lakes" are lakes which have no inlet but do have an outlet and which are not groundwater-fed; their primary source of water is from precipitation and runoff from the immediate drainage area.

[c]Lake or stream is located partially within Racine county. Number refers to acreage or stream miles located within the County.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map III-18

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN THE RACINE COUNTY PLANNING AREA: 2000



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-16

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 2000

Civil Division	Primary Environmental Corridor		Secondary Environmental Corridor		Isolated Natural Resource Area	
	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area	Acres	Percent of Civil Division Area
Cities						
Burlington	1,077	24.0	29	0.6	18	0.4
Racine	498	5.0	16	0.2	106	1.1
Villages						
Caledonia	1,718	5.9	243	0.8	1,297	4.4
Elmwood Park	0	0.0	0	0.0	0	0.0
Mt. Pleasant	158	0.7	485	2.2	460	2.1
North Bay	2	3.0	0	0.0	0	0.0
Rochester[a]	60	17.4	0	0.0	0	0.0
Sturtevant	0	0.0	0	0.0	47	1.7
Union Grove	0	0.0	31	2.4	19	1.5
Waterford	143	8.9	0	0.0	75	4.6
Wind Point	103	12.5	0	0.0	37	4.5
Towns						
Burlington	6,316	28.3	715	3.2	717	3.2
Dover	1,268	5.5	1,100	4.8	1,168	5.0
Norway	3,102	13.6	1,189	5.2	937	4.1
Raymond	529	2.3	618	2.7	1,142	5.0
Rochester[a]	2,958	27.0	295	2.7	283	2.6
Waterford	4,771	22.1	1,081	5.0	798	3.7
Yorkville	0	0.0	1,139	5.2	555	2.5
Total[b]	22,703	10.4	6,941	3.2	7,659	3.5

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

Table III-17

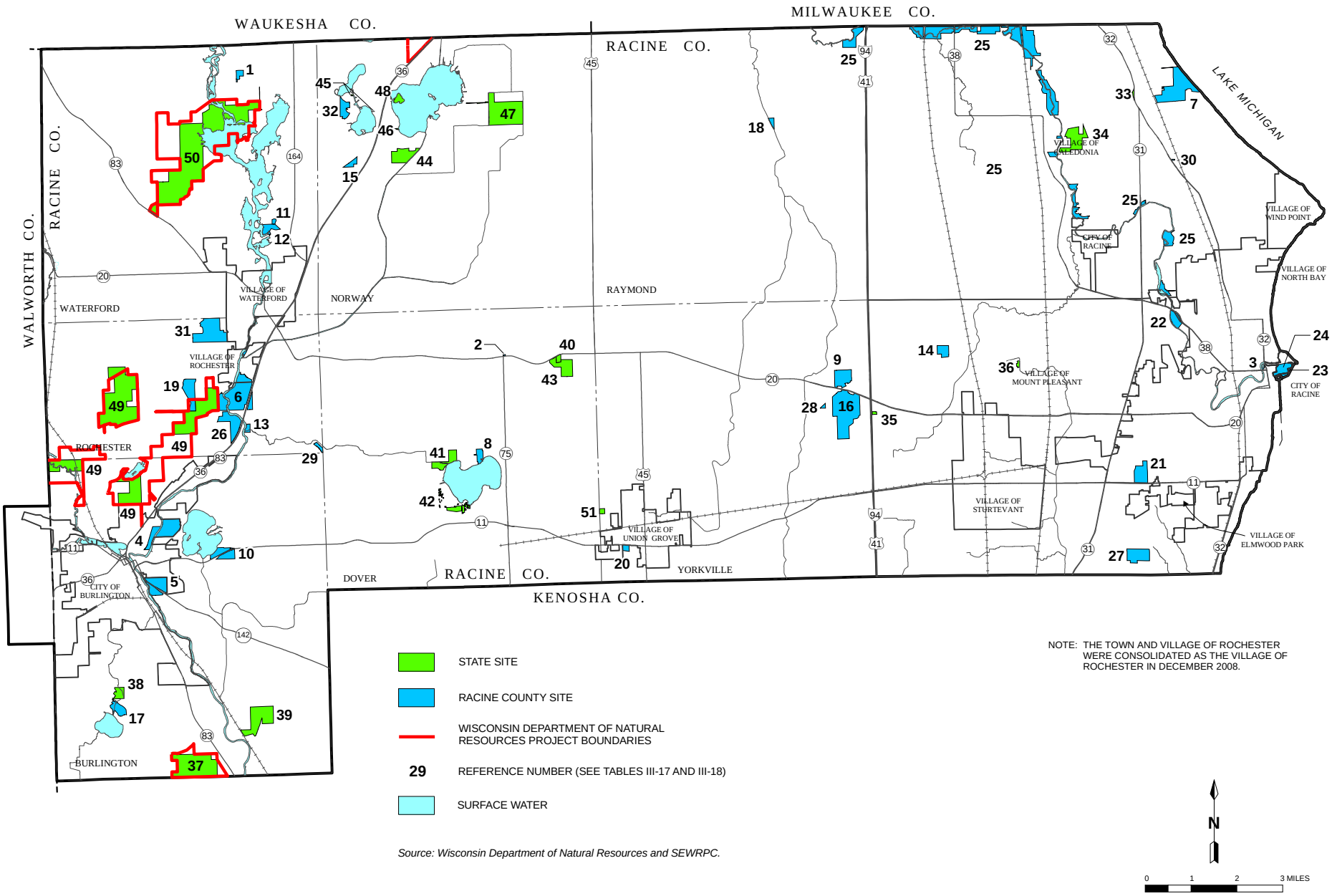
EXISTING COUNTY-OWNED PARK AND OPEN SPACE SITES IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map III-19	Site Name	Acreage
1	American Eagle Manor Outlot	17
2	Beaumont Park	1
3	Belle Harbor Marina	4
4	Browns Lake Golf Course	140
5	Bushnell Park	95
6	Case Eagle Park	245
7	Cliffside Park	223
8	Eagle Lake Park	25
9	Evans Park	64
10	Fischer Memorial Park	65
11	Fowler's Bay North	6
12	Fowler's Bay Outlot 1	35
13	Fox River Parkway	17
14	Haban Park	37
15	Heg Park	18
16	Ives Grove Golf Links	289
17	John Margis Jr. Wildlife Area	45
18	Koerber Property	11
19	Kuecker Property	85
20	Old Settler's Park	12
21	Pritchard Park	73
22	Quarry Lake Park	39
23	Racine Harbor Park	17
24	Reef Point Marina	45
25	Root River Parkway	704
26	Saller Woods	90
27	Sanders Park	84
28	Skewes Memorial Park	4
29	Stenhouse Memorial Park	10
30	Tabor Sokol Memorial Park	1
31	W.R. Wadewitz Nature Camp	176
32	Whispering Hills Outlot	43
--	Total: 32 Sites	2,720

Source: SEWRPC.

Map III-19

EXISTING COUNTY AND STATE PARK AND OPEN SPACE SITES IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table III-18

EXISTING STATE-OWNED PARK AND OPEN SPACE SITES IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 2007

Number on Map III-19	Civil Division	Site Name	Acreage
33	Village of Caledonia	32nd Division Memorial Marker & Wayside	3
34		Renak-Polak Maple Beech Woods	108
- -		Subtotal: 2 Sites	111
35	Village of Mt. Pleasant	DOT Site	4
36		Scattered Wetland	5
- -		Subtotal: 2 Sites	9
37	Town of Burlington	Karcher Marsh Wildlife Area	279
38		Ranger Mac Fen	33
39		Scattered Wetland	157
- -		Subtotal: 3 Sites	469
40	Town of Dover	DOT Site	10
41		Eagle Lake Fishery Area (North)	60
42		Eagle Lake Fishery Area (South)	37
43		Scattered Wetland	81
- -		Subtotal: 4 Sites	188
44	Town of Norway	Scattered Wetland	85
45		Statewide Public Access	1
46		Statewide Public Access	1
47		State Wetland	260
48		Wind Lake Fishery Area	20
- -		Subtotal: 5 Sites	367
49	Town of Rochester[a]	Honey Creek Wildlife Area	1,050
- -		Subtotal: 1 Site	1,050
50	Town of Waterford	Tichigan Wildlife Area	1,204
- -		Subtotal: 1 Site	1,204
51	Town of Yorkville	DOT Site	8
- -		Subtotal: 1 Site	8
- -	- -	Total: 19 Sites	3,406

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Table III-19

PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN THE RACINE COUNTY PLANNING AREA

Number on Map III-20	Civil Division	Site Name	Ownership[a]	Acreage
1	City of Burlington	Bear Meadows Park I	04	4
2		Bear Meadows Park II	04	2
3		Beaumont Ball Field/Congress Street Diamond	04	7
4		Beverly Jo Park	04	1
5		Burlington High School (New Site)	08	39
8		Cooper School	08	1
9		Devor Park	04	6
7		Dr. Edward G. Dyer Elementary School	08	7
10		Echo Lake Veterans Memorial Park	04	9
11		Festival Park	04	5
12		Glen Hintz Sports Complex	04	35
13		Grove St. Park	04	1
14		Highridge Park	04	1
6		Karcher Middle School	08	12
15		Maryland Park	04	15
16		McCanna Park	04	32
17		McCanna Park II	04	1
18		McCanna Wetland Preserve	04	7
19		Meinhardt Park	04	1
20		Nestle Park	04	1
223		Riverfront Park	04	1
21		Riverside Park	04	13
22		St Mary's Park	04	19
25		St. Mary’s Park - South	04	8
23		Steinhoff Park	04	2
24		Sunset Park	04	2
26		Wagner Park	04	1
27		Waller School	08	5
28		Water Tower Park	04	1
29		Wehmhoff Square	04	1
30		Wehmhoff-Jucker Benson Park	04	3
31		Westedge Park	04	2
--		Subtotal: 32 Sites		245
32	City of Racine	Bi-Centennial Gardens	04	1
33		Brose Park	04	5
34		Builders Park	04	1
35		Carlson Park	04	5
36		Carre Hoagle Park	04	2
37		Case-Harmon Park	04	5
38		Cedar Bend Park	04	2
39		Cheska Park	04	8
40		City Hall	04	1
41		City Land	04	1
42		Clayton Park	04	6
43		Colbert Park	04	1
44		Colonial Park	04	74
45		Crosswalk Park	04	1
46		De Koven Woods	04	7

Table III-19 (continued)

Number on Map III-20	Civil Division	Site Name	Ownership[a]	Acreage
47	City of Racine (continued)	Dodge Park	04	5
48		Douglas Park	04	5
49		Dr. Hamilton Park	04	1
50		Dr. Martin Luther King, Jr. Park	04	2
51		Dr. Martin Luther King, Jr. Plaza	04	1
52		Dr. Pierce Park	04	1
53		Erskine Park	04	8
54		Festival Park	04	3
55		Fine Arts School	08	1
56		Franklin Park	04	4
57		Fratt School	08	1
58		Fuller Park	04	1
59		Gaslight Pointe	04	1
60		Giese School	08	7
61		Gilmore School	08	9
62		Goodland School	08	5
63		Grand Park	04	1
64		Greencrest Park	04	5
65		Hagerer Park	04	1
66		Hantschel Park	04	8
67		Harris Plaza	04	1
68		Harvey Park	04	2
69		Highland Park	04	1
70		Horlick Athletic Field	04	9
71		Horlick High School And Wadewitz School	08	21
72		Humble Park	04	17
73		Island Park	04	22
74		Janes School	08	1
75		Jay-Eye-See Park	04	1
76		Jefferson School	08	1
77		Jerstad Agerholm School	08	9
78		Johnson Park and Golf Course	04	335
79		Johnson Park Dog Run	04	27
80		Johnson School	08	10
81		John Thompson Park	04	1
82		Jonas Park	04	1
83		Jones Park	04	1
84		Jones School	08	2
85		Knapp School	08	4
86		Lakeview Park	04	5
87		Lee Park	04	3
88		Lincoln Park	04	24
89		Lockwood Park	04	38
90		Maple Grove Park	04	6
91		Marino Park	04	3
92		Marquette Park	04	1
93		Mary Ellen Helgren Johnson Preserve	04	4
94		Mat Matson Park	04	2
95		McKinley School	08	2
96		Mitchell School	08	3

Table III-19 (continued)

Number on Map III-20	Civil Division	Site Name	Ownership[a]	Acreage
97	City of Racine (continued)	Monument Square	04	1
98		North Beach	04	38
99		Oak Park	04	6
100		Olsen Prairie	04	18
101		Park Place	04	1
102		Parker Park	04	1
103		Pedar Back Park	04	1
104		Pershing Park	04	30
105		Pierce Woods Park	04	7
106		Pugh Recreation Area	04	1
107		Racine Zoological Gardens	04	25
108		Randolph Park	04	1
109		Red Apple School	08	1
110		Reservoir Park	04	22
111		Riverside Park	04	17
112		Robert G. Heck Airport Park	04	2
113		Rooney Recreation Area	04	1
114		Roosevelt Park	04	13
115		Sam Azarian Outlook	04	1
116		Samuel Myers Park	04	7
117		Simonson Park	04	4
118		Solbraa Park	04	3
119		Springvale East Park	04	1
120		Springvale West Park	04	1
121		Starbuck Middle School	08	13
122		State Hamilton Park	04	1
123		Theodore Roosevelt School	08	2
124		Walden III Alternative School	08	2
125		Wallis Park	04	1
126		Washington Park Bowl	08	11
127		Washington Park Community Center	04	3
128		Washington Park Golf Course	04	75
129		Washington Park High School	08	7
130		Wellington Park	04	1
131		West Park	04	3
132		Winslow School	08	1
133		Wustum Museum	04	10
- -		Subtotal: 102 Sites		1,080
134	Village of Caledonia	5 1/2 Mile Park - Marsh	06	21
135		Caddy Vista School	08	7
136		Caledonia Town Land	06	21
137		Caledonia/Mt. Pleasant Memorial Park	06	53
138		Chapla Park	06	9
139		County Line Park	06	17
140		Crawford Park	06	20
141		Eastside Community Center	06	1
142		Gorney Park	06	40
143		Linwood Park	06	18
144		Nicholson Wildlife Refuge	06	127
145		North Park School	08	4

Table III-19 (continued)

Number on Map III-20	Civil Division	Site Name	Ownership[a]	Acreage
146	Village of Caledonia (continued)	Olympia Brown Elementary School	08	8
147		Open Space Site	08	29
148		Village Owned Land	06	22
149		Village Owned Land	06	7
150		W. Allen Gifford School	08	12
151		Woodland Park	06	4
- -		Subtotal: 18 Sites		420
152	Village of Elmwood Park	Village Hall Playground	05	3
- -		Subtotal: 1 Site		3
153	Village of Mt. Pleasant	Bud Orth Memorial Park	06	4
154		Cozy Acres Park	06	26
155		Dirske Park	06	1
156		Drozd Park	06	6
157		J.I. Case High School	08	43
158		Lake Park	06	3
159		Lathrop Manor Subdivision Unnamed Park	06	3
160		Regency Hills Park	06	6
161		Sheridan Woods Park	06	2
162		Smolenski Park	06	72
163		Stewart McBride Park	06	40
164		Timmer Lane Park	06	8
165		Village Owned Land	06	75
166		Wayside Park	06	5
167		Westridge Elementary School	08	11
- -		Subtotal: 15 Sites		305
168	Village of North Bay	North Bay Village Park	05	2
- -		Subtotal: 1 Site		2
169	Village of Rochester[b]	Pioneer Memorial Park	05	1
170		Rochester Commons Park	05	5
- -		Subtotal: 2 Sites		6
172	Village of Sturtevant	Firemen's Park	05	15
173		Frederick Schulte School	08	10
224		Kirkorian Nature Preserve	05	21
174		North Park	05	2
171		South Park	05	4
175		Sturtevant School	08	1
- -		Subtotal: 6 Sites		53
176	Village of Union Grove	18th Avenue Park	05	1
177		American Legion Memorial Park	05	11
178		Bufton Park	05	1
179		Groves Subdivision Park	05	4
180		Indian Trail Park	05	1
181		Joseph Leider Memorial Park	05	10
182		Lauer Wildlife Preserve	05	14
230		Lincoln’s Woods Park	05	10
183		Union Grove Grade School	08	4
184		Union Grove High School	08	17
185		Union Grove Middle School	08	29
186		Village Square	05	1
187		Well #3 Park	05	1
- -		Subtotal: 13 Sites		104

Table III-19 (continued)

Number on Map III-20	Civil Division	Site Name	Ownership[a]	Acreage
225	Village of Waterford	Cornerstone Crossing Conservancy Park	05	14
188		Evergreen Elementary School / Fox River Middle School	08	12
189		Huening Park	05	1
226		River Bend Park	05	1
190		Safety Building Park	05	1
191		Ten Club Park	05	1
227		Trailside Elementary School	08	12
192		Village Hall Park	05	2
193		Waterford Union High School	08	11
194		Whitford Park	05	13
228		Woodfield Elementary School	08	14
- -		Subtotal: 11 Sites		82
196	Village of Wind Point	Shoop Park Golf Course	04	54
197		The Village Green	05	6
198		Wind Point Lighthouse	05	5
199		Wind Point School	08	7
- -		Subtotal: 4 Sites		72
200	Town of Burlington	Burlington School Forest	08	160
201		Lagoon Park	06	2
202		Town Land	06	40
203		Wehmhoff Woodland Preserve	06	80
204		Wilmot High School Forest	08	160
205		Winkler School	08	2
- -		Subtotal: 6 Sites		444
206	Town of Dover	Dover Center	08	1
207		Kansasville School	08	2
208		Mohican Park	06	1
209		Tomahawk Park	06	2
210		Town Land	06	3
211		Veterans Memorial Wayside Park	06	1
- -		Subtotal: 6 Sites		10
212	Town of Norway	Drought School	08	3
213		Lakeview School	08	5
214		Meyer Park	06	31
- -		Subtotal: 3 Sites		39
215	Town of Raymond	North Cape School	08	12
216		Raymond Center School	08	11
217		Raymond Town Park	06	10
- -		Subtotal: 3 Sites		33
229	Town of Rochester[b]	Wetland Conservation Area	06	26
- -		Subtotal: 1 Site		26
218	Town of Waterford	Caldwell Fire Station No. 2	06	13
219		Undeveloped Park Site	06	30
220		Washington School	08	1
- -		Subtotal: 3 Sites		44
221	Town of Yorkville	Raymond District School	08	1
222		Yorkville School	08	5
- -		Subtotal: 2 Sites		6
- -	- -	Total: 229 Sites	- -	2,974

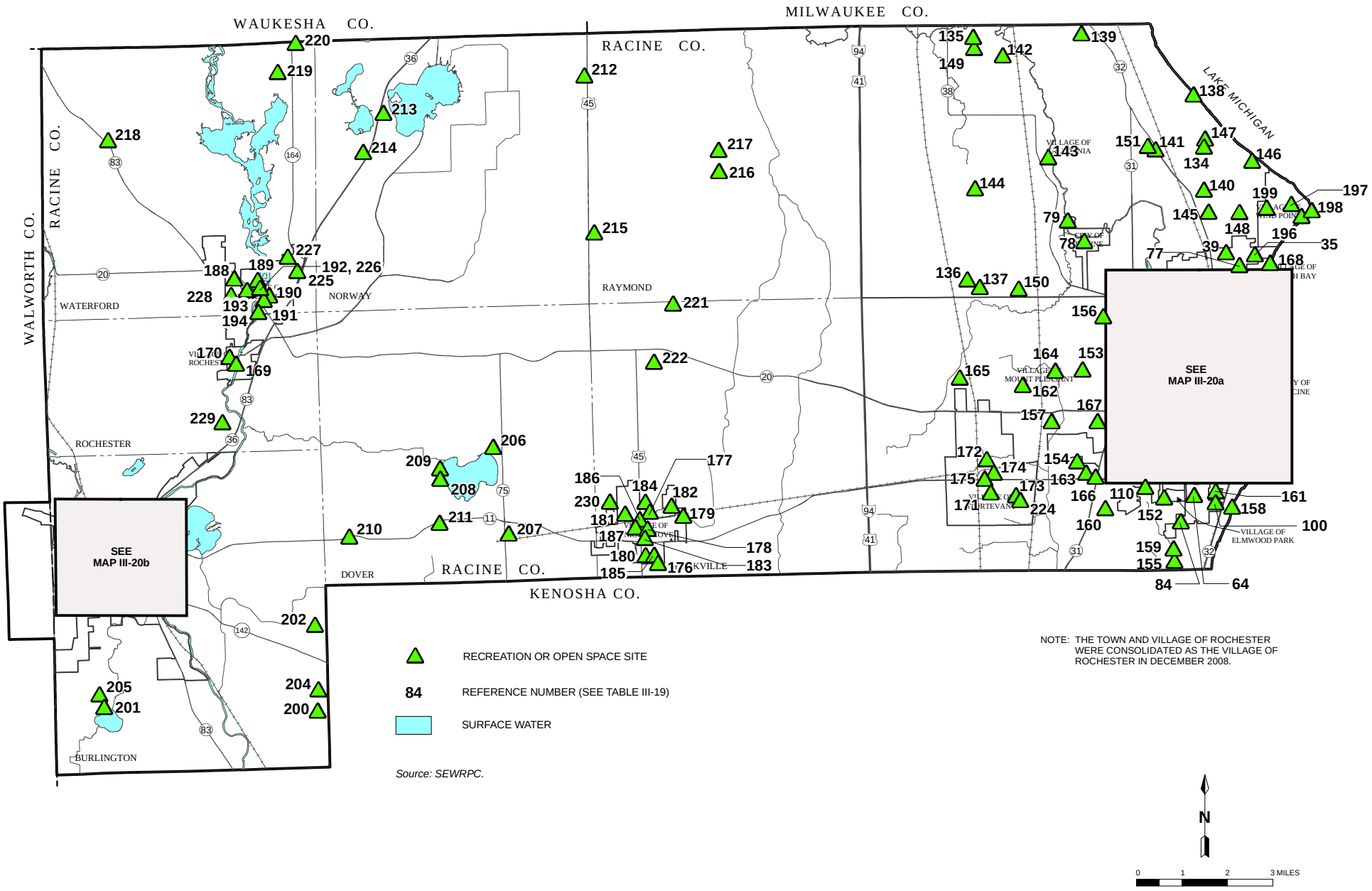
[a]*Ownership Codes are as follows: 04 – City; 05 – Village; 06 – Town; 08 - School District.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Map III-20

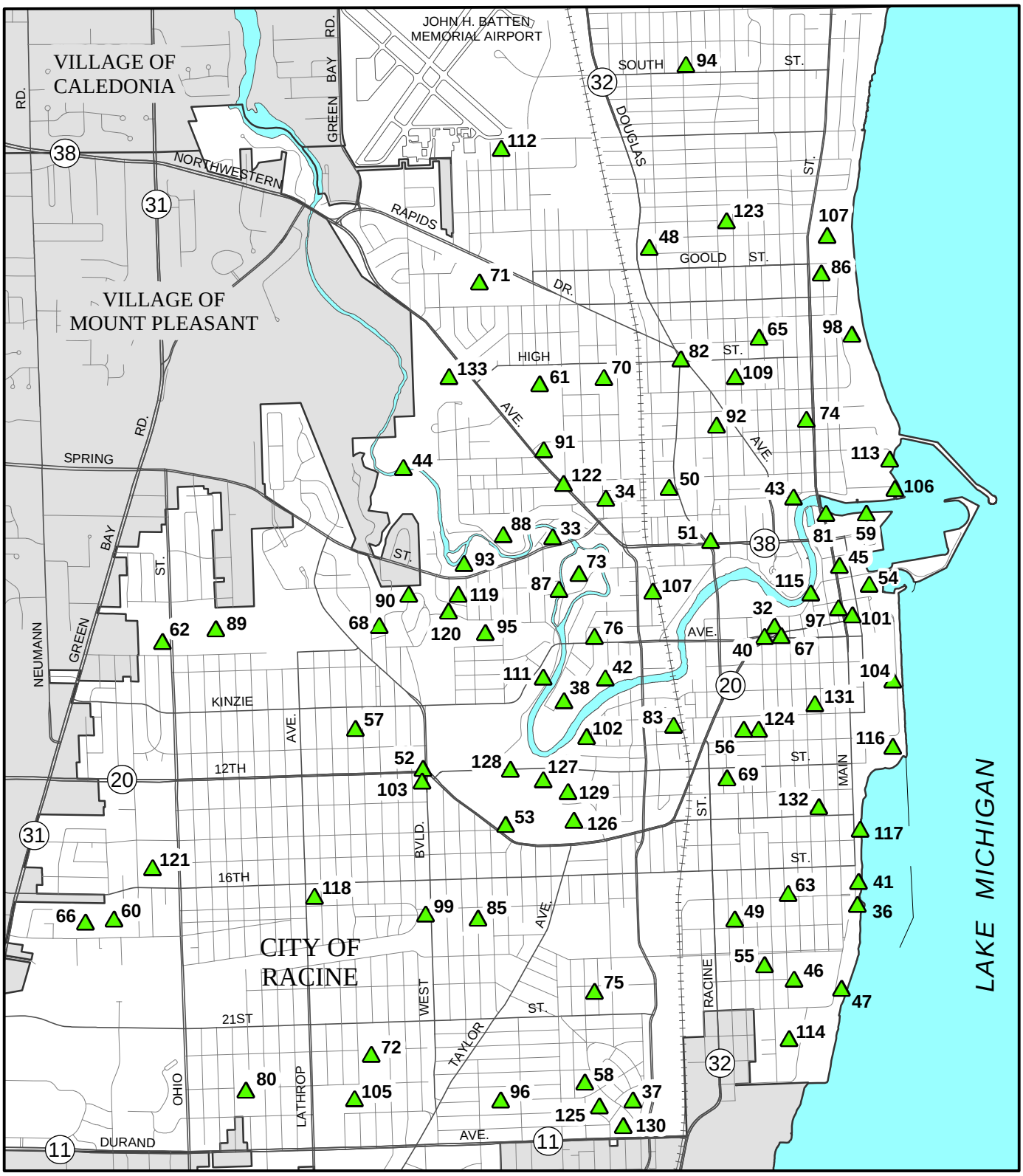
PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN THE RACINE COUNTY PLANNING AREA: 2007



Source: SEWRPC.

Map III-20a

PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN THE RACINE COUNTY PLANNING AREA: 2007



RECREATION OR OPEN SPACE SITE

32 REFERENCE NUMBER (SEE TABLE III-19)

SURFACE WATER

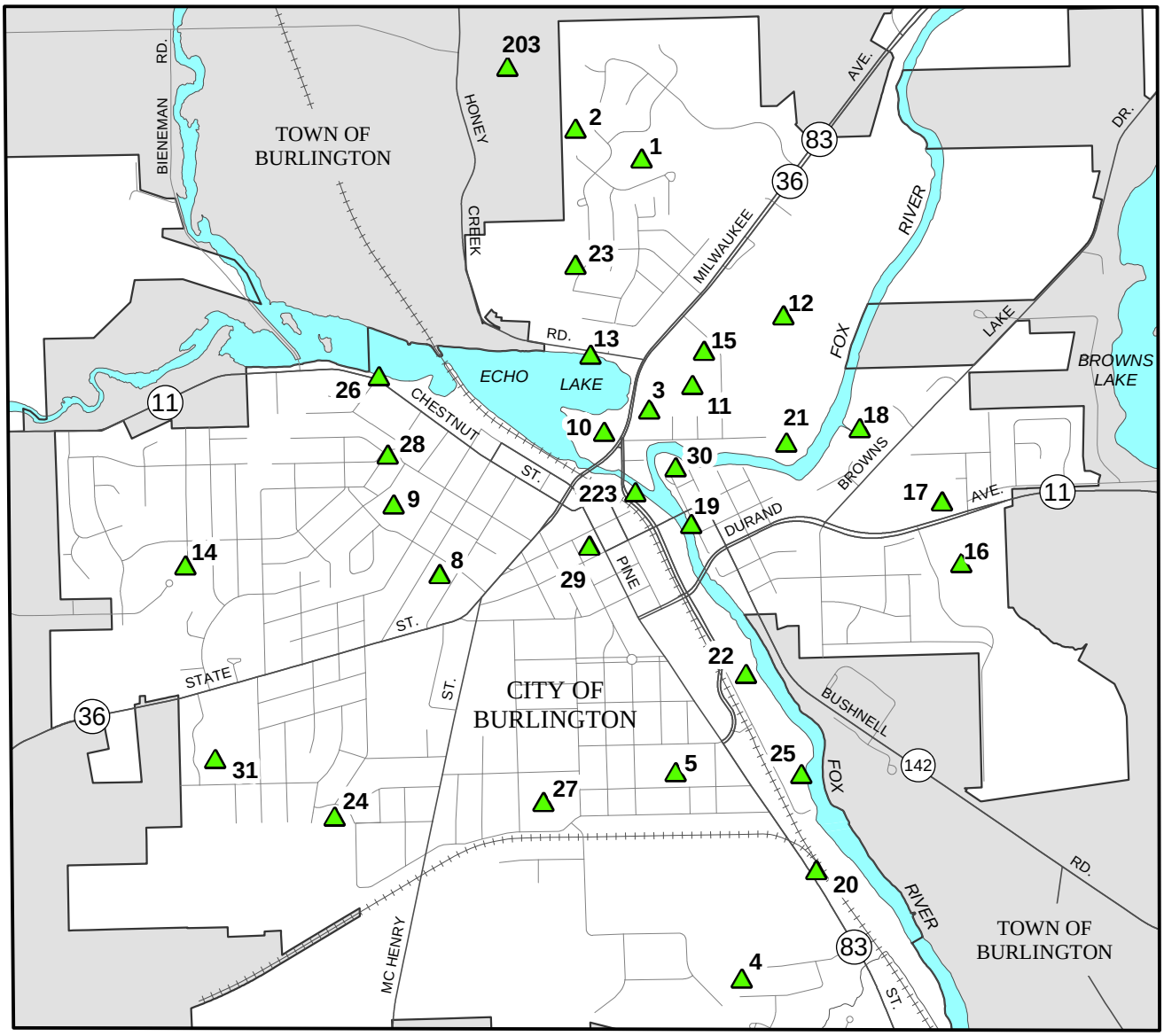
Source: SEWRPC.

N

0 0.25 0.5 MILES

Map III-20b

PARK AND OPEN SPACE SITES OWNED BY LOCAL UNITS OF GOVERNMENT IN THE RACINE COUNTY PLANNING AREA: 2007



RECREATION OR OPEN SPACE SITE

26 REFERENCE NUMBER (SEE TABLE III- 19)

SURFACE WATER

N

0 0.25 0.5 MILES

Source: SEWRPC.

Table III-20

PRIVATE OUTDOOR RECREATION AND OPEN SPACE SITES IN THE RACINE COUNTY PLANNING AREA

Number on Map III-21	Civil Division	Site Name	Ownership[a]	Acreage
1	City of Burlington	Lincoln Street Field	10	6
2		St. Charles School	10	1
3		St. John's Lutheran School	10	4
4		St. Mary's Catholic School	10	3
- -		Subtotal: 4 Sites		14
5	City of Racine	Azarian Marina	12	1
6		Bray Center	10	1
7		Fifth Street Yacht Club	12	4
8		Harbor Lite Yacht Club	12	1
9		Lincoln Lutheran High School	12	2
10		Mauer's Marina	12	1
11		Our Saviors	10	1
12		Palmer Johnson	12	2
13		Pugh Marina	12	7
14		Racine Christian School	10	1
15		Racine Yacht Club	12	3
16		Sacred Heart	12	4
17		St Catherine's High School	10	3
18		St John's Lutheran School	10	1
19		St. Edward School	10	1
20		St. John Nepomuk School	10	1
21		St. Lucy's School	10	2
22		St. Richard School	10	1
23		Wisconsin Lutheran School	10	1
- -		Subtotal: 19 Sites		56
24	Village of Caledonia	Armstrong Park	12	142
25		Caledonia Conservancy Property-Aboagye Acquisition	13	7
26		Caledonia Conservancy Property-Christensen Tabor Woods	13	14
27		Caledonia Conservancy Property-David I Gordon Memorial Tabor Woods	13	12
28		Caledonia Conservancy Property-Ehrlich Right of Way	13	1
29		Caledonia Conservancy Property-Estes Family Right of Way	13	1
30		Caledonia Conservancy Property-Halberstadt Right of Way	13	1
31		Caledonia Conservancy Property-New Marshall Right of Way	13	2
32		Caledonia Conservancy Property-Rohner Right of Way	13	16
33		Caledonia Conservancy Property-Schumann Right of Way	13	6
34		Caledonia Conservancy Property-Trout Ponds Prairie	13	28
35		Crestview Home Owners Park	10	7
36		Field House Pub & Eatery	12	3
37		Greater Racine Kennel Club	11	20
38		Husher Pub	11	2
39		Orrin C. Stearns Park	12	3
40		Prince of Peace Lutheran Church	10	3
41		Private Ball Field	11	8
42		Racine Tennis Club	11	10
43		River Bend Nature Center	13	75
44		Serbian Soccer Club of Milwaukee	10	46
45		Soccer Complex of Racine	10	59
46		South Hills Country Club	11	163

Table III-20 (continued)

Number on Map III-21	Civil Division	Site Name	Ownership[a]	Acreage
47	Village of Caledonia (continued)	St. Louis Catholic Parish School	10	9
48		St. Rita's School	10	8
49		Trinity Evangelical Lutheran Church School	10	4
50		Wisconsin Electric Power Gun Club	12	84
51		Witt's End	11	1
52		Yogi Bear Jellystone Park	11	73
- -		Subtotal: 29 Sites		808
53	Village of Elmwood Park	Concordia Lutheran School	10	1
- -		Subtotal: 1 Site		1
54	Village of Mt. Pleasant	Case Eagle Gun Club	12	2
55		Meadow Brook Country Club	12	157
56		Racine Country Club	12	187
57		RCOC Park	10	4
- -		Subtotal: 4 Sites		350
- -	Village of North Bay	- -	- -	- -
- -	Village of Rochester[b]	- -	- -	- -
58	Village of Sturtevant	St. Sebastian School	10	6
- -		Subtotal: 1 Site		6
59	Village of Union Grove	Martin's Pond	10	2
60		Shepherds Home And School	10	7
61		St. Bellarmine Catholic Church	12	1
62		Union Grove Baptist Church	10	8
- -		Subtotal: 4 Sites		18
63	Village of Waterford	Jim's Marina	11	1
106		Kettle Glen Conservancy Park and Trail	12	13
107		St. Peter’s Rainbow School	10	2
64		St. Thomas Aquinas School	10	1
108		Waterford Landing on the Fox Conservancy and Trail	12	33
- -		Subtotal: 5 Sites		50
65	Village of Wind Point	Samuel C. Johnson Trust	12	27
109		Sandyhurst Point Lots	12	1
66		Subdivision Recreation Center	12	12
67		The Prairie School	12	22
- -		Subtotal: 4 Sites		62
110	Town of Burlington	Buck Trail Archery Club	12	35
68		Camp Maclean YMCA	10	157
69		Cedar Park	12	2
70		Cedar Park Playground	12	3
71		Country Ski Club	12	20
72		Fairfield Subdivision Beach	12	1
73		Halls Point Park	12	1
74		Herb Leach Park	12	3
75		Julius Aukes Park	12	1
76		Louis Fago Park	12	1
77		Petrie's Resort	11	1
78		Sun Ray Hills Camp	12	163
- -		Subtotal: 12 Sites		388
79	Town of Dover	Bat And Brew Food And Spirits	12	5
80		Holy Redeemer College	10	73
81		Pan-Yak Park	12	29
- -		Subtotal: 3 Sites		107

Table III-20 (continued)

Number on Map III-21	Civil Division	Site Name	Ownership[a]	Acreage
82	Town of Norway	Hidden Valley	10	4
83		Neighborhood Park	12	1
84		Norway Lutheran Church Athletic Field	12	6
87		Sportsman's Resort	11	2
88		Triglav Slovenian Park	12	14
89		VFW Field	10	5
- -		Subtotal: 6 Sites		32
90	Town of Raymond	North Shore Winchester Shooting	11	52
91		Raymond Heights Country Club	11	71
92		West Allis Bowmen's Club	10	59
- -		Subtotal: 3 Sites		182
- -	Town of Rochester[b]	- -	- -	- -
93	Town of Waterford	Fox River Lodge	11	7
94		Green Meadows Farms	11	80
95		Ice Herman's Resort	11	1
96		Missy's	11	1
97		Nann's Southeast Shore	11	1
98		Pettit Park	12	1
99		Rivermoor Golf Course	11	108
100		Subdivision Park	12	3
101		The Pit Stop	11	4
102		Wind Lake Shooting Preserve	12	58
- -		Subtotal: 10 Sites		264
103	Town of Yorkville	Racine County Fairgrounds	10	87
104		Racine Instinctive Bowmen Club	12	189
105		Wisconsin Sportsmen's Assoc Recreation Area	10	23
- -		Subtotal: 3 Sites		299
- -	- -	Total: 108 Sites	- -	2,635

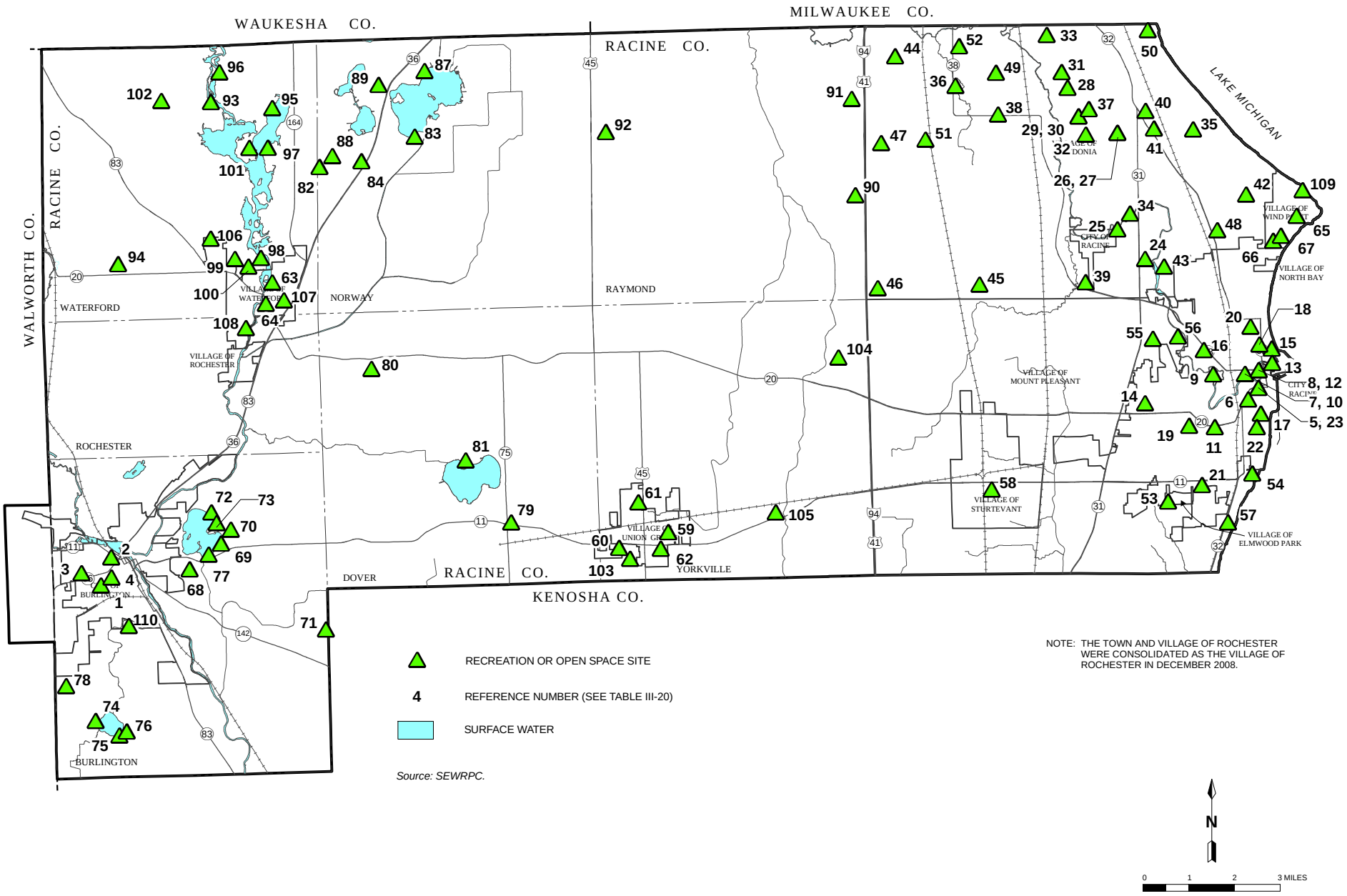
[a]*Ownership Codes are as follows: 10 – Organizational; 11 – Commercial; 12 – Private; 13 – Non-Profit/Conservation Organization.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Map III-21

PRIVATE OUTDOOR RECREATION AND OPEN SPACE SITES IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-21

PERMANENT CONSERVATION EASEMENTS ON PRIVATELY HELD LAND IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map III-22	Civil Division	Site Name	Acreage
1	City Racine	WDNR Easement	1
- -		Subtotal: 1 Site	1
8	Village of Wind Point	Kenosha/Racine Land Trust-Urhausen Property	14
		Subtotal: 1 Site	14
2	Town of Burlington	WDNR Easement	1
3		WDNR Easement	4
- -		Subtotal: 2 Sites	5
4	Town of Dover	WDNR Easement	1
- -		Subtotal: 1 Site	1
5	Town of Rochester[a]	WDNR Easement	31
6		WDNR Easement	1
7		WDNR Easement	20
- -		Subtotal: 3 Sites	52
- -	- -	Total[b]: 8 Sites	73

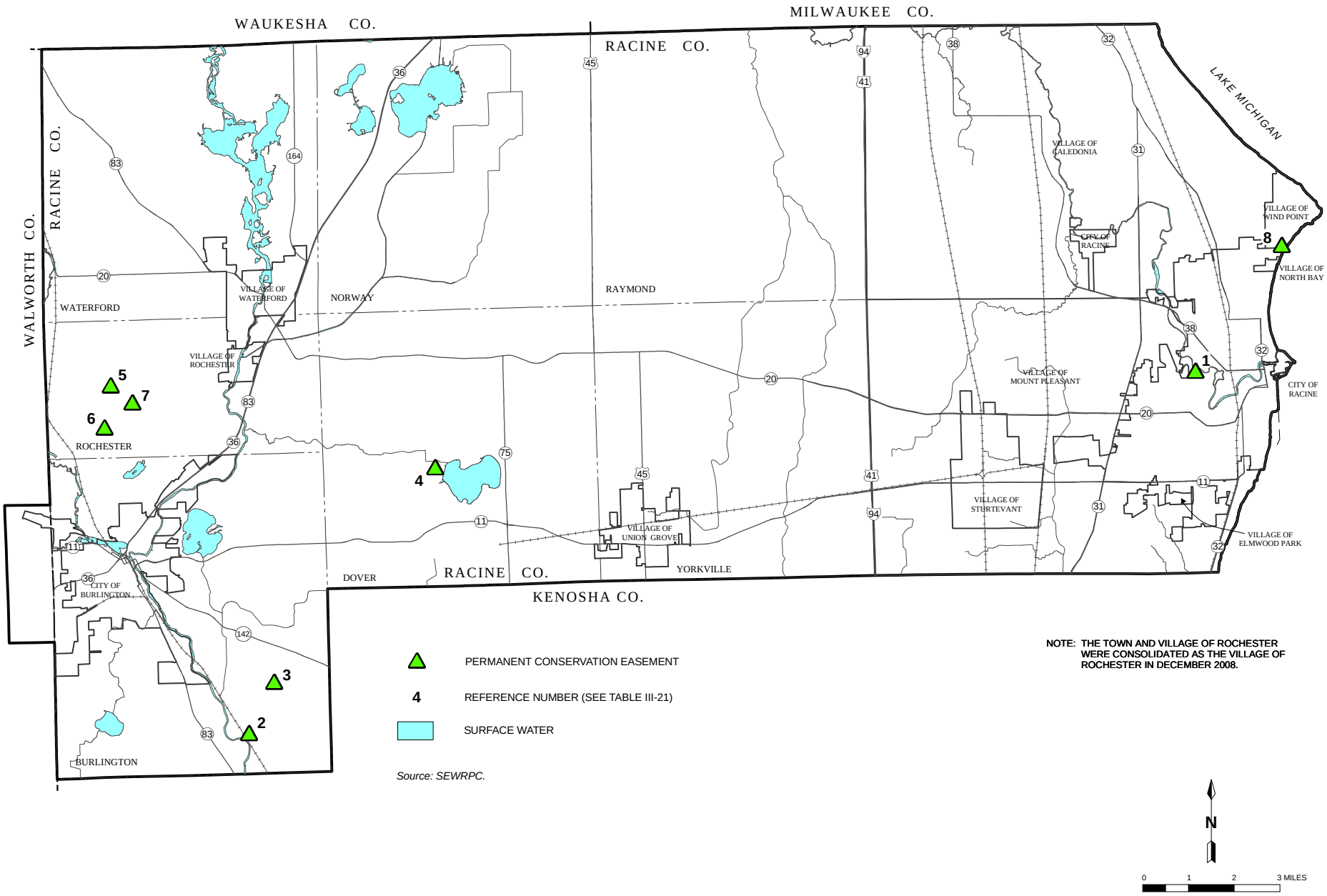
[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie in the planning area.*

Source: SEWRPC.

Map III-22

PERMANENT CONSERVATION EASEMENTS ON PRIVATELY HELD LAND IN THE RACINE COUNTY PLANNING AREA: 2006



Source: SEWRPC.

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Table III-22

NATIONAL AND STATE REGISTERS OF HISTORIC SITES AND DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map III-23	Name	Location	Year Listed
1	First Presbyterian Church	City of Racine	1973
2	Eli R. Cooley House	City of Racine	1973
3	John Collins House	Village of Caledonia	1974
4	Thomas P. Hardy House	City of Racine	1974
5	S.C. Johnson & Son, Inc. Adm. Bldg. and Research Tower	City of Racine	1974
6	Franklyn Hazelo House	Town of Rochester	1974
7	Herbert F. Johnson House (Wingspread)	Village of Wind Point	1975
8	Racine Harbor Lighthouse and Life Saving Station	City of Racine	1975
9	Chauncey Hall House	City of Racine	1976
10	Racine College	City of Racine	1976
11	McClurg Building	City of Racine	1977
12	Southside Historic District	City of Racine	1977
13	Shoop Building	City of Racine	1978
14	Hansen House	City of Racine	1979
15	George Murray House	City of Racine	1979
16	No. 4 Engine House	City of Racine	1979
17	St. Patrick's Roman Catholic Church	City of Racine	1979
18	St. Luke's Episcopal Church/Chapel/Guildhall & Rectory	City of Racine	1979
19	Whitman-Belden House	Village of Rochester	1980
20	Memorial Hall	City of Racine	1980
21	Norwegian Buildings at Heg Park	Town of Norway	1980
22	Racine County Courthouse	City of Racine	1980
23	Chauncey Hall Building	City of Racine	1980
24	Racine Depot	City of Racine	1980
25	Kaiser's	City of Racine	1980
26	Badger Building	City of Racine	1980
27	Racine Public Library	City of Racine	1981
28	Karel Jonas House	City of Racine	1982
29	Rickeman Grocery Building	City of Racine	1982
30	Uptown (Majestic Theater)	City of Racine	1982
31	YMCA Building	City of Racine	1982
32	Beardsley-Elam Farmhouse	Town of Waterford	1982
33	United Laymen Bible Student Tabernacle	City of Racine	1983
34	Wind Point Light Station	Village of Wind Point	1984
35	Racine Elks Club	City of Racine	1984
36	Racine Post Office	City of Racine	1985
37	Peter Johnson House	City of Racine	1986
38	Old Main Street Historic District	City of Racine	1987
39	Historic 6th Street Business District	City of Racine	1988

Table III-22 (continued)

Number on Map III-23	Name	Location	Year Listed
40	Southern Wisconsin Home Historic District	Town of Dover	1991
41	Northside Historic District of Cream Brick Workers' Cottages	City of Racine	1994
42	Wilmanor Apartments	City of Racine	1994
43	Lincoln School	City of Racine	1994
44	Burlington Downtown Historic District	City of Burlington	2000
45	The Thomas Driver and Sons Manufacturing Company	City of Racine	2004
46	Mitchell Lewis Building	City of Racine	2005
47	Racine Rubber Company Homes Historic District	City of Racine	2006
- -	Total[a]: 47 Sites	- -	- -

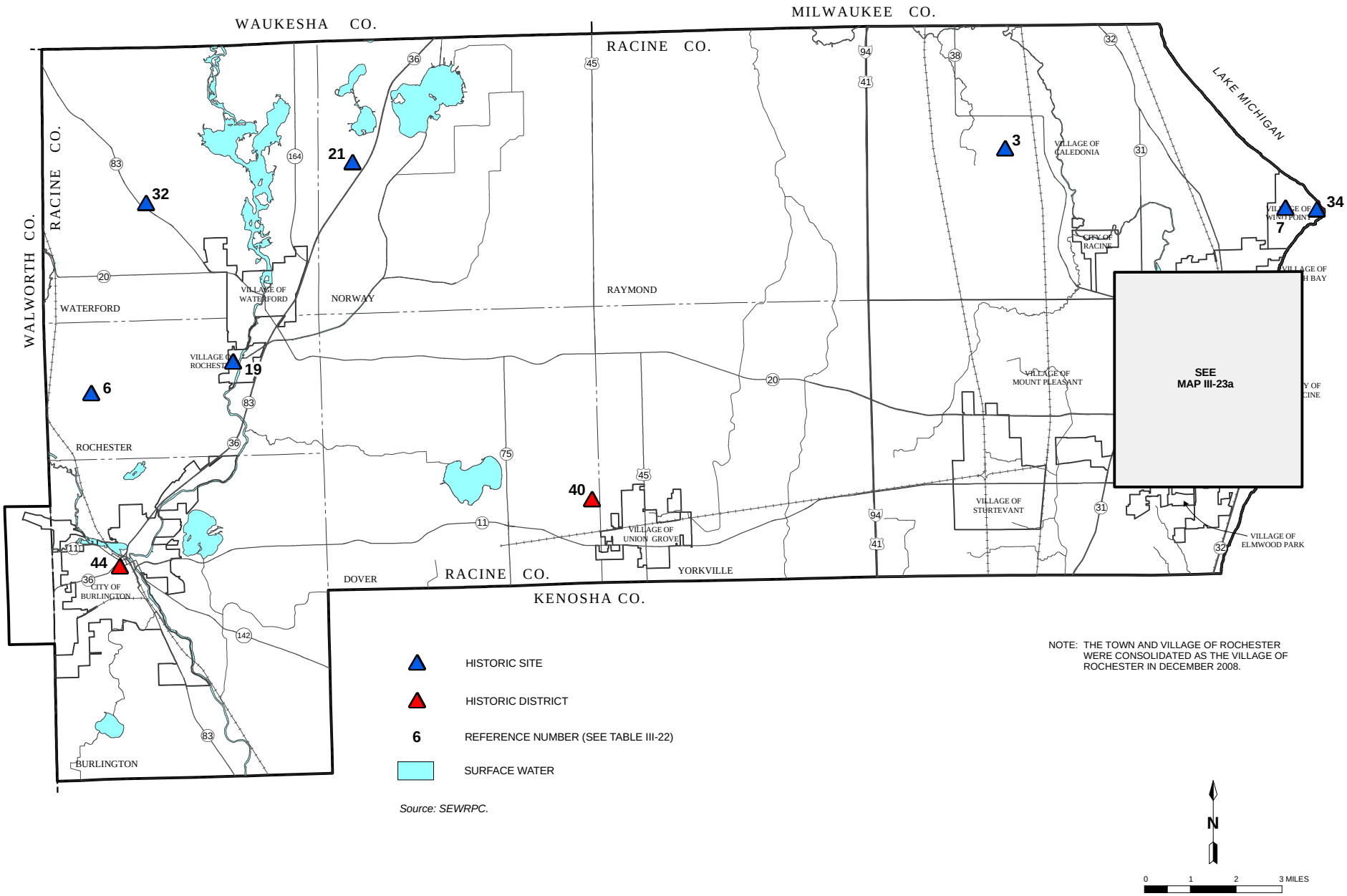
NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

[a]*Total does not include the portions of the Towns of Lyons and Spring Prairie in the planning area.*

Source: Wisconsin Historical Society and SEWRPC.

Map III-23

NATIONAL AND STATE REGISTERS OF HISTORIC SITES AND DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2006

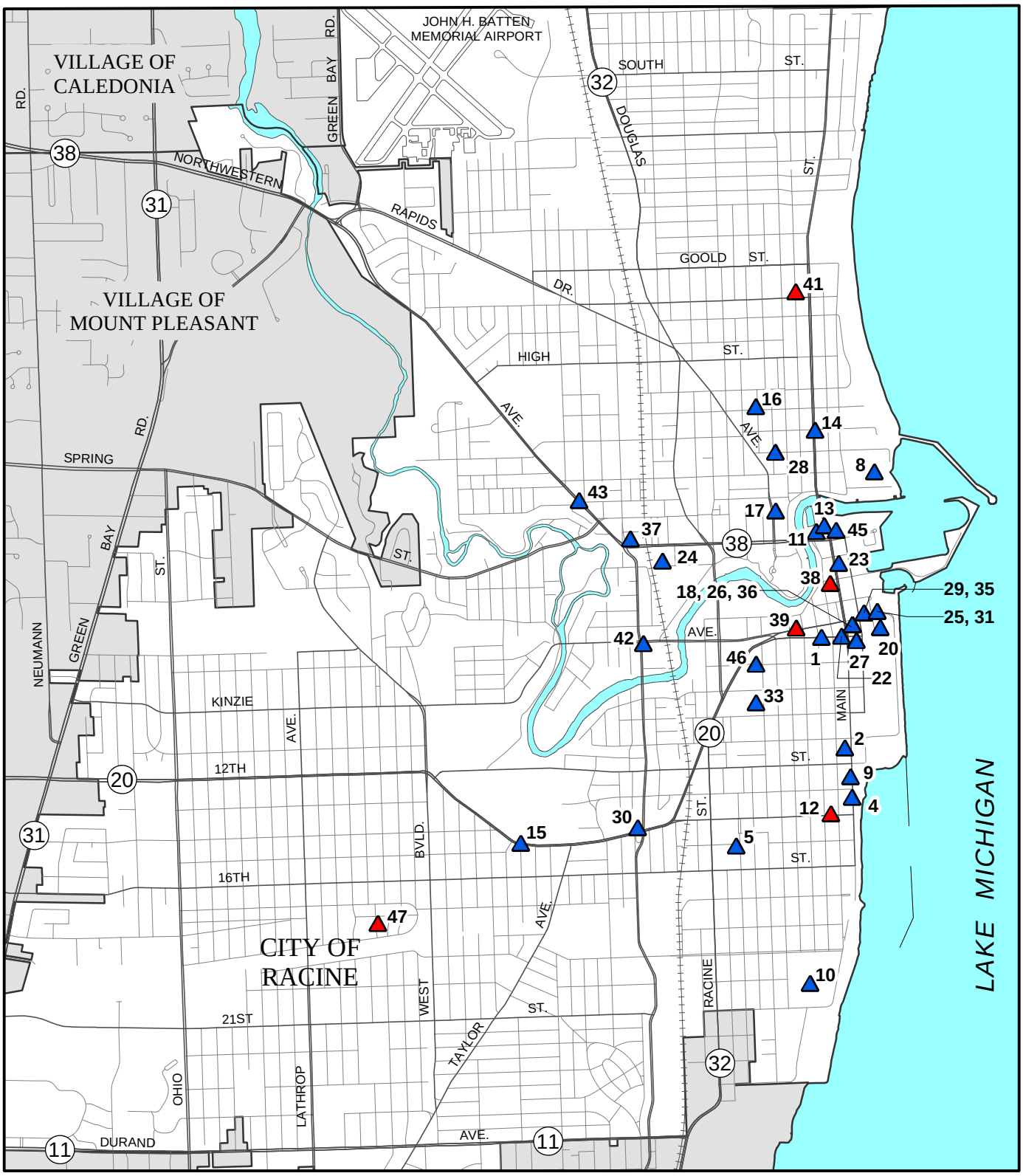


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Map III-23a

NATIONAL AND STATE REGISTERS OF HISTORIC SITES AND DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2006



HISTORIC SITE

HISTORIC DISTRICT

33 REFERENCE NUMBER (SEE TABLE III-22)

SURFACE WATER

N

0 0.25 0.5 MILES

Source: SEWRPC.

Table III-23

HISTORICAL MARKERS IN THE RACINE COUNTY PLANNING AREA: 2006

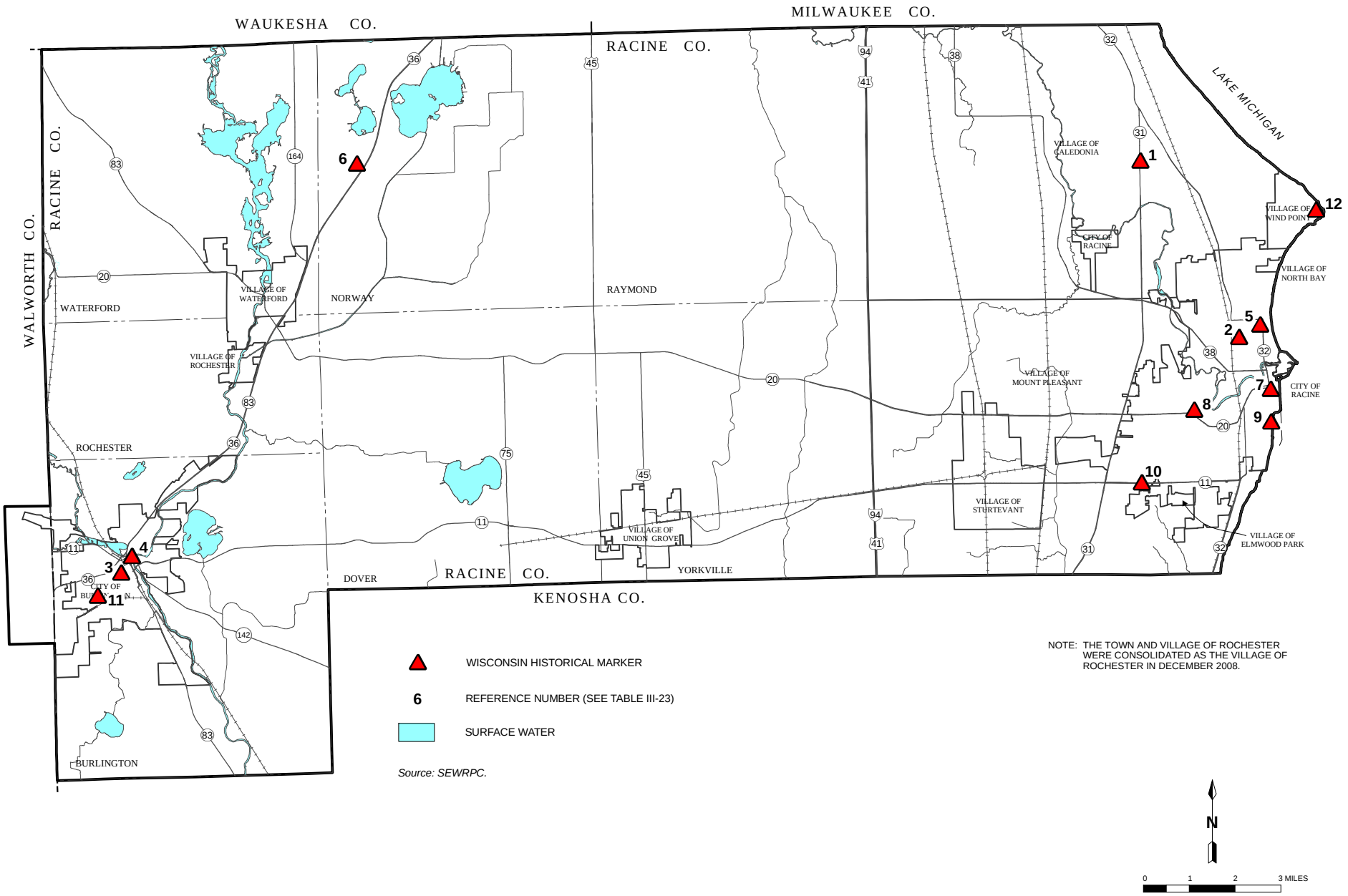
Number on Map III-24	Name[a]	Location
1	Bohemian Schoolhouse	Five Mile Road and Highway 31, Village of Caledonia
2	Karel Jonas Monument	Douglas Avenue and High Street, City of Racine
3	Lincoln Monument	Intersection of State and Kane Streets, City of Burlington
4	Mormons in Early Wisconsin	Weimhoff-Jucker Park, City of Burlington
5	Northside Historic District of Cream Brick Cottages	2131 North Main Street, Zoological Gardens, City of Racine
6	Old Muskego	Heg Park Road, Town of Norway
7	Racine County Heritage Museum	701 South Main Street, City of Racine
8	Soldiers of the American Revolution	Graceland and Mound Cemeteries, 1147 West Boulevard, City of Racine
9	Southside Historic District	Simonsen Park, Main and 14th Streets, City of Racine
10	The Spark	Hwy 11, western limits of City of Racine in Pritchard Park
11	Whitman School	410 Beloit Street, City of Burlington
12	Wind Point Lighthouse	4725 Lighthouse Drive, Village Park, Village of Wind Point

[a]*Does not include the portions of the Towns of Lyons and Spring Prairie in the planning area.*

Source: State Historical Society of Wisconsin and SEWRPC.

Map III-24

WISCONSIN HISTORICAL MARKERS IN THE RACINE COUNTY PLANNING AREA: 2006



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table III-24

LOCAL HISTORICAL SOCIETIES AND MUSEUMS IN THE RACINE COUNTY PLANNING AREA: 2007

Name[a]	Location
Burlington Historical Society and Museum	232 North Perkins Boulevard, City of Burlington
Caledonia Historical Society	6922 Nicholson Road, Village of Caledonia
Friends of Wind Point Lighthouse	5227 Wind Point Road, Village of Wind Point
Log Cabin Museum	Echo Lake Veterans Park, Highway 36, City of Burlington
Norway Historical Society and Museum	Heg Park, Town of Norway
Old Engine House No. 3 Museum	700 6th Street, City of Racine
Racine County Historical Society and Heritage Museum	701 South Main Street, City of Racine
Rochester Area Historical Society	208 West Spring Street, Village of Rochester

[a]*Does not include the portions of the Towns of Lyons and Spring Prairie in the planning area.*

Source: State Historical Society of Wisconsin and SEWRPC.

(This page intentionally left blank)

Chapter IV

INVENTORY OF EXISTING LAND USES AND TRANSPORTATION FACILITIES AND SERVICES

INTRODUCTION

This chapter presents an inventory of two key factors of the built environment—land use and transportation facilities and services. The first part of the chapter provides an overview of the historical development of the County and describes the pattern of existing land use. The second part describes the various components of the existing transportation system facilities and services within the County.

LAND USE

Historic Urban Growth

The Regional Planning Commission's historic urban growth inventory provides insight into the spatial pattern of urban development in the County over time. This inventory delineates the outer limits of concentrations of urban development at selected points in time beginning in 1850. Areas identified as urban include locations where residential structures and other buildings have been constructed in relatively compact groups, representing concentrations of residential, commercial, industrial, and other urban land uses. In addition, the identified urban areas encompass certain open space lands such as parks and other small permanent open space areas within the urbanized areas.[1]

The historical growth and development of Racine County is depicted on Map IV-1. As shown on that map, urban development in the County was largely confined to the Racine area along Lake Michigan before 1850. Over the next 50 years, from 1850 to 1900, as the modern amenities of public water and sewer systems, electricity, telephone, and gas used for cooking and heating became available, growth continued in the City of Racine area. Additional growth also occurred away from the historic downtown center of Racine with an emergence of small

---

[1] *As part of the urban growth ring analysis, urban areas are defined as concentrations of residential, commercial, industrial, governmental, or institutional buildings or structures, along with their associated yards, parking, and service areas, having a combined area of five acres or more. In the case of residential uses, such areas must include at least 10 structures—over a maximum distance of one-half mile—located along a linear feature, such as a roadway or lakeshore, or at least 10 structures located in a relatively compact group within a residential subdivision. Urban land uses which do not meet these criteria because they lack the concentration of buildings or structures—such as cemeteries, airports, public parks, golf courses—are identified as urban where such uses are surrounded on at least three sides by urban land uses that do meet the afore-referenced criteria.*

urban, or merchandise, centers in the City of Burlington and the Villages of Rochester, Union Grove, and Waterford. Between 1900 and 1950, urban development continued to expand outward from the Cities of Racine and Burlington as well as around several inland lakes. The period between 1950 and 1963 experienced significant growth adjacent to existing urban areas and in scattered enclaves throughout the County. In the decade after 1963, scattered urban development continued to occur throughout the County, particularly in the central portions of the County. Presently, that change toward scattered urban development outside of established urban centers has continued in many areas of the County.

Existing Land Use

The Regional Planning Commission's land use inventory delineates and quantifies the area devoted to various urban and nonurban land uses throughout the Southeastern Wisconsin Region. The initial regional land use inventory was completed in 1963, while the most recent inventory was completed in 2000. Existing land uses in the County in 2000 are shown on Map IV-2 and are quantitatively summarized in Table IV-1.[2]

Urban Land Use

Urban land uses consist of residential, commercial, industrial, transportation, communication, and utility uses, governmental and institutional, recreational and unused urban land.[3] As indicated in Table IV-1 and on Map IV-2, urban land uses encompassed 50,345 acres (78.7 square miles), or about 23 percent of the total County planning area in 2000. This compares to urban land uses comprising 28 percent of the total area of the Southeastern Wisconsin Region in 2000.

As indicated in Table IV-1, residential land comprised the largest urban land use category in 2000, encompassing about 23,450 acres (36.6 square miles), or 46 percent of all urban land in the County. Commercial land encompassed about 1,930 acres (3.0 square miles), or 4 percent of all urban land. Industrial land encompassed about 2,430 acres (3.8 square miles), or 5 percent of all urban land. Land used for governmental and institutional purposes encompassed 2,280 acres (3.6 square miles), or 4 percent of all urban land. Land devoted for intensive recreational uses encompassed about 3,000 acres (4.7 square miles), or 6 percent of all urban land.[4] Lands devoted to transportation, communication, and utilities uses encompassed about 13,350 acres (20.9 square miles), or 27 percent of all urban lands; street and highway rights-of-way accounted for 11,400 acres, or 85 percent of the transportation, communication, and utilities category. Unused urban land accounted for about 3,900 acres (6.1 square miles), or 8 percent of all urban land. Corresponding land use acreage information for cities, villages, and towns is presented in Table IV-2.

---

[2]*As part of the year 2000 regional land use inventory, the delineation of existing land was referenced to real property boundary information not available for prior inventories. This change increases the precision of the land use inventory, however, year 2000 land use inventory data are not strictly comparable with data from the 1990 and prior inventories. At the county level, the most significant effect of the change is to increase the transportation, communication, and utilities category—the result of the use of actual street and highway rights-of-way as part of the 2000 land use inventory. This treatment of streets and highways generally diminishes the area of adjacent land uses traversed by those streets and highways in the 2000 land use inventory relative to prior inventories.*

[3]*Unused urban lands consist of open lands within urban areas. Such lands were not in any particular use at the time of the inventory. In some cases, they were previously developed or cleared before the inventory or development was underway but not yet complete. Unused urban lands do not contain any wetlands or woodlands; those areas have their own category under the land use inventory.*

[4]*Intensive recreational land includes only parks or portions of parks that have been developed with facilities such as playgrounds, major trails, tennis courts, baseball diamonds, soccer fields, and other playfields; it excludes wetlands, woodlands, surface waters, and open lands having no developed facilities within existing park and open space sites.*

As indicated in Table IV-1, between 1963 and 2000, urban land uses in the County increased by about 20,800 acres (32.4 square miles), or 70 percent. This includes increases of 10,000 acres between 1963 and 1980, and 10,800 acres between 1980 and 2000. Between 1963 and 2000, residential lands increased by 90 percent; commercial lands increased by 167 percent; industrial lands increased by 205 percent; transportation, communication, and utility land increased by 29 percent; governmental and institutional land increased by 70 percent; and recreational land increased by 81 percent.

As indicated in Table IV-3, between 1963 and 2000, there were 13 municipalities with more than a 75 percent increase, or conversion to urban land. Overall, the County experienced a 71 percent increase in urban land between 1963 and 2000. Of the 13 municipalities, four had experienced an increase in urban land of more than 100 percent.

Residential Development (2000 to 2006)

Since 2000, the base date of the last regional land use inventory, Racine County has continued to grow and develop. Between 2000 and 2006, a total of 115 residential subdivision and condominium plats were recorded in the County, as shown on Map IV-3 and Table IV-4. In combination, these subdivision plats created a total of 4,019 residential lots on a total of 3,603 gross acres.

Industrial/Business Park Development

Industrial and business park land is a major contributor to economic development patterns within Racine County. As shown on Map IV-4 and in Table IV-5, in 2005 there were a total of 19 industrial and business parks encompassing 2,100 gross acres.[5] Among the 19 industrial and business parks, 15 had available sanitary sewer service.

Nonurban Land Use

Areas considered as nonurban land uses under the land use inventory include agricultural lands, wetlands, woodlands, surface water, extractive and landfill sites, and unused rural lands.[6] As indicated in Table IV-1 and on Map IV-2, nonurban lands encompassed about 167,700 acres (262.0 square miles), or 77 percent of the total County planning area in 2000. Agricultural land constituted the largest nonurban land use category, encompassing about 125,200 acres (195.6 square miles) or 75 percent of all nonurban land, and 58 percent of the total County planning area. Natural resource areas, consisting of surface water, wetlands, and woodlands, combined to encompass about 33,800 acres (52.8 square miles), or 20 percent of all nonurban lands in 2000. All other nonurban lands—including extractive, landfill, and unused rural lands—comprised about 8,700 acres (13.7 square miles), or 5 percent of all nonurban lands.

Nonurban lands in the County planning area decreased by about 20,800 acres (32.4 miles), or 11 percent, between 1963 and 2000. Much of this decrease may be attributed to the conversion of agricultural land to urban uses such as residential development. As indicated in Table IV-1, the total wetland acreage in the County decreased by about 360 acres between 1963 and 1980, followed by a fairly significant increase of 800 acres, between 1980 and 2000. The total woodland acreage decreased moderately, by about 1,000 acres, between 1963 and 2000. It should be noted that the change in wetland and woodland areas indicated in Table IV-1 represents the net change within the County. As a result, the change in the wetland area reported between two inventory periods is the net result of decreases in certain areas—due, for example, to drainage or filling activities, while increases may be due to the abandonment of drainage systems or planned wetland restoration efforts. Similarly, the change in woodland area between two inventory periods reflects the net effect of clearing of woodlands in certain areas and/or reforestation efforts in other areas.

---

[5]*As identified in SEWRPC Memorandum Report No. 136, 2nd Edition,* Racine County Industrial Park Land Absorption Study, *December 2005*.

[6]*Unused rural lands consist of open lands, other than wetlands and woodlands, which are located within rural areas but which were not in agricultural, pasture, or related use at the time of the land use inventory.*

TRANSPORTATION FACILITIES AND SERVICES

Historic Transportation Facilities

Prior to the 20th Century, the construction, expansion, and improvement of road and railroad facilities in Racine County led to increased urbanization not only in the City of Racine, but in the outlying areas of the County as well. Between 1850 and 1900, the first railroad was constructed between the Cities of Racine and Burlington, which facilitated the growth of merchandising centers for their surrounding areas. In addition, street railway operations, or streetcars, were initiated in the City of Racine. Public transit service in the Racine area was provided exclusively by streetcars until 1928, when the first feeder-bus route became operational. An extensive street paving program was undertaken by the City during the 1930s, and a decision was made then to convert the transit system to buses rather than replacing track where the repaving program affected streetcar routes. Until 1963, three private railroads also competed for interregional passenger traffic between Milwaukee and Chicago and for interurban service between the Cities of Milwaukee, Racine, and Kenosha. By the 1970s, however, virtually all commuter rail operations in the Chicago region and the rest of the United States had been transferred from private ownership and operation to public ownership and operation. All service was then provided either directly by a public operator or under contract between a public authority and private operator.

Recognizing the relationship between land use and transportation is vital in better understanding the characteristics of the built environment. As Federal commitment to road building in the post-World War II era reconfigured the landscape of the United States, this impact was not as evident in the County. However, as outward migration from major urban centers occurred with the expansion and improvement of the street and highway system, there was a shift towards a higher dependency on automobiles for local transportation use. As evident in Table IV-6, between 1963 and 2005, the distribution of total streets and highways mileage increased by about 320 miles.

Public Streets and Highways

The street and highway system serves several important functions, including the movement of through vehicular traffic; providing vehicular access to abutting land uses; providing for pedestrian and bicycle circulation; and serving as the location for utilities and stormwater drainage facilities. Two of these functions—traffic movement and land access—are interdependent but often conflicting. The following section describes the three functional classifications of arterial, collector, and land access streets within Racine County.

Arterial Streets

Arterial streets are defined as public streets and highways which are principally intended to provide a high degree of travel mobility, serving the movement between and through urban areas. As shown on Map IV-5, the existing arterial streets and highways form an integrated travel system of state, county, and local trunk arterials with connections between civil divisions and adjacent counties. In 2005, there was a total of 421 miles of arterials and highways in Racine County. Of this total, 159 miles consisted of State trunk highways, 139 miles consisted of County trunk highways, and 123 miles consisted of local trunk highways.

In addition to their functional classification, the arterial street system may be described in a number of different ways. Streets and highways may be classified by the unit of government that has responsibility, or jurisdiction, over the facility. The Wisconsin Department of Transportation (WisDOT) has jurisdiction over the State trunk highway system, Racine County has jurisdiction over the County trunk highway system, and each local government has jurisdiction over local arterial streets within their respective community. Furthermore, traffic speed, volume, and trip lengths of the arterial street system are grouped into logical subsystems. The State trunk highway system, which includes Interstate Highways (IH), U.S.-numbered highways (USH), and State trunk highways (STH), generally carry the highest traffic volumes, provide the highest traffic speeds, have the highest degree of access control, and serve land uses of statewide or regional significance. Interstate and State trunk highways serve the longest trips, principally carrying traffic traveling through and between Racine County and other counties or states. County trunk highways (CTH) form an integrated system with State highways and principally serve traffic between communities in the County and land uses of countywide importance. Local arterial streets and highways would serve the shortest trips, serve locally-oriented land uses, carry the lightest

traffic volumes on the arterial system, provide lower traffic speeds, have the least access control, and principally serve traffic within a local government unit. Plan recommendations regarding the jurisdiction, location, and number of lanes of arterial streets and highways in Racine County are included in the 2035 regional transportation system plan, which is described later in this report.

Collector and Land Access Streets

Collector and land access streets form a street system that serve connections between arterials as well as link the residential areas of a community. Collector streets are defined as streets and highways primarily intended to serve as connections between the arterial street system and land access streets. In addition to collecting and distributing traffic to and from land access streets, collector streets usually perform a secondary function of providing access to abutting property. Local land access streets provide access to abutting property.

Wisconsin Information System for Local Roads

WisDOT maintains a detailed database of county and local street information in the "Wisconsin Information System for Local Roads" (WISLR). Physical attributes such as right-of-way and pavement width, number of traffic lanes, type of surface and pavement rating, the presence and type of shoulders or curbs, and the presence of sidewalks are available through a database that can be accessed through the WisDOT website by registered users. Administrative information, including the functional classification and owner of street, can also be obtained. The information in the database is provided by county and local governments, and is intended to assist in reporting roadway pavement conditions. By statute, pavement ratings must be submitted to WisDOT by each county and local government every other year.

Freeway System Management

The existing freeway traffic management system in Southeastern Wisconsin consists of many elements which are often referred to as intelligent transportation systems. The elements of the freeway traffic management system include: traffic detectors, ramp metering, high-occupancy vehicle bypass ramps, variable message signs, highway advisory radio, closed-circuit television, service patrols, crash investigation sites, and enhanced reference markers. Traffic detectors, a variable message sign, closed-circuit television cameras, a crash investigation site, and freeway service patrol sites are present throughout portions the freeway system in Racine County.

Traffic detectors measure the speed, volume, and density of freeway traffic. Traffic detector data collection is monitored at WisDOT's Traffic Operation Center in Milwaukee for disruptions in traffic flow as well as to control traffic merging onto portions of the freeway that experience traffic congestion during the morning and evening peak-traffic periods. In 2006, none of IH 94 on-ramps were equipped with ramp meters and attendant traffic detectors in Racine County.

Variable message signs provide real-time information to travelers about downstream freeway traffic conditions. WisDOT uses variable message signs to display current travel times to selected areas and to display information about lane and ramp closures as well as where travel delays begin and end. In the event of child abduction, the variable message signs are also used to display an amber alert. There is one variable message sign in Racine County, located along the northbound lane of IH 94 at CTH G.

There are also six closed-circuit television cameras along IH 94 in Racine County, which provide real-time video for the identification and confirmation of congested areas and incident locations. Video is monitored at the WisDOT Traffic Operation Center in Milwaukee. Video is supplied to some emergency response agencies so that their dispatchers can provide personnel with incident locations and information. WisDOT also provides some of its camera images to the media and to its website for viewing by the general public.

Crash investigation sites are designated safe zones for distressed motorists to relocate to if they are involved in a crash or an incident on the freeway. There are three crash investigation sites along IH 94 in Racine County. These sites are intended for use by motorists involved in an incident to exchange insurance information or to make emergency repairs to their vehicle following a minor collision or breakdown. These sites are also used by the freeway service patrols to relocate the distressed motorists they assist.

Freeway service patrols assist disabled motorists with specially equipped vehicles. When freeway service patrols encounter severe incidents, they have communication equipment to ensure that the appropriate personnel and equipment may be dispatched to the scene, prior to arrival by a first responder. In Racine County, the IH 94 freeway service patrol, between the Kenosha County and Milwaukee County lines, is known as the Gateway Patrol and is under contract with the Wisconsin Department of Transportation.

Bicycle Facilities

For inventory purposes, the term bicycle way is defined as any roadway, pathway, or other way that is specifically designated for bicycle travel, including facilities that are designated for exclusive or preferential bicycle travel and facilities that are shared with other travel modes. Existing bicycle ways are grouped as the following four facility types: bicycle paths located outside street rights-of-way; bicycle paths located within street rights-of-way; bicycle routes; and bicycle lanes. Bicycle facilities other than bicycle ways include signs and other traffic control devices intended to assist bicyclists, bicycle parking and storage devices, and racks and other devices to transport bicycles on transit vehicles. It is important to note that the inventory of bicycle facilities presented in this section is limited to existing off-street bicycle paths.

Bicycle accommodation on surface arterial streets and highways is provided by various levels and units of government. WisDOT is the principal agency responsible for bicycle facilities within the right-of-way of State trunk highways and connecting streets; county highway and transportation departments are responsible for bicycle facilities located within the right-of-way of country trunk highways; and the various cities, villages, and towns are responsible for bicycle facilities located within the right-of-way of streets and highways under their jurisdiction.

Off-Street Bicycle Paths

Off-street bicycle paths are located outside a street right-of-way in natural resource and utility corridors in order to maintain a separation from motor vehicles. They are intended to provide reasonably direct connections between the region's urbanized and small urban areas on safe and aesthetically attractive routes. In addition, the off-street paths may act as a system of paths between local communities and adjacent counties. They are designed to accommodate a variety of uses, including bicycling, hiking, and cross-country skiing, and—on paved-trails—roller-skating and roller-blading. As shown on Map IV-6, Racine County has developed four off-street bicycle paths within former electric interurban railway rights-of-way: the Burlington Trail, the Milwaukee-Racine-Kenosha (MRK) Trail, the North Shore Trail, and the Waterford-Wind Lake Trail.

Bicycle Paths Located within Street Rights-of-Way

Bicycle paths located within street rights-of-way are separated from the motor vehicle travel by a planting strip. Although signed as bicycle ways, such facilities generally serve pedestrians as well as bicyclists in a system of paths between and through urbanized areas as well as connect segments of the this system to off-street paths. Bicycle paths are located where high levels of recreational use are anticipated, or where motor vehicle speeds and volumes on the adjacent street are considered too high for bicycles to safely share the roadway with other motor vehicles.

On-Street Bicycle Routes and Lanes

On-street bicycle routes and lanes are also designed to generally serve bicyclists in a system of paths between and through urbanized areas. A bicycle route is a bicycle way designated with directional and informational markers, and may consist of a combination of bicycle paths, bicycle lanes, and shared roadways signed for bicycle use. Bicycle route signs are commonly installed to provide a connection between bicycle lanes or bicycle paths, or to mark a route recommended for bicycle travel based on more favorable roadway conditions. For a more preferential or exclusive use of bicyclists, a bicycle lane is a portion of the roadway designated by striping, signing, and pavement markings.

Pedestrian Facilities

Walking is one of the most common forms of transportation used in a variety of trip-making modes. For inventory purposes, pedestrian facilities include sidewalks along roadways, walkways located outside a street right-of-way, crosswalks, pedestrian islands and medians, overpasses and underpasses, and signs and other traffic control

devices intended to assist pedestrians. While a comprehensive inventory of pedestrian facilities has not been completed for Racine County, safe pedestrian facilities are essential in the development of commuting, recreational, and leisurely activities in both urbanized and nonurbanized areas. In addition, pedestrian facilities are important in properly accommodating pedestrians with special needs such as the elderly, persons with disabilities, and school-age children.

Interregional Public Transportation

Rail, bus, airline, and ferry carriers provide Racine County residents with public transportation service between the Southeastern Wisconsin Region and a number of cities and regions across the Country, as described in the following paragraphs.

Passenger Rail Service

Amtrak provides intercity passenger service across regional boundaries. As shown on Map IV-7, Amtrak trains operate on the historic Chicago, Milwaukee, St. Paul and Pacific Railroad Company alignment, now owned by the Canadian Pacific Railway, with two services, the Hiawatha and the Empire Builder. In Racine County, the Amtrak Station is located in the Village of Sturtevant; there are no service stops within the City of Racine Central Business District (CBD). The Hiawatha route provides seven weekday round trips between Milwaukee and Chicago as well as six round trips on weekends. Amtrak's Empire Builder route provides one daily round trip between Chicago, Milwaukee, Minneapolis-St. Paul, and Seattle. Since the Empire Builder is a long distance service, only passengers with reserved seats and destinations outside the Milwaukee-Chicago corridor are permitted to board the train.

Bus Service

The Kenosha-Racine-Milwaukee Commuter Bus, operated by Wisconsin Coach Lines (WCL)/Coach USA, offers fixed-route express transit service between the Cities of Milwaukee, Racine, and Kenosha. As shown on Map IV-7, there are two alignment routes—through the City of Racine with a stop at the downtown Racine Transit Center and over IH 94 with a stop at the intersection of STH 20. The service along the north-south length of STH 32 is oriented principally towards serving Racine and Kenosha passengers commuting to and from the Milwaukee area. Intermediate stops include major rural and urban locations at local transit system hubs, and at major rural locations upon passenger request. The Airport Express route provides service over IH 94 between downtown Milwaukee and Chicago's O'Hare International and Midway Airports, including a stop at Milwaukee's General Mitchell International Airport. WCL passengers requiring Americans with Disability Act (ADA) accessible vehicles must provide 24-hour advanced notice.

Feasibility Study for Passenger Rail Commuter Transit Services

A fixed-guideway transit corridor alternatives analysis study was completed in 2003 for the Milwaukee to Kenosha corridor. The study called for the Northeastern Illinois Metra commuter rail service, which now operates from Chicago to Kenosha, to be extended to Racine and Milwaukee. The service would operate as a single through route over the existing Union Pacific freight railroad trackage between Milwaukee and Chicago, permitting travel throughout the day in both directions. The Counties and Cities of Kenosha, Milwaukee, and Racine together with the Wisconsin Department of Transportation are currently attempting to initiate the preliminary engineering of the commuter rail extension, which is described later in this report.

Scheduled Air Carrier Service

Within the Southeastern Wisconsin Region, scheduled air carrier passenger service is provided at Milwaukee County's General Mitchell International Airport. Scheduled service at Mitchell International is provided by 13 airlines and includes over 450 scheduled daily flights between Milwaukee and 90 other cities and metropolitan areas, with connections available to all other destinations served by air. Mitchell International is classified as a medium-hub airport and is the largest airport in Wisconsin.

There are no airports in Racine County providing scheduled air carrier service. In addition to Mitchell International, County residents may also use Chicago's O'Hare International Airport and Midway International Airport for such service.

Ferry Service

In 2007, passenger and car ferry services were provided across Lake Michigan, between Milwaukee and Muskegon, Michigan, by Lake Express, LLC. Service includes three round trips daily throughout the spring and summer, and two round trips daily in the fall.

Local Public Transportation

Local Transit: Fixed-Route

Public transit serves intraregional travel demand and is open to the general public. In 2007, local public transit was provided by the Belle Urban System (BUS) in the City of Racine and surrounding area. The City of Racine owns and operates the BUS local service over nine fixed routes, including seven regular routes operating largely within the City of Racine. As shown on Map IV-7, seven regular fixed routes are radial in design, emanating from a central transit center in downtown Racine, and provide service to all portions of the City and immediate environs. Two of the regular routes extend outside the City—one is limited service serving a shopping center in the Village of Caledonia. It is also important to note that an additional limited service bus extends outside the City principally for Racine Unified School District students morning and afternoon trips. The transit system also includes two routes that serve major employment centers in the Villages of Mt. Pleasant and Sturtevant and the Town of Yorkville; this route also serves the Amtrak Station in the Village of Sturtevant. The system provides service from 5:30 AM to midnight on weekdays, from 7:00 AM to 10:30 PM on Saturdays, and from 9:30 AM to 7:00 PM on Sundays. Headways on the bus routes are 30 and 60 minutes during weekday morning and afternoon peak periods and 60 minutes at all other times. Currently, the BUS charges adult cash fares of $1.50 per trip for local bus service.

Trolley Service

The BUS also provides a "trolley" (a bus designed to resemble a trolley) in the downtown area between Memorial Day and Labor Day. The trolley provides transportation for residents, downtown workers, visitors and marina residents to restaurants, pubs, the art district, the library, museums and other downtown attractions. Trolley service runs from Tuesday through Sunday from 10:00 AM to 4:00 PM and from 4:00 PM to midnight on Friday and Saturday at a fare of $0.25 per trip.

Paratransit Service

The City of Racine provides paratransit service to serve the transit needs of disabled residents whom are unable to use the BUS fixed-route system. The Racine County Human Services Department administers the paratransit program, which is an advanced reservation door-to-door public transportation service with the same service hours as the BUS fixed-route bus service. The service is provided on a private contract basis and charges a fare of $3.00 per trip. Because the paratransit service is actually part of the Countywide paratransit program of the Racine County Human Services Department, disabled individuals who live within the BUS fixed route service area can also utilize the service to travel anywhere within Racine County.

Other Specialized Transportation Services

Specialized transportation services are also provided by a number of public and private nonprofit agencies and organizations, as well as by private for-profit transportation companies. In general, most of the available specialized transportation services were provided on demand, rather than on a fixed schedule, with eligibility for service usually limited to clientele of the sponsoring agency or organization, principally elderly or disabled individuals.

The Racine County Human Services Department administers two major programs that provide public door-to-door service within Racine County. The first program provides advanced reservation services to elderly and disabled persons throughout Racine County for general travel. The second program provides fixed-route, fixed-schedule transportation services to developmentally disabled individuals in Racine County participating in the training and employment programs offered by Careers Industries of Racine, Inc., and the Racine County Opportunity Center in the City of Racine.

The private non-profit Lakeshore Counties Chapter of the American Red Cross provides specialized transportation in eastern Racine County. The door-to-door service is provided on an advance reservation basis for medical-purpose trips to destinations inside and outside the County, using volunteer drivers.

Two private for-profit specialized transportation providers also serve medical-purpose trips to destinations inside and outside the County: K & S Medical Transport and Laidlaw Transit, Inc. Service was provided on an advance reservation door-to-door basis.

Park-Ride Facilities
Park-ride facilities enable more efficient travel through a various modes of transportation. Specifically, park-ride facilities allow for the transfer of mode between:

- private vehicle and public transit;
- single occupant or solo driver private vehicles and carpools; and
- bicycle to transit and carpools.

In 2007, there were three public park-ride facilities in Racine County. These include public lots at USH 20, west of IH 94 in Ives Grove (76 spaces), at USH 11, east of IH 94 (60 spaces), and at the Village of Sturtevant Amtrak Station.

Rail Freight Facilities
As shown on Map IV-8, three railway companies provided active mainline rail freight service within Racine County in 2006. The Union Pacific (UP) Railroad provided freight service over two parallel segments emanating from Chicago, and traversing the eastern tier of communities in a north-south direction. The Canadian Pacific (CP) Rail System, formerly known as the Soo Line, also provided freight service over a line emanating from Chicago and traversing the entire County east of IH 94 in a north-south direction. In addition, a short spur line served industries east of the main CP Rail line, and branch line connections to the west served customers in the Village of Union Grove. The Canadian National (CN) Railway, formerly the Wisconsin Central, Ltd., provided freight service over a north-south main line, traversing the western edge of the County.

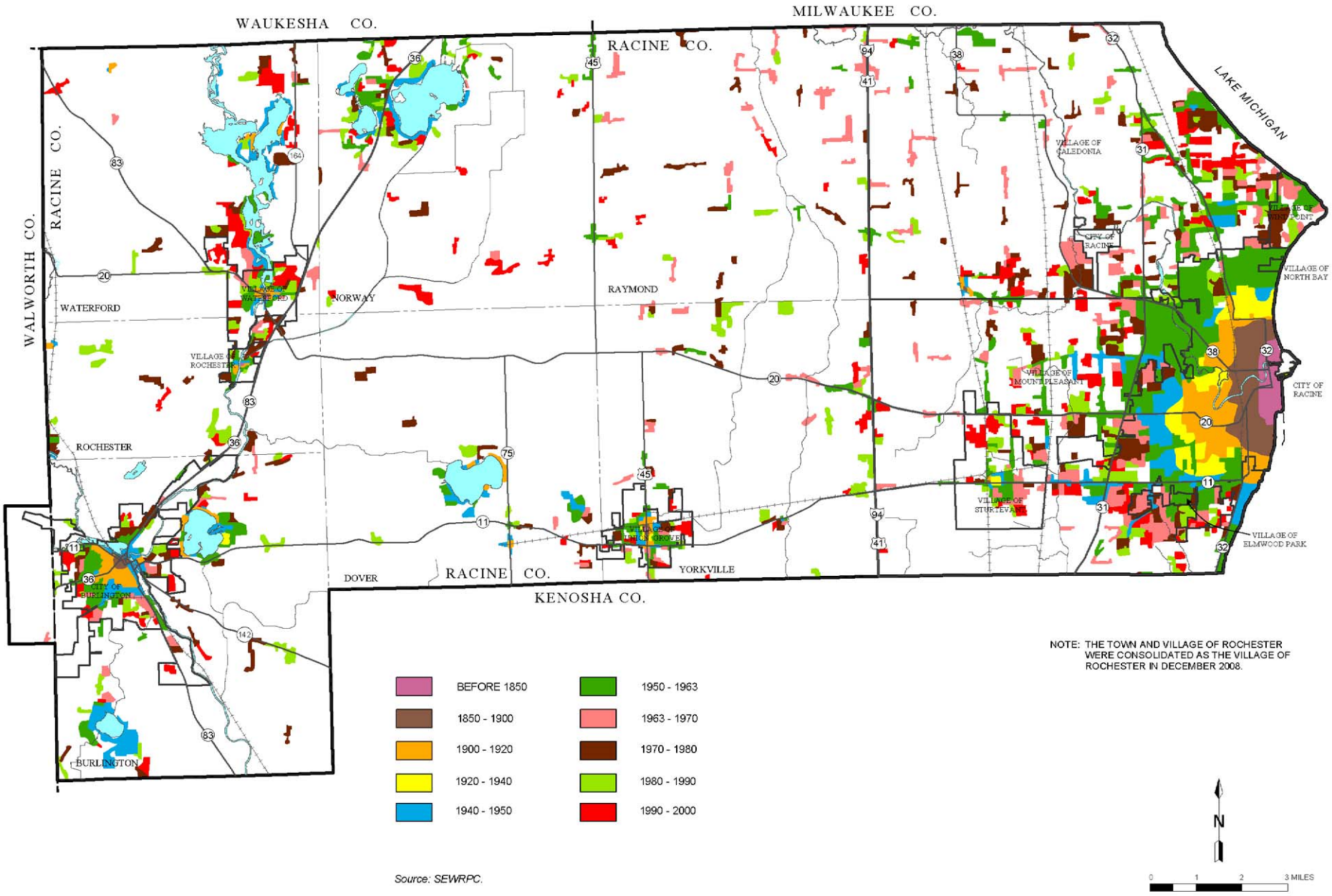
Airports and Heliports
In 2006, there were a total of 15 airports/heliports of all types in Racine County, all of which served general aviation needs. Six of these are public-use and include John H. Batten, Burlington Municipal, Cindy Guntly Memorial, Fox River, Sylvania, and Valhalla. Burlington Municipal is publicly owned by the City of Burlington. The other five public-use airports are privately owned. Three of these airports—John H. Batten, Burlington Municipal, and Sylvania—are included in the Regional Airport System Plan for southeastern Wisconsin. This system plan recommends a basic coordinated system of airports essential to serving the current and future aviation needs of the seven-county Southeastern Wisconsin Region including Racine County. In addition to the six public-use airports, there are four private-use airports and five heliports in the County. The five heliports are also private-use. General Mitchell International Airport is the closest scheduled air carrier airport and is located seven miles north of Racine County. Public and private airports as well as heliports are shown on Map IV-8 and listed in Table IV-7.

Marinas, Harbors, and Ports
In 2006, there were a total of seven privately-owned marinas in Racine County. Six of the seven marinas are located in the City of Racine, while one marina is located on Lake Tichigan and the Fox River in the Village of Waterford. These private marinas offer a variety of services that may include permanent slips, storage, dock boxes, water, electricity, dockside fuel, and sanitary pump out services.

There are no freight ports located in the County. Major water freight facilities and services are provided to the County by the Port of Milwaukee, which is located in the City of Milwaukee.

Map IV-1

HISTORICAL URBAN GROWTH IN THE RACINE COUNTY PLANNING AREA: 1850 - 2000

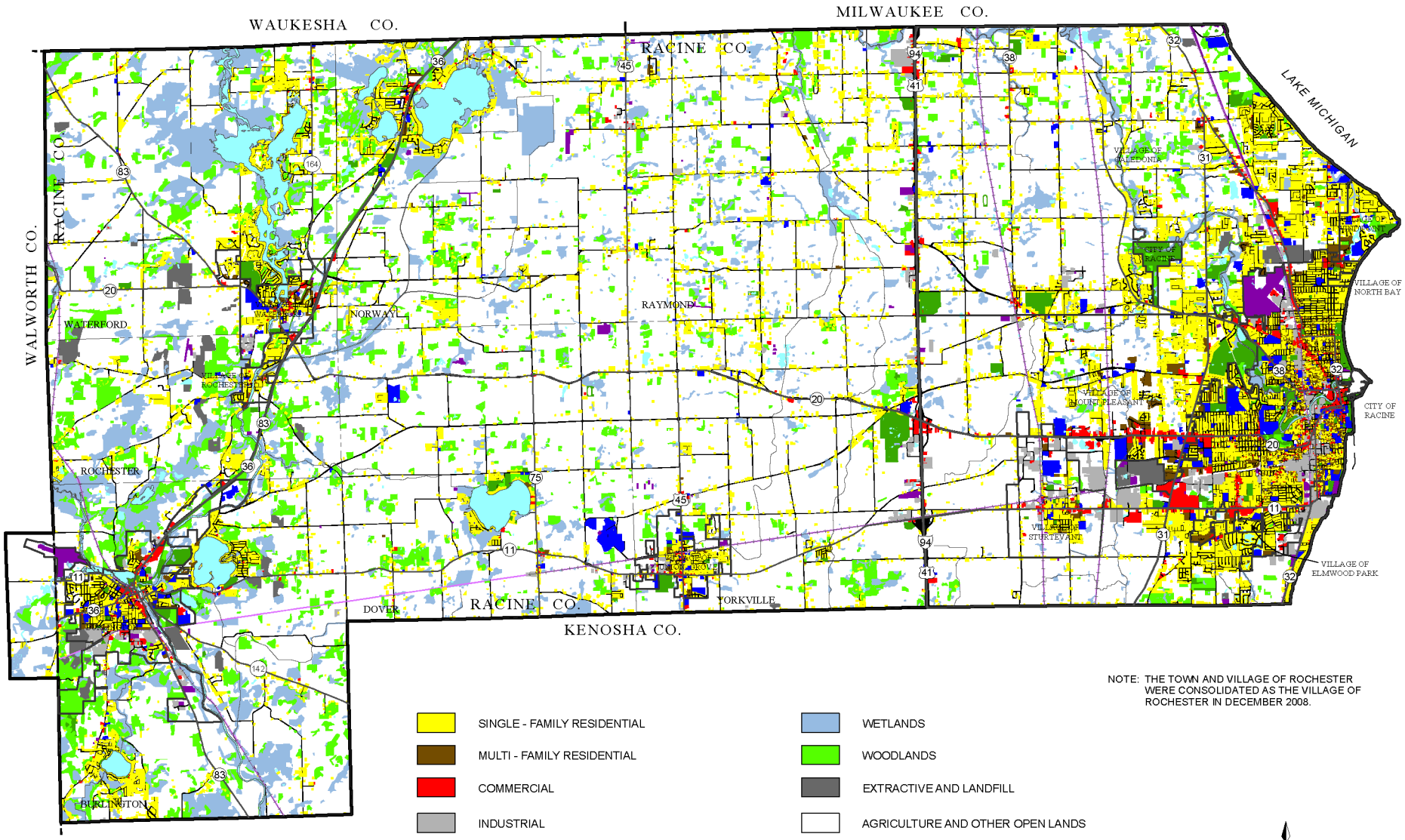


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Map IV-2

EXISTING LAND USE IN THE RACINE COUNTY PLANNING AREA: 2000



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table IV-1

EXISTING LAND USE IN THE RACINE COUNTY PLANNING AREA: 1963, 1980, AND 2000

Land Use Category[a]	1963			1980			2000			Change					
										1963-1980		1980-2000		1963-2000	
	Acres	Percent of Urban/ Nonurban	Percent of Total	Acres	Percent of Urban/ Nonurban	Percent of Total	Acres	Percent of Urban/ Nonurban	Percent of Total	Acres	Percent	Acres	Percent	Acres	Percent
Urban															
Residential															
Single-Family	11,796	39.9	5.4	17,128	43.3	7.9	21,900	43.5	10.0	5,332	45.2	4,772	27.9	10,104	85.7
Multi-Family	577	2.0	0.3	1,055	2.7	0.5	1,547	3.1	0.7	478	82.8	492	46.6	970	168.1
Subtotal	12,373	41.9	5.7	18,183	46.0	8.3	23,447	46.6	10.7	5,810	47.0	5,264	29.0	11,074	89.5
Commercial	722	2.4	0.3	1,220	3.1	0.6	1,929	3.8	0.9	498	69.0	709	58.1	1,207	167.2
Industrial	797	2.7	0.4	1,642	4.1	0.8	2,429	4.8	1.1	845	106.0	787	47.9	1,632	204.8
Transportation, Communication, and Utilities															
Streets and Highways	8,399	28.4	3.9	9,726	24.6	4.5	11,399	22.7	5.2	1,327	15.8	1,673	17.2	3,000	35.7
Railroads	1,272	4.3	0.6	1,024	2.6	0.5	866	1.7	0.4	-248	-19.5	-158	-15.4	-406	-31.9
Other	651	2.2	0.3	899	2.3	0.4	1,088	2.2	0.5	248	38.1	189	21.0	437	67.1
Subtotal	10,322	34.9	4.8	11,649	29.5	5.4	13,353	26.6	6.1	1,327	12.9	1,704	14.6	3,031	29.4
Governmental and Institutional	1,340	4.5	0.6	2,025	5.1	0.9	2,278	4.5	1.0	685	51.1	253	12.5	938	70.0
Recreational	1,659	5.6	0.8	2,429	6.1	1.1	3,008	6.0	1.4	770	46.4	579	23.8	1,349	81.3
Unused Urban	2,365	8.0	1.1	2,434	6.0	1.1	3,901	7.7	1.8	69	2.9	1,467	60.3	1,536	64.9
Urban Subtotal	29,578	100.0	13.7	39,582	99.9	18.2	50,345	100.0	23.0	10,004	33.8	10,763	27.2	20,767	70.2
Nonurban															
Natural Areas															
Surface Water	4,772	2.5	2.2	5,173	2.9	2.4	5,201	3.1	2.4	401	8.4	28	0.5	429	9.0
Wetlands	15,443	8.2	7.1	15,085	8.5	6.9	15,885	9.5	7.3	-358	-2.3	800	5.3	442	2.9
Woodlands	13,699	7.3	6.3	12,953	7.3	5.9	12,679	7.6	5.8	-746	-5.4	-274	-2.1	-1,020	-7.4
Subtotal	33,914	18.0	15.6	33,211	18.7	15.2	33,765	20.2	15.5	-703	-2.1	554	1.7	-149	-0.4
Extractive and Landfill	1,195	0.6	0.5	1,093	0.6	0.5	1,619	1.0	0.7	-102	-8.5	526	48.1	424	35.5
Agricultural	148,800	79.0	68.1	138,321	77.5	63.4	125,185	74.5	57.5	-10,479	-7.0	-13,136	-9.5	-23,615	-15.9
Unused Rural	4,550	2.4	2.1	5,786	3.2	2.7	7,136	4.3	3.3	1,236	27.2	1,350	23.3	2,586	56.8
Nonurban Subtotal	188,459	100.0	86.3	178,411	100.0	81.8	167,705	100.0	77.0	-10,048	-5.3	-10,706	-6.0	-20,754	-11.0
Total[b]	218,037	- -	100.0	217,993	- -	100.1	218,050	- -	100.0	-44	0.0	57	0.0	13	0.0

[a] *Off-street parking area is included with the associated land use.*

[b] *Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

Table IV-2

LAND USE ACREAGE IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 2000

Land Use Category[a]	Civil Division									
	City of Burlington	City of Racine	Village of Caledonia[b]	Village of Elmwood Park	Village of Mount Pleasant[b]	Village of North Bay	Village of Rochester[c]	Village of Sturtevant	Village of Union Grove	Village of Waterford
Urban										
Residential										
Single-Family	646	2,911	4,368	68	3,333	53	117	302	313	300
Multi-Family	115	710	118	0	288	0	11	43	39	83
Subtotal	761	3,621	4,486	68	3,621	53	128	345	352	383
Commercial	181	690	188	2	402	0	6	67	32	41
Industrial	268	604	184	0	605	0	1	188	39	42
Transportation, Communication, and Utilities										
Streets and Highways	454	1,857	1,671	20	1,558	10	51	223	144	190
Railroads	52	47	214	0	160	0	0	66	11	0
Other	197	455	97	0	56	0	0	8	17	11
Subtotal	703	2,359	1,982	20	1,774	10	51	297	172	201
Governmental and Institutional	224	651	333	5	261	0	4	105	78	92
Recreational	220	782	533	0	404	0	1	22	14	34
Unused Urban	284	617	599	3	1,037	5	32	437	110	86
Urban Subtotal	2,641	9,324	8,305	98	8,104	68	223	1,461	797	879
Nonurban										
Natural Areas										
Surface Water	151	116	280	1	142	0	26	3	0	71
Wetlands	329	115	1,745	0	461	0	24	48	14	86
Woodlands	452	140	1,218	0	372	0	9	15	31	46
Subtotal	932	371	3,243	1	975	0	59	66	45	203
Extractive and Landfill	97	264	234	0	10	0	0	0	0	0
Agricultural	731	25	15,727	0	12,043	0	49	1,131	371	352
Unused Rural	171	67	1,676	0	560	0	12	33	71	182
Nonurban Subtotal	1,931	727	20,880	1	13,588	0	120	1,230	487	737
Total	4,572	10,051	29,185	99	21,692	68	343	2,691	1,284	1,616

Table IV-2 (continued)

Land Use Category[a]	Civil Division								Racine County Planning Area Total[d]
	Village of Wind Point	Town of Burlington	Town of Dover	Town of Norway	Town of Raymond	Town of Rochester[c]	Town of Waterford	Town of Yorkville	
Urban									
Residential									
Single-Family	344	1,511	904	1,761	1,538	755	1,516	1,160	21,900
Multi-Family	30	19	15	41	25	2	4	4	1,547
Subtotal	374	1,530	919	1,802	1,563	757	1,520	1,164	23,447
Commercial	9	41	29	42	85	14	28	72	1,929
Industrial	0	39	36	40	198	17	30	138	2,429
Transportation, Communication, and Utilities									
Streets and Highways	99	699	661	842	851	428	704	937	11,399
Railroads	0	119	70	0	0	40	27	60	866
Other	0	9	51	46	68	24	0	49	1,088
Subtotal	99	827	782	888	919	492	731	1,046	13,353
Governmental and Institutional	64	23	238	36	53	19	20	72	2,278
Recreational	65	139	84	108	65	25	139	373	3,008
Unused Urban	107	174	29	170	15	89	87	20	3,901
Urban Subtotal	718	2,773	2,117	3,086	2,898	1,413	2,555	2,885	50,345
Nonurban									
Natural Areas									
Surface Water	22	879	572	1,254	118	129	1,310	127	5,201
Wetlands	19	3,214	1,333	2,283	1,241	1,488	2,965	520	15,885
Woodlands	32	2,633	1,288	1,301	1,024	1,518	1,815	785	12,679
Subtotal	73	6,726	3,193	4,838	2,383	3,135	6,090	1,432	33,765
Extractive and Landfill	0	358	3	2	0	375	266	10	1,619
Agricultural	11	11,381	17,500	14,267	16,876	5,707	12,127	16,887	125,185
Unused Rural	23	1,099	333	645	719	338	513	694	7,136
Nonurban Subtotal	107	19,564	21,029	19,752	19,978	9,555	18,996	19,023	167,705
Total	825	22,337	23,146	22,838	22,876	10,968	21,551	21,908	218,050

[a]Off-street parking area is included with the associated land use.

[b]Caledonia and Mt. Pleasant were incorporated as Villages in 2005 and 2003, respectively.

[c]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

[d]Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.

Source: SEWRPC.

Table IV-3

URBAN AND NONURBAN LAND IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 1963 AND 2000

Civil Division	1963			2000			Change in Urban Land: 1963-2000	
	Urban Acres	Nonurban Acres	Total	Urban Acres	Nonurban Acres	Total	Acres	Percent
Cities								
Burlington	1,254	3,318	4,572	2,357	2,215	4,572	1,103	88.0
Racine	7,179	2,859	10,038	8,707	1,344	10,051	1,528	21.3
Villages								
Caledonia	4,145	25,040	29,185	7,706	21,479	29,185	3,561	85.9
Elmwood Park	66	33	99	95	4	99	29	43.9
Mt. Pleasant	3,859	17,833	21,692	7,067	14,625	21,692	3,208	83.1
North Bay	61	7	68	63	5	68	2	3.3
Rochester[a]	105	238	343	191	152	343	86	81.9
Sturtevant	473	2,218	2,691	1,024	1,667	2,691	551	116.5
Union Grove	350	934	1,284	687	597	1,284	337	96.3
Waterford	314	1,302	1,616	793	823	1,616	479	152.5
Wind Point	353	472	825	611	214	825	258	73.1
Towns								
Burlington	1,628	20,709	22,337	2,599	19,738	22,337	971	59.6
Dover	1,188	21,958	23,146	2,088	21,058	23,146	900	75.8
Norway	1,416	21,422	22,838	2,916	19,922	22,838	1,500	105.9
Raymond	1,546	21,330	22,876	2,883	19,993	22,876	1,337	86.5
Rochester[a]	559	10,409	10,968	1,324	9,644	10,968	765	136.9
Waterford	1,317	20,234	21,551	2,468	19,083	21,551	1,151	87.4
Yorkville	1,400	20,508	21,908	2,865	19,043	21,908	1,465	104.6
Total[b]	27,213	190,824	218,037	46,444	171,606	218,050	19,231	70.7

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b]*Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

Map IV-3

RESIDENTIAL SUBDIVISIONS PLATTED IN THE RACINE COUNTY PLANNING AREA: 2000 - 2006

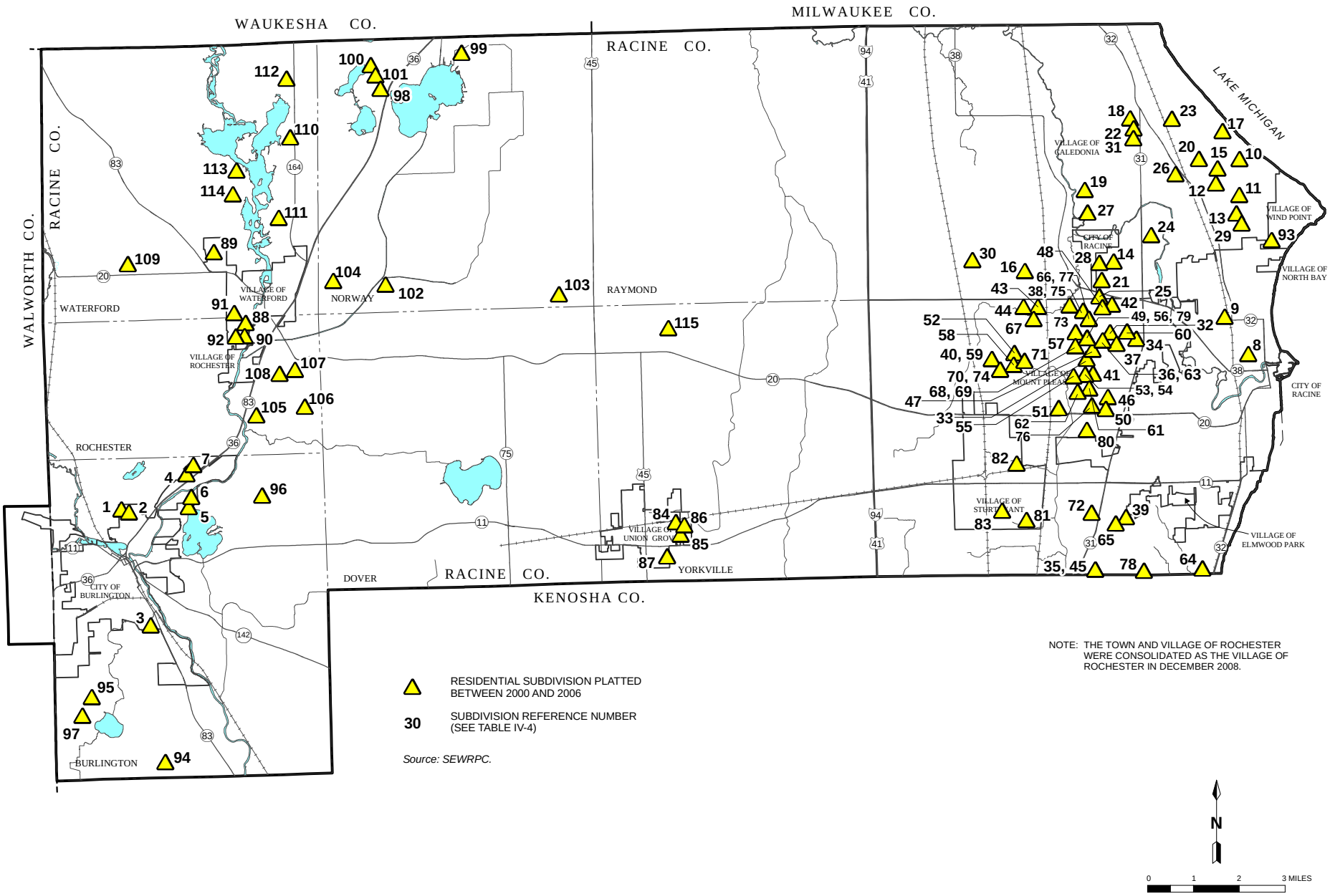


Table IV-4

RESIDENTIAL SUBDIVISIONS PLATTED IN RACINE COUNTY: 2000-2006

Number on Map IV-3	Location	Name of Subdivision	Number of Lots	Size (Gross Acres)	Year Platted
1	City of Burlington	Falcon Ridge Subdivision Phase 2	10	9.3	2000
2		The Replat of Falcon Ridge Subdivision Phase 3	33	30.8	2002
3		Spring Brook Landing, A Subdivision	51	29.0	2004
4		The Glen at Stonegate	31	16.3	2004
5		Fox River Landing At The Murphy Farm	23	13.5	2005
6		Fox River Landing At The Murphy Farm Addition No. 1	101	98.8	2006
7		The Glen At Stonegate Addition No. 1	32	20.7	2006
		Subtotal	281	218.4	- -
8	City of Racine	Charlestown	6	0.9	2003
9		Blake Avenue Development	8	2.6	2005
		Subtotal	14	3.5	- -
10	Village of Caledonia[a]	Arlington Heights No. 5	35	14.5	2000
11		Arlington Meadows III	44	15.4	2000
12		Park Meadow Estates	45	19.8	2000
13		St. Andrew Meadow Add'N. No. 2	17	5.5	2000
14		Eagle Point	51	28.8	2001
15		Newberry Glen Add'N No. 3	1	2.5	2001
16		Harbach Estates	5	4.4	2002
17		Lakeside Estates	38	20.7	2002
18		Majestic Manor West	15	8.4	2002
19		River Meadows Add'N No. 2	21	19.7	2002
20		Tornoe Estates	37	16.2	2002
21		Auburn Hills	113	85.5	2003
22		Wooded Valley Estates	32	33.8	2003
23		Bay Wood Estates Add'N No. 1	43	19.5	2004
24		Quarry Springs	22	75.9	2004
25		Rolling Fields Add'N. No. 2	12	8.4	2004
26		Woodview Subdivision	5	5.0	2004
27		Blue River Preserve	63	73.5	2005
28		Eagle Point Addition No. 1	20	16.5	2005
29		Maple Park	72	25.0	2005
30		Prairie Pathways	285	144.3	2006
31		Wooded Valley Estates South	27	9.7	2006
		Subtotal	1,003	653.0	- -
32	Village of Mt. Pleasant[a]	Hampton Heights East	8	3.7	2000
33		Summit View Estates	46	28.8	2000
34		Coach Hills	14	5.6	2001
35		Deer Run At Campell Woods	26	25.8	2001
36		Hampton Heights East Addition No. One	7	3.0	2001
37		Hampton Heights East Addition No. Two	6	2.0	2001
38		Jamestown IV	48	22.7	2001
39		Regency Hills Addition No. 4	9	6.4	2001
40		Wooded Ridge	31	20.2	2001
41		Pheasant Creek Addition No. Seven	19	9.7	2002
42		Rolling Fields	40	22.1	2002
43		Deer Creek Estates	124	93.1	2003
44		Deer Creek Estates West	8	109.1	2003
45		Deer Run At Campbell Woods Addition Number 1	20	16.6	2003

Table IV-4 (continued)

Number on Map IV-3	Location	Name of Subdivision	Number of Lots	Size (Gross Acres)	Year Platted
46	Village of Mt. Pleasant[a] (continued)	Fox Run	23	12.9	2003
47		Pheasant Creek Addition No. Eight	8	3.2	2003
48		Rolling Fields Add'N No. 1	51	28.3	2003
49		Spring Meadows	44	18.4	2003
50		Christina Estates, A Subdivision	23	21.5	2004
51		Jackson Place	15	7.2	2004
52		Oak Hill	38	30.1	2004
53		Pheasant Creek Addition No. Nine	16	7.8	2004
54		Pheasant Creek West Merganser Addition	18	7.6	2004
55		Pheasant Creek West Subdivision	18	8.1	2004
56		Spring Meadows Addition No. One	22	9.8	2004
57		Spring Meadows-Cedarhedge Addition	6	1.6	2004
58		The Preserve	55	57.2	2004
59		Wooded Ridge Add'N. No. 1	32	14.9	2004
60		Coach Hills Add'N. No. One	34	17.3	2005
61		Pheasant Creek West Dove Addition	14	5.6	2005
62		Pheasant Creek West Kingsview Addition	22	8.6	2005
63		Potomac Point	8	3.0	2005
64		Providence Port, A Subdivision	56	46.4	2005
65		Regency Hills Addition No. 5	11	4.1	2005
66		Rosemary Meadow	18	7.7	2005
67		Settlement At Hoods Creek	70	61.6	2005
68		Spring Meadows-Bluegrass Addition	35	23.1	2005
69		Spring Meadows-Raintree Addition	18	9.3	2005
70		Tall Oak Woods	10	9.9	2005
71		The Meadows	28	22.9	2005
72		The Regent	90	39.3	2005
73		Altamount Acres	45	32.0	2006
74		Heartland Village	10	4.1	2006
75		Jamestown V	100	85.3	2006
76		Mariner Heights	19	8.6	2006
77		New England Estate West	13	6.7	2006
78		Shadow Wood Subdivision	24	18.0	2006
79		Spring Meadows-Larkhill Addition	15	7.0	2006
80		The Hills of Mount Pleasant	19	42.0	2006
		Subtotal	1,454	1,059.9	- -
81	Village of Sturtevant	Majestic Hills III	251	119.1	2003
82		Pine Meadows	8	2.4	2004
83		Chicory Creek	103	46.6	2005
		Subtotal	362	168.1	- -
84	Village of Union Grove	"The Groves" Add'N. No. 3	19	12.2	2000
85		Maple Grove	22	25.1	2002
86		Maple Grove Addition	7	3.3	2003
87		High Grove Estates	39	17.5	2005
		Subtotal	87	58.1	- -
88	Village of Waterford	Waterford Landing on The Fox	39	44.3	2000
89		Fairview Estates North	127	69.2	2001
90		Waterford Landing on The Fox Addition No. 1	62	77.1	2003
91		Fox Glen	97	40.3	2005
92		Waterford Landing On The Fox Addition No. 2	12	10.1	2006
		Subtotal	337	241.0	- -

Table IV-4 (continued)

Number on Map IV-3	Location	Name of Subdivision	Number of Lots	Size (Gross Acres)	Year Platted
93	Village of Wind Point	Prairie Meadow Homes of Wind Meadows Planned Community Development Subdivision	16	3.4	2004
		Subtotal	16	3.4	- -
94	Town of Burlington	Schaal Ridge Estates	6	28.9	2002
95		Pine Ridge	16	13.4	2004
96		Stoney Hills Subdivision	6	40.9	2005
97		Walburg Estates Subdivision	16	3.4	2006
		Subtotal	44	86.6	- -
98	Town of Norway	Lilac Meadows	12	7.6	2000
99		Twilight Heights	15	13.7	2001
100		Long Lake Estates	49	67.8	2002
101		Long Lake Estates First Addition	40	50.3	2003
102		Eagle View Ridge	24	78.3	2004
103		Britton Ridge Estates	19	118.2	2005
104		Norway Highlands	20	70.1	2005
		Subtotal	179	406.0	- -
105	Town of Rochester[b]	Fox River Prairie Subdivision	71	55.0	2002
106		Rock Ridge Subdivision	13	82.2	2005
107		Rookery Land Estates East Parcel	15	80.2	2006
108		Rookery Land Estates West Parcel	11	55.3	2006
		Subtotal	110	272.7	- -
109	Town of Waterford	Deer Run	19	38.5	2000
110		Stonegate Estates	26	21.7	2001
111		Fowlers Bay North	14	52.2	2003
112		Golden Meadows At Lake Tichigan Addition No. 3	12	14.3	2004
113		Rivers Turn	29	66.6	2005
114		Rivers Turn Addition No. 1	8	94.8	2005
		Subtotal	108	288.1	- -
115	Town of Yorkville	Woodland Waters	24	144.2	2006
		Subtotal	24	144.2	- -
Total			4,019	3,603.0	- -

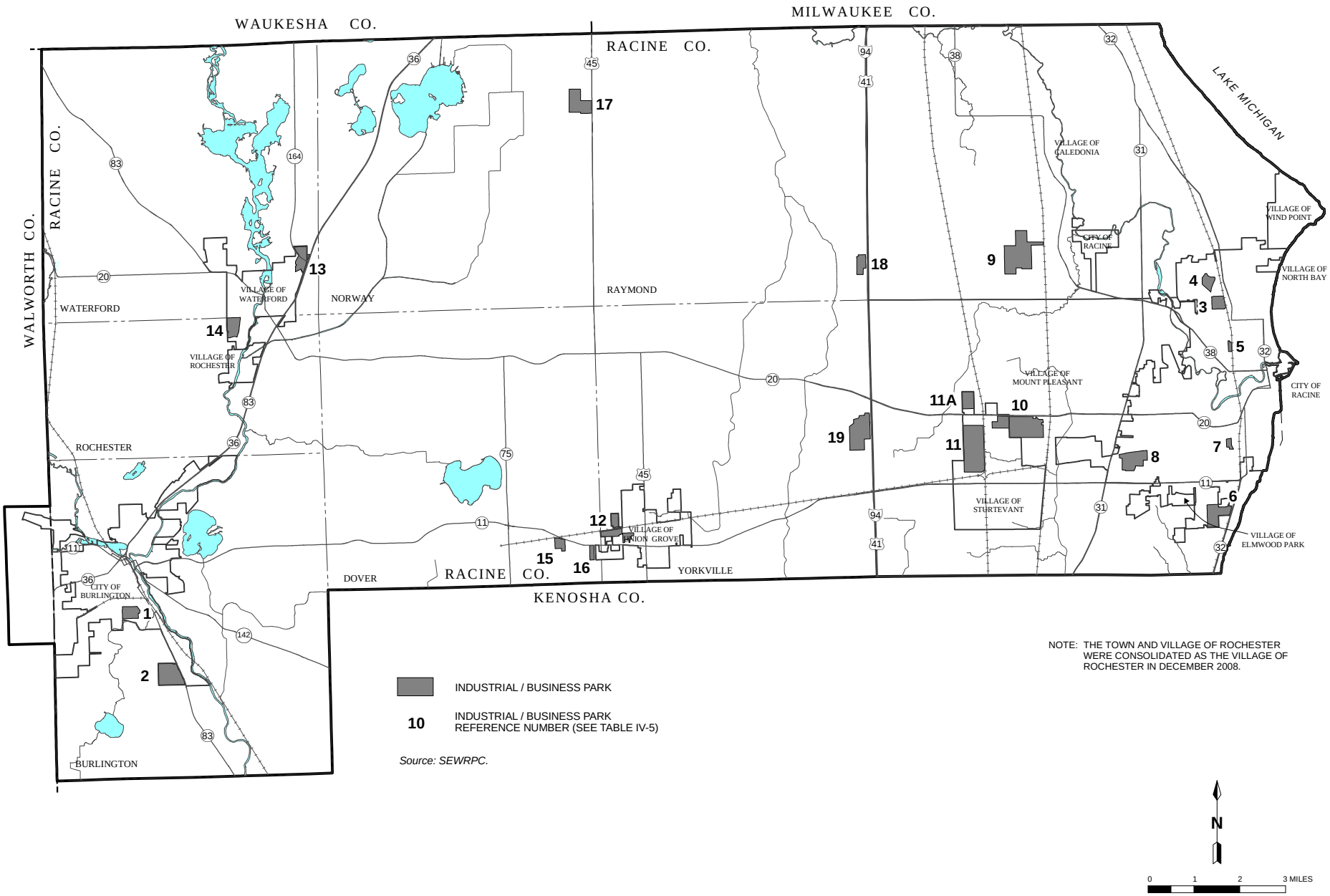
[a]*Caledonia and Mt. Pleasant were incorporated as Villages in 2005 and 2003, respectively.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Map IV-4

INDUSTRIAL / BUSINESS PARKS IN THE RACINE COUNTY PLANNING AREA: 2005



Source: SEWRPC.

Table IV-5

INDUSTRIAL / BUSINESS PARKS IN THE RACINE COUNTY PLANNING AREA: 2005

Number on Map IV-4	Civil Division	Site Name	Sanitary Sewer Service Available	Gross Acres
1	City of Burlington	Burlington Industrial Complex	Yes	59.5
2		Burlington Manufacturing and Office Park	Yes	147.0
3	City of Racine	F.M. Young Industrial Park	Yes	50.0
4		Huck Industrial Park	Yes	43.7
5		Racine Steel Castings	Yes	10.7
6		S.F. Olsen Industrial Park	Yes	111.0
7		Southside Industrial Park	Yes	15.7
8		Wright – Wieczorek Industrial Park	Yes	122.0
9	Village of Caledonia	Caledonia Business Park	Yes	276.7
10	Village of Mt. Pleasant	Washington Avenue Industrial Complex[a]	Yes	262.0
11	Village of Sturtevant	The Renaissance	Yes	287.8
11a		The Renaissance North	Yes	60.3
12	Village of Union Grove	Union Grove Industrial Complex and Annex	Yes	93.7
13	Village of Waterford	Westerra Business Campus	Yes	78.7
14		Waterford Industrial Park	Yes	71.0
15	Town of Dover	Evergreen Commerce Park	No	33.7
16		Haag Industrial Park	No	19.4
17	Town of Norway	Norway Industrial Park	No	124.0
18	Town of Raymond	Blackhawk Industrial Park	No	48.8
19	Town of Yorkville	Grandview Industrial Park	Yes	182.5
Total		- -	- -	2,098.2

[a]*Includes 52.5 acres located in the Village of Sturtevant.*

Source: SEWRPC.

Table IV-6

DISTRIBUTION OF TOTAL STREET AND HIGHWAY MILEAGE WITHIN RACINE COUNTY: 1963, 1972, 1991, 2001, AND 2005

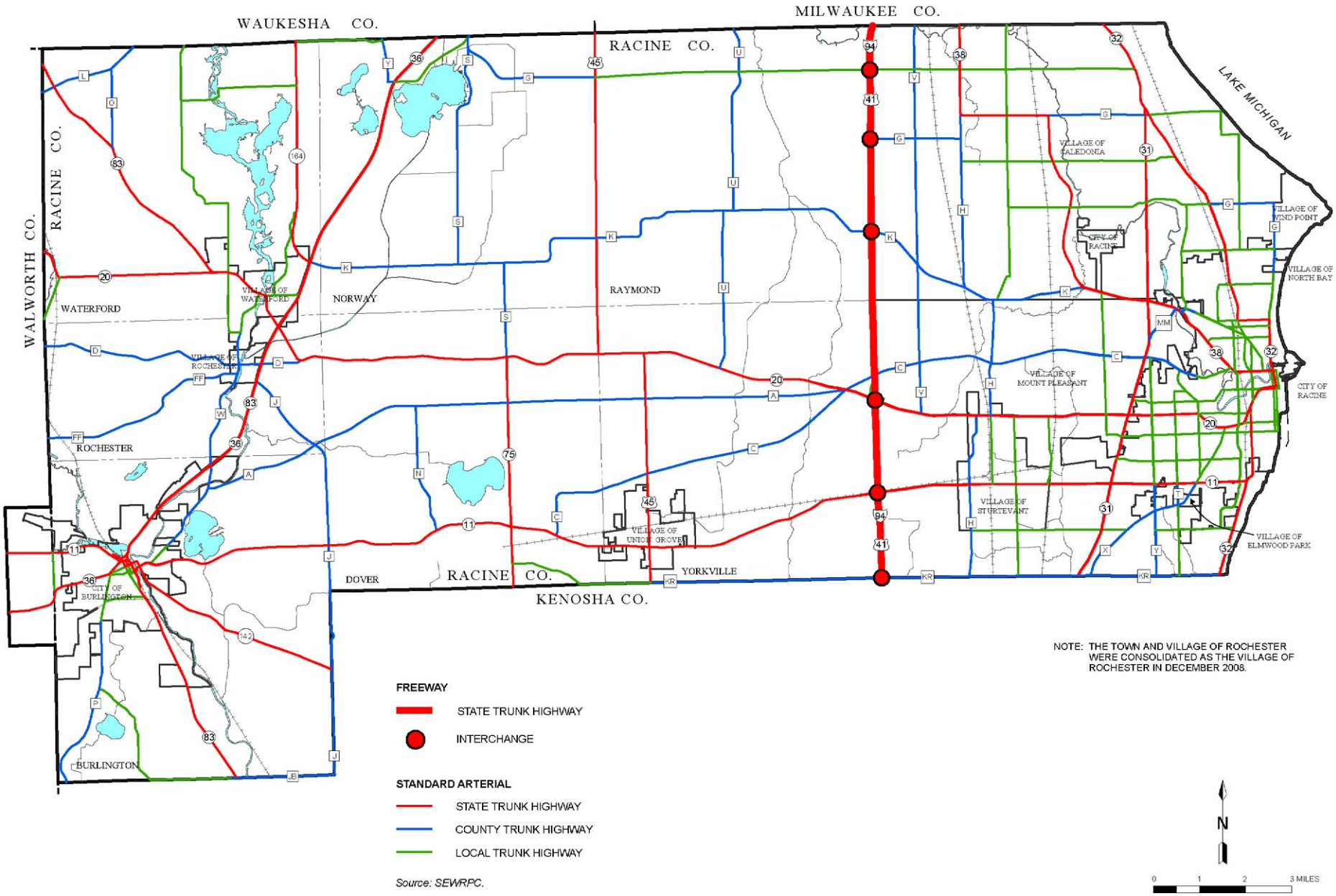
Year	Miles[a]
1963	983.7
1971	1,083.4
1991	1,164.3
2001	1,262.3
2005	1,305.1

[a]*Total street and highway mileage does not include ramps, private streets, and roads or roadways in public parks and on institutional lands.*

Source: SEWRPC.

Map IV-5

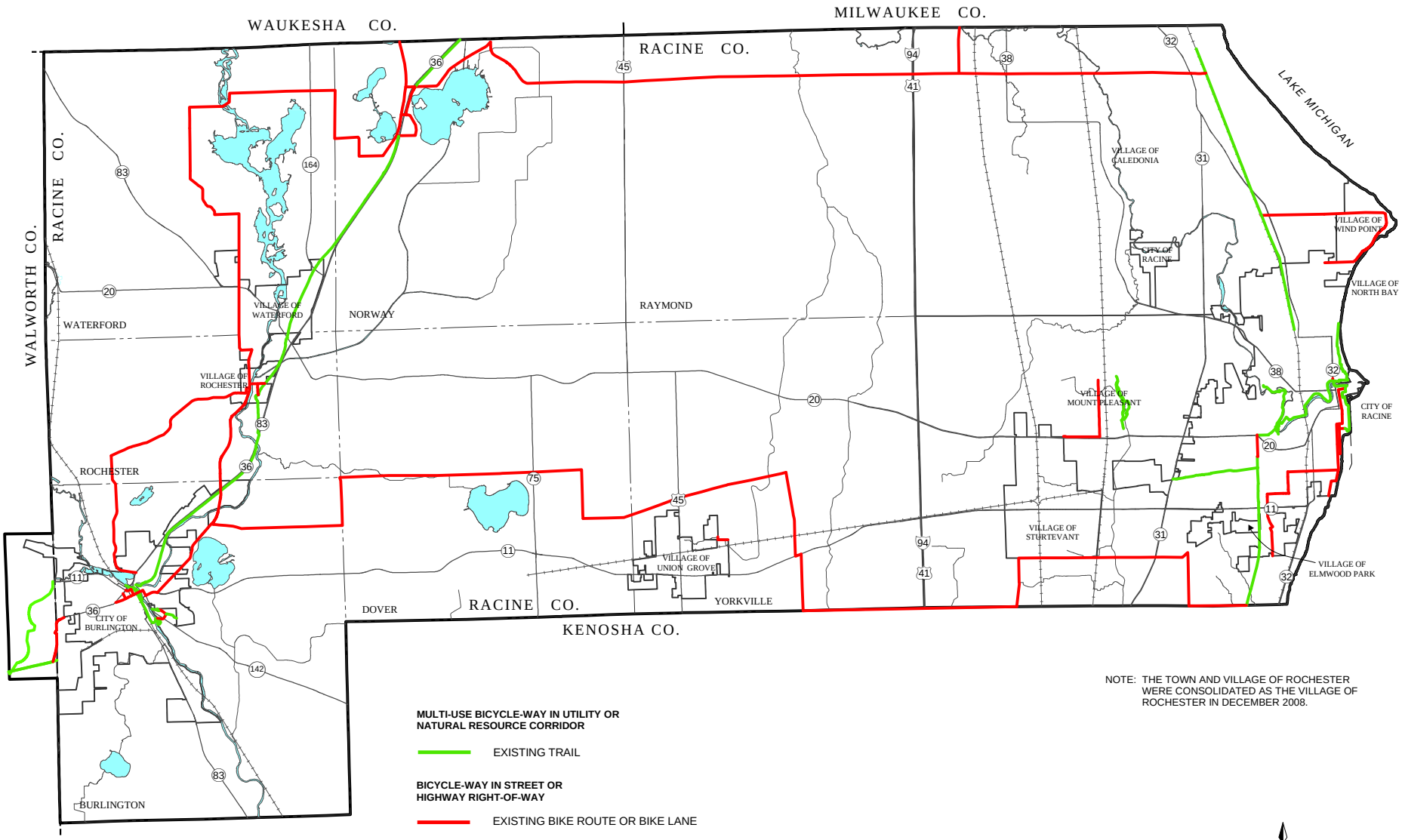
ARTERIAL STREET AND HIGHWAY SYSTEM IN THE RACINE COUNTY PLANNING AREA: 2005



Source: SEWRPC.

Map IV-6

DESIGNATED BIKEWAYS IN THE RACINE COUNTY PLANNING AREA: 2006

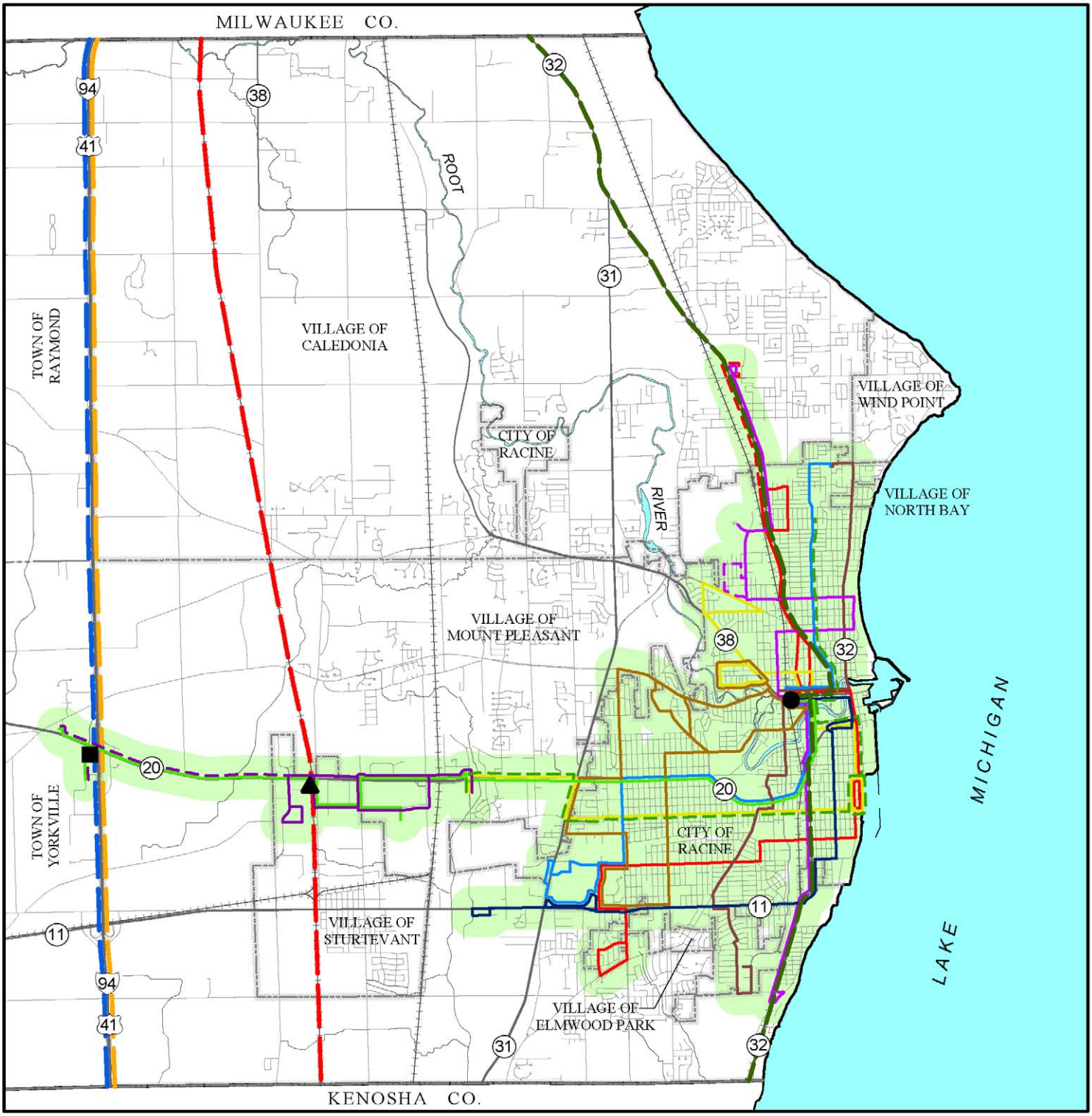


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Racine County Planning and Development and SEWRPC.

Map IV-7

PUBLIC TRANSIT SERVICE IN THE RACINE COUNTY PLANNING AREA: 2006



RAIL ROUTE

- AMTRAK STATION
- AMTRAK INTERCITY RAIL SERVICE

TRANSIT SERVICE AREA

- ONE-QUARTER MILE WALK ACCESS AREA

BUS ROUTES

- TRANSIT CENTER
- COACH USA TERMINAL
- WISCONSIN COACH LINE
- COACH USA
- MEGABUS / GREYHOUND (NON-STOP)
- ROUTE 1
- ROUTE 1 (LIMITED)
- ROUTE 2
- ROUTE 3
- ROUTE 4
- ROUTE 5
- ROUTE 5 (LIMITED)
- ROUTE 7
- ROUTE 8 / 6
- ROUTE 20
- ROUTE 27
- ROUTE 27 (LIMITED)
- ROUTE 30 (LIMITED)

N

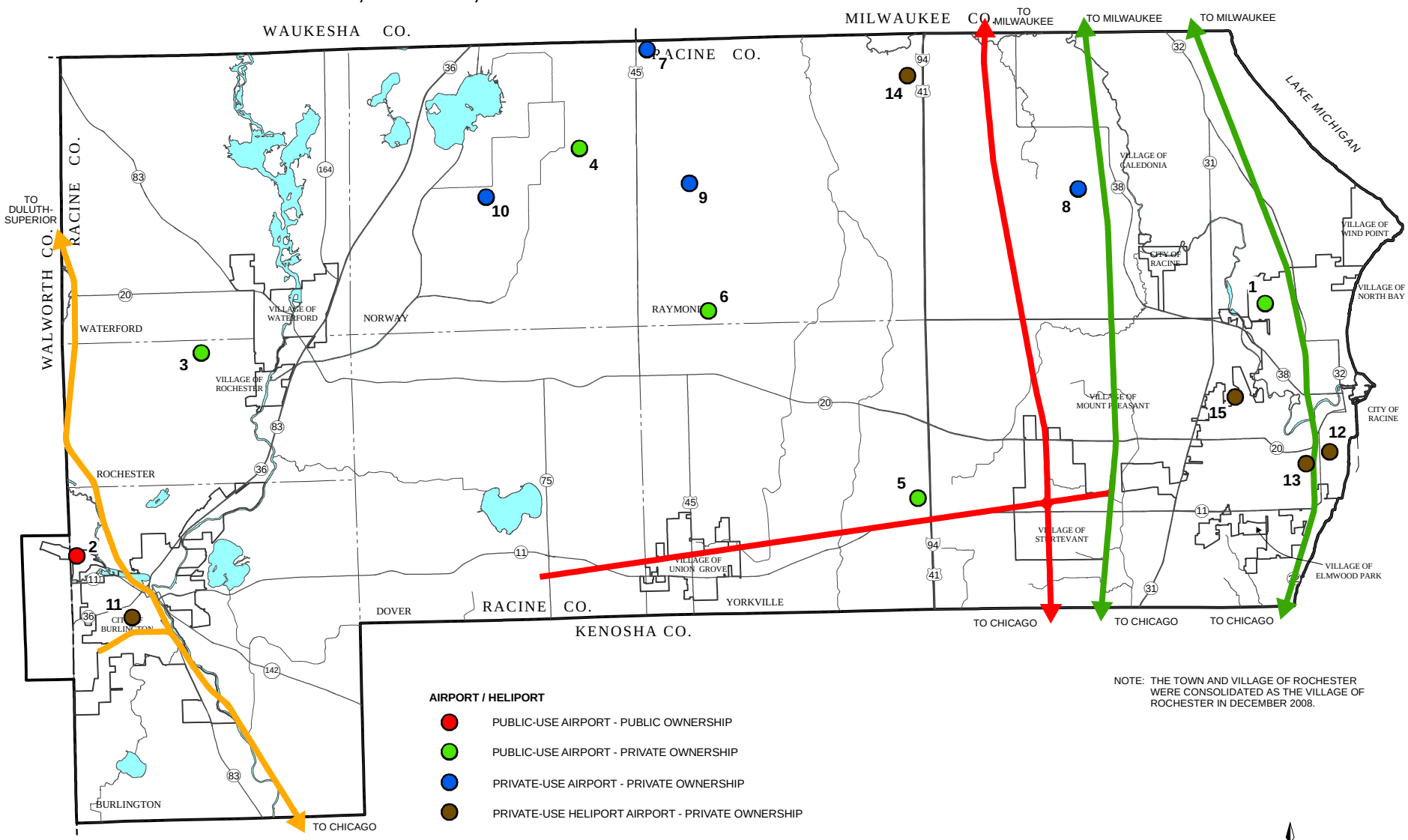
0 0.5 1 MILE

Source: City of Racine Department of Transportation and SEWRPC.

NOTE: THERE IS NO EXISTING PUBLIC TRANSIT SERVICE IN THE WESTERN PART OF THE RACINE COUNTY PLANNING AREA.

Map IV-8

RAILWAYS, AIRPORTS, AND HELIPORTS IN THE RACINE COUNTY PLANNING AREA: 2006



AIRPORT / HELIPORT

- PUBLIC-USE AIRPORT - PUBLIC OWNERSHIP
- PUBLIC-USE AIRPORT - PRIVATE OWNERSHIP
- PRIVATE-USE AIRPORT - PRIVATE OWNERSHIP
- PRIVATE-USE HELIPORT AIRPORT - PRIVATE OWNERSHIP
- 5 — REFERENCE NUMBER (SEE TABLE IV-7)

RAILWAY

- CANADIAN PACIFIC RAILWAY (CP)
- UNION PACIFIC RAILROAD (UP)
- CANADIAN NATIONAL RAILWAY (CN)

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

N

0 1 2 3 MILES

Source: Wisconsin Department of Transportation and SEWRPC.

Table IV-7

PUBLIC AND PRIVATE AIRPORTS AND HELIPORTS IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map IV-8	Name of Airport/Heliport	Location (Local Government)	Type of Use	Type of Ownership
	Public Use Airports			
1	John H. Batten Airport	City of Racine	Public	Private
2	Burlington Municipal	City of Burlington	Public	Public
3	Fox River	Town of Rochester	Public	Private
4	Cindy Guntly Memorial	Town of Norway	Public	Private
5	Sylvania Municipal Airport	Town of Yorkville	Public	Private
6	Valhalla	Town of Raymond	Public	Private
	Private Use Airports			
7	Aero Estates	Town of Raymond	Private	Private
8	Crash-In International	Village of Caledonia, Franksville	Private	Private
9	Potts Field	Town of Raymond, North Cape	Private	Private
10	West End Produce	Town of Norway	Private	Private
	Heliports			
11	Burlington Memorial Hospital	City of Burlington	Private	Private
12	Johnson Wax	City of Racine	Private	Private
13	Modine Manufacturing Company	City of Racine	Private	Private
14	Seven Mile Fair	Town of Raymond	Private	Private
15	St. Mary's Medical Center	City of Racine	Private	Private

Source: Wisconsin Department of Transportation and SEWRPC.

(This page intentionally left blank)

Chapter V

INVENTORY OF UTILITIES AND COMMUNITY FACILITIES

INTRODUCTION

Utilities and community facilities and services are among the most important aspects of the built environment. Public and private utilities provide residents and businesses with sanitary sewer, water, electric power, natural gas, communication, and solid waste management. Community facilities and services include existing government buildings; police, fire, and emergency facilities and services; schools; health care facilities; child care facilities; nursing homes and assisted living facilities; and cemeteries. This chapter presents an inventory of existing utilities and community facilities in Racine County.

UTILITIES

Sanitary Sewer Services

Public Sanitary Sewer Service and Sewage Treatment Facilities

The most densely developed portions of Racine County are served by public sanitary sewerage systems, as indicated on Map V-1. Sewage treatment and disposal for the remainder of the County is provided by private on-site wastewater treatment systems, for the most part serving individual landowners. About 33,060 acres (51.6 square miles), or 15 percent of the total area of the County, was served by public sanitary sewers in 2000. The resident population served in 2000 was about 169,900 people, or 90 percent of the Racine County population. Nearly all of the sewered area in the County is tributary to any one of seven public sewage treatment facilities located within the County, the locations of which are also shown on Map V-1. The Caddy Vista area in the Village of Caledonia is tributary to the Milwaukee Metropolitan Sewerage District sewerage system. The capacity of each of the seven public sewage treatment facilities in Racine County, as of 2003, is described in Table V-1.

As indicated in Table V-1, the largest sewage treatment facility in the County is operated by the City of Racine. This facility also serves the Villages of Caledonia, Elmwood Park, Mt. Pleasant, North Bay, Sturtevant, and Wind Point in the eastern portion of the County, along with the area located along CTH KR in the Town of Somers in Kenosha County. A smaller regional-type facility is operated by the Western Racine County Sewerage District, and serves the Villages of Rochester and Waterford, and portions of the Towns of Rochester and Waterford. The City of Burlington sewage treatment facility serves the City of Burlington and portions of the Town of Burlington. The Town of Norway Sanitary District No. 1 facility serves the northwest portion of the Town of Norway and a portion of the City of Muskego in Waukesha County. The Village of Union Grove facility serves the Village of Union Grove and the Southern Wisconsin Center in the Town of Dover. The smallest sewage treatment facilities in the County, serving relatively small areas and populations, are located at Eagle Lake in the Town of Dover and at Ives Grove in the Town of Yorkville.

Table V-1 also indicates the remaining capacity of each sewage treatment facility based on annual average flows. Generally, a sewage treatment facility operating at greater that 80 percent of its rated capacity is a candidate for facility planning, which is an engineering study under which options for upgrading the facility are considered. In some cases, large industrial users (particularly food processing operations) can have a significant impact on available capacity. In such cases, loading may be reduced through cooperative measures, yielding benefits for both industrial users and sewage treatment facility owners, and minimizing the need for costly treatment plant upgrades.

Planned Sanitary Sewer Service Areas

Water quality management planning, including sanitary sewer service area planning, plays a vital role in keeping Racine and adjacent counties water safe for drinking, recreation, and diverse biological and aquatic life. Within the Southeastern Wisconsin Region, the Regional Planning Commission is the designated agency for water quality management planning. Detailed sewer service area plans have been prepared by the Commission, working in cooperation with local units of government, for all of the sewer service areas in Racine County, except for a portion of the Ives Grove area in the Town of Yorkville. The detailed plans define a precise boundary for the planned sanitary sewer service area and identify areas deemed to be environmentally significant, or essentially unsuitable for urban use. Protection of the environmentally significant areas in natural and open space uses is deemed necessary for the protection of ground and surface water quality.

Each public sewage treatment plant in Racine County is located within an associated planned sanitary sewer service area. The sewer service areas were established pursuant to the Federal Clean Water Act and the adopted regional water quality management plan. They represent areas currently provided with public sanitary sewer service, as well as areas anticipated to be served over a long-term 20 to 30-year planning period.

The planned sanitary sewer service areas in Racine County as of June 2007 are shown on Map V-1. In 2007, the planned sewer service areas encompassed a total of 124.7 square miles, including 6.3 square miles of surface water, or about 36 percent of the County planning area.

Sanitary and Utility Districts

Sanitary and utility districts have the authority to manage public facilities and services, including sewage disposal, water supply, stormwater management, and solid waste removal. Town sanitary districts are special-purpose units of government created by town boards and governed by appointed or elected sanitary district commissioners. Town sanitary districts may be created, governed, and maintained in any town or part thereof but may not include any territory within an incorporated city or village. Utility districts may be created to facilitate the provision of services to all or portions of cities, villages, and towns. Such districts are not distinct units of government, but rather governed by their respective municipality boards or common councils through the creation of a separate utility commission. As shown on Map V-2 and in Table V-2, sanitary and utility districts encompassed a total of 77.5 square miles, or about 23 percent of the planning area in 2007.

Private Onsite Wastewater Treatment

Residential and other urban development not served by public sanitary sewerage systems rely on private onsite wastewater treatment systems (POWTS). There are a number of types of such systems, including but not limited to, conventional soil absorption systems, in-ground pressure systems, mound systems, and holding tank systems. In 2000, about 18,900 persons, or 10 percent of the population in Racine County were served by POWTS. From 2000-2006, an additional 921 permits were issued for onsite sewage disposal systems in support of new development in the County.

Stormwater Management Facilities

Through a variety of planning and engineering methods, stormwater management facilities are designed to convey runoff, remove pollutants, and control flow rates. These facilities range from conventional curb and gutter storm sewers, catch basins, inlets, and underground storage facilities to systems such as ditches and swales. Within Racine County, the Cities of Burlington and Racine and the Village of North Bay primarily rely on a curb and gutter storm sewer system for stormwater drainage. The Villages of Caledonia, Elmwood Park, Mt Pleasant,

Rochester, Sturtevant, Union Grove, Waterford and Wind Point, and the urban areas of the Towns of Dover, Waterford, and Yorkville rely on a combination of storm sewer systems and roadside swales and ditches for stormwater drainage. Stormwater drainage in the rural areas of the aforementioned Towns, as well as in the Towns of Burlington, Norway, Raymond, and Rochester is generally provided by swales, roadside ditches, and natural watercourses.

Other engineered stormwater management facilities used in both urban and rural areas of the County include detention, retention, and infiltration basins. These facilities are specifically designed to capture, store, and then slowly release stormwater runoff downstream following rainstorms. In addition to the foregoing stormwater management facilities, municipalities, developers, and landowners may employ more innovative and low-impact design approaches including, but not limited to, the use of porous pavement surfaces and rain gardens.

Water Supply Systems

Water supply infrastructure consists of public and private systems that serve existing urban and rural land use development. In Wisconsin, the primary types of water supply systems are: municipal, community;[1] other-than municipal, community[2] (OTM); and private, self-supplied.[3] The following section describes the locations, capacity, and service areas of each water supply system.

Municipal, Community Water Supply System

In 2005, 12 municipal water supply systems provided water supply to about 38 square miles, or about 11 percent of the area of Racine County. These systems served a population of about 147,000 persons, or about 76 percent of the residential population in Racine County in 2005. Eight of the municipal water supply systems in Racine County rely on Lake Michigan as the source of supply, either directly or indirectly through wholesale or retail purchase, and the remainder relies on groundwater as the source of supply. The City of Racine Water and Wastewater Utility, which owns and operates a surface water treatment plant with three intakes, is the largest supplier of treated surface water in Racine County, and provides retail and wholesale water to several municipal water systems within the County. Additionally, the City of Oak Creek Water and Sewer Utility, located in Milwaukee County, provides treated Lake Michigan surface water to portions of the Village of Caledonia on a wholesale basis. The existing service areas of these public community water supply systems are shown on Map V-3 and selected characteristics of each system are presented in Table V-3.

In addition to the 12 municipal water supply systems, the Wisconsin Department of Health and Family Services, Southern Wisconsin Center, supplied public water to approximately 950 residents in 2005. This system is classified as a municipal, community system by the Wisconsin Department of Natural Resources, but is not required to provide annual reports to the Public Service Commission of Wisconsin, and therefore, information about their usage is excluded from Table V-3.

Other-Than Municipal (OTM) Self-Supplied Water Systems

Residential OTM, Community Systems

In 2005, there were 12 existing privately owned, self-supplied residential systems operating in Racine County which provide water supply services to primarily residential land uses, including subdivisions, apartment or condominium developments, and mobile home parks. These systems served an area of about 0.5 square miles with a residential population of about 1,600 persons, or less than 1 percent of the Racine County year 2005

---

[1]A municipal, community water supply system is owned by a municipality such as a city, village, county, or sanitary district, or by a county, state, or the Federal government.

[2]An other-than municipal, community (OTM) water supply system is owned by entities such as mobile home parks, subdivisions, apartment buildings, and condominium associations.

[3]Private, self-supplied water supply systems typically provide infrastructure to serve multiple residences in a single-family residential or multi-family residential development or a large institutional development. Water serving these developments does not come from a municipal source.

resident population. Of the 12 systems, five are high-capacity[4] and seven are low-capacity[5] systems. Each of the 12 systems utilized groundwater as a source of supply through a total of 17 low-capacity and seven high-capacity wells. The existing service areas of these systems are shown on Map V-4. Selected characteristics of each system are presented in Table V-4.

Industrial Systems
In 2005, there were 14 existing privately owned, self-supplied, water systems operating in Racine County which provide water for industrial land uses. Of these, nine are high-capacity systems and five are low-capacity systems. These systems all utilize groundwater as a source of supply through 19 low-capacity wells and 12 high-capacity wells.

Commercial Systems
In 2005, there were 113 existing privately owned, self-supplied, water systems operating in Racine County which provide water for commercial land uses. Of these, four are high-capacity systems and 109 are low-capacity systems. These systems all utilized groundwater as a source of supply through 132 low-capacity wells and one high-capacity well.

Institutional and Recreational Systems
In 2005, there were 53 existing privately owned, self-supplied, water systems operating in Racine County which provided water for institutional and recreational land uses. Of these, 14 are high-capacity systems and 39 are low-capacity systems. These systems all utilized groundwater as a source of supply through 70 low-capacity wells and two high-capacity wells.

Agricultural Systems
In 2005, there were 15 existing privately owned, self-supplied, water systems operating in Racine County which provided water for irrigation and other purposes for agricultural land uses. All 15 systems are high-capacity systems and all utilized groundwater as a source of supply through 29 high-capacity wells.

Irrigation Systems
In 2005, there were three existing privately owned, self-supplied, water systems operating in Racine County which provided irrigation water for land uses other than agricultural uses, such as golf courses. Of these, two are high-capacity systems and one is a low-capacity system. These systems all utilized groundwater as a source of supply through three low-capacity wells and two high-capacity wells.

Private Domestic Water Systems
In 2005, there were about 46,300 persons, or about 24 percent of the total resident year 2005 population of Racine County, served by private domestic wells. Within Racine County, numerous areas outside of the municipal, community water utility service boundaries were classified as having urban-density development, and were served by private wells. This includes areas that total about 7.1 square miles east of the subcontinental divide, and 9.3 square miles west of the subcontinental divide. Assuming an average use of 65 gallons per capita per day, these private domestic wells would withdraw about 3.0 million gallons per day from the shallow groundwater aquifer. It is estimated that 55 percent of the households served by private domestic wells are served by public sanitary sewer systems. Thus, the water withdrawn from the groundwater system for about 55 percent of the private domestic wells, or about 1.7 million gallons per day, was discharged to the surface water system as treated sanitary sewage. The majority (approximately 90 percent) of the remaining 45 percent of the water withdrawn by private wells, or about 1.2 million gallons per day, was returned to the groundwater aquifer via onsite sewage disposal systems.

---

[4]*High-capacity well system means one or more wells, drillholes or mine shafts used or to be used to withdraw water for any purpose on one property, if the total pumping or flowing capacity of all wells, drillholes or mine shafts on one property is 70 or more gallons per minute based on the pump curve at the lowest system pressure setting, or based on the flow rate.*

[5]*Low-capacity well system means one or more wells with less than 70 gallons per minute.*

Private Utilities

Electric Power Facilities

The Racine County planning area is provided with electric power service by We Energies. Electric power service is available on demand throughout the planning area and does not constitute a constraint on the location or intensity of urban development in the planning area. There are no electric power generation facilities located within the County. In 2006, an independent company, American Transmission Company, owned, maintained, and operated the major transmission facilities within Racine County planning area. The general location of the major electrical transmission lines are shown on Map V-5.

Natural Gas Facilities

We Energies-Gas Operations provide and distribute natural gas service in the Racine County planning area. ANR Pipeline provides the main gas supply, which owns main and branch gas pipelines in Racine County and the surrounding area. The major natural gas pipelines are shown on Map V-5.

Telecommunications Facilities

The network of telecommunication facilities and services also form a critical part of the County utility infrastructure. The physical aspects, or traditional wireline infrastructure, are concerned with linking and routing telecommunication data from one piece of equipment to another. The links currently consist of either coaxial copper cable or fiber optic cable lines. As shown on Map V-6, three telephone wireline carriers—known as the Incumbent Local Exchange Carriers (ILECs)—serve the County. In addition to the ILECs, cable service companies provide telecommunication services in the form of internet data access and voice services. In 2006, Time Warner was the franchise cable service provider for all of Racine County.

In addition to wireline communication, wireless systems—both mobile and fixed—are increasingly advancing the coverage, capacity, and quality of telecommunication services. Wireless network infrastructure features a set of base station antenna (tower) sites. As shown on Map V-6, the major antenna site users—owners or renters—in the County are categorized as private mobile cellular/Personal Communication System (PCS) service providers. In addition to their cellular/PCS counterparts, private fixed wireless networks—primarily Internet Service Providers (ISPs)—are very small in terms of the number of antenna sites in the County, as shown on Map V-6. However, in the coming years ISPs and other telecommunication providers will become more prominent with the growth of WiFi and WiMAX networks in the Southeastern Wisconsin Region. It is important to note that antenna site locations for mobile wireless service, as shown on Map V-6, may have either a single provider antenna or multiple provider antennas co-located on a single antenna site.

Solid Waste Management Facilities

Landfills and recycling centers are the primary methods of managing solid wastes generated in Racine County. As shown on Map V-7 and listed in Table V-5, there were two active, licensed, privately-owned landfills in the planning area in 2007. The landfill in the Village of Caledonia is also licensed to accept fly ash. Map V-7 and Table V-5 also show community facilities and drop off sites for solid waste and recyclable materials. Arrangements for the disposal of solid waste and recyclable materials by communities are indicated in Table V-6. While the majority of communities provide curbside pick-up service through contract with private haulers, residents in certain communities may transport their solid waste and recyclables to local drop off sites.

There is no consolidated countywide household hazardous waste (HHW) drop off program. However, a community may establish its own program for handling and disposing such items.

COMMUNITY FACILITIES

Government and Public Institutional Buildings

Map V-8 shows the selected government administration and public institutional buildings in the planning area in 2007. These facilities include 17 municipal halls, five local public libraries, seven County offices, six State offices, and 11 U.S. post offices. Table V-7 indicates the name and location of each government and public institutional building in the planning area in 2007.

Police Facilities and Services
Map V-9 shows the locations of 10 municipal police department facilities and two Racine County Sheriff's Department facilities[6] in the Racine County planning area in 2007. Table V-8 lists the number of full- and part-time officers employed by each municipal police department and the County Sheriff's Department in 2007. The Villages of Elmwood Park and North Bay and the Town of Yorkville also have appointed Constables whom provide law enforcement and related services consistent with local municipal codes.

Fire Protection and Emergency Medical Facilities and Services
A total of 14 fire departments, including 11 public departments and three private fire companies, served the planning area in 2007. Map V-10 shows the locations of 27 fire department facilities and the fire protection service area of each of the 14 departments in the planning area in 2007. As indicated on Table V-9, the City of Racine and the Villages of Caledonia and Mt. Pleasant rely heavily on full-time firefighter/emergency medical technicians (EMTs). The Villages of Elmwood Park and Wind Point contract with the City of Racine for firefighter/EMT services. In 2007, the Village of North Bay contracted with the Village of Caledonia for firefighter/EMT services. The City of Burlington, the remaining Villages, and all of the Towns primarily rely on on-call firefighters and EMTs.

As shown on Map V-11, there were 12 emergency medical service (EMS) zones in the planning area in 2007. As further indicated on Table V-9, 11 fire departments provide both fire protection and emergency medical services and four private ambulance companies respond to emergency medical calls in service areas throughout the County planning area.

Racine County Dispatch Center
In 2007, the Racine County Sheriff's Communications Center handled the telephone dispatch requests for police and fire and rescues services for a large area of the County. In addition to answering requests for the services of the Sheriff's Department, the Communication Center provided police dispatch for the following agencies:

- Villages of Waterford and Wind Point Police Departments; and
- Towns of Burlington, Norway, and Waterford Police Departments.

The Communication Center also answered 911 emergency telephone calls 24 hours per day for the following areas in 2007:

- Villages of Elmwood Park, Union Grove, and Waterford; and
- Towns of Burlington, Dover, Norway, Raymond, Rochester, Waterford, and Yorkville.

The Dispatch Center also dispatched fire/rescue services for the following agencies in 2007:

- Burlington Area Rescue Department;
- Burlington Township Fire Department;
- Kansasville Fire Department;
- Raymond Fire Department;
- Rochester Fire Department;
- Tichigan Fire Department;
- Waterford Fire Department;
- Wind Lake Fire/Rescue Department; and
- Yorkville/Union Grove Fire/Rescue.

---

[6]*The main Racine County Sheriff's Department facility, located at 717 Wisconsin Ave in the City of Racine, houses the Racine County Jail.*

Local Dispatch Service
In 2007, a number of Racine County communities had the responsibility for dispatching police and/or fire and rescue services. This included the Cities of Burlington and Racine, and the Villages of Caledonia, Mt. Pleasant, Sturtevant, and Wind Point. The Villages of Mt. Pleasant and Sturtevant operate a joint dispatch center.

Library Facilities
Within Racine County, the five public libraries are operated by the Cities of Burlington and Racine and the Villages of Rochester, Union Grove, and Waterford (see Map V-8). These libraries may be used by all Racine County residents with valid library cards. Indeed, all public libraries throughout the State are required to honor valid borrowers' cards from any system, with the exception of the Milwaukee County Federated Library System.

All of Racine County is part of the Lakeshores Library System, which also serves Walworth County. The Lakeshores System and the Mid-Wisconsin System (which serves Dodge, Jefferson, and Washington Counties and part of Walworth County) are part of the Shared Holdings and Resource Exchange (SHARE) consortium, which provides residents with easy access to materials throughout both systems. Residents throughout the area use a common library card.

Public School Facilities
In 2006, most of the Racine County planning area was served by three PK-12 school districts (Burlington Area, Muskego/Norway, and Racine Unified) and two 9-12 union high school districts (U.H.S.) (Union Grove and Waterford). The Union Grove U.H.S. District includes four feeder elementary school districts: Kansasville; Raymond; Union Grove; and Yorkville. The Waterford U.H.S. District includes four feeder elementary school districts: Drought J7; North Cape; Washington-Caldwell; and Waterford. In addition, a very small area of the Town of Dover is served by the Central/Westosha U.H.S. District (largely in Kenosha County) and includes the feeder elementary school district of Brighton. As shown on Map V-12, these districts include 56 public elementary, middle, and high school facilities in the planning area. In addition to the location of school facilities and district boundaries, Table V-10 presents student enrollment for the 2005-2006 school year and total acreage, including buildings and parking as well as playground, athletic, and park areas. As indicated in Table V-10, elementary school sites ranged in size from as small as two acres to as large as 74 acres, middle school sites ranged in size from eight acres to 30 acres, and high school sites ranged in size from 17 acres to 68 acres. Smaller sites are generally found in older urban areas and have multi-story buildings with little or no outdoor facilities located on the site, with larger sites typically located in newly developed or developing areas with a full range of outdoor facilities located on the site. There were about 31,000 students enrolled for the 2005-2006 school year.

As indicated in Table V-10, school facilities in the planning area include three magnet schools, three charter schools, and one year-round school. Magnet schools are public schools offering a specialized curriculum to a broad cross section of more highly urbanized communities; access to pupils goes beyond neighborhood attendance zones. Although charter schools resemble magnet schools, they are created through a contract, or charter, between the operators and the sponsoring school board or other chartering authority. As a result, a charter school board operates independently of the local school board.

Private School Facilities
In 2006, there were a total of 31 private schools, including elementary, middle, and high schools. Map V-13 shows the locations of private schools and Table V-11 lists the names, locations, and enrollment figures of private schools. There were about 5,600 students enrolled for the 2005-2006 school year.

Home-Based Private Education Services
According to the Wisconsin Department of Public Instruction, a number of students, including 500 school-age children in Racine Unified School District, received home-based private education in Racine County in 2006. Under *Wisconsin Statutes*, homeschooling instruction is provided to a child by the child's parent or guardian or by a person designated by the parent or guardian, in order to comply with the compulsory school attendance law. In addition to the right to select a homeschooling program, a parent or guardian may become involved in a local, state, or national homeschooling organization. Generally, these organizations include educational philosophy (traditional or alternative), focus (parent or student, academic or social), or religion (Christian or secular).

Technical College Facilities
Racine County is also home to three technical college facilities, all operated by Gateway Technical College. As shown on Map V-13 and listed in Table V-11, Gateway Technical College Campuses are located in the Cities of Burlington and Racine and the Village of Sturtevant. The Racine campus specializes in cosmetology, auto shop and machine tool technicians, engineering, healthy information technology, and nursing; the Burlington campus is designed to teach health care professionals as well as collaborate with Burlington High School through a Youth Options program for students to earn college credits; the Center for Advanced Technology and Innovation (CATI) campus in Sturtevant offers classes in supervisory management, accounting, and entrepreneurship.

Health Care Facilities
Map V-14 and Table-V-12 show the locations of hospitals and medical clinics in the planning area in 2007. There were three hospital facilities in the planning area offering a full range of medical services. Map V-14 also shows that all of the medical clinics are located in cities and villages; these clinics provide a range of medical health services such as physical therapy, radiology, laboratory, and pharmacy.

Child Care Facilities
Child care facilities are regulated by the Bureau of Regulation and Licensing (BRL) in the Wisconsin Department of Health and Family Services. There are two main types of child care facilities regulated by the BRL, family child care centers and group child care centers. Family child care centers are facilities that provide care for four to eight children and generally operate in a provider's home. Group child care centers are facilities that provide care for nine or more children and generally operate outside of the provider's home. In 2007, there were 43 licensed family child care centers and 95 licensed group child care centers in the Racine County planning area. There were also three licensed camp child care centers in the County in 2007. Licensed family, group, and day camp child care centers located in the County are shown on Maps V-15 and V-15a and listed in Table V-13.

Nursing Homes and Assisted Living Facilities
The demand for nursing homes and assisted living facilities in Racine County may be expected to increase, particularly with the aging of the baby-boom population, in the years ahead. In 2000, the number of persons 65 years of age and over in the County was about 23,200, representing about 12 percent of the total County population. Regional Planning Commission projections indicate that by 2035, the population 65 years of age and over may be expected to increase to about 43,200 persons, representing about 20 percent of the projected population. The following facilities are existing alternatives to living in one's home.

Nursing Home Facilities
A nursing home is defined under *Wisconsin Statutes* as a place where five or more persons who are unrelated to the administrator reside and receive care or treatment, and due to their physical or mental condition, require access to 24-hour nursing services. Nursing homes include skilled nursing facilities, intermediate care facilities, and institutions for mental diseases. As shown on Map V-16 and Table V-14, there were six nursing homes providing skilled nursing care and one nursing home providing both skilled and intermediate care in the Racine County planning area in 2007.

Assisted Living Facilities
Assisted living facilities mainly include adult day care complexes, community based residential facilities (CBRFs), and residential care apartment complexes. As indicated on Map V-16 and in Table V-15, there were 41 licensed assisted living facilities located in the planning area in 2007. Adult day care complexes provide the elderly and other adults with services when their caregivers are at work or need relief. CBRF's are facilities for elderly and developmentally and physically disabled persons that can serve five or more people as well as offer room and board, supervision, support services and no more than three hours of nursing care per week. A residential care apartment complex consists of independent apartment units for five or more adults, and up to 28 hours per week of supportive care, personal care, and nursing services.

In addition to the three main types of assisted living facilities, there are a number of licensed adult family homes that provide community residential services for one or two people in county-certified homes and for three to four

people in State-certified homes. These residents receive care, treatment, or services that are above the level of room and board, and including up to seven hours of nursing care per week. Adult family homes may be operated out of a private residence.

Facilities Serving People With Developmental Disabilities

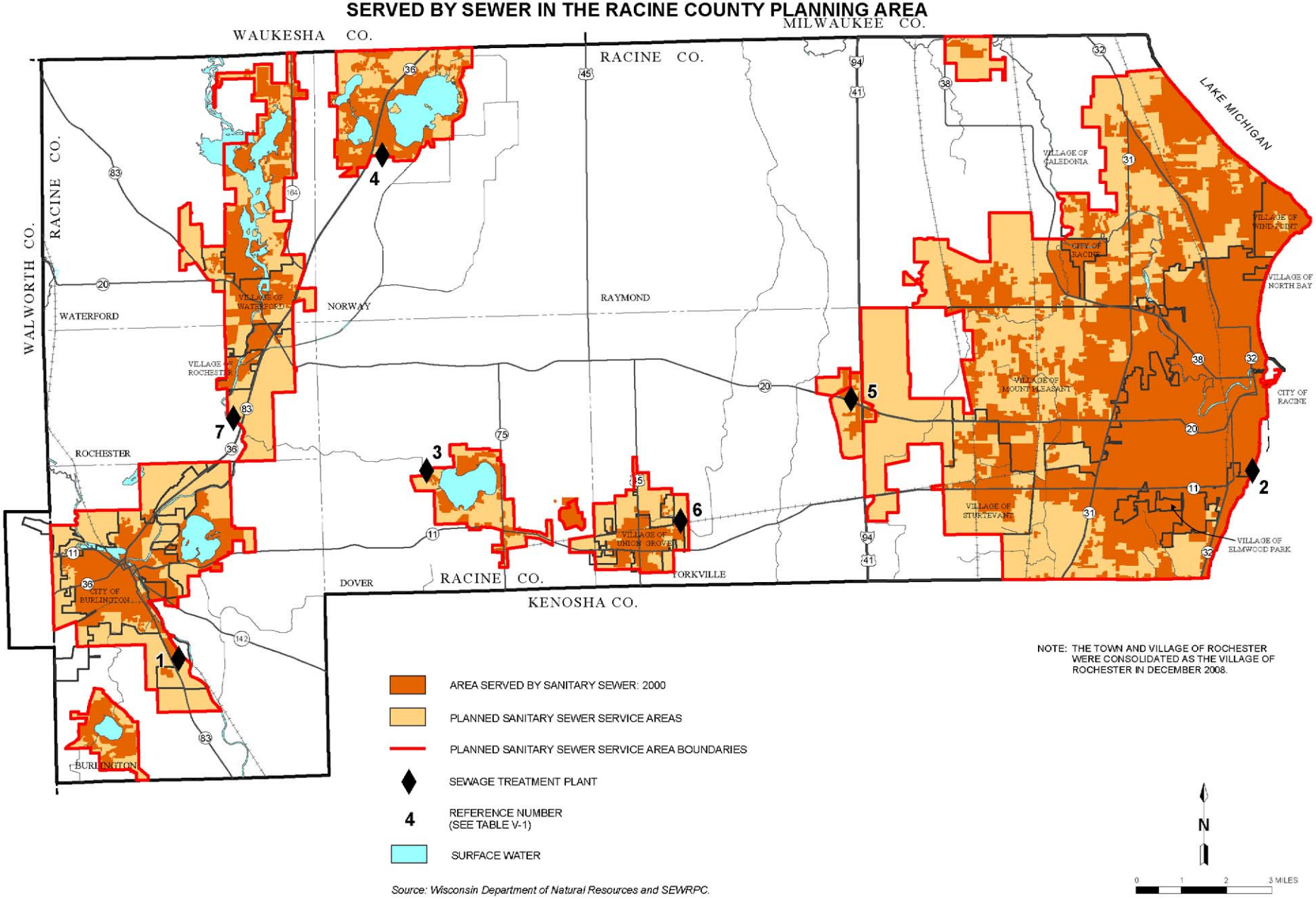
Under the *Wisconsin Administrative Code*, facilities serving people with developmental disabilities are defined as residential facilities with a capacity of four or more individuals and typically less than 16 people that need and receive active treatment and health services. In 2007, there were two facilities serving the needs of people with development disabilities in Racine County—Racine Residential Care (private) in the City of Racine and Southern Wisconsin Center (public) in the Town of Dover.

Cemetery Facilities

Map V-17 shows the location of known cemeteries in the planning area in 2007. As indicated in Table V-16, there were 40 cemeteries in the planning area encompassing about 515 acres. There were 16 cemeteries larger than five acres, encompassing about 460 acres, and 24 cemeteries smaller than five acres, encompassing about 55 acres.

Map V-1

PLANNED SANITARY SEWER SERVICE AREAS AND AREAS SERVED BY SEWER IN THE RACINE COUNTY PLANNING AREA



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table V-1

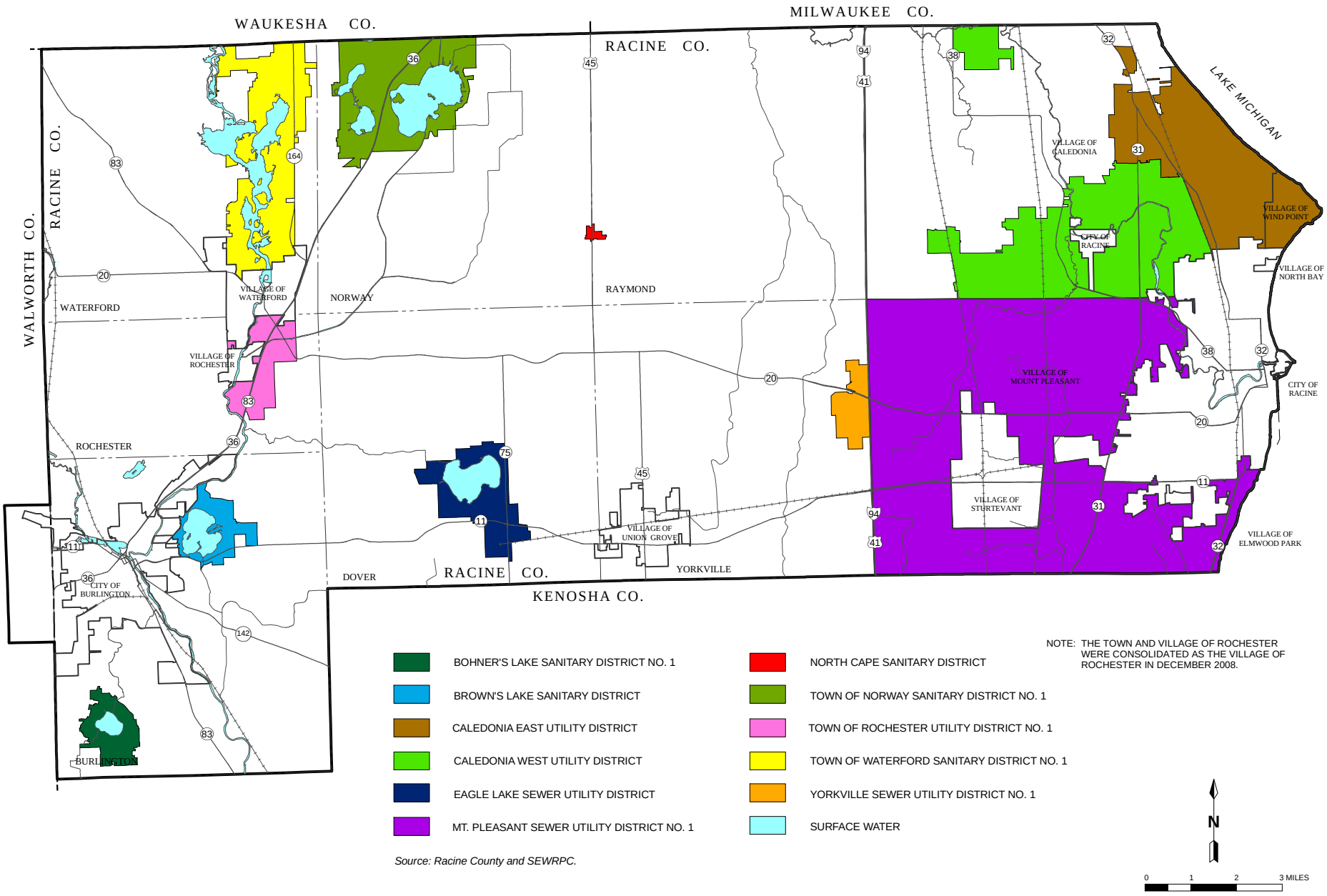
PUBLIC SEWAGE TREATMENT PLANTS SERVING THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-1	Public Sewage Treatment Plant Operator	Date of Most Recent Modification	Current (2007) Annual Average Design Capacity (millions of gallons per day)	Current (2007) Annual Average Flow Rate (millions of gallons per day)	Percent of Design Capacity (2007)
1	City of Burlington	2008	3.55	3.10	87
2	City of Racine	2005	36.00	23.07	64
3	Eagle Lake Sewer Utility District	2004	0.40	0.31	78
4	Town of Norway Sanitary District No. 1	2001	1.60	1.00	62
5	Yorkville Sewer Utility District No. 1	1983	0.15	0.07	47
6	Village of Union Grove	2008	2.00	1.02	51
7	Western Racine County Sewage District	2006	2.53	1.27	50

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map V-2

SANITARY AND UTILITY DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Racine County and SEWRPC.

Table V-2

SANITARY AND UTILITY DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2007

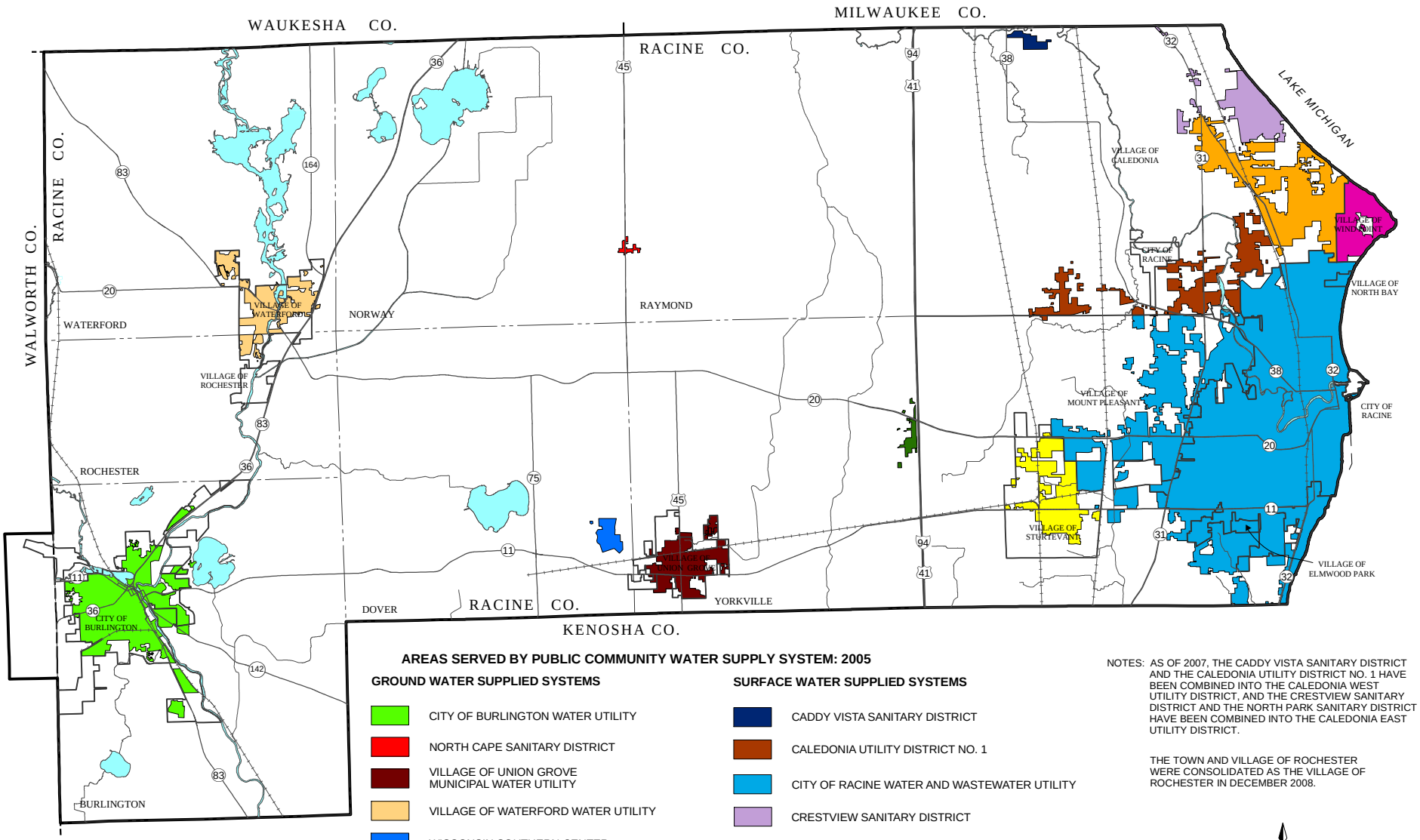
District	District Area (Square Miles)
Bohner's Lake Sanitary District	1.5
Brown's Lake Sanitary District	1.8
Caledonia East Utility District	8.8
Caledonia West Utility District	11.8
Eagle Lake Sewer Utility District	3.2
Mt. Pleasant Sewer Utility District No. 1	33.9
North Cape Sanitary District	0.1
Town of Norway Sanitary District No. 1	6.7
Town of Rochester Utility District No. 1	1.8
Town of Waterford Sanitary District No. 1	6.7
Yorkville Sewer Utility District No. 1	1.2
Total	77.5

Note: As of 2007, the Caddy Vista Sanitary District and the Caledonia Utility District No. 1 have been combined into the Caledonia West Utility District, and the Crestview Sanitary District and the North Park Sanitary District have been combined into the Caledonia East Utility District.

Source: Racine County and SEWRPC.

Map V-3

PUBLIC COMMUNITY WATER SUPPLY SYSTEMS AND AREAS SERVED IN THE RACINE COUNTY PLANNING AREA: 2005



AREAS SERVED BY PUBLIC COMMUNITY WATER SUPPLY SYSTEM: 2005

GROUND WATER SUPPLIED SYSTEMS

- CITY OF BURLINGTON WATER UTILITY
- NORTH CAPE SANITARY DISTRICT
- VILLAGE OF UNION GROVE MUNICIPAL WATER UTILITY
- VILLAGE OF WATERFORD WATER UTILITY
- WISCONSIN SOUTHERN CENTER
- YORKVILLE SEWER UTILITY DISTRICT NO. 1

SURFACE WATER SUPPLIED SYSTEMS

- CADDY VISTA SANITARY DISTRICT
- CALEDONIA UTILITY DISTRICT NO. 1
- CITY OF RACINE WATER AND WASTEWATER UTILITY
- CRESTVIEW SANITARY DISTRICT
- NORTH PARK SANITARY DISTRICT
- STURTEVANT WATER AND SEWER UTILITY
- VILLAGE OF WIND POINT MUNICIPAL WATER UTILITY
- SURFACE WATER

NOTES: AS OF 2007, THE CADDY VISTA SANITARY DISTRICT AND THE CALEDONIA UTILITY DISTRICT NO. 1 HAVE BEEN COMBINED INTO THE CALEDONIA WEST UTILITY DISTRICT, AND THE CRESTVIEW SANITARY DISTRICT AND THE NORTH PARK SANITARY DISTRICT HAVE BEEN COMBINED INTO THE CALEDONIA EAST UTILITY DISTRICT.

THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

N

0 1 2 3 MILES

Source: Wisconsin Public Service Commission, Water Utilities, and SEWRPC.

Table V-3

SELECTED CHARACTERISTICS OF EXISTING MUNICIPAL WATER SUPPLY SYSTEMS WITHIN THE RACINE COUNTY PLANNING AREA: 2005

Water Supply System	Estimated Area Served (square miles)	Estimated Population Served[a]	Number of Wells	Total Well Pumpage Capacity (mgd)	Number of Storage Facilities[b]	Total Storage Capacity (gallons x 1,000)	2005 Annual Average Pumping (mgd)	2005 Maximum Daily Pumping (mgd)	Spent Water Receiving System
City of Burlington Water Utility	3.5	10,300	4	6.16	5	3,400	2.24	3.76	Fox River
City of Racine Water and Wastewater Utility and including Village of Mt. Pleasant Water Users	21.9	102,100	- -	- -	8	12,846	22.78	37.31	Lake Michigan
Village of Sturtevant Water and Sewer Utility[c]	1.6	5,900	- -	- -	2	1,000	0.79	- -[c]	Lake Michigan
Village of Union Grove Water Utility	1.5	4,500	3	3.63	2	618	0.53	0.88	W. Branch Root River Canal
Village of Waterford Water and Sewer Utility	1.4	4,500	3	2.79	2	600	0.51	1.04	Fox River
Village of Wind Point Municipal Water Utility	1.2	1,800	- -	- -	- -	- -	0.30	- -[d]	Lake Michigan
Caddy Vista Sanitary District	0.2	800	- -	- -	- -	- -	0.04	- -[e]	Lake Michigan
Caledonia Water Utility District No. 1	2.0	3,700	- -	- -	1	750	0.60	- -[c]	Lake Michigan
Crestview Sanitary District	1.3	3,900	- -	- -	1	100	0.47	- -[e]	Lake Michigan
North Park Sanitary District No. 1	3.4	9,200	- -	- -	- -	- -	1.18	- -[c,f]	Lake Michigan
North Cape Sanitary District	0.1	100	1	- -	1	490	0.01	N/A	Groundwater via septic tanks
Yorkville Sewer Utility District No. 1	0.2	<50	1	1.60	1	750	0.23	1.24	Hoods Creek
Total	38.3	147,000	12	14.18	23	20,554	29.68	48.51	- -

NOTE: N/A indicates data not available. MGD indicates Million Gallons Per Day. As of 2007, the Caddy Vista Sanitary District and the Caledonia Utility District No. 1 have been combined into the Caledonia West Utility District, and the Crestview Sanitary District and the North Park Sanitary District have been combined into the Caledonia East Utility District.

[a]*Population based upon Wisconsin Department of Natural Resources data base adjusted to 2005 Wisconsin Department of Administration Civil Division estimates and SEWRPC data, where appropriate.*

[b]*Storage facilities are designed to store water volumes needed to meet demands which exceed the capacity of the source of supply. They can be elevated, ground level, or below ground. The latter serves as suction source for pumps.*

[c]*Included in pumpage values for City of Racine Water Utility. The City of Racine Water and Wastewater Utility acquired the Village of Sturtevant Water and Sewer Utility on January 1, 2007.*

[d]*Included in pumpage values for North Park Sanitary District.*

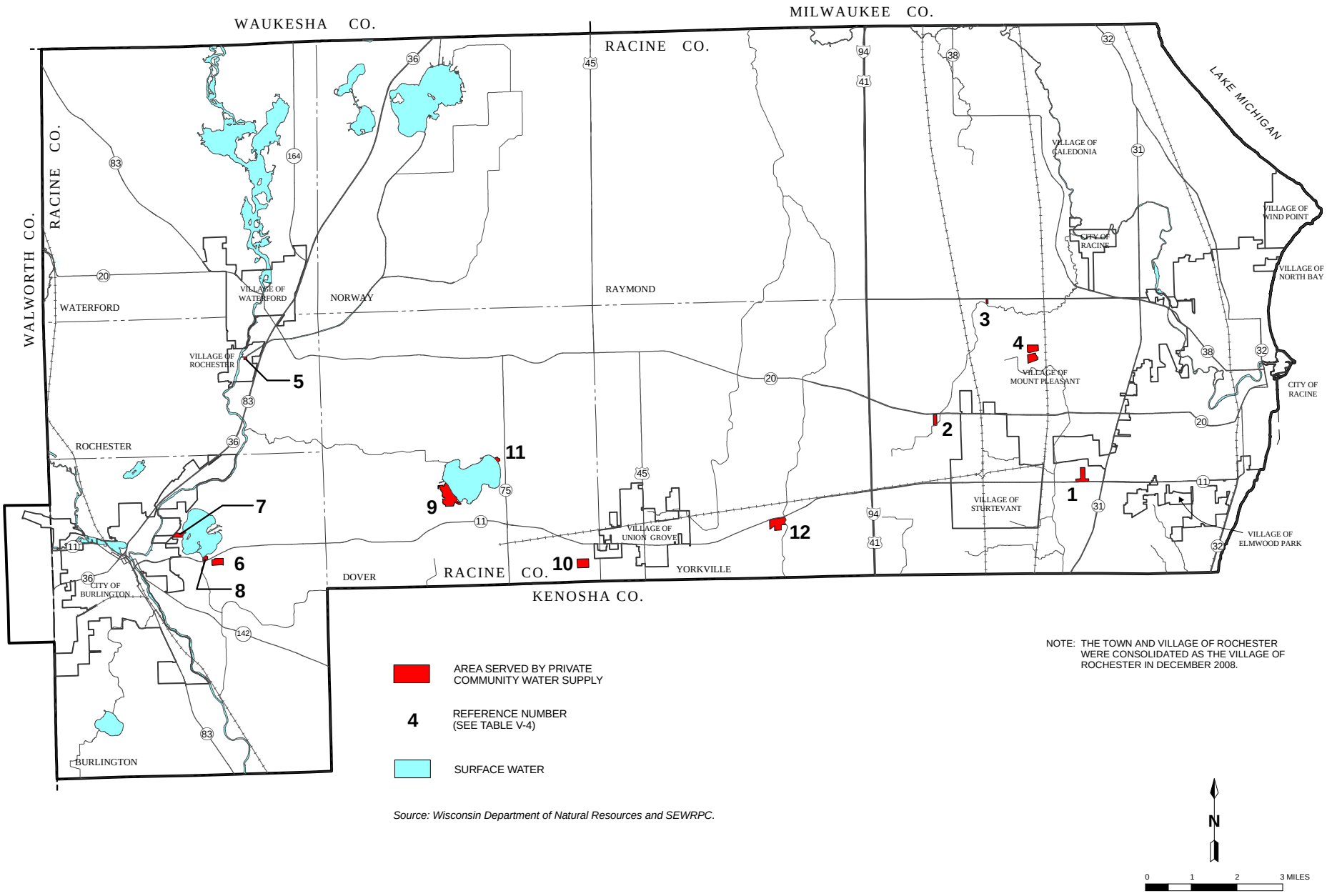
[e]*Included in pumpage values for Oak Creek Water and Sewer Utility.*

[f]*Included in pumpage values for Crestview Sanitary District.*

Source: Wisconsin Department of Natural Resources, Public Service Commission of Wisconsin, Water Utilities, and SEWRPC.

Map V-4

PRIVATE RESIDENTIAL COMMUNITY WATER SYSTEMS IN THE RACINE COUNTY PLANNING AREA: 2005



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table V-4

PRIVATE RESIDENTIAL COMMUNITY WATER SYSTEMS IN RACINE COUNTY: 2005

Number on Map V-4	Civil Division	System Name	Population Served[a]
1	Village of Mt. Pleasant	Cozy Acres Subdivision	120
2		Jensen's Mobile Home Village	40
3		Pavillion Apartments	N/A
4		Spring Green	89
5	Village of Rochester	Riverside Apartments	33
6	Town of Burlington	Browns Lake Mobile Home Court	225
7		Island View Condominiums	25
8		Lakeview Landing Condos	26
9	Town of Dover	Eagle Lake Manor	300
10		Hickory Haven	303
11		Regency Club Condominiums	74
12	Town of Yorkville	Harvest View Estates	400
Total	- -	- -	1,635

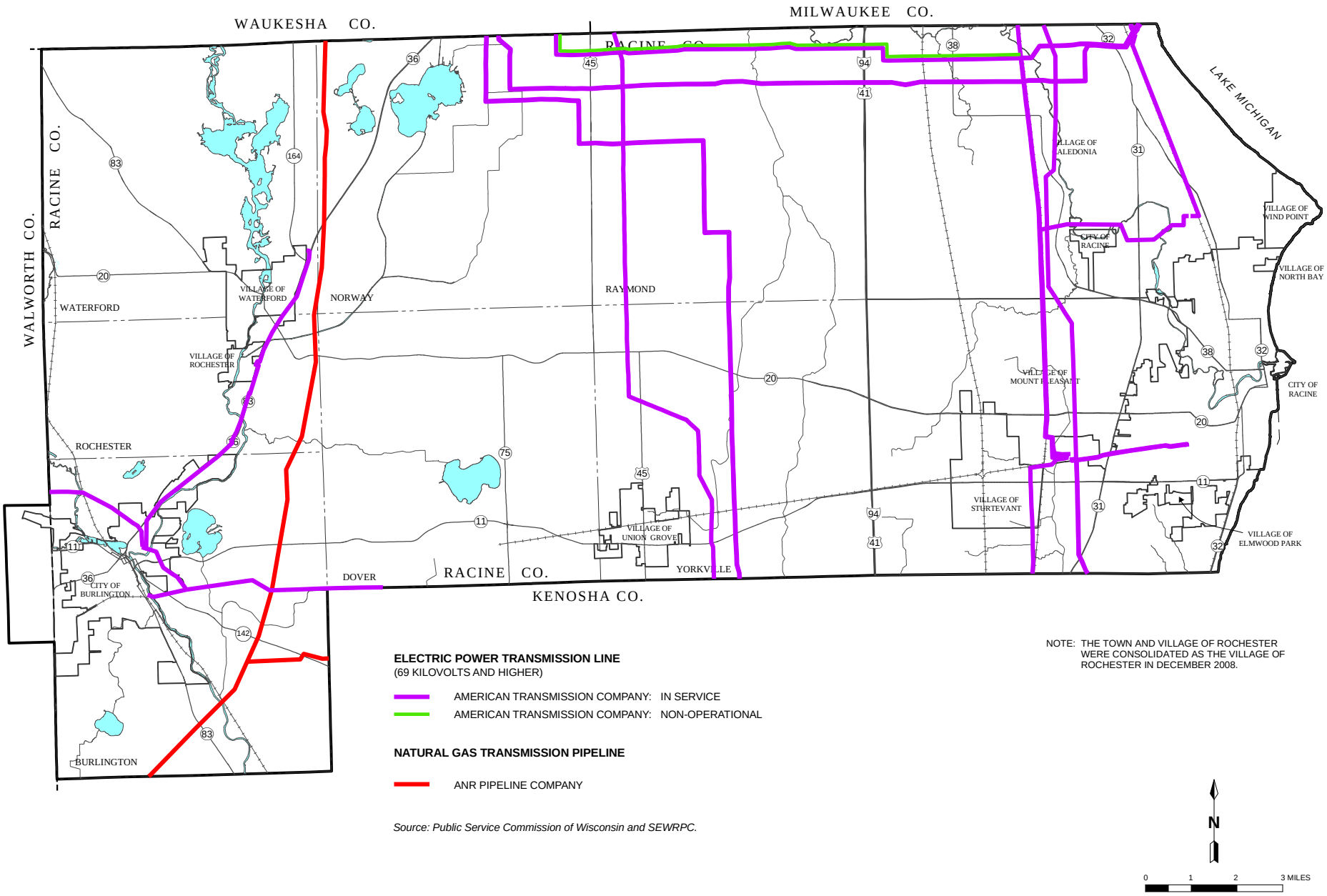
Note: N/A indicates data not available.

[a]*Per Wisconsin Department of Natural Resources files.*

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map V-5

ELECTRIC POWER TRANSMISSION LINES AND NATURAL GAS TRANSMISSION PIPELINES IN THE RACINE COUNTY PLANNING AREA



ELECTRIC POWER TRANSMISSION LINE
(69 KILOVOLTS AND HIGHER)

- AMERICAN TRANSMISSION COMPANY: IN SERVICE
- AMERICAN TRANSMISSION COMPANY: NON-OPERATIONAL

NATURAL GAS TRANSMISSION PIPELINE

- ANR PIPELINE COMPANY

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

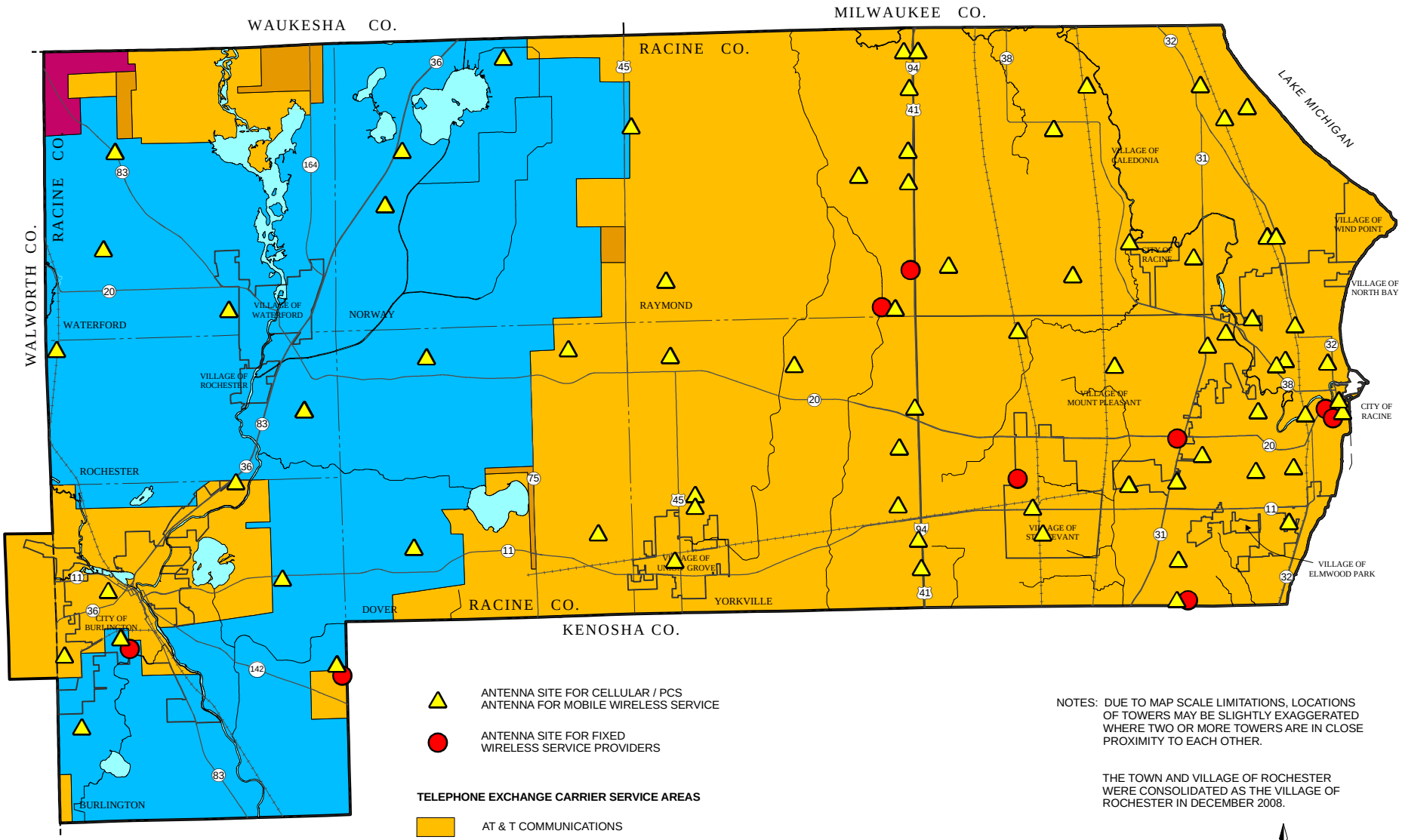
Source: Public Service Commission of Wisconsin and SEWRPC.

N

0 1 2 3 MILES

Map V-6

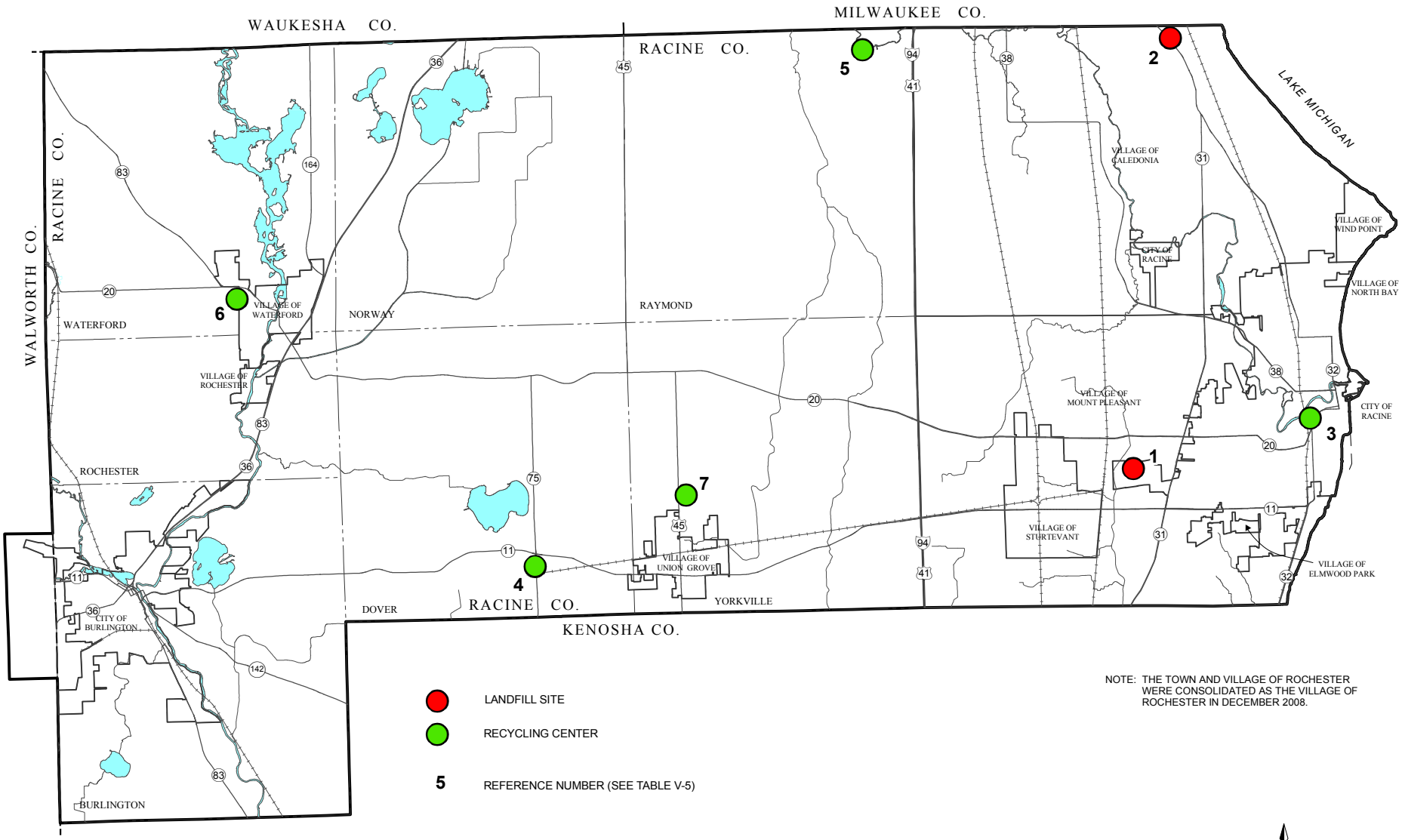
TELECOMMUNICATION FACILITIES IN THE RACINE COUNTY PLANNING AREA: 2005



Source: SEWRPC.

Map V-7

SOLID WASTE DISPOSAL AND TRANSFER FACILITIES AND RECYCLING CENTERS IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources, Racine County, and SEWRPC.

Table V-5

SOLID WASTE AND RECYCLING SERVICE CENTERS FOR COMMUNITIES IN RACINE COUNTY: 2007

Number of Map V-7	Civil Division	Facility Name	Address
	Active Landfills		
1	City of Racine	Kestrel Hawk	1989 Oakes Rd.
2	Village of Caledonia	Wisconsin Electric Power Company (WEPCO)	8719 Douglas Ave.
	Recycling Centers		
3	City of Racine	Pearl Street Facility	820 Pearl St.
4	Town of Dover	Municipal Town Hall	4110 S Beaumont Ave.
5	Town of Raymond	Town of Raymond Recycling Center	439 43rd St.
6	Town of Waterford	Drop-off Site	3750 Buena Park Rd.
7	Town of Yorkville	Drop-off Site	19040 Spring St., Village of Union Grove

Source: Wisconsin Department of Natural Resources, Racine County, and SEWRPC.

Table V-6

SOLID WASTE AND RECYCLING SERVICE ARRANGEMENTS FOR COMMUNITIES IN RACINE COUNTY: 2007

Civil Division	Community Contracts with Private Hauler for Pickup of Solid Waste and Recyclables	Other Arrangements for Disposal of Solid Waste or Recyclables
Cities		
Burlington	X	Residents may request advance arrangements through its public works department to dispose specialty items[a]
Racine	X	Residents may drop off recyclables and other specialty items at the Pearl Street Facility located at 9th St. and Pearl Street.
Villages		
Caledonia	X	- -
Elmwood Park	X	- -
Mt. Pleasant	X	- -[b]
North Bay	X	- -
Rochester[c]	X	- -
Sturtevant	X	- -[b]
Union Grove	X[d]	Village personnel pick-up garbage.
Waterford	X	- -
Wind Point	X	- -
Towns		
Burlington	X	- -
Dover	- -	Residents may drop off recyclables at Town Hall.
Norway	X	Apartments/ Condominiums with more than five units provide their own pick-up.
Raymond	- -	Residents may drop off solid waste and recyclables at the recycling center or landfill.
Rochester[c]	X	- -
Waterford	X	Residents may drop off recyclables at a transfer/recycling center site.
Yorkville	- -	Residents may drop off solid waste and recyclables at a transfer/recycling center site.

[a] *Maintains a disposal site for yard waste and motor oil on Maryland Avenue.*

[b] *Village of Mount Pleasant residents may drop yard/compost waste at a compost site located at West Road north of STH 20. Hours of operation are on Wednesday and Saturday, beginning in mid-April until mid-November. Village of Sturtevant residents may drop off yard waste at a compost site located at the end of 87th Street and north of Durand Ave.*

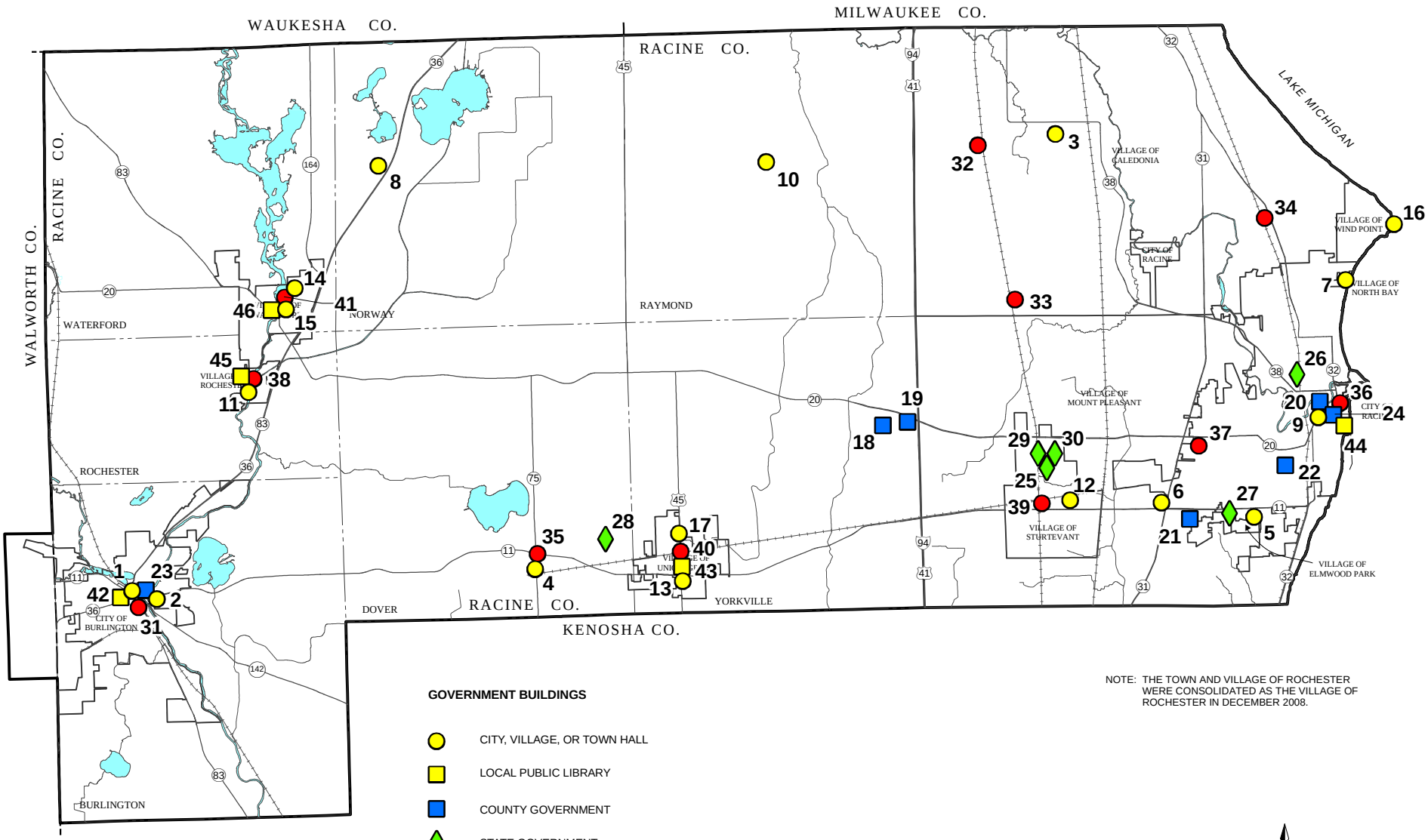
[c] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[d] *Village of Union Grove only contracts for curbside recycling pick-up.*

Source: Racine County and SEWRPC.

Map V-8

SELECTED GOVERNMENT BUILDINGS IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Racine County and SEWRPC.

Table V-7

SELECTED GOVERNMENT BUILDINGS IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-8	Building/Office	Address/Civil Division
	Local	
	City, Village, Town Hall	
1	Burlington City Hall	300 N. Pine St., City of Burlington
2	Burlington Town Hall	32288 Bushnell Rd., Town of Burlington
3	Caledonia Village Hall	6922 Nicholson Rd., Village of Caledonia
4	Dover Town Hall	4110 S Beaumont Ave., Town of Dover (Kansasville)
5	Elmwood Park Village Hall	3131 Taylor Ave., Building 4, City of Racine
6	Mt. Pleasant Village Hall	6126 Durand Ave., Village of Mt. Pleasant
7	North Bay Village Hall	3615 Hennepin Pl., Village of North Bay
8	Norway Town Hall	6419 Heg Park Rd., Village of Wind Lake
9	Racine City Hall	730 Washington Ave., City of Racine
10	Raymond Town Hall	2255 S. 76th St., Franksville
11	Rochester Town Hall[a]	203 W Main St., Village of Rochester
11	Rochester Village Hall[a]	203 W Main St., Village of Rochester
12	Sturtevant Village Hall	2801 89th St., Village of Sturtevant
13	Union Grove Village Hall	925 15th Ave., Village of Union Grove
14	Waterford Town Hall	415 N Milwaukee St., Village of Waterford
15	Waterford Village Hall	123 N River St., Village of Waterford
16	Wind Point Village Hall	215 E Four Mile Rd., Village of Wind Point
17	Yorkville Town Hall	720 Main St., Village of Union Grove
	County	
18	Administration Center – Land Conservation, Parks and Recreation, Planning and Development, Public Works, University of Wisconsin-Extension Office	14200 Washington Ave., Town of Yorkville (Ives Grove)
19	Convention and Visitors Bureau	14015 Washington Ave., Town of Yorkville (Ives Grove)
20	Child Support Department	818 6th St., City of Racine
21	Health Officer Department	3205 Wood Ave., Village of Mt. Pleasant
22	Human Resources and Services Departments and Workforce Development and Juvenile Detention Centers	1717 Taylor Ave., City of Racine
23	Human Services Department and Western Racine County Service Center	209 N Main St., City of Burlington
24	Racine County Courthouse	730 Wisconsin Ave., City of Racine
	State	
25	Racine Correctional and Transitional Facility, Wisconsin Department of Corrections Adult Institutions	2019 Wisconsin Ave., Village of Sturtevant
26	Racine Youthful Offender Correctional Facility, Wisconsin Department of Corrections Adult Institutions	1501 Albert St., City of Racine
27	Social Security Administration	4050 Durand Ave., City of Racine
28	Southern Oaks Girls School, Wisconsin Department of Corrections Adult Institutions	21425B Spring St., Town of Yorkville
29	U.S. Army Corps of Engineers	1855 Wisconsin Ave., Village of Sturtevant
30	Wisconsin Department of Natural Resources Service Center	9531 Rayne Rd., Village of Sturtevant
	Federal	
	U.S. Post Offices	
31	Burlington	100 S. Pine St.
32	Caledonia	11510 County Road G
33	Caledonia	3319 Roberts St., Village of Caledonia
34	Caledonia	2635 Four Mile Rd., Village of Caledonia
35	Dover	3825 S Beaumont Ave., Town of Dover (Kansasville)

Table V-7 (continued)

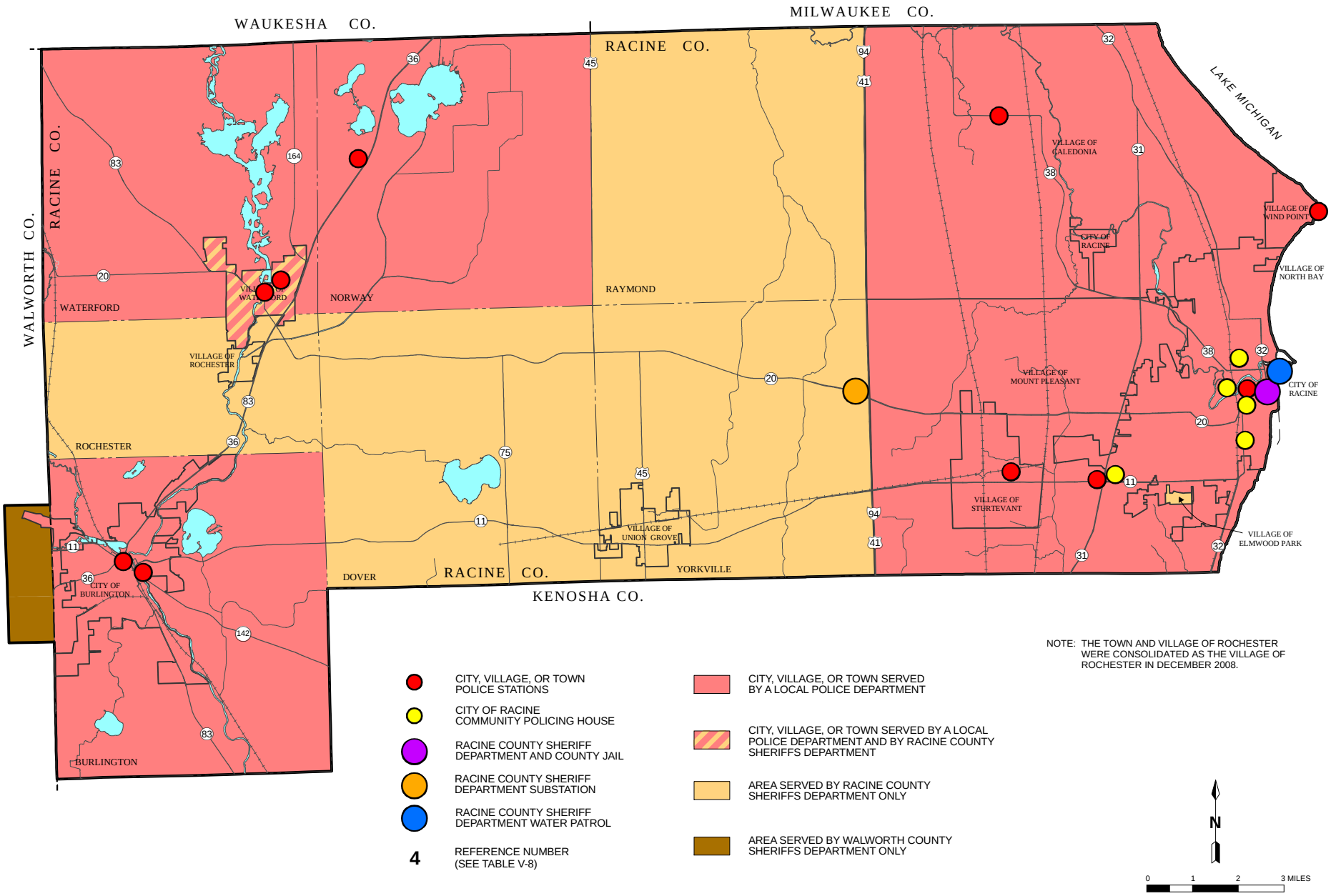
Number on Map V-8	Building/Office	Address/Civil Division
	Federal (continued)	
	U.S. Post Offices (continued)	
36	Racine	603 S Main St., City of Racine
37	Racine	1300 Perry Ave., City of Racine
38	Rochester	208 W Main St., Village of Rochester
39	Sturtevant	2849 Wisconsin St., Village of Sturtevant
40	Union Grove	830 Main St., Village of Union Grove
41	Waterford	218 N. Milwaukee St., Village of Waterford
	Public Libraries	
42	Burlington Public Library	166 E Jefferson St., City of Burlington
43	Graham Public Library	1215 Main St., Village of Union Grove
44	Racine Public Library	75 7th St., City of Racine
45	Rochester Public Library	208 W Spring St., Village of Rochester
46	Waterford Public Library	101 N River St., Village of Waterford
--	Lakeshores Library System Main Office	106 W Main St., Village of Waterford

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Racine County and SEWRPC.

Map V-9

POLICE STATIONS AND SERVICE AREAS IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Justice (WILENET), Racine County, and SEWRPC.

Table V-8

POLICE DEPARTMENTS IN THE RACINE COUNTY PLANNING AREA: 2007

Police Department	Full-Time Sworn Officers	Part-Time Sworn Officers
Cities		
Burlington	20	0
Racine	197	0
Villages		
Caledonia	34	0
Elmwood Park	- -[a, b]	- -
Mt. Pleasant	41	0
North Bay	- -[b, c]	
Rochester	- -[d]	0
Sturtevant	8	0
Union Grove	- -[a]	0
Waterford	1[e]	0
Wind Point	0	10
Towns		
Burlington	9	0
Dover	- -[a]	0
Norway	0	15
Raymond	- -[a]	0
Rochester	- -[d]	0
Waterford	6	0
Yorkville	- -[a, b]	0
County		
Racine County Sheriff Department	161	0

[a]*Contracts with Racine County Sheriff Department.*

[b]*Appointed a constable as a law enforcement officer that responds to fill gaps in service from the Racine County Sheriff's Department, enforces local ordinances and acts as a liaison to local officials and other law enforcement agencies consistent with the Municipal Code.*

[c]*Contracts with the Village of Wind Point for Police.*

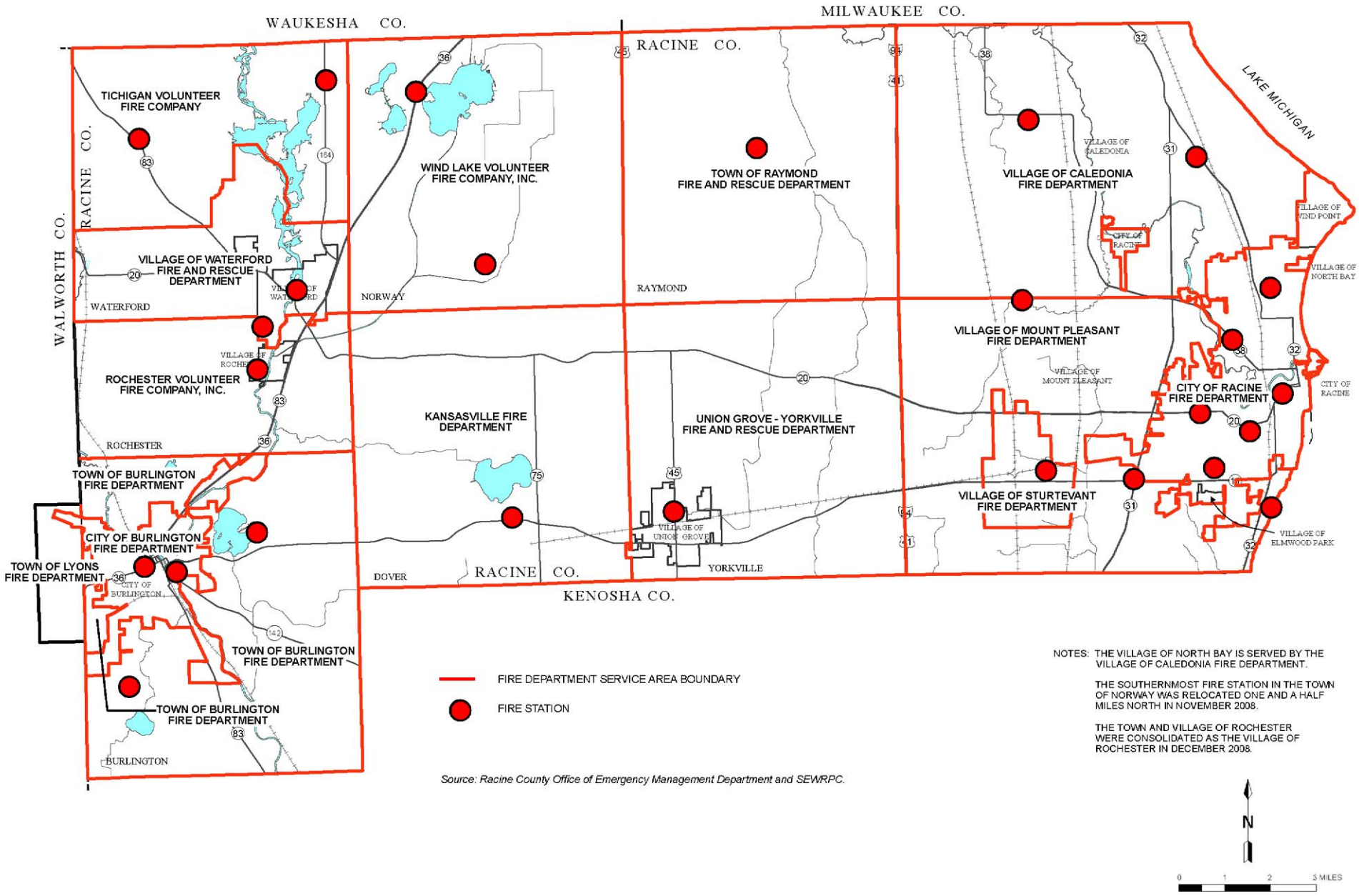
[d]*The Village and Town of Rochester shared the services of Racine County Sheriff Department. The Village and Town of Rochester were consolidated as the Village of Rochester in December 2008.*

[e]*The Village of Waterford uses Racine County Sheriff Department services in addition to its one full-time sworn officer.*

Source: Wisconsin Department of Justice, Racine County, and SEWRPC.

Map V-10

FIRE STATIONS AND FIRE DEPARTMENT SERVICE AREAS IN THE RACINE COUNTY PLANNING AREA: 2007



Source: Racine County Office of Emergency Management Department and SEWRPC.

NOTES: THE VILLAGE OF NORTH BAY IS SERVED BY THE VILLAGE OF CALEDONIA FIRE DEPARTMENT.

THE SOUTHERNMOST FIRE STATION IN THE TOWN OF NORWAY WAS RELOCATED ONE AND A HALF MILES NORTH IN NOVEMBER 2008.

THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Table V-9

FIRE DEPARTMENTS AND EMERGENCY MEDICAL SERVICES SERVING THE RACINE COUNTY PLANNING AREA: 2007

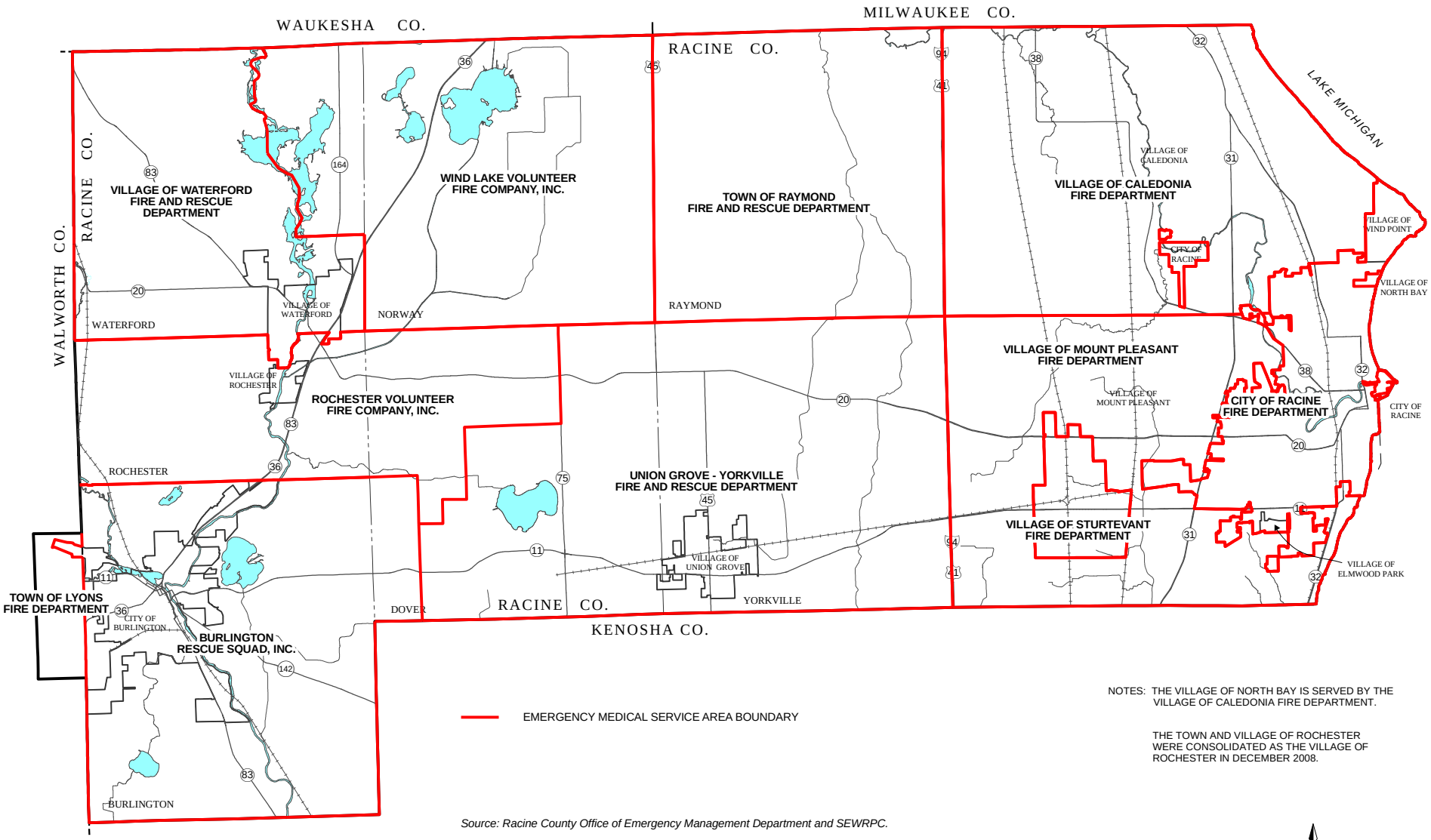
Department Name	Type of Department	Level of EMS (Highest Licensed Level)	Full Time			
			Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal
Fire Protection Service and EMS						
Caledonia Fire Department	Public	Paramedic	0	0	41	41
Kansasville Fire Department	Public	First Responder Only	0	0	0	0
Mt. Pleasant Fire Department	Public	Paramedic	5	0	42	47
Racine Fire Department	Public	Paramedic	5	0	140	145
Raymond Fire & Rescue Department	Public	Intermediate	0	0	0	0
Rochester Volunteer Fire Co.	Private	Intermediate	0	0	0	0
Sturtevant Fire Department	Public	Paramedic	0	0	9	9
Tichigan Fire Department	Private	First Responder Only	0	0	0	0
Union Grove-Yorkville Fire Department	Public	Intermediate	0	0	0	0
Waterford Fire & Rescue Department	Public	Intermediate	0	1	0	1
Wind Lake Fire Department	Private	Enhanced Intermediate	0	0	0	0
Fire Protection Service Only						
City of Burlington Fire Department	Public	- -	4	0	0	4
Town of Burlington Fire Department	Public	- -	0	0	0	0
EMS Service Only						
Burlington Rescue Squad, Inc.	Private	Intermediate	0	0	0	0
Erickson Ambulance	Private	Basic	0	7	0	7
Medix Ambulance Services, Inc – Burlington	Private	Paramedic	0	15	0	15
Medix Ambulance Services, Inc – Racine	Private	Paramedic	0	15	0	15

Department Name	Part Time With Regularly Scheduled Hours				On Call				Total
	Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal	Fire Fighters	EMTs	Fire Fighters/ EMTs	Subtotal	
Fire Protection Service and EMS									
Caledonia Fire Department	0	0	0	0	0	0	0	0	41
Kansasville Fire Department	0	0	0	0	31	6	7	44	44
Mt. Pleasant Fire Department	0	0	0	0	0	0	0	0	47
Racine Fire Department	0	0	0	0	0	0	0	0	145
Raymond Fire & Rescue Department	0	0	0	0	14	10	16	40	40
Rochester Volunteer Fire Co.	0	0	0	0	15	10	5	30	30
Sturtevant Fire Department	0	0	15	15	0	0	0	0	24
Tichigan Fire Department	0	0	0	0	11	5	6	22	22
Union Grove-Yorkville Fire Department	0	0	0	0	9	6	18	33	33
Waterford Fire & Rescue Department	0	0	0	0	16	5	13	34	35
Wind Lake Fire Department	0	0	0	0	4	3	23	30	30
Fire Protection Service Only									
City of Burlington Fire Department	0	0	0	0	55	0	0	55	59
Town of Burlington Fire Department	0	0	0	0	35	0	0	35	35
EMS Service Only									
Burlington Rescue Squad, Inc.	0	0	0	0	0	20	0	20	20
Erickson Ambulance	0	14	0	14	0	0	0	0	21
Medix Ambulance Services, Inc – Burlington	0	0	0	0	0	0	0	0	15
Medix Ambulance Services, Inc – Racine	0	0	0	0	0	0	0	0	15

Source: Wisconsin Department of Health and Family Services (Emergency Medical Services Division), Racine County, and SEWRPC.

Map V-11

EMERGENCY MEDICAL SERVICE AREAS IN THE RACINE COUNTY PLANNING AREA: 2007



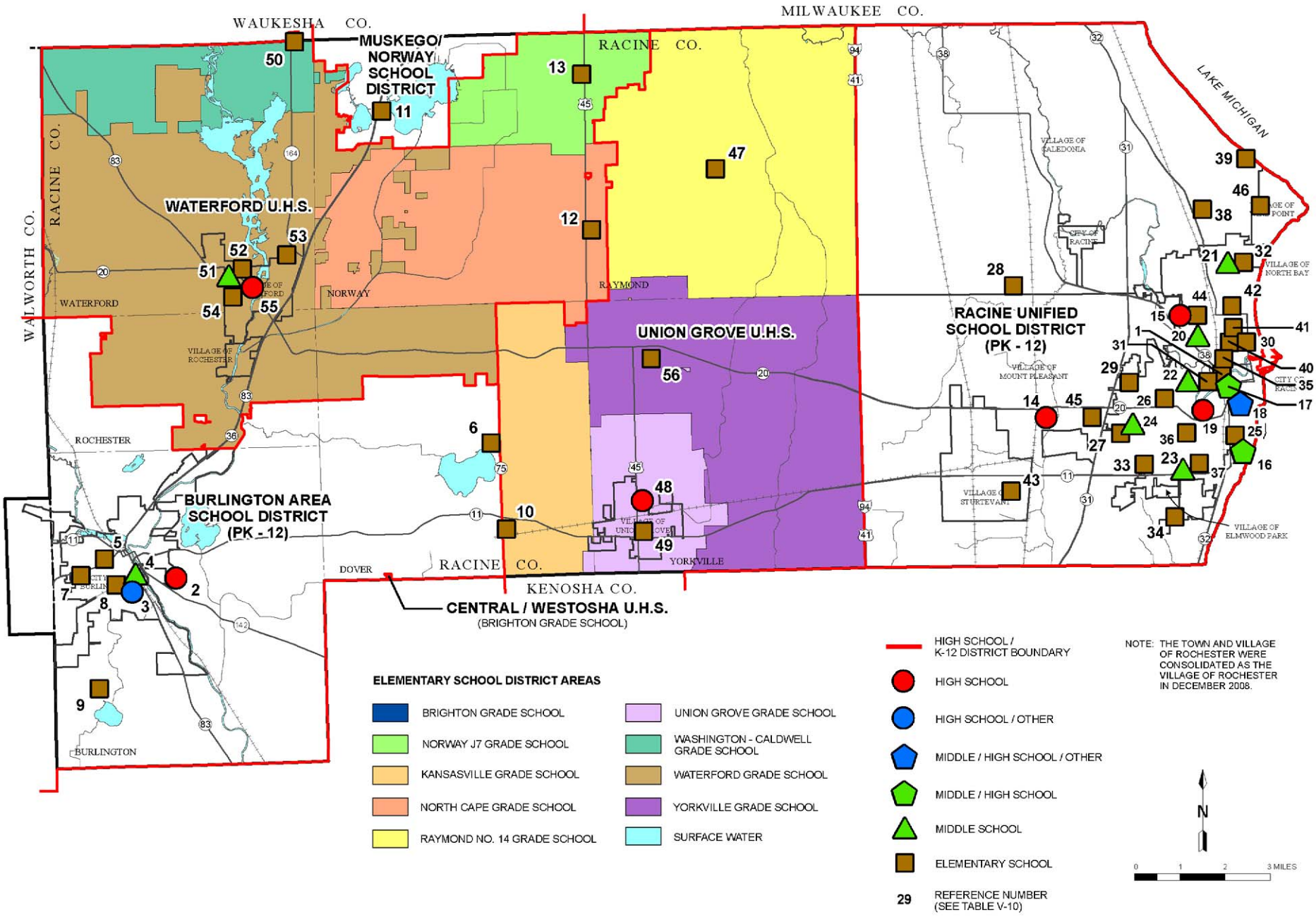
NOTES: THE VILLAGE OF NORTH BAY IS SERVED BY THE VILLAGE OF CALEDONIA FIRE DEPARTMENT.

THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Racine County Office of Emergency Management Department and SEWRPC.

Map V-12

PUBLIC SCHOOLS AND SCHOOL DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2006



Source: Wisconsin Department of Public Instruction, Racine County, Center for Education Statistics, and SEWRPC.

Table V-10

PUBLIC SCHOOLS AND SCHOOL DISTRICTS IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map V-12	District/School	Grades	Enrollment	Acreage	Address/Civil Division
	21st Century Preparatory School School District				
1	21st Century Preparatory School[a]	K-8	385	11	1220 Mound Ave., City of Racine
	Burlington Area School District				100 N Kane St., City of Burlington
2	Burlington High School	9-12	1,350	66	400 McCanna Parkway, City of Burlington
3	Southern Lakes Consortium Alternative High School	10-12	N/A	15	225 Robert St., City of Burlington
4	Nettie E Karcher Middle School	5-8	607	15	225 Robert St., City of Burlington
5	Cooper Elementary School	P-4	333	3	249 Conkey St., City of Burlington
6	Dover Elementary School	K-4	96	5	23303 Church Rd., Kansasville, Town of Dover
7	Dr. Edward G Dyer Elementary School	K-5	512	10	201 S Kendrick Ave., City of Burlington
8	Waller Elementary School	PK-4	377	10	195 Gardner Ave., City of Burlington
9	Winkler Elementary School	K-4	194	10	34150 Fulton St., Town of Burlington
	Dover #1 School District				
10	Kansasville Elementary School	K-8	98	6	4101 S Beaumont Ave., Kansasville, Town of Dover
	Muskego-Norway School District				
11	Lakeview Elementary School	PK-4	418	9	26335 Fries Ln., Wind Lake, Town of Norway
	North Cape School District				
12	North Cape Elementary School	PK-8	206	13	11926 W Highway K, Town of Raymond
	Norway School District				
13	Drought Elementary School	PK-8	144	5	21016 W 7 Mile Rd., Franksville, Town of Norway
	Racine Unified School District				2220 Northwestern Ave., City of Racine
14	Case High School	8-12	1,966	68	7345 Washington Ave., Village of Mt. Pleasant
15	Horlick High School	8-12	2,166	21	2119 Rapids Dr., City of Racine
16	Keith R Mack Achievement Center	6-12	107	1	2015 Franklin St., City of Racine
17	The R.E.A.L School[a]	6-12	220	3	1230 6th St., City of Racine
18	Walden III Middle and High School[b]	6-12	504	3	1012 Center St., City of Racine
19	Washington Park High School	9-12	2,305	17	1901 12th St., City of Racine
20	Gilmore Middle School	6-8	787	24	2330 Northwestern Ave., City of Racine
21	Jerstad-Agerholm Middle School	6-8	785	16[c]	3601 La Salle St., City of Racine
22	McKinley Middle School[a]	6-8	824	8	2326 Mohr Ave., City of Racine
23	Mitchell Middle School	6-8	891	10[d]	2701 Drexel Ave., City of Racine
24	Starbuck Middle School	6-8	847	17	1516 Ohio St., City of Racine
25	Bull Fine Arts Elementary School[b]	K-5	336	3	815 De Koven Ave., City of Racine
26	Fratt Elementary School	K-5	532	5	3501 Kinzie Ave., City of Racine
27	Giese Elementary School	K-5	341	11	5120 Byrd Ave., City of Racine
28	Gifford Elementary School	PK-5	909	24	8332 Northwestern Ave., Village of Caledonia
29	Goodland Elementary School	K-5	321	11	4800 Graceland Blvd., City of Racine
30	Janes Elementary School[e]	K-5	403	2	1425 N Wisconsin St., City of Racine
31	Jefferson Lighthouse Elementary School[d]	K-5	561	2	1722 W 6th St., City of Racine
32	Jerstad-Agerholm Elementary School	K-5	365	16[c]	3535 LaSalle St., City of Racine
33	Johnson Elementary School	K-5	575	13	2420 Kentucky St., City of Racine
34	Jones Elementary School	PK-5	461	14	3300 Chicory Rd., City of Racine
35	Julian Thomas Elementary School	K-5	349	6	930 Martin Luther King Dr., City of Racine
36	Knapp Elementary School	K-5	545	6	2701 17th St., City of Racine
37	Mitchell Elementary School	PK-5	470	10[d]	2701 Drexel Ave., City of Racine
38	North Park Elementary School	PK-5	421	8	4748 Elizabeth St., Village of Caledonia
39	Olympia Brown Elementary School	K-5	455	22	5915 Erie St., Village of Caledonia
40	P-COC Elementary School[f]	P-K	102	3[g]	914 Saint Patrick St., City of Racine
41	Red Apple Elementary School[b]	K-5	458	3[g]	914 Saint Patrick St., City of Racine
42	Roosevelt Elementary School	K-5	439	4	915 Romayne Ave., City of Racine
43	Schulte Elementary School	K-5	411	15	8515 Westminster Dr., Village of Sturtevant
44	Wadewitz Elementary School	K-5	598	10	2700 Yout St., City of Racine
45	West Ridge Elementary School	K-5	447	15	1347 S. Emmertsen Rd., Village of Mt. Pleasant
46	Wind Point Elementary School	K-5	274	14	290 Jonsue Ln., Village of Wind Point

Table V-10 (continued)

Number on Map V-12	District/School	Grades	Enrollment	Acreage	Address/Civil Division
	Raymond School District School				
47	Raymond Elementary School	PK-8	421	21	2659 76th St., Franksville, Town of Raymond
	Union Grove U.H.S. School District[h]				
48	Union Grove High School	9-12	762	24	3433 S Colony Ave., Village of Union Grove
	Union Grove School District				
49	Union Grove Elementary School	PK-8	655	6	1745 Mildrum St., Village of Union Grove
	Washington-Caldwell School District				
50	Washington Elementary School	K-8	219	6	8937 Big Bend Rd., Town of Waterford
	Waterford Graded School District				819 W Main St., Village of Waterford
51	Fox River Middle School	7-8	366	30[i]	921 W Main St., Village of Waterford
52	Evergreen Elementary School	PK-6	460	30[i]	817 W Main St., Village of Waterford
53	Trailside Elementary School	PK-6	329	30	615 N Milwaukee Ave., Village of Waterford
54	Woodfield Elementary School	PK-6	418	28	905 Barnes Dr., Village of Waterford
	Waterford U.H.S. School District[j]				100 Field Dr., Village of Waterford
55	Waterford Union High School	9-12	1,103	66	507 W Main St., Village of Waterford
	Yorkville School District				
56	Yorkville Elementary School	PK-8	402	74	18621 Washington Ave., Village of Union Grove

[a]*Charter school.*

[b]*Magnet school.*

[c]*The Jerstad-Agerholm Elementary and Middle Schools share a 16 acre parcel.*

[d]*The Mitchell Elementary and Middle Schools share a 10 acre parcel.*

[e]*Year-round school.*

[f]*Parent-Child Oriented Class (P-COC) School offers education programs for ages three and above.*

[g]*The P-COC and Red Apple Elementary Schools share a three acre parcel.*

[h]*The Kansasville, Raymond, Union Grove, and Yorkville School Districts are tributary to the Union Grove U.H.S. District.*

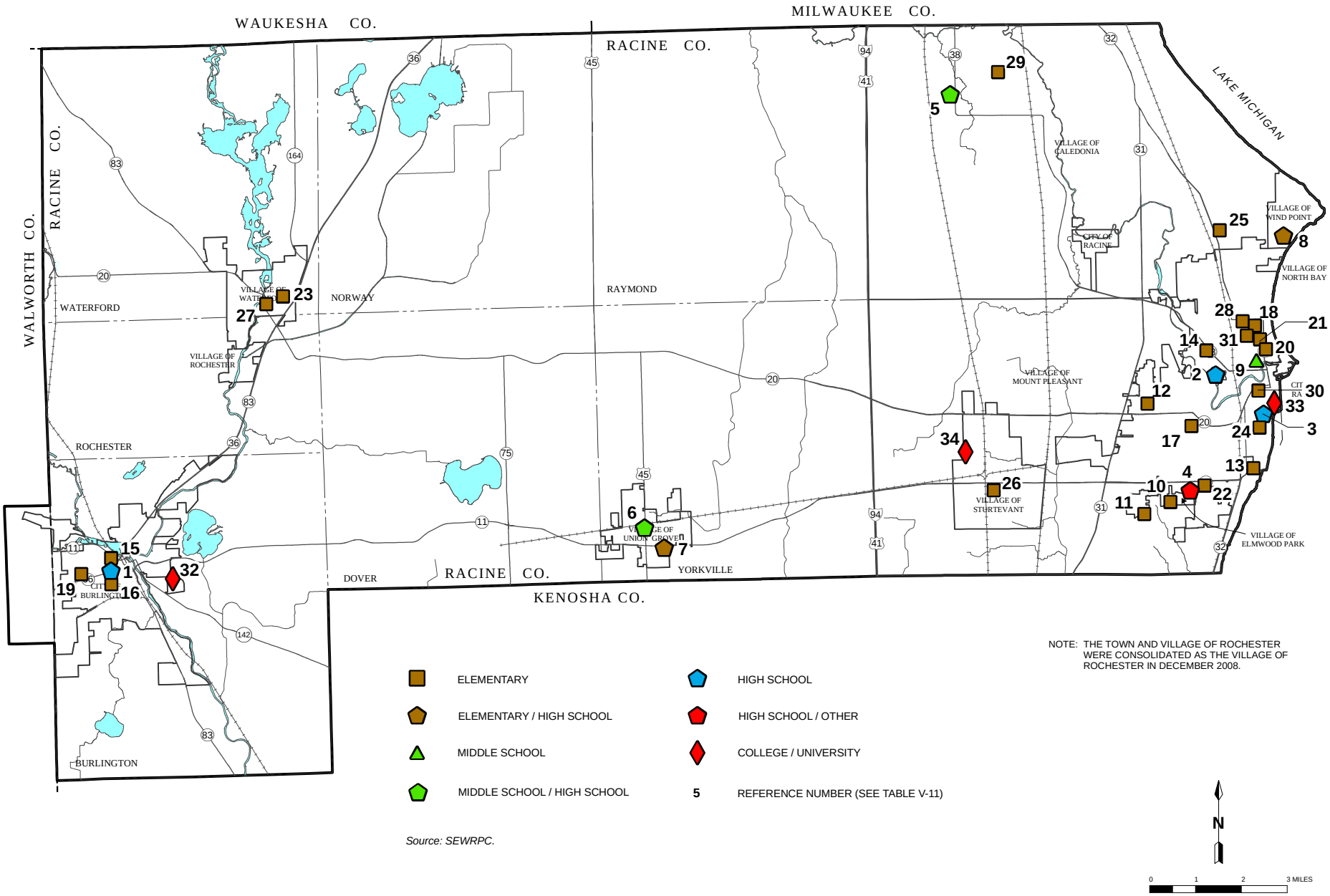
[i]*The Evergreen Elementary School and the Fox River Middle School share a 30 acre parcel.*

[j]*The Drought, North Cape, Washington-Caldwell, and Waterford Graded School Districts are tributary to the Waterford U.H.S. District.*

Source: Wisconsin Department of Public Instruction and SEWRPC.

Map V-13

PRIVATE SCHOOLS AND TECHNICAL COLLEGES IN THE RACINE COUNTY PLANNING AREA: 2006



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table V-11

PRIVATE SCHOOLS AND TECHNICAL COLLEGES IN THE RACINE COUNTY PLANNING AREA: 2006

Number on Map V-13	School	Grades	Enrollment	Acreage	Address/Civil Division
	Private Schools				
1	Catholic Central High School	9-12	180	5	148 McHenry St., City of Burlington
2	Lutheran High School	9-12	243	4	251 Luedtke Ave., City of Racine
3	St. Catherines High School	9-12	376	5	1200 Park Ave., City of Racine
4	Taylor Alternative School	8-11	N/A	17	3131 Taylor Ave., City of Racine
5	Country View Christian Academy	7-12	9	2	10717 6 ½ mile Rd., Village of Caledonia
6	The Eugene Quality Academy	6-12	1	1	1030 Main St., Village of Union Grove
7	Union Grove Christian School	PK-12	155	11	417 15th Ave., Village of Union Grove
8	Prairie School	PK-12	660	33	4050 Lighthouse Dr., Village of Wind Point
9	San Juan Diego Middle School	6-7	65	2	1101 Douglas Ave., City of Racine
10	Concordia Lutheran School	PK-8	150	3	3350 Lathrop Ave., Village of Elmwood Park
11	Racine Baptist School	K-4	7	4	4835 Taylor Ave., City of Racine
12	Racine Christian School	K-8	215	3	912 Virginia St., City of Racine
13	Racine Montessori School	PK-6	207	4	2317 Howe St., City of Racine
14	Sacred Heart Grade School	K-8	165	12	2023 Northwestern Ave., City of Racine
15	St. Charles Catholic School	K-8	210	3	449 Conkey St., City of Burlington
16	St. Mary's Grade School	K-8	297	3	225 W State St., City of Burlington
17	St. Edward Grade School	K-8	341	2	1435 Grove Ave., City of Racine
18	St. John Nepomuk Grade School	PK-8	114	2	1923 Green St., City of Racine
19	St. John's Lutheran School	PK-8	189	7	198 Westridge Ave., City of Burlington
20	St. Johns Lutheran School	PK-8	184	1	510 Kewaunee St., City of Racine
21	St. Joseph Grade School	K-8	192	1	1525 Erie St., City of Racine
22	St. Lucy Grade School	K-8	277	5	3035 Drexel Ave., City of Racine
23	St. Peter's Lutheran School	PK-7	116	12	145 S 6th St., Village of Waterford
24	St. Richard School	K-8	158	2	1510 Villa St., City of Racine
25	St. Rita School	K-8	249	24	4433 Douglas Ave., Village of Caledonia
26	St. Sebastian's Grade School	K-8	138	11	3126 95th St., Village of Sturtevant
27	St. Thomas Aquinas Grade School	K-8	200	4	302 S 2nd St., Village of Waterford
28	Trinity Lutheran School	PK-8	232	2	2065 Geneva St., City of Racine
29	Trinity Lutheran Evangelical Church and School	PK-8	127	9	7900 Nicholson Rd., Village of Caledonia
30	Wisconsin Lutheran School	PK-8	153	1	734 Villa St., City of Racine
31	Small World Montessori	PK-K	N/A	1	1008 High St., City of Racine
	Technical Colleges				
32	Gateway Technical College, Burlington Center	- -	- -	N/A[a]	496 McCanna Parkway, City of Burlington
33	Gateway Technical College, Racine Campus	- -	- -	13	1001 S Main St., City of Racine
34	Gateway Technical College, CATI	- -	- -	4	2320 Renaissance Blvd., Village of Sturtevant

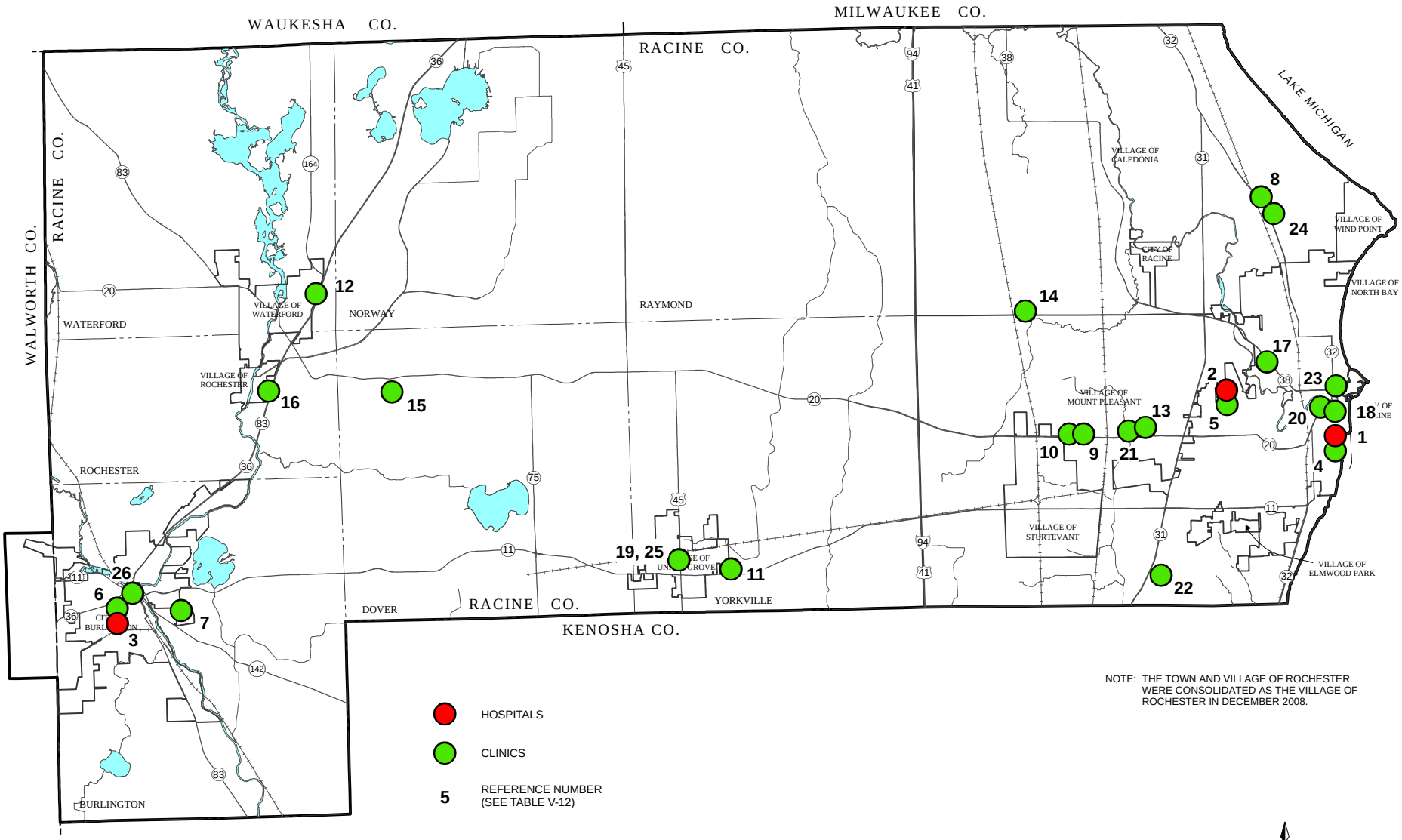
NOTE: N/A indicates Data Not Available.

[a]*Located on Burlington High School Property.*

Source: Wisconsin Department of Public Instruction and SEWRPC.

Map V-14

HOSPITALS AND CLINICS IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Health and Social Services, Racine County, and SEWRPC.

Table V-12

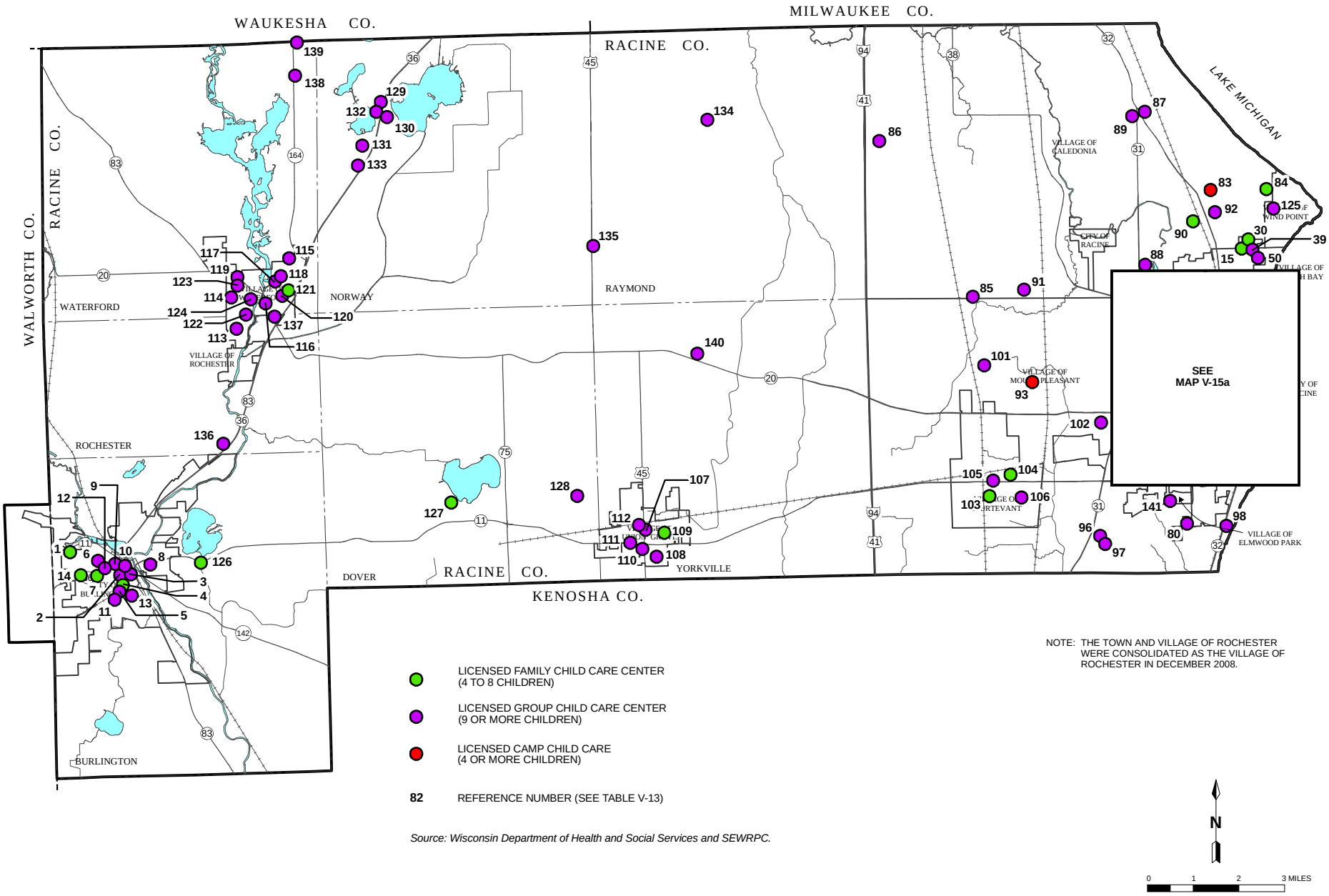
HOSPITAL AND CLINIC FACILITIES IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-14	Facility Name	Address	Civil Division
	Hospital		
1	All Saints Healthcare: St. Luke's Hospital	1320 Wisconsin Ave.	City of Racine
2	All Saints Healthcare: St. Mary's Medical Center	3801 Spring St.	City of Racine
3	Memorial Hospital of Burlington: Aurora Health	252 McHenry St.	City of Burlington
	Clinic		
4	All Saints Healthcare: Racine Family Medicine Center	1320 Wisconsin Ave.	City of Racine
5	All Saints Healthcare: St. Luke's Health Pavilion	3821 Spring St.	City of Racine
6	Aurora Health Center	248 McHenry St.	City of Burlington
7	Aurora Health Center	300 McCanna Pkwy.	City of Burlington
8	Aurora Health Center	5333 Douglas Ave.	Village of Caledonia
9	Aurora Health Center	8348 Washington Ave.	Village of Mt. Pleasant
10	Aurora Health Center	8400 Washington Ave.	Village of Mt. Pleasant
11	Aurora Health Center	4320 67th Dr.	Village of Union Grove
12	Aurora Health Center	818 Forest Ln.	Village of Waterford
13	Blood Center of Southeastern Wisconsin	1701 W Wisconsin Ave.	Village of Mt. Pleasant
14	Caledonia/Mt. Pleasant Health Department	10005 Northwestern Ave.	Village of Caledonia
15	Lakeview NeuroRehabilitation Center	1701 Sharp Rd.	Town of Dover
16	Pro Health Care Medical Clinic	210 S Milgate Dr.	Village of Rochester
17	Racine Community Care Center	2405 Northwestern Ave.	City of Racine
18	Racine Health Department	730 Washington Ave.	City of Racine
19	Union Grove Community Health Center	1120 Main St.	Village of Union Grove
20	Wheaton Franciscan—All Saints Dialysis East	818 6th St.	City of Racine
21	Wheaton Franciscan—All Saints Dialysis West	1139 Warwick Way	Village of Mt. Pleasant
22	Wheaton Franciscan Medical Group—Bankers Road	6232 Bankers Rd.	Village of Mt. Pleasant
23	Wheaton Franciscan—Main St	1 Main St.	City of Racine
24	Wheaton Franciscan—Four Mile Rd	2408 Four Mile Rd.	Village of Caledonia
25	Wheaton Franciscan—Union Grove	1120 Main St.	Village of Union Grove
26	Western Racine County Health Department	156 E State St.	City of Burlington

Source: Wisconsin Department of Health and Social Services, Racine County, and SEWRPC.

Map V-15

CHILD CARE CENTERS IN THE RACINE COUNTY PLANNING AREA: 2007

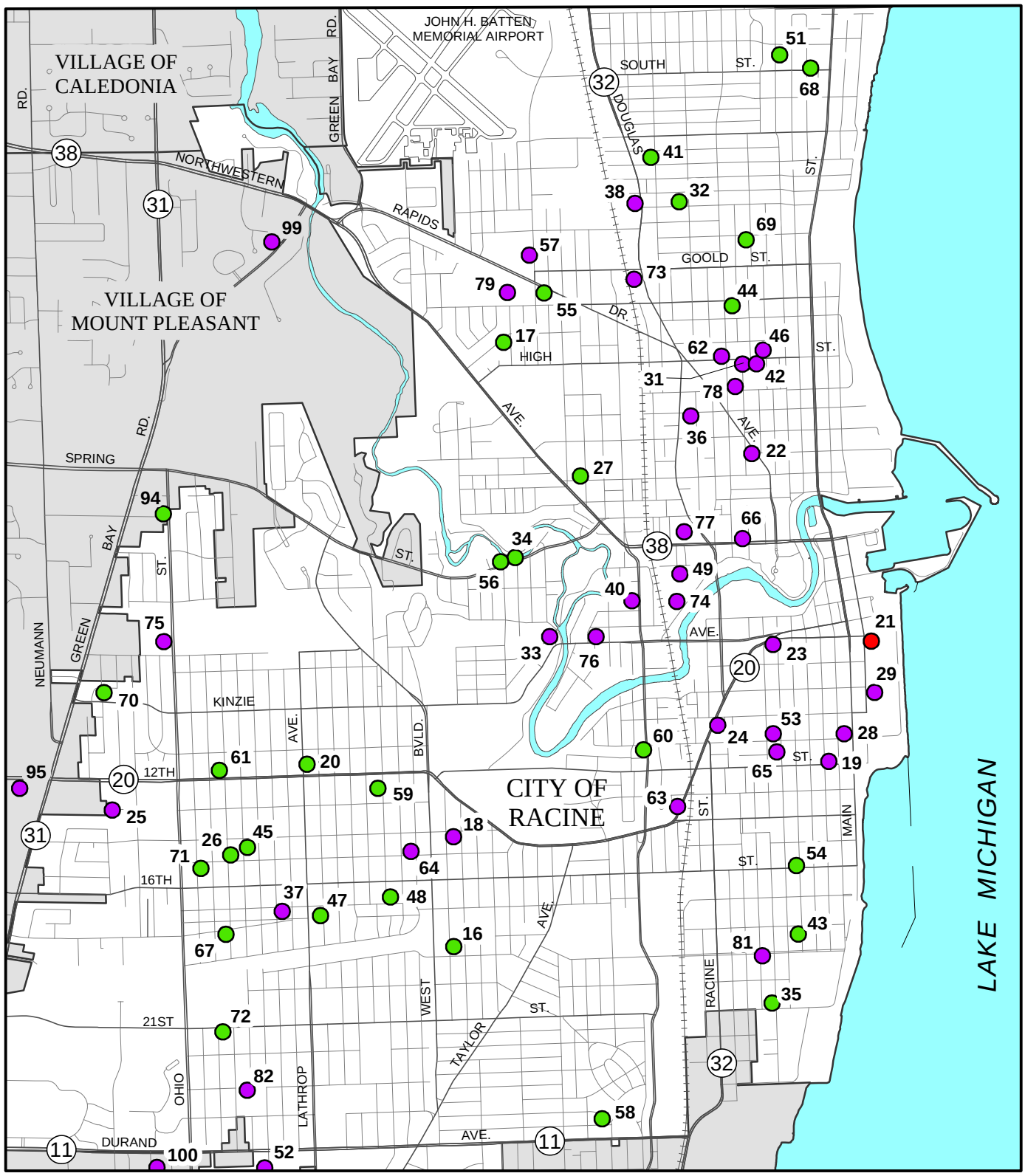


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Health and Social Services and SEWRPC.

Map V-15a

CHILD CARE CENTERS IN THE RACINE COUNTY PLANNING AREA: 2007



LICENSED FAMILY CHILD CARE CENTER (4 TO 8 CHILDREN)

LICENSED GROUP CHILD CARE CENTER (9 OR MORE CHILDREN)

LICENSED CAMP CHILD CARE (4 OR MORE CHILDREN)

37 REFERENCE NUMBER (SEE TABLE V-13)

N

0 0.25 0.5 MILES

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Table V-13

CHILD CARE CENTERS IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-15	Civil Division	Facility Name	Address	Class[a]	Capacity
1	City of Burlington	Best Friends Family Child Care	409 Stonewall Ct.	Family	8
2		Divine Child Children's Center I (St. John Divine Episcopal Church)	173 S Perkins Blvd.	Group	19
3		Divine Child Children's Center II (St. John Divine Episcopal Church)	216 E Chandler Blvd.	Group	20
4		Friends Forever Family Day Care	365 Edward St.	Family	8
5		In His Arms Preschool	417 S Kane St.	Group	50
6		Lifetime Learners Montessori School	257 Kendall St.	Group	24
7		Lois Family Child Care	116 S Elmwood St.	Family	8
8		Noah's Ark Nursery School	126 Chapel Ter.	Group	36
9		Plymouth Children's Center Burlington 1	124 W Washington St.	Group	50
10		Plymouth Children's Center Burlington 2	148 E State St.	Group	61
11		Plymouth Children's Center Burlington 3	195 Gardner Ave.	Group	32
12		Plymouth Children's Center Burlington 4	249 Conkey St.	Group	32
13		R/K CAA Head Start Burlington Site	209 Wainwright Ave.	Group	23
14		Teeter Toddlers Child Care	148 Kings Ct.	Family	8
15	City of Racine	A Mother's Touch Family Day Care	904 Berkeley Dr.	Family	8
16		A Place To Call Home	1815 Deane Blvd.	Family	8
17		Agape Family Child Care	2323 Maple Grove Ave.	Family	8
18		Atonement Lutheran Child Care	2915 Wright Ave.	Group	90
19		Busy Bee's Child Care Center LLC	1143 College Ave.	Group	30
20		Brighter Futures Family Child Care	1129 Lathrop Ave.	Family	8
21		Camp Cool Waters – YMCA	725 Lake Ave.	Camp	30
22		Care Bear Childcare Center	1300 Douglas Ave.	Group	22
23		Child Harbor Learning Center	703 Washington Ave.	Group	92
24		Child Universe Day Care Center	1015 Washington Ave.	Group	50
25		Christ Church Cc/Sunshine Mntn Prsc	5109 Washington Ave.	Group	97
26		Coleman's Childs Play Land	1429 Oregon St.	Family	8
27		Doris' Playhouse	1206 Carlisle Ave.	Family	8
28		EV United Methodist Mothers Day Out	212 11th St.	Group	89
29		Gateway Tech Col Early Chldhd Lab	901 Lake Ave.	Group	70
30		God's Angel Day Care Center	722 Monticello Dr.	Family	8
31		Growing Place Day Care Center	725 High St.	Group	35
32		Here We Grow Family Day Care	1216 Romayne Ave.	Family	8
33		Holy Communion Preschool Center	2000 W 6th St.	Group	34
34		Hugs N Kids Family Day Care	2218 Spring St.	Family	8
35		Humpty Dumpty Day Care	2044 Center St.	Family	8
36		Innovative Child Care Center I	1448 Geneva St.	Group	44
37		Jack & Jill Day Care Center	1650 Russet St.	Group	65
38		Kiddie Land CC & Learning Center LLC	2510 Douglas Ave.	Group	25
39		Kindercare Learning Ctrs-3 Mile Rd.	700 3 Mile Rd.	Group	134
40		Little Angels Educational Center	522 N Memorial Dr.	Group	64
41		Little Inspiration's Learning Center	2814 Charles St.	Family	8
42		Little Lamb Nursery	725 High St.	Group	24
43		Little Learners Academy	1814 Villa St.	Family	8
44		Little Red Wagon Day Care	827 Yout St.	Family	8
45		Little Steps Learning Center	1415 Indiana St.	Family	8
46		Love Has No Boundaries CC/Learning Center	702 High St.	Group	38
47		Nana's House Family Child Care Center	1664 Monroe Ave.	Family	8
48		Nancy's Little Treasures LLC	1629 Blaine Ave.	Family	8
49		Next Generation Now	1220 Mound Ave.	Group	159
50		North Side Preschool	3825 Erie St.	Group	44
51		Our Wee Ones	3333 Erie St.	Family	8
52		Pitter Patter Preschool Racine	3034 Kentucky St.	Group	48
53		R/K CAA Head Start Center Grand Ave.	1032 Grand Ave.	Group	260

Table V-13 (continued)

Number on Map V-15	Civil Division	Facility Name	Address	Class[a]	Capacity
54	City of Racine (continued)	Retta's Quality Family Day Care Center	1544 Villa St.	Family	8
55		Rising Stars Academic Center	2009 Rapids Dr.	Family	8
56		River View Child Care	2222 Spring St.	Family	8
57		RMI Children of Excellence Center	2200 Mt Pleasant St.	Group	20
58		Robin's Nest	1919 Gillen St.	Family	8
59		Sallie's Little Angels	1226 Blaine Ave.	Family	8
60		Sandra's Day Care	1104 S Memorial Dr.	Family	8
61		Selma's Family Child Care Center	1130 N Oregon St.	Family	8
62		Small World Montessori School	1008 High St.	Group	50
63		Special Kiddz	1322 Washington Ave.	Group	26
64		St Edward's Child Development Center	1430 Grove Ave.	Group	81
65		St Paul Child Development Center	1120 Grand Ave.	Group	50
66		Suzy Q's Playhouse	908 State St.	Group	18
67		Sweet Dreams Day Care	4405 Byrd Ave.	Family	8
68		TC Tots	3301 Ruby Ave.	Family	8
69		Toddler World Day Care	2220 Green St.	Family	8
70		Truly Magnificent Individuals - I	5125 Lilac Ln.	Family	8
71		Truly Magnificent Individuals III	1507 Virginia St.	Family	8
72		Wee Care Day Care	4421 21St St.	Family	8
73		X-Cite – Racine	2052 Douglas Ave.	Group	49
74		YMCA SACC - 21St Century	1220 Mound Ave.	Group	35
75		YMCA SACC Goodland	4800 Graceland Ave.	Group	12
76		YMCA SACC Jefferson Lighthouse	1722 W 6th St.	Group	12
77		YMCA SACC Julian Thomas	930 Martin Luther King Dr.	Group	12
78		Y's Kids Red Apple	914 St Patrick St.	Group	25
79		YWCA Kids Klub - Wadewitz School	2700 Yout St.	Group	17
80		YWCA Kids Klub Dr Jones School	3300 Chicory Rd.	Group	18
81		YWCA Kids Klub Fine Arts	815 Dekoven Ave.	Group	25
82		YWCA Kids Klub SC Johnson School	2420 Kentucky St.	Group	17
83	Village of Caledonia	Camp Cool Waters - Crawford Park	5199 Chester Ln.	Camp	30
84		Creative Kingdom Child Care	5224 Sandhill Rd.	Family	8
85		Little City Kids LLC	10127 Northwestern Ave., Franksville	Group	51
86		Oakwood Discovery Stage, Inc.	13207 Hwy G	Group	110
87		Prince Of Peace Preschool/Day Care	4340 Six Mile Rd.	Group	35
88		SC Johnson Child Care Learning Center	3901 Hwy 31	Group	392
89		Serendipity Preschool & Child Care	4811 Six Mile Rd.	Group	85
90		Tiny Tot University	2722 Northbridge Dr.	Family	8
91		TLC School Age Program Gifford	8332 Northwestern Ave.	Group	92
92		YWCA Kids Klub North Park School	4748 Elizabeth St.	Group	25
141	Village of Elmwood Park	Denaene's Land of Love	3554 Taylor Ave.	Group	50
93	Village of Mt. Pleasant	Camp Cool Waters Smolenski Park	430 Stuart Rd.	Camp	30
94		Kay's Cuddle Care	1106 N Ohio St.	Family	8
95		Little Saints Child Care Center	5625 Washington Ave.	Group	154
96		Mount Pleasant Renaissance School	6150 Taylor Ave.	Group	84
97		R/K CAA Head Start Taylor Ave	6150 Taylor Ave.	Group	119
98		Racine Co Opportunity Center Sheridan	4214 Sheridan Rd.	Group	100
99		Racine Cooperative Preschool	2500 N Green Bay Rd.	Group	42
100		Rainbow Corner	3015 Pritchard Dr.	Group	37
101		TLC Childcare Center	9605 Spring St.	Group	120
102		Y's Kids Westridge School	1347 Emmertsen Rd.	Group	32
- -	Village of North Bay	- -	- -	- -	- -
- -	Village of Rochester[b]	- -	- -	- -	- -
103	Village of Sturtevant	Brenda's Little People	3251 97th St.	Family	8
104		Debra's Precious Angel's Child Care	2830 89th St.	Family	8
105		Kids Town USA CCC Inc.	9500 Durand Ave.	Group	71
106		Y's Kids Schulte School	8515 Westminster Dr.	Group	12

Table V-13 (continued)

Number on Map V-15	Civil Division	Facility Name	Address	Class[a]	Capacity
107	Village of Union Grove	Bright & Beautiful Christian CC Center	906 12th Ave.	Group	70
108		Bright & Beautiful Kids Club Program	1745 Milldrum Ave.	Group	54
109		Fox Family Day Care	367 13th Ave.	Family	8
110		St Pauls Preschool	1610 Main St.	Group	11
111		Total Learning Child Care Inc.	1408 15th Ave.	Group	40
112		Western Racine County Headstart	1100 Main St.	Group	25
113	Village of Waterford	ESP Child Care Center	809 Mohr Ave.	Group	18
114		Homestead Day Care LCC-Woodfield Elementary	905 Barnes Dr.	Group	30
115		It's All About Kids @ Trailside Elementary	615 N Milwaukee St.	Group	40
116		It's All About Kids After School Care – St. Thomas Catholic School	305 S 1st St.	Group	14
117		It's All About Kids CC Center	237 N Milwaukee St.	Group	38
118		It's All About Kids Child Care	401 N Milwaukee St.	Group	24
119		Little Thinkers-W Main St.	817 W Main St.	Group	56
120	.	Rainbow Preschool St Peters Lutheran Church	145 S 6th St.	Group	36
121		Shannon's Family Home Day Care	636 Main St.	Family	8
122		The Way To Grow Preschool	455 S Jefferson St.	Group	20
123		Today's Child Learning Center Inc.	817 W Main St.	Group	34
124		Today's Child Learning Center Inc.	214 S Water St.	Group	65
125	Village of Wind Point	YWCA Kids Klub Wind Point School	290 Jonsue Ln.	Group	17
126	Town of Burlington	Castle of Dreams Child Care	30737 Durand Ave.	Family	8
127	Town of Dover	Mother's Blessing Family Child Care	24701 Adams St.	Family	8
128		Little Thinkers-Spring St.	21425 Spring St.	Group	71
129	Town of Norway	Buzy Bee Day Care Center	7435 S Loomis Rd., Wind Lake	Group	10
130		Lakeview Elementary School SACC	26335 Fries Ln., Wind Lake	Group	56
131		"Little V.I.P." Child Care	6710 S Loomis Rd., Wind Lake	Group	45
132		Lots For Tots Early Educational Center	7345 S Loomis Rd., Wind Lake	Group	50
133		Mustard Seed Preschool	6321 Heg Park Rd., Wind Lake	Group	24
134	Town of Raymond	Raymond Country Preschool	8217 County Trunk G, Franksville	Group	20
135		Kids Country Child Care LLC	3862 N Raynor Ave.	Group	27
136	Town of Rochester[b]	Leapin Learners	225 Ridge Line Rd.	Group	9
137		Homestead Day Care LLC II	29200-B Evergreen Dr.	Group	35
138	Town of Waterford	Homestead Day Care LLC	8221 Big Bend Rd.	Group	23
139		Homestead Day Care LLC-Washington	8937 Big Bend Rd.	Group	20
140	Town of Yorkville	Kids Korner Prsch & Sch Age Progs	17645 Old Yorkville Rd.	Group	45

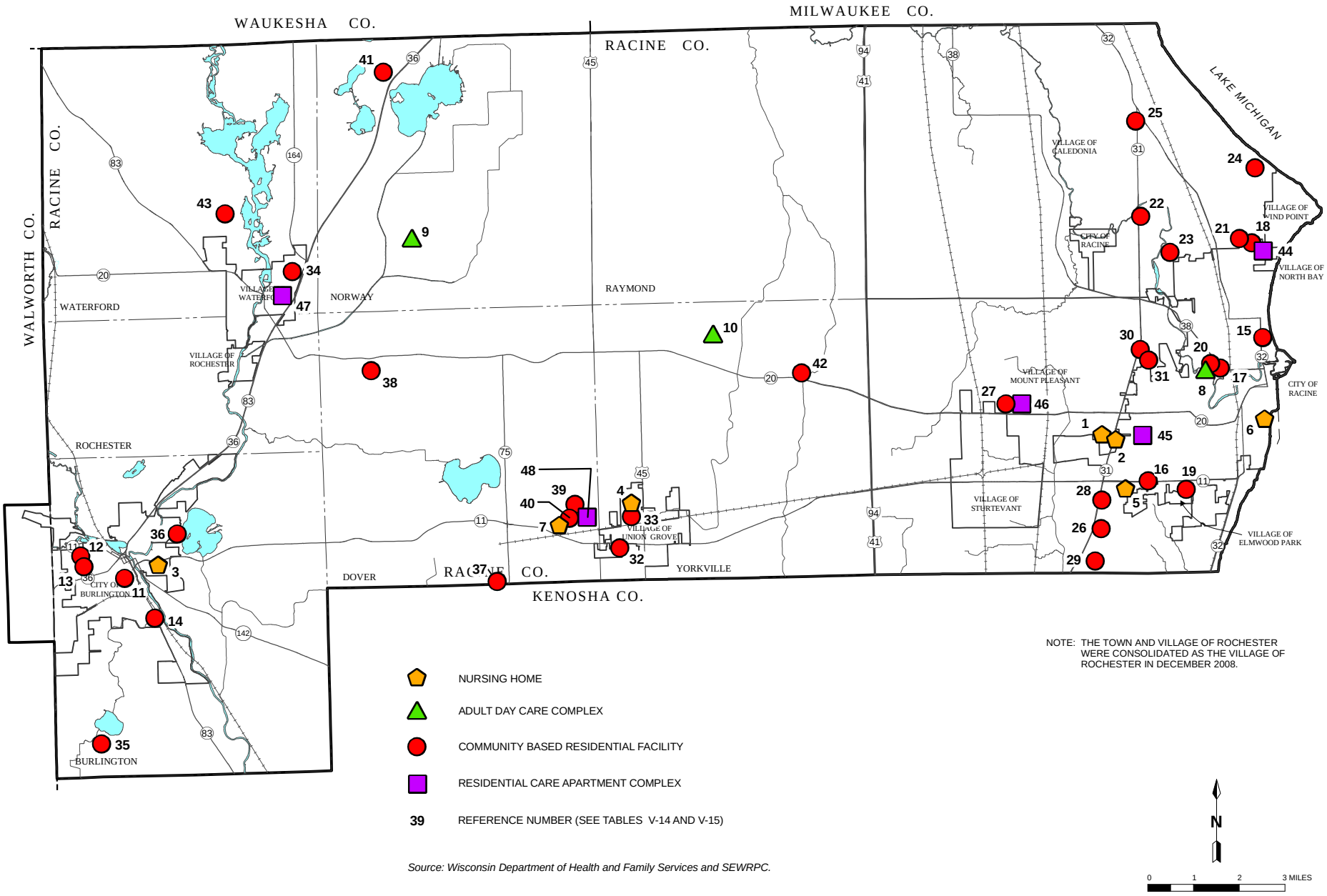
[a]*Licensing rules create separate requirements for three categories of licensed child care. Group child care centers serve nine or more children. Family child care centers serve four to eight children. Camps include whole-day or part-day camps and activity programs offered by traditional camps, colleges, and sports programs. Some camp activity programs are intended for young children as theme-focused day care, while others constitute non-residential options for older campers pursuing special interests.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Wisconsin Department of Health and Family Services, Racine County, and SEWRPC.

Map V-16

NURSING HOMES AND SELECTED ASSISTED LIVING FACILITIES IN THE RACINE COUNTY PLANNING AREA: 2006



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Table V-14

NURSING HOMES IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-16	Provider	Owner	Address/Civil Division	Number of Beds
1	Becker Shoop Center[a]	Lincoln Lutheran Community Care Corp.	6101 16th St., Village of Mt. Pleasant	110
2	Lincoln Village Convalescent Center[b]	Lincoln Lutheran Community Care Corp.	1700 C.A. Becker Dr., City of Racine	122
3	Mount Carmel Medical and Rehabilitation Center[b]	Kindred Nursing Centers Limited Partnership	677 E State St., City of Burlington	155
4	Oak Ridge Care Center Inc[b]	Oak Ridge Care Center Inc.	1400 8th Ave., Village of Union Grove	77
5	Ridgewood Care Center[b]	Racine County	3205 Wood Rd., Village of Mt. Pleasant	210
6	Wheaton Franciscan Healthcare – Lakeshore Manor[b]	All Saints Medical Center Inc.	1320 Wisconsin Ave., City of Racine	50
7	Wisconsin Veterans Home – Boland Hall[b]	State of Wisconsin Department of Veterans Affairs	21425 E Spring St., Town of Dover	120

[a]*Provides skilled nursing and intermediate care.*

[b]*Provides skilled nursing care.*

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Table V-15

SELECTED ASSISTED LIVING FACILITIES IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-16	Civil Division	Facility Name	Address	Capacity[a]
Adult Day Care Complexes				
8	City of Racine	Lincoln Lutheran Adult Day Services	2000 Domanik Dr.	55
9	Town of Norway	Personally Yours Elder Care LLC	4525 Gunderson Rd.	6
10	Town of Yorkville	Abundant Blessings Day Services Inc.	2308 Raymond Ave.	6
Community Based Residential Facilities				
11	City of Burlington	Crabtree House	224 Edward St.	8
12		Hil Hillside	373 Church St.	7
13		Hil Kendrick Home	265 N Kendrick Ave.	5
14		Pine Brook Pointe	1001 S Pine St.	66
15	City of Racine	Genesis Chatham House	1636 Chatham St.	12
16		Genesis Durand House	4606-08 Durand Ave.	8
17		Genesis Spring Place Manor	1725-27 Spring Pl.	12
18		Genesis St. Clair House	4107-09 St. Clair St.	8
19		Genesis Taylor Home	3131 Taylor Ave.	16
20		Prospect Heights Community Living Center	2015 Prospect St.	56
21		Stafford Manor LLC	4208 Marquette Dr.	12
22	Village of Caledonia	Serenity Terrace LLC	4606 W Johnson Ave.	8
23		St. Monica's Senior Citizens Home	3920 N Green Bay Rd.	110
24		Villa St. Anna	5737 Erie St.	75
25		Willowgreen	4719 Kingdom Ct.	24
26	Village of Mt. Pleasant	Harbor House Racine	6109 Braun Rd.	26
27		Harmony of Racine	8600 Corporate Dr.	42
28		New Beginnings Grove Homes II	3509 S Green Bay Rd.	8
29		New Beginnings Grove Homes IV	6545 Lincolnshire Dr.	8
30		New Beginnings Grove Homes V	1449 N Green Bay Rd.	8
31		Newman Manor II	4604 Spring St.	8
32	Village of Union Grove	Shepherds Main Building Cottage	1805 15th Ave.	176
33		Timber Oaks	1390 8th Ave.	16
34	Village of Waterford	Hil Fox Mead Group Home	516 Fox Mead Crossing	7
35	Town of Burlington	Green Hills	8339 Fishman Rd.	8
36		Arbor View Communities	34201 Arbor Ln.	40
37	Town of Dover	Hil Dover Home	23310 County Line Rd.	8
38		Lakeview Rehabilitation Center	1701 Sharp Rd.	20
39		WI Veterans Home Shemanske	21425 C Spring St.	43
40		WI Veterans Home Fairchild	21425 D Spring St.	43
41	Town of Norway	Affinity Health Care LLC	8208 Racine Ave., Wind Lake	8
42	Town of Yorkville	Eagle House	807 53rd Dr.	8
43	Town of Waterford	Lakeview Waterford House	5310 Buena Park Rd.	7
Residential Care Apartment Complexes				
44	City of Racine	Bay Pointe at The Atrium	3900 N Main St.	45
45		Home Harbor	1600 Ohio St.	86
46	Village of Mt Pleasant	Harmony Commons Racine	8500 Corporate Dr.	36
47	Village of Waterford	Waterford Senior Living	301 S 6th St.	40
48	Town of Dover	WI Veterans Home Gates Hall	21425 E Spring St.	42

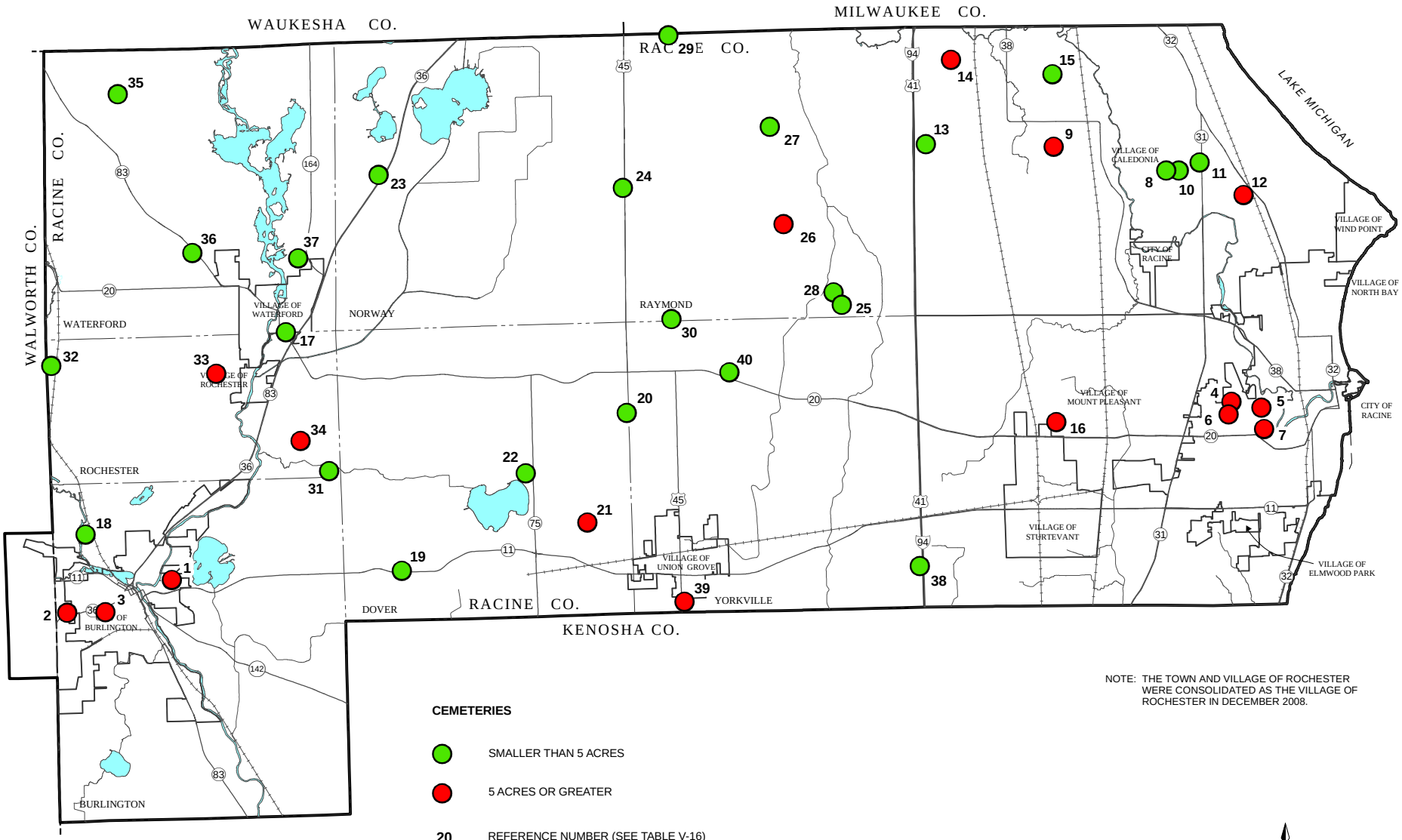
NOTE: Adult family homes (which serve fewer than five persons) as defined by the Wisconsin Department of Health and Family Services are not included.

[a]*Capacity for community based residential facilities is the licensed capacity (or the maximum number of residents in care at one time). Capacity for residential care apartment complexes is the number of apartments for which they are certified or registered.*

Source: Wisconsin Department of Health and Family Services and SEWRPC.

Map V-17

CEMETERIES IN THE RACINE COUNTY PLANNING AREA: 2007



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: U.S. Geological Survey, Racine County, and SEWRPC.

Table V-16

CEMETERIES IN THE RACINE COUNTY PLANNING AREA: 2007

Number on Map V-17	Civil Division	Name	Size (Acres)
1	City of Burlington	Burlington Cemetery	26.0[a]
2		St. Charles Cemetery	24.0
3		St. Mary's Catholic Cemetery	12.0
4	City of Racine	Graceland Cemetery	49.0
5		Holy Cross Cemetery	12.0
6		Jewish Memorial Cemetery	5.0
7		Mound Cemetery	55.0
8	Village of Caledonia	Bohemian National Ceske Nar Hrbition Cemetery	2.5
9		Caledonia Memorial Park Cemetery	8.0
10		Country Haven Cemetery (German National Cemetery)	2.5
11		Holly Cemetery (Holy Family)	3.0
12		Holy Cross Cemetery	65.0
13		St. Louis Catholic Church Cemetery	3.0
14		St. Nikola Serbian Orthodox Church Cemetery	11.0
15		Trinity Evangelical Lutheran Church Cemetery	3.0
16	Village of Mt. Pleasant	West Lawn Memorial Cemetery	83.0
17	Village of Waterford	St. Thomas Aquinas Cemetery	2.0[b]
18	Town of Burlington	Rooker Cemetery	1.0
19	Town of Dover	Rosewood Cemetery	1.0
20		Scotch United Presbyterian Cemetery	2.0
21		Southeastern Wisconsin Veterans Memorial	81.0
22		St. Mary's Catholic Cemetery	3.0
23	Town of Norway	Hey Park Norway Evangelical Lutheran Cemetery	4.0
24		North Cape Lutheran Cemetery	3.0
25	Town of Raymond	Evangelical Lutheran Cemetery	0.5
26		McPherson Cemetery, North Cape	6.0
27		Oak Grove Cemetery, North Cape	3.0
28		Pilgrim's Cemetery (Wanderer's Rest)	1.0
29		Salem Evangelical	1.0
30		Seventh Day Adventist	2.0
31	Town of Rochester[c]	Eagle Creek Cemetery (English Settlement)	3.0
32		Honey Creek Cemetery	2.0
33		Rochester Cemetery	10.0
34		West Meadows County Cemetery	6.0
35	Town of Waterford	Caldwell Cemetery	2.0
36		Oakwood Cemetery	4.0
37		St. Peter's Lutheran Church Cemetery	2.0
38	Town of Yorkville	Sylvania Cemetery	2.0
39		Union Grove Cemetery	9.0
40		Yorkville Cemetery	3.0

[a]*Includes 16 acres in the Town of Burlington.*

[b]*Includes one acre in the Town of Rochester.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Geological Survey, Racine County, and SEWRPC.

Chapter VI

INVENTORY OF EXISTING PLANS AND ORDINANCES

INTRODUCTION

While the State comprehensive planning requirements are relatively new, there is a long history of planning at the regional, county, and local level in Racine County. This chapter presents an overview of existing regional, county, and local plans. This chapter also describes existing county and local ordinances related to land use.

REGIONAL PLANS

Regional plans provide a broad framework for the preparation of county and local comprehensive plans. Because the scope and complexity of areawide development issues prohibit the making and adopting of an entire regional comprehensive development plan at one time, the Regional Planning Commission has prepared individual plan elements that together comprise a comprehensive plan. Regional plans can help build consensus among units and agencies of government in addressing development issues that transcend county and municipal boundaries. The regional framework plans are intended to be refined and detailed at the county and local level. The various regional plans that are particularly important to consider in the development of a multi-jurisdictional comprehensive plan for Racine County that have been prepared or are under preparation are described below.

Regional Land Use Plan

In 2006, the Regional Planning Commission adopted a land use plan for Southeastern Wisconsin for the year 2035.[1] This plan updates the previously adopted year 2020 regional land use plan, extending the plan timeframe 15 years further into the future. The regional land use plan is the foundation for all other plan elements, including, but not limited to, transportation and water quality management planning. The plan was designed to accommodate a projected 18 percent increase in population, 24 percent increase in households, and 12 percent increase in jobs within the seven-county Southeastern Wisconsin Region between 2000 and 2035. A graphic summary of the regional land use plan as it pertains to the Racine County planning area is presented on Map VI-1. Major recommendations of the plan are summarized below.

- Urban Development
  The regional plan recommends that urban development occur in urban service areas—areas that are served by basic urban services, facilities, and infrastructure, including public sanitary sewer service,

[1] *Documented in SEWRPC Planning Report No. 48,* A Regional Land Use Plan for Southeastern Wisconsin: 2035, *dated June 2006.*

public water supply, and other urban facilities and services. New urban development would be accommodated through the infilling and renewal of existing urban service areas as well as through the orderly outward expansion of existing urban service areas, resulting in a relatively compact and efficient overall settlement pattern, one that is readily served by basic urban services and facilities and that maximizes the use of existing infrastructure. Growth in the economic base of the Region would be accommodated through the development and redevelopment of major economic activity centers, as well as community-level and neighborhood-level centers.

- Environmentally Significant Lands
  The regional plan recommends the preservation in essentially natural, open use of primary environmental corridors—elongated areas in the landscape encompassing the best remaining elements of the natural resource base. Under the plan, development within primary environmental corridors would be limited to necessary transportation and utility facilities, compatible outdoor recreational facilities, and rural-density residential development in upland areas. In addition to primary environmental corridors, other concentrations of natural resources—referred to as secondary environmental corridors and isolated natural resource areas—have been identified as warranting strong consideration for preservation as attractive settings for well planned developments, economical drainageways, and needed open space in developing urban areas. The regional plan recommends that these areas be retained in essentially natural, open use as determined in county and local plans. In addition, the regional plan recommends the preservation of all remaining natural areas and critical species habitat sites identified in the regional natural areas and critical species habitat protection and management plan. Almost all of these sites are located within environmental corridors or isolated natural resource areas.

- Prime Agricultural Lands
  The regional plan recommends that prime agricultural lands—the land best suited for farming—be preserved for agricultural use. The plan recommends that counties in the Region, in cooperation with the concerned local units of government, carry out planning programs to identify prime agricultural land. The regional plan holds out the preservation of Class I and Class II soils as a key consideration in efforts to identify prime farmland, recognizing, however, that other soils may be considered and that other factors, such as farm size and the overall size of the farming area, may also be considered.

- Other Rural Lands
  In addition to preserving prime agricultural lands and environmentally significant lands, the regional land use plan seeks to maintain the rural character of other lands located outside planned urban service areas. The plan encourages continued agricultural and other open space uses in such areas. The plan seeks to limit development in such areas primarily to rural-density residential development, with an overall density of no more than one dwelling unit per five acres. Where rural-density residential development is accommodated, the regional plan encourages the use of conservation subdivision designs to minimize the environmental impacts of development and ensure the protection of important agricultural and natural resource features.

Regional Transportation System Plan

In 2006, the Regional Planning Commission adopted a regional transportation system plan for Southeastern Wisconsin for the year 2035.[2] The plan was designed to serve the population, household, and employment levels and to promote implementation of a more desirable future land use pattern within the seven-county Region as envisioned under the year 2035 regional land use plan. The plan includes specific recommendations for the needed improvement and expansion of the transportation system serving the Region to the year 2035. The major elements of the year 2035 regional transportation system plan are described below. The preparation of the plan first considered the potential of more efficient land use and expanded public transit, systems management, bicycle and pedestrian facilities, and travel demand management to alleviate traffic congestion. Highway improvements

[2]*Documented in SEWRPC Planning Report No. 49,* A Regional Transportation Plan for Southeastern Wisconsin: 2035, *dated June 2006.*

were only then considered to address any residual congestion. Related maps are presented in Chapter XII of this report, which describes the transportation element of the Racine County multi-jurisdictional comprehensive plan. It should be noted that, under the State comprehensive planning law, county and local comprehensive plans are required to incorporate regional transportation plans.

- Public Transit Element
  The public transit element calls for significant improvement and expansion of public transit in southeastern Wisconsin, particularly in the more densely populated areas of the Region. Within Racine County, fixed-route public transit service would be expanded and rapid transit bus route service between Racine and Milwaukee would be increased. The regional plan also envisions the continuation of local public demand responsive transit services, including the Racine County Human Services Department Transportation Programs for elderly and disabled persons. In the case of the Racine area, the recommendations of this element of the 2035 regional transportation are based on the refining and detailing of the year 2020 plan through a Racine transit planning study.[3]

  While the rapid transit service noted above is proposed to initially be provided with buses, such service is proposed to be considered for ultimate upgrading to commuter rail. As noted in Chapter IV, a fixed-guideway transit alternatives analysis study was completed in 2003 for the Milwaukee to Kenosha corridor. The study called for the Northeastern Illinois Metra commuter rail service to be extended from Kenosha to Racine and Milwaukee. The Counties and Cities of Milwaukee, Racine, and Kenosha are currently conducting further study addressing funding and refinement of the proposed commuter rail extension. The 2005-2007 State budget created a three-county regional transit authority for Kenosha, Milwaukee, and Racine Counties which would be the operator of the proposed commuter rail service.

- Bicycle and Pedestrian Facility Element
  The bicycle and pedestrian facility element is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The plan recommends that, as the surface arterial street system in the Region is resurfaced and reconstructed segment-by-segment, the accommodation of bicycle travel be considered and implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. A system of off-street bicycle paths is also recommended to connect cities and villages with a population of 5,000 or more.

  The pedestrian facilities portion of this plan element is a policy, rather than a system, plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in southeastern Wisconsin adopt and follow a set of recommended facility standards and design guidelines in areas of urban development.[4]

  This element of the transportation plan also proposes that local units of government prepare community bicycle and pedestrian plans to supplement the regional plan, and the preparation and implementation of land use plans that encourage more compact development patterns, in order to facilitate pedestrian and bicycle travel.

- Transportation Systems Management Element
  The transportation systems management element includes recommendations for a variety of measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. Examples of such measures include coordinating traffic signals to allow for the efficient progression of traffic along arterial streets and highways, providing advisory information on message signs within the freeway system, and restricting curb-lane parking during peak traffic periods and operating such lanes as through traffic routes, where appropriate.

---

[3] *Documented in SEWRPC Community Assistance Planning Report No. 233,* Racine Area Transit System Development Plan: 1998-2002, *dated October 1997.*

[4] *The standards are set forth in Appendix B of SEWRPC Planning Report No. 49.*

- Travel Demand Management Element
  The travel demand management element includes recommendations intended to reduce personal and vehicular travel or to shift travel to alternative times and routes, allowing for more efficient use of the existing capacity. Examples of such measures include high occupancy vehicle preferential treatment, the provision of park-ride lots, and site-specific neighborhood and major activity center land-use plans.

- Arterial Street and Highway Element
  The arterial street and highway element includes recommendations for functional improvements to the arterial street and highway system as well as recommendations regarding which unit of government should have jurisdiction over each arterial street and highway, with responsibility for maintaining and improving the facility.

  The plan provides for three types of functional improvements: system expansion, or the construction of new arterial facilities; system improvement, or the widening of facilities with additional traffic lanes; and system preservation, or the resurfacing or reconstruction necessary to properly maintain and modernize existing arterial facilities.

  Each proposed arterial street and highway expansion, improvement, and preservation project would need to undergo preliminary engineering and environmental studies by the responsible State, County, or municipal government agency prior to implementation. Such studies would consider alternative alignments and impacts, including a no-build option, and final decisions as to whether and how to implement a planned project would be made by the concerned unit of government at the conclusion of preliminary engineering.

  The plan recommends an arterial street and highway system of approximately 441 miles in Racine County by the year 2035. The plan recommends construction of approximately 24 miles of new facilities within the County and widening to provide additional through traffic lanes of approximately 32 miles of existing arterial facilities. The plan calls for pavement resurfacing and reconstruction, as necessary, to maintain approximately 389 miles of existing arterial facilities. The recommended functional improvements to the arterial highway system in Racine County are shown on Map XII-2 in Chapter XII of this report.

  The jurisdictional recommendations of the regional transportation plan indicate which level of government—State, County, or local—has or should have responsibility for the design, construction, maintenance, and operation of each segment of the proposed arterial street and highway system. The jurisdictional recommendations for Racine County are shown on Map XII-1 in Chapter XII of this report. These recommendations are based on extending the jurisdictional recommendations of the year 2020 regional transportation plan to the design year 2035. Over the next two years, the Regional Planning Commission will be working with Racine County and each of the other counties in the Region, reviewing and reevaluating the jurisdictional recommendations of the year 2035 plan. These efforts may change the jurisdictional recommendations set forth in the year 2035 regional plan. Upon completion of such county jurisdictional highway planning efforts, the year 2035 regional transportation system plan would be amended to reflect the recommendations made in the respective county plans.

Regional Airport System Plan

The regional airport system plan[5] recommends a coordinated set of airport facilities and service improvements to serve the air transportation needs of the Southeastern Wisconsin Region. The plan recommends that a system of 11 public-use airports be maintained to meet the commercial, business, personal, and military aviation needs of the Region. One publicly owned airport in Racine County—Burlington Municipal—and two privately owned airports—John H. Batten and Sylvania Municipal—in the Racine County planning area are part of the 11 airport system recommended in the regional plan.

---

[5]*Documented in SEWRPC Planning Report No. 38 (2nd Edition),* A Regional Airport System Plan for Southeastern Wisconsin: 2010*, dated November 1996, and in SEWRPC Memorandum Report No. 133,* Review and Update of Regional Airport System Plan Forecasts*, dated August 2004.*

Regional Park Plan/Regional Natural Areas Plan

The Regional Planning Commission first adopted a regional park and open space plan for southeastern Wisconsin in 1977.[6] That plan consisted of two elements: an open space preservation element and an outdoor recreation element. The open space preservation element provided recommendations for the preservation of primary environmental corridors within the Region. The outdoor recreation element provided recommendations for large parks, recreation corridors, and water access facilities needed to meet resource-oriented outdoor recreation needs in the Region, along with recommendations regarding the number and distribution of local parks and related recreational facilities required in urban areas of the Region.

The regional park and open space plan has been refined and updated by the Regional Planning Commission through the preparation of county-level park and open space plans. Upon adoption by the Commission, such county plans serve as amendments to the regional park and open space plan. In this respect, the Commission assisted Racine County in the preparation of a park and open space plan in 1988 and in the preparation of a second-edition plan in 2001. The Racine County park and open space plan is described later in this chapter.

The regional natural areas and critical species habitat protection and management plan[7] was adopted by the Regional Planning Commission as an amendment to the regional park and open space plan in 1997. That plan identifies, and makes recommendations regarding the protection of, the most significant remaining natural areas—essentially, remnants of the pre-European settlement landscape—as well as other areas vital to the maintenance of endangered, threatened, and rare plant and animal species. The natural areas and critical species habitat areas in Racine County as identified under this plan are shown on Maps III-16 and III-17 and are described in Tables III-13, III-14, and III-15, presented in Chapter III of this report. The natural areas and critical species habitat protection and management plan was adopted by the Racine County Board in 1998.

Regional Water Quality Management Plan

In 1979, the Regional Planning Commission completed and adopted a regional water quality management plan for southeastern Wisconsin.[8] The plan consists of the following five major elements: land use; point source pollution abatement; nonpoint source pollution abatement; sludge management; and water quality monitoring. In 1995, the Commission updated the content and documented the implementation status of the regional water quality management plan.[9]

Much of the Commission's work on implementing the plan relates to the point source pollution abatement element of the regional water quality management plan. This element includes recommendations for major sewage conveyance and treatment facilities and identifies planned sanitary sewer service areas for each of the public sewerage systems in the Region. Under Wisconsin law, major sewerage system improvements and all sanitary sewer extensions must conform to the water quality management plan. Sanitary sewers may be extended only to areas located within planned sanitary sewer service areas adopted as part of the regional water quality management plan. Sewer service area plans are prepared through a cooperative planning process involving the

---

[6]*Documented in SEWRPC Planning Report No. 27,* A Regional Park and Open Space Plan for Southeastern Wisconsin—2000*, dated November 1977.*

[7]*Documented in SEWRPC Planning Report No. 42,* A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin*, dated September 1997.*

[8]*Documented in SEWRPC Planning Report No. 30,* A Regional Water Quality Management Plan for Southeastern Wisconsin—2000*, Volume One,* Inventory Findings*; Volume Two,* Alternative Plans*; and Volume Three,* Recommended Plan*, dated September 1978, February 1979, and July 1979, respectively.*

[9]*Documented in SEWRPC Memorandum Report No. 93,* A Regional Water Quality Management Plan for Southeastern Wisconsin: An Update and Status Report*, dated March 1995.*

concerned local units of government, including the governmental unit responsible for the operation of the sewage treatment facility, the Regional Planning Commission, and the Wisconsin Department of Natural Resources. Such plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*.

Currently adopted sanitary sewer service areas in Racine County are shown on Map V-1, presented in Chapter V of this report. The reports documenting these sewer service area plans are listed in Table VI-1.

Regional Water Quality Management Plan Update

The Regional Planning Commission worked with the Milwaukee Metropolitan Sewerage District (MMSD) to update the regional water quality management plan for the area within the Kinnickinnic River, Menomonee River, Milwaukee River, Root River, and Oak Creek watersheds; the Milwaukee Harbor estuary; and the adjacent nearshore areas draining to Lake Michigan. The planning area includes that portion of Racine County that is located within the Root River Watershed and the area northeast of the Root River that drains directly to Lake Michigan. This area encompasses about 139 square miles or about 41 percent of Racine County (see Map III-12 of Chapter III). The interagency effort used the U.S. Environmental Protection Agency's recommended watershed approach to update the water quality management plan and to develop the MMSD's 2020 Facility Plan for the study area, called the Greater Milwaukee Watersheds. Completed in 2007, the plan recommends standards to control point and nonpoint pollution sources, and provides a framework for decision-making on community, industrial, and private waste disposal systems. In addition, the plan update includes sub-elements with specific recommendations relating to issues such as groundwater, public beaches, waterfowl control, household hazardous waste collection, exotic invasive species, and water quality monitoring.

Regional Water Supply Plan

The Regional Planning Commission is conducting a regional water supply study for the Southeastern Wisconsin Region. The resulting regional water supply system plan is expected to be completed in 2010. The plan will include the following: identification of water supply service areas and related forecasts of demand for water use; identification of groundwater recharge areas to be protected from incompatible development; recommendations regarding sources of supply for each service area and basic infrastructure required; recommendations for water conservation; and implementation recommendations.

Regional Telecommunication Planning

A regional telecommunications planning program was initiated by the Regional Planning Commission in 2004 to provide a comprehensive broadband telecommunications infrastructure plan for the Region. Such an advanced infrastructure is necessary for Southeastern Wisconsin to compete in a global economy. Ten years after passage of the 1996 Telecommunications Act, which was intended to accelerate the introduction of high-speed communications systems, the United States has dropped from first to 15th in the world for percentage of residents with high-speed Internet access, according to the International Telecommunications Union (ITU).

Prospects for future upgrades of the telecommunications infrastructure do not look promising. Nationally, approximately 98 percent of high-speed Internet connections come from cable or telephone companies. In Southeastern Wisconsin, the major cable company is Time Warner Cable and the primary telephone company is AT&T. These two companies dominate broadband communications in the Region. Only AT&T under Project Highspeed has announced plans to expand their broadband infrastructure to the fourth generation performance standard of 20 megabits per second. Even this plan, however, will cover only 25 of the 147 communities in Southeastern Wisconsin, with no assurance that these 25 communities will be completely covered geographically.

It is in this context that the Regional Planning Commission launched its telecommunications planning program. The first major planning effort took place in the area of wireless communications. Wireless communications has been the premier technology for growth and innovation over the past 20 years. It also offers the lowest infrastructure costs of any broadband communications technology.

In preparation for developing a regional wireless telecommunications plan, the Regional Planning Commission completed a wireless antenna siting and related infrastructure plan,[10] which was adopted by the Regional Planning Commission in September 2006. The plan sets forth the basic principles and concepts underlying the regional telecommunications planning process and objectives that should be met by the regional telecommunications system; presents an inventory and performance information for the existing cellular - PCS mobile wireless networks operating in the Region; describes the recommended wireless telecommunications plan for the Region; and sets forth an approach to implement the plan.

The antenna siting plan consists of two levels of wireless networks—a wireless backhaul network[11] plan and a community-level wireless access network plan. The plan sets forth an approach to implement both the regional wireless backhaul network and community level wireless network plans. The proposed plan implementation process is intended to influence, rather than replace, existing competitive private sector, market-driven planning in order to promote the public interest within the Region.

A regional broadband access plan, which will build upon the wireless telecommunications plan, will be completed in 2007. Upon implementation, this plan will support a mixture of wireline and wireless networks that will provide fourth generation (4G) video, voice, and data communications services to the Region.

RACINE COUNTY PLANS

County Park and Open Space Plan

Racine County first adopted a county park and open space plan in 1989. That plan had a design year of 2000. In 2001, the County adopted a second-edition plan that looked ahead to the year 2020. The currently adopted County park and open space plan consists of an open space preservation element and an outdoor recreation element, graphically summarized on Maps VI-2 and VI-3, respectively.[12] To meet the needs of the existing and future population of the County, the outdoor recreation element of the plan recommends that Racine County acquire additional land and develop additional facilities at Browns Lake Golf course, Cliffside Park, Sanders Park, and W.R. Wadewitz Nature Camp and, in addition, develop one new major park to be located on the southeastern shore of Wind Lake in the Town of Norway, a new 18-hole golf course in the central portion of the County, and a new natural area oriented County park in the northwestern corner of the Town of Norway. It also recommends that the County provide about 70 miles of recreation trails. About 57 miles would be provided by Racine County as part of the following trails: the Lake Michigan Corridor; the Root River Corridor; the Fox River Corridor; the White River/Delavan Corridor; the Waterford-Wind Lake Trail; and the Racine-Burlington trail. The Wisconsin Department of Natural Resources would provide 13 miles of trails including: the Bong Recreation Area Corridor; and the Honey Creek Corridor. The open space preservation element of the plan recommends that Racine County acquire certain other particularly significant natural resource areas to ensure their permanent preservation. In total, the park plan recommends that the County acquire about 3,500 acres of land for recreation and open space purposes.

---

[10] *Documented in SEWRPC Planning Report No. 51,* A Wireless Antenna Siting and Related Infrastructure Plan for Southeastern Wisconsin, September 2006.

[11] *A backhaul network is designed to convey wireless communications data from multiple users in a relatively small service area to a centralized access point. Multiple access points in a larger service area in turn transmit wireless data to a cable Internet connection (gateway) maintained by a local exchange company. Information is also disseminated from the Internet to the access network, then to local users through the backhaul network.*

[12] *The County park and open space plan is documented in SEWRPC Community Assistance Planning Report No. 134 (2nd Edition),* A Park and Open Space Plan for Racine County, *July 2001, adopted by the Racine County Board in 2001 and readopted in 2006.*

County Farmland Preservation Plan
Racine County adopted a farmland preservation plan in 1982. The County farmland preservation plan was certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection. This plan, along with the County's A-1 Prime Agricultural Land zoning district, qualifies eligible owners of farmland in Racine County to apply for Wisconsin Farmland Preservation Program tax credits at the 100 percent funding level.

County Land and Water Resources Management Plan and Related Plans
The first county land and water resources management plan was adopted by Racine County in 2000.[13] An updated land and water resources management plan was adopted by the County in 2007, with plan implementation occurring from 2008 through 2012.

The county land and water resources management plan is intended to provide a comprehensive guide for addressing the full range of land and water resource management issues facing Racine County. The plan includes an assessment of land and water resource conditions in the County and describes land and water resource issues and concerns. The plan also included a major outreach component that was intended to gage citizen's perspectives on land and water conservation issues through a countywide survey. The plan establishes 10 goals ranging from reduction in sediment nutrient delivery to waterbodies from agricultural land; to protection of groundwater and surface water resources; to the improvement of overall water quality and wildlife habitat. For each goal the plan identifies implementation actions and activities. In this way, the plan provides the residents of Racine County a guide for targeting available staff and financial resources to land and water resource management issues.

In addition to the County land and water resource management plan, a number of plans have been prepared for watersheds and other subareas of the County. The following plans provide more detailed assessments of resource conditions in those areas and more specific management recommendations:

- *Nonpoint Source Control Plan for the Sugar/Honey Creek Priority Watershed Project* (1997)
- *State of the Southeast Fox River Basin* (2002)
- *Wisconsin Land Legacy Report* (2006)
- *A Comprehensive Plan for the Des Plaines River Watershed* (2003)
- Lake-related management plans including the following: *Eagle Lake Long-Range Plan* (2006-2007), *A Water Use Management Plan for Waubeesee Lake and the Anderson Canal* (1990); and *A Management Plan for Wind Lake* (1991).

County Soil Erosion Control Plan
A soil erosion control plan was completed for Racine County in 1988. The plan contained an inventory of cropland soil erosion in the County, set forth a goal to achieve county-wide soil loss standards, and identified needed soil conservation practices. While the soil erosion inventory contained in that plan has not been updated, Racine County staff conduct annual transect surveys to determine the trend in cropland soil loss and tillage practices.

County Economic Development Plan
The Racine County Economic Development Plan 4.0 was prepared by the Racine County Economic Development Corporation and adopted by the Racine County Board in 2008. The plan is intended to provide strategies and action items specific to the future economic vitality of the County. The plan identifies eight challenges ranging from the creation of an entrepreneurial culture in the County, to properly linking land use with future business development, to fostering a spirit of cooperation between eastern and western Racine County. In this way the plan recommends concrete strategies to address the challenges and links economic development planning with land use

[13]*Documented in SEWRPC Community Assistance Planning Report No. 259,* A Land and Water Resource Management Plan for Racine County: 2000-2004, *dated September 2000.*

planning and engages all elements of business and political leadership. In 2006, as a part of the County economic development plan, the Village of Caledonia created the 2006/2007 Village Economic Development Plan. The Caledonia plan refines and details the County plan to the local level.

STH 36 North Corridor Design Plan
A design plan for the north segment of the STH 36 corridor was prepared by the Regional Planning Commission in 2005.[14] The corridor study area includes portions of the City of Burlington, the Villages of Rochester and Waterford, and the Towns of Burlington, Norway, Rochester, and Waterford. The design plan is comprised of two key elements. The first element is a planned land use map reflecting a composite of local land use plans where such plans have been adopted; and the preparation of a planned land use map, based on the 2020 regional land use plan, existing zoning, and/or existing land uses for areas where no local land use plan is in place. The second element consists of a set of recommended urban and rural design guidelines which are intended to be used to help make development decisions, particularly aesthetic design-related decisions, and to guide development or redevelopment as it affects the physical character viewed from the highway corridor.

CITY, VILLAGE, AND TOWN PLANS

The regional land use plan described earlier in this chapter is a systems level plan. As such, it includes generalized boundaries for urban services; allocations of incremental population, households, and employment and associated land uses to urban and rural areas; and recommended density ranges for the urban service areas. The identification of precise urban service area boundaries and actual design of neighborhoods and other development units is beyond the scope of the regional planning process and is properly accomplished through detailed local planning within the framework of the regional plan. Local efforts in this respect are described below.

Local Land Use or Master Plans
Most of the cities, villages, and towns in Racine County have adopted a land use, or master plan as a long-range guide for land use within their communities. Existing plans for communities in Racine County are listed in Table VI-2. These plans typically include a land use plan component, and some of the plans address transportation, community facilities, and other community development matters as well. As of June 2007, none of the local plans had been adopted under Wisconsin's comprehensive planning law (Section 66.1001 of the *Wisconsin Statutes*) and were held out as including the required nine plan elements specified in that law.

Of the 18 cities, villages, and towns participating in the Racine County multi-jurisdictional comprehensive planning effort, all but the Town of Norway have a plan that, at a minimum, includes a map of proposed land use. As indicated in Table VI-2, while the City of Racine, and the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point do not have individual local plans, those communities were included in the detailed Racine Urban Planning District plan prepared in 1972. The rest of the communities with plans in Racine County generally have more current land use plans. The existing plan documents will serve as a point of departure for developing the multi-jurisdictional comprehensive plan as it pertains to the respective city, village, and town areas.

As indicated in Table VI-2, each of the cities and villages in the County has a land use, or master plan.[15] Under State law, cities and villages may include in their plans areas outside their corporate limits that, in the judgment of the city or village plan commission, bear a relation to the development of the city or village. The city and village plans typically include recommendations regarding future land use for areas beyond their corporate limits.

---

[14]*Documented in SEWRPC Community Assistance Planning Report No. 267,* STH 36 North Corridor Design Plan, *dated November 2005.*

[15]*The City of Burlington has adopted a number of neighborhood plans which, in combination, comprise the City plan.*

Local Park and Open Space Plans
Eleven communities in Racine County—including the two cities, six villages, and three towns—have adopted park and open space plans (see Table VI-3). Such plans are intended to guide the preservation, acquisition, and development of land for park, outdoor recreation, and related open space purposes as needed to satisfy the recreational needs of local residents. These plans typically include recommendations for the provision of park sites, related facilities, and recreational trails and the preservation of open space sites within the community. In addition, these plans are necessary for communities to be eligible to apply for grants under the Wisconsin Stewardship Program.

RACINE COUNTY ORDINANCES

County Zoning and Shoreland Zoning Ordinances
With the exception of areas subject to extraterritorial zoning (discussed later in this chapter), the unincorporated areas of Racine County are under the jurisdiction of the Racine County Zoning Ordinance (Chapter 20 of the County Code of Ordinances). The County Zoning Ordinance has been approved by each town in Racine County; it is jointly administered by the County and the towns. In addition to basic zoning districts, the County Zoning Ordinance includes overlay districts with provisions for the protection of floodplains and shoreland-wetlands in compliance with State-mandated floodplain and shoreland-wetland regulatory requirements. These districts apply to shorelands within unincorporated areas, as defined under the Statutes.[16] While the County is responsible for administering floodplain and shoreland-wetland zoning, the County routinely receives and considers input from the towns on shoreland zoning matters.

Map VI-4 shows the pattern of generalized zoning in the Racine County planning area, including the zoning districts established under the Racine County Zoning Ordinance for the unincorporated area of Racine County. To prepare the map, County and local zoning districts were converted to a uniform classification system and mapped. The composite map reflects general zoning as well as floodplain and shoreland zoning. On the map, the floodplain zoning districts in undeveloped areas, and shoreland wetland areas, are shown as conservancy, regardless of any underlying general zoning district regulations, if the provisions of the floodplain district effectively preclude new urban development. The areal extent of zoning districts within the County zoning in 2000 is presented in Table VI-4 and described below.

- Agricultural-related zoning districts were in place on about 103,000 acres (161 square miles) of land, or 71 percent of the County zoning jurisdiction area. The A-1 General Farming District, which specifies a minimum farm parcel size of 35 acres and which enables eligible owners of farmland to participate in the Wisconsin Farmland Preservation Program, accounted for 24,000 acres (38 square miles), or 17 percent of the County zoning jurisdiction area. Of the remaining 79,100 acres (124 square miles) in agricultural-related districts, 95 percent consists of land placed in the A-2 General Farming and Residential II District which allows urban residential development (40,000 square foot lots) as a principal permitted use.
- Conservancy districts were in place on about 21,700 acres (34 square miles) of land, or 15 percent of the County zoning jurisdiction area. This includes upland and lowland conservancy districts, as well as floodplain and shoreland-wetland zoning districts.
- About 17,000 acres (27 square miles) of land, or 12 percent of the County zoning jurisdiction area, were in various residential, commercial, industrial, recreational, and institutional districts. Land in residential districts encompassed about 42 percent (7,200 acres) of this area.
- The balance of the County zoning jurisdiction area—3,900 acres (six square miles)—was comprised of surface water not included in a zoning district.

---

[16] *Shorelands are defined as lands within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, which ever distance is greater. The shoreland protection established under the County Zoning Ordinance remains in effect on lands annexed to cities and villages after July 22, 1986; alternative administrative arrangements in this respect are set forth in Section 59.692(7) of the* Wisconsin Statutes.

County Subdivision Control Ordinance
The division of land in the unincorporated area of Racine County is subject to the Racine County Subdivision Control Ordinance (Chapter 18 of the County Code of Ordinances). That ordinance includes design, land dedication/reservation, and improvement requirements for subdivisions and condominium projects. Under the ordinance, "subdivision" means the division of a lot, outlot, parcel, or tract of land by the owner or his agent for the purpose of transfer of ownership or building development where the act of division creates five or more parcels or building sites of three acres each or less in area by successive divisions within a period of five years. Importantly, however, the County Subdivision Control Ordinance does not apply to divisions of tracts of land resulting in the creation of parcels larger than three acres, nor does the ordinance apply to land divisions which result in the creation of up to four parcels or building sites of any size. Racine County, therefore, does not review minor land division by certified survey maps, resulting in the potential for the creation of new parcels in the unincorporated area of Racine County which may not conform to the requirements of the County zoning ordinance.

In addition to regulation under the Racine County Subdivision Ordinance, the subdivision of land in the unincorporated area of Racine County is subject to subdivision control ordinances of individual towns that have adopted their own subdivision ordinances. Moreover, cities and villages have subdivision plat approval authority over proposed plats in statutorially defined extraterritorial plat approval jurisdiction areas. Existing town, city, and village subdivision control ordinances in Racine County are described later in this chapter.

County Nonmetallic Mining Reclamation Ordinance
The Racine County Nonmetallic Mining Reclamation Ordinance (part of Chapter 12.5 of the County Code of Ordinances) is intended to ensure the effective reclamation of nonmetallic mining sites in Racine County in compliance with Chapter 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes*. The requirements of the ordinance apply to most operators of nonmetallic mining sites within the County operating on or commencing operation after May 22, 2001. The ordinance applies throughout the incorporated and unincorporated area of the County.

County Telecommunications Ordinance
The Racine County Zoning Ordinance (Chapter 20, Article X of the County Code of Ordinances) establishes standards for the development and installation of tower broadcast facilities. This ordinance is intended to accommodate the expansion of wireless communication technology, minimize the number of towers and the visual, aesthetic, and land use impacts of those towers, and encourage co-location of new antennas on existing towers. The ordinance also requires that telecommunications facilities be removed once they are no longer in use after 12 months, making it the facility owner's responsibility to remove unused towers and related facilities and restore the site, as appropriate.

County Regulation of Private Wastewater Treatment Systems
Under the *Wisconsin Statutes*, Racine County is responsible for the regulation of private onsite wastewater treatment systems (POWTS), including conventional, mound, in-ground pressure, holding tank, and other types of private systems. State and County regulations regarding the installation and maintenance of POWTS are set forth in Chapter Comm 83 of the *Wisconsin Administrative Code* and Chapter 19, "Utilities," of the Racine County Code of Ordinances. These regulations apply to POWTS throughout the County, including incorporated and unincorporated areas.

CITY, VILLAGE, AND TOWN ORDINANCES

Local Zoning Ordinances
The entire area of Racine County is subject to zoning. As already noted, with the exception of areas subject to extraterritorial zoning, town areas throughout Racine County are under the jurisdiction of the Racine County Zoning Ordinance. Each of the cities and villages in Racine County has adopted and administer its own general zoning ordinance governing the use of land within its incorporated area. In addition, all of the cities and villages , that were required to do so, have adopted and administer floodplain zoning and shoreland-wetland zoning as required under the *Wisconsin Statutes* (see Table VI-5). As noted in Table VI-5, the Village of Mt. Pleasant shoreland-wetland zoning ordinance is currently under State review.

Map VI-4 shows the pattern of zoning in the Racine County planning area, including the zoning districts established under local zoning ordinances for the incorporated areas of Racine County. The areal extent of the various districts as applied in local zoning jurisdiction areas in 2000 is presented in Table VI-4 and described below.

- About 37,200 acres (58 square miles) of land, or 51 percent of the incorporated area of Racine County, were in various residential, commercial, industrial, recreational, and institutional districts. Land in residential districts encompassed about 63 percent (37 square miles) of this area.
- Agricultural-related zoning districts were in place on about 29,700 acres (46 square miles) of land, or 41 percent of the local zoning jurisdiction area.
- Conservancy districts were in place on about 5,000 acres (eight square miles) of land, or 7 percent of the local zoning jurisdiction area. This includes upland and lowland conservancy districts, as well as floodplain and shoreland-wetland zoning districts.
- The balance of the County zoning jurisdiction area—500 acres—was comprised of surface water not included in a zoning district.

Three communities—the City of Burlington, and the Villages of Union Grove and Waterford—have adopted extraterritorial zoning (ETZ) within certain adjacent town areas.[17] The City of Burlington ETZ area includes a portion of the Town of Burlington. The Village of Union Grove ETZ area includes a portion of the Town of Dover. The Village of Waterford ETZ area includes a portion of the Town of Waterford. Under each ordinance, the regulations for the ETZ districts are the same as those established for the corresponding County zoning districts. Town shoreland areas are not subject to extraterritorial zoning; Racine County retains zoning jurisdiction in those areas.

Local Subdivision Ordinances

Under Wisconsin law, land subdivision ordinances can be enacted by cities, villages, and towns, as well as in unincorporated areas of counties. As already noted, Racine County has a subdivision ordinance that applies throughout the unincorporated area of the County. As indicated in Table VI-5, all towns in Racine County have adopted land subdivision ordinances. All cities and villages in Racine County have adopted and administer such ordinances.

Within the unincorporated areas of Racine County, then, land divisions are regulated under the Racine County Subdivision Control Ordinance and any town-adopted ordinance. In addition, cities and villages have plat approval authority over subdivisions within portions of towns located within their extraterritorial plat approval

---

[17] *Cities and villages are granted certain extraterritorial zoning (ETZ) authority within town areas under Section 62.23(7a) of the* Wisconsin Statutes*. For first, second, and third class cities (population of at least 10,000), the ETZ jurisdiction area may extend up to three miles from their corporate limits; for fourth class cities (population less than 10,000) and for villages, the ETZ jurisdiction area may extend up to 1.5 miles from their corporate limits. Under the Statutes, cities and villages may, of their own accord, adopt interim zoning to preserve existing land uses within extraterritorial zoning areas for a period of two years. In most other respects, extraterritorial zoning is a joint venture between the city or village and the concerned town. Other than for the initial adoption of the interim zoning, the governing body of the city or village may adopt or amend zoning within the extraterritorial area only upon the approval by a majority of an extraterritorial zoning committee, comprised of three members of the city or village plan commission and three members appointed by the concerned town board. The initial interim zoning may be extended up to one year by the governing body of the city or village, but only upon the recommendation of the joint extraterritorial zoning committee. The prescribed composition of the joint extraterritorial zoning committee gives towns equal footing with cities and villages in extraterritorial zoning matters, other than for the initial adoption of the interim extraterritorial zoning. When extraterritorial zoning is enacted, the county government retains zoning authority within statutory shoreland areas.*

jurisdiction areas as defined in the *Wisconsin Statutes*; that jurisdiction extends three miles from the corporate limits of first, second, and third class cities (population of at least 10,000) and 1.5 miles from the corporate limits of a fourth class city (population less than 10,000) or a village. The unincorporated areas in the planning area subject to extraterritorial plat review authority are shown on Map VI-5.[18]

Local Official Mapping Ordinances

Official mapping powers granted to cities under Section 62.23(6) of the *Wisconsin Statutes*—and by reference under Section 61.35 to villages, and by reference under Section 60.22(3) to towns that have adopted village powers—provide a means for reserving land for future public use such as streets, highways, and parkways. The enabling statutes prohibit the issuance of building permits for the construction or enlarging of buildings within the limits of such areas as shown on the official map unless it can be shown that the property is not yielding a fair return and the applicant will be substantially damaged by placing a proposed building outside the mapped area. State law enables cities and villages to extend official maps beyond their corporate limits to areas within which they have extraterritorial subdivision plat approval power. In Racine County, six local units of government—the Cities of Burlington and the Racine and the Villages of Caledonia, Rochester, Union Grove, and Waterford—have adopted official maps (see Table VI-5).

BOUNDARY AND OTHER INTERGOVERNMENTAL AGREEMENTS

Several communities in the County have executed boundary or other intergovernmental agreements with one another. These are summarized below:

- City of Burlington-Town of Burlington Boundary Agreement
  In September 2001, the City of Burlington and Town of Burlington executed a boundary agreement under the authority of Section 66.0225 of the *Wisconsin Statutes*. The agreement establishes a "future common boundary line" between the City and Town. Under the agreement, all land inside the common boundary line will become part of the City by 2011.

- Village of Sturtevant-Former Town of Mt. Pleasant Boundary Agreement
  In December 2003, the Village of Sturtevant and the Town of Mt. Pleasant (now a village) executed a boundary agreement under the authority of 66.0307 of the *Wisconsin Statutes*. This agreement establishes a "future common boundary," and identifies land that will become part of the Village of Sturtevant immediately, and Village land that will be transferred to Mt. Pleasant in 2011. This agreement also details the provision of municipal service to lands not presently served. The agreement also ensured the Town's ability to meet incorporation criteria. The agreement is to be in effect for a period of 10 years.

- Racine Area Intergovernmental Sanitary Sewer Service,
  Revenue Sharing, Cooperation and Settlement Agreement
  Additional opportunity for intergovernmental cooperation is provided under Section 66.0305 of the *Wisconsin Statutes*, entitled "Municipal Revenue Sharing." Under this statute, two or more cities, villages, and towns may enter into revenue sharing agreements, providing for the sharing of revenues derived from taxes and special charges. The agreements may address matters other than revenue sharing, including municipal services and municipal boundaries. Municipal revenues sharing can provide for a more equitable distribution of the property tax revenue generated from new commercial and industrial development within metropolitan areas and help reduce tax-base competition among communities, competition that can work against the best interests of the metropolitan area as a whole.

  In 2002, the City of Racine and neighboring communities executed an agreement under this statute. Under this agreement, the City of Racine receives shared revenue payments from neighboring communities for use in renovating older residential areas, redeveloping brownfield sites, and supporting

---

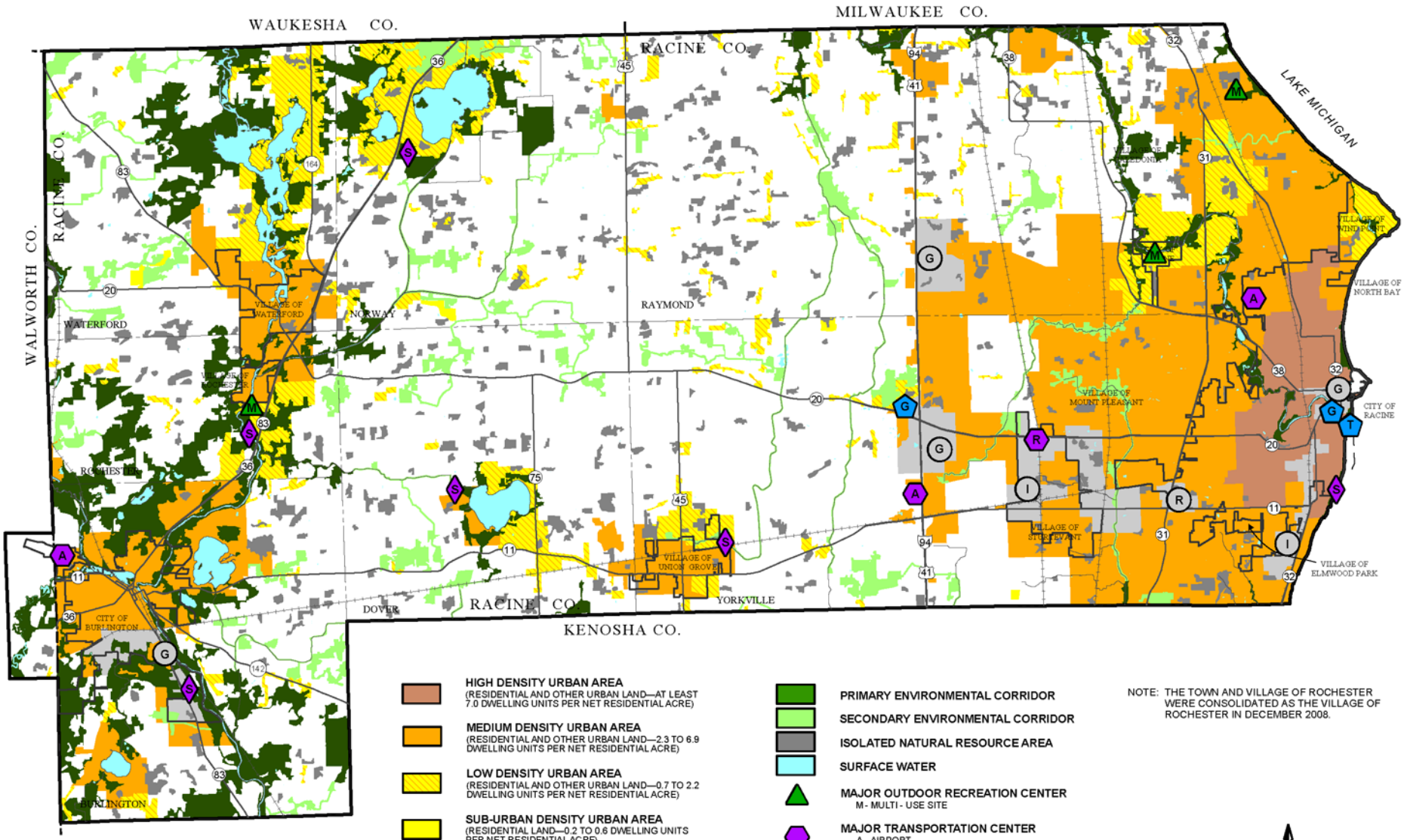
[18]Map VI-5 shows the area subject to extraterritorial plat review authority in 2007. The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008 which results in a significant change to the areas shown.

regional facilities like the City zoo, fine arts museum, and library. In return, the City of Racine agreed to support the incorporation of the two adjacent Towns of Caledonia and Mt. Pleasant; refrain from annexations without the consent of the Towns; refrain from using extraterritorial and plat review powers; and move ahead with sewerage system improvements that will accommodate growth in the Towns. It should be noted that the Towns of Mt. Pleasant and Caledonia were incorporated as villages in 2003 and 2005, respectively.

- In addition, several communities in the County have adopted resolutions to participate in the preparation of a cooperative boundary plan. These include resolutions between the following communities (as of 2007):
  - Town of Raymond-Village of Caledonia
  - Town of Rochester-Village of Rochester-City of Burlington
  - Town of Rochester-Village of Rochester-Town of Burlington
  - Town of Rochester-Village of Rochester-Town of Dover
  - Town of Rochester-Village of Rochester
  - Town of Rochester-Village of Rochester-Town of Spring Prairie (Walworth County)
  - Town of Rochester-Village of Rochester-Town of Waterford
  - Town of Rochester-Village of Rochester-Village of Waterford

Map VI-1

2035 REGIONAL LAND USE PLAN AS IT PERTAINS TO THE RACINE COUNTY PLANNING AREA



Source: SEWRPC.

Table VI-1

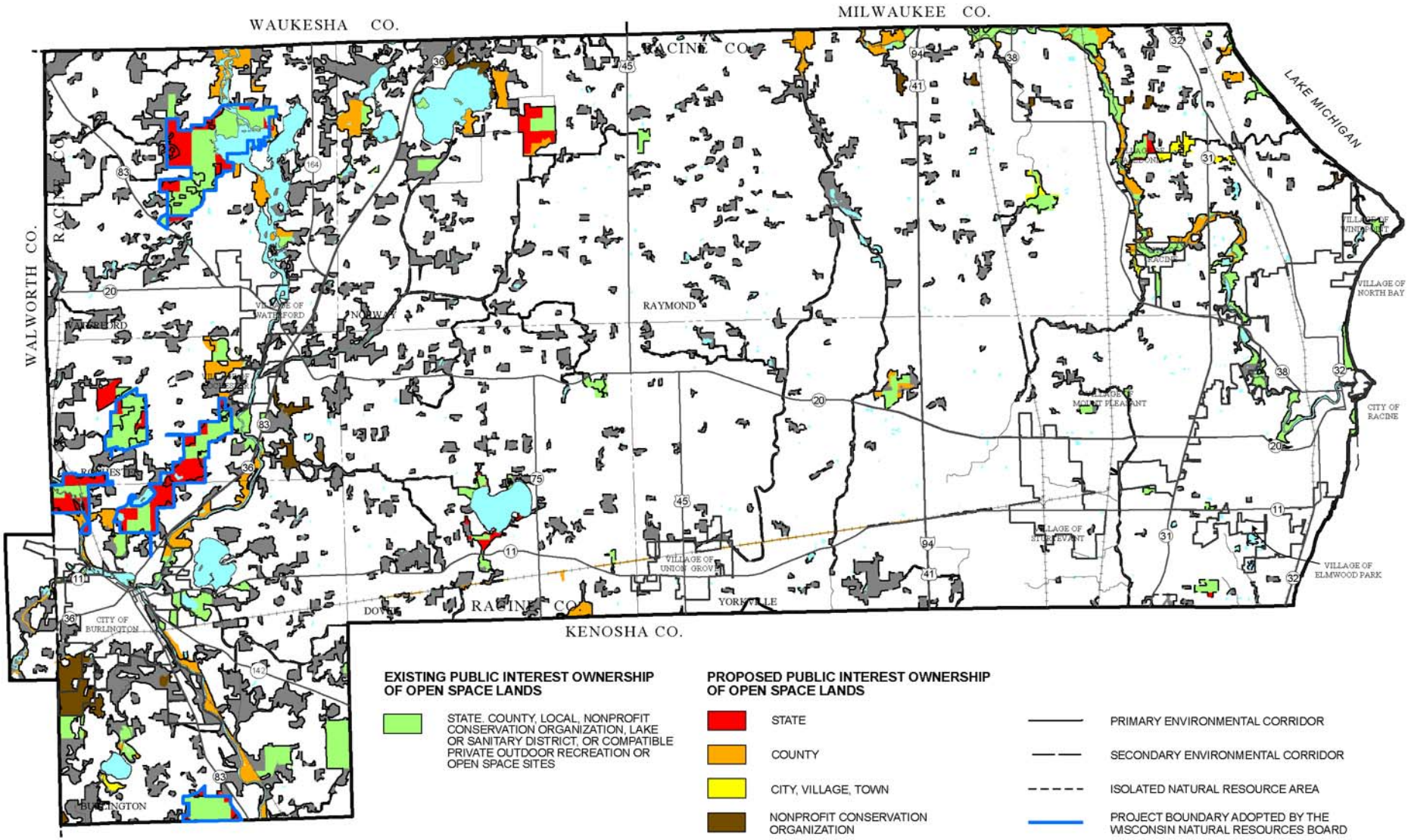
ADOPTED SEWER SERVICE AREA PLANS IN RACINE COUNTY: MARCH 2007

Sanitary Sewer Service Area	SEWRPC Reports	Date of Adoption by:		
		Community	SEWRPC	Wisconsin Department of Natural Resources
City of Burlington and Environs	Community Assistance Planning Report No. 78 (2nd Edition) dated December 2001	11/16/01	12/05/01	06/20/02
	Amended September 2002	06/18/02	09/11/02	12/23/02
	Amended December 2004	11/16/04	12/01/04	01/18/05
Eagle Lake Sewer Utility District	Community Assistance Planning Report No. 206 dated December 1992	11/18/92	01/18/93	04/29/93
	Amended June 1998	05/18/98	06/17/98	07/07/98
	Amended September 1999	08/30/99	09/15/99	12/02/99
Town of Norway Sanitary District No. 1 and Environs	Community Assistance Planning Report No. 247 dated June 1999	06/10/99	06/17/99	12/02/99
City of Racine and Environs (Includes the City of Racine, the Villages of Elmwood Park, North Bay, Sturtevant, and Wind Point, and portions of the Towns of Caledonia, Mt. Pleasant, and Somers—all tributary to the City of Racine sewage treatment plant	Community Assistance Planning Report No. 147 (2nd Edition) dated June 2003	06/24/03	06/18/03	Pending
	Amended June 2005 (Caddy Vista Sanitary District)	06/06/05	06/15/05	09/02/05
	Amended December 2005 (Town of Caledonia)	10/25/05	12/07/05	03/10/06
	Amended December 2006 (Village of Caledonia)	13/31/06	12/06/06	01/23/07
Village of Union Grove and Environs	Community Assistance Planning Report No. 180 dated August 1990	06/25/90	09/12/90	08/19/91
	Amended December 2005	11/14/05	12/07/05	03/10/06
Waterford/Rochester Area	Community Assistance Planning Report No. 141 (2nd Edition) dated April 1996	04/10/96	04/24/96	06/27/96
	Amended June 2000 (Village of Waterford	06/13/00	06/21/00	04/08/01
	Amended December 2003	11/19/03	12/03/03	06/16/04
	Amended June 2005	05/25/05	06/15/05	07/27/05

Source: SEWRPC.

Map VI-2

OPEN SPACE PRESERVATION ELEMENT OF THE RACINE COUNTY PARK AND OPEN SPACE PLAN: 2020



EXISTING PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

- STATE, COUNTY, LOCAL, NONPROFIT CONSERVATION ORGANIZATION, LAKE OR SANITARY DISTRICT, OR COMPATIBLE PRIVATE OUTDOOR RECREATION OR OPEN SPACE SITES

PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

- STATE
- COUNTY
- CITY, VILLAGE, TOWN
- NONPROFIT CONSERVATION ORGANIZATION
- OPEN SPACE LANDS TO BE PROTECTED BY PUBLIC LAND USE REGULATION
- SURFACE WATER

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- PROJECT BOUNDARY ADOPTED BY THE WISCONSIN NATURAL RESOURCES BOARD

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

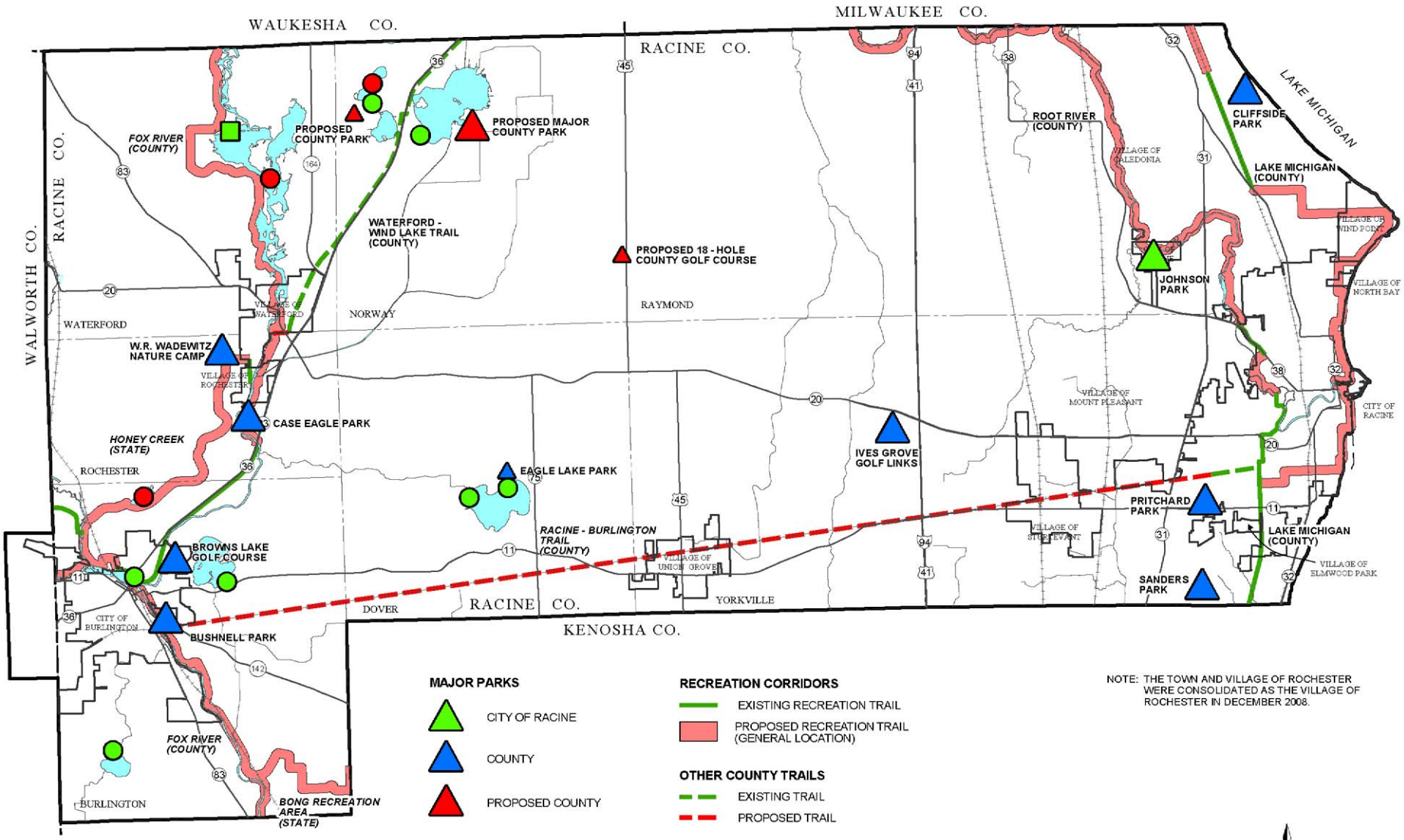
N

0 1 2 3 MILES

Source: SEWRPC.

Map VI-3

OUTDOOR RECREATION ELEMENT OF THE RACINE COUNTY PARK AND OPEN SPACE PLAN: 2020



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table VI-2

LAND USE AND MASTER PLANS PREPARED BY LOCAL GOVERNMENTS IN RACINE COUNTY: APRIL 2007

Community	Plan	Prepared By:	Adoption Date[a, b]	
			Plan Commission	Governing Body
Cities				
Burlington	*City of Burlington Master Plan, September 1960*	Mead and Hunt, Inc.	- -	11/07/61
	SEWRPC Community Assistance Planning Report No. 29, *A Development Plan for the Quarry Ridge Neighborhood, City of Burlington*, July 1979	SEWRPC	06/11/80	- -
	SEWRPC Community Assistance Planning Report No. 63, *A Development Plan for the Echo Lake Neighborhood, City of Burlington*, August 1984	SEWRPC	09/04/84	- -
	SEWRPC Community Assistance Planning Report No. 165, *A Development Plan for the Burlington Industrial Park Neighborhood, City of Burlington*, January 1981	SEWRPC	11/07/89	12/05/89
	City of Burlington Downtown Master Plan, October 2000	CityVision Associates	- -	- -
Racine	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	06/11/75	07/03/75
	Douglas Avenue Revitalization	Schreiber/Anderson Associates, Inc.	01/26/05	02/16/05
	A Neighborhood Strategic Plan for Southside Racine, April 2001	The Southside Neighborhood Steering Committee with assistance from Camiros, Ltd.	03/27/02	04/02/02
	Racine Downtown Plan: 2025	Crandall Arambula, P.C.	06/08/05	06/21/05
	Uptown Improvement Plan	Schreiber/Anderson Associates, Inc.	04/13/05	05/17/05
	West Racine Neighborhood Plan	Planning and Design Institute (PDI)	07/31/02	06/21/05
Villages				
Caledonia	Town of Caledonia Land Use Plan, August 1996; Amended May 1999	HNTB	N/A	08/05/96
	Village of Caledonia Land Use Plan/ Neighborhood Plans	PDI	05/30/06	06/20/06
	SEWRPC Community Assistance Planning Report No. 272, *A Land Use Plan Implementation Strategy for the Rural Area of the Town of Caledonia,* March 2004	SEWRPC	02/25/04	03/02/04
Elmwood Park	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -	- -
Mt. Pleasant	Mt. Pleasant Master Plan for Land Use and Transportation: 2030, January 2003	Town of Mt. Pleasant and Crispell-Synder, Inc. and Russell Knetzger	01/22/03	04/14/03
North Bay	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -	- -
Rochester[c]	SEWRPC Community Assistance Planning Report No. 237, *A Land Use Plan for the Town and Village of Rochester: 2020,* November 1999	SEWRPC	05/11/99	05/12/99
	A Land Use Plan for the Town and Village of Rochester: 2020, March 2007	Town and Village of Rochester with assistance from SEWRPC	03/07/07	- -

Table VI-2 (continued)

Community	Plan	Prepared By:	Adoption Date[a, b]	
			Plan Commission	Governing Body
Sturtevant	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -	- -
Union Grove	SEWRPC Community Assistance Planning Report No. 277, *A Land Use Plan for the Village of Union Grove and Town of Yorkville: 2020,* December 2003	SEWRPC	07/14/03	07/14/03
Waterford	Village of Waterford Master Plan, June 1998	Discovery Group, Ltd.	06/17/98	06/22/98
Wind Point	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -	- -
Towns				
Burlington	Town of Burlington Land Use Plan, February 1999	Town of Burlington with assistance from Racine County	04/22/99	04/22/99
	Town of Burlington Land Use Plan, Revision 2004	Town of Burlington	05/27/04	08/12/04
Dover	SEWRPC Community Assistance Planning Report No. 243, *A Land Use Plan for the Town of Dover: 2020,* August 1999	SEWRPC	03/22/99	- -
Norway	Under Preparation	- -	- -	- -
Raymond	Town of Raymond Land Use Master Plan, August 1996	Town of Raymond	- -	03/10/97
	Town of Raymond Land Use Master Plan, 2005	Ruekert-Mielke		
Rochester[c]	SEWRPC Community Assistance Planning Report No. 237, *A Land Use Plan for the Town and Village of Rochester: 2020,* November 1999	SEWRPC	04/05/99	04/12/99
	A Land Use Plan for the Town and Village of Rochester: 2020, March 2007	Town and Village of Rochester with assistance from SEWRPC	01/04/07	- -
Waterford	SEWRPC Community Assistance Planning Report No. 217, *A Land Use Plan for the Town of Waterford: 2010,* May 1995, amended and extended to 2020 in September 2001	SEWRPC	09/04/01	09/10/01
Yorkville	SEWRPC Community Assistance Planning Report No. 277, *A Land Use Plan for the Village of Union Grove and Town of Yorkville: 2020,* December 2003	SEWRPC	08/11/03	08/25/03

[a]*No record of adoption provided to SEWRPC if no date is listed.*

[b]*Under the master planning statute (Section 62.23 of the* Wisconsin Statutes*) the Plan Commission has the authority to adopt by resolution a master plan or elements thereof. SEWRPC has traditionally recommended that master plans also be adopted by the governing body to show support for the plan and help assure its implementation. Under the State comprehensive planning law (Section 66.1001 of the* Statutes*), comprehensive plans must be approved by a resolution of the Plan Commission and adopted by an ordinance of the governing body.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Table VI-3

LOCAL PARK, OUTDOOR RECREATION, AND OPEN SPACE PLANS IN RACINE COUNTY: JUNE 2007

Community	Plan	Prepared By:	Year of Adoption[a]
Cities			
Burlington	A City of Burlington Bicycle/Pedestrian Plan, September 2001	Schrieber/Anderson Associates, Inc.	2001
	Outdoor Recreation Plan Update and Amendment: January 1996	Meehan & Company, Inc.	1997
Racine	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	1975
	SEWRPC Community Assistance Planning Report No. 270, *A Park and Open Space Plan for the City of Racine*, July 2003	SEWRPC	2003
Villages			
Caledonia	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -
	SEWRPC Community Assistance Planning Report No. 179 (2nd Edition), *A Park and Open Space Plan for the Town of Caledonia*, April 2000	SEWRPC	2000
	Parks and Open Space Plan for the Village of Caledonia 2007-2012	Elizabeth Paul-Soch, CPRP, Caledonia Parks and Recreation Director	2007
Elmwood Park	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -
Mt. Pleasant	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -
	SEWRPC Community Assistance Planning Report No. 199 (2nd Edition), *A Park and Open Space Plan for the Town of Mt. Pleasant*, April 2003	SEWRPC	2003
	Village of Mount Pleasant Master Bicycle Plan 2030	Bicycle Federation of Wisconsin	2007
North Bay	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -
Rochester[b]	Rochester Park Needs Assessment 2020	Village of Rochester Parks and Beautification Committee	2005
Sturtevant	Comprehensive Outdoor Recreation Plan, Village of Sturtevant, March 2003		2004
	Village of Sturtevant Master Bicycle Plan 2030 (In Progress)		- -
Union Grove	Parks and Recreation Assessment and Recommendations – 2001	Leadership Union Grove Class of 2001	- -
	SEWRPC Community Assistance Planning Report No. 271, *A Park and Open Space Plan for the Village of Union Grove,* July 2003	SEWRPC	2003
Waterford	Village of Waterford Comprehensive Parks and Open Space Plan – 2004	The Village Administrator and the Public Works and Parks Committee	2004

Table VI-3 (continued)

Community	Plan	Prepared By:	Year of Adoption[a]
Villages (continued)			
Wind Point	SEWRPC Community Assistance Planning Report No. 14, *A Comprehensive Plan for the Racine Urban Planning District;* Volume 1 *Inventory Findings and Forecast,* December 1970; Volume 2, *The Recommended Comprehensive Plan,* October 1972; Volume 3, *Model Plan Ordinances,* September 1972	SEWRPC	- -
Towns			
Burlington	- -	- -	- -
Dover	- -	- -	- -
Norway	An Outdoor Recreation and Open Space Plan for the Township of Norway—2010	Cullinanne Design	1990
	SEWRPC Community Assistance Planning Report No. 215, *An Environmentally Sensitive Lands Preservation Plan For The Town of Norway Sanitary District No. 1*, June 1996	SEWRPC	- -
Raymond	An Outdoor Recreation and Open Space Plan for the Township of Raymond	Racine County	1979
Rochester[b]	- -	- -	- -
Waterford	SEWRPC Community Assistance Planning Report No. 71, *A Park and Open Space Plan for the Town of Waterford,* January 1990	SEWRPC	1990
Yorkville	- -	- -	- -

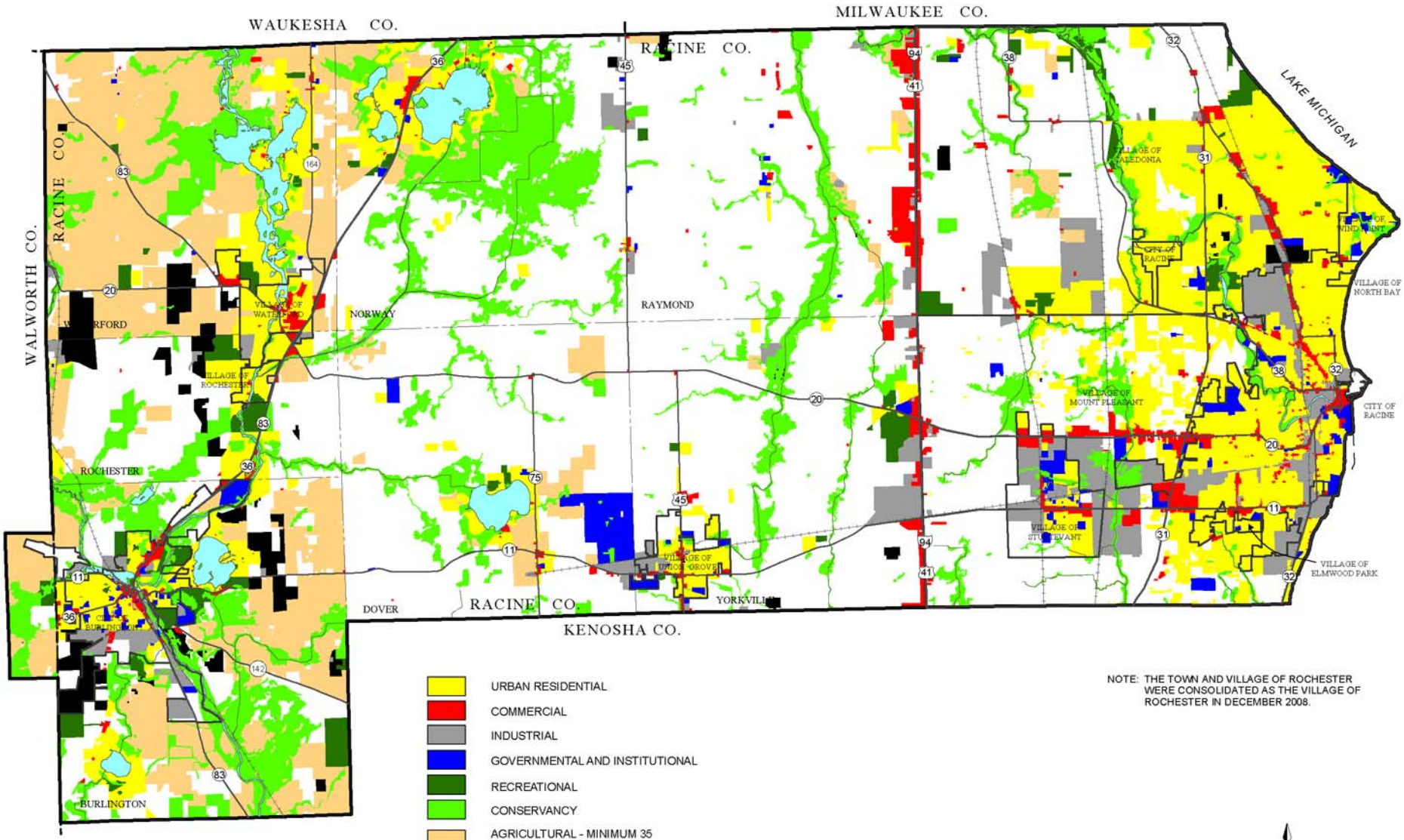
[a]*No record of adoption provided to SEWRPC if no date is listed. The Wisconsin Department of Natural Resources (DNR) requires that the governing body adopt a park plan by resolution in order to be eligible to apply for recreational grant funds administered by the DNR. Adoption by the Plan Commission is required only if a community wishes to adopt the park plan as an element of its local master plan.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: SEWRPC.

Map VI-4

GENERALIZED EXISTING ZONING IN THE RACINE COUNTY PLANNING AREA: 2000



NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Table VI-4

GENERALIZED ZONING IN THE RACINE COUNTY PLANNING AREA BY CIVIL DIVISION: 2000

Civil Division	Urban Residential		Commercial		Industrial		Governmental and Institutional		Recreational		Conservancy	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Cities												
Burlington	1,172	25.6	345	7.6	716	15.7	419	9.2	160	3.5	573	12.5
Racine	6,227	62.0	931	9.3	1,954	19.4	515	5.1	- -	- -	337	3.3
Villages												
Caledonia	8,734	29.9	750	2.6	1,387	4.8	179	0.6	1,104	3.8	1,947	6.7
Elmwood Park	91	91.9	2	2.0	- -	- -	6	6.1	- -	- -	- -	- -
Mt. Pleasant	4,002	18.4	693	3.2	1,467	6.8	316	1.5	- -	- -	1,805	8.3
North Bay	68	100.0	- -	- -	- -	- -	- -	- -	- -	- -	- -	- -
Rochester[b]	245	71.4	6	1.8	- -	- -	- -	- -	33	9.6	26	7.6
Sturtevant	649	24.1	271	10.1	803	29.8	250	9.3	- -	- -	109	4.1
Union Grove	686	53.4	100	7.8	147	11.5	139	10.8	- -	- -	53	4.1
Waterford	1,037	64.2	211	13.1	117	7.2	- -	- -	- -	- -	24	1.5
Wind Point	514	62.3	16	1.9	- -	- -	96	11.6	- -	- -	158	19.2
City/Village Subtotal	23,425	32.3	3,325	4.6	6,591	9.1	1,920	2.7	1,297	1.8	5,032	6.9
Towns												
Burlington	1,469	6.6	98	0.4	140	0.6	12	0.1	924	4.1	5,298	23.7
Dover	665	2.9	85	0.4	155	0.7	983	4.2	62	0.3	1,662	7.2
Norway	1,704	7.5	139	0.6	240	1.1	46	0.2	69	0.3	6,643	29.1
Raymond	127	0.6	767	3.4	240	1.0	50	0.2	32	0.1	2,037	8.9
Rochester[b]	1,115	10.2	84	0.7	106	1.0	4	- -[c]	394	3.6	1,566	14.3
Waterford	1,716	8.0	107	0.5	41	0.2	31	0.1	278	1.3	2,778	12.9
Yorkville	450	2.1	518	2.4	902	4.1	74	0.3	394	1.8	1,720	7.8
Town Subtotal	7,246	5.0	1,798	1.2	1,824	1.2	1,200	0.8	2,153	1.5	21,704	14.9
Total[d]	30,671	14.1	5,123	2.3	8,415	3.8	3,120	1.4	3,450	1.6	26,736	12.3

Civil Division	Agricultural (35 acre)		Other Agricultural and Rural Residential		Extractive		Surface Water[a]		Total Acres
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total	
Cities									
Burlington	72	1.6	614	13.4	358	7.8	143	3.1	4,572
Racine	- -	- -	- -	- -	- -	- -	87	0.9	10,051
Villages									
Caledonia	475	1.6	14,185	48.6	276	0.9	148	0.5	29,185
Elmwood Park	- -	- -	- -	- -	- -	- -	- -	- -	99
Mt. Pleasant	- -	- -	13,396	61.7	- -	- -	13	0.1	21,692
North Bay	- -	- -	- -	- -	- -	- -	- -	- -	68
Rochester[b]	- -	- -	8	2.3	- -	- -	25	7.3	343
Sturtevant	- -	- -	609	22.6	- -	- -	- -	- -	2,691
Union Grove	- -	- -	159	12.4	- -	- -	- -	- -	1,284
Waterford	130	8.0	36	2.2	- -	- -	61	3.8	1,616
Wind Point	- -	- -	41	5.0	- -	- -	- -	- -	825
City/Village Subtotal	677	0.9	29,048	40.1	634	0.9	477	0.7	72,426
Towns									
Burlington	7,254	32.5	5,254	23.5	1,106	5.0	782	3.5	22,337
Dover	1,610	6.9	17,384	75.1	- -	- -	540	2.3	23,146
Norway	1,234	5.4	11,521	50.4	26	0.1	1,216	5.3	22,838
Raymond	426	1.9	19,109	83.5	72	0.3	16	0.1	22,876
Rochester[b]	707	6.4	6,261	57.1	657	6.0	74	0.7	10,968
Waterford	12,699	58.9	1,821	8.4	838	3.9	1,242	5.8	21,551
Yorkville	43	0.2	17,720	80.9	87	0.4	- -	- -	21,908
Town Subtotal	23,973	16.5	79,070	54.3	2,786	1.9	3,870	2.7	145,624
Total[d]	24,650	11.3	108,118	49.6	3,420	1.6	4,347	2.0	218,050

[a]Includes surface water that is not included in a zoning district.

[b]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

[c]Less than 0.05 percent.

[d]Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.

Source: SEWRPC.

Table VI-5

ZONING, OFFICIAL MAP, AND LAND DIVISION ORDINANCES IN RACINE COUNTY BY CIVIL DIVISION: JULY 2007

Civil Division	General Zoning	Shoreland or Shoreland-Wetland Zoning	Floodland Zoning	Official Map Ordinance	Land Subdivision Ordinance
Cities					
Burlington	City Ordinance	City Ordinance	City Ordinance	City Ordinance	City Ordinance
Racine	City Ordinance	City Ordinance	City Ordinance	City Ordinance	City Ordinance
Villages					
Caledonia	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance
Elmwood Park	Village Ordinance	- -[a]	- -[b]	- -	Village Ordinance
Mt. Pleasant	Village Ordinance	- -[c]	Village Ordinance	- -	Village Ordinance
North Bay	Village Ordinance	- -[a]	- -[b]	- -	Village Ordinance
Rochester[d]	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance
Sturtevant	Village Ordinance	Village Ordinance	Village Ordinance	- -	Village Ordinance
Union Grove	Village Ordinance	- -[a]	Village Ordinance	Village Ordinance	Village Ordinance
Waterford	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance	Village Ordinance
Wind Point	Village Ordinance	Village Ordinance	Village Ordinance	- -	Village Ordinance
Towns					
Burlington	County Ordinance & ETZ[e]	County Ordinance	County Ordinance	- -	County and Town Ordinance
Dover	County Ordinance & ETZ[e]	County Ordinance	County Ordinance	- -	County and Town Ordinance
Norway	County Ordinance	County Ordinance	County Ordinance	- -	County and Town Ordinance
Raymond	County Ordinance	County Ordinance	County Ordinance	- -	County and Town Ordinance
Rochester[d]	County Ordinance	County Ordinance	County Ordinance	- -	County and Town Ordinance
Waterford	County Ordinance & ETZ[e]	County Ordinance	County Ordinance	- -	County and Town Ordinance
Yorkville	County Ordinance & ETZ[e]	County Ordinance	County Ordinance	- -	County and Town Ordinance

[a] *Not required, since community has no shoreland-wetlands.*

[b] *Not required, since community has no floodplains.*

[c] *Currently under Wisconsin Department of Natural Resources review.*

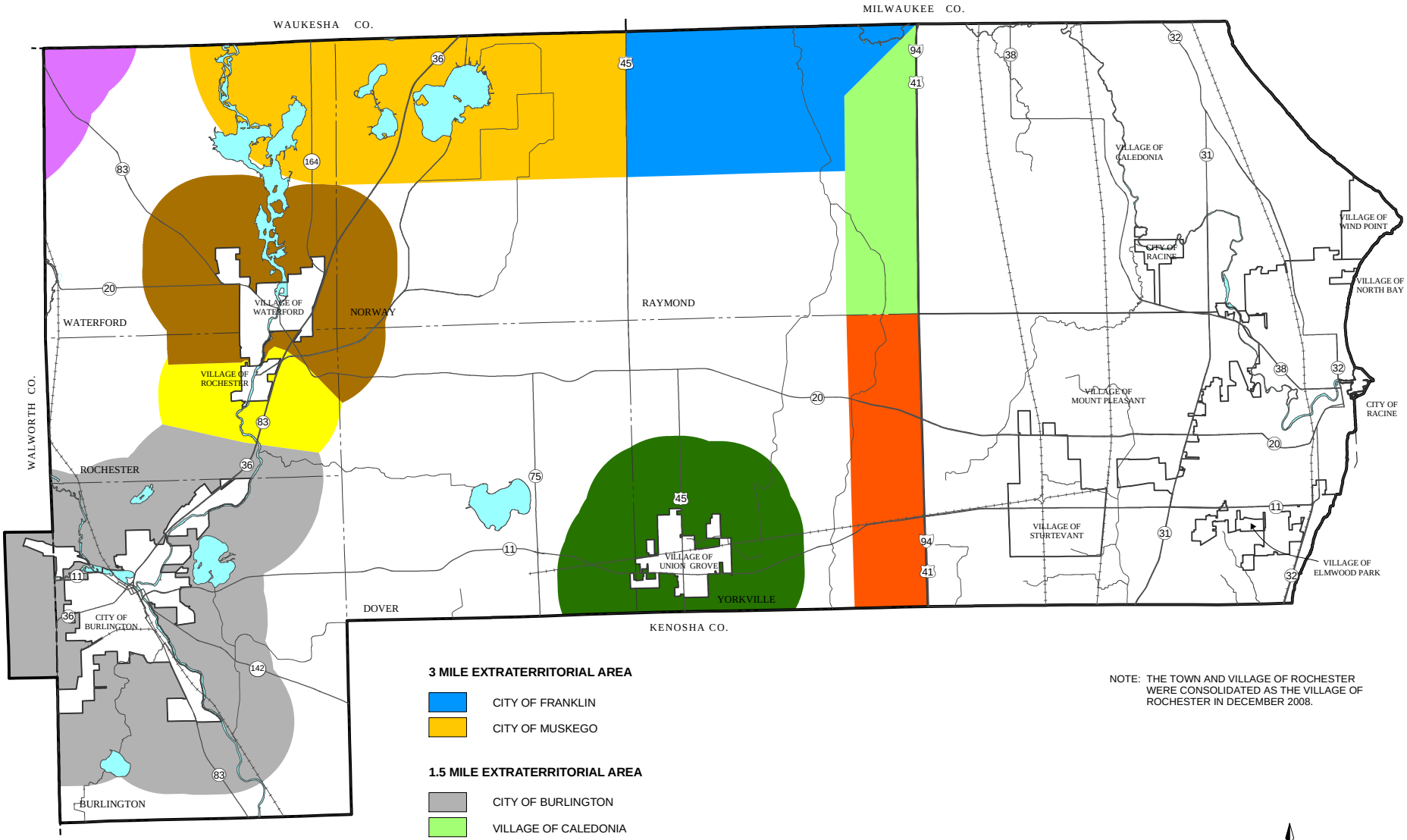
[d] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[e] *Extraterritorial Zoning.*

Source: SEWRPC.

Map VI-5

UNINCORPORATED AREAS IN THE RACINE COUNTY PLANNING AREA SUBJECT TO EXTRATERRITORIALPLAT REVIEW AUTHORITY: 2007



Source: SEWRPC.

Chapter VII

POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS

INTRODUCTION

The future demand for land, housing, transportation facilities and services, and other community facilities that the comprehensive plan must address is directly related to future population, household, and employment levels. The projection of future population, household, and employment levels is, therefore, an essential step in the comprehensive planning process. This chapter presents projections of population, households, and employment through the year 2035 that are intended to serve as a basis for preparing the multi-jurisdictional comprehensive plan.[1]

This chapter begins with an overview of the projections of population, households, and employment for Racine County prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) for the year 2035. The SEWRPC projections are intended to provide a frame of reference for Racine County and the cities, villages, and towns participating in the multi-jurisdictional planning effort in their the selection of population, household, and employment projections for the plan. The second part of this chapter presents community-level projections of population, households, and employment ultimately selected by each of the cities, villages, and towns in Racine County.

SEWRPC PROJECTIONS FOR RACINE COUNTY

In 2004, the Regional Planning Commission prepared a set of population, household, and employment projections for the Southeastern Wisconsin Region and its seven counties, looking ahead to the year 2035. As in prior projection efforts, the Commission prepared a range of projections: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of population, household, and employment levels that could conceivably be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios. This section presents the SEWRPC population, household, and employment projections for Racine County, with primary focus on the intermediate-level projections.

---

[1]*Current and historic trend data which provide part of the basis for the projections are presented for Racine County and cities, villages, and towns in the County in Chapter II of this report.*

SEWRPC County-Level Population Projections

The SEWRPC intermediate population projection envisions that there will be relatively stable birth rates and a modest increase in life expectancy in Racine County in the coming decades. The intermediate projection envisions that Racine County and the Region overall would experience a relatively stable migration pattern, similar to that which is estimated to have occurred during the early 2000s. The migration assumptions for the intermediate projection reflect the conclusion—from a concurrent SEWRPC economic study—that, overall, the economy of the Region would not likely significantly increase or decrease in strength relative to other areas of the State or Nation.[2]

The SEWRPC high and low population projections reflect different assumptions about the future strength of the regional economy. The high population projection assumes a significantly more competitive regional economy, with increased population in-migration in response to a heightened demand for workers. The low projection assumes a stagnating regional economy, resulting in population out-migration as workers move to areas experiencing stronger economic growth.

The SEWRPC population projections for Racine County are presented in Table VII-1. Under the intermediate projection, the County population would increase by 24,800 persons, or 13 percent, over the 35-year projection period, from 188,800 persons in 2000 to 213,600 persons in 2035. Under the high projection, the County population would increase by 54,700 persons, or 29 percent, to 243,500 persons in 2035. Under the low projection, the County population would increase by 12,000 persons, or 6 percent, to 200,800 persons in 2035. For comparison purposes, the State of Wisconsin Department of Administration (DOA) has developed county level population and household projections for the year 2030. The DOA population projection of 214,900 is slightly higher than the SEWRPC intermediate projection of 210,600 for the year 2030 as shown in Table VII-1.

SEWRPC projections indicate that changes may be expected in the age composition of the population in the coming decades. The projected age composition under an intermediate growth scenario for Racine County is presented in Table VII-2. Particularly noteworthy is the expected influence of the large baby-boom generation on the future age structure. By 2030, all baby-boomers will be 65 years of age or older. Persons age 65 and over would account for 20 percent of the County population in 2035, compared to 12 percent in 2000. Changes in age composition of the population may be expected to have many impacts, ranging from impacts on housing needs to impacts on the available labor force, particularly as baby-boomers move into their retirement years.

SEWRPC County-Level Household Projections

SEWRPC projections of households for Racine County to the year 2035 were derived from the population projections described above, along with projections of future household size and the proportion of the total population living in housing units as opposed to group quarters. Commission projections indicate that the average size of households throughout the Region including Racine County may be expected to continue to decrease in the years ahead, though not as rapidly as in the past. In Racine County, the average household size is projected to decrease by 5 percent, from 2.59 persons per household in 2000 to 2.46 in 2035. The decrease in household size is anticipated as a result of a number of factors, including a continued change in household types, as well as the projected increase in the older population age groups for which average household sizes tend to be smaller than for the total population. The proportion of the population living in group quarters, as opposed to the population living in households, is projected to increase slightly.

SEWRPC household projections for Racine County are presented in Table VII-3. Under the intermediate projection, the number of households in Racine County would increase by 13,200, or 19 percent, over the 35-year projection period, from 70,800 households in 2000 to 84,000 households in 2035. Under the high projection, the number of households would increase by 24,900, or 35 percent, to 95,700 households in 2035. Under the low projection, the number of households would increase by 8,100, or 11 percent, to 78,900 households in 2035. This

[2] *A detailed description of the methodology used in the projection of population and households is presented in SEWRPC Technical Report No. 11 (4th Edition),* The Population of Southeastern Wisconsin, *dated July, 2004.*

compares to the DOA 2030 projection of 85,400 households in 2030, which is slightly higher than the 84,000 under the SEWRPC intermediate projection for that same year (see Table VII-3). In percentage terms, the increase in households under the high, intermediate, and low projections is somewhat greater than the corresponding projected increase in population.

SEWRPC County-Level Employment Projections

The Commission used an approach to the preparation of employment projections involving the explicit consideration of employment in major industry groups and the preparation of projections for those groups. The projection for each industry group was developed based upon a consideration of past industry trends and available indicators of future trends nationally and within the State and Region. Still another important consideration in the preparation of the employment projections was the future available labor force in the Region. Regional Planning Commission population projections suggest that a leveling-off in the regional labor force may be expected as much of the baby-boom generation reaches retirement age; this may be expected to moderate the number of jobs that may be accommodated.[3]

Similar to the population and household projections, the Regional Planning Commission projected a range of future employment levels—high, medium, and low—for the year 2035. In general, the intermediate employment projection assumes that the Southeastern Wisconsin Region would maintain its competitive position relative to the rest of the State and Nation. In comparison to the intermediate projection, the high projection assumes a significantly more competitive economy, while the low projection assumes a stagnating economy, with workers moving to other regions that are experiencing stronger economic growth.

Employment projections for Racine County prepared by the Regional Planning Commission are presented in Table VII-4. Under the intermediate projection, total employment in the County would increase by 12,200 jobs, or 13 percent, from 94,400 jobs in 2000 to 106,600 jobs in 2035. Under the high projection, employment in the County would increase by 20,300 jobs, or 22 percent, to 114,700 jobs in 2035. Under the low projection, employment in the County would increase by 1,900 jobs, or 2 percent, to 96,300 jobs in 2035.

Commission projections indicate that a change may be expected in the types of jobs available in the years ahead for the County and the Region. In Racine County, the largest increases are projected to be in the service sector (business, health, social, recreational, and other services), with service sector employment projected to increase by 51 percent under an intermediate growth scenario. Employment in the industrial sector—including manufacturing, wholesaling activities, and construction jobs—is projected to decrease by 12 percent (see Table VII-5). This compares to a projected increase of 45 percent in service sector jobs, and a projected decrease of 28 percent in industrial sector jobs in the Region.

COMMUNITY-LEVEL PROJECTIONS

The preparation of the local components of the multi-jurisdictional comprehensive plan requires population, household, and employment projections for each town participating in the multi-jurisdictional planning effort. To assist the cities, villages, and towns in this matter, two alternative sets of projections were prepared. Each of the cities, villages, and towns in Racine County was asked to review the alternative projections and to select a set of projections from among the alternatives presented—or, to provide a set of projections of its own.

Community-Level Population and Household Projections

Within most communities, growth in the resident population is closely related to the growth in the number of households, although—given the expected trend of declining household sizes—the percentage increase in households can generally be expected to exceed, at least slightly, the increase in population. Because population and household levels are closely related, the projection of future population and households must be properly coordinated.

---

[3] *A detailed description of the methodology used in the projection of employment is presented in SEWRPC Technical Report No. 10 (4th Edition),* The Economy of Southeastern Wisconsin, *dated July, 2004.*

Under the comprehensive planning effort, two alternative sets of inter-related population and household projections were presented for consideration by each participating town. The first is based upon the intermediate growth projections from the year 2035 regional land use plan. The second represents an extrapolation of historic trends in each community. The alternative projections are described further below.

- Local Population and Household Projections from the Year 2035 Regional Land Use Plan
  The Regional Planning Commission's local population and household projections are essentially sub-county allocations of the Commission's county-level intermediate population and household projections, developed as part of the year 2035 regional land use plan. These allocations were based upon a consideration of past trends in population and households, existing local land use and master plans, and input received from local planning officials as the regional plan was prepared. The allocations reflect the basic regional plan concept that the vast majority of new residential development should be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development anticipated within a planned city or village sewer service area would be annexed by the city or village, unless there is a boundary agreement in place that provides for the area to remain in the town.[4] For purposes of the comprehensive plan, the year 2035 population and household levels originally set forth in the regional land use plan were adjusted upward, where warranted, to reflect actual growth estimated to have occurred through 2006.

- Trend-Based Local Population and Household Projections
  The trend-based projections assume that the number of households in each community would continue to grow as it has in the past, looking back to 1980. In extrapolating future household levels for each community, the historic change in households between 2000 and 2006 was weighted more heavily than the change during the 1990s; and, similarly, the change in households during the 1990s was weighted more heavily than the change during the 1980s. The related population projection is based upon the projected number of households and the projected household size for the community, along with an allowance for population living in group quarters.[5]

The alternative household projections and alternative population projections are presented in Tables VII-6 and VII-7, respectively. For most of the communities in Racine County, the trend-based population and household projections are higher than the projections from the year 2035 regional land use plan.

During the course of the comprehensive planning effort, each of the cities, villages, and towns in Racine County chose a set of population and household projections for use in preparing the local components of the comprehensive plan. The population and household projections selected by the cities, villages, and towns are presented in Table VII-8. As indicated in that table, 10 of the communities selected the population and household projections from the regional land use plan; three selected the trend-based population and household projections; and four selected a locally-derived alternative set of population and household projections.

In combination, the community-level population projections that are to be used in the preparation of the comprehensive plan, as presented in Table VII-8, sum to a total of 224,300 persons for the County overall. This figure is between the SEWRPC year 2035 intermediate population projection for the County (213,000 persons) and the SEWRPC year 2035 high population projection for the County (243,500 persons), previously presented in Table VII-1. The community-level household projections that are to be used in the preparation of the

---

[4]*This assumption reflects the fact that most cities and villages require land to be annexed before providing sewer and other urban services. It should be recognized that cities and villages and adjacent towns may enter into boundary or other cooperative agreements under which the city or village provides sewer service and other services within town areas without annexation.*

[5]*For this purpose, the projected year 2035 average household size for each community indicated under the regional land use plan was applied to the trend-based projection of households to obtain the year 2035 household population. The year 2035 group quarters population from the regional land use plan was added to obtain the total population.*

comprehensive plan sum to a total of 88,200 households for the County overall. This figure is between the SEWRPC year 2035 intermediate household projection for the County (84,000 households) and the SEWRPC year 2035 high household projection for the County (95,700 households), previously presented in Table VII-3.

Community-Level Employment Projections

Under the comprehensive planning process, two alternative employment projections were presented for consideration by each city, village, and town in Racine County. The first set of projections is based upon the intermediate growth projections from the year 2035 regional land use plan; the second represents an extrapolation of historic trends in each community. The alternative community-level employment projections are described further below.

- Local Employment Projections from the Year 2035 Regional Land Use Plan
  The Regional Planning Commission's local employment projections are essentially sub-county allocations of the Commission's county-level intermediate employment projections, developed as part of the year 2035 regional land use plan. These allocations were based upon a consideration of past trends in employment, existing local land use and master plans, and input received from local planning officials as the regional plan was prepared. The allocations also reflect the basic regional plan concept that the vast majority of new jobs should be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development anticipated within a planned city or village sewer service area would be annexed by the city or village, unless there is a boundary agreement in place that provides for the area to remain in the Town.[6] Given these assumptions, the regional plan envisions some employment increases in towns that have their own sewerage systems. In the Town of Raymond, the only town in Racine County without a sewerage system, the regional plan does not envision any employment increase.

- Trend-Based Employment Projections
  The trend-based projection assumes a continuation of past employment change in each city, village, and town between 1980 and 2000. Consistent with the methodology used for the trend-based population and household projections, the change for more recent years weighted more heavily than change for earlier years.

The alternative employment projections are presented in Table VII-9. For most of the communities in Racine County, the trend-based employment projection is higher than the projection from the year 2035 regional land use plan.

Following a review of the alternative employment projections presented in Table VII-9, each of the cities, villages, and towns in Racine County chose an employment projection for use in preparing the local components of the comprehensive plan. The employment projections selected by the cities, villages, and towns are presented in Table VII-10. As indicated in that table, 10 of the communities selected the employment projection from the regional land use plan, five selected the trend-based employment projection, and two selected a locally-derived alternative employment projection.

The employment projections selected by each of the communities in Racine County correspond to the potential for significant development/redevelopment of land in commercial and industrial/business uses as identified in local and neighborhood land use plans. In the City of Racine where the number of jobs in 2000 is the same as the projected number of jobs in 2035 (44,200), the projected number of jobs represents a substantial recovery from the reduced levels of the early 2000s.

In combination, the community-level employment projections that are to be used in the preparation of the comprehensive plan, as presented in Table VII-10, sum to a total of 115,100 jobs for the County overall. This projection is essentially the same as the SEWRPC year 2035 high employment projection for the County (114,700 jobs), previously presented in Table VII-4.

---

[6]*See footnote No.4.*

CONCLUSION

The long-range projections of population, household, and employment presented in Tables VII-8 and VII-10 are an important consideration in the preparation of the multi-jurisdictional comprehensive plan. Under these projections, the total County population would increase by 35,500 persons, or 19 percent, from 188,800 persons in 2000 to 224,300 persons in 2035. The number of households in the County would increase by 17,400, or 25 percent, from 70,800 households in 2000 to 88,200 households in 2035. Total employment in the County would increase by 20,700 jobs, or 22 percent, from 94,400 jobs in 2000 to 115,100 jobs in 2035. The county-level household, population, and employment projections are shown graphically on Figures VII-1, VII-2, and VII-3, respectively.

The projected levels of households, population, and jobs developed as part of this multi-jurisdictional comprehensive plan represent a higher rate of development in Racine County as compared to SEWRPC intermediate projections used as the basis for the year 2035 regional land use plan. The year 2035 projected levels of households and population are 5 percent higher than the regional plan and the projected level of jobs is 8 percent higher than the regional plan.

Table VII-1

SEWRPC POPULATION PROJECTIONS FOR RACINE COUNTY: 2000-2035

Year	High Projection			Intermediate Projection			Low Projection		
		Change from Preceding Year			Change from Preceding Year			Change from Preceding Year	
	Population	Number	Percent	Population	Number	Percent	Population	Number	Percent
Actual Population: 2000	188,800	- -	- -	188,800	- -	- -	188,800	- -	- -
Projected Population									
2005	197,100	8,300	4.4	191,900	3,100	1.6	189,800	1,000	0.5
2010	205,400	8,300	4.2	195,200	3,300	1.7	190,800	1,000	0.5
2015	213,100	7,700	3.7	199,200	4,000	2.0	193,200	2,400	1.3
2020	220,900	7,800	3.7	203,200	4,000	2.0	195,500	2,300	1.2
2025	229,000	8,100	3.7	207,200	4,000	2.0	197,900	2,400	1.2
2030	236,400	7,400	3.2	210,600	3,400	1.6	199,500	1,600	0.8
2035	243,500	7,100	3.0	213,600	3,000	1.4	200,800	1,300	0.7
Change: 2000-2035	- -	54,700	29.0	- -	24,800	13.1	- -	12,000	6.4

NOTE: The Regional Planning Commission projected a range of population levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of population levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Source: U.S. Bureau of the Census and SEWRPC.

Table VII-2

SEWRPC PROJECTION OF POPULATION BY AGE FOR RACINE COUNTY: 2000-2035
(Intermediate Projection)

Age Group	Year							
	2000	2005	2010	2015	2020	2025	2030	2035
Under 5	13,220	12,902	12,914	13,342	13,672	13,742	13,716	13,885
5 to 9	14,069	13,737	13,482	13,545	13,992	14,367	14,432	14,438
10 to 14	14,667	14,638	14,373	14,156	14,221	14,721	15,106	15,210
15 to 19	14,008	14,550	14,605	14,401	14,185	14,280	14,764	15,181
Subtotal 0 to 19	55,964	55,827	55,374	55,444	56,070	57,110	58,018	58,714
20 to 24	10,602	12,293	12,840	12,944	12,766	12,609	12,686	13,142
25 to 29	11,116	9,908	11,582	12,152	12,252	12,107	11,952	12,056
30 to 34	13,415	11,680	10,462	12,282	12,889	13,020	12,860	12,724
35 to 39	15,886	13,754	12,044	10,830	12,714	13,371	13,501	13,365
40 to 44	16,118	15,822	13,774	12,102	10,880	12,815	13,476	13,638
Subtotal 20 to 44	67,137	63,457	60,702	60,310	61,501	63,922	64,475	64,925
45 to 49	14,063	15,878	15,681	13,699	12,030	10,837	12,778	13,472
50 to 54	12,204	13,636	15,501	15,375	13,437	11,831	10,660	12,606
55 to 59	9,105	11,435	12,870	14,703	14,592	12,793	11,271	10,189
60 to 64	7,125	8,273	10,481	11,861	13,573	13,519	11,867	10,485
Subtotal 45 to 64	42,497	49,222	54,533	55,638	53,632	48,980	46,576	46,752
65 to 69	6,147	6,278	7,350	9,372	10,623	12,217	12,186	10,722
70 to 74	5,859	5,273	5,434	6,409	8,206	9,349	10,790	10,783
75 to 79	5,052	4,797	4,375	4,548	5,397	6,964	7,957	9,220
80 to 84	3,329	3,775	3,635	3,361	3,525	4,230	5,506	6,304
85 and older	2,846	3,250	3,795	4,103	4,200	4,432	5,048	6,167
Subtotal 65 and older	23,233	23,373	24,589	27,793	31,951	37,192	41,487	43,196
Total	188,831	191,879	195,198	199,185	203,154	207,204	210,556	213,587

NOTE: Age groups which approximate the "baby boom" generation (persons born from 1946 through 1964) are shaded gray.

Source: U.S. Bureau of the Census and SEWRPC.

Table VII-3

SEWRPC HOUSEHOLD PROJECTIONS FOR RACINE COUNTY: 2000-2035

	High Projection			Intermediate Projection			Low Projection		
		Change from Preceding Year			Change from Preceding Year			Change from Preceding Year	
Year	Households	Number	Percent	Households	Number	Percent	Households	Number	Percent
Actual Households: 2000	70,800	- -	- -	70,800	- -	- -	70,800	- -	- -
Projected Households									
2005	75,100	4,300	6.1	73,100	2,300	3.2	72,300	1,500	2.1
2010	78,900	3,800	5.1	74,900	1,800	2.5	73,200	900	1.2
2015	82,500	3,600	4.6	77,100	2,200	2.9	74,800	1,600	2.2
2020	85,800	3,300	4.0	78,900	1,800	2.3	75,900	1,100	1.5
2025	89,600	3,800	4.4	81,000	2,100	2.7	77,400	1,500	2.0
2030	92,700	3,100	3.5	82,600	1,600	2.0	78,200	800	1.0
2035	95,700	3,000	3.2	84,000	1,400	1.7	78,900	700	0.9
Change: 2000-2035	- -	24,900	35.2	- -	13,200	18.6	- -	8,100	11.4

NOTE: The Regional Planning Commission projected a range of household levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of the number of households that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Source: U.S. Bureau of the Census and SEWRPC.

Table VII-4

SEWRPC EMPLOYMENT PROJECTIONS FOR RACINE COUNTY: 2000-2035

	High Projection			Intermediate Projection			Low Projection		
		Change from Preceding Year			Change from Preceding Year			Change from Preceding Year	
Year	Jobs	Number	Percent	Jobs	Number	Percent	Jobs	Number	Percent
Actual Employment: 2000	94,400	- -	- -	94,400	- -	- -	94,400	- -	- -
Projected Employment									
2005	92,400	-2,000	-2.1	91,900	-2,500	-2.6	91,400	-3,000	-3.2
2010	97,900	5,500	6.0	96,200	4,300	4.7	93,500	2,100	2.3
2015	103,100	5,200	5.3	99,900	3,700	3.8	94,900	1,400	1.5
2020	106,900	3,800	3.7	102,100	2,200	2.2	95,400	500	0.5
2025	109,300	2,400	2.2	103,100	1,000	1.0	95,200	-200	-0.2
2030	111,900	2,600	2.4	104,500	1,400	1.4	95,500	300	0.3
2035	114,700	2,800	2.5	106,600	2,100	2.0	96,300	800	0.8
Change: 2000-2035	- -	20,300	21.5	- -	12,200	12.9	- -	1,900	2.0

NOTE: The Regional Planning Commission projected a range of employment levels: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved; it was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of employment levels that could be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios.

Source: U.S. Bureau of the Economic Analysis and SEWRPC.

Table VII-5

SEWRPC PROJECTION OF EMPLOYMENT BY INDUSTRY GROUP FOR RACINE COUNTY: 2000-2035
(Intermediate Projection)

General Industry Group	Actual 2000		Projected 2035		Projected Change: 2000-2035	
	Jobs	Percent of Total	Jobs	Percent of Total	Number	Percent
Industrial[a]	32,700	34.6	28,900	27.1	-3,800	-11.6
Retail	16,300	17.3	16,500	15.5	200	1.2
Services[b]	31,400	33.3	47,400	44.5	16,000	51.0
Transportation, Communication, and Utilties	2,900	3.1	2,700	2.5	-200	-6.9
Governmental[c]	9,100	9.6	9,200	8.6	100	1.1
Other[d]	2,000	2.1	1,900	1.8	-100	-5.0
Total	94,400	100.0	106,600	100.0	12,200	12.9

[a]*Includes manufacturing, wholesale trade, and construction.*

[b]*Includes all service employment, including business, health, social, and other services.*

[c]*Includes all government employment and public education.*

[d]*Includes agriculture, agricultural services, forestry, and mining.*

Source: SEWRPC.

Table VII-6

ALTERNATIVE HOUSEHOLD PROJECTIONS FOR COMMUNITIES IN RACINE COUNTY: 2035

Community	Actual Households				Alternative Household Projections: 2035					
					SEWRPC Regional Land Use Plan (Intermediate Growth Scenario)[a]			Trend Based[b]		
					Households 2035	Change 2000-2035		Households 2035	Change 2000-2035	
	1980 Census	1990 Census	2000 Census	2006 Estimate		Number	Percent		Number	Percent
Cities										
Burlington	2,928	3,346	3,838	4,177	4,832	994	25.9	5,695	1,857	48.4
Racine	31,744	31,767	31,449	31,669	32,366	917	2.9	31,940	491	1.6
Villages										
Caledonia	6,328	7,058	8,549	9,487	11,731	3,182	37.2	13,644	5,095	59.6
Elmwood Park	164	186	200	201	201	1	0.5	220	20	10.0
Mt. Pleasant	6,438	7,708	9,453	10,925	13,357	3,904	41.3	16,909	7,456	78.9
North Bay	88	91	91	91	93	2	2.2	91	0	0.0
Rochester[c]	706	944	1,192	1,367	1,539	347	29.1	2,159	967	81.1
Sturtevant	1,262	1,308	1,477	1,845	2,135	658	44.5	2,976	1,499	101.5
Union Grove	1,159	1,295	1,631	1,828	2,085	454	27.8	2,717	1,086	66.6
Waterford	721	903	1,561	1,891	2,289	728	46.6	3,457	1,896	121.5
Wind Point	562	711	736	751	761	25	3.4	877	141	19.2
Towns										
Burlington	1,805	2,044	2,354	2,511	2,743	389	16.5	3,304	950	40.4
Dover	836	1,033	1,193	1,307	1,379	186	15.6	1,829	636	53.3
Norway	1,383	1,817	2,641	2,939	3,074	433	16.4	4,679	2,038	77.2
Raymond	1,053	1,076	1,245	1,419	1,520	275	22.1	2,038	793	63.7
Waterford	1,289	1,469	2,086	2,359	2,802	716	34.3	3,741	1,655	79.3
Yorkville	952	980	1,123	1,193	1,213	90	8.0	1,522	399	35.5
County	59,418	63,736	70,819	75,960	84,120	13,301	18.8	97,798	26,979	38.1

[a]These projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in households and population within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village.

[b]The trend-based projection assumes a continuation of the past change in households in each community since 1980, with the change for more recent years weighted more heavily than the change for earlier years. In developing this projection, the change in households between 2000 and 2006 was weighted more heavily than the change during the 1990s; and, similarly, the change in households during the 1990s was weighted more heavily than the change during the 1980s.

[c]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. Consequently, the community-level data for the original Village and Town of Rochester have been combined in this table.

Source: SEWRPC.

Table VII-7

ALTERNATIVE POPULATION PROJECTIONS FOR COMMUNITIES IN RACINE COUNTY: 2035

Community	Actual Population				Alternative Population Projections: 2035					
					SEWRPC Regional Land Use Plan (Intermediate Growth Scenario)[a]			Trend Based[b]		
						Change 2000-2035			Change 2000-2035	
	1980 Census	1990 Census	2000 Census	2006 Department of Administration Estimate	Population 2035	Number	Percent	Population 2035	Number	Percent
Cities										
Burlington	8,385	8,851	9,936	10,485	11,867	1,931	19.4	13,931	3,995	40.2
Racine	85,725	84,298	81,855	80,340	80,514	-1,341	-1.6	79,395	-2,460	-3.0
Villages										
Caledonia	20,940	20,999	23,614	24,770	30,342	6,728	28.5	35,243	11,629	49.2
Elmwood Park	483	534	474	445	450	-24	-5.1	495	21	4.4
Mt. Pleasant	19,340	20,084	23,142	25,430	31,570	8,428	36.4	39,749	16,607	71.8
North Bay	219	246	260	251	249	-11	-4.2	244	-16	-6.2
Rochester[c]	2,224	2,822	3,403	3,702	4,120	717	21.1	5,788	2,385	70.1
Sturtevant	4,130	3,803	5,287	6,049	7,116	1,829	34.6	9,216	3,929	74.3
Union Grove	3,517	3,669	4,322	4,526	5,455	1,133	26.2	7,015	2,693	62.3
Waterford	2,051	2,431	4,048	4,737	5,700	1,652	40.8	8,577	4,529	111.9
Wind Point	1,695	1,941	1,853	1,826	1,812	-41	-2.2	2,087	234	12.6
Towns										
Burlington	5,629	5,833	6,384	6,481	7,087	703	11.0	8,515	2,131	33.4
Dover	3,419	3,631	3,908	4,003	4,256	348	8.9	5,417	1,509	38.6
Norway	4,619	5,493	7,600	8,056	8,391	791	10.4	12,786	5,186	68.2
Raymond	3,610	3,243	3,516	3,730	4,087	571	16.2	5,476	1,960	55.7
Waterford	3,984	4,255	5,938	6,418	7,556	1,618	27.2	10,101	4,163	70.1
Yorkville	3,162	2,901	3,291	3,331	3,401	110	3.3	4,213	922	28.0
County	173,132	175,034	188,831	194,580	213,973	25,142	13.3	248,248	59,417	31.5

[a]These projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in population and households within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village.

[b]These projections reflect the trend-based projections of households from Table VII-6. They were derived from the projected number of households and the anticipated household size for each community, along with an allowance for the population living in group quarters.

[c]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. Consequently, the community-level data for the original Village and Town of Rochester have been combined in this table.

Source: SEWRPC.

Table VII-8

COMMUNITY-LEVEL HOUSEHOLD AND POPULATION PROJECTIONS TO BE USED IN THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035

Community	Total Households				Total Population			
	Actual 2000	Projected 2035	Change		Actual 2000	Projected 2035	Change	
			Number	Percent			Number	Percent
Cities								
Burlington	3,838	4,832	994	25.6	9,936	11,867	1,931	19.4
Racine	31,449	32,366	917	2.9	81,855	80,514	-1,341	-1.6
Villages								
Caledonia	8,549	11,731	3,182	37.2	23,614	30,342	6,728	28.5
Elmwood Park	200	201	1	0.5	474	450	-24	-5.1
Mt. Pleasant	9,453	14,800	5,347	56.6	23,142	35,000	11,858	51.2
North Bay[a]	97	97	0	0.0	264	260	-4	-0.2
Rochester[b]	1,192	1,842	650	54.5	3,403	4,934	1,531	45.0
Sturtevant	1,477	2,135	658	44.5	5,287	7,116	1,829	34.6
Union Grove	1,631	2,717	1,086	66.6	4,322	7,015	2,693	62.3
Waterford	1,561	2,289	728	46.6	4,048	5,700	1,652	40.8
Wind Point	736	761	25	3.4	1,853	1,812	-41	-2.2
Towns								
Burlington	2,354	2,854	500	21.2	6,384	7,363	979	15.3
Dover	1,193	1,829	636	55.3	3,908	5,417	1,509	38.6
Norway	2,641	3,074	433	16.4	7,600	8,391	791	10.4
Raymond	1,245	1,745	500	40.2	3,516	4,694	1,178	33.5
Waterford	2,086	3,741	1,655	79.3	5,938	10,101	4,163	70.0
Yorkville	1,123	1,213	90	8.0	3,291	3,401	110	3.3
County	70,825	88,227	17,402	24.6	188,835	224,377	35,542	18.8

[a]While data from the U.S. Census Bureau reports that there were 91 households and 95 housing units in the Village of North Bay in 2000, there are actually 97 housing units in the Village. Consequently, Village officials requested that, for the purposes of this analysis, the number of households in the Village should be 97.

[b]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. Consequently, the community-level projections selected by the original Village and Town of Rochester have been combined in this table.

Source: SEWRPC.

Table VII-9

ALTERNATIVE EMPLOYMENT PROJECTIONS FOR COMMUNITIES IN RACINE COUNTY: 2035

Community	Actual Employment			Alternative Employment Projections: 2035					
				SEWRPC Regional Land Use Plan (Intermediate Growth Scenario)[a]			Trend Based[b]		
					Change 2000-2035			Change 2000-2035	
	1980 Census	1990 Census	2000 Census	Jobs 2035	Number	Percent	Jobs 2035	Number	Percent
Cities									
Burlington	6,300	7,500	8,800	11,200	2,400	27.3	13,300	4,500	51.1
Racine	47,500	48,100	44,200	40,000	-4,200	-9.5	34,500	-9,700	-21.9
Villages									
Caledonia	5,100	5,500	5,900	10,600	4,700	79.7	7,300	1,400	23.7
Elmwood Park	100	100	100	100	0	0.0	100	0	0.0
Mt. Pleasant	13,600	14,700	17,300	19,700	2,400	13.9	25,100	7,800	45.1
North Bay	- -[c]	- -[c]	- -[c]	- -[c]	- -	- -	- -[c]	- -	- -
Rochester[d]	200	600	600	800	200	33.3	1,000	400	66.7
Sturtevant	1,000	1,800	4,400	6,200	1,800	40.9	11,900	7,500	170.5
Union Grove	1,300	1,500	2,300	3,600	1,300	56.5	4,600	2,300	100.0
Waterford	1,000	1,100	2,000	3,100	1,100	55.0	4,500	2,500	125.0
Wind Point	200	300	300	300	0	0.0	400	100	33.3
Towns									
Burlington	500	1,000	1,100	1,200	100	9.1	1,800	700	63.6
Dover	1,600	2,000	2,000	2,200	200	10.0	2,400	400	20.0
Norway	400	900	1,000	1,700	700	70.0	1,700	700	70.0
Raymond	500	1,300	1,300	1,300	0	0.0	2,000	700	53.8
Waterford	500	700	800	900	100	12.5	1,200	400	50.0
Yorkville	1,200	1,600	2,300	3,700	1,400	60.9	4,500	2,200	95.7
County[e]	81,200	89,600	94,400	106,600	12,200	12.9	116,300	21,900	23.2

[a]*These projections are based upon the year 2035 regional land use plan. The regional land use plan recommends that much of the future increase in employment within the County be accommodated in urban service areas that provide sanitary sewer and other urban services. The projections assume that new development within a planned city or village sewer service area would be annexed by the city or village.*

[b]*The trend-based projection assumes a continuation of past employment change in each community since 1980, with the change for more recent years weighted more heavily than change for earlier years. In developing this projection, employment change between 1990 and 2000 was weighted more heavily than the employment change during the 1980s.*

[c]*Less than 50.*

[d]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. Consequently, the community-level data for the original Village and Town of Rochester have been combined in this table.*

[e]*Includes 200 jobs in 1980 and 900 jobs in 1990 that cannot be allocated to a civil division.*

Source: SEWRPC.

Table VII-10

COMMUNITY-LEVEL EMPLOYMENT PROJECTIONS TO BE USED IN THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035

Community	Total Employment (Jobs)			
			Change	
	Actual 2000	Projected 2035	Number	Percent
Cities				
Burlington	8,800	11,200	2,400	27.3
Racine	44,200	44,200	- -	- -
Villages				
Caledonia	5,900	10,600	4,700	79.7
Elmwood Park	100	100	- -	- -
Mt. Pleasant	17,300	22,000	4,700	27.2
North Bay	- -[a]	- -[a]	- -	- -
Rochester[b]	600	1,000	400	66.7
Sturtevant	4,400	6,200	1,800	40.9
Union Grove	2,300	3,600	1,300	56.5
Waterford	2,000	3,100	1,100	55.0
Wind Point	300	300	- -	- -
Towns				
Burlington	1,100	1,800	700	63.6
Dover	2,000	2,400	400	20.0
Norway	1,000	1,700	700	70.0
Raymond	1,300	2,000	700	53.8
Waterford	800	1,200	400	50.0
Yorkville	2,300	3,700	1,400	60.9
County	94,400	115,100	20,700	21.9

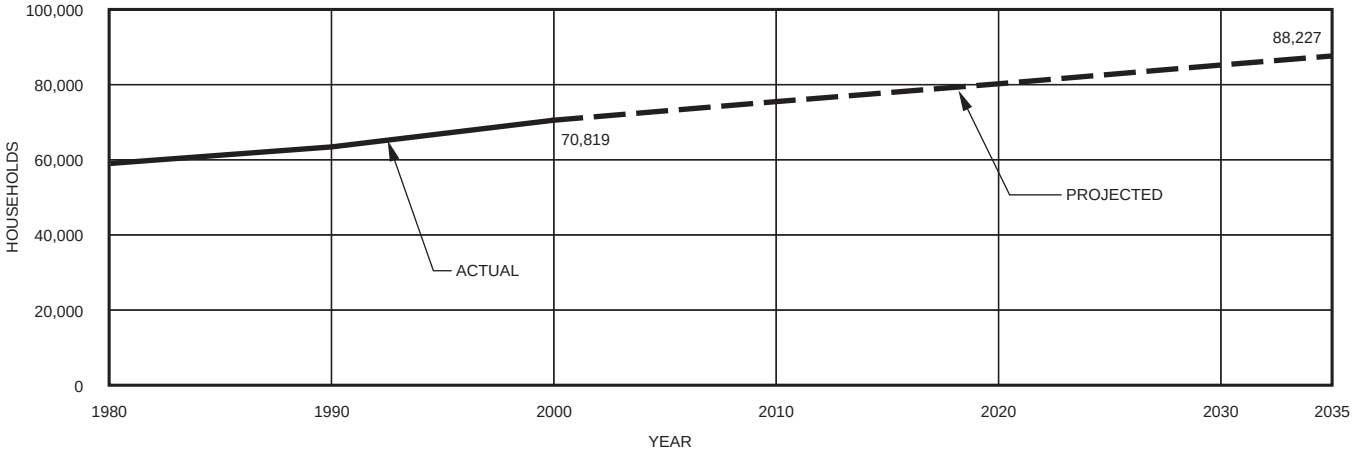
[a]*Less than 50.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. Consequently, the community-level projections selected by the original Village and Town of Rochester have been combined in this table.*

Source: SEWRPC.

Figure VII-1

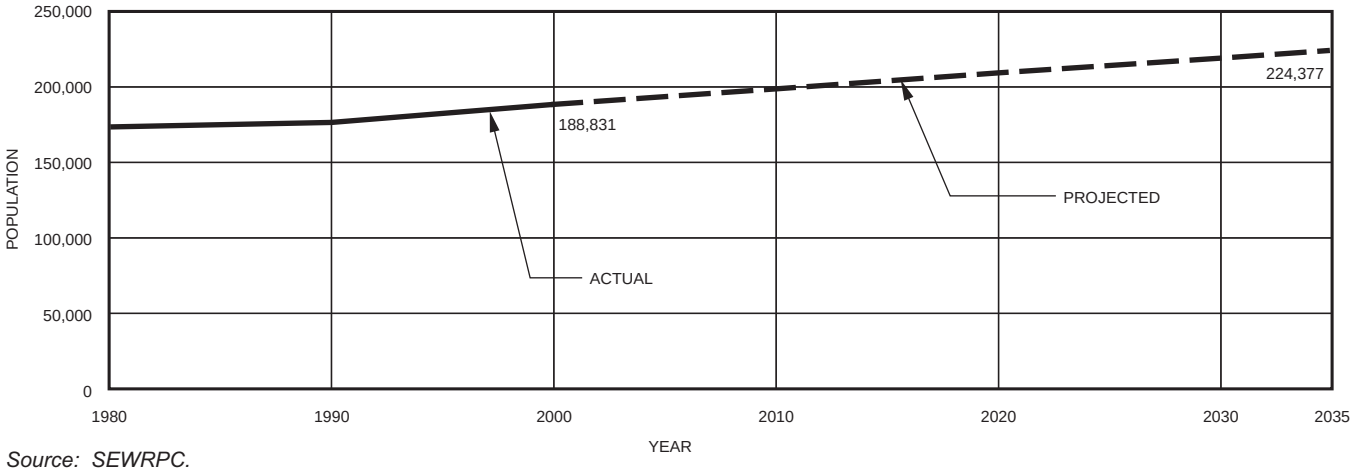
HOUSEHOLDS PROJECTIONS FOR THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035



Source: SEWRPC.

Figure VII-2

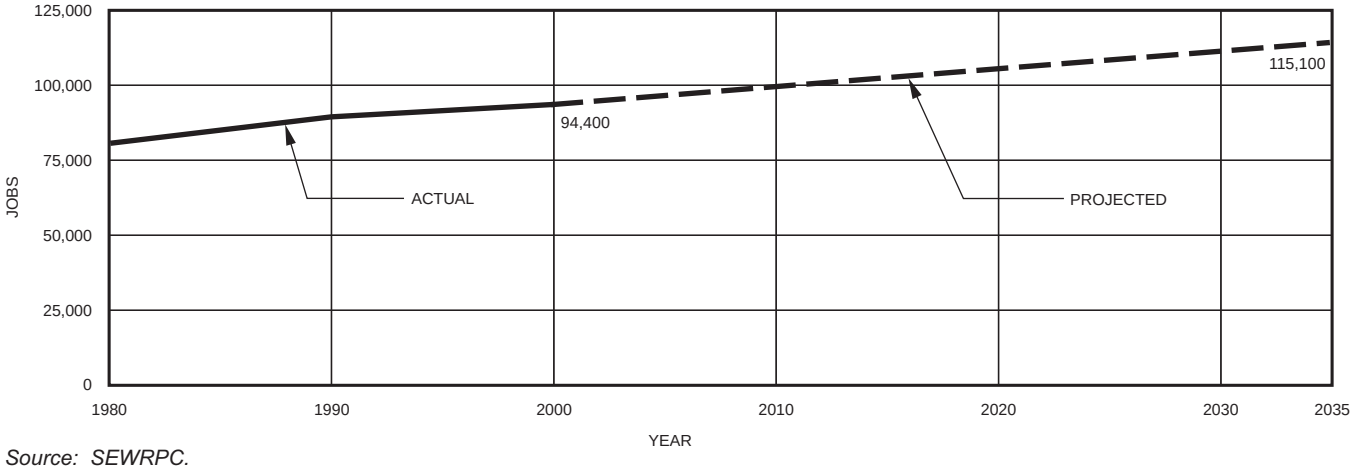
POPULATION PROJECTIONS FOR THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035



Source: SEWRPC.

Figure VII-3

EMPLOYMENT PROJECTIONS FOR THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035



Source: SEWRPC.

(This page intentionally left blank)

Chapter VIII

ISSUES AND OPPORTUNITIES ELEMENT

INTRODUCTION

The purpose of the issues and opportunities element is to define the desired future of Racine County for 2035 through a vision statement and general goals. The vision statement provides a clear sense of direction for the County and its communities. The goals serve as broad statements of desired outcomes supporting the vision. The vision statement and goals were developed based upon a careful consideration of the County's built and environmental conditions, current and projected future population, households, and economic conditions, and public input; they also reflect the 14 State Smart Growth comprehensive planning goals.

This chapter begins with a description of the visioning process, which incorporated the inventory findings, projections, and public participation efforts. The visioning process section is also intended to provide context for the sections that follow: issues and opportunities, and development of the County goals.

VISIONING PROCESS

The purpose of the vision statement is to articulate what the County and its communities strive to build on and/or become in the future. The Racine County Multi-Jurisdictional Advisory Committee (MJAC) was responsible for preparing and recommending the following County vision statement:

Vision Statement
Racine County will work to preserve and enhance a vibrant, healthy, environmentally and economically sustainable community that enables opportunities for people of all ages, income levels, ethnicities, and cultural heritages.

The underlying theme of the vision statement is the increasing importance of addressing the environmental, social, and economical sustainability of Racine County in the future. Sustainability is commonly defined as the capability to equitably meet the critical needs of the present without compromising the ability of future generations to meet their own needs. While the definition of sustainability may vary from community to community, the concept in the vision statement refers to finding a balance among environmental stewardship, economic development, preservation of agriculture, and recognition of individual rights. The movement toward a more sustainable community will make Racine County residents more perceptive in safeguarding the environment, protecting the quality of community life, and recognizing positive social and economic benefits for future generations.

The process of creating a vision statement, the identification of issues and opportunities, and the development of the County goals discussed later in this chapter, were based on the key findings from the following:

- Data collected and mapped during the inventory phase of the comprehensive plan;
- Population, household, and economic projections; and
- Public participation efforts, including a countywide comprehensive planning public opinion survey conducted in Spring 2007, results of three Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis activities, and MJAC meetings.

Inventory Data

The identification of issues and opportunities, as well as the development of goals and objectives, as part of the Racine County comprehensive plan must take into consideration key inventory information. Essential information regarding the population, economic base, natural and man-made environment, and existing plans and ordinances were provided in Chapters II thru VI of this report. Specifically, information provided in each chapter was as follows: Chapter II – historic and existing population, housing, and economic base; Chapter III – agricultural, natural, and cultural resources; Chapter IV – land use and transportation facilities and services; Chapter V – utilities and community facilities; and Chapter VI – existing plans and ordinances.

Population, Household, and Employment Projections

The State comprehensive planning law requirements for the issues and opportunity element include forecasts of population, households, and employment. Chapter VII of this report presents projections of population, households, and employment through the year 2035. The chapter presents projections prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and used in the preparation of the year 2035 regional land use plan. It also presents trend-based projections which assume that each community would continue to grow as it has in the past. These projections were intended to provide a frame of reference for Racine County and all of the cities, villages, and towns participating in the planning effort in their selection of community-level population, household, and employment projections that best represent their expectations for the year 2035. The selected projections relate directly to the future demand for land, housing, transportation facilities and services, and other community facilities that the comprehensive plan must address.

Public Participation Efforts

To ensure community input, the public participation[1] efforts included, but were not limited to, a countywide survey, four public informational meetings, and three SWOT analyses. The values, hopes, and concerns that residents and other stakeholders expressed through these efforts helped shape the County vision statement, issues and opportunities, and goals.

Countywide Survey

The primary means of obtaining public input was a random, mail-out countywide survey. In Spring 2007, a countywide comprehensive planning public opinion survey was prepared by UW-Extension with assistance from the MJAC, the Racine County Planning & Development Department, and SEWRPC. The survey was designed to encompass all nine required elements of the comprehensive plan, and therefore, it included a wide range of questions on topics such as quality of life, housing, agricultural and natural resources, land use, transportation, and economic development. Approximately 4,000 surveys were mailed to a random sample of registered voters in Racine County; they were also available at all municipal buildings and public libraries, and through the Smart Growth website hosted by Racine County. The sample was stratified by community in an effort to create a representative cross-section of County viewpoints and gain an accurate representation of the population. A report detailing the full results of the survey can be found in a document entitled, *"Countywide Public Opinion Survey of Racine County Residents,"* November 2007, and is available at County and community offices.

---

[1]*A public participation plan was adopted by the Racine County Board on November 9, 2006, as a basis for public involvement in the comprehensive planning program.*

Public Informational Meetings

From September through November 2007, a series of four public informational open house meetings at various locations in Racine County about the County's multi-jurisdictional comprehensive plan inventory phase was conducted. The purpose of the meetings was to provide interested community members with background information about the comprehensive planning process and legal requirements, as well as to provide an update on the plan's progress in Racine County and to present key findings from the inventory chapters. These meetings included a wide range of participants, such as governmental officials, residents, and representatives of interest groups.

Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analyses

Public informational open house meeting participants and MJAC members were also invited to take part in a SWOT Analysis workshop, which is a strategic planning tool used to identify a community's current assets and liabilities, as well as trends that might have a positive or negative impact on its future. Participants identified and discussed the strengths, weaknesses, opportunities, and threats that they perceived in Racine County; when appropriate, they were then asked to prioritize the issues by identifying the issues they believed were most important. Information collected through the three SWOT analyses have been used, along with results from the countywide public opinion survey, to help the Racine County MJAC develop the comprehensive plan's vision statement, issues and opportunities, and goals. The SWOT analysis issues identified as top priorities in the County are listed below. The entire SWOT analyses findings are provided in Appendix B.

Top Priorities from the SWOT Analyses

Strengths	Weaknesses
• Quality of people • Good schools • Good fire/rescue services • New businesses in the County • Rural character • Proximity to interstate (I-94) • Improved inter-governmental cooperation • Water resources	• Traffic congestion • Lack of affordable housing for seniors • Loss of agricultural land and natural resources • Perceived crime in inner city • Lack of funding for redevelopment projects • Too much unemployment • Certain types of development pressures

Opportunities	Threats
• Commuter rail • Cooperatives services between neighboring municipalities • Good leadership • Planning – smart growth • Find mutually beneficial balance between urban and rural uses • Legislature back in control of state departments especially the Department of Natural Resources • Preserve and restore existing housing	• Loss of farmland • Runaway health care costs • Ability to maintain services within budget • Job-population mismatch • Threats to the water table • Lack of public education and awareness • Higher taxes • Elimination of rural character and loss of farmland • Increase in crime – perceived and actual

ISSUES AND OPPORTUNITIES

The following general County planning issues and opportunities were identified during the visioning process described in the previous section.

- **Community Character and Identity:** The concept of community character and identity includes a broad range of quality of life factors, such as livability and quality of schools. In addition, a community may express a desire to maintain and/or enhance its character and identity through planning efforts, such as growing in a sustainable manner by preserving more open space. In Racine County, one of the main concerns has to do with an increase in crime—real or perceived—which surfaced repeatedly during the public informational meetings. Results from the survey indicated that preserving small town character and open space ranked as a high priority for land use character. Overall, Racine County residents share a common connection as being environmental stewards of the abundant natural resources, recreational-related amenities, and residential development that is sensitive to the landscape. These commonly held values of environmental sustainability help convey a sense of Racine's history and reinforce a sense of place and identity.

- **Planning for Coordinated and Sustainable Future Growth:** There is an extensive history of planning in Racine County. This includes the development of land use plans by a majority of the communities, as well as strong countywide planning for parks and open spaces and land and water resource management. Most of these plans emphasize concentrating urban development within the planned urban service areas. Results from the survey and SWOT analyses indicate that citizens are concerned about the rate of development in the County. In particular, a large majority of survey respondents preferred either the current rate of growth for Racine County, or slower growth. At the same time, the SWOT analyses results revealed that many residents want to see planned growth that considers the impacts of growth on efficient residential land development patterns and infrastructure, traffic congestion, environmental and economic sustainability of agricultural and natural resources, long range school facilities planning, and other quality of life issues. Other survey responses reflect a desire for residential development with more parks and green space.

- **Agricultural Resources and Historic Preservation:** Over half of the area of Racine County consists of agricultural land uses. In addition, there is a rich abundance of nationally and state registered historic sites and districts scattered throughout the County and particularly in the City of Racine. In both the countywide survey and the SWOT analysis, concerns were raised about protection and/or loss of farmland and the built environment history as well as ways to balance rural, urban, and historic uses for agricultural production and economic development. That is, agriculture is perceived as an important contributor to the sustainability of the economy and has potential to grow, particularly in light of new agriculture-related technologies and products, such as bio-fuels. In addition, preservation of prime farmland, the farming business, and historic buildings and districts are viewed as essential to the rural character lifestyle and sense of history in the County. A large majority of the survey responses cited that the County and State should address how to implement a variety of financial tools and incentives to preserve farmland while balancing the rate of land development and property rights. Other survey responses indicated that cultural resource preservation is strong in the County, but has yet to be utilized to full advantage for tourism purposes.

- **Natural Resources and Recreational Preservation Opportunities:** Southeastern Wisconsin has a progressive history of taking advantage of natural resources, open space, and parks preservation opportunities. Results from the existing conditions inventory, survey, and SWOT analyses indicate that the protection of these invaluable resources is important not only for aesthetic and wildlife purposes, but also for water resource quality and management. For instance, the loss of natural resources due to development is viewed as a threat to the County. In addition, major concerns also include the depletion of groundwater supplies and a decline in water quality, as well as deteriorating air quality. Survey respondents placed a high priority on protecting forested lands, wildlife habitats, Lake Michigan, inland lakes, parks, and open spaces. Land conservation, expansion of bike and walking trails, and redevelopment of urban areas as an alternative to "greenfield" development were considered as opportunities to protect and enhance the remaining natural resources in the County.

- **Built Environment – Housing Options, Land Use, Transportation, and Economic Development:** The type, mix, and design of existing housing and residential densities vary across all jurisdictions in the County. The common concern raised in the public informational meetings was: how can a diversity of housing choices (e.g., size, type, cost, rental vs. owner occupied) link with the potential mix of new land uses, balanced transportation system, and economic development? Residents in Racine County recognize that housing concerns are integrated with other planning issues. For instance, a particularly noteworthy issue in the projections chapter indicated that the aging of the baby-boom generation may be expected to have a major influence on the age composition, housing, and labor force out to the year 2035. This well documented trend may be the reason why a majority of survey respondents indicated that future housing should be designated to meet the needs of elderly residents. Survey respondents also expressed the need for more owner-occupied single-family homes and affordable housing. Survey respondents in towns were less supportive of affordable housing; although a majority indicated that additional affordable units were needed, this was less of a concern than those from the villages and cities. In relation to types of land uses, transportation and economic development, results from both the survey and SWOT analyses indicate that residents prefer more mixed residential lot sizes, mixed use developments, appropriate balance of housing and jobs, and expansion of the pedestrian- and bicycle-friendly transportation network. That is, they would like to see future development in which housing, working, shopping, and school uses are mixed together in the same neighborhoods with accessible walking and bicycle trails.

- **Transit and Transportation Services:** Concerns about improving transit services and accessibility and providing more multi-modal transportation options are considered important in Racine County, particularly in light of changing demographics and rising energy costs. The creation of transit services in the western portion of the County (especially services for seniors and youth), as well as the expansion of transportation facilities and services between eastern and western Racine and the Kenosha-Racine-Milwaukee (KRM) commuter rail were seen as opportunities.

- **Environmental and Economical Sustainable Infrastructure Planning – Public Utilities and Community Facilities:** The urbanization of Racine County has placed increasing demands on public utility and services systems. The results of the SWOT analyses indicate that County residents would like to see more consideration of the impact of proposed developments prior to development. This includes consideration of potential impacts on fire/police protection, schools, sewer and water utilities, recreation facilities, open space preservation, and agricultural land. As previously mentioned under "Planning for Coordinated and Sustainable Future Growth," the rate of development has been a recurring issue throughout the beginning phase of the comprehensive plan process. Indeed, stakeholders recognize the inevitability of growth, but also foresee the opportunities of encouraging more energy efficient lifestyles and sustainable development practices by promoting urban infill and redevelopment and energy conservation practices and alternatives to help control utility and service costs. At the same time, results of the survey and SWOT analyses indicate that maintaining high-levels of education, both secondary and post-secondary technical colleges, developing incentives for alternative energy sources such as wind and solar power, and expanding telecommunication service opportunities are important to Racine County.

- **Economic Development:** Long range economic development planning has become an increasingly important function as a partnership between County and local agencies. To date, through the private-public sector partnership RCEDC, the County has updated its countywide economic development plan four times. Many of the current economic development concerns are documented in the most recent version, such as the impacts of installing sewer and water along IH-94 resulting in potential job creation, more available tax increment finance districts (TIFs), more brownfield redevelopment and main street revitalization projects, and economic perspectives becoming more global especially with goals of producing environmentally conscious products. Results from the public informational meetings also indicate that concerns about economic development were widespread, and centered predominantly on how to increase and diversify industries in Racine County. For example, the loss of manufacturing jobs since the 1980s has fueled concerns about how to attract employers to the County. Survey respondents seemed inclined to support most types of industry, but most particularly, they were in favor of developing jobs in health care services, industrial and manufacturing, and emerging technology. In addition, although

Racine County residents are perceived to have a strong work ethic, there are concerns that the workforce does not have the education or training to "match" current or potential job opportunities. Overall, Racine County residents recognize that the health and sustainability of the economy involve addressing a broad range of issues: quality of jobs, housing, education, health care, and access to resources and services.

- **Intergovernmental Cooperation and Communication**: One of the underlying goals of the State Smart Growth Law is to increase cooperation among local units of government. Two or more communities may establish intergovernmental agreements to share information and resources, as well as communicate visions and coordinate plans, goals, objectives, policies, and programs. In the survey and SWOT analyses, a lack of community awareness, understanding, and participation, as well as general public apathy and a perception that officials ignore public input were identified as threats to the intergovernmental cooperation process. Residents want Racine County to strike a mutually beneficial balance between the diverse strengths and needs of its urban and rural communities, and they viewed improvements in intergovernmental cooperation as a good start to building towards that future before issues become conflicts or crises. Also, Racine County residents recognize that building multi-jurisdictional cooperation between government agencies and the private sector can lead to long term benefits ranging from coordinated planning on issues that affect the entire County to local infrastructure cost savings, provision of needed services, a healthy environment, strong schools, and sustainable economy.

- **Implementation Strategies:** The implementation strategies of the comprehensive plan bring all of the elements together to make the goals, objectives, policies, and programs consistent with zoning ordinances, official mapping, and other regulations. Successful implementation strategies requires the support of elected officials, County and local government staff, citizens, and other stakeholders in making decisions that are consistent with the comprehensive plan. While the concept of implementation was not directly addressed in the survey and SWOT analyses, the results of the survey and SWOT analyses indicate that residents would like to see the County prioritize and take a more direct approach to the following:
  - preserving agricultural, natural, water, and cultural resources;
  - promoting sustainable energy sources such as renewable energy;
  - cooperating across boundary lines with neighboring jurisdictions and other stakeholders;
  - encouraging more housing choices for people of all ages, income levels, and special needs; and
  - linking land use, economic, and transportation decisions.

RACINE COUNTY GOALS DEVELOPMENT PROCESS

The general County goals were developed by the MJAC using the same inventory data, projections, and various forms of public input used to identify the vision statement and general planning issues and opportunities. In addition, the County goals correlate to the 14 State Smart Growth goals defined in the *Wisconsin Statutes* and listed at the end of this chapter. The recommended MJAC County goals are the basis for the comprehensive plan. Since many of the County goals are inter-related, the goals may be addressed in multiple comprehensive plan chapters.

Furthermore, a series of more specific objectives, along with related policies and programs, are provided within the element chapters of the comprehensive plan. Although not defined in the Smart Growth *Wisconsin Statutes*, the Wisconsin Department of Administration has provided the following definitions of the terms "goals," "objectives," "policies," and "programs":

Goals: Broad and general expressions of a community's aspirations, towards which planned effort is directed. Goals tend to be ends rather than means.

Objectives: More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

Policies: Rules or courses of action necessary to achieve the goals and objectives they are derived from. They are more precise and measurable.

Programs: A system of projects or services necessary to achieve plan goals, objectives, and policies.

Racine County Comprehensive Plan Goals
The following Racine County goals are listed in order of plan elements in the subsequent comprehensive plan chapters.

- Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.
- Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services.
- Maintain the agricultural base, preserving productive farmland and related environmentally sensitive areas.
- Maintain the environmental assets of the community and develop methods to protect and preserve valuable natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.
- Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.
- Protect and enhance cultural structures, historic sites and districts, and archaeological sites.
- Provide opportunities for an adequate housing supply that will meet the needs of all residents and a broad range of choice among housing designs, sizes, types, and costs, recognizing changing trends in age-group composition, income, and household types.
- Promote the coordination between land use and housing design that supports a range of transportation choices.
- Provide a multi-modal transportation system that provides appropriate types of transportation needed by all residents of the County at an adequate level of service, provides choices among transportation modes, and provides inter-modal connectivity.
- Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.
- Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.
- Review, revise, or create the regulatory ordinances necessary to ensure consistency with the comprehensive plan and implementation of the objectives, including zoning ordinances, land division ordinances, and official mapping ordinances.
- Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
- Reevaluate the comprehensive plan regularly (at least once every 10 years) to ensure that it continues to reflect current County and community objectives.
- Encourage intercommunity planning efforts to make effective use of resources and to resolve conflicts.

CONCLUSION

This element is a critical component of the comprehensive plan. The vision statement, issues and opportunities, and goals presented in this chapter reflect existing inventory findings, as well as citizen and MJAC input. While the vision statement and goals provide the foundation for the objectives, policies, and programs, the issues and opportunities will continue to evolve to reflect new trends and concepts. Each of the subsequent elements in the comprehensive plan will include appropriate goals and more specific objectives, policies, and programs through the year 2035. As required by the State of Wisconsin Smart Growth Comprehensive Planning Law, the County goals address the following 14 State Smart Growth comprehensive planning goals:

1. Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
2. Encouragement of neighborhood designs that support a range of transportation choices.
3. Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
4. Protection of economically productive areas including farmlands and forests.
5. Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state governmental and utility costs.
6. Preservation of cultural, historic, and archaeological sites.
7. Encouragement of coordination and cooperation among nearby units of government.
8. Building of community identity by revitalizing main streets and enforcing design standards.
9. Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
10. Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial and industrial uses.
11. Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
12. Balancing individual property rights with community interests and goals.
13. Planning and development of land uses that create or preserve varied and unique urban and rural communities.
14. Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety that meets the needs of all citizens, including transit-dependent and disabled citizens.

Chapter IX

LAND USE ELEMENT

INTRODUCTION

The land use element, together with the agricultural, natural, and cultural resources element, seeks to balance long term growth and development in the County with the environmental well-being, agricultural activities, and cultural history of the County. The land use element sets forth major objectives concerning the desirable physical development of Racine County and its communities. Arguably the most important element of the comprehensive plan, the land use plan provides a means of relating day-to-day development decisions to long-range development objectives and provides for an efficient and attractive development pattern and serves to promote the public health, safety, and general welfare.

The land use element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (h) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. The *Statutes* also require an analysis of data and maps regarding existing land use, land use trends, and land use projections to develop land use goals, objectives, policies, and programs for the County including:

- Information regarding the amount, type, and intensity or density of existing land uses in the County.
- Land use trends in the County.
- Projected land use needs in five year increments to the plan design year 2035.
- Maps showing existing and future land uses, productive agricultural soils, natural limitations to building site development, floodplains, wetlands, and other environmentally sensitive lands.[1]

In addition, the following comprehensive planning goals related to the land use element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:[2]

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

---

[1]*Separate maps are not required by the Statutes for each of the items listed under this bullet. Multiple items may be combined on one or more maps, and some maps included in earlier chapters are referenced where appropriate.*

[2]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balancing property rights with community interests and goals.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Element Format
This chapter is organized into the following five sections:

- Background Information on Existing Land Use Conditions and Trends in Racine County;
- Public Input—Land Use Issues;
- Racine County Land Use Plan;
- Urban Development Tools and Techniques; and
- Land Use Element Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON EXISTING LAND USE CONDITIONS AND TRENDS IN RACINE COUNTY

Existing Land Use Conditions
This section presents a summary of key background information that was considered in developing the land use element. Specifically, this section presents a summary description of historic and existing land uses in Racine County. A detailed description of historic and existing land uses in Racine County is presented in Chapter IV of this report. A summary of the key land use features follows:

- Prior to 1850, urban development in Racine County was largely limited to the Racine area along Lake Michigan. As the City of Racine area continued to grow, additional urban centers emerged between 1850 and 1900. These included the City of Burlington and the Villages of Rochester, Union Grove, and Waterford. After 1900, growth continued in these urban areas as well as around the inland lakes. Since 1963, new urban development has occurred not only adjacent to existing urban areas, but in scattered enclaves throughout the County (see Map IV-1 in Chapter IV).
- The Regional Planning Commission's land use inventory indicates that urban land uses encompassed about 78.7 square miles, or 23 percent of the Racine County planning area, in 2000 (see Map IV-2 and Table IV-1 in Chapter IV). Residential land comprised the largest urban land use category in 2000, encompassing about 36.6 square miles, or 46 percent of all urban land.
- Between 2000 and 2005, a total of 99 residential subdivision and condominium plats were recorded in the County (see Map IV-3 and Table IV-4 in Chapter IV).
- The Regional Planning Commission's land use inventory indicates that nonurban land uses encompassed about 262 square miles, or 77 percent of the Racine County planning area, in 2000 (see Map IV-2 and Table IV-1 in Chapter IV). Agricultural land constituted the largest nonurban land use category, encompassing about 195.6 square miles, or 75 percent of all nonurban land.

Land Use Trends
Section 66.1001 of the *Statutes* requires an analysis of past land use trends in addition to the inventory of existing land uses. The analysis includes trends in land supply, land demand, and land prices.

Land Supply and Demand
Land use trends in Racine County between 1963 and 2000 are set forth in Table IV-1 in Chapter IV. Between 1963 and 2000, urban land uses in the County increased by about 32.4 square miles, or 70 percent. During that time period, all urban land uses, including residential, commercial, industrial, transportation, communication, utility, governmental and institutional, and recreational uses, experienced increases in acreage. The increase in lands devoted to residential land uses—about 17 square miles—accounted for over half (53 percent) of the total increase in urban land uses. Most increases in residential land uses can be attributed to the creation and development of lots through residential subdivision plats. Figure IX-1 indicates residential subdivision platting activity from 1980 through 2007 in Racine County. As shown on Figure IX-1, over 9,800 lots were created by residential subdivisions in the County during this time period; about 350 lots per year. From 2000 to 2007, in the years since the most recent land use inventory, about 4,340 residential lots were created by subdivisions in the County—about 540 lots per year. Consideration of the location and size of these newer subdivisions was particularly important in the development of the land use plan map for the County.

Between 1963 and 2000, nonurban land uses in the county decreased by 32.4 square miles, or 11 percent. Much of this decrease may be attributed to the conversion of agricultural land to urban uses. The trend of converting agricultural land to urban uses is expected to continue as the plan is implemented. This trend poses several challenges to the County with respect to goals and objectives to preserve productive farmland and rural character, while accommodating the projected increases in households and jobs. In this respect, the loss of agricultural land can be slowed by encouraging infill development, the redevelopment of existing urban areas, and the use of more compact development designs.

Land Price
Equalized value trends by real estate class in the County in 2003 and 2008 are set forth in Table IX-1. Information specific to each of the participating communities is provided in Appendix C. Residential and commercial properties experienced the greatest increase in equalized value in the County between 2003 and 2008; increases of 49.5 percent and 47.3 percent respectively. Agricultural lands and forest lands experienced modest increases over the same time period. Agricultural lands increased by about 6 percent and forest lands increased by about 3 percent. While the equalized value of agricultural land per acre increased, the amount of agricultural land decreased, resulting in the modest increase in the total equalized value of agricultural land. The County experienced an overall increase in equalized value of about 47 percent between 2003 and 2008, which was slightly higher than that of the State of Wisconsin as a whole. The State experienced a 43 percent increase over the same time period.

PUBLIC INPUT—LAND USE ISSUES

The plan should address key land use issues based upon the land use-related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of land use development related issues to be addressed in this element. These issues include:

- The plan should strive to preserve rural and small town character.
- The plan should recognize the importance of balancing urban and rural land uses.
- The plan should strive to maintain and enhance community character and identity.
- The plan should consider the impacts of growth on public infrastructure and environmental and economic sustainability.

- The plan should identify sufficient lands for new residential development having the capability to accommodate a diversity of housing choices.
- The plan should strive to redevelop older urban and downtown areas.
- The plan should strive to accommodate mixed use developments that could include housing, jobs, shopping, and schools.
- The plan should identify sufficient lands to accommodate job growth and economic development in the County.
- The plan should strive to preserve open space land.
- The plan should encourage the implementation of financial tools and incentives to preserve agricultural and open space lands.
- The plan should seek to balance the preservation of open space lands with property rights.
- The plan should strive to protect wetlands, forest lands, areas of wildlife habitat, Lake Michigan, inland lakes, and park and open space lands.
- The plan should strive to protect surface water and ground water quality and quantity.
- The plan should strive to maintain the environmental health of the County.
- The plan should recognize and take into consideration the impacts of new developments on agricultural and open space lands and uses.

RACINE COUNTY LAND USE PLAN

The land use plan for Racine County and its communities sets forth major objectives concerning the desirable physical development of the planning area. The land use plan for the Racine County planning area, as set forth in this chapter, consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of Racine County and its communities to the year 2035. The plan is intended to guide the physical development of the planning area into a more efficient and attractive pattern and to promote the public health, safety, and general welfare.

Plan Determinants

A number of important determinants, described elsewhere in this report, underlie the multi-jurisdictional land use plan for the Racine County planning area, including:

- Existing land use conditions and trends;
- Location of environmentally significant lands, including environmental corridors, floodlands, and areas of soils poorly suited for urban development;
- Location of productive agricultural soils;
- Projections of future population, household, and employment levels;
- Public input on land use;
- Existing local and neighborhood area plans;
- Evaluation, update, and development of local and neighborhood plans through meetings with community officials;
- Planned urban service areas;
- Goals, objectives, and recommendations of the adopted regional land use plan; and
- County and community goals and objectives.

Recommended Land Use Plan for the Racine County Planning Area

The recommended land use plan for the Racine County planning area is presented graphically on Map IX-1. Quantitative data relative to the plan are provided in Table IX-2. As a multi-jurisdictional plan, the recommended land use plan map for the Racine County planning area reflects locally identified planned land uses within each community's current boundaries. Recommended land use plan maps for each of the communities in the planning area, along with associated quantitative data relative to each local land use plan, are presented in Appendix D. Local land use plans for cities and villages within the County planning area can include areas outside of their corporate limits within adjacent towns. As shown on the local land use plan maps in Appendix D, the planning areas for the City of Burlington and the Villages of Waterford and Union Grove include lands outside of their respective corporate limits. This issue is discussed in greater detail later in this chapter and in Chapter XVI, *Intergovernmental Cooperation Element.*

The multi-jurisdictional land use plan is a composite of local plans and was developed in accordance with the previously identified plan determinants. The land use plan seeks to encourage new urban development within planned urban service areas; it envisions that new residential development outside of planned urban service areas would occur primarily at rural densities; and it calls for the preservation of the primary environmental corridors and the most productive farmlands remaining within the planning area. The County and local land use plan maps identify areas where new urban development could be accommodated during the planning period and provide a means of relating day-to-day development decisions to long-range development needs. However, the precise timing and location of future development is dependent on a number of factors including the political and economic climate and the availability of essential services such as public sanitary sewer and water. Consequently, it is possible that not all of the lands identified for future urban development will be fully developed by the year 2035.

Residential Development

Proper consideration of the land use plan requires an understanding of the residential density concepts involved. Under the Racine County multi-jurisdictional land use plan, "urban" residential development is defined as residential development which occurs at densities of less than 1.5 acres per dwelling unit. The definition of "suburban" and "rural" density residential development varies by community. In the Village of Caledonia and the Towns of Burlington, Raymond, and Waterford, suburban density is defined as 1.5 to 4.9 acres per dwelling unit, and rural density is defined as at least five acres per dwelling unit. In the Villages of Rochester and Union Grove, and the Towns of Dover, Norway, and Yorkville, suburban density is defined as 1.5 to 2.9 acres per dwelling unit, and rural density is defined as at least three acres per dwelling unit. As shown on the local land use plan maps in Appendix D, a number of communities have identified more specific density ranges within the "urban" residential development category.

The land use plan envisions the following with respect to urban and suburban residential development within the planning area:

1. Additional urban residential land uses would be created through the infilling of existing vacant lots in areas already committed to such use in platted subdivisions, on vacant developable land in designated urban residential areas located within planned urban service areas, as well as on lands designated for redevelopment to urban residential or mixed-use residential uses.
2. Additional suburban residential land uses would be created through the infilling of existing vacant lots in areas already committed to such use in platted subdivisions and certified survey maps, as well as on vacant developable land in designated suburban residential areas.
3. As set forth in Table IX-2:
    - Between 2000 and 2035, urban residential lands within the planning area are anticipated to increase by about 11,900 acres, or about 66 percent.
    - Between 2000 and 2035, suburban residential lands within the planning area are anticipated to increase by about 1,630 acres, or about 148 percent.

The residential density categories identified on the County and local land use plan maps are intended to reflect the overall density within a given area. The specific residential density category identified could be comprised of varying lot sizes, including existing substandard lots, as well as an appropriate mix of housing types and styles, including single-family, two-family, and multi-family structures, subject to appropriate zoning.

Commercial Development

The land use plan envisions the following with respect to commercial development within the planning area:

1. Additional commercial land uses would be created through the development of vacant developable land in designated commercial areas, and on lands designated for redevelopment to commercial use or mixed uses. Commercial areas as identified on the County land use plan map and on the local land use plan maps include lands categorized as commercial, limited commercial, office park, and mixed use-commercial and residential. While not specifically shown on the land use plan map, it is also anticipated that additional commercial uses would be created through the development of office and commercial service uses as complementing uses within industrial/business parks, as well as the development of neighborhood shopping centers in association with new residential neighborhoods. The type and size of commercial and mixed-use developments to be accommodated will need to be reviewed on a case-by-case basis by local officials to determine that the projects proposed are in the best interest of the community and consistent with long term plan objectives and policies.
2. As set forth in Table IX-2, between 2000 and 2035, commercial land uses within the planning area are anticipated to increase by about 2,700 acres, or about 140 percent.

Industrial Development

The land use plan envisions the following with respect to industrial development within the planning area:

1. Additional industrial land uses would be created through the development of vacant developable land in designated industrial areas, and on lands designated for redevelopment to industrial uses. Industrial areas as identified on the County land use plan map and on the local land use plan maps include lands categorized as industrial and industrial/business park. The type and size of industrial developments to be accommodated will need to be reviewed on a case-by-case basis by local officials to determine that the projects proposed are in the best interest of the community and consistent with long term plan objectives and policies.
2. As set forth in Table IX-2, between 2000 and 2035, industrial land uses within the planning area are anticipated to increase by about 5,000 acres, or 207 percent.

Transportation, Communication, and Utility Development

The land use plan envisions the following with respect to transportation, communication, and utility development within the planning area:

1. Additional transportation, communication, and utility land uses would be created through the development of needed streets and highways in developing urban areas, airport expansions, and expansion of utility facilities such as sewage treatment plants.
2. As set forth in Table IX-2, between 2000 and 2035, transportation, communication, and utility land uses within the planning area are anticipated to increase by about 5,200 acres, or about 39 percent.

Governmental and Institutional Development

The land use plan envisions the following with respect to governmental and institutional development within the planning area:

1. Additional governmental and institutional land uses would be created through the development of vacant developable land designated for such uses. These areas primarily relate to the development and expansion of government, school, and church facilities. While not specifically shown on the land use plan map, it is also anticipated that additional governmental and institutional uses would be created as supporting uses in association with new residential neighborhoods.

2. As set forth in Table IX-2, between 2000 and 2035, governmental and institutional land uses within the planning area are anticipated to increase by about 650 acres, or about 29 percent.

Recreational Development

The land use plan envisions the following with respect to recreational development within the planning area:

1. Additional recreational land uses would be created through the further development of existing park sites and the development of new park sites in developing urban areas in association with new residential neighborhoods.
2. As set forth in Table IX-2, between 2000 and 2035, recreational land uses within the planning area are anticipated to increase by about 1,400 acres, or about 47 percent.

Urban Reserve

The Village of Rochester, and the Towns of Dover, Raymond, and Yorkville contain certain lands which, while envisioned for future urban uses, may prove difficult to develop due to such constraints as limited highway access and the cost of providing sanitary sewer service. Recognizing such constraints, and further recognizing that not all such lands will be needed for urban development during the planning period, local officials for the afore-referenced communities determined that these areas should be identified on the County and local land use plan maps as "urban reserve." This will allow the Village of Rochester and the Towns of Dover, Raymond, and Yorkville the flexibility to consider various future land uses as specific development proposals are forwarded to local officials. Regardless of the specific types of urban development that might be accommodated in these areas, the plan recommends that development should occur only with the provision of public sanitary sewer service. As set forth on Table IX-2 and shown on Map IX-1, these areas encompass approximately 1,150 acres, less than 1 percent of the planning area.

While not shown on the land use plan map, Town of Norway officials recognize the possibility that certain lands located within the STH 36 corridor (lands within approximately one-half mile of the highway), between Wind Lake and Waterford, may be desirable for urban development in the future. As development plans are forwarded to local officials for this area that are deemed appropriate to provide an overall benefit to the community, local officials have the flexibility to formally amend the comprehensive plan to accommodate the proposed urban development. With respect to the potential development of this area, Town officials have indicated that mini-warehouse development would not be appropriate. Regardless of the specific types of urban development that might be accommodated in this area, the plan recommends that development should occur only with the provision of public sanitary sewer service.

As shown on Map 2a in Appendix D, the City of Racine has identified a "mixed use urban reserve area" that encompasses an area of downtown Racine. Unlike the urban reserve areas described above, this area in the City of Racine may not consist of vacant developable land but is intended to highlight an area for which the City has completed detailed plans. The intent is to provide the City with greater flexibility in reviewing and approving development proposals with respect to recommendations contained in detailed City plans for this area.

Agricultural, Rural Residential, and Open Land

Comprehensive plan recommendations with respect to "prime agricultural lands" and "agricultural, rural residential, and open land" are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element.* The land use plan envisions the following with respect to agricultural, rural residential, and open land within the planning area:

1. The existing agricultural lands located within planned urban service areas would, as market demand dictates, be converted to urban uses.
2. The existing agricultural lands located outside of planned urban service areas, but designated for future urban or suburban development would, as market demand dictates, be converted to such uses.
3. The prime agricultural lands identified on the land use plan map in the Village of Mt. Pleasant, and the Towns of Burlington and Waterford would be preserved in agricultural uses.

4. Other agricultural, rural residential, and open land not identified for future urban or suburban development would continue in such uses or would accommodate new rural residential development (see maps in Appendix D for rural development density). Rural density residential development is intended to reflect the overall density within the identified rural area and could be comprised of varying lot sizes, including existing substandard lots.

5. As set forth in Table IX-2, between 2000 and 2035, agricultural and open lands are anticipated to decrease by about 31,800 acres, or about 23 percent. Of the decrease in agricultural lands, about 1,800 acres, or 6 percent, is attributable to the planned restoration of agricultural lands to more natural conditions, as environmental corridors and isolated natural resource areas. As could be expected, the loss of agricultural lands is most significant in the communities that anticipate the most growth. In this respect, about 15,100 acres of land are anticipated to be converted to urban uses in the Villages of Caledonia and Mt. Pleasant combined—about 48 percent of the anticipated decrease in agricultural land.

Environmental Corridors and Isolated Natural Resource Areas

Comprehensive plan recommendations with respect to environmental corridors and isolated natural resources areas are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element."* The land use plan envisions the following with respect to environmental corridors and isolated natural resource areas within the planning area:

1. Primary environmental corridors would be preserved in essentially natural open uses. As set forth in Table IX-2, by the year 2035, primary environmental corridors within the planning area are anticipated to increase by about 1,050 acres, or about 5 percent. The increase includes currently farmed floodplains adjacent to existing primary environmental corridors within planned urban areas and lands within State owned properties that may be expected to revert to more natural conditions over time and become part of the corridor.

2. Secondary environmental corridors and isolated natural resource areas should be considered for preservation as the process of urban and rural development proceeds based upon local needs and concerns. As set forth in Table IX-2, by the year 2035, secondary environmental corridors and isolated natural resource areas within the planning area are anticipated to increase by about 720 acres, or about 5 percent. The increase includes currently farmed floodplains adjacent to existing secondary environmental corridors and isolated natural resource areas within planned urban areas that may be expected to revert to more natural conditions over time and become part of the resource area.

Other Open Lands to be Preserved

The land use plan envisions the following with respect to other open lands to be preserved within the planning area:

1. Other open lands to be preserved are lands specifically identified in local plans, and may include open lands in public ownership and lands anticipated to remain in open uses after the surrounding area has been developed. Such lands are anticipated to remain in open uses, potentially reverting to more natural conditions and becoming part of adjacent environmental corridors or isolated natural resource areas.

2. As set forth in Table IX-2, between 2000 and 2035, other open lands to be preserved within the planning area are anticipated to increase by about 230 acres, or about 57 percent.

Extractive and Landfill Uses

Comprehensive plan recommendations with respect to extractive uses are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element.* The land use plan envisions the following with respect to extractive and landfill uses within the planning area:

1. The plan recognizes the continued operation of existing extractive and landfill facilities, as well as the possible expansion of such facilities to adjacent lands subject to appropriate zoning.

2. As set forth in Table IX-2, between 2000 and 2035, lands devoted to extractive and landfill uses are anticipated to increase by as much as 100 acres, or about 6 percent. However, on-going restoration of these areas may be expected to keep the amount of land in active extractive or landfill use from increasing significantly, as areas mined and landfills are returned to useable open space.

Opportunities for Redevelopment and Smart Growth Areas

The greatest opportunities for redevelopment in the County exist where there is available land served by existing infrastructure. Areas identified for potential commercial and industrial redevelopment have been identified on Maps XIV-1, XIV-1a, and XIV-1b, and in Table XIV-1 in Chapter XIV, *Economic Development Element*. These are environmentally contaminated areas that are served by existing infrastructure and identified by local officials as without a current economically viable use. These sites are eligible for a number of the various Brownfield grant programs inventoried in Chapter XIV to offset site cleanup costs. Opportunities for commercial redevelopment and infill development can also be found in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns of the cities and villages located in the County. Several communities have undertaken downtown redevelopment efforts, most notably the Cities of Burlington and Racine. Several economic development programs that can help to facilitate downtown commercial district rehabilitation are inventoried and recommended for further study and implementation by Racine County and its communities in Chapter XIV. Additional opportunities for commercial, mixed use, multi-family, or light industrial redevelopment may occur in some of the older commercial and industrial districts located within urban service areas.

As shown on Table II-16 in Chapter II, the condition of the existing housing stock in the County is generally in fair to excellent shape; however, the opportunity for residential redevelopment still exists in the County. One possible opportunity for residential redevelopment and infill development lies in mixed use and high density residential developments on underutilized parcels in and adjacent to the traditional downtown areas of the County. Another possibility for residential redevelopment is to rehabilitate the limited number of residential structures identified in the County as being in unsound or poor condition. An opportunity also exists to increase the provision of affordable housing in the County through the maintenance of existing housing stock as opposed to redevelopment, due to the condition of the existing housing stock in the County. Many of the older neighborhoods and housing units within the County that might be targeted for residential maintenance are still in at least fair condition. The housing units in these areas are generally smaller in size and located on smaller lots than newer single-family housing units. Smaller homes on smaller lots are typically more affordable than newer, larger homes that are typically located on larger lots.

Smart Growth Areas, as defined by Section 16.965 of the *Wisconsin Statutes*, must be identified as part of the County's comprehensive plan to meet the requirements of the comprehensive planning grant awarded to the County by the Wisconsin Department of Administration. Smart growth areas are defined by the *Statutes* as "an area that will enable development and redevelopment of land with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, State governmental, and utility costs."

As set forth in the preceding paragraphs, the following "Smart Growth Areas" have been identified in Racine County:

- Environmentally contaminated sites identified by local governments as suitable for redevelopment
- Underutilized parcels in and adjacent to traditional downtowns
- Aging commercial and industrial districts located in urban service areas
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use.

The opportunities for redevelopment and smart growth areas envisioned under the County comprehensive plan are consistent with the land use design concepts developed under the regional land use plan. The regional land use plan was designed to accommodate new urban development in planned urban service areas, including infill development and redevelopment where appropriate. The regional plan envisions that about 90 percent of residential growth would be accommodated in medium and high density ranges within planned urban service areas. Residential development at these densities facilitates the efficient provision of basic urban facilities and

services. Compact development in urban service areas also moderates the amount of agricultural land that has to be converted to urban use to accommodate anticipated growth in population and households. The regional land use plan also designates additional land for commercial and industrial growth, and associated employment, within planned urban service areas.

Potential Land Use Conflicts

Land use conflicts between communities in the County are most common in town areas directly adjacent to cities and villages. Conflicts arise as towns allow or plan for residential development near city and village borders at densities that are not cost efficient for cities and villages to provide with urban services, at such time as the city or village might annex that part of the town. Conversely, conflicts arise as cities and villages review and deny proposed subdivisions within extraterritorial plat review areas, which prevents residential development in the towns. Extraterritorial plat review areas are shown on Map VI-5 in Chapter VI. A boundary agreement or cooperative land use planning between a town and an adjacent city or village is one way to avoid such conflicts. Boundary agreements will be discussed in greater detail in Chapter XVI, *Intergovernmental Cooperation Element.*

The potential for land use conflicts is greatest in the County within the portions of city and village planning areas that overlap with the towns. In accordance with Section 62.23 of the *Statutes*, a city or village planning area can include areas outside of its corporate limits, including any unincorporated land outside of the city or village boundaries that, in the plan commission's judgment, relates to the development of the city or village. Potential land use conflicts can arise when areas are included in both the town comprehensive plan and the city or village comprehensive plan, with different or conflicting land uses recommended by each plan. Map IX-2 shows the planning areas identified by cities and villages in Racine County as part of this multi-jurisdictional comprehensive plan. City and village planning areas cannot overlap. Areas of potential land use conflicts between communities have been identified on Map XVI-1 in Chapter XVI, and are discussed in detail in that chapter.

URBAN DEVELOPMENT TOOLS AND TECHNIQUES

While it is expected that Federal, State, County, and local public land use regulations will be important in achieving plan recommendations with respect to future land use development and redevelopment in the county, other urban development tools and techniques have a potential role in plan implementation. These include, but are not limited to neighborhood and special district planning, official mapping, and community design and sustainability concepts. Conservation techniques that are more applicable to rural areas are discussed in Chapter X. These include conservation easements, conservation subdivision design, lot averaging, purchase of development rights, and transfer of development rights. Other resource conservation techniques are discussed in Chapter XIII of the plan report.

Neighborhood and Special District Planning

Within the context of county and community-level plans, detailed neighborhood development plans should be prepared for each residential neighborhood or special district where significant growth is expected. While such plans may also vary in format and level of detail, they should generally include the following:

- Designate future collector and land access street locations and alignments, pedestrian paths and bicycle ways, and, as appropriate, the configuration of individual blocks and lots.
- Further classify residential areas as to structure type and density, with the mix of housing structure types and lot sizes resulting in an overall density for the neighborhood consistent with that recommended in the community-level plan.
- Identify specific sites for neighborhood parks, schools, and retail and service centers which are recommended on a general-site-location basis in the community-level plan.
- Identify environmentally significant areas to be preserved consistent with the community-level plan.
- Indicate areas to be reserved for stormwater management and utility easements.

The neighborhood planning process should make full use of the many design concepts that can enhance the living environment and increase efficiency in the provision of urban services and facilities and in travel patterns. Among these design concepts are the following:

- Mixed-Used Development: Residential development in mixed use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or other civic uses.
- Traditional Neighborhood Development: The term "traditional neighborhood development" refers to very compact, pedestrian-oriented, mixed-use neighborhoods typically characterized by a gridlike street system and street-oriented setbacks and building designs. The overall design, including the layout of streets and sidewalks, encourages walking and bicycling as alternatives to automobile transportation within the neighborhood.
- Transit-Oriented Development: The term "transit-oriented development" refers to compact, mixed-use development whose internal design is intended to maximize access to a transit stop located within or adjacent to the development. Within the development, commercial uses and higher-density residential uses are located near the transit stop. The layout of streets and sidewalks provides convenient walking and bicycling access to the transit stop.

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods or special-purpose districts showing signs of land use instability or deterioration. Such plans should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street re-alignments or improvements, and other public utility and facility improvements. Special consideration should be given in such planning to overcoming contamination problems at, and reuse of, brownfields. Redevelopment plans should seek to preserve those historic, cultural, and natural features and features of the urban landscape which provide for neighborhood identity within the larger urban complex. Such plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older communities in the County, such as "downtown" housing and urban waterfront development.

Community Design and Sustainability

One of the goals of the comprehensive plan is to achieve a community that is aesthetically pleasing and efficient while promoting a sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the County and all its communities, maintaining a sense of place in urban and rural areas.

Community design includes beautification techniques, such as tree planting programs, Main Street redevelopment, neighborhood enhancements, and the aesthetic benefits of buffering and landscaping. A well-designed County will attract quality development, improve the visual character, and enhance important natural resources. Community design is an integral part of the planning process, and directly affects land use patterns, transportation planning, and neighborhood livability.

As Racine County's population grows, sound community design concepts and methods should be utilized to accommodate new residential, commercial, utility, community facility, and industrial development. Development designs should be environmentally sensitive and complement adjacent land uses. In urbanized areas of the County, new growth can be accommodated through compatible infill, higher density mixed-use development, and redevelopment areas. Mixed-use development, Traditional Neighborhood Development (TND), and Transit-Oriented Development (TOD) are types of development associated with high-density areas. For example, mixed-use development may help minimize street and utility requirements and promote alternative modes of transportation, particularly if such development is designed to provide high-density residential development; employment opportunities; transit, bike, and pedestrian facilities; parks; retail areas; and personal services. Mixed-use developments, TND, and TOD are described earlier in this chapter.

Neighborhood planning designs should also incorporate pedestrian/bike trails, pathways, and multi-use trails as means of transportation or recreational activity. New development should be designed so it is compatible with established development.

Commercial and office uses should be grouped in commercial nodes or located in suitable locations in mixed use neighborhoods. Ideally, mixed-use development in redevelopment areas should promote the use and improvement of existing infrastructure, increase pedestrian activity and transit use, and provide needed goods and services for nearby residents. Industrial uses and business and industrial parks should be developed in areas served by existing infrastructure with convenient access to transportation facilities. Such areas should also be served by transit to serve employees, where practicable, and should have pedestrian access and facilities between transit stops and employment centers.

In rural or nonsewered areas of the County, the development of urban land uses should be minimized and limited to hamlet areas or other rural centers, and the emphasis should be on conserving and protecting agricultural, natural, and cultural resources, while allowing compatible residential development. Conservation subdivision designs, sometimes referred to as cluster development design, may be used to accommodate residential development at appropriate densities, with residential dwellings occurring in clusters, thus preserving agricultural lands, protecting environmentally sensitive areas, historic areas and community landmarks, or providing open space and recreational facilities. Conservation subdivision design techniques and guidelines are described in Chapter X of this report.

The use of flexible zoning techniques within cities, villages, and towns is encouraged throughout the County to accommodate a variety of housing options, such as infill development, accessory dwelling units, live-work units, planned unit developments (PUDs), TND, and cluster development. "Universal design" concepts, which provides increased accessibility for disabled persons by providing homes with wider doors and hallways, step-free level surfaces, locating key rooms on ground or first floor levels, and other features, should also be considered during the review of proposed development projects. The scale of buildings should be consistent with the surrounding area. In addition, variation in the sizes of lots and homes should be considered in the same neighborhood to avoid a repetitious façade on the homes in a subdivision or neighborhood.

Sustainable development is a pattern of resource use that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability or "green" development should be practiced throughout the County and at government facilities, with the intent of improving air and water quality and conserving energy. All types of development should consider incorporating energy-efficient techniques or renewable energy, such as solar energy, wind energy, high-efficiency lighting, and geothermal energy. Residential "green-related" development programs such as Energy Star Qualified Homes, Green Built Home, and LEED provide initiatives that certify new homes and remodeling projects that meet sustainable building and energy standards. LEED promotes a whole-building approach to sustainability by recognizing performance in sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

New and existing development should include techniques and designs that protect and improve water quality. Some examples of water quality management and conservation practices include maximizing permeable surface areas by allowing water to drain to natural systems, vegetated buffers, infiltration zones, or permeable soil; incorporating infiltration and retention areas such as rain gardens, green (vegetated) roofs, bioswales, organic layers, sand beds, and vegetated buffer strips; and installing "gray water" systems, which allows water that has been used for hand washing, showering, and any other uses from sinks, showers, or washing machines to be reused for other purposes, especially landscape irrigation. Rain barrels, xeriscaping, low-flow toilets and showerheads, and energy-efficient washing machines, dishwashers, and water heaters should also be considered as water quality management practices. The regional water supply plan and the regional water quality management plan provide additional information about other water conservation practices.

Official Mapping

Official mapping powers granted to cities under Section 62.23(6) of the *Wisconsin Statutes*, by reference under Section 61.35 to villages, and by reference under Section 60.22(3) to towns which have adopted village powers, provide a means for reserving land for future public use as streets, highways, waterways, railways, transit facilities, and parkways. The enabling statutes generally prohibit the issuance of building permits for the construction or enlarging of buildings within the limits of such areas as shown on the official map. However, the statutes include provision for issuance of building permits where it is demonstrated that the lands within the areas designated for future public use are not yielding a fair return. Official maps may show areas designated for future parks and playgrounds, but the enabling legislation does not mention them as protected mapped facilities. State law provides that cities and villages may extend official maps beyond their corporate limits to areas within which they have been granted extraterritorial subdivision plat approval power under Chapter 236 of the *Wisconsin Statutes*.[3]

Official mapping powers represent an effective means of reserving land for future public use in accordance with local comprehensive plans. It is recommended that all cities, villages, and towns prepare and adopt official maps, showing thereon as proposed parkways those environmental corridors which may be proposed for public acquisition along with other proposed public lands as authorized by State statute.

Section 66.1031 of the *Wisconsin Statutes* confers what are, in effect, limited official map powers on counties. County highway width maps adopted under Section 66.1031 may be used to show the proposed widening of existing streets and highways and to show the location and width of proposed future streets and highways. Such maps must have the approval of the governing body of the municipality in which the mapped streets and highways are located. The scope of facilities to be mapped under this statute does not extend beyond streets and highways. This statute does not include the prohibitions on issuance of building permits which are established in the local official mapping statutes. County highway width maps can, nevertheless, help to ensure that planned arterial street and highway improvements are properly taken into account in county and local land use decision-making.

LAND USE GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The land use element goals and objectives, along with the implementing policies and programs were developed based upon consideration of the recommendations of regional, County, and local plans; the land use data inventoried in Chapter IV; meetings with local officials; and the results of the public participation process including input from the advisory committee, public opinion survey, and SWOT analyses. The land use objectives and policies are divided into two sections: Racine County objectives and policies—that is, objectives and policies that are applicable countywide; and community-specific objectives and policies.

The following County land use related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Land Use Goals

Goal IX-1: Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Goal IX-2: Promote the coordination between land use and housing design that supports a range of transportation choices.

Goal IX-3: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and utilize existing public utilities and services.

---

[3]*Official mapping powers and procedures are described in detail in SEWRPC Planning Guide No. 2 (2nd Edition),* Official Mapping Guide*, June 1996.*

Goal IX-4: Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.

Goal IX-5: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

Goal IX-6: Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.

Racine County Land Use Objectives

- Provide a balanced allocation of space to each of the various land uses in order to meet the social, physical, and economic needs of Racine County and its communities.
- Promote a spatial distribution of the various land uses which will result in a convenient and compatible arrangement of land uses.
- Promote the development of neighborhoods which contain an appropriate mix of housing with supporting commercial, institutional, and recreational uses.
- Coordinate a spatial distribution of the various land uses which is properly related to the existing and planned transportation, utility, and community facility systems in order to assure the economical provision of public services.
- Provide for the development of communities having distinctive individual character, based on physical and functional conditions, historical factors, and local desires.
- Provide for the development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.
- Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
- Provide for the conservation, renewal, and full use of existing urban areas of Racine County.
- Encourage urban infill development and urban redevelopment, including the intensification of development in redevelopment areas if appropriate, to maximize the use of existing infrastructure.
- Encourage compact and efficient development patterns within planned urban service areas.
- Promote compact, walkable neighborhood designs that can encourage daily physical activity and healthier communities.
- Promote development in areas near economic development centers to increase the use and development of public transit systems.
- Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- Preserve the remaining primary environmental corridor lands in Racine County and, to the extent practicable, preserve the remaining secondary environmental corridor lands and isolated natural resource areas in Racine County in order to maintain the overall quality of the environment; to provide opportunities for recreational and educational activities; and to avoid serious environmental and developmental problems.
- Preserve open spaces and natural resources as part of future development proposals in the County.
- Support carefully planned efforts to restore open space lands to more natural conditions that could result in the expansion of the environmental corridor network. This should include linkages between existing environmental corridors and isolated natural resources, especially those areas that are identified in local and neighborhood land use plans.

- Seek to reduce conflicts between neighboring jurisdictions concerning annexations, urban and rural development, and development in transitional areas.
- Seek to eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of Racine County and its communities.
- Strive to create a balance between private rights and public interests that ensures the best interests of the community as a whole.
- Develop and maintain a balance between the built environment and the natural environment.
- Develop and maintain a balance between the built environment and the protection of, and public access to, Lake Michigan and other lakes and rivers in the County.

Racine County Land Use Policies and Programs

- Implement all land use related policies contained in other elements of the comprehensive plan, especially the policies of the agricultural, natural, and cultural resources element.
- Implement the design guideline recommendations within the STH 36 corridor as set forth in SEWRPC Community Assistance Planning Report No. 267, *STH 36 North Corridor Design Plan*, November 2005. Consider utilizing these guidelines, as appropriate, in areas of Racine County located outside of the STH 36 corridor.
- Accommodate future land use development in areas recommended to be developed or redeveloped for the specific land use as identified on the land use plan map.
- New urban development should occur primarily with the provision of public sanitary sewer service.
- Implement detailed design guideline recommendations contained in adopted local and neighborhood plans with respect to building size, building design, and streetscapes.
- Consider the creation of design guidelines for new developments that address buffers, fencing, architectural variety, parking lot and road landscaping, gateways, and signage.
- Encourage the use of mixed-use development, traditional neighborhood development, and transit-oriented development designs that facilitate the long term sustainability of urban communities.
- Where appropriate, communities should consider conducting market studies to evaluate the demand for residential developments that contain "smart growth features"—smaller lots, mixed land uses and housing types—that can be located within planned urban areas.
- Promote the development of small commercial businesses and residential developments in close proximity to business park/economic activity centers.
- Encourage the development of "green" sustainable sites and buildings, including adaptive reuse and flexible building designs, following the national Leadership in Energy and Environmental Design Program (LEED) design system.
- Create and implement detailed neighborhood plans that are consistent with the comprehensive plan.
- Encourage the preservation of historic buildings, sites, and features in the development of detailed neighborhood plans.
- Recognize that new urban development may be expected to occur on a limited basis in the rural areas of the County outside of planned urban areas on existing vacant residential lots and around small cross-road communities or "hamlets."
- Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long term land use objectives.

- Encourage future residential and commercial designs that create and improve neighborhoods, including downtowns and business districts, and that provide support services and amenities that meet the daily needs of entire communities.
- Continue to enforce existing design ordinances with respect to new developments. This includes, but is not limited to, open space requirements, street tree requirements, driveway installation, and landscaping.
- Encourage the use of new technologies, including GIS computer mapping, to facilitate the detailed review, analysis, and implementation of the comprehensive plan by both the public and private sector.
- Continue the cooperation among County and local governments, non-profit entities, and the private sector to utilize available funding and assistance programs related to urban development and redevelopment, economic development, housing development, and agricultural, natural, and cultural resource preservation.
- Develop and implement a process for regularly reviewing, evaluating, updating, and amending the comprehensive plan land use plan map and associated recommendations.

Community Specific Land Use Objectives and Policies

City of Racine

- Implement the detailed recommendations and design standards included in the Racine Downtown Plan, the Douglas Avenue Revitalization Plan, the Live Towerview Plan, a Neighborhood Strategic Plan for Southside Racine, the Uptown Improvement Plan, and the West Racine Neighborhood Revitalization Plan.
- Explore and implement additional plans and policies that serve to enhance or advance other areas and neighborhoods, and the City as a whole.

Village of Caledonia

- Follow the detailed land use plan implementation strategies recommended in the rural area and neighborhood plans for the Village.

Village of Waterford

- Consider annexations and development outside of the current Village boundaries for residential purposes only after the following conditions have been meet: the development is consistent with the Village's residential development policies; the Village has evaluated all options for residential development within the existing Village boundaries; and the developer has addressed the impact of the proposed development on infrastructure capacity, storm drainage, traffic, and local taxes during the initial phase of planning.
- Encourage larger residential lot sizes in the "rural residential neighborhoods" identified in the Village 2008 master plan update.
- Encourage cluster-style residential development within the "clustered residential neighborhoods" identified in the Village 2008 master plan update.
- Continue to require developers to incorporate the following when establishing new residential neighborhoods, when appropriate: install sidewalks and/or paths that connect new developments with local schools, open spaces, adjacent neighborhoods, and commercial districts; link new streets into the existing street system; upgrade adjacent roadways and/or intersections as needed to accommodate increased traffic, and; install the Village standard for street lighting.
- Require 40 percent open space in "rural residential neighborhoods," and 25 percent open space in "clustered residential neighborhoods" as identified in the Village 2008 master plan update.

Town of Raymond

- Implement the detailed recommendations and design standards included in the Raymond Town Center Plan.

Town of Yorkville

- Take into consideration the detailed land use requirements, objectives, and guiding principles included in the 2003 Town land use plan.

Racine County Land Use Financial and Technical Assistance Programs

Various types of financial and technical assistance programs are available from Federal, State, and County agencies that are applicable to the implementation of the land use element recommendations. Many of these programs focus on the protection of agricultural, natural, and cultural resources and are described in the agricultural, natural, and cultural resources element (Chapter X). The agencies that provide the majority of such programs include the Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS); the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP); the Wisconsin Department of Natural Resources (DNR); the National Parks Service (NPS); and the Wisconsin State Historical Society (WSHS).

Additional existing programs that could assist in the implementation of the land use element are described in the housing and economic development elements of the comprehensive plan (Chapters XI and XIV respectively). Examples include the Green Built Home and LEED Programs. These programs relate to the design, construction, and operation of "green" buildings and are described in the housing element (Chapter XI).

The plan recommends that consideration be given to the following financial programs and work programs to facilitate the implementation of the comprehensive plan:

- Study and develop a purchase of development rights (PDR) program.
- Study and develop a transfer of development rights (TDR) program.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.
- Study the potential to establish a development-funded open space preservation program.
- Review and revise, as necessary, County and local zoning ordinances to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Review and revise, as necessary, County and local land division ordinances to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Review, revise, or create local official maps, as necessary, to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Develop a design ordinance with specific standards for residential, commercial, and industrial developments to better reflect the desired appearance and character of any new development to ensure consistency of an appropriate size, scale, attractiveness, and compatibility with a healthy community.
- Study and develop a program of data sharing among Racine County and local municipalities for mapping, development activity, zoning, and ordinances.

Table IX-1

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE RACINE COUNTY PLANNING AREA: 2003 - 2008

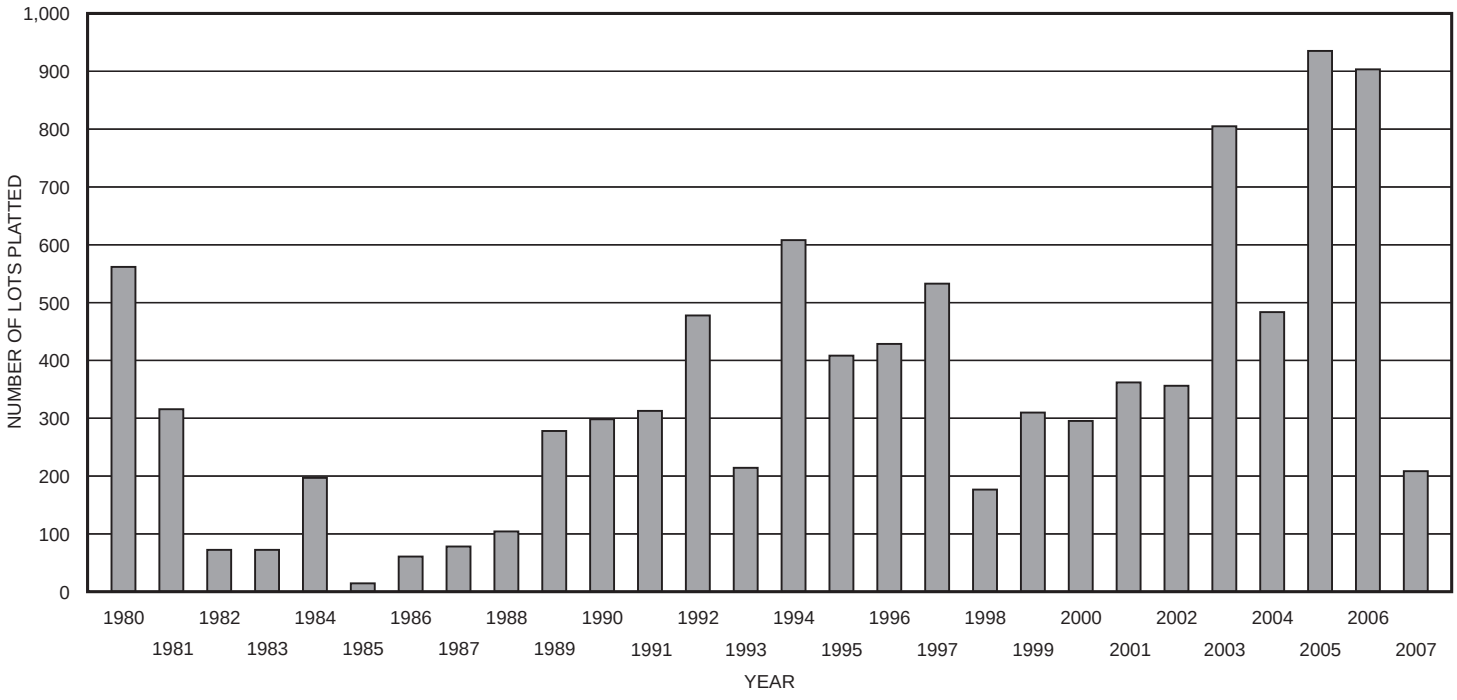
Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003-2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	1,762,414,100	6,555,456,900	8,317,871,000	2,654,630,800	9,778,522,300	12,433,153,100	4,115,282,100	49.5
Commercial.....	379,942,400	1,315,404,500	1,695,346,900	583,505,300	1,913,360,200	2,496,865,500	801,518,600	47.3
Manufacturing ...	64,379,500	360,338,500	424,718,000	69,623,900	349,452,600	419,076,500	-5,641,500	-1.3
Agricultural.....	21,542,700	0	21,542,700	22,879,300	0	22,879,300	1,336,600	6.2
Undeveloped.....	12,118,700	0	12,118,700	11,621,600	0	11,621,600	-497,100	-4.1
Ag Forest	0	0	0	9,870,300	0	9,870,300	9,870,300	- -
Forest.....	22,354,400	0	22,354,400	22,959,500	0	22,959,500	605,100	2.7
Other.....	36,529,200	154,868,100	191,397,300	62,130,500	195,023,000	257,153,500	65,756,200	34.4
Total	2,299,281,000	8,386,068,000	10,685,349,000	3,437,221,200	12,236,358,100	15,673,579,300	4,988,230,300	46.7

[a]*Does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: Wisconsin Department of Revenue and SEWRPC.

Figure IX-1

RESIDENTIAL SUBDIVISION PLATTING ACTIVITY IN RACINE COUNTY: 1980-2007



Source: SEWRPC.

Map IX-1

RECOMMENDED LAND USE PLAN FOR THE RACINE COUNTY PLANNING AREA: 2035

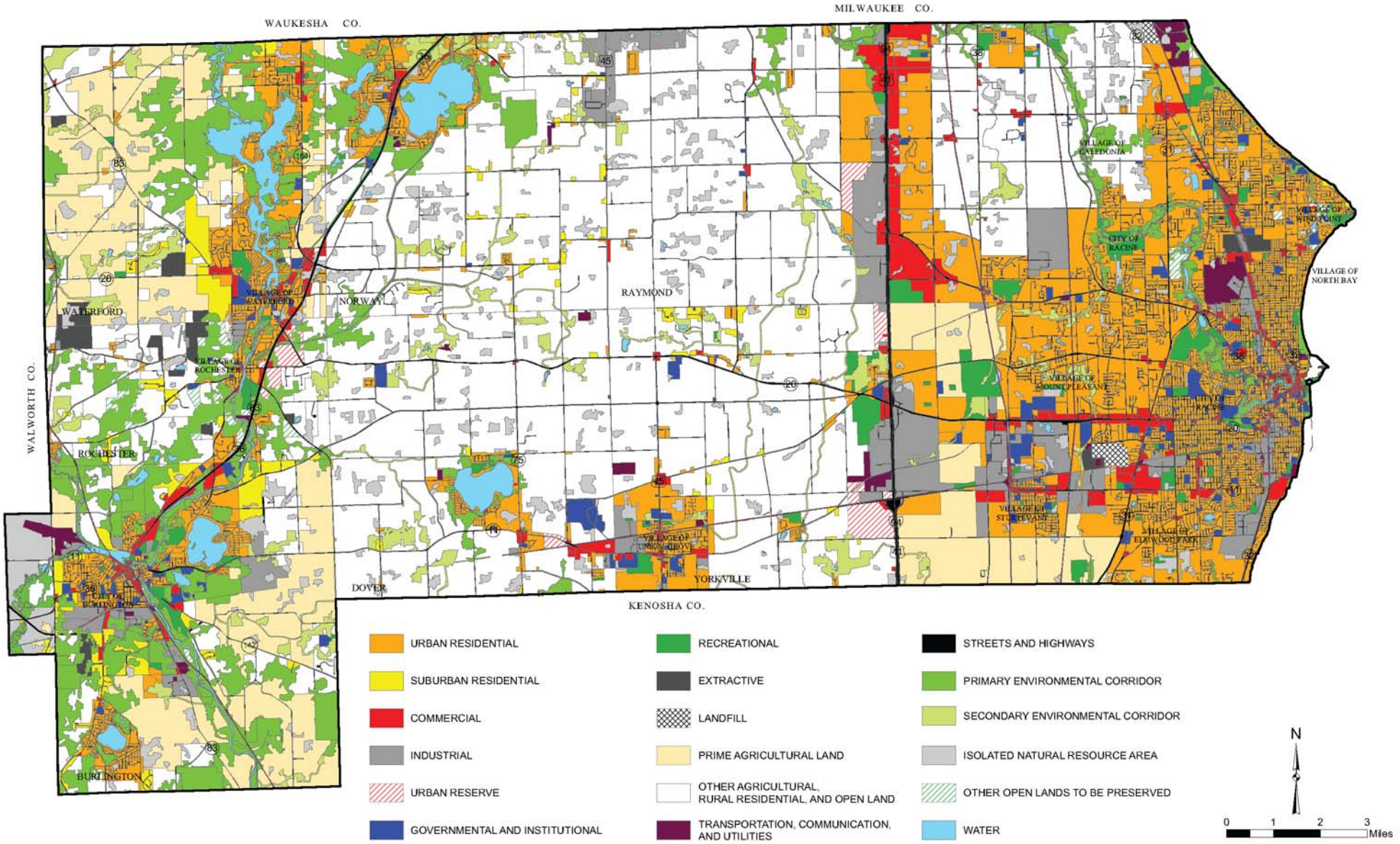


Table IX-2

PLANNED LAND USE IN THE RACINE COUNTY PLANNING AREA: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	18,032	8.3	11,904	66.0	29,936	13.7	1701
Suburban Residential[c]	1,099	0.5	1,628	148.1	2,727	1.3	232
Subtotal	19,131	8.8	13,532	70.7	32,663	15.0	1,933
Commercial	1,929	0.9	2,696	139.8	4,625	2.1	385
Industrial	2,429	1.1	5,025	206.9	7,454	3.4	718
Transportation, Communication, and Utilities	13,353	6.1	5,210	39.0	18,563	8.5	744
Governmental and Institutional	2,278	1.0	652	28.6	2,930	1.4	93
Recreational	3,001	1.4	1,398	46.6	4,399	2.0	200
Urban Reserve	- -	- -	1,152	- -	1,152	0.5	165
Urban Subtotal	42,121	19.3	29,665	70.4	71,786	32.9	4,238
Nonurban							
Agricultural, Rural Residential, and Open Land[d]	137,196	62.9	−31,765	−23.2	105,431	48.3	−4,538
Primary Environmental Corridor	22,468	10.3	1,049	4.7	23,517	10.8	150
Secondary Environmental Corridor	6,653	3.1	521	7.8	7,174	3.3	74
Isolated Natural Resource Areas	7,592	3.5	202	2.7	7,794	3.6	29
Other Open Lands To Be Preserved	401	0.2	227	56.6	628	0.3	32
Extractive and Landfill	1,619	0.7	101	6.2	1,720	0.8	15
Nonurban Subtotal	175,929	80.7	−29,665	−16.9	146,264	67.1	−4,238
Total[e]	218,050	100.0	- -	- -	218,050	100.0	- -

[a] *Parking areas are included in the associated land use category.*

[b] *Less than 1.5 acres per dwelling unit.*

[c] *1.5 to 4.99 acres per dwelling unit or 1.5 to 2.99 acres per dwelling unit, as defined by local community.*

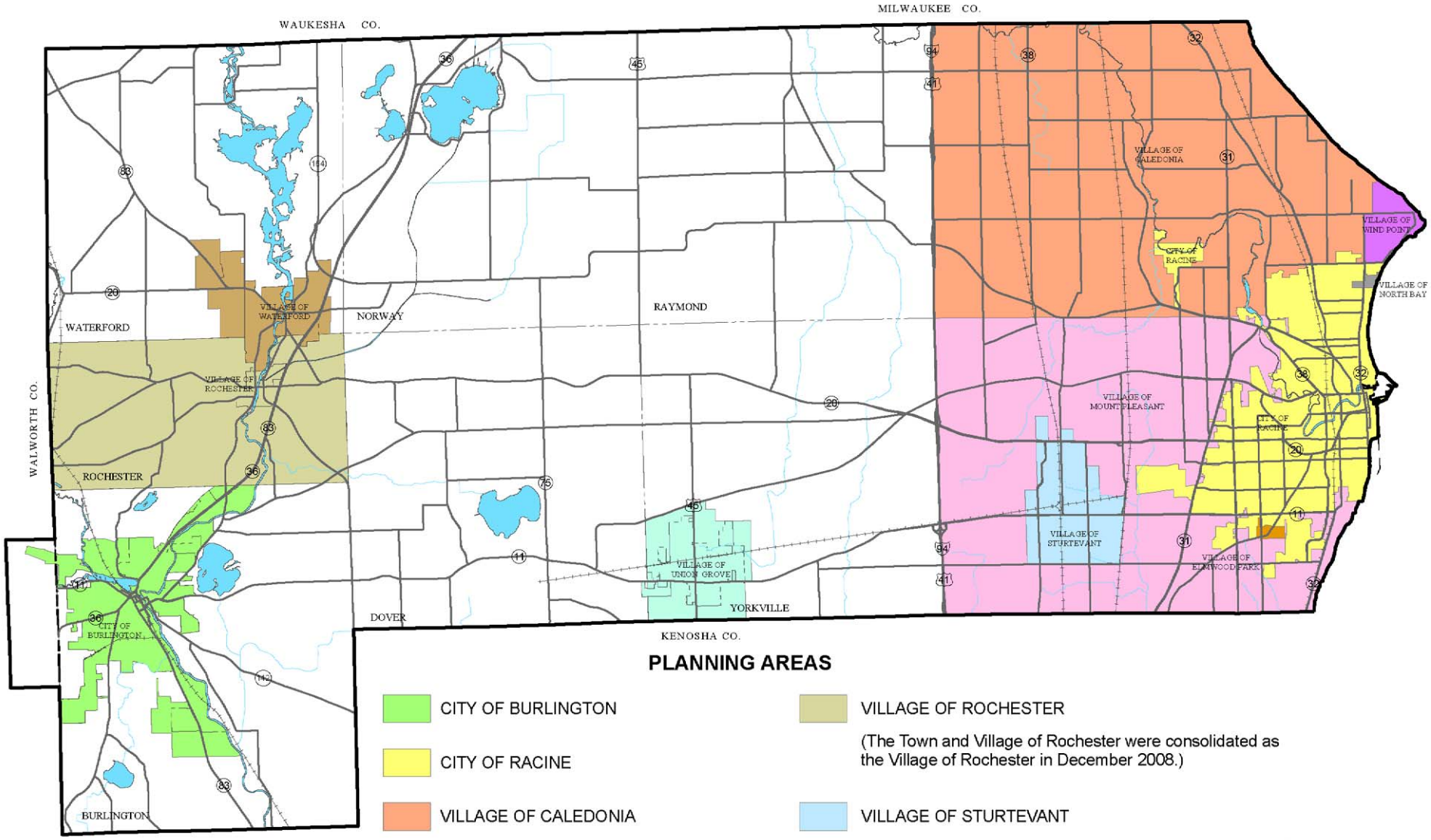
[d] *Includes prime agricultural lands.*

[e] *Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.*

Source: SEWRPC.

MAP IX-2

CITY AND VILLAGE PLANNING AREAS FOR THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035



PLANNING AREAS

- CITY OF BURLINGTON
- CITY OF RACINE
- VILLAGE OF CALEDONIA
- VILLAGE OF ELMWOOD PARK
- VILLAGE OF MOUNT PLEASANT
- VILLAGE OF NORTH BAY
- VILLAGE OF ROCHESTER

  (The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.)
- VILLAGE OF STURTEVANT
- VILLAGE OF UNION GROVE
- VILLAGE OF WATERFORD
- VILLAGE OF WIND POINT

N

0 1 2 3 Miles

Source: SEWRPC.

(This page intentionally left blank)

Chapter X

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ELEMENT

INTRODUCTION

The agricultural, natural, and cultural resources element, together with the land use element seeks to balance long term growth and development in the County with the environmental health, agricultural activities, and cultural history of the County. The preservation of these resources, to the extent possible, will help to maintain the overall quality of the environment of the County, to preserve the County's cultural and natural heritage and natural beauty, and to provide for continued opportunities for agricultural, recreational, and educational pursuits.

The agricultural, natural, and cultural resources element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (e) of the *Statutes* requires this element to compile goals, objectives, policies, and programs for the conservation and effective management of the following natural resources:

- Groundwater
- Forests
- Productive agricultural area
- Environmentally sensitive areas
- Threatened and endangered species
- Stream corridors
- Surface water
- Floodplains
- Wetlands
- Wildlife habitat
- Nonmetallic mineral resources
- Parks, open spaces, and recreational resources
- Historical and cultural resources
- Community design[1]

[1]*Community design recommendations are included in the Land Use Element (Chapter IX).*

In addition, the following comprehensive planning goals related to the agricultural, natural, and cultural resources element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:[2]

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Preservation of cultural, historic, and archaeological sites.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Element Format
This chapter is organized into the following five sections:

- Background Information on Agricultural, Natural, and Cultural Resources in Racine County;
- Public Input—Agricultural, Natural, and Cultural Resources Issues;
- Racine County Agricultural, Natural, and Cultural Resources Plan;
- Agricultural, Natural, and Cultural Resources Conservation Techniques; and
- Agricultural, Natural, and Cultural Resources Element Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES IN RACINE COUNTY

This section presents a summary of key background information that was considered in developing the agricultural, natural, and cultural resources element. Specifically, this section presents a summary description of existing agricultural, natural, and cultural resources in Racine County. A detailed description of existing resources in Racine County is presented in Chapter III of this report. As described in Chapter III, Racine County contains significant areas of valuable resources including large blocks of productive farmland, a variety of natural resource features including Lake Michigan, the Fox and Root River corridors, and numerous historic sites and features scattered across the County. A summary of the key resource base features follows:

- The majority of Racine County is covered by soils which are well suited for agricultural use—agricultural capability Class II soils, as identified by the U.S. Natural Resources Conservation Service (see Map III-1 in Chapter III).
- The Regional Planning Commission's land use inventory indicates that agricultural land encompassed about 195.5 square miles, or 57 percent of the Racine County planning area, in 2000 (see Map III-2 in Chapter III).
- The Federal Census of Agriculture indicates that there was a total of 631 farms in Racine County in 2002. The Census further reported that the total value of agricultural products sold in Racine County stood at $73.2 million in 2002. It is readily apparent from Census statistics that Racine County agriculture is diverse and traditional crops such as corn and vegetables, and specialty agriculture such as nurseries and greenhouses are important for the County's farm economy.

[2]*ChapterVIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- The physiography, topography, and geology of Racine County have been largely determined by glacial activity. The most substantial glacial deposits are 100 to 300 feet thick, and located in the central portion of the County (see Map III-6 in Chapter III).

- Racine County contains significant nonmetallic mineral resources in the form of crushed stone, building stone, sand, gravel, peat, and clay (see Maps III-10 and III-11 in Chapter III). There were 19 mining sites encompassing about 2,600 acres in Racine County in 2006 (see Map III-9 in Chapter III).

- Surface water resources, consisting of streams and lakes and their associated wetlands, and floodplains, form an important element of the natural resource base. Racine County contains approximately 101 miles of streams, 10 major lakes (lakes 50 acres or larger in size), 41.8 square miles of floodplains and 24.8 square miles of wetlands (see Map III-13 in Chapter III).

- Groundwater resources constitute another key element of the natural resource base. There are three major aquifers within Racine County—the surficial sand and gravel aquifer, the Niagara dolomite aquifer, and the deep aquifer. Groundwater not only sustains lake levels, wetlands, and stream flows, but also comprises a major source of water supply for domestic, municipal, and industrial water users.

- Woodlands, as identified in the Regional Planning Commission's land use inventory, encompassed about 19.8 square miles, or nearly 6 percent of Racine County, in 2000 (see Map III-15 in Chapter III).

- A comprehensive inventory of "natural areas" and "critical species habitat sites" in the Southeastern Wisconsin Region was completed by the Regional Planning Commission in 1994. The inventory identified the most significant remaining natural areas—essentially, remnants of pre-European settlement landscape. A total of 59 natural areas, encompassing 8.8 square miles, were identified in Racine County as part of the 1994 inventory (see Map III-16 in Chapter III). The 1994 inventory also identified 34 critical species habitat sites encompassing 1.9 square miles (see Map III-17 in Chapter III).

- The most important elements of the natural resource base and features closely related to that base—including wetlands, woodlands, prairies, wildlife habitat, major lakes and streams and associated shorelands and floodlands, and historic, scenic, and recreational sites—when combined result in essentially elongated patterns referred to by the Commission as "environmental corridors" (see Map III-18 in Chapter III). "Primary" environmental corridors, which are the longest and widest type of environmental corridor, are generally located in the Racine County planning area along major stream valleys, around major lakes, and along the Lake Michigan shoreline; they encompassed 35.5 square miles, or about 10.4 percent of the County planning area, in 2000. "Secondary" environmental corridors are generally located along small perennial and intermittent streams; they encompassed 12.0 square miles, or about 3.2 percent of the County planning area, in 2000. In addition to the environmental corridors, "isolated natural resource areas," consisting of small pockets of natural resource base elements separated physically from the environmental corridor network, have been identified. Widely scattered throughout the County, isolated natural resource areas encompassed about 12.9 square miles, or about 3.5 percent of the County planning area, in 2000.

- A comprehensive inventory park and open space sites was conducted as part of the comprehensive planning process. In 2007, Racine County owned 32 park and open space sites encompassing 2,720 acres; the State of Wisconsin owned 19 park and open space sites encompassing 3,406 acres; local units of government owned 229 park and open space sites encompassing 2,970 acres (see Maps III-19 and III-20 in Chapter III). In addition, there were 108 privately owned outdoor recreation and open space sites, encompassing a total of 2,630 acres, in Racine County in 2007 (see Map III-21 in Chapter III).

- In 2006, 40 individual sites and seven historic districts in Racine County were listed on the National Register of Historic Places (see Map III-23 in Chapter III).

PUBLIC INPUT—AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES ISSUES

The comprehensive plan should address key agricultural, natural, and cultural resources issues based upon the agricultural, natural, and cultural resources-related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of agricultural, natural, and cultural resources related issues to be addressed in this element. These issues include:

- The plan should strive to preserve rural and small town character.
- The plan should recognize the importance of balancing urban and rural land uses.
- The plan should strive to preserve open space land.
- The plan should strive to slow the loss of productive farmland and natural resources.
- The plan should seek to enable the continuation of farming as an important part of the County economy.
- The plan should encourage the implementation of financial tools and incentives to preserve agricultural and open space lands.
- The plan should seek to balance the preservation of open space lands with property rights.
- The plan should strive to protect wetlands, forest lands, areas of wildlife habitat, Lake Michigan, inland lakes, and park and open space lands.
- The plan should strive to protect surface water and ground water quality and quantity.
- The plan should strive to maintain the environmental health of the County.
- The plan should recognize and take into consideration the impacts of new developments on agricultural and open space lands and uses.
- The plan should strive to preserve cultural resources and historic sites and districts.

RACINE COUNTY AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES PLAN

The agricultural, natural, and cultural resources element is closely related to the land use element presented in the previous chapter. Many of the recommendations contained in the agricultural, natural, and cultural resources element are derived directly from the land use plan. The recommended land use plan for the Racine County planning area is presented graphically on Map IX-1 in Chapter IX and for individual communities in Appendix D. Quantitative data relative to the plan are provided in Table IX-1 in Chapter IX. Specific recommendations of the plan as related to agricultural, natural, and cultural resources are described below. Since natural and cultural resources exist in all areas of the County, plan recommendations related to these resources are applicable to all areas of the County. With respect to agricultural resources however, most agricultural lands, especially large blocks of farmland, are located west of IH 94. Consequently, plan recommendations with respect to agricultural resources have a greater implication on lands in the central and western portions of the County.

Agricultural Resources

The area of the Racine County planning area shown as “prime agricultural land” and “agricultural land, rural residential, and open land” on the County plan map (Map IX-1 in Chapter IX) are recommended to remain in essentially rural use—primarily agricultural use and rural density residential use.

Specifically, the plan recommends the following with respect to agricultural lands within the planning area:

1. The County plan recommends the preservation of prime agricultural lands—land best suited for agricultural use—as identified on the land use plan map in the Village of Mt. Pleasant and the Towns of Burlington and Waterford. Such lands, as shown on Map X-1, should be preserved for agricultural use, with residential development generally limited to no more than one dwelling unit per 20 acres in the Village of Mt. Pleasant and no more than one dwelling unit per 35 acres in the Towns of Burlington and Waterford.

2. The County plan encourages that agricultural lands not identified as “prime agricultural land”, continue in agricultural uses. In particular, the plan seeks to preserve, insofar as practicable, the most productive soils within these areas, namely U.S. Natural Resources and Conservation Service (NRCS) capability Class I, Class II, and Class III soils (see Map III-1 in Chapter III). This could be in the form of traditional agricultural use or alternative agricultural uses such as smaller hobby farms or specialty farms including community supported agricultural operations.
3. Agricultural lands in the planning area within planned sanitary sewer service areas would, as market demand dictates, be converted to urban uses during the planning period.
4. Nonprime agricultural lands outside of planned sanitary sewer service areas would continue in agriculture uses as noted above, or could accommodate rural residential development. The density of such developments vary somewhat from community to community and are detailed in the policies section of this chapter. The recommended rural residential densities increase the likelihood that suitable areas, with good soils and level topography, can be provided on each building site for proper location of private sewage disposal systems, wells, building pads, driveways, and other structures related to the basic residential use, without destruction or deterioration of the resource base or creation of other environmental problems. Rural density residential development is intended to reflect the overall density within the identified rural area and could be comprised of varying lot sizes, including existing substandard lots.

In addition to maintaining agricultural resources for future generations and the continued economic viability of working farms in Racine County, the preservation of agricultural land serves a number of other important public purposes. The preservation of farmlands helps prevent the creation of scattered, incomplete urban residential neighborhoods which are difficult to provide with basic public services and facilities, and can thus help to control local public expenditures. The preservation of farmland helps maintain the natural beauty and cultural heritage of the County, and helps avoid creating certain serious and costly development and environmental problems that are often attendant to scattered development.

The preservation of agricultural land, including prime agricultural land, remains a difficult and challenging issue, one that involves the balancing of land use objectives and the economic realities faced by farmers. Historically, efforts to ensure the preservation of farmland within the County have relied on zoning and other land use controls. Mechanisms designed to compensate landowners for committing their land to agricultural use—such as the purchase or transfer of development rights—have not yet been widely embraced within the County and Region. Programs available to help meet the goals and objectives of the plan with respect to agricultural lands are described later in the chapter.

The plan recommendations for nonprime farmland are intended to provide the opportunity for some development, with potential significant economic return, in a manner that is consistent with location in a rural area. Where rural residential development is accommodated, the plan encourages the use of conservation subdivision designs. Conservation subdivision designs are described later in this chapter.

As indicated in Table IX-1 in Chapter IX, agricultural lands, rural residential, and open lands in the Racine County planning area totaled about 214.4 square miles, or about 63 percent of the Racine County planning area, in 2000. By the year 2035, these lands within the planning area are anticipated to decrease by about 49.6 square miles, or about 23 percent, and thus, by the year 2035, these lands would total about 164.7 square miles, or about 48 percent of the planning area. Of the remaining agricultural land, about 31.9 square miles, or 19 percent are identified as prime agricultural land to be preserved.

Natural Resources

Environmental Corridors and Isolated Natural Resource Areas

The most important elements of the natural resource base of the Region, including the best remaining woodlands, wetlands, prairies, wildlife habitat, surface water and associated shorelands and floodlands, and related features, including existing park and open space sites, scenic views, and natural areas and critical species habitat sites,

occur in linear patterns in the landscape, termed "environmental corridors." The most important of these have been identified as "primary environmental corridors," which are by definition at least two miles long, 200 feet wide, and 400 acres in area. As shown on Map IX-1 in Chapter IX, primary environmental corridors in the Racine County planning area are generally located along major stream valleys, around major lakes, and along the Lake Michigan shoreline. The County plan recommends the preservation of primary environmental corridors in essentially natural, open use. The preservation of these corridors is considered essential to the overall environmental quality of the County and the maintenance of its unique cultural and natural heritage and natural beauty. Because these corridors are generally poorly suited for urban development owing to soil limitations, steep slopes, or flooding potential, their preservation will also help to avoid the creation of new environmental and developmental problems.

In addition to primary environmental corridors, other concentrations of natural resources—referred to as "secondary environmental corridors" and "isolated natural resource areas"—have been identified as warranting strong consideration for preservation (see Map IX-1 in Chapter IX). Secondary environmental corridors contain a variety of resource features and are by definition at least one mile long and 100 acres in area. Isolated natural resource areas are concentrations of natural resources of at least five acres in size that have been separated from the environmental corridor network by urban or agricultural use. The County plan recommends that these areas be considered for preservation as the process of urban and rural development proceeds based upon local needs and concerns. While secondary environmental corridors and isolated natural resource areas may serve as an attractive setting for well-planned rural residential developments, they also can provide cost effective sites for drainageways, and stormwater detention basins, and can provide needed open space in developing urban areas.

The plan recognizes that certain development may be accommodated in such areas without jeopardizing their overall integrity. Guidelines pertaining to such development within environmental corridors are presented in Table X-1. The guidelines recognize that certain transportation and utility uses may of necessity have to be located within such areas and that limited residential and recreational uses may be accommodated in such areas. Under these guidelines, residential development in environmental corridors would be limited to upland environmental corridors at an overall density of no more than one dwelling unit per five acres of upland resources. Conservation subdivision designs are strongly encouraged where such rural density residential development is accommodated. Under the guidelines, in lieu of rural density residential development, up to 10 percent of the upland corridor area may be disturbed in order to accommodate urban-density residential, commercial, industrial, or other urban development.

Under the County plan, the existing (year 2000) configuration of environmental corridors and isolated natural resource areas would be modified slightly. These modifications include minor deletions attendant to prior local commitments to development, along with certain additions. The additions include currently farmed floodplains adjacent to existing environmental corridors within planned urban service areas that may be expected to revert to more natural conditions over time and become part of the corridor. The additions also include certain other open lands that are envisioned to revert to more natural conditions and become part of the environmental corridor as proposed in the Racine County park and open space plan.

As indicated in Table IX-1 in Chapter IX, under the County plan, primary environmental corridors in the Racine County planning area would encompass about 36.7 square miles, or 11 percent of the planning area, in 2035. This represents a net increase of 1.6 square miles, or 5 percent, over the existing 2000 area. Secondary environmental corridors would encompass 11.2 square miles in 2035, a net increase of about one square mile, or 8 percent, over 2000. Isolated natural resource areas would encompass about 12 square miles in 2035, about the same as in 2000.

The County plan supports carefully planned efforts to restore farmland and open space to more natural conditions, resulting in the re-establishment of wetlands, woodlands, prairies, grasslands, and forest interiors. Such efforts could expand the environmental corridor network in the County. The results of such restoration efforts would be reflected in future generations of the County plan.

Park and Open Space Sites

The plan recommends the following with respect to park and open space sites within the planning area:

1. The County plan recommends that all remaining natural areas and critical species habitat sites identified in the regional natural areas and critical species habitat protection and management plan be preserved. Natural areas are tracts of land or water that contain plant and animal communities believed to be representative of the pre-European-settlement landscape; critical species habitat sites are other areas that support endangered, threatened, or rare plant or animal species. The location of these sites within the Racine County is shown on Maps III-16 and III-17 in Chapter III of this report. Almost all of the natural area and critical species habitat sites are located within environmental corridors or isolated natural resource areas.
2. It is advised that the recommendations of the Racine County park and open space plan be taken into consideration during the planning period. The County park and open space plan contains recommendations for County park facilities as well as recommendations for the long term preservation of environmentally sensitive lands and adjacent open space lands. The recommended open space element of the County plan is shown on Map X-2. As shown on Map X-2, the plan contains specific recommendations for the preservation and protection of open space lands through public ownership, private conservation organization ownership, and through the use of public land use regulation.
3. The County plan recommends that new community and neighborhood parks be provided as necessary in developing areas as identified in local park and open space plans.

Stormwater Drainage

Stormwater drainage in Racine County is provided by natural drainage ways; agricultural drainage ditches; farm drain tiles; and engineered stormwater management systems, which may include detention basins, infiltration facilities, storm sewers, culverts, and roadside ditches and swales. The preservation and protection of environmental corridors and isolated natural resources associated with rivers, streams, and lakes will facilitate the maintenance of the natural drainage ways in Racine County. As noted above, stormwater drainage in rural parts of the County is also provided through agricultural drainage ditches and farm drain tiles. As identified by the U.S. Natural Resources Conservation Service, about 150.8 square miles, or 44 percent of Racine County, consists of soils that are considered somewhat poorly, poorly, or very poorly drained. These are areas where water infiltrates so slowly that it may remain at or near the ground surface for long periods of time. In many areas of Racine County these naturally poorly drained areas have had the drainage improved through agricultural drainage ways and farm drain tiles. This has allowed such land to be used for productive agricultural purposes. Over time, the long term maintenance of these manmade drainage ways has become an increasing concern. Agricultural drainage ways that are not properly maintained and farm drain tiles that have accidently or intentionally broken can have a negative impact on areas long established for agricultural uses.

For the long term protection of existing natural resources and urban and agricultural land uses, local units of government should consider the development of stormwater management plans and the creation of stormwater utility districts or farmland drainage districts, as appropriate. These districts have the authority to carry out tasks necessary for the maintenance of stormwater drainage systems. Implementation of these recommendations should include the following key elements:

- Significant public input-Input from members of the community and adjacent communities is crucial to ensure the benefits to the area are understood and that the needs and desires of the community(s) are considered.
- Existing flood/drainage problems-Specific problem areas should be identified and solution strategies developed.
- Technical data and staff-Detailed data with respect to soils, the existing drainage system, floodlands, rainfall, and runoff should be taken into consideration along with the assistance of experts in the field, including planners, engineers, and hydrologists.
- Watershed/subwatershed/subbasin approach-The area studied should be based on logical surface water runoff units such as subbasins, subwatersheds, or watersheds (in order of increasing relative size) to ensure community wide or multi-jurisdictional long term benefits.

- Regulations-Ordinances associated with stormwater management should be adopted by the County or local unit of government. These should include ordinances based on State regulations and standards with respect to stormwater management.

The implementation of these recommendations should result in a stormwater management system which reduces the exposure of people to drainage-related inconvenience and to health and safety hazards and which reduces the exposure of real and personal property damage through inundation resulting from flooding and inadequate stormwater drainage.

Groundwater Resources

Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of contamination and over-usage. The vulnerability of groundwater to contamination is a combination of several factors, including soil type, subsurface material characteristics, and depth to groundwater levels. Thus, land use planning must appropriately consider the potential impacts of urban and rural development on this important resource.

Recharge of the aquifers underlying Racine County is derived largely by precipitation. Areas of groundwater recharge are shown on Map X-3. The map identifies areas based upon the rate of annual groundwater recharge from precipitation in the planning area. The protection of recharge areas classified as having a high or very high recharge potential is particularly important in the long term protection and preservation of groundwater resources in Racine County. The protection of these areas may be expected to be largely achieved through the implementation of the County 2035 land use plan since that plan recommends preservation of the environmental corridors, isolated natural resource areas, and prime and other agricultural and open areas of the County planning area. About 74 percent of the highly rated groundwater recharge areas and about 64 percent of the very highly rated recharge areas may be expected to be maintained by inclusion in the environmental corridors, isolated natural resource areas, prime agricultural, and agricultural, rural residential and open land areas of the County land use plan. In addition, the use of low impact development designs, cluster developments, and other sustainable development designs have the potential to effectively maintain infiltration capabilities in urban areas.

Nonmetallic Mineral Resources

Nonmetallic minerals, including sand, gravel, stone, peat, and clay, have significant commercial value and are an important economic source of construction materials needed for the continued development of Racine County and the Region and for the maintenance of the existing infrastructure. Permitting urban or rural development of lands overlying these resources, or in close proximity to these resources may make it impossible to utilize such resources economically in the future. This could result in shortages and concomitant increases in the costs of those materials.

The plan recommends the following with respect to nonmetallic mineral resources within the planning area:

1. There are several existing mining operations located in the County planning area (see Map III-9 in Chapter III). The plan recognizes the continued operation of these facilities, as well as the possible expansion of such facilities to adjacent lands subject to appropriate zoning and State and County regulations.

2. Racine County has significant potential for commercially workable sources of nonmetallic mineral resources, as described in Chapter III of this report. It must be recognized that there will continue to be a need for sand, gravel, stone, and clay for public works and development projects in the urbanizing County and Region. Decisions regarding future land development should take into consideration the location of mineral resources. Much of the area underlain by such deposits has been identified on Map IX-1 in Chapter IX as agricultural land. Maintenance of these agricultural lands in open uses would ensure the availability of lands for future mineral extraction purposes.

While extractive operations may cover increased acreage, on-going restoration of areas mined is expected to keep the active mining area from increasing significantly from its present level and land which has been mined is expected to be returned to useable open space.

Cultural Resources
Cultural resources provide the County and each of its communities with a sense of heritage, identity, and civic pride. These resources include historic buildings, structures, sites, and districts, archaeological sites and museums. These resources are described in Chapter III of this report. The protection, development, and enhancement of cultural opportunities and activities are important to Racine County, and are viewed as a way to enhance tourism as well as maintain and improve the overall quality of life in Racine County.

The plan recommends the following with respect to cultural resources within the planning area:

1. Preserve, protect, and maintain historic sites and districts in Racine County. This includes sites and districts listed on the National and State Registers, local historic markers, and sites listed on the Wisconsin Architecture and History Inventory.
2. Continue efforts that serve to archive important information and materials related to County and local history. This includes the continuation and creation of local landmarks and historic preservation committees and local historical societies and museums.
3. Preserve, protect, and maintain archaeological sites in Racine County. Like historic sites and districts, these sites increase the understanding and awareness of the past and provide for economic opportunities through tourism if properly identified and preserved.
4. Preserve, protect, and maintain older agricultural structures that reflect the historic rural character and farming heritage of Racine County and its communities. This could include features such as farmsteads, barns, silos, fences, and rock walls.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES CONSERVATION TECHNIQUES

While it is expected that Federal, State, County, and local public land use regulations will serve as an important tool in achieving plan recommendations with respect to the preservation and protection of agricultural, natural and cultural resources, other conservation techniques that have proven successful in other communities in Wisconsin and across the nation experiencing development pressures may have relevance for Racine County communities. These include, but are not limited to conservation easements, conservation subdivision design, lot averaging, purchase of development rights, and transfer of development rights. Other resource conservation techniques are discussed in Chapters IX and XIII of this report.

Conservation Easements
A conservation easement is a legally recorded agreement of deed restrictions that landowners voluntarily place on their property to protect agricultural, natural, or cultural resources, such as farmland, water resources, open space, wildlife habitat, or historic sites, by prohibiting specified uses. For example, most agricultural easements restrict uses other than those associated with agricultural practices, such as residential, commercial, or industrial uses. Lands remain on the tax rolls, sometimes at a reduced rate. Easements can be acquired through less-than-fee-simple interest or through donations to either a governmental unit or a qualified conservation organization such as a land trust (i.e. the Racine/Kenosha Land Trust) to monitor and enforce the restrictions set forth in the easement. In return, landowners can receive tax benefits for granting easements.

Usually, the terms of an easement are specific and include instructions on allowable uses on the property and the time period set for the easement. Although most conservation easements are permanent, some impose restrictions for a specified number of years. The easement also legally binds future landowners to the terms set forth in the legally recorded easement attached to the land.

Conservation Subdivisions
Conservation subdivision design, sometimes referred to as cluster development design, involves the grouping of dwellings on a portion of a development parcel in order to preserve the remainder of the parcel in open space. Management options for the open space areas include, among others, preservation of existing natural features, restoration of natural conditions, and continued agricultural use. The open space may be owned by a homeowners association, the local municipality or County, the State, a land trust or other private conservation organization, or the original landowner. Conservation easements and attendant deed restrictions should be used to protect the common open space from future conversion to more intensive uses.

In comparison to conventional subdivision designs, conservation subdivisions afford greater opportunity for preserving open space and maintaining the natural resources of the parcel being developed as illustrated in Figures X-1 and X-2. When properly designed, the visual impact of new residential development from surrounding streets and adjoining parcels can be minimized and significant natural features and agricultural lands can be protected from development. Infrastructure installation and maintenance costs may be reduced due to shortened street and utility lengths.

Lot Averaging
In some cases it may be determined that a cluster development is not appropriate for a particular parcel. In other cases, the community may be uncomfortable with the idea of joint ownership of common open space. In such cases, the community concerned could consider allowing lot averaging as a means of preserving rural areas, as illustrated in Figure X-3. Maintaining an overall rural density, the lot sizes would be permitted to vary as long as the lot area that is taken from one lot is transferred to one or more other lots, so that a minimum "average" lot size required by the zoning ordinance is maintained within the development site concerned. Lots within the development larger than the minimum lot size required by the zoning ordinance would be deed restricted to prevent further division. Although no common open space is created, the advantage of lot averaging is flexibility of site design and the ability to concentrate some of the permitted dwellings on smaller lots in certain areas of the development parcel while the remaining dwellings would be located on a few larger lots. Alternatively, a large parcel could be maintained in agricultural use with smaller lots developed with homes. Features of the rural landscape or environmentally sensitive areas can be preserved, albeit on private lots.

Purchase of Development Rights (PDR)
Purchase-of-development-rights programs, or "PDR" programs, represent another potential means to ensure the preservation of agricultural lands as well as other natural areas and open space. Under a PDR program, landowners are compensated for permanently committing their land to agricultural and open space use. Deed restrictions or easements are used to ensure that the lands concerned remain in agricultural or other open space use. Such restrictions are attached to the land and remain in effect regardless of future sale or other transfer of the land.

PDR programs may be administered and funded by State, county, or local units of government, land trusts and other private organizations, or combinations of these. The amounts paid to farmland owners under PDR programs may be calculated on the basis of the number of dwelling units permitted under existing zoning, on the basis of the difference between the market value of the land and its value solely for agricultural purposes, or on some other basis.

PDR programs provide assurance that farmland will be permanently retained in open use. Landowners receive a potentially substantial cash payment while retaining all other rights to the land, including the right to continue farming. The money paid to the landowner may be used for any purpose, such as debt reduction, capital improvement to the farm, or retirement income. Lands included in a PDR program remain on the tax roll and continue to generate property taxes. Since the land remains in private ownership, the public sector does not incur any land management responsibilities.

PDR programs have not been widely embraced within the Region to this point. The primary drawback of PDR programs is the potentially high cost. Given the attendant costs, PDR programs should be strategically targeted

toward agricultural lands where long-term preservation is particularly important. A PDR program could, for example, be directed at existing farmland surrounding a public nature preserve or major park in order to ensure a permanent open space buffer around the park or nature preserve.

Transfer of Development Rights (TDR)
Under transfer-of-development-rights programs, or "TDR" programs, the right to develop a specified number of dwelling units under existing zoning may be transferred from one parcel, which would be maintained in open space use, to a different parcel, where the number of dwelling units permitted would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner; when the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. In either case, the result is a shift in density away from areas proposed to be maintained in farming or other open use toward areas recommended for development. The transfer of development rights may be permanent or may be for a specific period of time or set of conditions.

The transfer of development rights may be implemented only if authorized under county or local zoning. To enable the transfer of development rights, the zoning ordinance must establish procedures by which the TDR technique will be administered, including the formula for calculating the number of residential dwelling units which may be transferred from the "sending" area to the "receiving" area. The zoning district map must identify the sending and receiving areas, or at least identify the districts within which development rights can be transferred from one parcel to another.

While the creation and administration of a TDR program is somewhat complicated, the technique remains a potentially effective means for preserving open space and maintaining rural densities, while directing development to areas where it may best be accommodated.

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The agricultural, natural, and cultural resources element goals and objectives, along with the implementing policies and programs were developed based upon consideration of the recommendations of regional, County, and local plans, the agricultural, natural, and cultural resources data inventoried in Chapter III, meetings with local officials, and the results of the public participation process including input from the advisory committee, public opinion survey and SWOT analyses.

The following County agricultural, natural, and cultural resources related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Agricultural, Natural, and Cultural Resources Goals

Goal X-1: Maintain the agricultural base, preserving productive farmland and environmentally sensitive areas.

Goal X-2: Maintain the environmental assets of the community and develop methods to protect and preserve valuable natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.

Goal X-3: Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreation activities.

Goal X-4: Protect and enhance cultural structures, historic sites and districts, and archaeological sites.

Goal X-5: Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.

Goal X-6: Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.

Racine County Agricultural Resources Objectives

- Preserve the most productive farmlands within Racine County—lands covered by NRCS capability Class I, Class II, and Class III soils—to provide an agricultural reserve for future generations, to protect the agricultural economy of Racine County, and to preserve the rural character of its farming areas.
- Preserve areas of prime agricultural soils—NRCS capability Class I, Class II, and Class III soils—in Racine County.
- Retain, identify, and encourage desirable and sustainable agri-businesses.
- Reduce farmland erosion and sustain and increase farmland productivity through the utilization of soil conservation practices.

Racine County Natural Resources Objectives

- Preserve the remaining primary environmental corridor lands in Racine County and, to the extent practicable, preserve the remaining secondary environmental corridor lands and isolated natural resource areas in Racine County in order to maintain the overall quality of the environment; to provide opportunities for recreational and educational activities; and to avoid serious environmental and developmental problems.
- Preserve the remaining natural areas and critical species habitat sites in Racine County.
- Preserve surface and groundwater quality and quantity in Racine County.
- Protect floodplains from incompatible land uses.
- Protect natural and manmade/engineered drainage ways in the County to minimize the impacts of stormwater runoff on existing natural resources and urban and agricultural land uses.
- Protect Lake Michigan's water quality and shoreline, including Lake Michigan bluffs.
- Preserve habitat for native plants and wildlife thereby preserving the biodiversity of Racine County.
- Preserve significant geological sites in Racine County.
- Preserve the natural character and vistas in Racine County.
- Preserve open spaces and natural resources as part of future development proposals in the County.
- Provide a comprehensive system of parks and open spaces within Racine County to enhance the quality of the environment and life.
- Provide County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities.
- Ensure an adequate supply of nonmetallic resources at a reasonable cost for new construction and maintenance of existing infrastructure in the future through wise management of such resources in Racine County.

Racine County Cultural Resources Objectives

- Preserve and enhance the archaeological, historic and cultural resources and character of Racine County.
- Preserve archaeological and historical resources that contribute to Racine County's heritage.
- Preserve archaeological and historical resources that contribute to Racine County's distinct urban, rural, and small town characteristics.
- Preserve archaeological, historical, and cultural resources that contribute to tourism and educational opportunities in Racine County.

Racine County Agricultural Resources Policies and Programs

- Protect farmland identified as prime agricultural land on Map IX-1 in Chapter IX. Such land should be preserved for agriculture use, with residential development generally limited to no more than one dwelling unit per 20 acres in the Village of Mt. Pleasant and no more than one dwelling unit per 35 acres in the Towns of Burlington and Waterford.
- For agricultural lands not identified as "prime agricultural land", encourage the continuation of agricultural uses. In particular, the plan seeks to preserve, insofar as practicable, the most productive soils within these areas, namely NRCS capability Class I, Class II, and Class III soils. This could be in the form of traditional agricultural use or alternative agricultural uses such as smaller hobby farms or specialty farms including community supported agricultural operations.
- Where feasible, require new homes and other buildings to be located in areas that would have minimal impacts on the natural, scenic, and cultural resources of the site, to minimize impacts on adjacent agriculture land and avoid conflicts with agricultural practices, and that would not adversely impact the surface water drainage of the area.
- In areas of nonprime agriculture land outside of planned sanitary sewer service areas, where it is determined by the County and local unit of government that residential development could be accommodated, such development should be limited to rural residential development. Rural residential development at a density of no more than one dwelling unit per five acres would be allowed in the Village of Caledonia and the Towns of Burlington, Raymond (one dwelling unit per six acres if a conservation subdivision design is utilized) and Waterford. Rural residential development at a density of no more than one dwelling unit per three acres would be allowed in the Towns of Dover, Norway, Rochester and Yorkville.
- Encourage the use of conservation subdivision designs for new rural residential developments with an emphasis on clustering home sites not covered by NRCS capability Class I, Class II, and Class III soils.
- For rural developments that utilize conservation subdivision designs, consider a minimum of 50 percent of the development parcel to be permanently maintained in open space or agricultural uses. Racine County and its' communities should be encouraged to exceed the minimum open space requirements where feasible. An ordinance for conservation subdivision design should include the minimum open space requirements and define specific lands that can be counted toward the open space requirements. Generally, open space should be defined as undeveloped land consisting of agricultural land, woodlands, wetlands, waterways, floodlands, wildlife habitat, environmental corridors and isolated natural resource areas, significant historic or archaeological sites, and areas of steep slopes.
- Farmlands in planned sanitary sewer service areas should be encouraged to remain in agricultural use until public sewer service is extended to the parcel.
- Protect agricultural infrastructure in Racine County to support farm operations.
- Encourage niche farming operations in Racine County, such as organic farms, orchards, and landscape nurseries, and other community supported agriculture.
- Support local government efforts to preserve farmlands, such Community Effort to Save Agricultural and Environmental Land (CETSAEL) established by the Town of Rochester.
- Support implementation of the Working Lands Initiative recommendation to establish working land enterprise areas outside of planned sewer service areas. As proposed in the Working Lands Initiative Final Report (August 2006), Working Lands Enterprise Areas would cluster active farms and slow farmland conversion by preventing annexations within enterprise areas and targeting funding and other resources, such as a recommended State Purchase of Development Rights program, to farms within enterprise areas.
- Encourage the use of development transitions between urban development (served with sanitary sewer) and agricultural areas using, where practicable, open space development concepts such as cluster development as the transition development.

- Encourage the development of boundary agreements between towns and adjacent cities and villages to limit the conversion of farmland to urban uses.
- Encourage denser, more compact development within urban service areas to minimize the development of farmland.
- Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long term land use objectives.
- Encourage development of streets, highways, and utilities in a manner that minimizes disruption of productive farmlands.
- Discourage development that is incompatible with agricultural uses.
- Implement strategies regarding soil sustainability and sedimentation as recommended in SEWRPC Community Assistance Planning Report No. 259, *A Land and Water Resource Management Plan for Racine County: 2008-2012* and subsequent updates.
- Continue to update the County's land and water resource management plan every five years.
- Encourage wise soil management practices to protect farmland for continued agricultural use.
- Encourage the use of Best Management Practices (BMPs) by farmers.
- Continue to support the Racine County Land Conservation Division (LCD) in its efforts to protect and improve land and water resources, implement recommendations set forth in the County land and water resource management plan, providing technical assistance on controlling soil erosion and water pollution, and implementing and administering County and State soil and water conservation programs.
- Support educational programs that distribute educational materials regarding farming techniques that support soil conservation such as no till and zone tilling farming, contour stripping, grass waterways, terracing, crop rotation, and nutrient management through soil sampling. The educational programs should include UW-Extension, local governments and individual farmers and should include information and application assistance for Federal and State programs to implement farming practices that promote soil conservation.
- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to protect the agricultural uses identified on Map IX-1.
- Zoning ordinances should be reviewed, and if necessary, revised to allow produce stands, bed-and-breakfast establishments, and other types of home occupations or "home-based" businesses on farms to help supplement farming incomes. Incentives for activities such as produce stands and farmers markets through an expedited permitting process and reduced permitting fees should also be considered.
- County and local governments should continue to participate in and support the Wisconsin Farmland Preservation Program which provides income tax credits to eligible farmland owners.
- Study and develop a TDR program and/or a PDR program for local and County government use that focuses on the protection of agricultural areas.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.
- Work with the Kenosha/Racine Land Trust (K/RLT) and other land trusts to protect productive agricultural lands through PDR, easements, and/or land purchases.
- Update the Racine County Farmland Preservation Plan and any changes to the Wisconsin Farmland Preservation Program approved by the State Legislature in response to the Working Lands Initiative report. Encourage local governments to participate in developing and implementing the updated County Farmland Preservation Plan.

- Work cooperatively with appropriate State and Federal agencies to identify programs, grants, and tax credits that are available to help fund the implementation of the agricultural resources element of the comprehensive plan.
- Support economic initiatives to ensure farming remains viable in Racine County, including agri-tourism and direct marketing of farm products.

Racine County Natural Resources Policies and Programs

- Encourage development to occur in areas outside of environmental corridors, isolated natural resource areas, natural areas, floodplains, wetlands, and critical species habitat sites in Racine County. Uses considered compatible with environmental corridors and isolated natural resource areas, and guidelines for such uses, are provided in Table X-1. Figures X-4 and X-5 illustrate and recommend use of open space and conservation designs concepts if development is allowed on lands containing environmentally sensitive features.
- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to protect the primary environmental corridors identified on Map IX-1.
- Based on local needs and concerns, review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to protect the secondary environmental corridors and isolated natural resources identified on Map IX-1.
- Encourage the protection of environmental corridors, natural areas, and critical species habitat sites through public and non-profit conservation organization (NCOs) fee simple purchase and conservation easements.
- Implement strategies regarding the preservation and protection of environmental corridors, natural areas, and critical species habitat sites recommended in the County land and water resource management plan, and the Racine County park and open space plan, including updates to the plans.
- Continue to support the Racine County Land Conservation Division (LCD) in its efforts to: protect and improve land and water resources; implement recommendations set forth in the County land and water resource management plan; provide technical assistance on controlling soil erosion and water pollution; and implementing and administering County and State soil and water conservation programs.
- Implement strategies regarding the protection and restoration of wetlands, stream corridors, floodplain areas, the Lake Michigan shoreline and bluff, and protection of natural systems, pollution reduction and control, and protection of public safety and public recreation and access recommended in the County land and water resource management plan.
- Implement the recommendations for acquisition and management of natural areas, critical species habitat sites, and significant geological areas as set forth in the regional natural areas plan.
- Encourage the preservation of natural resources outside the environmental corridor network.
- Amend the Town of Raymond land division ordinance to protect drainage way buffers as identified on the land use plan map for the Town.
- Develop and implement programs to control and reduce the spread of invasive species in Racine County.
- Consider the development of local ordinances that protect existing trees in urban areas, especially along streets.
- Continue to administer and enforce existing Federal, State, County, and local regulations that protect wetlands, woodlands, floodlands, surface water, and groundwater resources.
- Implement the recommendations of the Racine County park and open space plan and any subsequent updates.
- Consider the preparation and implementation of local park and open space plans.

- Update County and local park and open space plans as necessary to maintain eligibility for Wisconsin Department of Natural Resources Stewardship funding.
- Support, and, where applicable, implement sanitary sewer and stormwater management standards recommended in the regional water quality management plan update and subsequent amendments.
- Continue to partner with appropriate Federal, State, and NCOs to promote natural resource enhancements and restorations in Racine County.
- Support carefully planned efforts to restore open space lands to more natural conditions that could result in the expansion of the environmental corridor network. This should include linkages between existing environmental corridors and isolated natural resources, especially those areas that are identified in local and neighborhood land use plans.
- Develop an incentive program to promote the use of BMPs and new technologies to improve water quality and to reduce stormwater runoff, such as rain gardens and permeable pavement.
- Support educational programs that distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, planned unit developments, conservation subdivision designs, and PDR/TDR programs, and promote the benefits of natural resources and the need to protect them from degradation. The educational programs should include UW-Extension, local governments, NCOs, and individual landowners, and should include information and application assistance for Federal and State programs to implement natural resource management and conservation activity.
- Study and develop a TDR program and/or a PDR program for local and County government use that focuses on the protection of natural resource areas. This program may be implemented in association with an agricultural TDR/PDR program.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.
- Study the potential to establish a development-funded open space preservation program.
- Work with the Kenosha/Racine Land Trust and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites through PDR, easements, and/or land purchases.
- Support local government efforts to preserve farmlands, such as Community Effort to Save Agricultural and Environmental Land (CETSAEL) established by the Town of Rochester.
- Work cooperatively with appropriate State and Federal agencies to identify programs, grants, and tax credits that are available to help fund the implementation of the natural resources element of the comprehensive plan.
- Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.
- Support the development of land use patterns that minimize potential adverse impacts on surface and groundwater resources and that are sustainable relative to the long term water supply needs of the County.
- Retain areas shown on Map X-3 as having high or very high potential for groundwater recharge in rural land uses in order to preserve the recharge potential.
- Consider the development of a Countywide mapping program to identify and map existing farm drain tiles as recommended in the *Racine County Updated Land Records Modernization Plan: 1999*, dated August 1999.
- Encourage the expansion, creation, and maintenance of stormwater utility districts and farmland drainage districts in the County and utilize the authority granted to them to maintain drainage systems and control flooding.

- Establish ordinances associated with stormwater utility districts and farmland drainage districts.
- Develop local ordinances that require landowners to maintain drainage systems on individual properties and that in lieu of landowner compliance with the ordinance, grant the local municipality the authority to repair and maintain drainage systems at the landowners expense.
- Prepare, update, and implement comprehensive stormwater management plans on a watershed, or subwatershed, basis to facilitate the implementation of the Racine County land and water resource management plan and the regional water quality management plan.
- Encourage the preparation of multi-jurisdictional stormwater management plans, including communities in counties adjacent to Racine County.
- Capitalize on natural and recreational tourism amenities.
- Support the development of land use patterns and regulations to effectively meet the nonmetallic needs of the county while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents and without adversely impacting or destroying environmental corridors and isolated natural resource areas.
- Encourage full exploitation of existing and future mining sites, in accordance with approved reclamation plans without adversely impacting or destroying environmental corridors and isolated natural resource areas.
- For future sites or the expansion of existing mining sites, promote the expansion as close as possible or adjacent to existing sites. Where a new site is not adjacent to an existing site, allow for the transportation of raw material to an existing site for processing where possible.
- Continue to enforce the County nonmetallic mining reclamation ordinance.
- The County and local governments should work cooperatively with aggregate producers to identify suitable areas with commercially viable sources of nonmetallic resources. Ideally, suitable areas should be located in sparsely populated areas and not have significant impacts on environmental corridors and isolated natural resource areas.

Racine County Cultural Resources Policies and Programs

- Preserve historic structures, sites, and districts that have been listed on the National and/or State Registers of Historic Places.
- Encourage the preservation of local landmarks.
- Encourage the preservation of historical resources that contribute to the heritage and economy of Racine County, but have not yet been recognized or designated by a Federal, State, or local unit of government.
- Preserve known archaeological sites in Racine County, as well as any new sites that may be discovered in the future.
- Encourage development and redevelopment that is sensitive to the preservation of archaeological, historic, and cultural features, and is compatible with such uses.
- Encourage new development and redevelopment that is compatible with the existing historic and cultural character of neighborhoods and downtowns.
- Encourage the development of site and architectural design guidelines that preserve the aesthetics that contribute to the County's rural and small town character.
- Encourage the preservation and reuse of older structures that reflect the historic rural character of Racine County such as farmsteads, barns, silos, fences, rock walls, and similar structures.
- Consider the development of model archaeological and historic preservation ordinances to help guide the County and its communities in their efforts to protect and preserve such areas.

- Continue to support the institutional framework for historic preservation, such as local landmark commissions, historical societies, and museums.
- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to promote the protection, reuse, and rehabilitation of historic structures.
- As appropriate, Racine County, local units of government, chambers of commerce, local historical societies, and private organizations should work cooperatively to promote archaeological, historic, and cultural resources with respect to tourism and educational opportunities.
- Work cooperatively with appropriate State and Federal agencies to identify programs, grants, and tax credits that are available to help fund the implementation of the cultural resources element of the comprehensive plan.

Racine County Agricultural, Natural, and Cultural Resources Financial and Technical Assistance Programs

Various types of financial and technical assistance programs are available from Federal, State, and County agencies to protect agricultural, natural, and cultural resources. Although there are numerous programs offered by a wide variety of public agencies, the most significant agencies that provide the majority of conservation and preservation programs include the Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS); the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP); the Wisconsin Department of Natural Resources (DNR); the National Parks Service (NPS); and the Wisconsin State Historical Society (WSHS). As noted earlier in this chapter, the agricultural, natural, and cultural resources element is closely related to the land use element. Consequently, many of the programs described in this section are also applicable to the implementation of the land use element recommendations.

Programs that focus on agricultural and natural resources include the Wisconsin Farmland Preservation Program, Soil and Water Resource Management Program (SWRM), Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP), and the Wetland Reserve Program (WRP). Federal and State programs are also available to help County and local governments and nonprofit conservation organizations (NCOs) acquire park and open space lands, and to help County and local governments provide recreational facilities, including bicycle and pedestrian facilities.

Most programs that assist in cultural preservation primarily provide assistance for the restoration of historic buildings, districts, and landmarks through preservation tax credits, grants, loans, or restoration guidance. In Wisconsin, the WSHS provides assistance for properties designated as either State or Federal historic places, such as those listed on the State or National Registers of Historic Places. Also, the National Trust for Historic Preservation, a private non-profit organization, provides funding through tax credits and matching grants, and provides the Main Street Program that focuses on the historic preservation and revitalization of traditional commercial districts.

Programs applicable to Racine County to assist in the implementation of the agricultural, natural, and cultural resources element are summarized in Table X-2. More detailed information on each program is available through the websites of the agency that administers the program.

MAP X-1

PRIME AGRICULTURAL LANDS IN THE RACINE COUNTY PLANNING AREA AS IDENTIFIED IN THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

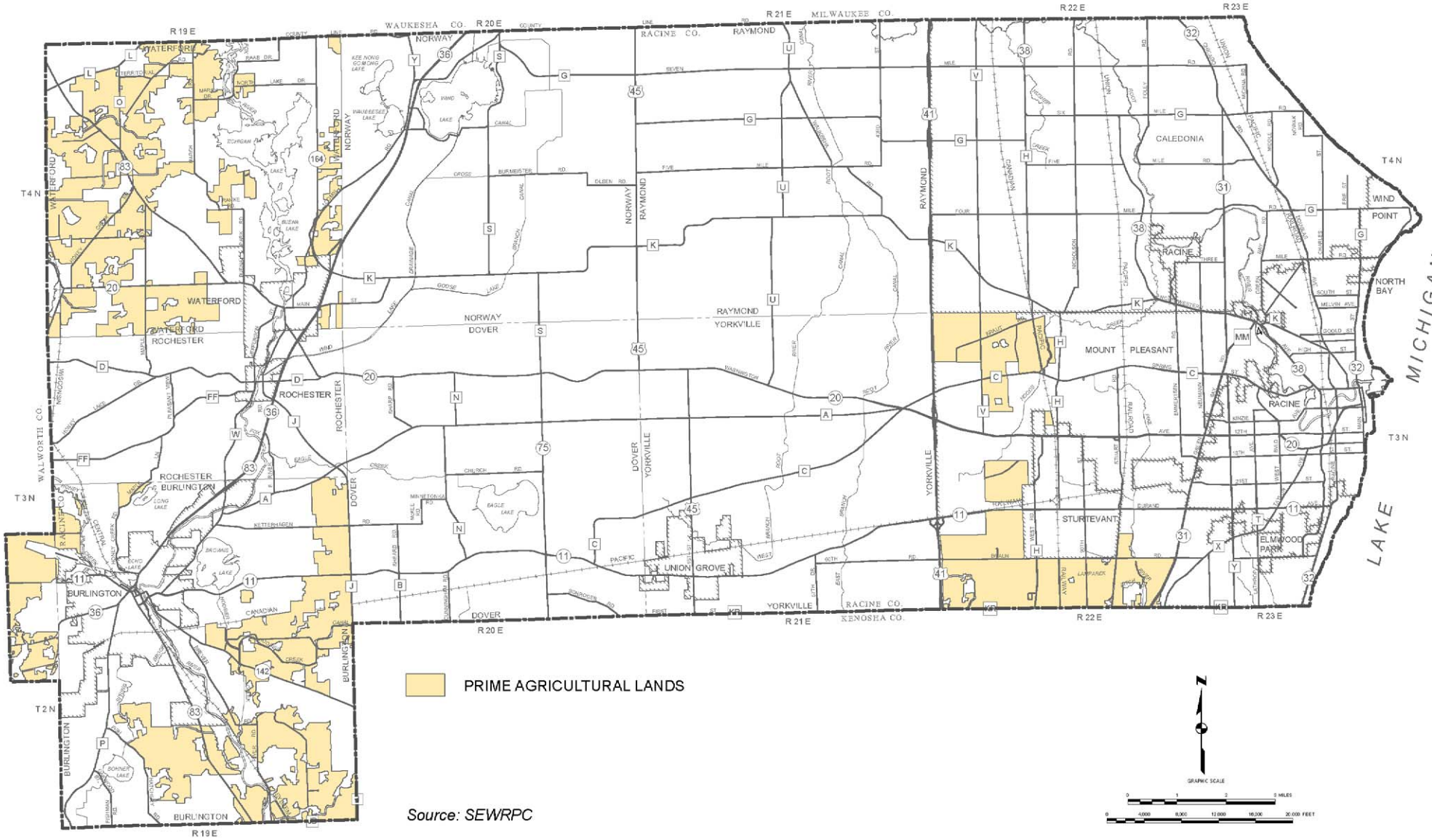


Table X-1

GUIDELINES FOR DEVELOPMENT CONSIDERED COMPATIBLE WITH ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

Component Natural Resource and Related Features within Environmental Corridors[a]	Permitted Development																
	Transportation and Utility Facilities (see General Development Guidelines below)				Recreational Facilities (see General Development Guidelines below)											Rural Density Residential Development (see General Development Guidelines below)	Other Development (See General Development Guidelines below)
	Streets and Highways	Utility Lines and Related Facilities	Engineered Stormwater Management Facilities	Engineered Flood Control Facilities[b]	Trails[c]	Picnic Areas	Family Camping[d]	Swimming Beaches	Boat Access	Ski Hills	Golf	Playfields	Hard-Surface Courts	Parking	Buildings		
Lakes, Rivers, and Streams	--[e]	--[f,g]	--	--[h]	--[i]	--	--	X	X	--	--	--	--	--	--	--	--
Shoreland	X	X	X	X	X	X	--	X	X	--	X	--	--	X	X[j]	--	--
Floodplain	--[k]	X	X	X	X	X	--	X	X	--	X	X	--	X	X[l]	--	--
Wetland[m]	--[k]	X	--	--	X[n]	--	--	--	X	--	--[o]	--	--	--	--	--	--
Wet Soils	X	X	X	X	X	--	--	X	X	--	X	--	--	X	--	--	--
Woodland	X	X	X[p]	--	X	X	X	--	X	X	X	X	X	X	X[q]	X	X
Wildlife Habitat	X	X	X	--	X	X	X	--	X	X	X	X	X	X	X	X	X
Steep Slope	X	X	--	--	--[r]	--	--	--	--	X[s]	X	--	--	--	--	--	--
Prairie	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	--	--	--	--
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	--	--
Historic Site	--	--[g]	--	--	--[r]	--	--	--	--	--	--	--	--	X	--	--	--
Scenic Viewpoint	X	X	--	--	X	X	X	--	X	X	X	--	--	X	X	X	X
Natural Area or Critical Species Habitat Site	--	--	--	--	--[q]	--	--	--	--	--	--	--	--	--	--	--	--

NOTE: An “X” indicates that facility development is permitted within the specified natural resource feature. In those portions of the environmental corridors having more than one of the listed natural resource features, the natural resource feature with the most restrictive development limitation should take precedence.

APPLICABILITY

These guidelines indicate the types of development that can be accommodated within primary and secondary environmental corridors and isolated natural resource areas while maintaining the basic integrity of those areas. Throughout this table, the term “environmental corridors” refers to primary and secondary environmental corridors and isolated natural resource areas.

Under the regional plan:

- As regionally significant resource areas, primary environmental corridors should be preserved in essentially natural, open use—in accordance with the guidelines in this table.
- Secondary environmental corridors and isolated natural resource areas warrant consideration for preservation in essentially natural open use, as determined in county and local plans and in a manner consistent with State and Federal regulations. County and local units of government may choose to apply the guidelines in this table to secondary environmental corridors and isolated natural resource areas.

GENERAL DEVELOPMENT GUIDELINES

Transportation and Utility Facilities: All transportation and utility facilities proposed to be located within the important natural resources should be evaluated on a case-by-case basis to consider alternative locations for such facilities. If it is determined that such facilities should be located within natural resources, development activities should be sensitive to, and minimize disturbance of, these resources, and, to the extent possible following construction, such resources should be restored to preconstruction conditions.

The above table presents development guidelines for major transportation and utility facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

Recreational Facilities: In general, no more than 20 percent of the total environmental corridor area should be developed for recreational facilities. Furthermore, no more than 20 percent of the environmental corridor area consisting of upland wildlife habitat and woodlands should be developed for recreational facilities. It is recognized, however, that in certain cases these percentages may be exceeded in efforts to accommodate needed public recreational and game and fish management facilities within appropriate natural settings.

The above table presents development guidelines for major recreational facilities. These guidelines may be extended to other similar facilities not specifically listed in the table.

Table X-1 (continued)

Rural Density Residential Development: Rural density residential development may be accommodated in upland environmental corridors, provided that buildings are kept off steep slopes. The maximum number of housing units accommodated at a proposed development site within the environmental corridor should be limited to the number determined by dividing the total corridor acreage within the site, less the acreage covered by surface water and wetlands, by five. The permitted housing units may be in single-family or multi-family structures. When rural residential development is accommodated, conservation subdivision designs are strongly encouraged.

- Other Development: In lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban-density residential development and certain commercial and other urban development under all of the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development is compatible with and does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by a conservation easement or deed restriction. Each such proposal must be reviewed on a site-by-site basis.

Under this arrangement, while the developed area would no longer be part of the environmental corridor, the entirety of the remaining corridor would be permanently preserved from disturbance. From a resource protection point of view, preserving a minimum of 90 percent of the environmental corridor in this manner may be preferable over accommodating scattered homesites and attendant access roads at an overall density of one dwelling unit per five acres throughout the upland corridor areas.

- Pre-Existing Lots: Single-family development on existing lots of record should be permitted as provided for under county or local zoning at the time of adoption of the land use plan.
- All permitted development presumes that sound land and water management practices are utilized.

FOOTNOTES

[a] *The natural resource and related features are defined as follows:*

Lakes, Rivers, and Streams: Includes all lakes greater than five acres in area and all perennial and intermittent streams as shown on U. S. Geological Survey quadrangle maps.
Shoreland: Includes a band 50 feet in depth along both sides of intermittent streams; a band 75 feet in depth along both sides of perennial streams; a band 75 feet in depth around lakes; and a band 200 feet in depth along the Lake Michigan shoreline.
Floodplain: Includes areas, excluding stream channels and lake beds, subject to inundation by the 100-year recurrence interval flood event.
Wetlands: Includes areas that are inundated or saturated by surface water or groundwater at a frequency, and with a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
Wet Soils: Includes areas covered by wet, poorly drained, and organic soils.
Woodlands: Includes areas one acre or more in size having 17 or more deciduous trees per acre with at least a 50 percent canopy cover as well as coniferous tree plantations and reforestation projects; excludes lowland woodlands, such as tamarack swamps, which are classified as wetlands.
Wildlife Habitat: Includes areas devoted to natural open uses of a size and with a vegetative cover capable of supporting a balanced diversity of wildlife.
Steep Slope: Includes areas with land slopes of 12 percent or greater.
Prairies: Includes open, generally treeless areas which are dominated by native grasses; also includes savannas.
Park: Includes public and nonpublic park and open space sites.
Historic Site: Includes sites listed on the National Register of Historic Places. Most historic sites located within environmental corridors are archaeological features such as American Indian settlements and effigy mounds and cultural features such as small, old cemeteries. On a limited basis, small historic buildings may also be encompassed within delineated corridors.
Scenic Viewpoint: Includes vantage points from which a diversity of natural features such as surface waters, wetlands, woodlands, and agricultural lands can be observed.
Natural Area and Critical Species Habitat Sites: Includes natural areas and critical species habitat sites as identified in the regional natural areas and critical species habitat protection and management plan.

[b] *Includes such improvements as stream channel modifications and such facilities as dams.*

[c] *Includes trails for such activities as hiking, bicycling, cross-country skiing, nature study, and horseback riding, and excludes all motorized trail activities. It should be recognized that trails for motorized activities such as snowmobiling that are located outside the environmental corridors may of necessity have to cross environmental corridor lands. Proposals for such crossings should be evaluated on a case-by-case basis, and if it is determined that they are necessary, such trail crossings should be designed to ensure minimum disturbance of the natural resources.*

[d] *Includes areas intended to accommodate camping in tents, trailers, or recreational vehicles which remain at the site for short periods of time, typically ranging from an overnight stay to a two-week stay.*

[e] *Certain transportation facilities such as bridges may be constructed over such resources.*

[f] *Utility facilities such as sanitary sewers may be located in or under such resources.*

[g] *Electric power transmission lines and similar lines may be suspended over such resources.*

[h] *Certain flood control facilities such as dams and channel modifications may need to be provided in such resources to reduce or eliminate flood damage to existing development.*

[i] *Bridges for trail facilities may be constructed over such resources.*

[j] *Consistent with Chapter NR 115 of the* Wisconsin Administrative Code.

[k] *Streets and highways may cross such resources. Where this occurs, there should be no net loss of flood storage capacity or wetlands. Guidelines for mitigation of impacts on wetlands by Wisconsin Department of Transportation facility projects are set forth in Chapter Trans 400 of the* Wisconsin Administrative Code.

[l] *Consistent with Chapter NR 116 of the* Wisconsin Administrative Code.

[m] *Any development affecting wetlands must adhere to the water quality standards for wetlands established under Chapter NR 103 of the* Wisconsin Administrative Code.

[n] *Only an appropriately designed boardwalk/trail should be permitted.*

[o] *Wetlands may be incorporated as part of a golf course, provided there is no disturbance of the wetlands.*

[p] *Generally excludes detention, retention, and infiltration basins. Such facilities should be permitted only if no reasonable alternative is available.*

[q] *Only if no alternative is available.*

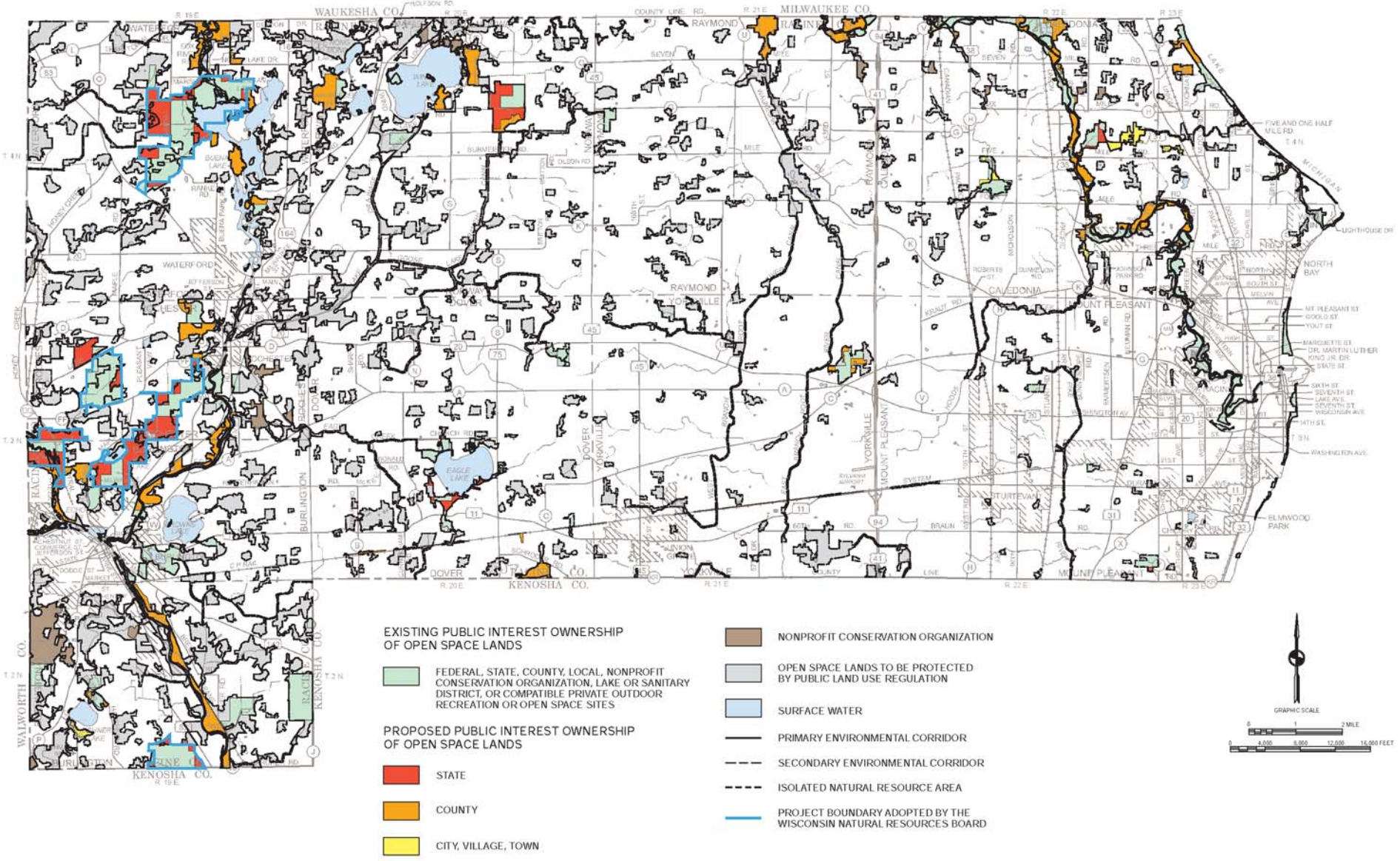
[r] *Only appropriately designed and located hiking and cross-country ski trails should be permitted.*

[s] *Only appropriately designed, vegetated, and maintained ski hills should be permitted.*

Source: SEWRPC.

Map X-2

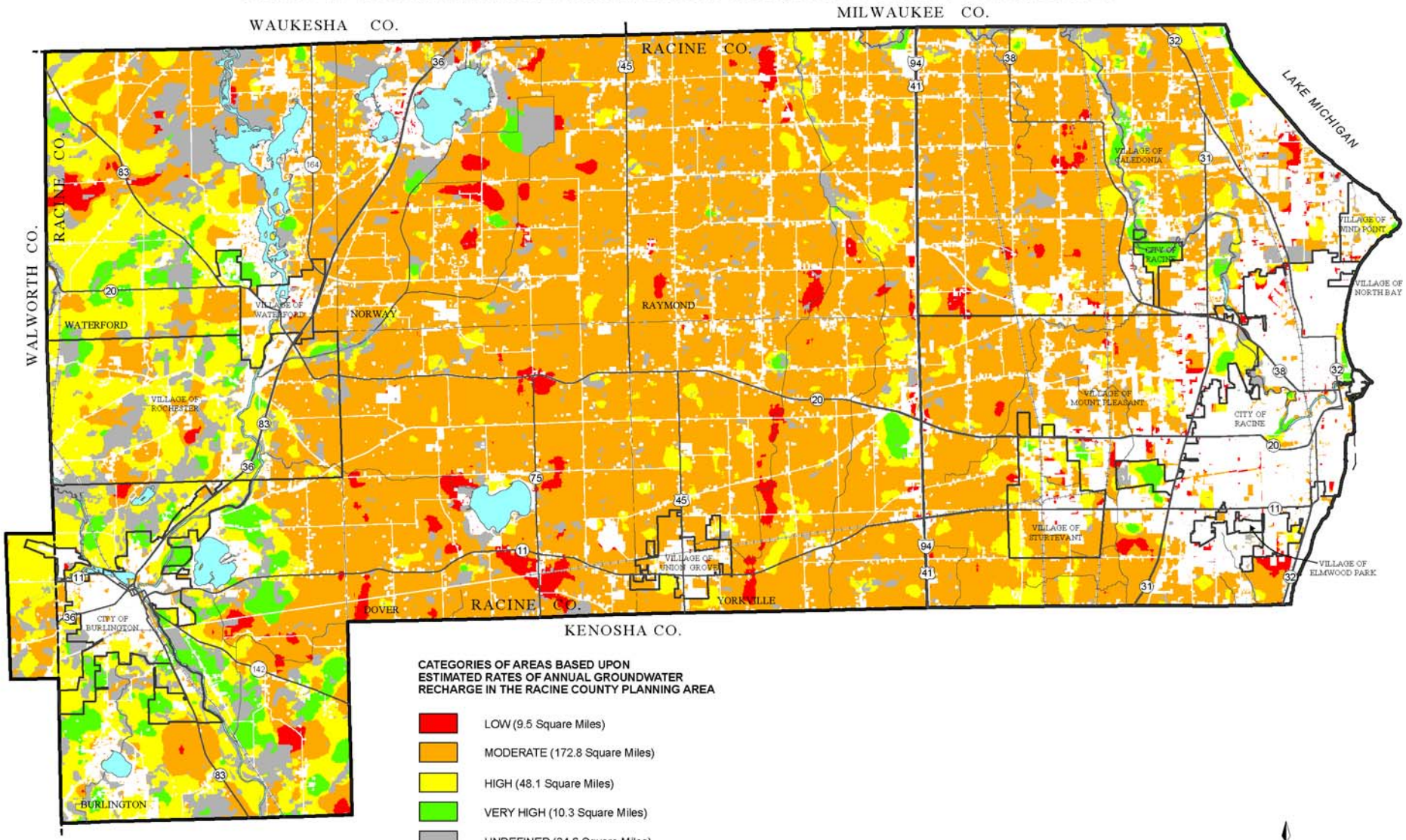
OPEN SPACE PRESERVATION ELEMENT OF THE RACINE COUNTY PARK AND OPEN SPACE PLAN: 2020



Source: SEWRPC.

Map X-3

AREAS OF GROUNDWATER RECHARGE WITHIN THE RACINE COUNTY PLANNING AREA



Source: Wisconsin Geological and Natural History Survey and SEWRPC.

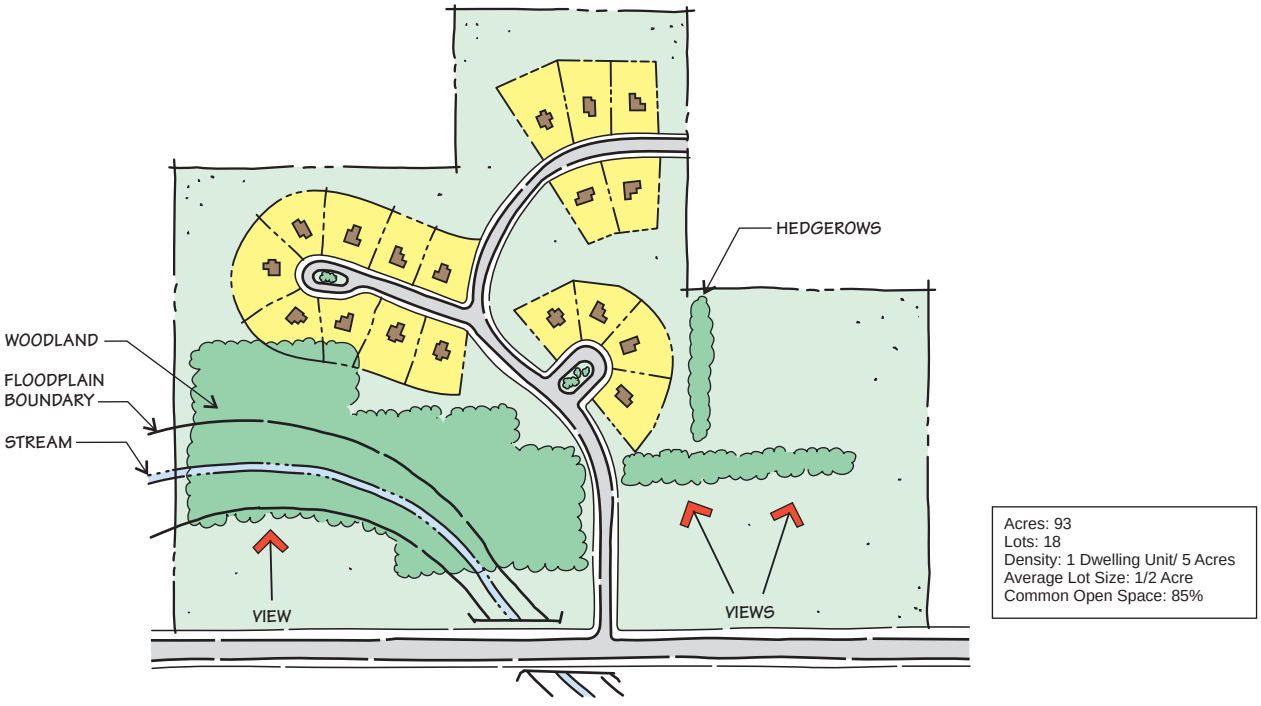
Figure X-1

COMPARISON OF CONVENTIONAL AND CONSERVATION SUBDIVISION DESIGNS

C-1. CONVENTIONAL SUBDIVISION DESIGN



C-2. CONSERVATION SUBDIVISION DESIGN



Source: SEWRPC.

Figure X-2

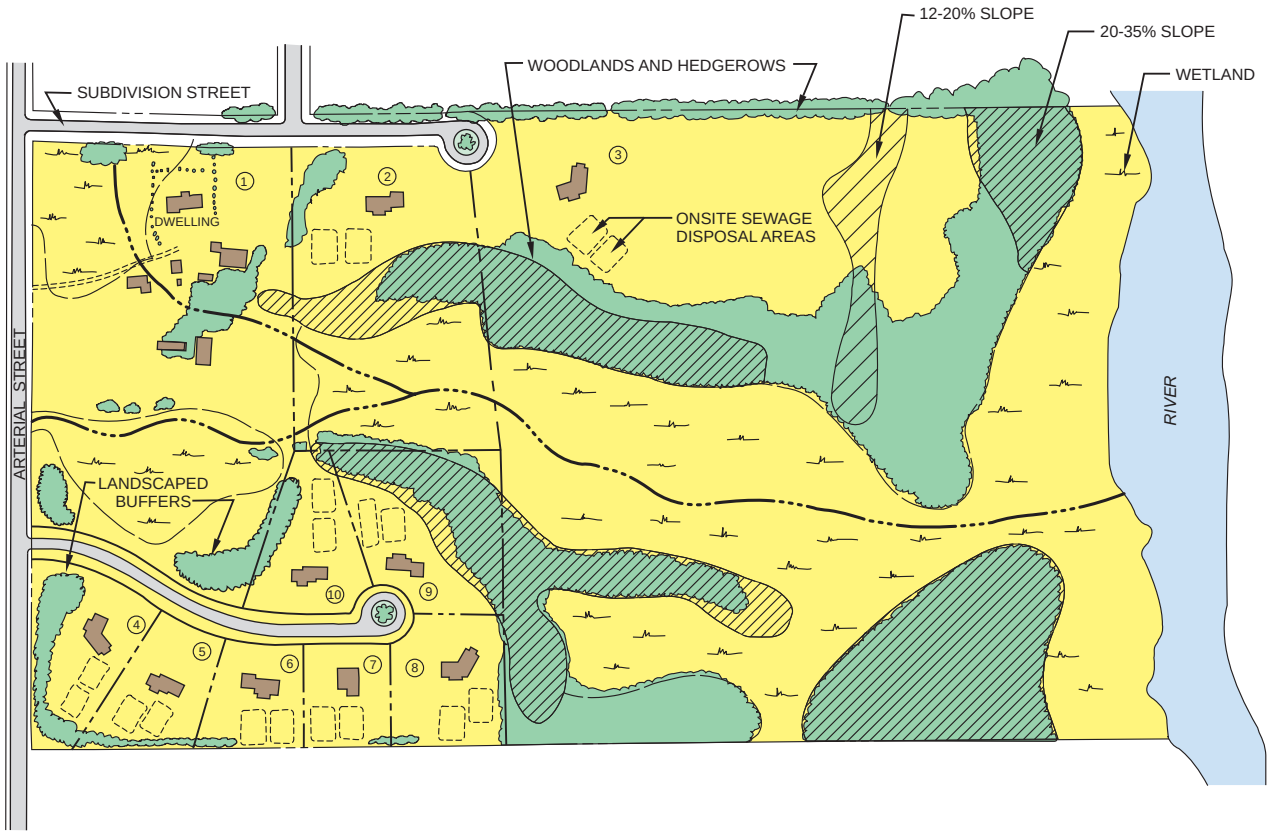
CONSERVATION SUBDIVISION DESIGNS WITHIN AGRICULTURAL AREAS



Source: SEWRPC.

Figure X-3

EXAMPLE OF LOT AVERAGING



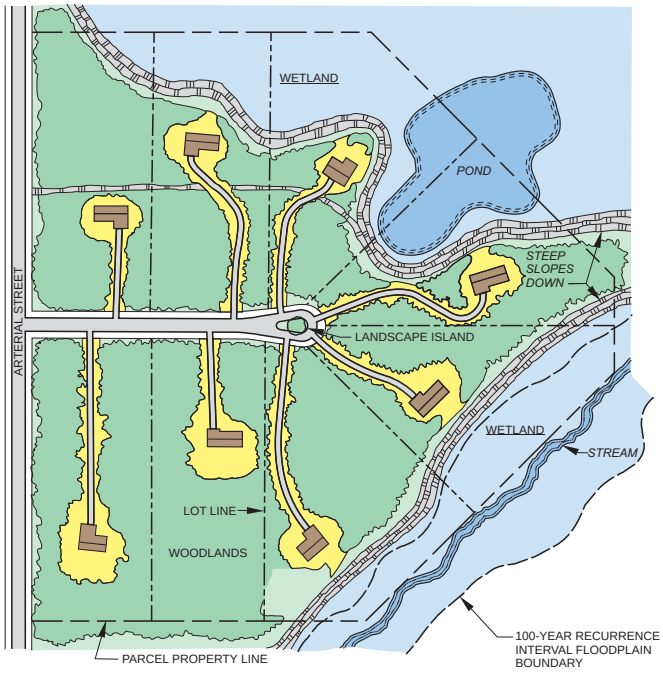
- 10 LOTS
- 1,700 LINEAR FEET OF SUBDIVISION STREETS
- MOST NATURAL FEATURES ARE PRESERVED

Source: SEWRPC.

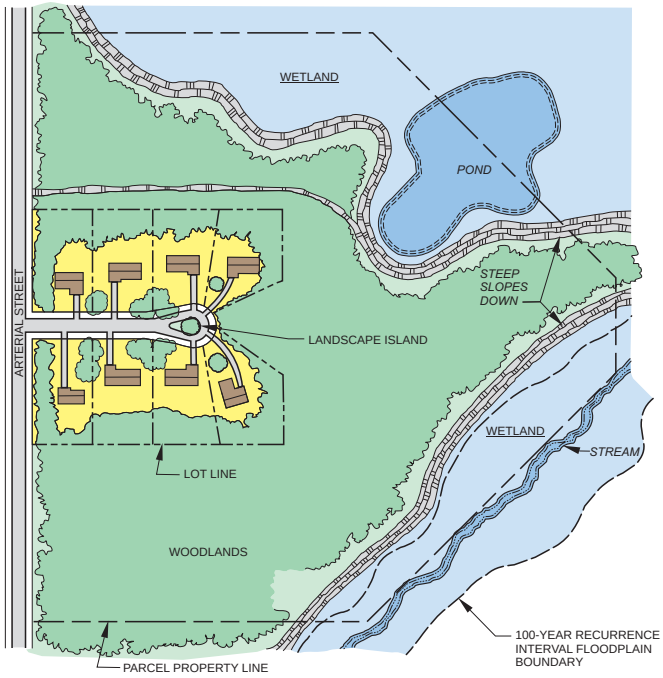
Figure X-4

ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS COMPATIBLE WITH PRIMARY ENVIRONMENTAL CORRIDORS

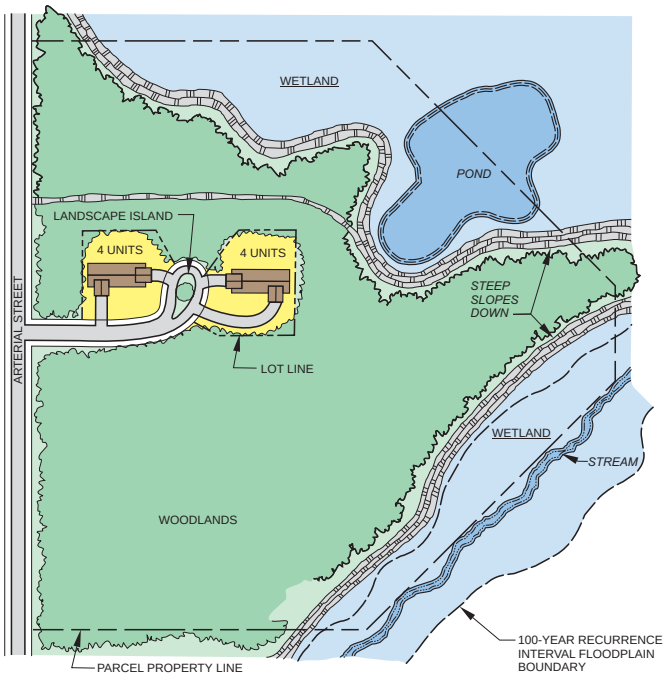
A. CONVENTIONAL FIVE-ACRE LOT DESIGN



B. CLUSTERED ONE-ACRE LOT DESIGN



C. CLUSTERED CONDOMINIUM DEVELOPMENT DESIGN

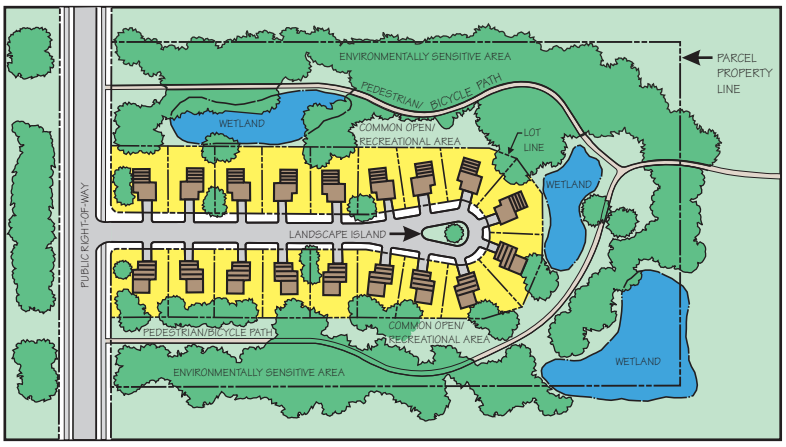


Source: SEWRPC.

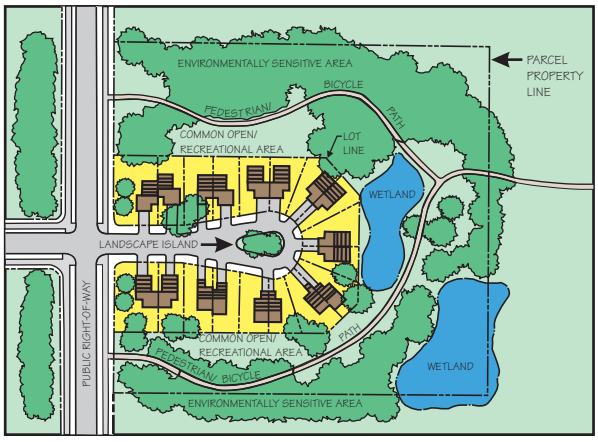
Figure X-5

ALTERNATIVE RESIDENTIAL DEVELOPMENT DESIGNS COMPATIBLE WITH ENVIRONMENTALLY SENSITIVE AREAS

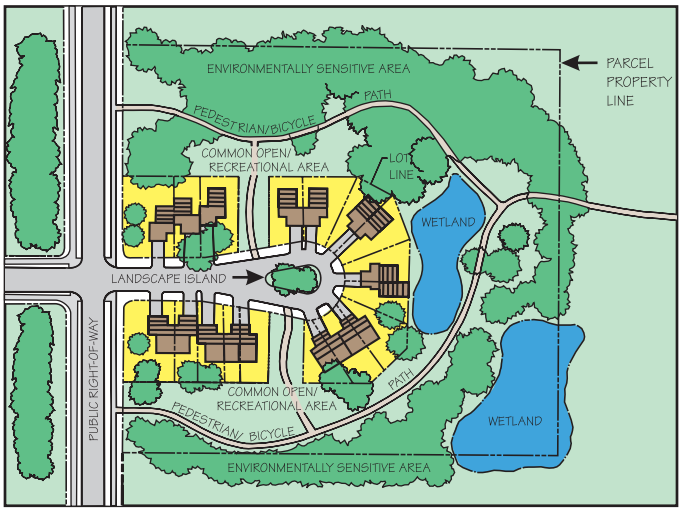
A. CLUSTERED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT



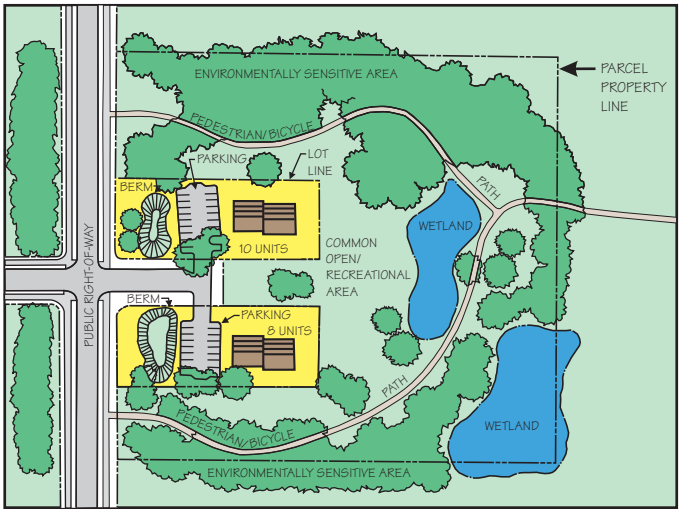
B. CLUSTERED TWO-FAMILY RESIDENTIAL DEVELOPMENT



C. CLUSTERED TOWNHOUSE RESIDENTIAL DEVELOPMENT



D. CLUSTERED MULTI-FAMILY RESIDENTIAL DEVELOPMENT



Source: SEWRPC.

Table X-2

AGRICULTURAL, NATURAL, AND CULTURAL RESOURCES PROGRAMS APPLICABLE TO RACINE COUNTY

Program Type	Program Entity	Program Service and Description	Available Technical or Financial Assistance
Agricultural Resources			
Federal and State	USDA Farm Service Agency	Farm Loan Program (FLP) – The USDA Farm Services Agency (FSA) administers the programs of the Federal Farm Bill; these provide grants to rural landowners in partial support of carrying out approved land and water conservation practices. Programs include: Direct and Counter-Cyclical Payments (DCP) to producers with established crop bases and payment yields regardless of market prices; and Milk Income Loss Contract Program (MILC) compensates dairy producers when domestic milk prices fall below a specified level.	Financial
		Conservation Reserve Enhancement Program (CREP) – In partnership with USDA and USDA Farm Service, NRCS, and WI DNR, CREP is an opportunity for Wisconsin landowners to voluntarily enroll agricultural lands into conservation practices, such as riparian buffers, filter strips, wetland restorations, waterways and establishment of native grasslands.	Financial
		Conservation Reserve Program (CRP) – CRP is a voluntary program that encourages agricultural landowners to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as a prairie-compatible, noninvasive forage mix; wildlife plantings; trees; filter strips; or riparian buffers.	Financial
	Natural Resources Conservation Service (NRCS)	Farm and Ranch Lands Protection Program - Wisconsin – This program keeps productive farmland in privately owned agricultural use by assisting States, tribes, and local government or non-profit entities with the purchase of conservation (perpetual) easements or development rights on productive farmland, and on farms containing significant historical or archaeological resources.	Financial
		Environmental Quality Incentives Program (EQIP) – EQIP is a voluntary conservation program to encourage farmers to adopt land management practices such as nutrient management, manure management, integrated pest management, or wildlife habitat management.	Technical and Financial
		Resource Conservation & Development (RC&D) – Racine County is a member of the Town and Country RC&D Council, which helps to facilitate the sustainable development and coordination of existing and innovative projects regarding agricultural, energy, water quality, and educational projects and programs throughout the Region.	
State	Wisconsin Department of Revenue (DOR)	Farmland Preservation Credit Program – This program identifies and protects agricultural areas against unplanned development through tax relief to farmers in the program. In Racine County, only the agricultural owners in the townships of Burlington and Waterford are eligible for this program.	Financial
	Wisconsin Department of Agriculture, Trade, & Consumer Protection – Wisconsin Farm Center (DATCP)	Agricultural Development and Diversification Grant Program – This grant program supports projects that explore new value-added products, new markets, or new technologies in agriculture.	Financial
		Buy Local Buy Wisconsin Grant Program – This program seeks to stimulate Wisconsin's agricultural economy by increasing the purchase of Wisconsin grown or produced food by local buyers.	Financial
		Clean Sweep Program – Through this program, local governments can collect agricultural, residential, and business hazardous wastes with the aid of grant funds, including prescription drugs and controlled substances. Businesses with agricultural pesticides may be eligible to receive a subsidy.	Financial
State and County	Land Conservation Division (LCD)[a]	Wildlife Damage and Abatement Claims Program – This program is a cooperative effort with the County, WI DNR, and USDA Wildlife Services to control damage to agricultural crops caused by deer, goose, turkey and bear.	Technical and Financial

Table X-2 (continued)

Program Type	Program Entity	Program Service and Description	Available Technical or Financial Assistance
Natural Resources			
Federal	U.S. Environmental Protection Agency (EPA)	Five-Star Restoration Program – This program provides challenge grants for restoration projects (i.e. environmental education and training through projects that restore wetlands and streams) that involve multiple and diverse partners to contribute funding, land, technical assistance, workforce support or other in-kind services that match the program's funding assistance.	Technical and Financial
		Great Lakes Protection Fund – The fund supports projects that enhance the health of the Great Lakes ecosystem.	Financial
		Nonpoint Source Implementation Grants – These are formula grants to the States and tribes to implement nonpoint source projects and programs that protect source water areas and the general quality of water resources in a watershed, in accordance with Section 319 of the Clean Water Act.	
		Watershed Assistance Grants – Wisconsin River Alliance administers this EPA program to provide small grants to local watershed partnerships to support their organizational development and long term effectiveness.	Financial
	U.S. Fish & Wildlife Service	Landowner Incentive Program (LIP) – LIP helps private landowners to manage and restore habitat for at-risk (rare) species on their land. It is funded by the U.S. Fish & Wildlife Service and administered by the WI DNR.	Technical and Financial
		National Fish Passage Program – This program helps to restore natural flows and fish migration by removing or by-passing barriers.	Financial
		North American Wetlands Conservation Act (NAWCA) – This act supports projects to conserve wetlands, restore grasslands and associated habitats for the benefit of migratory waterfowl and other birds.	Financial
		Partners for Fish and Wildlife Habitat Restoration Program – This program provides technical assistance to private landowners interested in voluntarily restoring or otherwise improving native habitats for fish and wildlife on their lands.	Technical
		Waterfowl Production Areas (WPAs) – Through this program, WPAs preserve wetlands and grasslands as Federally owned lands that are critical to waterfowl and other associated wildlife.	Financial
		Wetlands Reserve Program (WRP) – WRP is a voluntary program designed to restore and protect wetlands on private property.	Technical and Financial
		Wildlife Habitat Incentives Program (WHIP) – WHIP is a voluntary program to develop or improve wildlife habitat on private lands.	Technical and Financial
	U.S. Army Corps of Engineers	Aquatic Ecosystem Restoration (Section 206) Program – This program provides grants to plan design and construct aquatic ecosystem restoration and protection grants.	Financial
		Beneficial Use of Dredged Material – This program provides grants to protect, restore and enhance aquatic habitat using dredged material from Federal navigation projects.	Financial
		Estuary Habitat Restoration Program – Eligible habitat restoration activities under this program include the re-establishment of chemical, physical, hydrologic, and biological features and components with the estuary.	Financial
		Flood Hazard Mitigation and Riverine Ecosystem Restoration Program – Informally known as Challenge 21, this watershed-based program focuses on identifying sustainable solutions to flooding problems by examining nonstructural solutions in flood-prone areas, while retaining traditional measures where appropriate.	Financial
		Planning Assistance to States (Section 22) Program – This program provides assistance to develop plans for the development, utilization, and conservation of water and related land resources.	Financial
		Support for Others Program – This program provides technical support for projects including those related to environmental protection and restoration.	Technical

Table X-2 (continued)

Program Type	Program Entity	Program Service and Description	Available Technical or Financial Assistance
Natural Resources (continued)			
Federal and State	Natural Resources Conservation Service (NRCS)	Conservation Technical Assistance (CTA) – CTA provides support to plan and implement conservation systems to reduce erosion, as well as to improve soil and water quality, wetlands, pasture, and woodlands.	Technical
		Environmental Quality Incentives Program (EQIP) – EQIP is a voluntary program to encourage the conservation of soil, water, and related natural resources.	Financial
State	Wisconsin Department of Agriculture, Trade, & Consumer Protection (DATCP)	Soil and Water Resource Management Program (SWRM) – The SWRM grant program was developed to support locally-led conservation efforts such as soil and water conservation on farms, as well as county soil and water programs, including: land and water resource management plans, grants to counties to support county conservation staff, cost-share grants to landowners for implementation of conservation practices, design certifications by soil and water professionals, local regulations and ordinances, and cost-share practice eligibility and design, construction, and maintenance.	Technical and Financial
	Wisconsin Department of Natural Resources (WI DNR)	Aquatic Invasive Species Control Grants – Priorities for funding projects include projects that have any of the following characteristics: involve multiple water bodies, prevent the spread of aquatic invasive species through education and planning, control pioneer infestations of aquatic invasive species, and control established infestations of aquatic invasive species and restore native aquatic species communities.	Financial
		Beach Act Grants – In 2005, WI DNR began the implementation of the Wisconsin Beach Monitoring Program, a collaborative effort between State and local environmental and health agencies to monitor recreational waters for health risks. The WI DNR coordinates the program, but the local health departments have authority over public beaches within their jurisdictions.	Financial
		Dam Maintenance Repair, Modification, Abandonment and Removal Grants – These grants address dam-related issues.	Financial
		Knowles-Nelson Stewardship Program – The main goals of the program are to preserve natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation. In particular, there are four major components of the program: land acquisition, local assistance, property development on state lands, and conservation of hardwood forests. Some grant programs include: Urban and Community Forestry Program, Aids for the Acquisition and Development of Local Parks, Acquisition of Development Rights, Urban Green Space Program, and Urban Rivers Grant Program.	Financial – private funds, general obligation bonds, and matching grants
		Lake Management and Planning Grants – These support the preparation of lake management plans for the collection and analysis of lake-related information.	Financial
		Lake Protection Grants – These grants are intended to protect or restore lakes and their ecosystems.	Financial
		Managed Forest Law (MFL) Lands – This is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin. The MFL Public Access Grant Program awards grants to local units of government, the WI DNR, and nonprofit conservation organizations for acquiring easements or purchasing land for public access to offset the impact of closed acreage under the MFL program.	Financial
		Recreational Boating and Facilities (RBF) – RBF is a State program intended to encourage the development of recreational motorized boating facilities. The Wisconsin Waterways Commission awards RBF grants.	Financial
		River Planning and Protection Grant Program – These grants help river management organizations form, and to increase their capacity to protect rivers, as well as implement river protection and restoration projects.	Financial

Table X-2 (continued)

Program Type	Program Entity	Program Service and Description	Available Technical or Financial Assistance
Natural Resources (continued)			
State	Wisconsin Department of Natural Resources (WI DNR) (continued)	Sport Fish Restoration Act (SFR) – This Federal program, administered by WI DNR, is intended to support restoration of sport fishing habitats and to provide facilities for public access to sport fishing areas, including piers and boat landings.	Financial
		Urban Nonpoint Source and Storm Water (UNPS&SW) Planning Program – UNPS&SW grant funds are used to control polluted runoff in urban construction project areas, to purchase conservation easements on land within a floodway, or to flood proof structures within the 100-year floodplain.	Technical and Financial
		WI DNR Conservation Easement – This is a State easement program aimed at enhancing the conservation of privately owned lands that are open to the public. The purchase of certain rights may include development rights, vegetation management rights, water management rights, and other conservation related efforts.	Financial
		WI DNR Ownership – This program allows the State to purchase lands for conservation benefits and public recreation.	Financial
	Wisconsin Department of Administration – Coastal Management Program	Great Lakes Coastal Management Program – This program aims to protect and enhance access to the Great Lakes and their coasts.	Financial
State and County	Land Conservation Division (LCD)	Targeted Runoff Management Program – This nonpoint source abatement program aims to improve surface water quality (lakes and rivers) by abating pollution caused by stormwater runoff. TRM grants also help to control polluted runoff from both agricultural and urban sites, which address high priority resource problems for various (urban or rural) best management practices (BMPs). In addition to the assistance provided by DATCP, the WI DNR may provide grants to governmental units and special purpose districts to assist the implementation of nonpoint source pollution abatement practices and projects, where pollution abatement cannot be achieved though the implementation of county soil and water resources activities.	Financial
		Sugar/Honey Creeks Watershed Program – This program provides cost sharing for those eligible individuals within this watershed located in western Racine County. These landowners can participate with conservation practices such as conservation tillage or nutrient management, as well as construction projects which include grassed waterways, barnyards, waste management systems, and wetland restorations.	Financial – closed, but some limited funds may be awarded for repair of BMPs
		Tree, Shrub & Native Prairie Grass/Wildflower Program – This program offers a variety of pines, hardwoods, shrubs, wildflowers, and native prairie plants to encourage area residents to plant native trees, shrubs and prairies for the purpose of conservation and wildlife enhancement. Each year, the Racine County LCD department gives landowners the opportunity to purchase these items at a minimal cost.	Financial
Cultural Resources			
Federal	National Park Service (NPS)	Federal Historic Preservation Credit – The NPS provides a tax credit for rehabilitating a historic property on Federal and state income taxes. This program applies to income producing properties, generally working farms.	Financial
		National Register of Historic Places – In addition to an honor recognition, inclusion in the National Register provides consideration in planning for Federal, Federally licensed, and Federally assisted projects, eligibility for certain tax provisions, and qualification for grants for historic preservation.	Financial
Federal and State	National Trust for Historic Preservation – Midwest Office	The Midwest Office – This office supports preservation by providing the region with information, guidance, organizational development, advocacy and financial assistance. They administer programs such as the National Trust Preservation Funds, Johanna Favrot Fund for Historic Preservation, Cynthia Woods Mitchell Fund for Historic Interiors, and Preservation Development Initiative (PDI).	Financial

Table X-2 (continued)

Program Type	Program Entity	Program Service and Description	Available Technical or Financial Assistance
Cultural Resources (continued)			
State	Wisconsin Historical Society (WHS)	Home Owner's (Supplemental) Historic Preservation Credit– WHS provides a tax credit for the repair and rehabilitation of historic homes and their significant outbuildings on state income taxes.	Financial
	Wisconsin Trust for Historic Preservation	Agricultural Buildings Preservation Initiative – Inspired by the National Trust's Barn Again! Program, this initiative provides information and forums to help owners of historic agricultural buildings to determine how to maintain and reuse their buildings.	Technical
		Heritage Tourism Initiative – This initiative helps develop grassroots heritage tourism organizations by encouraging Wisconsin communities to use their unique features to protect historic resources and natural resources, as well as to promote the arts communities and recreational services.	Technical
		Main Street Program – Main Street is a comprehensive program designed to revitalize designated downtowns and give new life to historic business districts.	Technical
	Wisconsin Department of Transportation	Rustic Roads Program – This program is used to help citizens and local governments preserve the remaining scenic country roads designated for the leisurely enjoyment of hikers, bikers, and motorists.	Financial
Additional Preservation- and Conservation-Related Organizations and Programs			
State, County, and Local	Root-Pike Watershed Initiative Network (WIN)	Community-based Project Grants – WIN awards grants and offers advisement to organizations for projects that preserve, promote, and protect land and water resources in the Root-Pike Watershed.	Financial
County	Kenosha/Racine Land Trust	Land Trusts – Land trusts work to protect and manage lands with scenic, recreational, agricultural, cultural or historic value. This can involve purchasing or obtaining conservation easements for environmentally valuable lands through member contributions, land or easement donations, and grants obtained from other sources; land trusts may also monitor conservation easements to ensure restrictions are being followed.	Financial
	Southeast Fox River Partnership	This organization represents a wide range of Federal, State, county and local agencies, nonprofit organizations and private sector interests that collaborate on priority issues such as protecting groundwater quality and quantity, preventing the loss of wetlands and wildlife habitat, and encouraging good land use planning.	
Other – Private Organizations	Joyce Foundation	The foundation supports the development, testing, and implementation of policy-based, prevention-oriented solutions to environmental challenges.	Financial
	McKnight Foundation	The foundation supports the maintenance and restoration of a healthy, sustainable environment in the Mississippi River Basin.	Financial
	Runzheimer International	This organization provides grants to assist local stormwater abatement conservation projects.	Financial
	Trout Unlimited	Embrace-A-Stream Program (EAS) – EAS is Trout Unlimited's flagship grant program for hands-on fishery resource, research, and education work by its chapters and councils.	Financial
	Turner Foundation	The foundation supports defending biodiversity by protecting habitats.	Financial
	Wildlife Forever	These grants are targeted for research management, acquisition, and educational purposes.	Financial

NOTE: It is important to note that there are numerous competitive grant programs available for academic research on agriculture, natural resources, and cultural preservation. In addition, financial assistance is available from Non-Governmental Organizations (NGOs) and The Nature Conservancy.

[a]*The Racine County Land Conservation Division (LCD) implements and administers the County and State of Wisconsin Soil and Water Conservation Programs. In particular, the LCD Department oversees the Racine County Land and Water Resource Management Program (LWRMP), which provides technical and financial assistance annually for the installation of agricultural- and natural resource-based conservation practices throughout Racine County. In most cases, this program funds 70 percent of the cost of a construction project for qualifying landowners. The LCD Department also sponsors a variety of information and education activities for youth and provides information to the public and other interested organizations as requested.*

Source: SEWRPC.

(This page intentionally left blank)

Chapter XI

HOUSING ELEMENT

INTRODUCTION

Housing is a complex issue that involves many Federal, state, local units and agencies of government, and private sector interests in satisfying the long-term housing needs of Racine County. In general, housing involves the interaction of: locational choices, types, and affordability of residences for people of all ages; land use patterns and the transportation system; economic development and employment accessibility; the provision of infrastructure; schools and other community facilities; and local social services. On an individual and collective level, housing is an investment, a place to live safely and securely, and a place for recreation and family life. To the communities, housing is a significant component of neighborhoods that reflect community identity, history, culture, civic pride, quality of life, diversity, schools, and sustainability. With respect to economic development, housing should reflect market conditions, support a diverse workforce, and enable the attraction and retention of businesses. In addition, housing types and costs should match the jobs and salaries that local businesses are creating. To builders and developers, housing is a financial commitment, a means of livelihood, and a way to support creation of the built environment and community livability. To special needs populations, housing is quality of life, programs to support a lifestyle, opportunities, access, and choices.

This element was developed with the assistance of a housing work group[1] that was formed to assist in the comprehensive planning effort in addressing a range of housing issues and to guide the development of goals, objectives, and policy recommendations. In particular, the work group reviewed data on housing trends and conditions, and shared their knowledge of the housing industry to help identify the housing issues facing Racine County. As a result of this collaborative effort, issues identified and topics addressed in the housing element involve components of demographic and economic trends, economic development, land use, transportation system accessibility, and community facilities, as well as other comprehensive planning elements. The housing element is ultimately intended to provide guidance to address housing problems and needs affecting market-rate housing and affordability, as well as policies and programs to support the workforce and special needs housing.

---

[1]*The Racine County Comprehensive Plan Housing Work Group, formed in February 2008, consisted of representatives of regional, County, and local government and housing agencies and interest groups such as the Housing Authority of Racine County, Legal Action of Wisconsin, Homeless Assistance Coalition of Racine County, Racine City Development, Metropolitan Builders Association, Society's Assets, and homebuilders and real estate professionals.*

The housing element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(b) of the *Statutes* requires the housing element to assess the age, structural condition, value, and occupancy characteristics of existing housing stock in the county and participating local governments. In addition, specific policies and programs must be identified that:

- Promote the development of housing for residents of the County and participating local governments and provide a range of housing choices that meet the needs of persons of all income levels and age groups and persons with special needs.
- Promote the availability of land for the development or redevelopment for low-income and moderate-income households.
- Maintain or rehabilitate existing housing stock.

In addition, the following comprehensive planning goals related to the housing element are set forth in Section 16.965 of the *Statutes* pertaining to planning grants for local governmental units and must be addressed as part of the planning process:[2]

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of neighborhood designs that support a range of transportation choices.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level.
- Balancing individual property rights with community interests and goals.

Element Format
This chapter is organized into the following five sections:

- Housing Trends and Projections;
- Housing Issues and Needs;
- Housing-Related Zoning Provisions;
- Housing Goals, Objectives, and Policies; and
- Housing Programs and Organizations.

[2]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

HOUSING TRENDS AND PROJECTIONS

Housing Trends

Housing Characteristics

Information on housing from the 2000 U.S. Census is presented in Chapter II of this report. This section of the housing element includes updated housing information for Racine County based on available 2006 data.[3] A summary of key features of existing housing characteristics follows:

- Housing Mix – The percentage mix of housing stock in Racine County was 71 percent owner-occupied and 29 percent renter-occupied units in 2000 and 2006. This housing mix varies by community, as older and more urbanized communities generally have higher percentage of renter-occupied units. The proportion of owner-occupied was slightly greater than that for the Region (65 percent) and the same as that for the State (71 percent). In addition, 6 percent of the total housing stock in the County was reported as vacant in 2006, up from 5 percent in 2000.

- Housing Types – Single-family detached housing units comprised 68 percent of all housing units in the County in 2000 and 2006; single-family attached, two-family, and multi-family housing structures comprised 31 percent; and mobile homes comprised the remaining 1 percent. Figure XI-1 shows housing types (single-family and multi-family) for each community in 2006. Overall, the proportion of single-family detached housing in the County (68 percent) exceeded the proportion for the Region (58 percent) and the State (67 percent).

- Housing Age – The median year housing structures were built in the County, as of 2006, was 1962, compared with the Region's median of 1964 and Wisconsin's median of 1969. About 70 percent of all Racine County's housing stock was built before 1980. Older housing units are more likely to have accessibility issues, such as narrow halls and doorways, small bathrooms, and steps. In addition, older homes and buildings may have lead-based paint hazards associated on interior or exterior surfaces.

- Housing Values – The median value of owner-occupied housing units in Racine County was $167,900 in 2006, considerably lower than the median for the Southeastern Wisconsin Region ($193,800) and somewhat higher than that for the State ($163,500). The median value of owner-occupied housing in Racine County increased by 51 percent between 2000 and 2006.[4]

- Housing Costs – The median monthly owner costs for owner-occupied housing units with a mortgage in the County was $1,336 in 2006, slightly lower than the Region ($1,487) and about the same as the State ($1,338). The median gross rent (contract rent plus utilities) for renter-occupied housing in the County was $637 in 2006, somewhat lower than the median for the Region ($712) and the State ($658). Median owner costs with a mortgage in Racine County increased by 27 percent between 2000 and 2006. Median gross rent in Racine County increased by 16 percent between 2000 and 2006.

- Housing Selling Price – Based on information provided by the Wisconsin Realtors Association, the average sale price of homes in Racine County was $155,000 in 2006, an increase of 43 percent over the 2000 average sale price.

---

[3] *The 2006 housing data is from the American Community Survey, a product of the U.S. Census Bureau.*

[4] *The increase of the median value of owner-occupied housing between 2000 and 2006 in Racine County can be attributed in part to increases in average appreciation of home values, as well as the demand for housing with larger square footage, lot sizes, and low mortgage interest rates. In particular, low interest rates provided consumers the ability to purchase more home for the dollar; however, over time this increased demand pushed land prices and housing costs (including products) up as well. The challenges many communities face is housing that matches household size, personal incomes, and job creation by industry sector.*

- Household Income – The median household income in Racine County was $50,758 in 2006, slightly lower than the median household income in the Region ($51,100), but exceeding that for the State ($48,722). The median family income for the County was $60,432 in 2006, lower than the median family income for the Region ($63,500), and about the same as that for the State ($60,634). The median household income in Racine County increased by 5.6 percent between 2000 and 2006. The median family income in Racine County increased by 7.3 percent between 2000 and 2006.

- Housing Conditions – Based on the 2006 existing housing stock conditions assessor data presented in Chapter II, slightly over 3 percent of the housing units in the County are considered unsound/very poor/poor, indicating substandard and unsafe housing conditions. About 54 percent of the housing units in the County were rated as fair/average, while nearly 43 percent were rated as good/very good/excellent.

- Community Assisted Living Facilities – In 2007, assisted living facilities in the County consisted of 33 community-based residential facilities, five residential care apartment complexes, and three smaller adult family homes. In addition, there were two facilities serving the needs of people with developmental disabilities in Racine County (see Chapter V for details).

- Other Household Characteristics – The percentage of married couple households in Racine County declined from 58 percent in 1990 to 50 percent in 2006. Similarly, the percentage of married couple households with children under 18 in Racine County declined from 29 percent in 1990 to 20 percent in 2006. The percentage of one-person households in Racine County increased from 22 percent in 1990 to 26 percent in 2006. Similar patterns and percentages were evident in corresponding data for the State.

Projections – Population and Households

Future population and household levels in the County were reported in Chapter VII. Projections of total households at the community level for Racine County, as selected by each city, village, and town, indicate that the number of households in Racine County is projected to increase by about 17,400, or about 25 percent between 2000 and 2035 (see Table VII-8).

The demographic projections presented in Chapter VII indicate an expected change in the age composition of the County population. Persons age 65 and over are projected to account for 20 percent of the County population in 2035, compared to 12 percent in 2000. Moreover, the average household size in the County is projected to continue to decrease, although not as rapidly as in the past. The types of new housing provided in the County should reflect these changing demographics.

HOUSING ISSUES AND NEEDS

Housing Issues

During the comprehensive planning process, a number of resources were considered to identify critical housing issues facing Racine County. These included housing data presented in Chapter II, based on the 2000 Census and updated information based on the 2006 American Community Survey as summarized in the previous section, and the public input on housing and housing-related concerns gathered through a countywide survey and SWOT (Strengths, Weaknesses, Opportunities, and Threats) Analyses (see Chapter VIII) as summarized below. In addition, public officials and representatives of the housing industry from Racine County and the Region were brought together to collaborate on identifying current and future housing issues facing the County and local communities. The issues identified by the housing work group are also summarized below.

Public Input – Housing Issues

Public input on housing issues in the County was gathered through the countywide survey and public informational open house meeting participants, as well as MJAC members that took part in SWOT Analysis workshops and advisory committee meetings. The housing and residential development-related countywide survey and SWOT analyses results include the following:

- Slightly over 74 percent of survey respondents indicated that housing choices were either very important or somewhat important in their decision to live in Racine County.

- SWOT analyses revealed that many residents want to see planned growth that considers the impacts of growth on efficient residential land development patterns and infrastructure, traffic congestion, environmental and economic sustainability of agricultural and natural resources, long-range school facilities planning, and other quality of life issues.
- The majority of survey respondents indicated that housing types needed in Racine County include housing designed to the meet the needs of the elderly (over 80 percent), owner-occupied single-family homes (70 percent), and affordable housing (68 percent). The SWOT analyses indicated that lack of affordable housing for seniors, including assisted living facilities, is a weakness in the County.
- In terms of what residents wanted their community to look like in 20 years, about 53 percent of survey respondents indicated they would prefer to see their community as a mix of residential, business, and rural uses in the future; 24 percent preferred mostly rural.
- Forty-four percent of survey respondents favored mixed-use development (e.g. housing, working, shopping, and school uses mixed together in the same neighborhoods); 27 percent favored separate areas for each use; and about 23 percent preferred some of each. The SWOT analyses also indicated that there should be more opportunities of creating mixed use developments in the future.
- Forty-three percent of survey respondents preferred a mix of housing lot sizes within residential developments.
- About 85 percent of survey respondents placed a high or medium priority on preserving land uses and community identity to ensure open space; nearly 80 percent indicated that preserving small town character should be a high or medium priority; and about 80 percent indicated that redeveloping older and downtown areas should be a high or medium priority.
- SWOT analyses and the survey results indicate that the protection of agricultural and natural resources with respect to new development is important not only for aesthetic and wildlife purposes, but also for water resource quality and management.
- In general, both the survey respondents and participants in the SWOT analyses foresee opportunities for encouraging more energy efficient lifestyles and sustainable development practices by promoting urban infill and redevelopment, energy conservation practices, and alternatives to help control utility and service costs.
- Over 75 percent of survey respondents indicated that it was important to protect historic sites in Racine County, and 61 percent said that identifying and preserving historic buildings should be either a high or medium priority for their communities.
- In addition to the survey and SWOT analyses results, MJAC members indicate that State-imposed property tax levy limits can be an impediment to building smaller houses that are more affordable for lower-income persons.

Work Group – Housing Issues

The following is a summary of housing-related issues raised at the housing work group meetings held in 2008. These critical housing issues described below and in Table XI-1, which are not listed in order of priority, will be considered in the future use and development of land and the long term housing policies and implementation programs.

- Urban Development Patterns: Important considerations include convenience, support of employment, reliance on public utilities, and improved integration with transportation facilities.
- Sustainable Development: Important considerations include open space and farmland preservation, energy efficiency, and improved on-site water conservation.
- Costs of Building Housing: Important considerations include the costs of land and construction, zoning regulations that result in limited opportunities for affordable housing, and cost of public infrastructure.
- Housing Choices: Important considerations include improving housing choices for various lifestyles, workforce needs, and special needs populations.

- Mismatch Between Housing Costs and Income: Important considerations include the lack of awareness of the jobs/housing connection, the high housing cost burden for the lowest income individuals, and the need to increase incentives by County and local units of government and agencies to help reduce housing costs.
- Housing Needs of an Aging Population: Important considerations include the location of housing, structural accessibility, and providing an adequate supply of housing at reasonable costs.
- Infill and Rehabilitation: Important considerations include challenges of historic preservation and cost-effective upgrades to modern building code specifications.
- Policy- and Program-Related: Important considerations include numerous issues ranging from mixed-use developments, subsidized rental housing, educational fair housing programs, density bonuses to encourage open space protection, sanitary living conditions, energy efficiency home construction, and an incentive program for cost-saving land development practices.

Housing Needs and Problems

Before considering ways to address housing issues in Racine County and its communities, it is necessary to have an understanding of the scope of housing needs and problems. This section starts with an overview of defining affordable housing, workforce housing, special needs housing, and fair housing. Secondly, an affordability assessment is presented regarding owner-occupied, rental, and subsidized housing in Racine County. This section concludes with a discussion of the number and type of households that are unlikely to find suitable housing within the market in Racine County.

Two-Part Definition of Affordable Housing

Low-Income Housing

The first part of the definition concerns the very basic problem of low-income households not being able to obtain housing on the market based on U.S. Department of Housing and Urban Development (HUD) criterion.[5] Affordable housing for this segment of households is generally beyond their income-based ability to obtain, and in many cases is also beyond the ability of the housing market to provide at suitable cost, due to the present costs of building and renovating. In some cases, intervention by local, state, and Federal governments and private interests may be necessary for the provision of affordable units to this segment of households.

Housing Provided By The Market

The second part of defining affordable housing applies to the range of choices offered by the housing market to households with adequate means to purchase or rent housing without intervention or special assistance—typically referred to as market-rate housing. Market-rate households, regardless of income, have expectations and preferences regarding location, amenities, value, size, and employment, and choose their housing accordingly, most of them within limits imposed by their incomes. A normally operating housing market will provide for these choices, motivated by private sector profit, within limits set by the vitality of the local economy, access to financing, labor costs, taxation, costs of land and building materials, local land use regulations, and numerous other factors. Builders and developers indicate that housing unit, size of the lot, and regulatory costs, and architectural restrictions are significant factors in the costs of market-rate housing. With regard to market-rate housing, builders and communities can strive to accommodate reduced housing construction costs and more energy efficient designs, which lead to long term cost savings benefits.

---

[5]*The U.S. Department of Housing and Urban Development (HUD) defines affordability as households "paying no more than 30 percent of their income for housing." Households that pay more than 30 percent of their income for housing are considered to have a "high housing cost burden." The measure is based on gross pre-tax income. Another measure of affordability is implicit in the long-standing mortgage lending practice of limiting borrower's monthly housing costs to 28 or 29 percent of their gross monthly income as a condition of loan approval. Thus, 28 to 30 percent can be considered a "cutoff" beyond which housing is "not affordable." U.S. Census data indicate that most households opt for less than that percentage, while others, particularly those with low incomes, are generally unable to conform to such a standard.*

Both segments of affordable housing are important to address through comprehensive plan housing goals, objectives, policies, and programs. The first, pertaining to low-income households, is relevant to the manner and extent in which local, State, and Federal housing subsidy programs are applied in Racine County. The second, concerning market-rate housing, is relevant primarily to local land use planning and regulation, which can either enable or inhibit the provision of various types, styles, and sizes of housing units and residential lots. The maintenance of a balanced housing stock to accommodate varying household preferences and incomes is supportive of the local labor force and economy, which makes the affordability and variety of market-rate housing a key economic development issue. This leads to the concept of "workforce housing."

Workforce Housing

In many Wisconsin communities, housing located near major employment centers is not always affordable to the local workforce. The idea behind being able to afford to live near a place of employment, or the relationship between the location of jobs, location of housing, and costs of housing, is identified as workforce housing. Workforce housing is considered affordable to local worker households with incomes too large to qualify for State or Federal subsidies, but perhaps too small to be able to afford local market-rate homes in locations close to the workplace. More specifically, workforce housing does not mean low-income housing or subsidized public housing. Generally, such local workforce households have incomes ranging from 80 to 100 percent of the area's median income. Many workers fall into this income category and may not be able to afford to live near their place of employment, especially if they are one-income households. Such workers are nevertheless essential to the economic vitality of the County. Their location in close proximity to jobs is also important in addressing community concerns about traffic congestion and urban development. Therefore, it is important that the comprehensive plan address the issue of enabling the provision of market-rate home ownership and rental housing opportunities to accommodate this important segment of the workforce.

Special Needs Housing

People with special needs include certain groups that have greater financial difficulty and limited access to finding decent, accessible, affordable, short-term, and permanent housing. Special needs groups include the elderly, persons with disabilities, and homeless persons and may also include other classifications such as large households, single parent households, migrant laborers, victims of domestic violence, alcohol or substance addicted persons, chronically mentally ill persons, runaways, and people living with HIV. In some instances, extended family structures and finances may allow families or individuals to cope privately with special needs. In other instances, however, some form of assistance is needed. The housing needs of this segment of the population vary based on their circumstances, health, economic conditions and—for some—the success of educational, training, and treatment or counseling programs.

Fair Housing

Under Federal and State laws, fair housing is a civil right that guarantees equal housing opportunities for all persons regardless of race, color, religion, sex, disability, familial status, and national origin. Under State law, fair housing is also equal housing opportunities for all people regardless of source of income, age, ancestry, marital status, and sexual orientation. In effect, Federal and State housing laws make housing discrimination illegal against any individual in a protected class. These laws address a wide range of unlawful housing acts, or impediments, ranging from refusing to rent, sell, insure, construct, or finance housing to printing, publishing, or displaying advertisements or notices that indicate a preference affecting a protected class.[6]

Affordability Assessment of Owner-Occupied, Rental, and Subsidized Housing in Racine County

The decision to buy or rent a home or apartment depends upon a number of factors at an individual or family level. Quite often, that decision depends upon the level of household income, and preferences for location relative

---

[6]*The* City of Racine: Analysis of Impediments to Fair Housing *report*, February 2006, *identified impediments related to fair housing within the following: the City of Racine's policies, procedures and practices; Racine County, State, and Federal policies; and the private markets including mortgage lending, homeowners insurance, real estate sales and the rental market. These impediments were identified through extensive research and interviews with community representatives by the consultant Metropolitan Milwaukee Fair Housing Council.*

to employment, as well as the school district for households with children. In addition, there are households that are constrained by additional factors such as limited retirement and/or public assistance income, or special needs for accessibility, on-site care, or proximity to health care facilities. In all cases, finding income- and location-suitable housing depends on the size and cost of housing units available on the market in a given area.

Builders, developers, realtors, and other private-sector participants involved in adding to the supply of housing are generally well-aware of the market demand issues, and take them into account before committing their resources to build and sell a specific type of housing. When taking the two parts of the definition of affordable housing into account, a lack of housing affordable to low-income households translates into a need for additional subsidies, since the market essentially cannot meet their needs. With regard to most other households having greater incomes, however, private sector initiatives, and sometimes non-subsidy government incentives to enable private sector action, can provide housing at a price that is profitable to builders and developers, beneficial to the local workforce and economy, and beneficial to individuals and families. To get a sense of the costs of market-rate housing that are consistent with local incomes, and to develop policies for enabling the market to function properly, it is helpful to be aware of current market conditions, including home values or sale prices, rents, and household incomes.

Sales prices and rents in a market are largely dependent upon households' ability to pay, and the income required to buy or rent a housing unit depends more precisely on the proportion of gross household income (before taxes and deductions) a household is willing to expend. Table XI-2 sets forth recent data on owner-occupied housing costs for Racine County, and Table XI-3 sets forth recent data on rents. Both tables contain information on the household income needed to purchase/rent housing at various prices/rents and at various percentages of income.

Owner-Occupied Housing

As indicated in Table XI-2, a household income ranging from $52,240 to $56,614 would most likely be necessary to occupy a $155,000 to $168,000 median-priced home in Racine County in 2006, based on a typical first-time homebuyer scenario requiring a small down payment. This income varies, depending on what proportion of annual income a household chooses to expend toward housing. Considering the median household/family incomes for Racine County, indicated in the trends section of this chapter, and the information in Table XI-2, it is apparent that the income needed to occupy a median-priced home in the County is roughly consistent with median incomes. Thus, it can be concluded that the median-priced home in Racine County is generally affordable to a median income household or family.

Renter-Occupied Housing

Table XI-3 indicates the levels of household income required to afford a range of monthly gross rents in Racine County. As indicated in that table, based upon the 30 percent affordability guideline, an annual income of $25,480 would be required to occupy a median rent unit in Racine County—$637 in 2006. An annual income of $22,160 would be required to occupy a one-bedroom unit at the HUD fair market rent ($554). An annual income of $27,800 would be required to occupy a two-bedroom unit at the HUD fair market rent ($695). Households with an annual income less than $22,000 would have to pay more that 30 percent of their income for such housing.

Subsidized Housing

One means of providing safe, sanitary, and affordable housing for lower income households is through government subsidies. A variety of subsidy mechanisms are available, including low-interest loans, developer subsidy, tax credits, and tenant subsidy. Using information available from the Wisconsin Housing and Economic Development Authority (WHEDA), with respect to the number of households served by publicly-funded subsidized State and Federal housing programs in Racine County, it was possible to estimate how many households were served by those programs in 2006. It should be noted that there is a fixed amount of Federal program funding for subsidized housing allocated by the U.S. Congress every year, and that amount has not grown significantly from year to year. The Federally-funded housing programs considered include the Low Income Housing Tax Credit (LIHTC), Section 8, and Section 202 programs, all of which provide rent subsidies in various forms to low-income households. It should also be noted that rural single-family and rental housing assistance programs and loans are available in Racine County; these are described in more detail at the end of this chapter and in Table XI-9.

Based on information from WHEDA, it is estimated that approximately 3,600 low-income households in Racine County were provided with rent-subsidized (LIHTC, Section 8, and Section 202 programs) housing units in 2006. The actual number may be somewhat lower, given potential overlap in the programs. As evidenced in the WHEDA information, about 1,400 households received Section 8 vouchers, which are not assigned to a specific community. Of the remaining 2,200 rent-subsidized housing units, the table below indicates that 76 percent are concentrated in the City of Racine.

SUBSIDIZED HOUSING UNITS IN RACINE COUNTY: 2006

Community	Number of Sites	Number of Units	Percent of Total Units
City of Burlington	3	111	5
City of Racine	30	1,687	76
Village of Caledonia	2	141	6
Village of Mt. Pleasant	3	164	7
Village of Sturtevant	1	24	1
Village of Union Grove	2	58	3
Village of Waterford	1	24	1
Town of Norway	1	28	1
Total	43	2,237	100

Source: Wisconsin Housing and Economic Development Authority (WHEDA), Housing Authority of Racine County, and SEWRPC.

There is an increasing need for greater countywide distribution of low-income subsidized housing than Federal and State housing programs provide. The high concentration of subsidized housing in the City of Racine, particularly within certain neighborhood enclaves, is one reason why it is important for local governments of Racine County to enable the private sector to build low-income or mixed-income housing developments, as well as to incorporate adaptive reuse of vacant, or underutilized buildings, or redevelopment of brownfields for housing.

With respect to mixed-income developments and adaptive reuse housing projects, LIHTCs have been an effective incentive for the production of affordable housing for low- and moderate-income households in Racine County. In addition to LIHTC, there are other funding sources available for adaptive reuse housing projects, including mortgage guarantee programs (provided through HUD), Community Development Block Grants (CDBG), HOME Investment Partnerships, and state and Federal brownfield grants. Despite the challenges to mixed-income developments (e.g. exclusive residential zoning regulations) and the environmental, building code, and structural accessibility concerns of rehabilitating existing buildings, there are many benefits to the community and the primary investor in using housing subsidies for such projects. In particular, an urban location may be best suited for mixed-income developments and adaptive reuse housing projects targeted for low- and moderate-income levels because they can help preserve the urban infrastructure and an existing building's historic architectural design features. As a further benefit, the new development or rehabilitation of these more affordable housing and rental units are typically within walkable neighborhoods, near prime commercial districts, and accessible to other urban services (e.g. transit, medical services, and cultural amenities). In the long term, a community that increases these types of affordable housing opportunities can help to facilitate new development patterns and public-private partnerships that enhance quality of life, social networks, and job opportunities.

Data on Existing Housing Problems and Needs

This section describes in more detail the number and proportion of households in Racine County that have housing problems and highlights data that indicate that the problem has likely worsened during the 2000s. The

sources of data were a special tabulation of the 2000 U.S. Census, called the CHAS Databook,[7] and the 2006 American Community Survey. In addition, data on recent home foreclosures were examined to determine the extent of this problem in Racine County.

Housing Problems

The number of households with housing problems[8] in Racine County totaled about 17,400 in 2000, representing about 25 percent of all households in the County (see Table XI-4). This consisted of 55 percent owner-occupied households and 45 percent renter-occupied households. Among cities, villages, and towns in Racine County, the larger communities contained the largest number of the households with housing problems. The proportion of total households ranged from 14 to 30 percent among the communities. For the vast majority of these households, the problem was a high cost burden, as opposed to overcrowding or deficiencies in kitchen or plumbing facilities.

Housing Types and Incomes

The types of households experiencing housing problems in Racine County in 2000 were not concentrated into any particular type. However, small families (four persons per household) comprised a larger share of such households than did the other groups (see Figure XI-2). The incomes of households experiencing housing problems in Racine County were primarily in the very-low to low-income categories. About 80 percent of the households with problems had incomes of less than or equal to 80 percent of the County median family income (see Figure XI-3). Another 8 percent of the households with problems had incomes between 80 and 95 percent of the County median family income. A small proportion of the households with housing problems (12 percent) had incomes above 95 percent of the county median family income.

Housing Cost Burden

Of the 17,400 households with housing problems, 14,900 indicated that they had a high housing cost burden, meaning that they spent more than 30 percent of their income on housing costs. Thus, households with a high housing cost burden comprised 86 percent of households with housing problems and 21 percent of all households in the County. This proportion of households with a high housing cost burden in Racine County was similar to other counties in the Region (see Table XI-5). More recent data from the American Community Survey indicates that 25,800 households in Racine County, comprised of 15,300 owner-occupied households and 10,500 renter-occupied households, paid more than 30 percent of their incomes for housing costs in 2006. That figure is a significant increase over the 2000 level, and represents 34 percent of all households in the County in 2006. Similar increases were observed for the Region.

It is clear that many low- and moderate-income residents of Racine County are faced with a lack of affordable choices in the housing market. The three prevailing conclusions are:

- It should be recognized that some households may choose to spend more than 30 percent of their income for housing as a matter of personal preference, even though suitable lower cost housing may be available. Nevertheless, the CHAS data indicate that many households cannot find suitable housing consistent with their income based upon the 30-percent guideline.

---

[7]*The CHAS data compiled by the U.S. Census Bureau and HUD is a special tabulation of the 2000 Census which contains detailed information on certain household characteristics by income group. The income groups are based upon HUD's adjusted median family income, in which household incomes have been adjusted upward or downward to reflect the number of persons in each household. CHAS is an abbreviation for Comprehensive Housing Affordability Strategy.*

[8]*Households were identified as having a housing problem if 1) they had a housing cost burden greater than 30 percent of gross income; 2) they lacked complete plumbing (hot and cold piped water, a flush toilet, and a bathtub or shower) or kitchen facilities (a sink with piped water, a range or cook top and oven, and a refrigerator); or 3) they were overcrowded (more than 1.01 persons per room). Cost burden is the fraction of a household's gross income spent on housing costs.*

- As noted earlier in this chapter, about 3,600 households in the County are served by State and Federally-funded rent subsidy programs. The CHAS data suggest that a large gap exists between current housing subsidy funding levels and the apparent need. This gap underscores the importance of non-subsidy approaches to increasing the supply of affordable housing for low- and moderate-income households, including efforts by local units of government and the development community to work together to eliminate impediments to the provision of affordable housing.
- More recent data indicate that the number of households with housing problems in the County has increased since the 2000 Census. In this regard, the 2006 American Community Survey for Racine County indicates that the 25,800 households, or about 32 percent of households in Racine County, paid 30 percent or more of their income for housing. Between 2000 and 2006, the median household income in Racine County increased by almost 6 percent, while the median monthly rental and homeownership costs increased by 27 percent and 16 percent, respectively.

In addition, other non-housing financial issues impact the affordability of housing. The rapidly escalating costs of transportation (e.g. gas prices), energy, and food can place households in difficult financial situations. Given these increasing costs and housing market volatility, there may be a need in the future to re-evaluate affordable housing costs based on different criteria other than the HUD 30-percent guideline.

Housing Foreclosures

The number of home foreclosures in Racine County increased from about 300 units in 2000 to about 680 units in 2006,[9] an increase of about 127 percent. The overall foreclosure rates in Racine County and Southeastern Wisconsin are within the range of 1 to 2 percent of all owner-occupied units with a mortgage, and compare favorably with the nation-wide incidence of foreclosure (about 2-3 percent). Nevertheless, increasing home foreclosures provide further evidence that housing costs are an increasing burden on households in Racine County and Southeastern Wisconsin.

Special Needs Housing

This section presents background information on special needs housing that should be considered in the development of housing policies and programs. Accommodating special needs housing—whether it be housing for the elderly, disabled, or homeless—essentially distills down to a matter of housing choice, accessibility, and affordability. Persons with special housing needs may encounter difficulty in finding suitable housing, commonly due to financial constraints, and may occupy housing that is substandard, that has limited access to essential services, and that consumes a high proportion of their income. It should be recognized that similar to other segments of the population, people with special needs have a desire to locate near family and friends, health care, support services, and transit.

Elderly and Persons with Disabilities

Special needs housing for the elderly and persons with disabilities include senior housing, retirement communities, assisted living facilities, and nursing home facilities. As the general population ages, affordability, transportation, and proximity to services become more important. In addition, the aging of the population creates an increasing need for housing that is design-accessible for occupants. Accessibility can be improved with designs that incorporate features that make homes adaptable to persons who require handicapped access inside and outside the home and also make homes more convenient and diminish common household safety hazards.

As the County continues to grow, the population will continue to include long-time residents with a desire to remain in the area during their retirement years. Senior housing often involves living independently in smaller,

---

[9]*The source of foreclosure data was the University of Wisconsin Extension, Center for Community and Economic Development. This data refers to the number of properties in some stage of the foreclosure process. National foreclosure data from RealtyTrac indicates that roughly one-third of foreclosures result in the owner losing the property.*

affordable, and design-accessible housing units. A retirement community is a very broad term that covers many varieties of housing for retirees and seniors, including 55 and over communities, active adult communities, and independent and assisted living facilities. These facilities offer a range of housing types, care services, and community amenities. The types of assisted living facilities and nursing homes needs are detailed in the utilities and community facilities element of the comprehensive plan.

Persons with disabilities are another segment of the population that may have special housing needs. The housing needs of persons with disabilities vary depending upon the type and severity of disability, thus requiring a range of housing with varying levels of care and services. Year 2000 Census counts of persons with disabilities are presented for cities, villages, and towns in the County in Table XI-6 and for Racine County and the Region in Table XI-7. As indicated in Table XI-6, the 2000 Census reported that about 28,000 persons age five and over had some type of disability—sensory, physical, mental, self-care, or employment-related; this represents slightly over 16 percent of the total population age five and over.

Homeless Persons

Homelessness[10] in Racine County can involve many homeless subpopulations, ranging from people who suffer chronic illness and are unable to maintain an independent household to the transitional homeless who may need short-term help from losing a home. To better understand the issue of homelessness in Racine County, the fifth annual "Racine Continuum of Care – Point in Time Survey," or best estimate census, one-day in time count of homeless persons was conducted in Racine County in January 2008 on behalf of the Homeless Assistance Coalition (HAC) of Racine County and U.S. Bureau of the Census. While not as widespread as in larger metropolitan areas, homelessness is a problem in the County. The survey results indicate that there were 259 homeless persons in 2008; previous census counts found 256 homeless persons (in 2007), 305 (2006), 276 (2005), and 339 (2004). It is important to note that this count is an approximate number and does not necessarily account for all known homeless persons in the County. Nevertheless, this survey helps housing agencies meet Federal and state requirements, as well as could help local homeless organizations secure Federal and state funding for programs in Racine County. The housing programs and organizations that provide various services, such as to homeless populations, are presented in the Housing Programs and Organizations section later in this chapter.

HOUSING-RELATED ZONING PROVISIONS

Housing-Related Zoning Regulations

Zoning regulations have a direct bearing on lot size or density, housing square footage, setback, structure type, and other housing-related requirements in Racine County communities. Generally, zoning may influence the cost of housing—including the land purchase price, pre-development and permit approval process, infrastructure costs, and final selling price—within a community. Residential zoning district regulations set forth in the zoning ordinance of each city and village in the County and the Racine County Zoning Ordinance were analyzed, focusing on the residential structure types permitted along with minimum lot area requirements and minimum floor area requirements.

Residential Zoning Districts in City and Village Zoning Ordinances

Residential zoning district regulations for cities and villages in Racine County are summarized in Table XI-8. For each community, this table lists residential zoning districts which allow—as a principal or conditional use—various types of residential development. In addition, this table lists various forms of planned unit development

---

[10]*HUD defines "homeless" or "homeless individual" or "homeless person" as "(1) an individual who lacks a fixed, regular, and adequate nighttime residence; (2) an individual who has a primary nighttime residence that is — (a) a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (b) an institution that provides a temporary residence for individuals intended to be institutionalized; or (c) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation "for human beings". The official Federal definition of homeless is found in the United Sates Code, Title 42, Chapter 119, Subchapter I.*

(PUD) overlay districts, including planned community development, planned residential, and flex development. Most of the communities have adopted some form of PUD overlay zones to encourage mixed-use or higher-density developments in Racine County, as well as to increase more innovation in housing and other private sector projects. It should be noted that Table XI-8 does not reflect special zoning provisions or conditional uses for special needs housing facilities for the elderly (senior housing) and disabled persons, such as retirement communities, assisted living and nursing home facilities; accessory dwellings (e.g. mother-in-law suites)[11]; cooperative housing (sometimes called coop-housing or co-habiting housing)[12]; cohousing[13]; university or campus-related housing for seniors[14]; live-work units[15]; and housing conversions. Agricultural, conservancy, and business districts which permit residences in addition to the primary agricultural, conservancy, or business uses are not included.

As indicated in Table XI-8, each city and village zoning ordinance includes provisions for single-family, two-family, and multi-family housing, with the exception of the Village of North Bay. Each city and village includes a planned unit development overlay district or similar district. Nearly all of the individual residential districts

---

[11]*Accessory apartments represent one option to expand the supply of moderately priced housing. Their typical size is smaller than 1,000 square feet, and they are typically less expensive to maintain. Accessory apartments or dwellings are secondary dwellings established in conjunction with, and clearly subordinate to, a primary dwelling, and may be part of the same structure as the primary dwelling or a detached unit on the same lot. These dwelling units are often intended for use by relatives of the individuals residing in the primary dwelling but may accommodate other smaller households as well.*

[12]*A multi-family dwelling owned and maintained by the residents. The entire structure and real property is under common ownership as contrasted to a condominium dwelling where individual units are under separate ownership. Apartments and dwellings may include shared common areas such as kitchen, dining, and/or living rooms, and services, such as housekeeping, organized social and recreational activities, transportation services, and/or other support or shared facilities and services appropriate for the residents, including seniors and persons with disabilities capable of living "independently" (usually requiring no or minimal medical-care or "Stay at Home" related services). More information on cooperative housing in Wisconsin can be accessed at http://www.uwcc.wisc.edu/info/uwcc pubskoopHouse02.pdf.*

[13]*Cohousing communities are communities or "villages" that generally consist of privately-owned individual homes and community-owned areas and buildings. Households participate in social activities centered in a community-owned building, and help to design and manage their "village" consisting of small groups of homes grouped around a community building which acts as the social center of the "village". Residents own their own private dwellings, usually condos or attached single-family homes, but share common areas, such as dining areas, kitchen, lounges, meeting rooms, a recreational facility, a workshop, children's spaces and the like. Group meals are regularly shared in the common house and food may be grown in common gardens. Maintenance equipment is shared where residents manage the property. Other types of cohousing include elder cohousing which is generally designed for adults age 55 or older. Elder cohousing promotes universal design concepts that support active lifestyles and can accommodate accessibility needs.*

[14]*Senior housing, rental or homeownership, linked to universities and colleges where services offered to seniors include auditing classes, library and computer privileges, access to healthcare, use of fitness facilities, discount event tickets, and/or reduced meal prices. The universities or colleges may or may not be involved with the development and operation of the retirement community, while providing such services to residents.*

[15]*Live-work units contain work space that usually occupy more floor area, up to 50 percent of the total floor area of the unit, than a conventional house containing a home occupation, in which the home-based business typically occupies between 10 to* 25 *percent of the total floor area. Live-work units may contain more types of business activities than a traditional home occupation, such as more parking, traffic, employees, and/or customer visits. Such units may be detached buildings or attached units (especially townhouses) functioning as potential small business incubators. Units may be rented or owned, including as condominiums, thereby allowing owners to accumulate equity.*

specify minimum lot area requirements. For cities and villages in the County, the smallest minimum lot size permitted in the single-family residential zoning districts ranges from 6,000 square feet in the City of Racine to 21,000 square feet in the Village of North Bay. The Cities of Burlington and Racine do not specify minimum floor area requirements for all residential zones; rather minimum floor area requirements are set on a case-by-case basis based on lot size and setback requirements. All of the villages include minimum floor area requirements in their single-family residential zoning ordinances; however, not all specify minimum floor area requirements for two-family and multi-family zoning ordinances.

Residential Zoning Districts in the Racine County Zoning Ordinance

Zoning in all of the towns is regulated by the Racine County General Zoning Ordinance. Residential zoning district regulations of the Racine County Zoning Ordinance are also summarized in Table XI-8. This table pertains to residential zoning districts and a PUD overlay district. This zoning ordinance allows for one-family, two-family, and multi-family residential zoning districts. This table does not reflect agricultural or upland conservancy districts that may allow some residential development.

As indicated in Table XI-8, for conventional sewered development in these districts, the smallest minimum lot size requirement is 7,200 square feet for one-family housing; 10,000 square feet for two-family housing; and 20,000 square feet per dwelling unit for multi-family housing. For conventional unsewered development, the general requirement is a minimal of 40,000 square feet for one-family housing. In conservation design developments, accommodated under the PUD overlay district in urban areas, individual lots may be smaller than for conventional development, but the overall maximum density remains the same as allowed under the basic zoning district. Conservation design subdivisions can also be accommodated in rural areas in agricultural and upland conservancy districts with the overall density determined by local land use plans and land division ordinances. With respect to minimum floor area requirements, the County zoning ordinance only specifies that one-family and two-family dwellings have a minimum floor area of living space of at least 800 square feet per dwelling unit. As noted in Table XI-8, the Towns of Norway and Yorkville have established a minimum floor area requirement in their local land division ordinances.

Traditional Neighborhood Development Ordinances

Section 66.1027 of the *Wisconsin Statutes* requires any city or village with a population of 12,500 or more residents to include provisions that would accommodate "Traditional Neighborhood Developments" (TNDs). TNDs are intended to be unified neighborhoods with a compact mix of land uses and access to various transportation modes integrated into the neighborhood. It is characterized by human scale design, a concern for walkability, increased density, and may exhibit alleys, grid street pattern, buildings oriented to the street, front porches on houses, and village squares, among other design features. The City of Racine and Villages of Caledonia and Mt. Peasant have adopted a TND ordinance.

Desirable Mix of Housing Types

Communities may have adopted goals or policies specifying a desirable mix of housing types. In most cases, a community will adopt a goal of striving to provide a mix of housing choice opportunities between single-family and multi-family residences. The benefits of such a policy include providing housing options and affordability, and a mix of housing units close to employment areas and transit routes.

Land use, master, and other strategic plans adopted by local communities were reviewed to determine if a desired housing mix was specified in the plan. The Village of Waterford is the only municipality with a stated goal to maintain a housing mix of 70 percent or more traditionally owner-occupied housing and 30 percent or less of rental property.

HOUSING GOALS, OBJECTIVES, AND POLICIES

The housing element goals, and objectives, along with the policies and implementing programs were developed based upon the housing data inventoried in Chapter II and data presented in this chapter, and the results of the public participation process, including input from the advisory committee, the Racine County Housing Work Group, public opinion survey, and SWOT Analyses.

The following Racine County housing-related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Housing Goals

Goal XI-1: Provide opportunities for an adequate housing supply that will meet the needs of all residents and a broad range of choice among housing designs, sizes, types, and costs, recognizing the changing trends in age-group composition, income, and household types.

Goal XI-2: Promote the coordination between land use and housing design that supports a range of transportation choices.

Goal XI-3: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

Goal XI-4: Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.

Goal XI-5: Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial uses.

Racine County Housing Objectives

- Provision of additional housing, including an appropriate mix of housing types and styles, sufficient to accommodate the projected increase in population, matching housing types to changing household characteristics and needs.
- Provision of housing opportunities to accommodate financial capabilities and persons with special needs.
- Provision of housing that maintains and enhances the character of existing urban and rural environments.
- Provision of additional housing in areas recommended for such use in the land use plan element.
- Provision of housing at densities that are properly related to the availability of sanitary sewer service, water supply, and basic urban services and facilities.
- Provision of housing opportunities for workers in proximity to their place of work.
- Maintenance and rehabilitation, as appropriate, of the existing housing stock.

Racine County Housing Policies and Programs

- Encourage homeownership opportunities for residents in new and existing neighborhoods and retention of existing rental housing at prices aligned with the wages and incomes of area residents.
- Support the full range and variety of housing structure types, including single-, two-, and multi-family, accessory, and live/work dwellings, at flexible densities, as appropriate, including mixed-use development patterns.
- Encourage housing design that supports the conservation, enhancement, and continued vitality of areas with special scenic, historic, cultural, or architectural value.
- Encourage resource efficient technologies and materials in housing construction to increase the useful life of housing units and minimize maintenance and operational costs of new and existing housing.
- Encourage the use of conservation design residential developments in areas suitable for limited residential development, to minimize impacts on farming areas and environmentally sensitive areas.
- Consider and protect the property rights of residential property owners to minimize risks and maximize benefits of ownership to enhance community pride and character.

- Target a specific mix of housing for future residential developments consisting of 70 percent single-family or more traditionally owner-occupied housing and 30 percent or less of rental property in the Village of Waterford, and 90 percent single-family and 10 percent multi-family in the Town of Rochester. Other communities in Racine County do not target a specific mix of housing for future development.
- Local governments and the housing development community should promote accessible housing features in new residential construction to accommodate all population and age groups.
- The County and local governments should support programs relating to the existing housing stock that enable low-income persons, first-time homebuyers, disabled, and elderly households to maintain, repair, convert, and rehabilitate housing and improve accessibility.
- Enable the elderly and disabled to remain in their community as their needs change by supporting smaller homes, accessory dwellings, nursing homes, community based residential facilities, and other types of assisted living residential arrangements.
- Racine County and local government bodies should consider evaluating and establishing programs that would enable the elderly to continue to live in their homes as costs rise.
- Racine County, local government bodies, and the State should study and implement alternatives to property taxes to support public services, thereby reducing housing costs.
- Encourage motorized and non-motorized travel connectivity between adjacent housing developments in and between local municipalities, to assure reasonable mobility and access to multi-modal and transit-oriented transportation systems, and to encourage housing opportunities in proximity to places of employment.
- Racine County and local government bodies should review, and consider amending where necessary, zoning, land divisions, and building codes to accommodate existing and future housing needs described in the housing element.
- Racine County and local government bodies should study the potential of creating a model residential development incentive program that could include a streamlined permitting process, density bonuses, reduced or waived application fees, and reduced impact fees to encourage:
    a. The use of conservation design residential developments that protect environmentally sensitive lands; and
    b. Higher-density, lower cost housing developments.
- Racine County and local government bodies should consider standardizing, to the extent practicable, development review processes and permit fees that would result in uniformity in definitions, administrative processes, and approval procedures for housing developments within Racine County. This could include adoption of state environmental regulations to promote continuity from community to community.
- Racine County and local government bodies should work with State legislators and government officials to address the State-imposed property tax levy limit caps (per home assessed value) impacting the costs of new housing construction.
- Encourage infill development, rehabilitation, and revitalization practices that benefit existing residents, prevent their displacement, and improve the tax base, availability of jobs, and community facilities.
- Continue cooperative efforts between the Racine County Health Department and local governments to enforce State public health Statutes, and County and local ordinances concerning dilapidated, unsafe, or unsanitary housing that pose a human health hazard.
- Support efforts by appropriate government, for-profit, and non-profit organizations, including churches, to provide needed housing, such as emergency housing, transitioning housing, independent living, family based living, or institutional housing, for special needs populations and homeless persons.

- Continue the cooperation among local governments, non-profit entities, and the housing development community to utilize available housing funding and assistance programs that facilitate the provision of affordable owner-occupied, rental, and rehabilitated or adaptively reused housing in the County.
- Study the potential for homeownership opportunities in new or existing multi-dwelling housing to integrate other types of specialty housing, where applicable, such as "cooperative housing," "co-housing," and university- or campus-related housing to meet the needs of residents.
- Racine County should study the feasibility of creating a countywide housing trust fund to support the development and preservation of affordable housing.
- Support the recommendations from the "Analysis of Impediments to Fair Housing" 2006 report, including an expansion of housing options and affordability; facilitating education, training, counseling, accessibility, and mobility, and down payment programs; and updating any fair housing ordinances to be an effective tool for dismantling impediments to fair housing.

HOUSING FINANCIAL AND TECHNICAL ASSISTANCE PROGRAMS AND ORGANIZATIONS

There are numerous government sponsored housing programs, housing organizations, and community based organizations that can help meet the housing needs of Racine County residents. Many of the programs available in Racine County are administered through local government and community based organizations that receive funding from local, State, and Federal government and private sources. The full array of programs and funding is continually changing. Therefore, these sections focus on programs that currently exist to prevent homelessness, provide temporary housing, increase access to lower-cost home ownership, and encourage development of lower-cost housing and rehabilitation.

Federal and State Housing Programs and Organizations

There are a variety of housing assistance programs administered by Federal, State, and local governmental agencies to address housing issues. These include Federal programs sponsored or funded by the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Agriculture (USDA). At the State level, these include programs sponsored or funded by the Wisconsin Department of Commerce Division of Housing and Community Development (DHCD), Wisconsin Housing and Economic Development Authority (WHEDA), and others. Table XI-9 presents a brief description of the key government sponsored housing programs available in Racine County. Details regarding these programs can be found on the websites of the sponsoring agencies. The Wisconsin DHCD released the following guides that provide contacts and descriptions of financial and informational sources available for low- and moderate-income households in the State:

- Household Housing Guide, July 2007, http://commerce.wi.gov/CDdocs/BOH-Fact-Sheets/cd-boh-housing.pdf.
- Rental Housing Guide, February 2007, http://commerce.wi.gov/CDdocs/BOH-Fact-Sheets/cd-boh-rental.pdf.

Selected Racine County Housing Programs and Organizations

Emergency Shelter Programs

HUD defines emergency shelter as any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. The length of stay generally ranges from one night to 60 days. In Racine County, there are six emergency shelters, most of which serve specific populations. Additionally, the American Red Cross provides emergency housing services as part of their disaster relief program, and there are organizations that provide emergency rental assistance to prevent homelessness, including the Racine/Kenosha Community Action Agency and Racine County Workforce Development.

HALO, Inc. (Homeless Assistance Leadership Organization): http://www.haloinc.org
Incorporated in 2005, HALO is a nonprofit organization that provides emergency shelter in the City of Racine for men, women and children in Racine County, with a capacity to serve about 120 individuals (plus 30-person temporary overflow) each night. It also coordinates supportive services to promote self-sufficiency in adults, offers homeless children support through stable living and learning environments, and provides community leadership to prevent chronic homelessness. Some of HALO's support services include financial counseling, job and vocational training, AODA (alcohol or other drug abuse) counseling, mental health counseling, life skills training, transitional housing services, and children's advocacy.

Love & Charity Mission
The Love & Charity Mission provides emergency shelter in the City of Racine for homeless persons aged 18 years and older, with a capacity for 22 individuals. The Mission also offers services through its food bank, clothes bank, and meal program.

Project New Life (Abundant Life)
Started in 1999, Project New Life is a nonprofit organization that provides emergency shelter in the City of Racine, with a capacity for five individuals, and life skills training to homeless persons with AODA issues.

SAFE Haven of Racine, Inc: http://www.safehavenofracine.org
The SAFE Haven of Racine Youth Shelter program provides food, clothing, shelter, mediation, and case management services to runaway and homeless youth between the ages of 10 and 17, with a capacity for eight individuals. Youth may stay for up to two weeks, if they attend school and comply with basic shelter rules. The shelter, located in the City of Racine, is open 24 hours a day, and all services are free and confidential.

Women's Resource Center: http://www.wrcracine.com
Women's Resource Center provides emergency shelter in the City of Racine and transitional housing for female and child survivors of domestic violence and/or sexual assault, as well as a broad range of counseling, supportive and advocacy services for women and children. The capacity of the emergency shelter is for 31 individuals.

TLC
Operated by Love, Inc., TLC provides emergency shelter in the Town of Burlington for homeless persons, with a capacity for eight individuals. It also provides social services to assist residents to achieve self-sufficiency and long term housing solutions.

Transitional Housing Programs
HUD defines transitional housing programs as programs that are designed to provide housing and appropriate support services to homeless persons that will facilitate movement to independent living within 24 months. As part of the Continuum of Care (CoC) to move individuals from homelessness to permanent housing, the emergency shelters in Racine County either operate transitional housing programs or collaborate with transitional housing programs.

Bethany Apartments (Catherine Marian Housing): http://www.racinedominicans.org/pages/bethany.cfm
Located in a 12-unit apartment building in downtown Racine, Bethany Apartments provides transitional housing and supportive services to women and children who are survivors of domestic abuse. Bethany Apartments operates eight units, with a total of 34 beds. The organization's main goals are to provide safe, decent, affordable housing to women and children who have suffered abuse; to enhance this assistance with supportive services that will enable the participants to regain their self-esteem and develop the skills needed to live independent lives; and to empower the women and children to become role models of non-violence in their relationships and in their families.

HALO, Inc. (Homeless Assistance Leadership Organization): http://www.haloinc.org
Incorporated in 2005, HALO is nonprofit organization that provides transitional housing in the City of Racine for men, women and children. HALO operates 17 units, with a total of 40 beds, at various sites throughout the City of

Racine. Persons participating in transitional housing also receive supportive services to promote self-sufficiency, including financial counseling, job and vocational training, AODA (alcohol or other drug abuse) counseling, mental health counseling, life skills training, and children's advocacy.

SAFE Passage Transitional Living Program: http://www.safehavenofracine.org
The SAFE Passage Transitional Living Program is a community-based program for homeless youth, ages 18 to 21, who are in need of housing, and educational, emotional, and fiscal support. SAFE Passage provides housing in the City of Racine, with a capacity for eight individuals; food and clothing; confidential case management and aftercare services; and instruction in independent living skills.

TLC
Operated by Love, Inc., TLC is a transitional living facility in the Town of Burlington for homeless persons, with a capacity for eight individuals. It provides social services to assist residents to achieve self-sufficiency and long term housing solutions.

Center for Veterans Issues (CVI): http://www.civet.org/housing.htm
The Center for Veterans Issues provides transitional housing programs to assist homeless veterans who are ready to move beyond emergency shelter into a more independent living situation. CVI's transitional programs allow veterans to further develop the stability, confidence, and coping skills needed to sustain permanent housing. Intensive case management makes the system work. The CVI has two sites, with a capacity for 32 individuals at the main site and eight individuals at the Wisconsin Department of Veteran's Affairs site.

Permanent Supportive Housing Programs
HUD defines permanent supportive housing as permanent housing for homeless persons with disabilities. Basically, it is long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of housing is to enable the special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or coordinated by the applicant and provided by other public or private service agencies.

Transitional Living Services (TLS): http://www.tlservices.org
Transitional Living Services (TLS) is a non-profit social services agency that works with adults with chronic and persistent mental illness. These services are generally provided based on referrals from the Racine County Human Service Department or member organizations of the Homeless Assistance Coalition. TLS housing assistance programs include permanent supportive housing in the City of Racine, with a capacity for 25 individuals.

Center for Veterans Issues (CVI): http://www.cvivet.org/housing.htm
The Center for Veterans Issues provides permanent supportive housing to assist homeless veterans who are ready to move beyond emergency shelter or transitional housing into a more independent living situation. CVI's permanent housing program allows veterans to further develop the stability, confidence, and coping skills needed to sustain permanent housing. Intensive case management makes the system work. As part of its HUD CoC SHP grant, the CVI has a number of permanent housing units, with a capacity for 18 individuals, available to homeless families that are not veterans.

Project New Life (Abundant Life)
Started in 1999, Project New Life is a nonprofit organization that provides permanent supportive housing in the City of Racine, with a capacity for 10 individuals, and life skills training to homeless persons with AODA (alcohol or other drug abuse) issues.

Women's Resource Center (Purple Ribbon Permanent Housing Project): http://www.wrcracine.com
Women's Resource Center has two units of permanent supportive housing in the City of Burlington for female and child survivors of domestic violence and/or sexual assault. The Center also provides a broad range of counseling, supportive and advocacy services for women and children.

Permanent Housing Programs
Permanent housing is intended to be a long term housing solution. There are many programs that assist renters and facilitate access to home ownership.

Subsidized Programs
Subsidized programs are based on eligibility requirements and provide all or a portion of an individual's rent. The subsidy may be a voucher, which allows an individual to locate rental housing of the person's choice that meets health and safety criteria set forth by the subsidizing agency. A subsidy could also mean a particular unit or complex of rental housing that is subsidized.

Housing Authority of Racine County (HARC): http://www.rcha.org/index.cfm
The Housing Authority of Racine County (HARC) works to ensure that quality affordable housing is available for low- to moderate-income families in Racine County, primarily through vouchers for rental properties, and through the promotion of programs for home ownership, self-sufficiency and urban stability. HARC administers five main programs in Racine County:

- Housing Choice Voucher (HCV, better known as Section 8) – Under this HUD-funded program administered by HARC, families generally pay the greater of 10 percent of monthly income, 30 percent of their adjusted monthly income, or shelter rent toward the cost of the rent of the unit, with HARC paying the difference between the tenant's portion and the contract rent. HARC serves extremely low- and very low-income families in this program. Families are selected from the waiting list by the date and time of their application. As of 2008, HARC had approximately 1,500 vouchers available for Racine County residents.
- Family Self-Sufficiency (FSS) – FSS is a program that encourages communities to develop local strategies to help voucher families obtain employment that will lead to economic independence and self-sufficiency. HARC works with welfare agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to obtain employment that pays a living wage.
- Homeownership – This program is designed for HCV participants who wish to purchase their first home but need help meeting the monthly mortgage and other homeownership expenses. Eligibility requirements include sustainable employment, income qualified, and homeownership counseling.
- Elderly Housing – HARC owns and operates Levi-Barnes Manor, a 24-unit facility located in Waterford. It is designated as an elderly complex, so inclusion is limited to adults over 62 years of age, with two of the units being handicapped accessible.
- Handicapped Housing – HARC owns and operates eight units that are for the sole use of handicapped residents. These units are in two fourplex apartment buildings located in the City of Racine.

Housing Program Funders/Fund Administrators
City of Racine: http://cityofracine.org
Administered by the Racine City Development Department, the City of Racine has a consolidated plan to address housing and community development issues. The plan and its implementation are led by the City Development Department, and involve numerous nonprofit organizations, faith-based organizations, and the for-profit and business sectors, as well as other City departments.

- *City Development Department*
  The City Development Department administers a multi-faceted housing and community development program that addresses the needs of its low- and moderate-income population, and eliminates blight in the City. As an entitlement community, the City of Racine receives direct funding from the Federal Department of Housing and Urban Development (HUD) for the following three programs:
  - *Community Development Block Grant (CDBG)*
    HUD provides community development block grants to entitled counties, entitlement communities, and States (for distribution to non-entitlement communities) for housing programs that principally

benefit low- and moderate-income households and other community development purposes. Entitled counties, entitlement communities, and States develop their own specific programs and funding priorities under the CDBG program; however, maximum priority must be given to activities which either benefit low- and moderate-income persons or aid in the prevention or elimination of blight or slums. States must ensure that over a three-year period, at least 60 percent of CDBG funds awarded to non-entitlement communities are used for activities that benefit low- and moderate-income households. HUD defines communities entitled to grants as principal cities of a metropolitan statistical area (MSA), other metropolitan cities with a population of at least 50,000, and urban counties with a population of at least 200,000, excluding the population of any entitlement communities within the county. The City of Racine is designated an entitlement community and currently receives and administers CDBG funding directly from HUD.

– *The HOME Investment Partnership (HOME)*
HOME is the largest Federal block grant to State and participating local governments and HOME consortiums designed to create affordable housing for low- and very low-income households. Each year, HUD distributes about $2 billion in HOME funding to State and local governments and HOME consortiums based on formula grants to fund a wide range of activities including building, buying, and rehabilitating affordable housing for rent or homeownership, and for the direct provision of rental assistance to low-income households. States are automatically eligible for HOME funds and receive either their formula allocation or $3 million, whichever is greater. Based on eligibility, local jurisdictions can qualify for up to $500,000 under the formula (or less depending upon the annual amount allocated by Congress in the Federal budget). The City of Racine is designated as an entitlement community for the HOME program and currently receives and administers HOME funding directly from HUD. Communities that do not qualify for an individual allocation under the formula have two methods in which to receive HOME funds; these communities can join with neighboring communities in a legally binding HOME consortium (where combined membership meets the threshold for direct funding), or can apply for funding from the State, in this case through the DHCD.

The HOME program allows the City of Racine to use HOME funds for grants, direct loans, loan guarantees or other forms of credit assistance, or rental assistance or security deposits for eligible households. Eligible activities include the provision of funds to qualifying homeowners and new homebuyers for home purchasing or rehabilitation finance assistance; financial assistance to build or rehabilitate housing for rent or ownership; site acquisition or improvement; demolition costs to make way for HOME-assisted development; and payment of relocation expenses. In addition, local communities may use HOME funds to provide tenant-based rental assistance. For rental housing and assistance, at least 90 percent of benefiting families must have incomes that are no more than 60 percent of the HUD-adjusted median family income for the area. In rental projects with five or more assisted units, at least 20 percent of the units must be occupied by households with incomes that do not exceed 50 percent of the HUD-adjusted median income. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median income. The HOME program requires that each participating local government match 25 cents of every dollar in program funds to support affordable housing.

There are additional housing assistance programs that are administered by DHCD, including the following sub-programs: HOME Investment Partnerships Program, Housing Cost Reduction Program Initiative (HCRI), and American Dream Down Payment Initiative (ADDI). Table XI-9 provides additional information on these sub-programs.

– *Emergency Shelter Grant (ESG)*
HUD's Emergency Shelter Grant (ESG) assists in providing shelter and transitional housing, homeless prevention programs, and essential social services to homeless people and families. ESG funding can be used to increase the capacity of existing shelters and transitional housing programs, to modify existing shelters and transitional housing in order to improve accessibility, and to develop additional shelter and transitional housing in areas where shelters do not exist. The City of Racine is designated as an entitlement community for the ESG program and currently receives and administers ESG funding directly from HUD.

- *Housing Department*
  The City of Racine Housing Department administers several loan programs to assist in housing rehabilitation efforts. Main loan programs include:

  – *Homeowner Deferred Rehabilitation Loan Program:* This program is a fixed rate homeowner low interest loan program, with interest and principal repayments deferred until the property is sold or transferred. Loans are limited to single- and two-family residential structures. Priority consideration is given to the rehabilitation of properties most in need of repair and whose rehabilitation will yield significant benefit to the neighborhood. Loan funds may be used for the correction of major housing and building code violations, weatherization, exterior rehabilitation and selected interior repairs. The loan carries a 3 percent interest rate for a term up to 20 years. All loans are secured by a mortgage on the property.

  – *Homeowner Fixed Interest Rehabilitation Loan Program:* This program provides for a fixed interest rehabilitation loan, with the interest rate based upon the income of the homeowner. Priority consideration is given to rehabilitation projects that will yield a significant benefit to the neighborhood. The interest rate on the loan is 3 percent or 5 percent, depending on the income of the applicant. Only homeowners with low- or moderate-incomes, as defined by HUD, are eligible to participate. The loan proceeds may be used for the correction of major housing and building code violations, weatherization, exterior repairs and selected interior repairs. The loan term can be for up to 20 years. Monthly repayment of the principal and interest is required. All loans are secured with a mortgage on the property.

  – *Rental Assistance Rehabilitation Program:* This program provides loan funds for the rehabilitation of non-owner occupied residential property occupied by low- and moderate-income tenants. Loans may be available for up to 75 percent of the cost of the rehabilitation project. The loan rate is 5 percent with terms up to 20 years. Loan funds may be used for the correction of major housing and building code violations, weatherization, exterior repairs and limited interior repairs. All loans are secured with a mortgage on the property. Eligibility for the program is based upon the income of the tenants.

  – *Mixed Use Rehabilitation Loans:* This program provides loan funds for the rehabilitation of residential units contained in mixed use structures. Loan funds may be used only for interior rehabilitation work of the residential portion of the building. Loan amounts up to $8,000 per dwelling unit are available, with a maximum of two units assisted in any one structure. The loan rate is 5 percent with a term of up to 20 years. All loans are secured with a mortgage on the property.

- *Fair Housing Department*
  Federal and State laws make housing discrimination illegal against any individual in a protected class (protected classes include: race, color, sex, national origin/ancestry, religion, age, disability/handicap, marital status, lawful source of income, sexual orientation, and family status). These laws also address a wide range of unlawful housing acts ranging from refusing to rent, sell, insure, construct, or finance housing to printing, publishing, or displaying advertisements or notices that indicate a preference affecting a protected class. The City of Racine Fair Housing Department provides fair housing (anti-discrimination) investigative and enforcement services, conducts educational seminars for housing consumers and members of the housing industry, and provides legal referrals. The department receives financing from the City of Racine through the CDBG program.

- *Health Department*
  Lead poisoning in children can reduce IQ, cause learning disabilities, and impair hearing. At higher exposures, lead can damage a child's kidneys and central nervous system, and cause anemia, coma, convulsions, and even death. Homes built before 1950 have a high likelihood of having lead-based paint or varnish on interior and exterior surfaces. Homes built between 1950 and 1978 could contain lead-based paint or varnish on interior and exterior surfaces. The use of lead-based paint and varnish in homes was banned in 1978, so homes built after 1978 have a very low likelihood of having lead-based paint or varnish. The median year built for homes in Racine County is 1962, which means lead poisoning is a concern. The City of Racine Health Department is a partner in the Kenosha/Racine Lead-Free

Communities Partnership Program, which aims to provide lead education, home lead abatement services, and lead-safe contractor training. The home lead abatement program assists families and individuals that meet income requirements, with priority going to households with children under the age of six, pregnant women, and residential-based daycare facilities. The program includes a risk assessment to identify lead hazards and lead removal.

Community Housing Development Organizations (CHDO)

Neighborhood Housing Services of Southeastern Wisconsin, Inc. (NHS): http://www.nhswi.org

Since its incorporation in 1982, Neighborhood Housing Services of Southeastern Wisconsin, Inc. (NHS) has worked to renew pride, restore confidence, promote reinvestment, and revitalize targeted neighborhoods through the efforts of local residents acting in concert with financial institutions, corporate enterprise and the business community, foundations and local governments. To this end, NHS focuses on increasing home ownership and improving affordable housing stock in a way that will enhance neighborhoods' long-term viability. NHS programs for potential homeowners include one-on-one pre-purchase counseling, homebuyer workshops and post-purchase counseling.

Racine Housing and Neighborhood Partnership (RHNP)

The Racine Housing and Neighborhood Partnership (RHNP) is a targeted effort to revitalize central-city housing in Racine. Started in January 1998, the RHNP offers programs designed to increase the rate of owner-occupancy, provide new home ownership opportunities, improve the housing stock and raise property values. Specifically, the RHNP offers counseling and training for new homeowners; down payment assistance; purchase and rehabilitation of existing homes and construction of new homes for sale to owner-occupants; and loans to help existing homeowners and investor-owners rehabilitate their properties, including forgivable loans for owner-occupants.

Other Non-Profit Housing Developers

Racine Habitat for Humanity: http://racinehabitat.org

Habitat for Humanity (HFH) builds and renovates homes with the help of future homeowners through donations of money, materials, and volunteer labor, and then sells the homes to the partner families at no profit. Located in the City of Racine, the Racine Chapter of HFH collaborates with the City, Racine County and the Housing Authority of Racine County to construct and rehabilitate housing units, most of which are located in low-income, high-minority areas of the City.

Supportive Services

Supportive service organizations provide services to individuals to enhance their ability to become self-sufficient or to prevent homelessness. The organizations below are part of the collaborative effort in Racine County, Continuum of Care (CoC), which strives to prevent homelessness and help individuals to maintain and secure permanent affordable housing.

Racine/Kenosha Community Action Agency: http://www.rkcaa.org

The Racine/Kenosha Community Action Agency (RKCAA) is a HUD-certified counseling agency that provides a range of housing assistance services to homeless persons or those at risk of becoming homeless in Racine County. Some of RKCAA's housing-related services include providing households with rent, escrow or mortgage assistance, energy assistance, weatherization, lead removal, and advocacy to connect people to housing resources, health care providers and public benefit programs to which they are entitled. In addition, the organization provides hands-on assistance in searching for housing, negotiating with landlords or mortgage companies, and arranging for additional support based on a case-by-case assessment.

Housing Resources, Inc. (HRI): http://www.hri-wi.org/index.html

Housing Resources, Inc. provides home buyer counseling to persons purchasing homes, as well as home owner counseling to sustain homeownership.

Center for Veterans Issues (CVI): http://www.cvivet.org/housing.htm

CVI offers programs and services to veterans, including day services; education, training and employment services; drug and alcohol counseling; mental health services; food and nutritional programs; outreach to the

community; motivational and self-esteem groups; money management and budgeting; and permanent housing referrals. Without a safe environment with supportive housing and services, many veterans could not break the cycle of homelessness and move on to jobs and permanent housing. Services provided by CVI are available to both male and female veterans.

Legal Action of Wisconsin: http://www.badgerlaw.net/Home/PublicWeb/LAW/localofficeRacine
Legal Action of Wisconsin, Inc. works to prevent homelessness and to preserve and expand the availability of affordable housing through legal advocacy and by building community collaborations. Legal Action considers cases for representation that impact the ability to secure and maintain safe and affordable housing, such as:

- Eviction defense
- Foreclosure defense
- Administrative hearings relating to public and subsidized housing
- Housing conditions and habitability
- Access to affordable housing

Wisconsin Home Energy Assistance Program: http://www.homeenergyplus.wi.gov
The Energy Services Bureau oversees Wisconsin's Home Energy Assistance Program. This includes the Federally funded Low Income Home Energy Assistance Program (LIHEAP), the Wisconsin Weatherization Assistance Program (WisWAP), Lead Hazard Reduction Program, and other related programs. Households with income at or below 150 percent of the Federal poverty level may be eligible for assistance. Many households with income from farms, offices, factories, and other work places receive LIHEAP assistance. In Racine County, the Racine/Kenosha Community Action Agency administers these energy assistance programs.

Wisconsin Historic Home Owner's Tax Credit: http://www.wisconsinhistory.org
A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic non-income-producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society.

Tomorrow's Home Foundation: http://www.tomorrowshomefoundation.org
A non-profit organization started by the Wisconsin Manufactured Housing Association in 2000, Tomorrow's Home Foundation created a method and mode for disposing of old, uninhabitable mobile homes that were blighting the countryside. It also assists disabled persons in the purchase of a manufactured or modular home via a down-payment assistance grant, and provides emergency assistance grants designed to provide critical repairs so that individuals and families can stay in their manufactured or mobile home. The grant program, called the Helping Hand Assistance Program, is a forgivable loan program designed to assist low-income homeowners that need critical mobile home repairs. Critical home repairs are defined as those that are essential to remain in the home, and do not include items deemed to be cosmetic in nature. In order to be eligible, the homeowner must have owned the home for over 12 months, and the household income must be at or below 50 percent of the County median income. The maximum funding is $1,500, and the applicant must provide at least 10 percent of the project cost.

Homeless Assistance Coalition of Racine (HAC):
The Homeless Assistance Coalition of Racine was formed in 1996 as a collaborative community-based effort to coordinate services, share information, increase funding, and to eliminate duplication and gaps in services for homeless individuals and families. The coalition consists of over 30 agencies and organizations, and members meet every month to discuss programmatic and administrative issues and to decide upon coordinating strategies. HAC goals are focused in the areas of: prevention, community needs assessment, coordination of resources, emergency shelter, transitional housing, permanent housing, support services, and outreach, intake and assessment. HAC coordinates the activities of the Continuum of Care (CoC) in Racine County.

Racine Vocational Ministry (RVM): www.rnvracine.org
Racine Vocational Ministry is a faith-based social service agency. One of its programs assists homeless persons to develop employment skills and access employment.

SAFE Start
SAFE Start is part of the Women's Resource Center, and provides services to young, single mothers and their children who are homeless survivors of domestic violence.

Society's Assets, Inc.: http://www.sai-inc.org
Society's Assets, Inc. is an Independent Living Center, providing comprehensive services to assist seniors and people of all ages with disabilities to live independently. Some of these services include: information and referral, advocacy, peer support, independent living skills, nursing home transition, case management, representative payee, personal care, home care, adaptive equipment demonstration and try-out, and disability resources. Also provided are home modifications assessments; personal safety assessments; and project consultation for accessibility, funding resources, and loan programs.

Transitional Support Services (TSS)
TSS is a collaboration of Family Service of Racine and Focus on Community and provides mental health and AODA services to homeless persons in Racine County.

"Green" Development Related Programs
Energy Star Qualified Homes: www.energystar.gov
Homes that earn the ENERGY STAR must meet guidelines for energy efficiency set by the U.S. Environmental Protection Agency. ENERGY STAR qualified homes are at least 15 percent more energy efficient than homes built to the 2004 International Residential Code (IRC) and include additional energy-saving features that typically make them 20 to 30 percent more efficient than standard homes. ENERGY STAR qualified homes can include a variety of energy-efficient features, such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, and ENERGY STAR qualified lighting, water heaters, and appliances. Through ENERGY STAR's vast array of products and incentives, builders and other home industry professionals can differentiate themselves in the market. New homes that qualify as ENERGY STAR provide greater comfort and durability for home buyers as well as savings in utility costs.

Focus on Energy-Energy Star Mortgages: www.focusonenergy.com
Through the Focus on Energy program and participating lenders, Energy Star Mortgages are available to those who purchase a Wisconsin Energy Star home. Benefits include reduced closing costs and qualifying for a slightly higher mortgage due to increased energy savings.

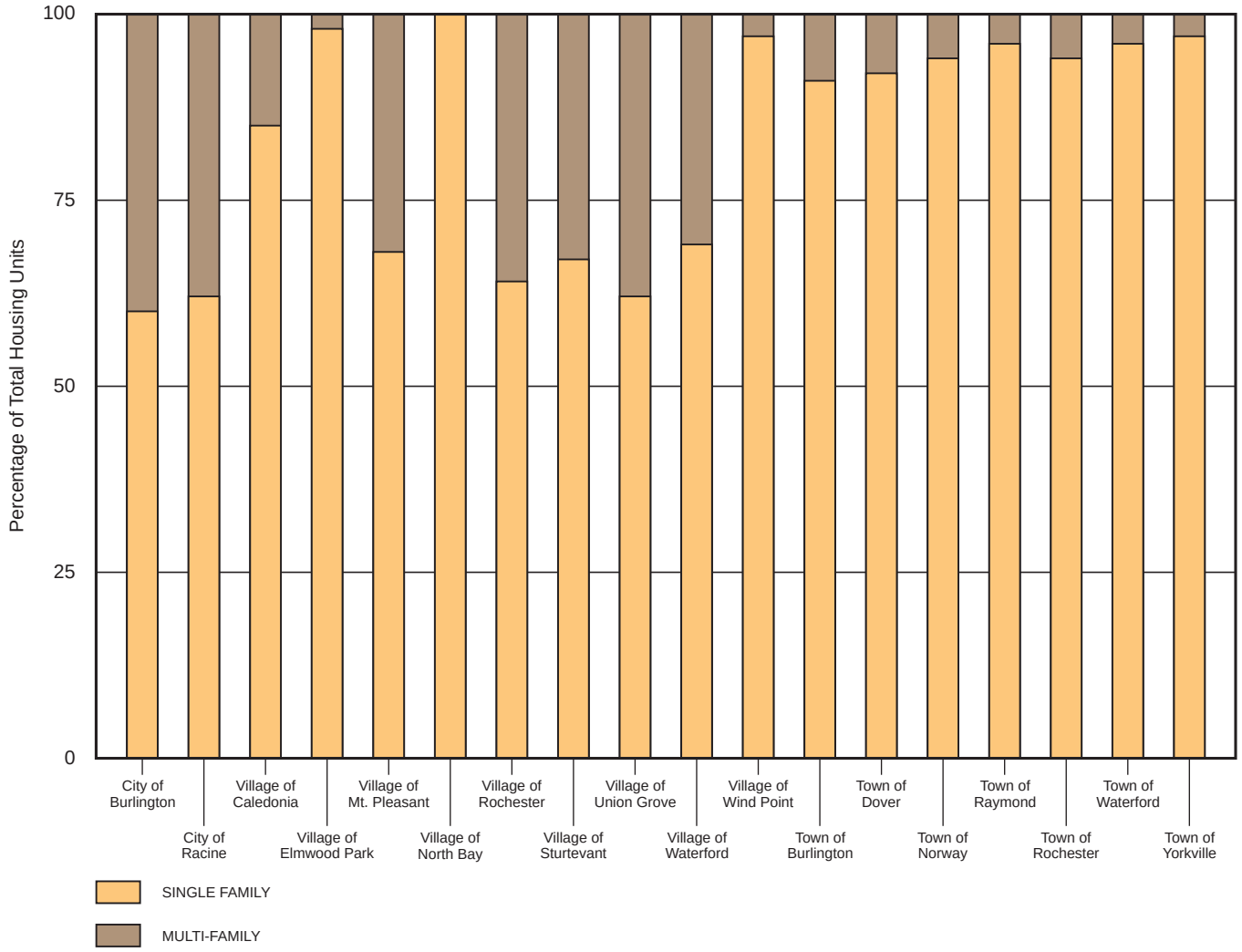
Green Built Home: www.greenbuiltime.org
Green Built Home is a national award winning green building initiative that reviews and certifies new homes and remodeling projects that meet sustainable building and energy standards. The program was founded in 1999 by Wisconsin Environmental Initiative (WEI) in partnership with the Madison Area Builders Association and is implemented in cooperation with other participating builders associations and leading utilities and organizations that promote green building and energy efficiency. Green Built Home is administered throughout Wisconsin and is the only such program in the upper Midwest. Green Built Home provides neutral third party certification of green building practices that meet environmental, health, and energy standards. Support for Green Built Home comes from builder enrollment and home registration fees as well as organizations that promote green building and energy efficiency for Wisconsin.

LEED Program: www.usgbc.org
The Leadership in Energy and Environmental Design (LEED) Green Building Rating System™, created by the U.S. Green Building Council (USGBC), is a nationally recognized benchmark or standard for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a

whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. In particular, more information is available about LEED for New Construction and Existing Buildings, LEED for Homes and Homes Initiative for Affordable Housing, and LEED for Neighborhood Development.

Figure XI-1

EXISTING HOUSING MIX IN RACINE COUNTY BY COMMUNITY: 2006



Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

Table XI-1

RACINE COUNTY HOUSING ISSUES IDENTIFIED BY THE HOUSING WORK GROUP: 2008

Housing-Related Topics	Housing-Related Issues
Urban Development Patterns	There is a need for housing to be located in areas accessible and convenient to workplaces, transportation facilities, shopping, schools, parks, and other community facilities—preferably with a minimum amount of travel needed.
	Maintaining and expanding economic development opportunities in a community is essential to providing an adequate supply of housing because the demand for homes typically follows job growth.
	There is a desire for mixed-use developments that would promote more compact and convenient settlement patterns, as well as enhance neighborhood character, vitality, and livability. A key challenge to meeting the desire of mixed-use developments, however, is posed by existing land use regulations, which do not always accommodate a mixture of housing types, designs, and price ranges within a single development.
	There is an appeal to continue building single-family residential subdivisions in rural, suburban, and low-density residential areas. However, low-density residential developments that rely on private onsite wastewater treatment systems (POWTS) can impact a housing unit's resale value and homeowner's insurance costs.
	Building houses with available water and sewer infrastructure can enable higher density and lower environmental, transportation, and essential services costs.
	The relationship between land use and transportation should continue to expand the interconnectivity of housing developments and transportation networks within and between Racine County communities, especially by providing trails for pedestrians and bicycling.
Sustainable Development	The sustainability of residential developments in Racine County has increased with the utilization of conservation design subdivisions, with houses clustered together and a high percentage of the land retained as open space.
	From a developer and homebuilder perspective, preserving open space and/or creating small pocket parks are recognized as an important amenity and enhancing environmental sustainability and community sociability.
	Creating/sustaining quality housing and "green" neighborhood development includes incorporating energy efficiency measures into individual homes, attached townhomes and condominiums, and small- and large-scale rental properties.
	Developers of large-scale planned unit developments (PUDs) and/or master planned communities are also assessing the benefits of integrating sustainable water preservation design practices on a voluntary basis into residential subdivisions and mixed-use housing developments.
Costs of Building Housing	Land use controls may limit where housing can be built or substantially limit the density of development, increasing land and development costs.
	Developable land costs in Racine County have been increasing.
	Review of development plans to ensure compliance with land use controls can also contribute to high costs, especially if they involve fees and significant waiting periods, or involve inefficient processes.
	Maximizing home energy efficiency can also increase construction costs and housing prices, even though operating costs are reduced.
	Impact fees for new development, imposed by communities, may not always be warranted and impose unnecessary costs.
	All of the factors listed above in this category may restrict the supply of "affordable" or workforce housing opportunities, leading to a gap between what people want for housing and what is provided by the market.
	Local government officials do not always take into account the increased cost of services when development is spread out or scattered, as well as the immediate and long term impacts (e.g. traffic congestion) of large developments on the infrastructure of their communities.
Housing Choices	There is concern that County citizens at various stages of life, and with various levels of income, may not be able to find a safe and affordable place to live.
	The market provision of residences suitable for young singles, families with children, single-parent families, older singles, empty nesters, dependent elderly, and special needs segments of the population may be hindered by a lack of vision and awareness by local governments.
	Not all local government land use plans, regulations, and development review processes are accommodating with regard to the development of multi-family housing units.
Mismatch Between Housing Costs and Income	To counteract the housing cost burden situation, it may be necessary for communities to provide additional incentives for builders and developers to help reduce housing costs for buyers and renters, including partnerships with the private sector to reduce costs.
	There is a high cost burden for the lowest income individuals, including many people in the local workforce.
	To avoid concentrations of low-cost housing in certain neighborhoods or communities, local governments should become aware of the incomes and types of jobs held by residents, particularly if the community is attracting jobs. Thus, it may then be necessary to re-evaluate the mix of housing types needed to support the local workforce.

Table XI-1 (continued)

Housing-Related Topics	Housing-Related Issues
Housing Needs of an Aging Population	There are concerns about providing an adequate supply of senior housing and assisted living units for persons who want to remain in their community. These concerns are related in part to the aging of the baby boom generation through the year 2035 that will increase the number and proportion of elderly population.
	Low-cost housing options for older adults, such as adding accessory units for a parent or elderly relative, can help keep families together and perhaps even enable grandparents to provide help with child care for younger families.
	"Aging in place" relates to the strong desire by aging residents that want to continue living in the same community and/or home.
Infill and Rehabilitation	Challenges include preservation of standard housing, rehabilitation of substandard housing, retrofitting older houses to become more energy efficient, and demolition and replacement of dilapidated housing.
	There is an issue of conversion or adaptive reuse of former commercial or manufacturing sites, which have outlived their original uses, and might be more appropriately used for loft-style and live/work housing units.
	Infill development could increase housing within or near employment centers, thereby reducing vehicle miles traveled, lessening congestion, and reducing overall costs of infrastructure and off-site improvements.
	Communities need to better understand the context of the current real estate market, social and services needs, and historic preservation opportunities to help shape infill and rehabilitation development strategies and decisions.
Policy- and Program-Related	There is an increasing need for communities to implement educational programs along with providing financial incentives through Federal tax credits to help landlords and other housing organizations to implement them.
	Affordable housing could be better achieved through partnerships among housing authorities, nonprofit organizations, and landlords.
	Well-designed, safe, and quality housing choices enhance the vitality and livability of healthy communities.
	Housing standards should be enforced to ensure County residents have decent, safe, and sanitary living conditions.
	There should be policies that address the unequal distribution and concentration of subsidized rental housing (e.g. Section 8 or Section 42) or multi-family housing in particular neighborhoods of the City of Racine compared to the rest of the County.
	Since there is little competition for subsidized housing (e.g. Section 8), subsidized housing may be of substandard condition.
	Since renters can have very few options of what to rent, landlords can provide housing units that meet only the minimum standards.
	Protect the rights of all property owners to maintain the value and use of their property.
	Track the impact of home foreclosures on general housing trends, lending and mortgage practices, and effects on the working-class.
	To help promote the practice of environmental sustainability in land development and housing design within communities, incentives should be provided such as providing density bonuses and flexible zoning, streamlining the approval process, and reduction or waiving of impact fees/permits.
	Promote transit-oriented development with respect to the Kenosha-Racine-Milwaukee commuter rail corridor.
	Communities should assess residents' income and number of jobs in order to adjust their housing regulations accordingly.
	Zoning ordinances need to allow more innovative approaches for addressing infill development on small lots or in areas of existing residential development.
	Encourage use of infill parcels for homes and ensure that development is compatible with the surrounding neighborhoods.
	Create an incentive program for (higher) housing density bonuses for encouraging open space preservation on a case-by-case basis.
	Create an incentive program to promote development of smaller lots and home sizes.
	Community officials should update zoning review procedures related to development applications.
	There should be a consistent and uniform approach to development approvals throughout the Region to help the Region's competitive advantage.
	The local planning staff in communities should review local ordinances to ensure that a community's regulations match common statewide standards.
	Communities should involve all stakeholders in development decisions.

Source: SEWRPC.

Table XI-2

MONTHLY COSTS FOR HOMES AND INCOME REQUIRED FOR HOUSEHOLDS TO OCCUPY THEM IN RACINE COUNTY: 2006

Sales Price	5 Percent Down Payment	Amount Financed	Monthly PMI Premium[a]	Monthly Principal and Interest[b]	Monthly Property Taxes[c]	Monthly Property Insurance[d]	Monthly Costs
$100,000	$5,000	$95,000	$51	$554	$167	$14	$786
$125,000	$6,250	$118,750	$64	$693	$208	$18	$983
$150,000	$7,500	$142,500	$77	$832	$250	$21	$1,180
$155,000[i]	$7,750	$147,250	$80	$859	$258	$22	$1,219
$167,900[j]	$8,395	$159,505	$86	$931	$280	$24	$1,321
$175,000	$8,750	$166,250	$90	$970	$292	$25	$1,377
$200,000	$10,000	$190,000	$103	$1,109	$333	$28	$1,573
$225,000	$11,250	$213,750	$116	$1,247	$375	$32	$1,770
$250,000	$12,500	$237,500	$129	$1,386	$417	$35	$1,967
$275,000	$13,750	$261,250	$142	$1,525	$458	$39	$2,164
$300,000	$15,000	$285,000	$154	$1,663	$500	$43	$2,360
$325,000	$16,250	$308,750	$167	$1,802	$542	$46	$2,557
$350,000	$17,500	$332,500	$180	$1,940	$583	$50	$2,753

	Annual Income Required if Housing Costs Are:			
Sales Price	22 Percent of Gross Income[e]	28 Percent of Gross Income[f]	30 Percent of Gross Income[g]	33 Percent of Gross Income[h]
$100,000	$42,873	$33,686	$31,440	$28,582
$125,000	$53,618	$42,129	$39,320	$35,745
$150,000	$64,364	$50,571	$47,200	$42,909
$155,000[i]	$66,491	$52,243	$48,760	$44,327
$167,900[j]	$72,055	$56,614	$52,840	$48,036
$175,000	$75,109	$59,014	$55,080	$50,073
$200,000	$85,800	$67,414	$62,920	$57,200
$225,000	$96,545	$75,857	$70,800	$64,364
$250,000	$107,291	$84,300	$78,680	$71,527
$275,000	$118,036	$92,743	$86,560	$78,691
$300,000	$128,727	$101,143	$94,400	$85,818
$325,000	$139,473	$109,586	$102,280	$92,982
$350,000	$150,164	$117,986	$110,120	$100,109

NOTE: The information presented in this table does not include closing costs, which typically amount to several thousand dollars at the time a real estate transaction is completed.

[a]*Private mortgage insurance (PMI). This type of insurance is very often required by the lender for mortgages with a loan-to-value ratio exceeding 80 percent, or in other words, purchased with less than a 20 percent down payment. The PMI premium in this example is based upon current industry practice for a mortgage with a 95 percent loan-to-value ratio.*

[b]*This is the monthly mortgage payment, exclusive of any additional amounts such as those for property tax escrow accounts. It is based upon an annual interest rate of 5.75 percent.*

[c]*Property taxes were calculated based upon a rate of 2 percent of value per year.*

[d]*Property insurance costs were calculated based upon a rate of 0.17 percent of value per year.*

[e]*According to information tabulated from the 2000 U.S. Census, residents of Racine County and the Region spent 22 percent of their gross income on housing costs in 2000.*

[f]*Standard of 28 to 29 percent of gross household income allocated to housing costs is a long-term and widely-practiced standard in mortgage lending, including conventional mortgages and the Federally insured (guaranteed) mortgages.*

[g]*For several decades, HUD has considered housing units to be "affordable" if no more than 30 percent of gross household income is allocated to housing costs.*

[h]*Some lenders and local first-time buyer housing initiatives use 33 percent of gross income for housing costs as a standard for determining whether or not a housing unit is "affordable" to certain buyers.*

[i]*Average sale price of a home in Racine County in 2006 according to data compiled by the Wisconsin Realtors Association.*

[j]*Median value of owner-occupied housing units in Racine County in 2006 as estimated by the U.S. Census Bureau.*

Source: SEWRPC.

Table XI-3

MONTHLY RENTS AND INCOME REQUIRED FOR HOUSEHOLDS TO OCCUPY RENTAL HOUSING UNITS IN RACINE COUNTY: 2006

Monthly Rent[a]	Annual Income Required if Housing Costs Are:					
	22 Percent of Gross Income[b]	28 Percent of Gross Income[c]	30 Percent of Gross Income[d]	33 Percent of Gross Income[e]	40 Percent of Gross Income[f]	50 Percent of Gross Income[f]
$300	$16,364	$12,857	$12,000	$10,909	$9,000	$7,200
$350	$19,091	$15,000	$14,000	$12,727	$10,500	$8,400
$400	$21,818	$17,143	$16,000	$14,545	$12,000	$9,600
$450	$24,545	$19,286	$18,000	$16,364	$13,500	$10,800
$500	$27,273	$21,429	$20,000	$18,182	$15,000	$12,000
$550	$30,000	$23,571	$22,000	$20,000	$16,500	$13,200
$554[g]	$30,218	$23,743	$22,160	$20,145	$16,620	$13,296
$600	$32,727	$25,714	$24,000	$21,818	$18,000	$14,400
$637[h]	$34,745	$27,300	$25,480	$23,164	$19,110	$15,288
$650	$35,455	$27,857	$26,000	$23,636	$19,500	$15,600
$695[i]	$37,909	$29,786	$27,800	$25,273	$20,850	$16,680
$700	$38,182	$30,000	$28,000	$25,455	$21,000	$16,800
$750	$40,909	$32,143	$30,000	$27,273	$22,500	$18,000
$800	$43,636	$34,286	$32,000	$29,091	$24,000	$19,200
$850	$46,364	$36,429	$34,000	$30,909	$25,500	$20,400
$900	$49,091	$38,571	$36,000	$32,727	$27,000	$21,600
$950	$51,818	$40,714	$38,000	$34,545	$28,500	$22,800
$1,000	$54,545	$42,857	$40,000	$36,364	$30,000	$24,000
$1,100	$60,000	$47,143	$44,000	$40,000	$33,000	$26,400
$1,200	$65,455	$51,429	$48,000	$43,636	$36,000	$28,800

[a]*Is assumed to include the cost of monthly rent, plus the costs of utilities. This is known as "gross rent."*

[b]*According to information tabulated from the 2000 U.S. Census, residents of Racine County and the Region spent 22 percent of their gross income on housing costs in 2000.*

[c]*Standard of 28 to 29 percent of gross household income allocated to housing costs is a long-term and widely-practiced standard in mortgage lending, including conventional mortgages and Federally insured (guaranteed) mortgages.*

[d]*HUD considers housing units to be "affordable" if no more than 30 percent of gross household income is allocated to housing costs. This standard is applied to determine eligibility for Federally funded rent subsidy programs.*

[e]*Some lenders and local first-time buyer housing initiatives use 33 percent of gross income for housing costs as a standard for determining whether or not a housing unit is "affordable" to certain buyers.*

[f]*A significant number of renters pay higher proportions of 40 to 50 percent of their gross income for housing. Such households may not qualify for Federal rental assistance, may be in temporary housing situations, may be unable to find a housing unit on the market that is commensurate with their income, or simply may choose to spend that proportion of their income on housing.*

[g]*The HUD-established fair market rent for a 1-bedroom apartment in Racine County in 2007. The fair market rent is a benchmark price that HUD revises on an annual basis and uses to determine maximum subsidy amounts for individual housing units and households receiving subsidies.*

[h]*Median gross rent for renter-occupied housing units in Racine County in 2006 as estimated by the U.S. Census Bureau.*

[i]*The HUD-established fair market rent for a 2-bedroom apartment in Racine County in 2007.*

Source: SEWRPC.

Table XI-4

HOUSEHOLDS WITH HOUSING PROBLEMS IN RACINE COUNTY BY CIVIL DIVISION: 2000

Civil Division	Households with Housing Problems[a]						Households with No Housing Problems		Total Households	
	Household Income Less Than or Equal to 80 Percent of Median		Household Income Greater Than 80 Percent of Median		Subtotal: Households with Housing Problems					
	Number	Percent of Total Households	Number	Percent of Total Households	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Cities										
Burlington	773	20.1	260	6.8	1,033	26.8	2,817	73.2	3,850	100.0
Racine	8,355	26.5	1,137	3.6	9,492	30.1	21,999	69.9	31,491	100.0
Villages										
Caledonia	1,083	12.7	514	6.0	1,597	18.7	6,933	81.3	8,530	100.0
Elmwood Park	24	11.6	4	1.9	28	13.5	179	86.5	207	100.0
Mt. Pleasant	1,379	14.7	339	3.6	1,718	18.3	7,673	81.7	9,391	100.0
North Bay	8	7.4	20	18.5	28	25.9	80	74.1	108	100.0
Rochester[b]	66	15.0	34	7.7	100	22.7	340	77.3	440	100.0
Sturtevant	210	14.2	65	4.4	275	18.6	1,205	81.4	1,480	100.0
Union Grove	280	16.8	45	2.7	325	19.5	1,343	80.5	1,668	100.0
Waterford	285	18.0	80	5.0	365	23.0	1,222	77.0	1,587	100.0
Wind Point	83	11.2	27	3.6	110	14.8	633	85.2	743	100.0
Towns										
Burlington	294	12.7	126	5.4	420	18.1	1,901	81.9	2,321	100.0
Dover	188	15.8	104	8.7	292	24.6	897	75.4	1,189	100.0
Norway	300	11.3	251	9.5	551	20.8	2,104	79.2	2,655	100.0
Raymond	188	15.2	79	6.4	267	21.6	969	78.4	1,236	100.0
Rochester[b]	91	11.6	62	7.9	153	19.5	633	80.5	786	100.0
Waterford	208	9.9	236	11.2	444	21.1	1,658	78.9	2,102	100.0
Yorkville	118	10.5	82	7.3	200	17.9	920	82.1	1,120	100.0
Racine County Total	13,933	19.7	3,465	4.9	17,398	24.5	53,506	75.5	70,904	100.0

NOTE: This Table is based on sample data from the 2000 Census which may not match related data presented in other tables in this report.

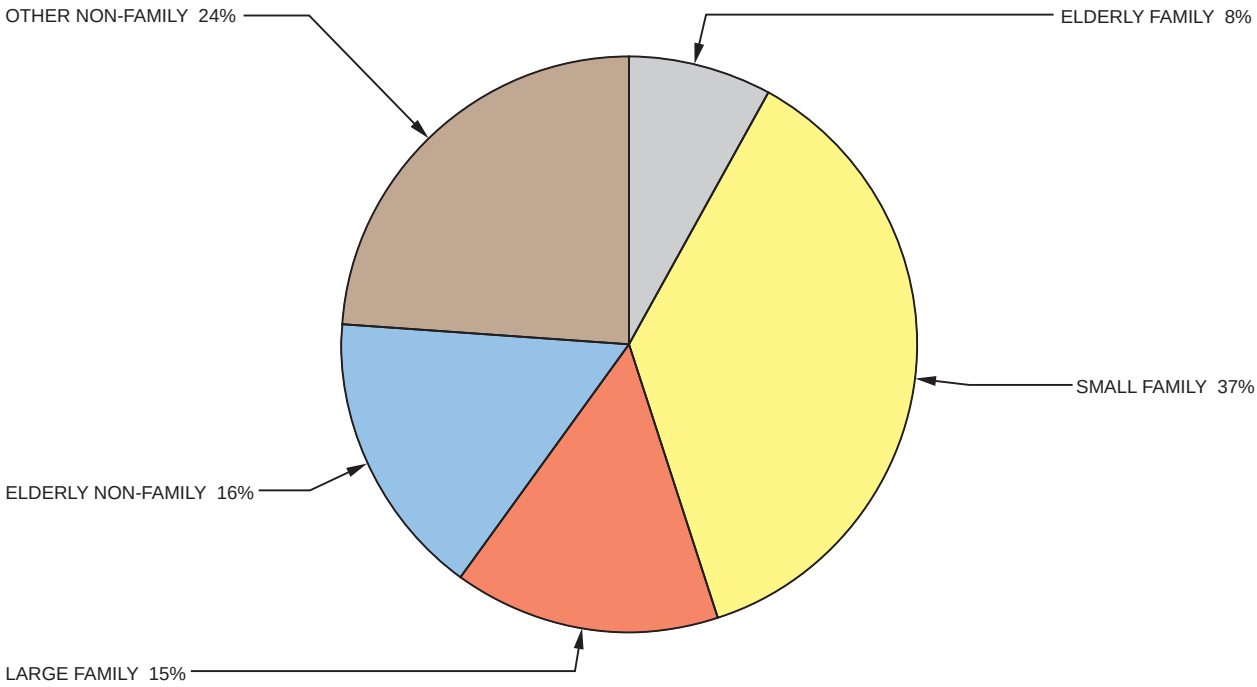
[a]*Housing problems includes households with a cost burden of over 30 percent, households without complete plumbing or kitchen facilities, and households with more than 1.01 persons per room.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census, U.S. Department of Housing and Urban Development, and SEWRPC.

Figure XI-2

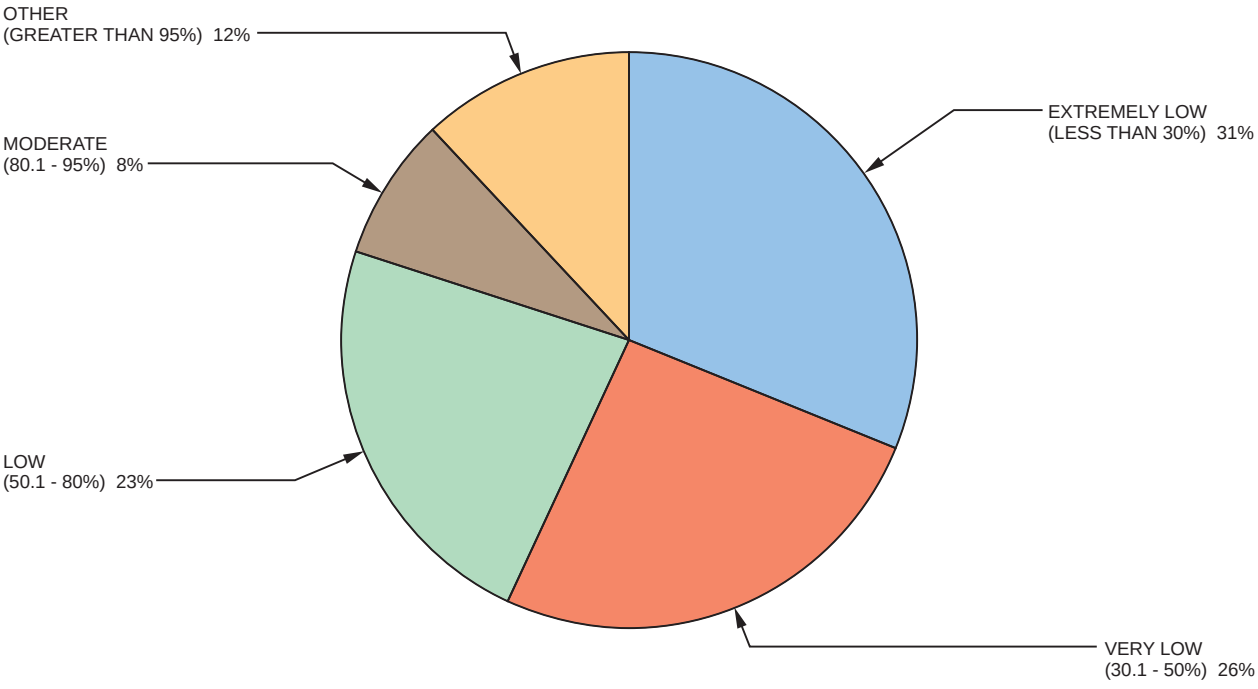
TYPES OF HOUSEHOLDS WITH HOUSING PROBLEMS IN RACINE COUNTY: 2000



Source: U.S. Bureau of the Census and SEWRPC.

Figure XI-3

HOUSING PROBLEMS BY INCOME GROUP IN RACINE COUNTY: 2000



Source: U.S. Bureau of the Census and SEWRPC.

Table XI-5

HOUSEHOLDS WITH A HIGH HOUSING COST BURDEN IN THE SOUTHEASTERN WISCONSIN REGION: 2000[a]

County	Owner-Occupied Households		Renter-Occupied Households		Total Households	
	Number	Percent	Number	Percent	Number	Percent
Kenosha	7,855	20.3	5,359	30.9	13,214	23.6
Milwaukee	38,655	19.4	57,025	31.9	95,680	25.3
Ozaukee	4,570	19.4	1,730	23.7	6,300	20.4
Racine	8,615	17.2	6,265	30.1	14,880	21.0
Walworth	5,285	22.2	3,179	29.8	8,464	24.5
Washington	6,075	18.2	2,380	22.6	8,455	19.3
Waukesha	19,100	18.5	8,750	27.5	27,850	20.6
Region	90,155	19.1	84,688	30.5	174,843	23.3

[a]*High housing cost burden is defined by HUD as a household spending more than 30 percent of its gross monthly income on housing costs.*

Source: U.S. Bureau of the Census and SEWRPC.

Table XI-6

PERSONS AGE 5 AND OVER WITH DISABILITIES IN RACINE COUNTY BY CIVIL DIVISION: 2000[a]

Civil Division	Persons With a Disability					Total Population Age 5 and Over
	Age 5-20	Age 21-64	Age 65 and Over	Total	Percent of Total Population Age 5 and Over	
Cities						
Burlington	169	732	428	1,329	14.8	8,982
Racine	2,033	8,780	3,874	14,687	20.0	73,617
Villages						
Caledonia	312	1,376	982	2,670	12.1	22,098
Elmwood Park	11	39	28	78	16.8	463
Mt. Pleasant	282	1,790	1,382	3,454	16.0	21,618
North Bay	11	6	17	34	14.2	240
Rochester[b]	2	86	21	109	10.0	1,089
Sturtevant	72	258	108	438	12.0	3,635
Union Grove	92	299	150	541	13.6	3,983
Waterford	39	347	160	546	14.4	3,799
Wind Point	7	111	69	187	10.7	1,752
Towns						
Burlington	49	439	334	822	13.7	6,004
Dover	41	554	93	688	19.5	3,520
Norway	142	422	237	801	11.4	7,042
Raymond	72	212	128	412	12.4	3,313
Rochester[b]	25	106	60	191	8.9	2,142
Waterford	60	413	177	650	11.9	5,442
Yorkville	24	432	125	581	18.4	3,160
Racine County Total	3,443	16,402	8,373	28,218	16.4	171,899

NOTE: Data based on Census sample of one in six households; therefore population levels may not match those shown in previous tables.

[a]*Disability types include sensory, physical, mental, self-care, and employment. An individual may have multiple types of disabilities. The data pertain to the non-institutionalized population.*

[b]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: U.S. Bureau of the Census and SEWRPC.

Table XI-7

PERSONS AGE 5 AND OVER WITH DISABILITIES IN RACINE COUNTY AND THE SOUTHEASTERN WISCONSIN REGION: 2000[a]

Community and Age Group	Persons with a Disability	Percent of Total Persons with a Disability	Percent of Age Group	Total Population in Age Group
Racine County				
5 to 20	3,443	12.2	7.8	44,245
21 to 64	16,402	58.1	15.6	105,181
65 and over	8,373	29.7	37.3	22,473
Total	28,218	100.0	16.4	171,899
Southeastern Wisconsin Region				
5 to 20	37,328	12.6	8.2	455,720
21 to 64	173,990	58.9	15.9	1,091,531
65 and over	84,037	28.5	36.8	228,528
Total	295,355	100.0	16.6	1,775,779

NOTE: Data based on Census sample of one in six households; therefore population levels may not match those shown in previous tables.

[a]*Disability types include sensory, physical, mental, self-care, and employment. An individual may have multiple types of disabilities. The data pertain to the non-institutionalized population.*

Source: U.S. Bureau of the Census and SEWRPC.

Table XI-8

MINIMUM LOT SIZE AND FLOOR AREA REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS IN RACINE COUNTY: JULY 2007

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
City of Burlington	Rs-1 Single-Family Residence District	14,000 square feet	Not Specified
	Rs-2 Single-Family Residence District	11,000 square feet	Not Specified
	Rs-3 Single-Family Residence District	8,000 square feet	Not Specified
	Rd-1 Two-Family Residence District	14,000 square feet	Not Specified
	Rd-2 Two-Family Residence District	11,000 square feet	Not Specified
	Rm-1 Multiple-Family Residence District	11,000 square feet or Efficiency and One-bedroom: 3,500 square feet Two-bedroom: 4,000 square feet Three-bedroom: 6,000 square feet	Not Specified
	Rm-2 Multiple-Family Residence District	11,000 square feet or Efficiency and One-bedroom: 2,500 square feet Two-bedroom: 2,680 square feet Three-bedroom: 4,500 square feet	Not Specified
	Rm-3 Low-Density Multiple-Family Residence District	43,560 square feet (one acre)	Not Specified
	Rm-4 Multiple-Family Residence District	130,680 square feet	Not Specified
	PUD Planned Unit Development Overlay District	- -	Coordinated area site planning, diversified location of structures, and/or mixing of compatible uses.
	TN-R Traditional Neighborhood Residence District	- -	Used exclusively in areas of the City planned for traditional neighborhood development of a residential nature as indicated on the City's Comprehensive Master Plan or element of the City's Comprehensive Master Plan.
City of Racine	R1 Single-Family Residence District	8,400 square feet	Not Specified
	R2 Single-Family Residence District	6,000 square feet	Not Specified
	R3 Limited General Residence District	Single-family and community living with 8 or fewer: 6,000 square feet Community living with 9-15: 12,000 square feet Two-family: 3,000 square feet/du Efficiency and one-bedroom: 2,400 square feet/du Three bedroom or larger: 2,700 square feet/du	Not Specified
	R4 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer: 6,000 square feet Community living with 9-15: 12,000 square feet Efficiency and one-bedroom: 1,500 square feet/du Two-bedroom: 1,800 square feet/du Three bedroom or larger: 2,100 square feet/du	Not Specified

Table XI-8 (continued)

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
City of Racine (continued)	R5 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer: 6,000 square feet (Conditional: 800 square feet/bedroom) Community living with 9-15: 12,000 square feet (Conditional: 800 square feet/bedroom) Efficiency and one-bedroom: 700 square feet/du Two-bedroom: 850 square feet/du Three bedroom or larger: 1,000 square feet/du	Not Specified
	R6 General Residence District	Single- and two-family: 6,000 square feet Single-family and community living with 8 or fewer: 6,000 square feet (Conditional: 800 square feet/bedroom) Community living with 9-15: 12,000 square feet (Conditional: 800 square feet/bedroom) Efficiency and one-bedroom: 350 square feet/du Two-bedroom: 450 square feet/du Three bedroom or larger: 550 square feet/du Boarding and fraternity: 325 square feet/unit	Not Specified
	Flex Development Overlay District	- -	Redevelopment of property suitable for reuse.
Village of Caledonia	R-1 Country Estate District	One-Family on estate lots: 5 acres	800
	R-2 Suburban Residential District (unsewered)	One-family on lots not served by public sanitary sewer: 40,000 square feet	800
	R-2S Suburban Residential District (sewered)	One-family on larger lots served by public sanitary sewer: 40,000 square feet	800
	R-3 Suburban Residential District (sewered)	One-family on lots served by public sanitary sewer: 20,000 square feet	800
	R-3A Suburban Residential District (sewered)	One-family on lots served by public sanitary sewer: 13,500 square feet	800
	R-4 Urban Residential District I	One-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-5 Urban Residential District II	One-family on lots served by public sanitary sewer: 7,200 square feet	800
	R-5A Urban Residential District III	One-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-6 Two-Family Residential District	Two-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-6A Two-Family Residential District II	Two-family on lots served by public sanitary sewer: 20,000 square feet	800
	R-7 Multi-Family Residential District	Multi-family not to exceed 8/du per structure, on lots served by public sanitary sewer	Not Specified
	R-8 Planned Residential District	Two-family, multi-family, and clustered one-family lot developments, all served by public sanitary sewer: Minimum development area is 10 acres and at least 20 percent of area must be set aside as parkland; 4,000 square feet per row-house; 8,000 square feet for one-family	Not Specified
	PUD	Multi-family not to exceed 8/du per structure, on lots served by public sanitary sewer	Not Specified

Table XI-8 (continued)

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
Village of Elmwood Park[b]	R-1 Single-Family Residential District	10,200 square feet	One-story: 1,500; Split level: 2,000; Two-story: 1,850 with 1,000 first floor
	PRD Planned Residential District	- -	Coordinated area site planning, diversified location of structures, and/or mixing of compatible uses.
Village of Mt. Pleasant	R-100 Residential Single-Family District	12,000 square feet	1-story: 1,800; 1 and ½ and 2-story: 2,000
	R-75 Residential Single-Family District	9,000 square feet	1-story: 1,500; 1 and ½ and 2-story: 1,700
	R-60 Residential Single-Family District	7,200 square feet	One-bedroom: 700; Two-bedroom: 800; Three-bedroom plus: 1,000
	R-50MH Residential Mobile Home District	6,000 square feet	- -
	R-40E Residential Existing Limited District	4,000 square feet	One-bedroom: 600; Two-bedroom: 700; Three-bedroom plus: 850
	R-100D Residential Two-Family District	12,000 square feet	One-bedroom: 650; Two-bedroom: 900; Three-bedroom plus: 1,150
	R-75D Residential Two-Family District	9,000 square feet	One-bedroom: 650; Two-bedroom: 800; Three-bedroom plus: 1,000
	R-60D Residential Two-Family District	7,200 square feet	One-bedroom: 500; Two-bedroom: 700; Three-bedroom plus: 850
	RM-1 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 650; Two-bedroom: 700; Three-bedroom plus: 900
	RM-2 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three-bedroom plus: 850
	RM-3 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three-bedroom plus: 850
	RM-4 Residential Multi-Family District	As necessary to meet other requirements	One-bedroom: 500; Two-bedroom: 700; Three-bedroom plus: 850
	OPD Overlay Planned Development District	Any use in the basic underlying districts and Planned Developments	Coordinated area site planning, diversified location of structures, and/or mixing of compatible uses.
	Residential Cluster Developments District	Any single- or two-family development	Locate public or private parks and common open spaces within close proximity to all housing in any basic residential development district, the required minimum lot area and open space per dwelling may be reduced or clustered, provided that at least 85 percent of the difference between such requirements and the area actually provided is devoted to approved public or private parks and common open spaces.
	Planned Developments District	Residential and open spaces: 100,000 square feet OPD permitted uses	Coordinated area site planning, diversified location of structures, and/or mixing of compatible uses.
Village of North Bay[c]	R-1 Single-Family Residence District	32,670 square feet; all lands west of N. Main St.	One-story: 1,700; Two-story: 2,000 with 1,400 first floor
	R-2 Single-Family Residence District	21,780 square feet; all lands east of N. Main St.	One-story: 1,700; Two-story: 2,000 with 1,400 first floor

Table XI-8 (continued)

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
Village of Rochester	R-1 Single-Family Residential District	12,000 square feet	One-story: 1,200 without garage; Two-story: 1,700
	R-2 Single-Family Residential District	10,000 square feet	One-story: 1,200 without garage; Multi-story: 1,700
	R-3 One- and Two-Family Residential District	One-family: 10,000 square feet Two-family: 6,000 square feet	One-story: 1,200 without garage; Multi-story single-family: 1,700; Two-family: 1,800 square feet without garage
	R-4 Multiple-Family Residential District	18,000 square feet with 4,500 square feet/one bedroom and 6,000 square feet/two- and three-bedroom unit	One-bedroom unit: 750; Two- or three- bedroom units: 900
	PUD Planned Unit Development Overlay District – Residential Planned Developments	One and one-half acres	Voluntarily promote improved environmental and aesthetic design; offer recreational, conservation and preservation, pedestrian-friendly, social and harmonious architecture.
Village of Sturtevant	One- and Two-Family Residence District	One-family: 9,000 square feet Two-family: 6,000 square feet	One-family: 1,200; Two-family: 2,400
	Multiple Residence District	One-family: 9,000 square feet Two-family: 6,000 square feet	One-family: 1,200; Two-family: 2,400; More than two-family – one bedroom/unit: 600; two bedrooms/unit: 750; three bedrooms/unit: 900
	Planned Development District Overlay	Sufficient size in relation to the proposed uses	Diversification in the uses permitted and variation in the relationship of uses, structures, open spaces, and heights of structures and implemented as comprehensive and cohesive unified projects.
Village of Union Grove[d]	R-90 Single-Family Residence District	13,000 square feet	One-story with three bedrooms or less: 1,100; One-story with four bedrooms or more: 1,400; One and ½ story: 1,000 (100 square feet may be reduced with attached garage); Split-level with three bedrooms: 1,100; Split-level with four or more bedrooms: 1,300
	R-80 Single-Family Residence District	8,000 square feet	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; One and ½ story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 1,100; Split-level with four or more bedrooms: 1,300
	R-90-D Two-Family Residence District	13,000 square feet (6,500/family)	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; One and ½ story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 2,200; Split-level with four or more bedrooms: 2,600

Table XI-8 (continued)

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
Village of Union Grove[d] (continued)	R-80-D Two-Family Residence District II	8,000 square feet (4,000/family)	One-story with three bedrooms or less: 2,200; One-story with four bedrooms or more: 2,800; One and ½ story: 2,000 (200 square feet may be reduced with attached garage); Split-level with three bedrooms: 2,200; Split-level with four or more bedrooms: 2,600
	RM Multiple-Family Residence District	One-bedroom or less: 2,400 square feet; Two-bedroom units: 3,000 square feet; Three-bedroom units: 4,000 square feet; Four-bedroom or greater units: 5,000 square feet	Studio or efficiency: 375; One-bedroom: 575; Two-bedroom: 750; Three bedroom: 900
	MH Mobile Home District	6,000 square feet	980
	PUD Planned Unit Development Overlay District	Residential: 4 acres; Mixed compatible use: 10 acres	Buildings: equal to or greater than required in underlying basic use district.
Village of Waterford	Single-Family Residence-A District	11,000 square feet	One story: 1,200; Two story: 1,700
	Single-Family Residence-B District	13,000 square feet	One story: 1,200; Two story: 1,700
	Two-Family Residence-A District	15,000 square feet	Not Specified
	Two-Family Residence-B District	6,000 square feet	Not Specified
	Multiple Family Residence District	Single-Family Residence-A District: 11,000 square feet Single-Family Residence-B District: 13,000 square feet Two-Family Residence-A District: 15,000 square feet Two-Family Residence-B District: 6,000 square feet Three-family: 6,000 square feet Four-family: 4,500 square feet	One-bedroom unit: 900; Each additional bedroom: 150
	Planned Community Development District		7 Districts – mixed use and condominiums
Village of Wind Point	R-1 Estate Single-Family Residence District	One and one-half acres	One-story: 2,000; Two-story: 2,500
	R-2 Single-Family Residence District	20,000 square feet	One-story: 1,500; Tri-level: 1,800; Two-story: 2,100
	R-3 Single-Family Residence District	15,000 square feet	One-story: 1,200; Tri-level: 1,500; Two-story: 1,800
	R-4 Multiple-Family Residence District	Row house: 4,000 square feet; Detached one-family: 8,000 square feet; Duplexes: 10,000 square feet	Not Specified
	PDO Planned Development Overlay District	10 contiguous acres	Allow greater flexibility and design of uses
Racine County[e]	R-1 Country Estate District	One-family on estate lots: 5 acres	800
	R-2 Suburban Residential District (Unsewered)	One-family on lots not served by public sanitary sewer: 40,000 square feet	800
	R-2S Suburban Residential District (Sewered-large lots)	One-family on lots served by public sanitary sewer: 40,000 square feet	800
	R-3 Suburban Residential District (Sewered)	One-family on lots served by public sanitary sewer: 20,000 square feet	800

Table XI-8 (continued)

Community	Residential Zoning District	(Permitted) Minimum Lot Size	Minimum Floor Area[a] (square feet)
Racine County[e] (continued)	R-3A Suburban Residential District (Sewered)	One-family on lots served by public sanitary sewer: 13,500 square feet	800
	R-4 Urban Residential District I	One-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-5 Urban Residential District II	One-family on lots served by public sanitary sewer: 7,200 square feet	800
	R-5A Urban Residential District III	One-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-6 Two-Family Residential District	Two-family on lots served by public sanitary sewer: 10,000 square feet	800
	R-6A Two-Family Residential District II	Two-family on lots served by public sanitary sewer: 20,000 square feet	800
	R-7 Multi-Family Residential District	Efficiency unit: 15,000 square feet with no less than 2,000 square feet per unit; 1-bedroom unit: 2,500 square feet; 2- or more bedroom unit: 3,000 square feet	Not Specified
	R-8 Planned Residential District	Two-family, multi-family, and clustered one-family (A1 and C1 as conditional use): 10 acres; Row-house: 4,000 square feet; One-family: 8,000 square feet	Not Specified
	PUD Planned Unit Development Overlay District	10 acres in any residential district except R-1 and R-2[f]	Coordinated area site planning, diversified location of structures, and flexibility of site design

[a]*Minimum floor area requirements, if specified, are based on County or local zoning ordinance, unless otherwise noted.*

[b]*Minimum floor area requirements established in the Village of Elmwood Park land division ordinance.*

[c]*Minimum floor area requirements established in the Village of North Bay building code.*

[d]*Minimum floor area requirements established in the Village of Union Grove building code.*

[e]*The Racine County zoning ordinance applies to all Towns within the County. Zoning districts in cities and villages within the County are assigned by the responsible municipality. The minimum floor area requirements established in the County zoning ordinance applies to all towns except for the Town of Norway and the Town of Yorkville. Minimum floor area requirements for the Town of Norway are established in the Town land division ordinance as follows: one-story single family - 1,400 square feet; for other than one-story single family - 1,800 square feet with 1,000 square feet first floor; two family - 1,400 square feet with 1,000 square feet first floor. Minimum floor area requirements for the Town of Yorkville are established in the Town land division ordinance as follows: one-story single family - 1,400 square feet; for other than one-story single family - 1,600 square feet with 1,000 square feet first floor; two family - 1,400 square feet with 1,000 square feet first floor.*

[f]*Racine County PUD development density:*

Zoning District	Maximum gross density (dwelling units/acre)	Average net area per dwelling unit (sq. ft.)
R-2S	0.9	40,000
R-3	1.8	20,000
R-3A	2.7	13,500
R-4	3.6	10,000
R-5	5.0	7,200
R-5A	3.6	10,000
R-6	7.3	5,000
R-7*	12.1	3,000
R-7**	14.5	2,500
R-7***	18.1	2,000

**Two (2) or more bedrooms per unit.*
***One-bedroom units.*
****Efficiency units.*

Source: Local governments, Racine County, and SEWRPC.

Table XI-9

SELECTED GOVERNMENT SPONSORED HOUSING PROGRAMS AVAILABLE IN RACINE COUNTY

Sponsor	Program Name	Description[a]
U.S. Department of Housing and Urban Development (HUD)	Section 8: Housing Choice Voucher Program	Vouchers are provided to eligible households who are either very low-income families; elderly; or disabled so they may obtain housing in the private market. Applicants that obtain housing with a voucher pay no more than 30 percent of their adjusted family income for the unit.
	Section 8: Project-Based Assistance	HUD provides rental subsidies to project owners on behalf of tenants who are either very low- or low-income families; elderly; or disabled. Tenants pay no more than 30 percent of the family's monthly adjusted income for rent. Though funding is no longer available for new Section 8 projects, property owners that are already receiving funding may continue to participate in the program through the renewal of their contracts. If property owners choose not to renew their contracts, tenants living in these properties will be provided with Section 8 tenant-based vouchers.
	Section 202: Supportive Housing for the Elderly	HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of structures to provide housing for very-low income elderly persons. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.
	Section 811: Supportive Housing for Persons with Disabilities	HUD provides interest-free capital advances to eligible nonprofit organizations to finance the construction, rehabilitation or acquisition of rental housing for very-low income people with disabilities. Rental subsidies are provided through project rental assistance contracts to cover the difference between the project operating cost and the tenant's contribution towards rent. Tenants pay no more than 30 percent of their monthly adjusted income for rent.
	HOME Investment Partnerships Program	HUD provides funding for this housing block grant program directly to the City of Racine, which is an entitlement community; other communities can apply to the State for HOME funding. Under this program, HUD HOME funds are provided through WDOC to local units of government, housing authorities, and nonprofit organizations, which, in turn, develop affordable housing programs that are appropriate in their communities (see Wisconsin Department of Commerce, below, for more information).
	Community Development Block Grant Program	The HUD Small Cities Community Development Block Grant (CDBG) program is administered in Wisconsin by the Wisconsin Department of Commerce. The housing component of this program provides grants to general purpose local units of government for housing programs which principally support low- and moderate-income households, with an emphasis on housing rehabilitation efforts. Cities, villages, and towns with a population less than 50,000 persons and located in areas other than Milwaukee, Waukesha, and Dane Counties may apply for Small Cities CDBG program grants.
HUD - Federal Housing Administration (FHA)	Section 203(k) Rehabilitation Mortgage Insurance	Loans are insured to finance the rehabilitation or purchase and rehabilitation of one- to four-family properties that are at least one year old. Borrowers can get a single mortgage loan, at a long-term fixed (or adjustable) rate, to finance acquisition and rehabilitation of the property.
	Property Improvement Loan Insurance (Title I)	Loans made by private lenders are insured for up to 20 years to finance the light or moderate rehabilitation of either single- or multi-family properties. Properties may consist of single-family and multi-family homes, manufactured homes, nonresidential structures, and the preservation of historic homes.
U.S. Department of Agriculture (USDA) Rural Development	Section 502: Single-Family Housing Direct Loans	USDA provides direct loans to very low- and low-income households to obtain homeownership. Funding may be used to build, repair, renovate, or relocate homes, or to purchase and prepare sites (including the provision of sewage and water facilities). Subsidies are provided to reduce monthly housing payments—borrowers pay the higher either of 24 percent of the borrower's adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance; if the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. There is no required down payment.
	Section 502: Single-Family Housing Guaranteed Loans	USDA guarantees loans to low- and moderate-income households by commercial lenders to build, repair, renovate or relocate a home, or to purchase and prepare sites (including providing water and sewage facilities). Applicants must be without adequate housing but be able to afford the mortgage payments. Loans are provided at fixed rates with terms of 30 years. No down payment is required.

Table XI-9 (continued)

Sponsor	Program Name	Description[a]
U.S. Department of Agriculture (USDA) Rural Development (continued)	Section 502: Mutual Self Help Housing Loans	Loans are provided to help very low- and low-income households construct their own homes. Families perform a significant amount of the construction labor on their homes under qualified supervision. Savings from the reduction in labor costs allow otherwise ineligible families to own their own homes. There is no required down payment and subsidies are provided to reduce monthly housing payments—borrowers pay the higher of either 24 percent of the borrower's adjusted annual income, or principal and interest calculated at 1 percent on the loan plus taxes and insurance. If the occupants move from the property, the lesser of the payment assistance or half of the equity must be paid back to USDA. Nonprofit or public agencies which sponsor mutual self-help housing often use administrative funds from the Section 523 Self-Help Technical Assistance Grant Program.
	Sections 514/516: Farm Labor Housing Loans and Grants	Section 514 loans and Section 516 grants provide low cost financing for the development of affordable rental housing for year round and migrant "domestic farm laborers" and their households. Funds may be used to build, buy, improve, or repair farm labor housing and provide related facilities, such as on-site child care centers. Loans are for 33 years and generally at a 1 percent interest rate; grants may cover up to 90 percent of the development cost (the balance is typically covered by a Section 514 loan). Section 521 rental assistance subsidies may be used to limit tenants' payments to 30 percent of their income.
	Section 515: Rural Rental Housing Loans	Direct mortgage loans are made to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; elderly persons; and persons with disabilities. Loans may be made available at an effective interest rate of 1 percent. Section 521 rental assistance subsidies may be used to limit tenants' payments to 30 percent of their income.
	Section 521: Rural Rental Assistance Payments	Provides rent subsidies to elderly, disabled, very-low and low-income residents of multi-family housing to ensure that they pay no more than 30 percent of their income for housing. Projects that are eligible to use rental assistance include Section 515 Rural Rental Housing and Section 514 Farm Labor Housing.
	Sections 523/524: Rural Housing Site Loans	Loans are made to provide housing sites for low- and moderate-income families. Nonprofit organizations may obtain loans to buy and develop building sites, including the construction of access roads, streets and utilities. Section 523 loans are limited to private or public nonprofit organizations that provide sites for self-help housing only.
	Section 538: Rural Rental Housing Guaranteed Loans	Loans are guaranteed for the construction, acquisition or rehabilitation of rural multi-family housing whose occupants are very low-, low-, or moderate-income households, elderly, handicapped, or disabled persons with income not more than 115 percent of the area median income. The terms of the loans guaranteed may be up to 40 years and the rates must be fixed. The rent, including utilities made by tenants cannot exceed 115 percent of the area median income.
Wisconsin Housing and Economic Development Authority (WHEDA)	Low Income Housing Tax Credit (LIHTC) Program	Provides developers of affordable housing with a tax credit that is used to offset a portion of their Federal tax liability. At a minimum, 20 percent of units must be occupied by households whose incomes are at or below 50 percent of the county median income (CMI) or at least 40 percent of units must be occupied by households whose incomes are at or below 60 percent of the CMI. Units designated as low-income have a maximum rent limit that is based on the CMI. Developers are expected to maintain the elected proportion of low-income units for at least 30 years.
	Home Ownership Mortgage Loan (HOME) Program	The HOME program offers 15 to 30 year mortgage loans at below market, fixed interest rates to low- and moderate-income families and individuals who are first time homebuyers. WHEDA administers the HOME Loan Program, which is funded by the sale of tax-exempt and taxable bonds.
	HOME Plus Loan Program	Provides financing of up to $10,000 for down payment and closing costs, and a line of credit for future repairs. To be eligible for a HOME Plus Loan, borrowers must be applying for their first mortgage with a WHEDA HOME Loan.
	Partnership for Homeownership Program	WHEDA and the U.S. Department of Agriculture's Rural Development jointly offer this program through which an eligible borrower receives a mortgage with a rate at or below the market rate and a mortgage from Rural Development with an interest rate based on ability to pay. This program is targeted to low income homebuyers. The program is offered in rural areas served by USDA-Rural Development.

Table XI-9 (continued)

Sponsor	Program Name	Description[a]
Wisconsin Department of Commerce (WDOC), Division of Housing and Community Development (DHCD)	WDOC HOME Investment Partnerships Program—Funded by HUD	The WDOC has created several "sub-programs" as a basis for distributing non-entitlement HUD HOME Investment Partnerships program funds in Wisconsin. These sub-programs include the Development Projects program; Rental Housing Development program; Homebuyer and Rehabilitation (HRR) program; Tenant Based Rental Assistance program; and Wisconsin Fresh Start program. With funds available under these programs, local sponsors develop affordable housing opportunities (for households at or below 80 percent of the county median income) that are most needed in their respective communities. Eligible local sponsors include local governments, housing authorities, and nonprofit organizations.
	Housing Cost Reduction Program Initiative (HCRI) Homebuyer Program	The WDOC administers this state-funded program that provides housing assistance to low- and moderate-income households seeking to own or rent affordable housing. This program has two components: the Housing Preservation program (HPP) that provides short-term assistance to households facing foreclosure or other short-term housing problem; and the HCRI Homebuyer program, which provides closing cost and down payment assistance to eligible homebuyers. Eligible local sponsors include local units of government; nonprofit and certain for-profit corporations; housing authorities; and others.
	Home Single-Family (HSF) Housing Program, including American Dream Down Payment Initiative (ADDI)	The HSF program is designed to provide funding to assist low- and moderate-income (LMI) homebuyers and homeowners to secure and maintain safe, decent, affordable housing. Eligible costs covered by the program include: homebuyer assistance to acquire a single-family home, including: down payment and closing costs, gap financing, new construction, essential rehab at the time of purchase; and homeowner assistance for essential improvements to the home, including: structural repair, energy-related components, accessibility improvements, lead-based paint hazard reduction/removal, and repair of code violations. Organizations that are eligible to complete for HSF funding include local governments, Federally recognized American Indian tribes/bands, housing authorities, nonprofit and for-profit corporations, and faith-based organizations. Eligible homebuyers/owners must have household incomes at or below 80 percent of County Median Income (CMI) and the property must be the primary residence of the owner. The ADDI provides HUD funds to local governments and housing organizations to cover down payment assistance, closing costs, and other soft costs involved in the purchase of a home by low-income households. These homebuyer funds can be utilized for new construction, acquisition and rehabilitation of a home to be purchased to help reduce homeownership costs for low-income households.
Department of Veteran Affairs (VA)	Home Loan Program	Offers guaranteed loans with no money down and no private mortgage insurance payments to veterans, active duty military personnel, and certain members of the reserves and National Guard. Applicants must meet income and credit requirements for the loans, which are generally administered by lenders approved by the Department of Veteran Affairs.
Wisconsin Historical Society	Historic Home Owner's Tax Credit	A 25 percent Wisconsin investment tax credit is available for people who rehabilitate historic non-income-producing, personal residences, and who apply for and receive project approval before beginning physical work on their projects. For more information contact the Wisconsin Historical Society.

NOTES: For most programs, "very-low income" families are defined as those whose annual incomes are at or below 50 percent of the median for the area, adjusted for family size. "Low-income" families are defined as those whose annual incomes are between 50 percent and 80 percent of the median income for the area, adjusted for family size. "Moderate-income" families are defined as those whose annual incomes do not exceed 115 percent of the area median income; however, for HUD's CDBG and WDOC's HCRI programs, low- to moderate-income families are defined as those earning 80 percent or less of the area median income, and for the USDA's Section 515 Rural Rental Housing Loan program, moderate-income families must have incomes not exceeding $5,500 above the low-income limit.

[a]*This table provides a general description of the various housing programs. Details can be found at the websites of the administering agencies.*

Source: SEWRPC.

Chapter XII

TRANSPORTATION ELEMENT

INTRODUCTION

Recognizing that transportation facilities cross community and county boundaries, a well planned transportation system requires the cooperation of all units and agencies of government concerned to coordinate and implement. A safe, efficient, cost-effective, and accessible transportation system is important to the traveling public, as well as to the social and economic well-being of Racine County. A transportation system should focus on providing transportation choices that will most efficiently serve existing and planned land uses and the needs of the County and its communities and should provide mobility to citizens of all ages, physical abilities, and economic status; allow for maximum productivity, with participation in work and educational opportunities; and enable social, business, and recreational interaction that is necessary to maintain a high quality of life.

The transportation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(c) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide the future development of various modes of transportation in the County. Under the comprehensive planning law, the transportation element should incorporate state and regional transportation plans, and compare County goals, objectives, policies, and programs to state and regional transportation plans.

Modes of transportation addressed in this element include:

- Arterial streets and highways;
- Collector and land access streets;
- Public transit;
- Transportation systems for persons with disabilities and the elderly;
- Bicycle and pedestrian facilities;
- Railroads;
- Air transportation;
- Trucking; and
- Water transportation.

In addition, the following comprehensive planning goals related to the transportation element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:[1]

---

[1]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- Encouragement of neighborhood designs that support a range of transportation choices.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependant and persons with disabilities.

Element Format
This chapter is organized into the following four sections:

- Background Information on Transportation in Racine County;
- Regional Transportation System Plan;
- Public Input—Transportation Issues; and
- Transportation Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON TRANSPORTATION IN RACINE COUNTY

This section presents a summary of key background information that was considered in developing the goals, objectives, policies, and programs of the transportation element. Specifically, this section presents a summary description of the existing transportation facilities and services in Racine County.

Existing Transportation Facilities and Services
A detailed description of existing transportation facilities and services in Racine County is presented in Chapter IV of this report. A summary of the key features of the existing transportation system follows:

- There was a total of 1,305 linear miles of public streets and highways in Racine County in 2005. Of this, 421 miles were arterials, including 159 miles of State trunk highways, 139 miles of County trunk highways, and 123 miles of local trunk highways (see Map IV-5 in Chapter IV).
- Passenger rail service is provided within Racine County by Amtrak, with service between Milwaukee and Chicago (see Map IV-7 in Chapter IV). In Racine County, the Amtrak station is located in the Village of Sturtevant.
- Fixed-route express transit bus service within Racine County is offered by the Kenosha-Racine-Milwaukee Commuter Bus, operated by Wisconsin Coach Lines/Coach USA. There are two alignment routes—along STH 32 and over IH 94 (see Map IV-7 in Chapter IV).
- Local public transit service is provided by the Belle Urban System in the City of Racine and surrounding area. Service is provided over nine fixed routes (see Map IV-7 in Chapter IV).
- Specialized transportation services are available to elderly or disabled individuals through programs administered by the Racine County Human Services Department and through three private specialized transportation providers: Lakeshore Counties Chapter of the American Red Cross, K & S Medical Transport, and Laidlaw Transit, Inc. Service.
- Freight rail service is provided through portions of the County by the Union Pacific Railroad, the Canadian Pacific Rail System, and the Canadian National Railway (see Map IV-8 in Chapter IV).

- Bikeways in Racine County include both on-street and off-street bicycle paths (see Map IV-6 in Chapter IV). Racine County has developed four off-street bicycle paths within former railway rights-of-way: the Burlington Trail, the Milwaukee-Racine-Kenosha Trail, the North Shore Trail, and the Waterford-Wind Lake Trail.
- There are six public-use airports in Racine County (see Map IV-8 in Chapter IV). One of these—Burlington Municipal is publicly owned. The other five—John H. Batten, Cindy Guntly Memorial, Fox River, Sylvania, and Valhalla—are privately owned. None of these provide scheduled air carrier passenger service. Within the Southeastern Wisconsin Region, Milwaukee County's General Mitchell International Airport provides such service.
- There are no freight ports located in Racine County. Major water freight facilities and services are provided to the County by the Port of Milwaukee, which is located in the City of Milwaukee.

REGIONAL TRANSPORTATION SYSTEM PLAN

The regional transportation system plan for Southeastern Wisconsin provides a long-range guide for transportation in the seven-county Southeastern Wisconsin Region. Under the State comprehensive planning law, county and community comprehensive plans must incorporate the recommendations of the regional transportation plan. The SEWRPC year 2035 regional transportation system plan and regional airport system plan are described below.

Year 2035 Regional Transportation System Plan

The year 2035 regional transportation system plan was designed to accommodate travel demands that may be expected under the companion year 2035 regional land use plan. The regional land use plan, which served as a basis for the regional transportation plan, emphasizes compact urban development within planned urban service areas—a pattern reflected in the land use element of the County comprehensive plan. The year 2035 regional land use and transportation plans were adopted by the Regional Planning Commission in June 2006.[2]

The year 2035 regional transportation system plan consists of five elements: arterial streets and highways, public transit, bicycle and pedestrian facilities, travel demand management, and transportation systems management. The process of preparing the regional transportation plan first considered the potential for more efficient land use, expanded public transit, transportation systems management measures, bicycle and pedestrian facilities, and demand management measures to alleviate traffic congestion. Highway improvements were only then considered to address any residual congestion.

- ***Arterial Street and Highway Element***
  The regional transportation system plan recommends a system of arterial streets and highways[3] that would support the pattern of land uses envisioned under the year 2035 regional land use plan. The recommended arterial street and highway element of the regional transportation system plan for Racine County is shown on Map XII-1. It includes recommendations for functional improvements to the arterial street and highway system as well as recommendations regarding which unit of government should have jurisdiction over each arterial street and highway, with responsibility for maintaining and improving the facility.

---

[2]*These plans are documented in two planning reports: SEWRPC Planning Report No. 48,* A Regional Land Use Plan for Southeastern Wisconsin: 2035; *and SEWRPC Planning Report No. 49,* A Regional Transportation System Plan for Southeastern Wisconsin: 2035.

[3]*Public streets and highways are classified as arterial streets and highways and local collector and land access streets. Arterial streets and highways are intended to serve the movement of traffic between and through urban areas. Local land access streets provide access to abutting property. Collector streets are primarily intended to serve as connections between arterial streets and land access streets, although they usually perform the secondary function of providing access to abutting property.*

– ***Functional Recommendations***

Capacity improvements recommended in the regional plan are of three types: system expansion, or the construction of new arterial facilities; system improvement, or the widening of facilities with additional traffic lanes; and system preservation, or the resurfacing or reconstruction necessary to properly maintain and modernize existing arterial facilities. Proposals for the construction of new arterial facilities or widening of existing facilities with additional travel lanes would need to undergo preliminary engineering and environmental studies by the responsible State, County, or municipal government prior to implementation. Such studies would consider alternative alignments and impacts, including a no-build option, and final decisions as to whether and how to implement a planned project would be made by the concerned unit of government at the conclusion of preliminary engineering.

The recommended capacity improvements to the arterial highway system in Racine County are shown on Map XII-2 and listed in Table XII-1. The regional plan recommends an arterial street and highway system of approximately 448 miles in Racine County by the year 2035. The plan recommends construction of approximately 22 miles of new facilities within the County and widening to provide additional through traffic lanes on approximately 32 miles of existing arterial facilities. The plan calls for pavement resurfacing and reconstruction, as necessary, to maintain approximately 394 miles of existing arterial facilities. In addition to the formally recommended highway improvements, the plan identifies facilities where rights-of-way should be preserved to accommodate potential improvements which may be required beyond the design year of the plan, 2035. In Racine County, this includes the widening of existing arterial streets to accommodate additional lanes. The plan recommends that action be taken by the concerned local governments to preserve the potential necessary rights-of-way to assure that the ultimate improvement of these arterial facilities is not precluded. As discussed later in this chapter, the accommodation of bike lanes or separate bicycle paths should be considered as these capacity improvements are made.

– ***Jurisdictional Recommendations***

The jurisdictional recommendations of the regional transportation plan indicate which level of government—State, County, or local—has or should have responsibility for the design, construction, maintenance, and operation of each segment of the proposed arterial street and highway system. The jurisdictional recommendations for Racine County are shown on Map XII-1. The changes in jurisdiction recommended under the regional plan are highlighted on Map XII-3.

The Regional Planning Commission is currently working with Racine County on an update and extension of the Racine County jurisdictional highway system plan.[4] The primary focus of this effort is to review, re-evaluate, update, and extend to the year 2035 the jurisdictional responsibility recommendations for the arterial street and highway system in the County. Certain functional highway issues may also be addressed. This effort—which will be documented in a second-edition jurisdictional highway plan report for Racine County—may propose changes to the jurisdictional and functional recommendations set forth in the year 2035 regional plan. Upon completion of the new County jurisdictional highway system plan, the regional transportation system plan would be amended accordingly.

One specific issue that the regional transportation plan recommends being addressed in the Racine County jurisdictional highway system plan relates to congestion problems during peak travel times on Main Street in the Village of Waterford. Congestion along Main Street is a result of the road being the only crossing of the Fox River in the Village. The nearest crossings are 1.5 miles to the south on CTH D in the Village of Rochester and 4.5 miles to the north on Bridge Drive in the Town of Waterford. While much of the roadway consists of four lanes, two lanes are used for parking. Analyses of potential alternatives

[4]*The initial Racine County jurisdictional highway system plan was prepared in 1975 and has been amended several times since. The most recent amendment is documented in a SEWRPC report entitled* Amendment to the Racine County Jurisdictional Highway System Plan—2000, *dated December 1990.*

to address these existing and potential future congestion problems will be conducted as part of the County jurisdictional highway system plan. Alternatives considered may be expected to include restricting parking to provide four traffic lanes, constructing a bypass, constructing additional Fox River bridge crossings, and traffic engineering improvements.

- ***Public Transit Element***
  The public transit element of the Commission's adopted regional transportation system plan for the year 2035 recommends improved and expanded rapid transit connections from eastern Racine County to Milwaukee and through Milwaukee to the other urban centers of Southeastern Wisconsin, and improved and expanded local transit service in Racine County, focusing on the City of Racine. Implementation of the recommendations set forth in the transit element will result in a doubling of transit service Region-wide over the plan design period, including a 200 percent increase in rapid transit revenue vehicle-miles, a 59 percent increase in local transit revenue vehicle-miles, and the institution of new express transit services. These increases will provide for enhanced transit service levels on the City of Racine Belle Urban System (BUS), including more attractive peak and non-peak service frequency levels and faster connections to employment centers located along IH 94 in Racine County and in both Kenosha and Milwaukee Counties. The plan also recommends the implementation of the Kenosha-Racine-Milwaukee commuter rail line, connecting to existing Metra service to Chicago, and extending from Kenosha through eastern Racine County to downtown Milwaukee. The public transit element of the regional transportation system plan is shown on Map XII-4. The specific long-range plan recommendations for Racine County include the following:

  – The provision of rapid transit service between eastern Racine County and the Milwaukee Central Business District (CBD). The plan envisions that new or restructured services would be provided by two rapid transit routes: a commuter rail line (Kenosha-Racine-Milwaukee or KRM commuter rail) passing through eastern Racine County over tracks owned by the Union Pacific Railroad and providing service between Kenosha and downtown Milwaukee and connecting at Kenosha to existing Metra commuter rail service to Chicago; and a rapid bus route which would provide service over the area freeway system and major surface arterials between the park-ride lot located at IH 94 and STH 20 to downtown Milwaukee. The commuter rail and bus rapid transit routes would be designed to provide bi-directional service to accommodate travel by Racine County residents to jobs in Milwaukee County or Kenosha County, as well as travel by residents of Milwaukee and Kenosha Counties to jobs in Racine County. The commuter rail would also connect Racine County residents to jobs in Chicago and its north shore suburbs, and connect residents of Chicago and its north shore suburbs to jobs in Racine County.

  – Increasing the number of park-ride lots served by public transit from the one lot existing in 2008 to three lots. New publicly constructed park-ride lots would be developed in the City of Racine at State Street and Memorial Drive adjacent to the proposed downtown Racine commuter rail station at the existing Racine Metro Transit Center and in the Village of Caledonia at the proposed commuter rail station on Four Mile Road.

  – The provision of express bus service between the commercial and industrial development at IH 94 and STH 20 and downtown Racine. The route would directly serve various industrial, office, and commercial developments along STH 20 between Green Bay Road (STH 31) and IH 94 including the Renaissance Business Park in the Village of Sturtevant and the Grandview Industrial Park in the Town of Yorkville, as well as the Amtrak station in the Village of Sturtevant.

  – Improvements to the City of Racine local transit service system. Improvements include the expansion of the transit service area and increase in the frequency of local service on weekdays to between 15 and 30 minutes during peak periods and to 30 minutes during the middle of the day, and on Saturdays to between 30 and 60 minutes. Existing local City bus routes would be extended and new shuttle bus routes created to connect with the rapid transit routes to take passengers to and from commercial and industrial areas in the Villages of Caledonia, Mount Pleasant, and Sturtevant, and industrial developments along IH 94 at STH 20 and CTH K. Service could be further extended into western Racine County, and also service provided connecting western Racine County with Milwaukee County and Kenosha County.

The Commission prepares a short-range transit plan for each transit operator which refines the recommendations of the regional transportation system plan and provides recommendations to be considered for implementation over a five-year period. The 1998-2002 transit development plan (TDP) for the City of Racine transit system is the most recent TDP for the Racine area, and is in the process of being updated by the Commission and the City. The updated TDP is anticipated to be completed in 2010.

- ***Bicycle and Pedestrian Facility Element***
  The bicycle and pedestrian facility element is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to automobile travel.

  The bicycle facility recommendations of the regional plan include the accommodation of bicycling along arterial streets and highways and along an off-street system of bicycle paths. Other existing and proposed County or local trails or bikeways which are intended to accommodate local bicycle and pedestrian travel or connections to the regional system are addressed in the utilities and community facilities element of the comprehensive plan.

  – ***Bicycle Accommodation on Arterial Streets and Highways***
    The regional plan recommends that the accommodation of bicycling be considered and implemented, if feasible on surface arterial streets, as those streets are resurfaced or reconstructed in the years ahead. Accommodation of bicycling on arterial streets may be accomplished through marked bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths.

  – ***Off-street Bicycle Paths***
    The regional plan also recommends a system of off-street bicycle paths connecting the urban areas in Racine County. The proposed system is similar to the system of recreation trails recommended in the County park and open space plan. The off-street paths would, for the most part, be located in natural resource and utility corridors, including former railroad corridors. The proposed off-street bicycle system for Racine County is shown on Map XII-5. As shown on Map XII-5, some on-street segments would provide connections to the off-street paths or provide linkages within the proposed system. The off-street segments of the proposed system include about 87 miles of bicycle trails in Racine County.

  The pedestrian facilities portion of this plan element is a policy, rather than a system, plan. It recommends that the various units and agencies of government responsible for the construction and maintenance of pedestrian facilities in Southeastern Wisconsin adopt and follow a set of recommended standards and guidelines with regard to the development of those facilities, particularly within urban neighborhoods. The standards are set forth in Appendix B of SEWRPC Planning Report No. 49.

- ***Travel Demand Management Element***
  The travel demand management element includes recommendations for measures intended to reduce personal and vehicular travel or to shift travel to alternative times and routes, allowing for more efficient use of the existing capacity. Examples of such measures that have potential application in Racine County include high-occupancy vehicle preferential treatment (e.g., bypass lanes on freeway ramps), the provision of park-ride lots, neighborhood designs that emphasize biking and walking as an alternative to automobile travel, implementation of programs to increase the use of public transit, and transit-oriented developments to maximize access to a transit stop located within or adjacent to the development.

- ***Transportation Systems Management Element***
  The transportation systems management element includes recommendations for a variety of measures intended to manage and operate existing transportation facilities to their maximum carrying capacity and travel efficiency. Examples of such measures that have potential application in Racine County include coordination of traffic signals to allow for the efficient progression of traffic along arterial streets and highways, restriction of curb-lane parking during peak traffic periods and improved IH 94 freeway traffic management including incident management, advisory information, and operations management.

Regional Airport System Plan
The regional airport system plan adopted by the Regional Planning Commission in 1996 recommends a coordinated set of airport facilities and service improvements to serve the air transportation needs of the Southeastern Wisconsin Region.[5] It recommends a system of 11 public-use airports to meet the commercial, business, personal, and military aviation needs of the Region. In Racine County, the system includes the John H. Batten Airport, Burlington Municipal Airport, and Sylvania Airport.

The regional airport system plan recommends that the John H. Batten Airport serve as a transport-corporate airport.[6] The plan recommends the acquisition of approximately 23 acres of land to accommodate the relocation of N. Green Bay Road, the removal of obstructions from runway safety areas and approaches, and future hangar development. The regional plan recommends that the Burlington Municipal Airport serve as a general utility airport.[7] The plan recommended the extension of the primary runway by 3,600 feet, to 4,300 feet—which has now been completed—and certain other airport facility improvements.[8] The regional plan recommends that the Sylvania Airport serve as a basic utility airport.[9] The plan recommends the relocation and extension of the primary runway from 2,300 to 2,800 feet, the construction of a new crosswind runway, the relocation and expansion of the terminal and hangar facilities, and land and easement acquisition to enable the needed airfield expansion. With these improvements, the airport would be able to serve larger twin-engine aircraft and would also allow the airport to function as a reliever airport for the other larger airports in the County and Region.

Trucking
While the regional transportation plan does not contain a "trucking/freight" element, the plan does recognize that truck traffic has a significant impact on transportation facilities in Racine County and the Region. In Racine County, IH 94 and the State trunk highways serve as the primary trucking routes for shipping goods into and from Racine County businesses to other parts of the Southeastern Wisconsin Region and other regions around the nation. The commercial and industrial land use development pattern set forth in the Land Use Element should be maintained to encourage easy truck access to the County's arterial street and highway system to maintain the flow of goods into and from Racine County.

State Transportation Planning
The Wisconsin Department of Transportation has prepared a number of statewide transportation plans. In Southeastern Wisconsin, where the Regional Planning Commission is the official metropolitan planning organization for transportation planning, the State transportation planning relies heavily upon Commission-adopted transportation plans.

---

[5]*Documented in SEWRPC Planning Report No. 38 (2nd Edition),* A Regional Airport System Plan for Southeastern Wisconsin: 2010, *dated November 1996, and in SEWRPC Memorandum Report No. 133,* Review and Update of Regional Airport System Plan Forecasts, *dated August 2004.*

[6]*Transport-corporate airports are intended to serve corporate jets, small passenger and cargo jet aircraft used in regional service, and small airplanes (piston and turboprop) used in commuter air service. These aircraft generally have a gross takeoff weight of less than 60,000 pounds.*

[7]*General utility airports are intended to serve virtually all small general aviation single and twin-engine aircraft, both piston and turboprop, with a maximum takeoff weight of 12,500 pounds. These aircraft are typically used for business, charter, and personal flying.*

[8]*A detailed layout plan for the Burlington Municipal Airport prepared in 2000 calls for a further extension to the west of the primary runway from 4,300 feet to 4.900 feet and the acquisition of approximately 15 acres of land along Bieneman Road to accommodate future hangar development.*

[9]*Basic utility airports are intended to serve all small single-engine and many of the smaller twin-engine aircraft with a gross takeoff of 12,500 pounds or less. These aircraft typically seat from two to six people and are used for a variety of activities, including recreational and sport flying, training, agricultural purposes, and some business and charter flying.*

The Wisconsin Department of Transportation is currently preparing a long-range transportation plan, entitled Connections 2030, addressing streets and highways, bicycle, pedestrian, transit, and other forms of transportation on a corridor-by-corridor basis throughout the State. It is expected that this State plan will reflect pertinent features of the regional transportation system plan.

Within Racine County, the Wisconsin Department of Transportation (WisDOT) is currently conducting a preliminary engineering study of the STH 38 corridor between CTH K in Racine County and Oakwood Road in Milwaukee County. The purpose of the study is to evaluate long-term improvements to traffic flow and safety. Major improvements being considered in the study include the widening and realignment of STH 38. It should be noted that the year 2035 regional transportation system plan recommends the widening to four lanes of STH 38 between the Milwaukee County line and Six Mile Road and the realignment and widening of this facility from Six Mile Road to CTH K. The current WisDOT study of STH 38 is an example of the type of detailed preliminary engineering that must take place prior to implementation of the highway improvement recommendations set forth in the regional plan.

PUBLIC INPUT—TRANSPORTATION ISSUES

The plan should address key transportation issues based upon the transportation-related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of transportation related issues to be addressed in this element. These issues include:

- The plan should capitalize on the advantages of having an interstate highway, IH 94, serving the County.
- The plan should address existing and future traffic congestion.
- The plan should accommodate the development of commuter rail (KRM) in the eastern portion of the County.
- The plan should strive for a balanced transportation system, including the expansion of the pedestrian and bicycle-friendly transportation system.
- The plan should strive to improve transit services and accessibility and provide more multi-modal transportation options.
- The plan should recommend the creation of transit services in the western portion of the County and the expansion of services between eastern and western Racine County.
- The plan should recognize the link between land use and transportation decisions.
- The plan should recognize the need to develop convenient and economical connections between the location of jobs and the labor force.

These issues are all addressed in the regional transportation system plan described earlier in this chapter and through the goals, objectives, policies, and programs identified in the next section of this chapter.

TRANSPORTATION GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The transportation element goals and objectives, along with the implementing policies and programs were developed based upon the consideration of the recommendations of the regional transportation system plan, the transportation data inventoried in Chapter IV, and the results of the public participation process including input from the advisory committee, public opinion survey and SWOT analyses.

The following County transportation related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Transportation Goals

Goal XII-1: Provide a multi-modal transportation system that provides appropriate types of transportation needed by all residents of the County at an adequate level of service, provides choices among transportation modes, and provides inter-modal connectivity.

Goal XII-2: Promote the coordination between land use and housing design that supports a range of transportation choices.

Goal XII-3: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services.

Racine County Transportation Objectives

- Implementation of the recommendations of the regional transportation system plan that pertain to Racine County—including recommendations pertaining to arterial streets and highways, public transit service, accommodation of bicycle and pedestrian facilities, transportation system management, and travel demand management.
- A multi-modal transportation system which, through its location, capacity, and design will effectively serve the existing land use pattern and promote the implementation of County and local land use plans, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.
- A multi-modal transportation system which is economical and efficient and best meets all other objectives while minimizing public and private costs.
- A multi-modal transportation system which provides appropriate types of transportation needed by all residents of the County at an adequate level of service; provides choices among transportation modes; and provides inter-modal connectivity.
- A multi-modal transportation system which minimizes disruption of existing neighborhood and community development, including adverse effects upon the property tax base.
- A multi-modal transportation system which serves to protect the overall quality of the natural environment and preserve scenic and aesthetic features in the rural areas of the County.
- A multi-modal transportation system which facilitates the convenient and efficient movement of people and goods between component parts of the County, Region, State, and Nation.
- A multi-modal transportation system which reduces accident exposure and provides for increased travel safety.
- A multi-modal transportation system which minimizes the amount of energy consumed, especially non-renewable energy sources such as fossil fuels.
- The layout and design of local street systems properly related to the planned arterial street and highway system.
- Provision of opportunities for bicycling and walking, or other non-motorized forms of transportation to promote a healthy lifestyle.
- Provision of efficient and cost-effective public transportation options that are available to all residents of Racine County, including persons of all income levels and age groups, and persons with disabilities and elderly residents.
- Provision of a county-wide private on-demand door-to-door transit service that is available to all residents of Racine County, including persons of all income levels and age groups, and persons with disabilities and elderly residents.
- Maintain and enhance existing transportation infrastructure consistent with the regional transportation system plan.

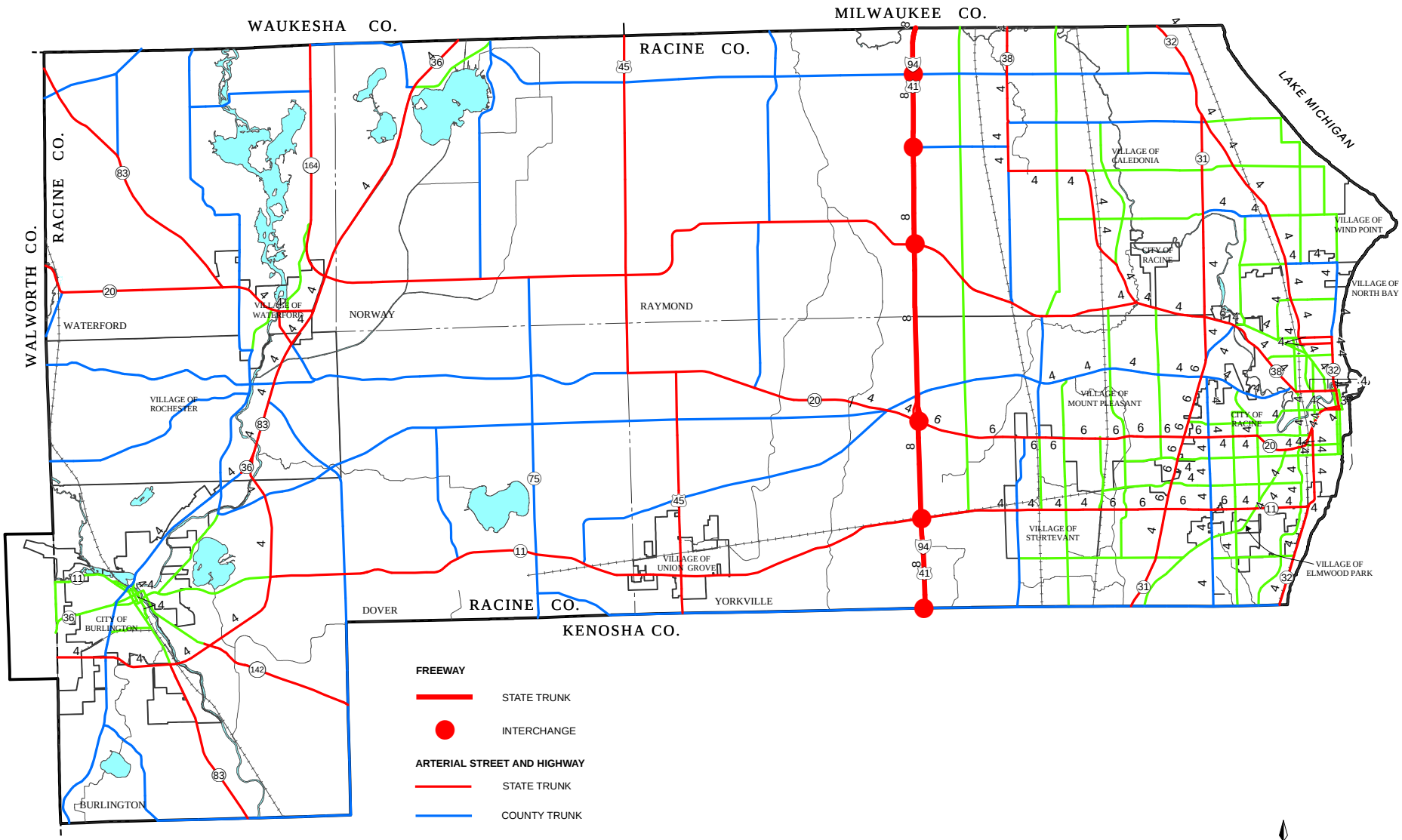
Racine County Transportation Policies and Programs

- Endorse the recommended regional transportation system plan as that plan affects Racine County and each respective civil division.
- Work with the Regional Planning Commission in the major review, reevaluation, and update of the Racine County jurisdictional highway system plan.
- Work cooperatively with the Wisconsin Department of Transportation in effecting recommended changes in jurisdictional responsibility for portions of the arterial street and highway system as recommended in the jurisdictional highway system plan.
- Act to consider the recommended expansion, improvement, and maintenance of the arterial street and highway facilities designated in the plan for County or local jurisdiction, including undertaking, as may be appropriate, detailed planning, preliminary engineering, environmental studies, and official mapping efforts.
- Cooperate with the Wisconsin Department of Transportation, the Regional Planning Commission, and adjoining counties as necessary to conduct the corridor studies attendant to rapid transit commuter rail and express transit bus facilities identified in the plan, and carry out, as appropriate, detailed county-wide and local transit planning programs to refine and detail the transit element of the regional transportation system plan.
- Provide public transit services in accordance with the recommendations set forth in the transit element of the plan.
- Promote the expansion or establishment of public and private on-demand door-to-door transit services for residents throughout Racine County.
- Work cooperatively with appropriate government agencies in the development of the Kenosha-Racine-Milwaukee commuter rail system as recommended in the regional transportation system plan, as funding becomes available.
- As appropriate, encourage the use of transit-oriented developments to maximize access to transit facilities.
- As appropriate, coordinate the maintenance and development of transportation facilities with respect to the development or redevelopment of “main street” areas of the County.
- Improve accommodations for safe bicycle travel on the arterial street and highway system as that system is resurfaced and restructured on a segment-by-segment basis.
- Provide a system of off-street bicycle paths located primarily within natural resource and utility corridors to provide reasonably direct connections between the urban areas of Racine County as set forth in the plan.
- Consider the adoption of a plan which contains recommendations for local bicycle and pedestrian facilities which are consistent with the regional transportation system plan.
- As appropriate, prepare detailed neighborhood plans or mixed-use development plans that identify alignments for arterial, collector, and access streets, as well as recommendations for sidewalks, trails, and bicycle routes, to facilitate safe and efficient travel in neighborhood and community areas.
- Continue to operate, enhance, and expand traffic management systems so as to achieve the highest possible level of service on the arterial system.
- As appropriate, integrate transit- and pedestrian-friendly land use development concepts into the local planning and development practices and ordinances.
- Promote accessibility between residential developments to facilitate emergency access, local circulation of motorized and non-motorized traffic and potential neighborhood bus service.

- As appropriate, develop or update local official mapping ordinances to reflect the recommendations of the regional transportation system plan with respect to planned arterial street and highway rights-of-way and off-street bicycle paths within Racine County.
- Racine County should consider the development of a County official right-of-way map to show proposed widening of existing streets and highways and to show the location and width of proposed future streets and highways as identified in the regional transportation system plan as it relates to Racine County.
- Monitor changes in travel patterns, traffic volumes, and the implementation of recommended transportation facilities and services for the purpose of evaluating progress towards the attainment of transportation goals and objectives.
- Work cooperatively with Racine County public school districts, private schools, area colleges and technical schools, and other units of government to establish programs that encourage bicycling, walking, carpooling, and the use of transit as modes of travel to and from school.
- Promote public participation in the detailed planning and implementation of all transportation related projects.
- Work cooperatively with the Wisconsin Department of Transportation to identify State and Federal grants and programs that are available to fund the implementation of the regional transportation system plan as it relates to Racine County and apply for such funds as appropriate.
- Work cooperatively with the Wisconsin Department of Natural Resources to identify State and Federal grants and programs that are available to fund the implementation of the bicycle and pedestrian facility element of the regional transportation system plan as it relates to Racine County and apply for such funds as appropriate.
- As appropriate, Racine County, local units of government, private organizations, and the Wisconsin Department of Natural Resources should consider entering into cooperative partnerships to facilitate the planning, acquisition, and development of bicycle and pedestrian facilities identified in the regional transportation plan as it relates to Racine County.

Map XII-1

JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR RACINE COUNTY
RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

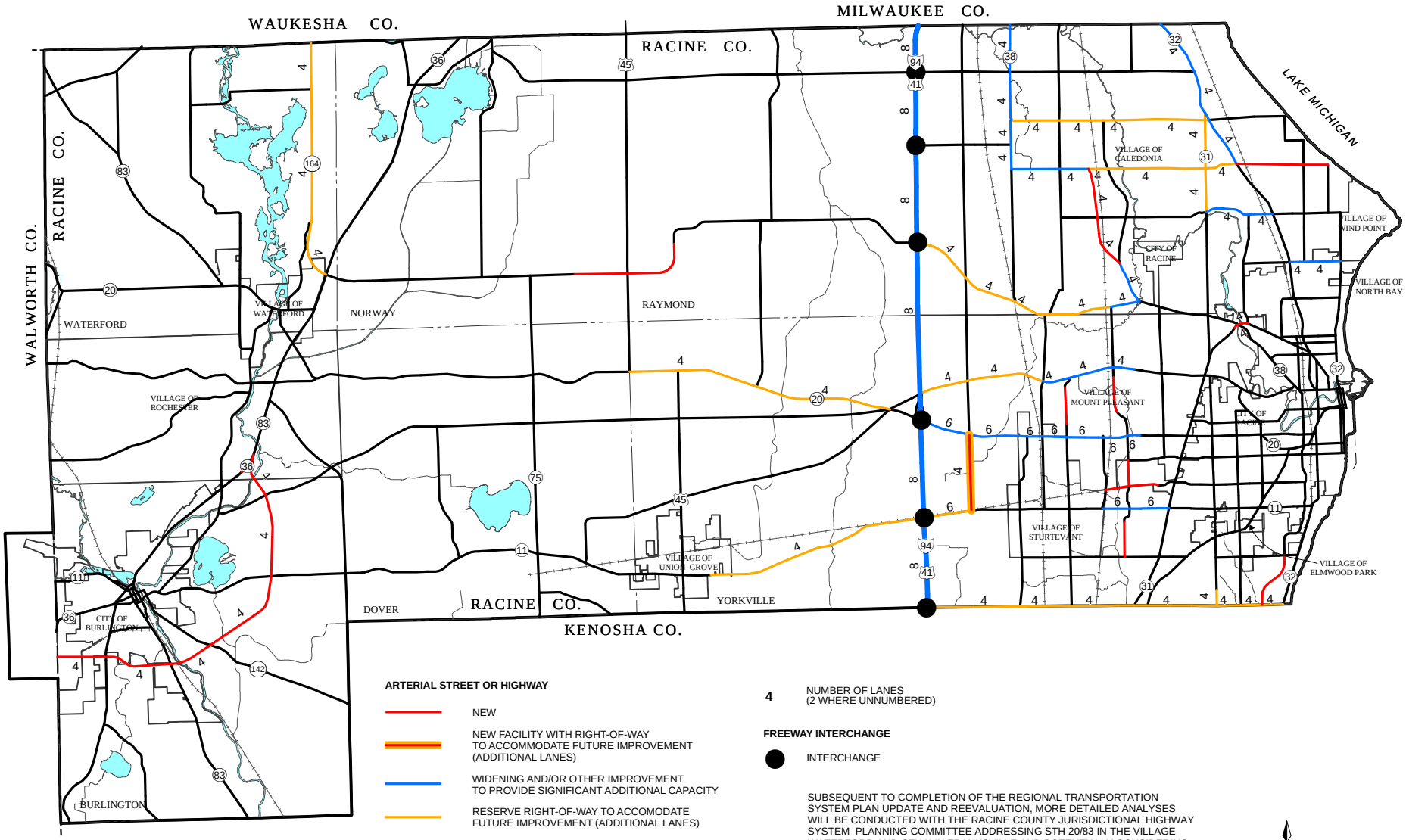


NOTE: THE JURISDICTIONAL CLASSIFICATION RECOMMENDATIONS IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN ARE BASED ON THE YEAR 2020 JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR RACINE COUNTY.

Source: SEWRPC.

Map XII-2

FUNCTIONAL IMPROVEMENTS IN RACINE COUNTY RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



ARTERIAL STREET OR HIGHWAY

- NEW
- NEW FACILITY WITH RIGHT-OF-WAY TO ACCOMMODATE FUTURE IMPROVEMENT (ADDITIONAL LANES)
- WIDENING AND/OR OTHER IMPROVEMENT TO PROVIDE SIGNIFICANT ADDITIONAL CAPACITY
- RESERVE RIGHT-OF-WAY TO ACCOMODATE FUTURE IMPROVEMENT (ADDITIONAL LANES)
- RESURFACING OR RECONSTRUCTION TO PROVIDE ESSENTIALLY THE SAME CAPACITY

4 NUMBER OF LANES (2 WHERE UNNUMBERED)

FREEWAY INTERCHANGE

INTERCHANGE

SUBSEQUENT TO COMPLETION OF THE REGIONAL TRANSPORTATION SYSTEM PLAN UPDATE AND REEVALUATION, MORE DETAILED ANALYSES WILL BE CONDUCTED WITH THE RACINE COUNTY JURISDICTIONAL HIGHWAY SYSTEM PLANNING COMMITTEE ADDRESSING STH 20/83 IN THE VILLAGE WATERFORD AND CTH K IN FRANKSVILLE AND POTENTIALLY CONSIDERING VARIOUS ALTERNATIVES INCLUDING DO-NOTHING, RESTRICT PARKING, WIDEN WITH ADDITIONAL LANES, CONSTRUCT BYPASS, AND IMPROVE/ CONSTRUCT PARALLEL ARTERIALS.

N

0 1 2 3 MILES

Source: SEWRPC.

Table XII-1

CAPACITY IMPROVEMENTS IN RACINE COUNTY
RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN

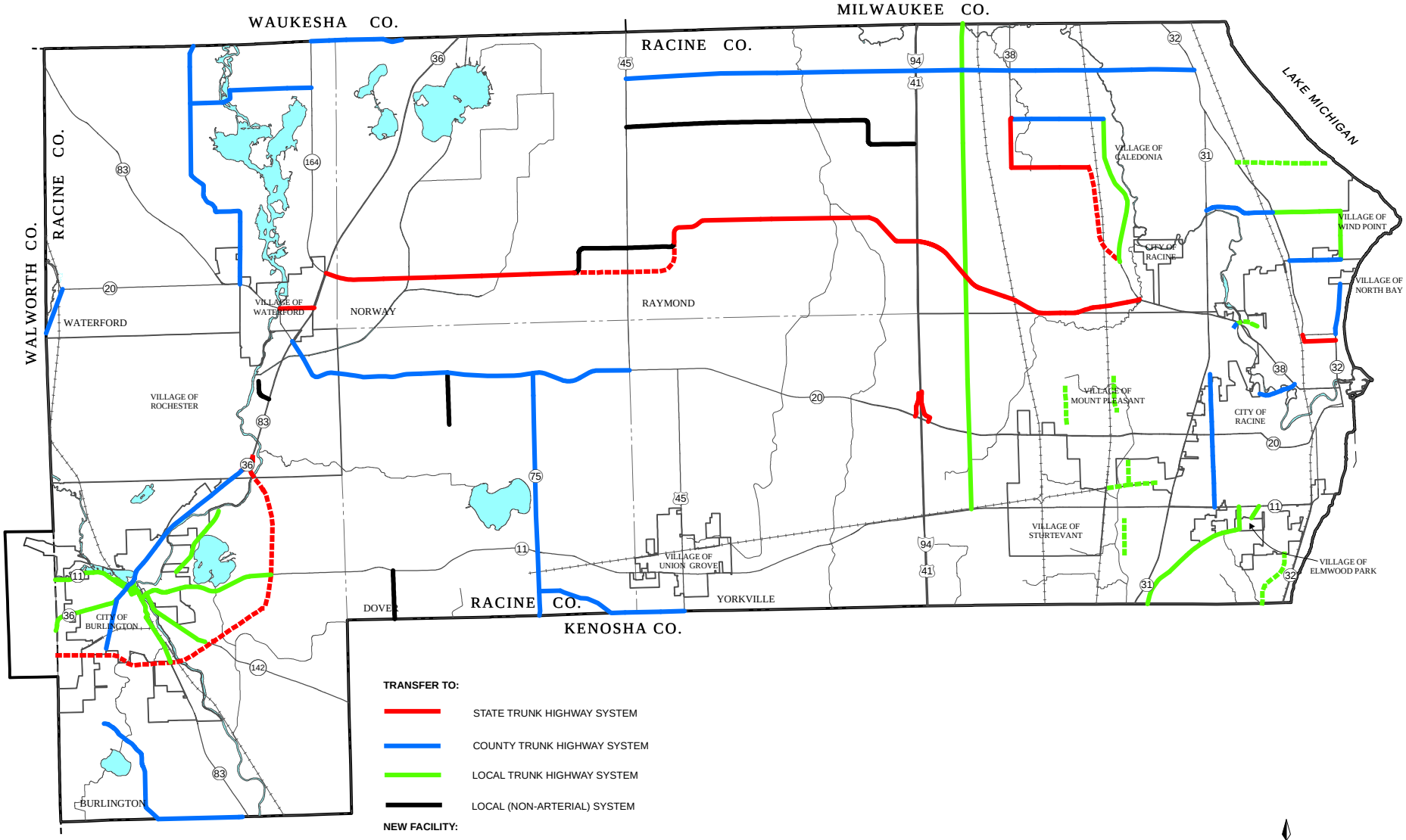
Recommended Jurisdiction[a]	Improvement Type	Facility	Termini	Improvement Description
State	Widening	IH 94	CTH KR to Milwaukee County line	Widen from six to eight traffic lanes
		STH 11 (Durand Avenue)	Stuart Road to STH 31 (Green Bay Road)	Widen from four to six traffic lanes
		STH 20 (Washington Avenue)	IH 94 to Warwick Way	Widen from four to six traffic lanes
		STH 32 (Douglas Avenue)	Five Mile Road to Milwaukee County line	Widen from two to four traffic lanes
		STH 38	Six Mile Road to Milwaukee County line	Widen from two to four traffic lanes
		STH 38	STH 38 extension to CTH K	Widen from two to four traffic lanes
		CTH H (Howell Road)	Five Mile Road to Six Mile Road	Widen from two to four traffic lanes
		CTH K (Northwestern Avenue)	Airline Road to STH 38	Widen from two to four traffic lanes
		Five Mile Road	CTH H to STH 38 extension	Widen from two to four traffic lanes
	Expansion	STH 38 extension	Current STH 38 to Five Mile Road	Construct four lanes on new alignment
		CTH K extension	108th Street to Britton Street	Construct two lanes on new alignment
		Burlington Bypass	STH 11 to STH 36	Construct four lanes on new alignment
County	Widening	CTH C (Spring Street)	CTH H to Summerset Drive	Widen from two to four traffic lanes
		Four Mile Road	STH 31 (Davidson Street) to STH 32 (Douglas Avenue)	Widen from two to four traffic lanes
		Three Mile Road	STH 32 (Douglas Avenue) to CTH G	Widen from two to four traffic lanes
	Expansion	CTH MM (Green Bay Road)	Rivershore Drive to STH 38	Construct four lanes on new alignment
Local	Expansion	CTH V	STH 11 (Durand Avenue) to STH 20 (Washington Avenue)	Construct two lanes on new alignment
		21st Street	Loni Lane to Willow Road	Construct two lanes on new alignment
		90th Street	0.3 Miles North of STH 20 (Washington Avenue) to Old Spring Road	Construct two lanes on new alignment
		Five Mile Road	STH 32 (Douglas Avenue) to Erie Street	Construct two lanes on new alignment
		Memorial Drive	CTH KR (Town Line Road) to Chicory Road	Construct two lanes on new alignment
		Oakes Road	Braun Road to 0.3 Miles South of STH 11 (Durand Avenue)	Construct two lanes on new alignment
		Oakes Road	Canadian Pacific Railroad to 16th Street	Construct two lanes on new alignment
		Oakes Road	0.6 Miles North of STH 20 (Washington Avenue) to Old Spring Road	Construct two lanes on new alignment
		Rapids Drive	STH 38 to Green Bay Road	Construct four lanes on new alignment

[a]*The jurisdictional responsibility recommendations in the year 2035 regional transportation plan are based on the year 2020 jurisdictional highway system plan for Racine County.*

Source: SEWRPC

Map XII-3

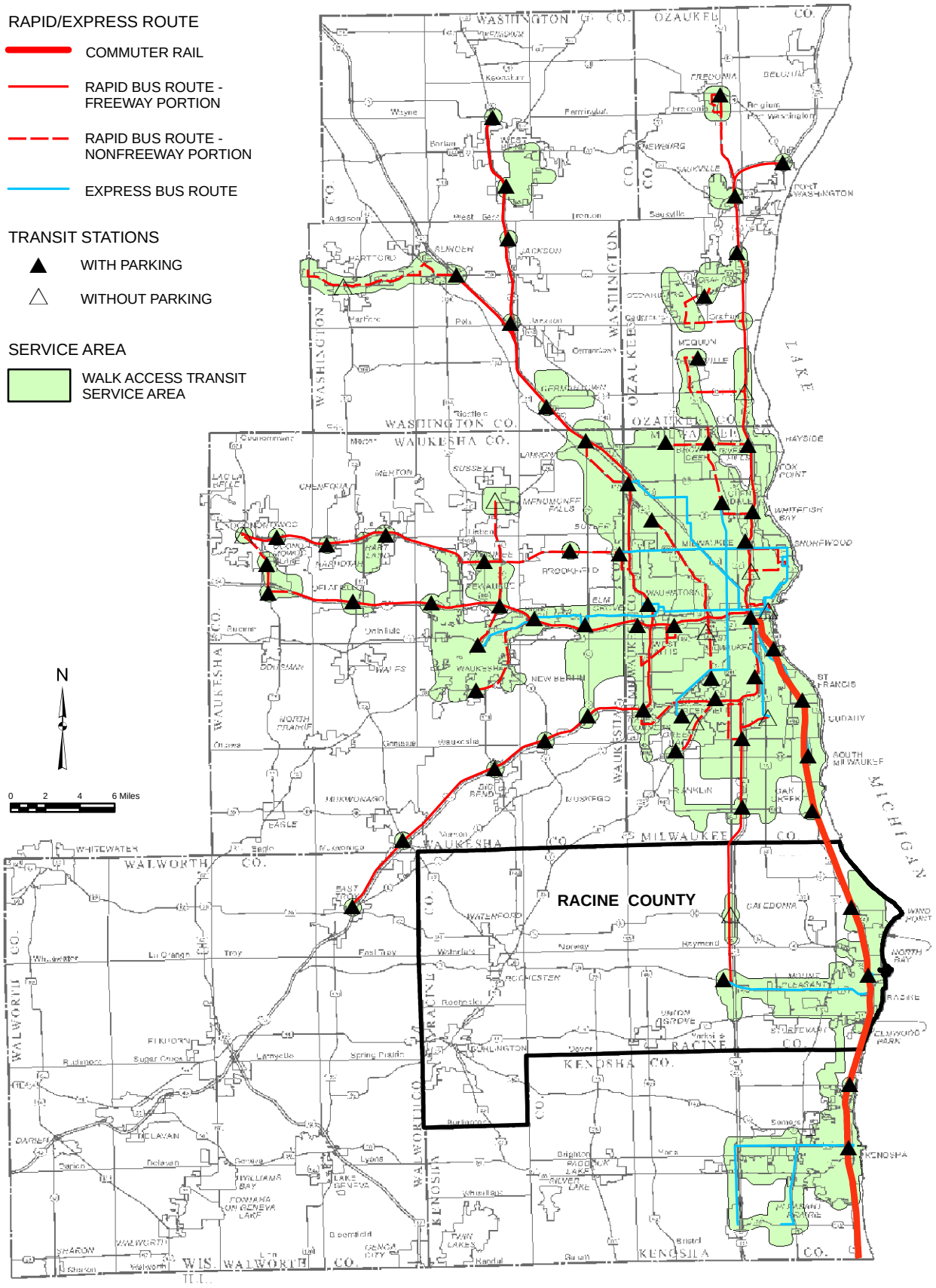
CHANGES IN PLANNED JURISDICTIONAL RESPONSIBILITY FOR RACINE COUNTY RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Source: SEWRPC.

Map XII-4

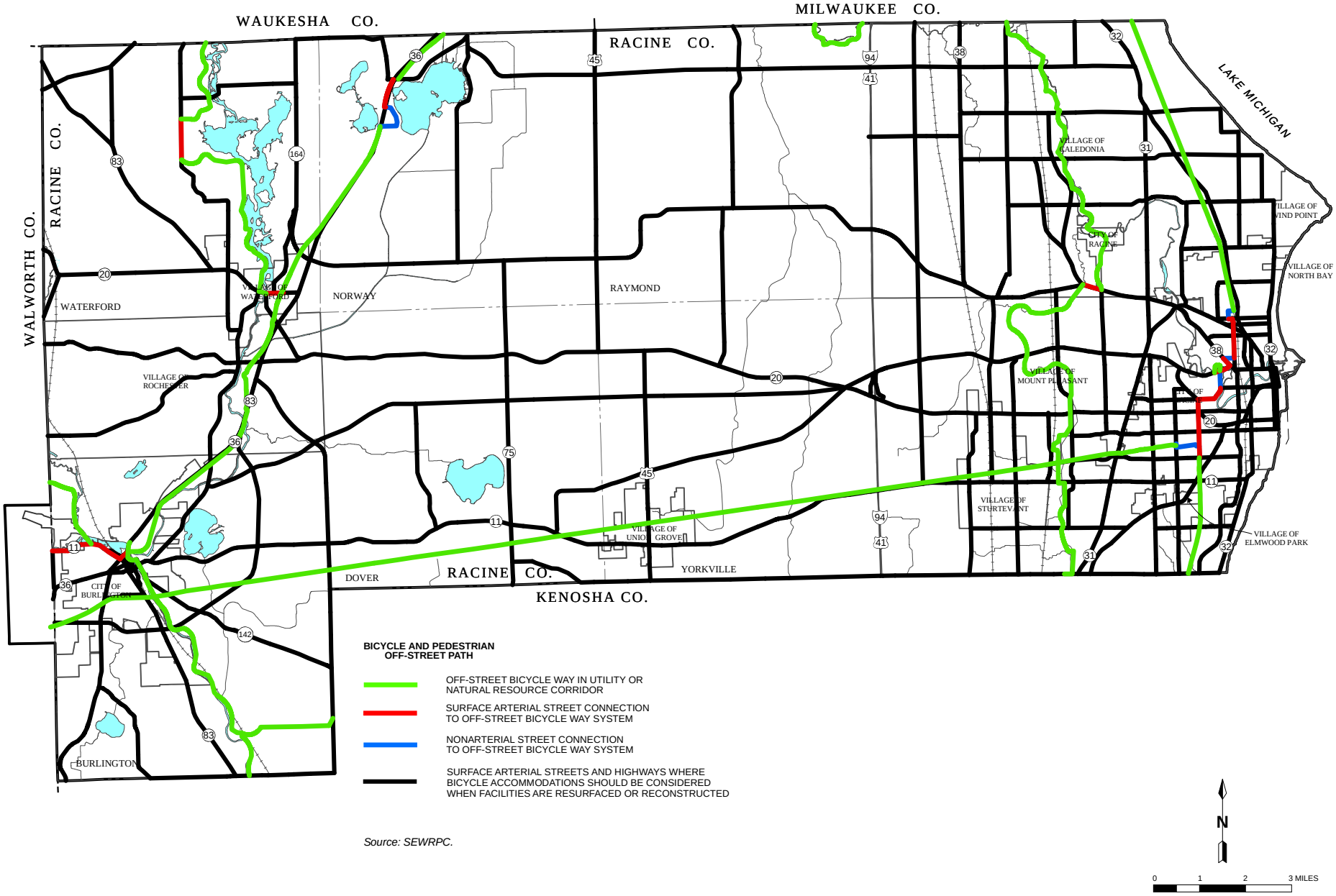
PUBLIC TRANSIT ELEMENT OF THE REGIONAL TRANSPORTATION SYSTEM PLAN: 2035



Source: SEWRPC.

Map XII-5

OFF-STREET BICYCLE PATHS AND SURFACE ARTERIAL STREET AND HIGHWAY SYSTEM BICYCLE ACCOMMODATION FOR RACINE COUNTY RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN



Source: SEWRPC.

(This page intentionally left blank)

Chapter XIII

UTILITIES AND COMMUNITY FACILITIES ELEMENT

INTRODUCTION

The future development and redevelopment of lands in Racine County, as identified in the land use element of the comprehensive plan, may have a significant impact on utilities and community facilities and services. The utilities and community facilities element seeks to evaluate, to the extent possible, the future demand for utilities and community facilities in the County. Together, utilities and community facilities allow the County to function and enhance a community's environmental, economic, and social qualities of life.

The utilities and community facilities element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(d) of the *Statutes* requires this element to compile goals, objectives, policies, and programs to guide future development of utilities and community facilities within Racine County. The *Statutes* also require an inventory of existing utilities and community facilities, an approximate timetable that projects the need to expand, rehabilitate, or replace existing utilities and community facilities or construct new utilities and community facilities, and an assessment of future needs for governmental services that are related to such utilities and facilities. A goal, objective, policy, and program has been developed for each of the following utilities and community facilities:

- Sanitary sewer service
- Water supply
- Stormwater management
- Onsite wastewater treatment technology
- Solid waste disposal
- Recycling facilities
- Electric and natural gas
- Alternative energy
- Telecommunications facilities
- Fire and rescue
- Police
- Emergency management
- Government facilities
- Parks
- Trails/bikeways
- Libraries
- Schools
- Healthcare facilities
- Community assisted living facilities
- Child care facilities
- Cemeteries

In addition, the following comprehensive planning goals related to the utilities and community facilities element are set forth in Section 16.965 of the *Statutes* and were addressed as part of the planning process:[1]

[1]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- Promotion of the redevelopment of land with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- Encouragement of neighborhood design that supports a range of transportation choices.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open space, and groundwater resources.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, State government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Provision of adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

Element Format
This chapter is organized into the following four sections:

- Background Information on Utilities and Community Facilities in Racine County;
- Public Input—Utilities and Community Facilities Issues;
- Projections—Utilities and Community Facilities:
  - Future Population Growth and Change;
  - Future Utilities and Community Facilities and Services Demand; and
- Utilities and Community Facilities Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON UTILITIES AND COMMUNITY FACILITIES IN RACINE COUNTY

Existing Conditions
This section presents a summary of key information that was considered in developing the utilities and community facilities element. A detailed description of existing utilities and community facilities serving residents within Racine County is presented in Chapter V of this report.[2] The following is a three-part summary of existing utilities and community facilities and services in Racine County.

Government Agencies and Other Service Providers
All of the utilities and community facilities required to be addressed in this element by the *Statutes* are either affected, regulated, or directly provided in some manner by a Federal or State government agency, school district, utility, such as WE Energies, or a private service provider, such as a private hospital. It is paramount that Racine County and local governments work with these types of entities to implement applicable regulations, plans, and programs, and to ensure adequate land is available for the provision of essential and desirable utilities and community facilities, such as transmission lines, telecommunications facilities, schools, healthcare facilities, and child care facilities. The following is a brief summary of the various public and private utility, facility, and service providers in Racine County.

- ***Racine County*** provides services or administers ordinances associated with environmental quality, including regulation of shoreland-wetlands and floodplains, stormwater management, and farm and watershed conservation planning; environmental health and sanitation, such as the regulation of private

[2]*Information regarding parks, bikeways and trails is inventoried in Chapters III and IV, respectively, of this report, and presented later this chapter.*

onsite waste treatment systems (POWTS) and hazardous waste collection and disposal; parks and recreational facilities; healthcare services and facilities; safety and emergency management services; and other general government services. Transportation facilities and services, which are also provided by the County, are addressed in the Transportation Element (Chapter XII).

- ***Local governments*** (cities, towns, and villages) typically provide services or administer ordinances associated with stormwater management, solid waste collection and disposal, recycling facilities, parks, fire protection, and rescue services. Cities and villages, and some of the towns, also provide sewage collection, treatment, and disposal, water supply, library, and police protection services. Local land use regulations also affect the location of telecommunications facilities, power plants, cemeteries, healthcare facilities, child care facilities, and schools.
- ***Special purpose districts*** provide a range of services, including services related to education, water resources management, and provision of public utility services. School districts are responsible for planning, constructing, and operating school facilities and for providing educational services. Public inland lake protection and rehabilitation districts or lake management districts, lake sanitary districts, and some utility districts provide stormwater and wastewater conveyance and treatment services to lakeside communities, while town sanitary districts and utility districts can provide both water supply as well as sanitation services, depending upon their specific mandates. Sanitary districts are empowered to manage both solid and liquid wastes.
- ***The private sector*** typically provides electric power, natural gas, communications services, healthcare, and child care services, although there are some cases where these services are provided by the County or a local government.

Utilities Background Information

- Areas served by public sanitary sewer service in Racine County in 2000 encompassed a total area of about 51.6 square miles, or 15 percent of the County, with an estimated resident population of 169,900 persons, or 90 percent of the County population. These areas include most of the developed portions of the County's cities and villages, along with certain lake area communities and other urban enclaves in towns (see Map V-1 in Chapter V). Public sewage treatment plant capacities and flow rates are listed in Table V-1 in Chapter V.
- Under State Administrative rules, sanitary sewers may be extended only to areas located within planned sanitary sewer service areas adopted as part of the regional water quality management plan. Sewer service area plans are prepared through a planning process involving the concerned local units of government including the governmental unit responsible for the sewage treatment plant, the Regional Planning Commission, and the Wisconsin Department of Natural Resources (WDNR). Sewer service area plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Currently adopted planned sanitary sewer service areas in Racine County are shown on Map V-1 in Chapter V.
- Many of the developed, urbanized areas of Racine County are served by public sanitary and utility districts. In general, sanitary and utility districts may include sewage disposal, water supply, stormwater management, and solid waste removal. As shown on Map V-2 and in Table V-2 in Chapter V, sanitary and utility districts encompassed a total of 77.5 square miles, or about 23 percent of the County planning area in 2007.
- Residential development and other urban development not served by public sanitary sewerage systems rely on private onsite wastewater treatment systems (POWTS), including conventional systems, in-ground pressure systems, mound systems, holding tank systems, and others. It is estimated that about 10 percent of the population in Racine County was served by POWTS in 2000.
- Within Racine County, cities and villages rely on curb and gutter storm sewer systems or a combination of curb and gutter systems and roadside ditches, natural swales and culverts, while towns rely primarily

on roadside swale and culvert systems to convey stormwater runoff. Stormwater storage and infiltration facilities, as well as innovative and low-impact design approaches, are increasingly important components of the stormwater management system, regardless of whether curbs and gutters or roadside swales are used to convey stormwater.

- In 2005, 12 municipal water supply systems provided water supply to about 38 square miles, or about 11 percent of the total area of Racine County, with an estimated resident population of about 147,000 persons, or about 76 percent of the County population. Eight of the municipal water supply systems in the County rely on Lake Michigan as the source of supply, and the remainder relies on groundwater as the source of supply. Areas served by public water supply systems in 2005 are shown on Map V-3 in Chapter V, and selected characteristics of each system are presented in Table V-3 in Chapter V.
- In 2005, there were also 12 existing privately-owned, self-supplied residential water systems (Other-Than Municipal) operating in Racine County (see Map V-4 and Table V-4 in Chapter V). These systems rely on groundwater and primarily serve residential development, such as subdivisions, apartment or condominium developments, and mobile home parks. These systems served a total of about 1,600 persons in Racine County in 2005, or less than 1 percent of the County population.[3]
- There are also numerous other privately owned, self-supplied water supply systems operating in Racine County. These systems serve industrial, commercial, institutional and recreational facilities, agricultural facilities, and other irrigation facilities.
- In addition to water supplied through the aforementioned systems, an estimated 46,300 persons, or about 24 percent of the total County population, were served by private domestic wells in 2005.
- All of Racine County is within the WE Energies electric power and natural gas service area. The major transmission facilities and natural gas pipelines within Racine County are shown on Map V-5 in Chapter V.
- In Racine County, telecommunication networks provide the infrastructure for information exchange. Currently, the first generation of broadband services in the form of telephone company DSL (digital subscriber line) and cable company hybrid fiber-coaxial cable (cable modem) are available in most urban and rural areas of the County (see Map V-6 in Chapter V). Fixed wireless broadband is also available in some areas of the County. There are over 75 antenna sites that accommodate cellular/PCS antennas for mobile wireless service, and two antenna sites that provide fixed wireless service in the County (see Map V-6 in Chapter V).
- In 2007, there were two active, privately-owned landfills in Racine County. Map V-7 and Table V-5 in Chapter V indicate the locations of landfills, solid waste disposal facilities, recycling facilities, and composting facilities, as well as contracts with private haulers for residential pickup of solid waste and recyclables.
- In Racine County, there are eight public inland lake management districts and town sanitary districts that have lake district powers.[4] Lake management districts are governmental bodies that have specifically defined boundaries. However, lake districts are special purpose governmental bodies with elected leaders as well as an adopted annual budget, but limited powers outside of their lake management function.

---

[3]*Other-Than Municipal (private) self-supplied community water supply systems are not owned by a city, village, town, or other public entity as identified by the WDNR. As classified by the WDNR, a community water system is essentially one that regularly serves at least 25 year-round residents.*

[4]*Information regarding lake districts is inventoried in Chapter III,* Inventory of Agricultural, Natural, and Cultural Resources, *of this report.*

Community Facilities Background Information

- In 2007, there were six State and seven County offices, 17 local municipal halls, and 11 U.S. post offices in Racine County (see Map V-8 and Table V-7 in Chapter V). The Racine County Ives Grove Office Complex houses many County Department offices, such as:
  - Aging and Disability Resource Center;
  - County Clerk;
  - Finance;
  - Human Resources;
  - Human Services;
  - Land Information and Planning and Development;
  - Public Works;
  - Register of Deeds; and
  - University of Wisconsin-Extension
- There were 10 municipal police department facilities and two Racine County Sheriff's Department facilities in Racine County in 2007 (see Map V-9 in Chapter V). Table V-8 in Chapter V lists the number of full- and part-time officers employed by each municipal police department and Sheriff's Department in 2007.
- Fire protection service in the County was provided by 14 different fire departments in 2007. The fire station service areas for the 14 departments, along with the location of fire stations in the County, are shown on Map V-10 in Chapter V.
- Within Racine County, 11 fire departments provide both emergency medical services (EMS) and fire protection services. In 2007, there were four private ambulance companies that respond to emergency medical calls. Map V-11 and Table V-9 in Chapter V indicate the EMS zones in the County.
- There is no consolidated County Dispatch Center to handle requests for police, fire, and rescue services. Nonetheless, the County Communications Center handles the telephone dispatch requests for a large area of the County.
- In 2007, there were five public libraries in Racine County, each operated by a city or village (see Map V-8 in Chapter V). These libraries may be used by all Racine County residents with valid library cards.
- Most of Racine County is served by K-12 public school districts (see Map V-12 and Table V-10 in Chapter V). In addition to those public schools, Map V-13 and Table V-11 in Chapter V identifies private schools in the County in 2007, as well as three technical college facilities, all operated by Gateway Technical College.
- In 2007, there were 280 park and open space sites owned by Racine County, the State of Wisconsin, cities, villages, towns, and school districts in Racine County encompassing a total of about 9,100 acres (see Maps III-19 and III-20 and Tables III-17, III-18, and III-19 in Chapter III). In addition to the publicly owned parks and open space sites, there were 108 privately owned outdoor recreation and open space sites, encompassing a total of about 2,630 acres, in the County (see Map III-21 and Table III-20 in Chapter III). This includes privately owned golf courses, hunting clubs, boat access sites, campgrounds, resorts, and sites held for open space preservation purposes by private nonprofit conservation organizations. Furthermore, there were eight conservation easements held on privately-owned land in the County, encompassing 73 acres in 2007 (see Map III-22 and Table III-21 in Chapter III).
- Bicycle and pedestrian facilities accommodation is provided on surface arterial streets and highways and off-street multi-use paths by various levels and units of government (see Map IV-6 in Chapter IV).

- In addition to the aforementioned public community services and facilities, many community facilities and services are provided by the private sector in Racine County. In 2007, these included the following:
  - Three hospitals and 23 health clinic facilities (see Map V-14 and Table V-12 in Chapter V);
  - 141 licensed child care centers (see Map V-15 and Table V-13 in Chapter V);
  - Seven nursing homes (see Map V-16 and Table V-14 in Chapter V);
  - 41 assisted living facilities that offer various levels of care and supportive services for people that do not require continuous access to skilled nursing care (see Map V-16 and Table V-15 in Chapter V); and
  - Two facilities serving people with developmental disabilities.
- In 2007, there were 40 known cemeteries in Racine County (see Map V-17 and Table V-16 in Chapter V).

PUBLIC INPUT—UTILITIES AND COMMUNITY FACILITIES ISSUES

The plan should address key issues and opportunities based upon the utilities and community facilities-related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of utilities and community facilities-related issues to be addressed in this element. These issues include:

- The plan should strive to preserve rural and small town character.
- The plan should strive to protect surface water and groundwater quality and quantity.
- The plan should strive to study the costs and impacts new growth and development have on utilities and community facilities.
- The plan should seek to balance the need to expand water and sewer services, while more compact development design and infill development should be considered to utilize land in existing urban service areas of the County.
- The plan should strive to provide recreational opportunities and preserve open space land.
- The plan should seek to balance the preservation of open space lands with property rights.
- The plan should seek to address the development and implementation of countywide land use patterns and water control plans to minimize the adverse effects of flooding.
- The plan should seek additional resources (public-private partnerships) for both utilities and community facilities planning.
- The plan should seek to improve the level of public services in Racine County, including working with utility companies to determine future demand.
- The plan should strive to maintain the environmental health of the County.
- The plan should seek to provide access to health care and medical care facilities, expand the health care industry when considering future economic development, and address the increasing costs of health care.
- The plan should seek to redevelop downtown areas and to create new funding sources for redevelopment projects.
- The plan should strive to support the development of alternative energy sources, such as wind and solar power. The potential demand for bio-fuel and bio-fuel technology could also provide economic opportunities.
- The plan should seek to expand technology (such as countywide wireless high speed internet) that may also reduce energy costs by providing residents and businesses with telecommuting capabilities.

- The plan should strive to preserve cultural resources and historic sites and districts.
- The plan should strive to maintain good schools and to ensure that the needs of all current and future residents are met through good fire/rescue, police, and emergency services.
- The plan should seek to develop and enhance partnerships between schools, economic development organizations, and workforce development agencies.
- The plan should seek to find ways to share municipal services such as libraries, recycling, and police services with neighboring communities.
- The plan should strive to increase activities for seniors and children.

PROJECTIONS – UTILITIES AND COMMUNITY FACILITIES

Section 66.1001(2)(d) of the *Statutes* requires a projection of the demand for future utilities and community facilities in the County and an approximate timetable of the expansion, rehabilitation, and replacement of existing facilities and the construction of new facilities to meet the projected demand. The projected demand and approximate timeline for various utilities and community facilities in the County are based on recommendations set forth by regional plans and the anticipated land use development and transportation patterns set forth in other elements of this report. Many of the utilities and community facilities referenced by the *Statutes* are not services provided by Racine County and may require additional refinement by local governments and other service providers.

Projections: Future Population Growth and Change

Each of the communities participating in the multi-jurisdictional comprehensive plan selected a year 2035 population projection for purposes of the comprehensive plan. Under the multi-jurisdictional comprehensive plan, the population of Racine County is projected to grow by about 35,500 persons between 2000 and 2035, with considerable variation in projected growth rates among the different civil divisions (see Table VII-8 in Chapter VII). Each of the participating communities will have to ensure that their own facilities and their arrangements for services, such as fire and emergency medical services, are capable of meeting future needs. County and local planning for community facilities and utilities should take into account the population projections set forth in this comprehensive plan; however, because of the uncertainty inherent in any population projection—which in large part is a function of the strength of the regional and local economy—plans for community facilities and services should be sufficiently flexible to accommodate future population levels that are somewhat lower or higher than projected.

Projections: Utilities

Sanitary Sewer Service

Facilities Planning Needs Evaluation

Owners and operators of public sewerage systems within the Region periodically prepare facilities plans to evaluate the adequacy of their systems, including wastewater treatment plants, for a 20-year planning period. Those plans are reviewed by the Regional Planning Commission for conformance with the regional water quality management plan.[5] It is recommended that communities continue to assess their wastewater conveyance and

---

[5]*The regional water quality management plan for Southeastern Wisconsin has been updated several times since the original plan was issued in 1979, including a 2007 update for the greater Milwaukee watersheds (Kinnickinnic, Menomonee, Milwaukee, and Root River watersheds; the Oak Creek watershed; and the Lake Michigan Direct Drainage Area from the City of Port Washington to the City of Racine). The plan update design year is 2020. Within Racine County, the regional water quality management plan update study area includes only the area served by the Yorkville Sewer Utility District No. 1 wastewater treatment plant and some areas served by the City of Racine and the Village of Union Grove wastewater treatment plants.*

treatment systems so as to provide the capacity necessary to allow for future development as it occurs while adhering to the conditions of their operating permits. This comprehensive plan evaluates facilities planning needs based on a criterion that facilities planning should be initiated when the average daily flow to a wastewater treatment plant reaches 80 percent of the plan design capacity.

An evaluation of estimated future plant capacity needs is set forth in Table XIII-1 and is described below:

- By 2035, it is estimated that sewage flows to the City of Burlington and environs will have approximately equaled the existing plant capacity. The City prepared a facilities plan in 2005 that would increase average annual plant capacity to 4.82 million gallons per day (mgd) by 2027. That capacity is more than adequate to accommodate the estimated average annual year 2035 flow rate set forth in Table XIII-1.[6] Thus, if the treatment capacity of the Burlington plant is expanded as called for under the facilities plan, additional facilities planning may not be required until around 2035, when the average annual flow rate to the plant is estimated to be about 75 percent of the upgraded plant capacity.

- Sewage flows to the City of Racine and environs are projected to be well below the 80 percent threshold in 2035. However, the Village of Caledonia recently completed a study to determine the most cost-effective way to provide sanitary sewer service to portions of the Village that are anticipated to be developed by the year 2035.[7] The study also involved the City of Racine, the Villages of Mt. Pleasant and Sturtevant, and the Towns of Raymond and Yorkville. Wastewater from the City of Racine and the Villages of Caledonia, Mt. Pleasant, and Sturtevant is currently treated at the plant operated by the Racine Water and Wastewater Utility. Wastewater flows from the Town of Yorkville sewer service area are treated at the plant operated by Town of Yorkville Sanitary District No. 1. Pursuant to the cost-effectiveness analysis, a sewer service area amendment was adopted that expands the boundaries of the sewer service area for the City of Racine and environs to include additional areas in the Villages of Caledonia and Mt. Pleasant. The 2035 population projections developed under that planning effort are considerably greater than those under the recommended regional land use plan. Thus, at some time following adoption of the sewer service area amendments for Racine and environs, and prior to 2035, it is recommended that detailed facilities planning be undertaken to establish what new conveyance, pumping, storage, and wastewater treatment facilities would be needed to provide service.

- Sewage flows to the Eagle Lake Sewer Utility District wastewater treatment plant are currently close to the 80 percent threshold, and by 2035 it is projected that the threshold would be exceeded. Thus, it is recommended that the Utility District undertake preparation of a facilities plan in the near future.

- Sewage flows to the Town of Norway Sanitary District No. 1 wastewater treatment plant would not be expected to exceed the 80 percent threshold by 2035, thus, it is not anticipated that facilities planning would be required unless necessary to address any needs for replacement of equipment and/or facilities that may be identified by the Sanitary District.

---

[6]*The population information used to develop the flow rates in Table XIII-1 was based on the recommended 2035 regional land use plan population projections under the intermediate growth scenario. In evaluating population projections for conformance with the regional water quality management plan, consideration is given to whether the facilities plan population projections fall within the range between the recommended population level and the high-growth level as set forth in the regional land use plan. Thus, facilities plan flow projections may in some cases exceed those set forth in Table XIII-1.*

[7]*This planning effort was conducted by Earth Tech, Inc., for the Village of Caledonia in cooperation with the Racine Water and Wastewater Utility, the Villages of Mt. Pleasant and Sturtevant, the Towns of Raymond and Yorkville, and SEWRPC. The study is documented in the report entitled* Village of Caledonia IH 94 Sewer Service Area Trunk Sewer Analysis, *February 2007. The study is a refinement and update of a portion of the plan set forth in the 1992 Alvord, Burdick & Howson report entitled,* A Coordinated Sanitary Sewer and Water Supply System Plan for the Greater Racine Area.

- Sewage flows to the Town of Yorkville Sanitary District No. 1 wastewater treatment plant would not be expected to exceed the 80 percent threshold by 2035. The Town of Yorkville Sanitary District No. 1 service area was not included in the refined Racine sewer service area. However, consistent with SEWRPC Community Assistance Planning Report No. 147 (2nd Edition), *Sanitary Sewer Service Area for the City of Racine and Environs*, which was adopted by the Regional Planning Commission on June 18, 2003, and with the 2007 SEWRPC regional water quality management plan update for the greater Milwaukee watersheds, it is recommended that the entire Yorkville system be connected to the sewerage system tributary to the Racine wastewater treatment plant. As a result, the Yorkville plant would be abandoned when it reaches the end of its useful life. The information set forth in Table XIII-1 of this report indicates that the Yorkville plant would still have adequate treatment capacity in 2035. Therefore, unless the physical condition of the plant dictates the need for significant upgrades prior to 2035—in-which case connection to the Racine system should be considered—abandonment of the Yorkville plant may not occur until after the year 2035.
- Sewage flows to the Village of Union Grove wastewater treatment plant would not be expected to exceed the 80 percent threshold by 2035; thus, it is not anticipated that facilities planning would be required unless necessary to address any needs for replacement of equipment and/or facilities that may be identified by the Village.
- Sewage flows to the Western Racine County Sewerage District wastewater treatment plant would not be expected to exceed the 80 percent threshold by 2035; thus, it is not anticipated that facilities planning would be required unless necessary to address any needs for replacement of equipment and/or facilities that may be identified by the District.

Sewer Service Areas

With the exception of the Town of Yorkville Sanitary District No. 1 service area, all sewer service areas within Racine County have been refined.[8] It is recommended that the Yorkville service area be refined through a joint effort involving the municipality, SEWRPC, the County, and the WDNR. Local communities with treatment facilities should continue to work with SEWRPC to update their adopted sewer service area plans to accommodate new residential, commercial, and industrial growth, in part based on the land use development pattern anticipated in the local comprehensive plan through 2035.

OnSite Wastewater Treatment Technology

As noted in Chapter V, Racine County regulates private onsite wastewater treatment systems (POWTS) for any development in the County that is not served by sanitary sewer. The authority to regulate POWTS comes from the County *Code of Ordinances* and *Wisconsin Administrative Code*. When public sewers have been approved by the WDNR and installed by a sanitary district or a municipality and have become available for connection to an existing development, the existing development should be required to connect to the public sewer and the private sewage system should be disconnected and abandoned. It is the owner's responsibility to insure proper abandonment has occurred on their premises. In the future, the County Ordinance pertaining to POWTS should be updated periodically to allow for advancements in POWTS technology over the comprehensive plan design period in accordance with changes to the *Wisconsin Administrative Code*.

---

[8]*Refined sewer service areas have been delineated through the local sewer service area planning process. As part of this process, the community concerned, assisted by SEWRPC, determines a precise sewer service area boundary consistent with local land use plans and development objectives. Reports documenting the sewer service areas include detailed maps of environmentally significant areas within the sewer service area. Following adoption by the designated management agency for the sewage treatment plant, local sewer service area plans are considered for adoption by the Regional Planning Commission as a formal amendment to the regional water quality management plan. The Commission then forwards the plans to the WDNR for approval.*

Unrefined sewer service areas are generalized in nature and are the product of systems level planning.

Stormwater Management

As noted earlier in the chapter, the infrastructure for stormwater conveyance consists mainly of curb and gutter systems for cities and villages, while towns rely primarily on roadside ditches and natural swales and culverts for drainage. Stormwater storage and infiltration facilities are increasingly important components of stormwater management systems, regardless of the type of system in use. As indicated on Map XIII-1 and in Table XIII-2, most of the communities have adopted stormwater management and construction site erosion control ordinances. Although often designed on a subdivision-by-subdivision or project-by-project basis, stormwater management facilities ideally should be planned as an integrated system of stormwater and floodland management facilities for an entire watershed, or for an entire community with consideration given to the watershed(s) in which the community is located. Continued administration of the stormwater management and erosion control regulations will help control stormwater runoff and minimize sediment and other pollutants entering the surface water system. The County and local communities should ensure these ordinances are enforced through the comprehensive plan design year 2035.

Pollutant Discharge Permit System

The Federal Clean Water Act establishes the National Pollutant Discharge Elimination System (NPDES). Under this system the U.S. Environmental Protection Agency (USEPA) Administrator or a state, upon approval of the USEPA Administrator, may issue permits for the discharge of any pollutant or combination of pollutants upon the condition that the discharge will meet all applicable effluent limitations or upon such additional conditions as are necessary to carry out the provision of the Act. All such permits must contain conditions to assure compliance with all of the requirements of the Act, including conditions relating to data collection and reporting. In essence, the Act stipulates that all discharges to navigable waters must obtain a Federal permit or, where a state is authorized to issue permits, a state permit. The intent of the permit system is to include in the permit, where appropriate, a schedule of compliance which will set forth the dates by which various stages of the requirements imposed in the permit shall be achieved.

The USEPA has delegated the administration of the stormwater discharge permitting program in the State of Wisconsin to the WDNR. In the 1990s, Wisconsin developed the Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Discharge Permit Phase I Program, which is regulated under the authority of Chapter NR 216 of the *Wisconsin Administrative Code*. The Phase I program applies to the specified industries and to municipalities with populations of 100,000 or more. The stormwater discharge permitting program is administered by the USEPA and calls for the issuance of NPDES permits. Pollution from stormwater runoff is commonly characterized as diffuse, or nonpoint source, pollution. The Clean Water Act specifically exempts such pollution sources from the requirements of the NPDES program. However, because most urban stormwater runoff is discharged to receiving streams through storm sewers or other facilities which concentrate flows, there have been Federal amendments that designate urban stormwater pollution as a point source which could be regulated under the NPDES program. The Federal stormwater discharge permitting program requires: 1) control of industrial discharges utilizing the best available technology economically achievable, 2) control of construction site discharges using best management practices, and 3) municipal system controls to reduce the discharge of pollutants to the maximum extent practicable.

In October of 1999, the USEPA expanded the coverage of the stormwater discharge permitting regulations when it issued Phase II stormwater rules that apply to urbanized areas with populations greater than 10,000 persons and to construction sites that disturb from one to five acres. In 2006, Wisconsin approved its WPDES Phase II Program. The Phase II program requires that regulated municipalities reduce nonpoint source pollution to the "maximum extent practicable" through implementations of a set of minimum control measures, including:

- Public education and outreach;
- Public involvement and participation;
- Illicit discharge detection and limitation;
- Construction site stormwater runoff control;
- Post-construction stormwater management for new development and redevelopment; and
- Pollution prevention and good housekeeping for municipal operations.

Ultimately, every separate municipal stormwater management system will be required to obtain a permit, regardless of the size of the municipality.

Water Supply

Similar to sewer service area planning in Southeastern Wisconsin, the regional water supply planning program recognizes the close relationship between land use and environmental planning. Although land use planning decisions are subject to County and local planning and control, the aggregate effects of the spatial distribution of land use activities are regional in scope and can directly impact the need for and capacity of water supply systems. For the purposes of the comprehensive plan, the future demands for water supply are determined primarily by the size and spatial distribution of the future population, land use, and economic activity levels in Racine County, and by the level of water use and water conservation expected to be associated with the economic activity, demographics, and land use patterns and urban service areas. The following is a summary of the preliminary recommendations of the regional water supply plan.[9]

Regional Water Supply Plan – Water Supply Sources and Systems

In Racine County, the source of municipally supplied water depends in large part, upon the location of the use related to the subcontinental divide. The preliminary draft regional water supply plan recommends the use of a Lake Michigan supply to municipal service communities east of the subcontinental divide. Under the preliminary regional water supply plan, one utility area in Racine County, the Town of Yorkville Utility District No. 1, located east of the subcontinental divide, is recommended to change from groundwater to a Lake Michigan supply over the planning period (to 2035). Racine County water utilities west of the divide would continue to utilize groundwater as a long term source of supply. The Village of Union Grove, which straddles the divide, would continue to rely on groundwater supplies. This plan is being proposed as part of a regional strategy to partially restore a declining water table in the deep aquifer to minimize the loss of baseflow in surface waters, and to reduce chloride discharges to surface waters.

In 2005, there were 12 municipal water supply utility systems operating in Racine County (see Map XIII-2). By the year 2035, each of the groundwater- and surface water-supplied municipal utility water service areas in the County is projected to experience an increase in water demand. In addition to the 12 existing municipal water utilities, it is anticipated that seven additional groundwater municipal water supply systems will be developed by 2035 to serve the areas which are currently largely developed in the Towns of Burlington, Dover, Norway, Rochester, and Waterford, and the Village of Rochester, as well a currently undeveloped area in the Village of Caledonia where development is anticipated.[10] Overall, groundwater pumping in the County would increase from about 13 million gallons per day (mgd) in 2005 to about 16 mgd in 2035. Lake Michigan supply use would increase from about 27 mgd in 2005 to about 31 mgd in 2035. Expanding an existing utility or converting to a new municipal water supply system in existing developed areas, which rely on individual wells, is envisioned to occur only if local conditions and initiatives warrant. Absent such local conditions, residents and businesses of these areas would remain on individual wells indefinitely.

---

[9]*Documented in preliminary* SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin: 2035. *A preliminary draft of that plan includes recommendations regarding long-range potential of extending water supply service areas and new sources of water supply for public water utilities and districts; potentially needed major water supply infrastructure; protection of important groundwater recharge areas; water conservation measures; stormwater management measures that would help to maintain the groundwater recharge in areas of new development; and processes to be followed to minimize impacts of new high-capacity wells on nearby wells and surface waters. Public informational meetings on the preliminary plan are scheduled for the winter of 2008-2009. A final water supply system plan is expected to be completed in 2010.*

[10]*As of 2007, there has been a consolidation of utilities within the Village of Caledonia and the Village of Sturtevant Water Utility has been purchased by the City of Racine. As a result, there were nine municipal water supply utilities in existence. Thus, there are expected to be 16 municipal water supply utilities in 2035.*

In 2035, it is expected that two of the privately owned, self-supplied, water systems operating in Racine County which provide water supply services to primarily residential land uses, would remain. These systems serve mobile home parks located beyond the municipal water supply service areas. There are also a number of self-supplied industrial, commercial, institutional, recreational, agricultural, and other irrigation water supply systems in the County (see Map XIII-3). Most of the self-supplied systems (both low- and high-capacity) located within the planned municipal service areas, which existed in 2005, are expected to be connected to expanded municipal systems and no known new systems are currently planned. The remaining systems that utilize groundwater as a source of supply are expected to be maintained as self-supplied systems.

Furthermore, as of the year 2035, there are expected to be about 17,400 persons, or about 5 percent of the total resident year 2035 population of Racine County, served by private domestic wells. Assuming an average use of 65 gallons per capita per day, these private domestic wells would withdraw about 1.1 mgd from the shallow groundwater aquifer. It is expected that the households served by private domestic wells will also be served by onsite sewage disposal systems. Thus, the majority (approximately 90 percent) of the water withdrawn by private wells, or about 1.0 million gallons per day, would be expected to be returned to the groundwater aquifer via onsite sewage disposal systems.

Regional Water Supply Plan – Water Supply Projections

As presented in Table XIII-3, in the year 2000, the resident population served by municipal water utilities in Racine County was about 146,400, or about 78 percent of the total population of the County. Under the preliminary regional water supply plan, by 2035, the total population planned to be served by municipal water utilities is projected to increase by about 49,800 to about 196,200 residents, or approximately 90 percent of the 2035 population.

Under the preliminary regional water supply plan, the area served by municipal water supply systems within Racine County is expected to increase by about 70 percent between 2000 and 2035, from about 37.9 square miles in 2000 to about 64.5 square miles in 2035. About 40 percent of the increase in water service area is due to the anticipated development of the seven new utilities noted above which include areas that are largely developed. Another significant portion of the increase in urban area served is due to the expansion of existing municipal water service areas into developed areas currently served by self-supplied water systems. As noted in Chapter V, in 2005, about 38.3 square miles were served by municipal water supply systems within Racine County. Thus, the expected increase in area served between 2005 and 2035 is about 26.1 square miles, or an increase of about 68 percent.[11] Table XIII-3 also provides forecast changes in urban area envisioned under the preliminary regional water supply plan for the 16 existing and planned municipal water service areas in Racine County for the plan design year 2035.

Under the preliminary regional water supply plan, estimates were made of the future water use demands and pumpage for each municipal water utility based on the changes in population and land use envisioned under the regional land use plan within each of the service areas, as shown in Table XIII-4. The total water use demand on an average daily basis for the 16 existing and planned municipal water utilities in Racine County is estimated to increase from 23.3 mgd in 2000 to 29.0 mgd in 2035. The corresponding pumpage is estimated to increase from 28.6 mgd to 36.8 mgd on an average daily basis, and from 46.0 mgd to 59.7 mgd on a maximum daily basis. These pumpage estimates include water use based on sales, water used for production and system maintenance, and unaccounted-for water (e.g. pipe leakage in the utility system). Further, about 80 percent of the projected increase in water use between 2000 and 2035 for municipal water supply systems in the County is due to existing

---

[11] *In total, the amount of urban land existing in 2000 included within the expansion or new municipal water service areas in Racine County comprises about 22.6 square miles, or about 85 percent of the increased service area. Thus, the amount of new urban land envisioned to be developed and served by municipal water systems between 2000 and 2035 is about 4.0 square miles, an increase of about 6.6 percent over the 60.5 square miles of urban land existing in 2000 within the planned 2035 municipal water service area*

development that is not currently served, but is within the planned 2035 service areas shown on Map XIII-2. This portion of the increase in municipal water supply system water use represents a change from self-supplied system water use to municipally supplied water use.

The Racine Water and Wastewater Utility provides water to multiple utilities, including the Village of Sturtevant Water and Sewer Utility, the Village of Wind Point Municipal Water Utility, and portions of the Village of Caledonia East Utility and West Utility Districts. The Racine Water and Wastewater Utility also provided water to the Villages of Elmwood Park and North Bay. Summary data on population and area served, water use, and pumpage envisioned for the Racine Water and Wastewater Utility under the preliminary regional water supply plan is set forth in Table XIII-5.

The principal features and costs for new, expanded, and upgraded water supply facilities and programs for all municipal water utilities in the County envisioned under the preliminary regional water supply plan through 2035 is shown in Table XIII-6. On average, the annual cost of all new, expanded, and upgraded supply facilities and programs envisioned in the plan for municipal utilities averages $6 per person per year in Racine County, with a range of about $1 per person per year in the eastern areas to about $20 per person per year in the western areas.

Regional Water Supply Plan – Water Supply Conservation Measures, Groundwater Recharge, and Well Siting Procedures

The level of water conservation to be implemented should be utility-specific based upon the utility infrastructure needs, the characteristics and sustainability of the source of supply, and consistency with the Lake Michigan Compact and Federal and State regulations, compiled as part of the preliminary regional water supply planning program. Table XIII-7 presents a summary of water conservation measures, including estimates of effectiveness and costs, compiled as part of the regional water supply planning program. The level of municipal water conservation, which may be expected to be implemented and achieved, will be unique to each community and water utility and dependent upon the composition of its water users, the level of utility efficiency already being achieved, the adequacy of its water supply infrastructure, and the sustainability of its water supply. On a regional level, the level of water demand reduction which might be expected from water conservation programs utility-wide will vary from 4 to 10 percent in average daily demand and from 6 to 18 percent in maximum daily demand. For all Racine County communities, the recommendations provide for base level or intermediate level water conservation programs providing for from 4 to 8 percent reduction in average daily demand and a 6 to 12 percent reduction in maximum daily demand.

As part of the preliminary regional water supply plan, the recharge areas within southeastern Wisconsin have been identified and ranked low, moderate, high, and very high with regard to the amount of recharge which occurs on each acre of land. Implementation of the 2035 regional land use plan will result in protection of about 80 percent of the area ranked as having high and very high recharge characteristics in the Southeastern Wisconsin region. In Racine County about 73 percent of the high and very high recharge areas are planned for protection based upon the County comprehensive plan.

In order to implement the recommendations, further steps would have to occur regarding siting procedures and cost of municipal facilities and programs. For example, recommended high capacity wells siting procedures would involve more site selection and impact analysis, monitoring, and mitigation steps.

Electric Power and Natural Gas Service

The Racine County planning area is provided with electric power and natural gas service by WE Energies. Electric power and natural gas service is not anticipated to be a constraint to development during the comprehensive plan design period. Because the development of new facilities, such as substations, electric transmission lines, and natural gas pipelines can be difficult to site and costly to build, energy providers are exploring ways to cost effectively:

- Upgrade and increase capacity along existing routes and within existing facilities;
- Increase clean technology options; and
- Minimize impacts on the landscape and other land uses.

One example of reducing costs for new transmission lines is through the sharing of utility corridors or the construction of new utilities in existing or future road rights-of-way, thereby minimizing the amount of the land affected. Another example of reducing utility costs is through the increased use of clean technologies through public and private partnerships. In this regard, assisted by several private grants, a public school in the City of Racine has installed solar panels on its roof not only to meet its own long-term energy efficiency goals, but to sell the electricity generated back to WE Energies.

In general, electric power and natural gas facilities are planned and developed by private utilities and transmission companies, subject to State and local government regulation. Such planning should take into account the projections and land use plan element of this multi-jurisdictional comprehensive plan. The Wisconsin Public Service Commission recommends that community planners and zoning officials consider some of the following as they work with utility companies in planning for the development of new utility facilities:

- In areas where more capacity or service is needed, consider the feasibility of upgrading existing facilities or building new electric transmission lines in existing utility rights-of-way;
- Land use compatibility and land use conflicts (e.g. adjacent to schools); and
- Site selection and land availability for new facilities, such as new electric substation, and demonstration energy-saving projects similar to the solar panel project at a local school.

Alternative Energy and Conservation

Racine County and its communities have a long history of activities intended to protect and enhance the environment, including regulatory approaches, open space acquisition, and other means. Alternative energy sources represent an additional—and increasingly important—consideration in environmental policy-making for the county and its communities.

Racine County and local communities recognize the efficacy of "green" alternative energy in their land use plans and zoning ordinances. Racine County has adopted ordinances to allow for the development of alternative energy sites, such as wind and solar power. At the local level, some communities have developed alternative energy goals in land use plans and associated land use development. As a result, the County is ahead of the curve in realizing that alternative energy is tied to creating green jobs, which will become a competitive advantage for the local and global economy.

At the same time, the State of Wisconsin can provide guidance in alternative energy development. In 2006, Wisconsin adopted Senate Bill 459, representing a major overhaul of its energy policy. In effect, the law requires Wisconsin utilities to directly support energy efficiency programs and invest in renewable energy technologies, as well as provide technical and financial assistance for local governments to determine feasibility, plan, and implement energy efficient projects. In 2008, two economic and energy plans established the groundwork for greater economic and energy independence[12]. Essentially, both plans promote affordable, renewable, and diverse energy supply and technologies; target investments of clean energy to rebuild the economy and create new jobs; encourage the public and private sectors, as well as citizens, to audit their energy use; and collectively work together between the public and private sectors and residents to address environmental issues.

Telecommunications Facilities

Telecommunications have become increasingly important in the local, national, and global economies. On the regional level, there has been a telecommunications planning effort to create a better understanding of telecommunications networks and the provision of services, such as cable, wireless and wireline, and broadband systems. The Regional Planning Commission has completed an inventory of telephone and cable services, as well

[12]Clean Energy Wisconsin: A Plan for Energy, Governor Doyle's Plan, *dated spring 2008 and* Renewing America: A Blueprint for Economic Recovery, *Wisconsin Environment Research & Policy Center, dated November 2008.*

as wireless telecommunications providers and antennas providing cell phone service in Racine County, which is included in Chapter V of this report. In October 2007, SEWRPC Planning Report No. 53, *A Regional Broadband Telecommunications Plan for Southeastern Wisconsin* was published, and sets forth the basic principles and objectives that should be met by an advanced broadband telecommunications system. The ultimate goal is to provide fourth generation (4G) broadband data voice and video communications throughout the seven-county Region. Racine County and local governments in the County should work to implement the recommendations set forth through the regional telecommunication planning program to provide adequate telecommunications infrastructure in the Racine County planning area. In particular, the County and local communities should strive to work together on demonstration projects to implement and maintain these systems, such as fixed wireless broadband or WiFi systems. In addition, public and private partnerships should be explored to reduce start up and maintenance costs not only to provide an advanced telecommunications service, but also for installation of the equipment on public sites and on rooftops of public buildings.

Solid Waste Management and Recycling Facilities

Solid Waste Disposal

Most solid waste currently collected in the Racine County planning area is landfilled at two privately-owned sites located in the City of Racine and Village of Caledonia. As of January 2008, there were approximately 2.1 million cubic yards of capacity (initial or original capacity was 5.0 million cubic yards) remaining in the landfill in the City of Racine. The landfill in the Village of Caledonia had approximately 2. 5 million cubic yards of capacity (initial or original capacity was not known) remaining as of January 2008. There are currently no plans for expansion at the existing landfill sites. Racine County and its communities should monitor landfill capacity inside and outside the County in efforts to ensure that future solid waste disposal needs can be met.

Recycling Facilities

As of 2008, each community participating in the Racine County multi-jurisdictional comprehensive planning process administered or offered recycling services for household recyclables. In addition, Goodwill, the Salvation Army, other thrift stores, and various businesses accept cell phones for recycling. As for recycling computers, there may be programs available with the intent on salvaging, repairing, and upgrading the computers for resale at a nominal cost and, in addition, properly disposing unusable equipment. The *Kenosha/Racine Counties Reduce/Reuse Recycling Guide 2008*, prepared by UW-Extension, provides general information to County residents about which communities provide services for disposing of various household items and which institutions or private businesses and industries accept or collect various household items for proper disposal.

It is not anticipated that the County government will administer a recycling program during the comprehensive plan design period; however, as noted later in this chapter, the County should study the need for and consider implementing a household and agricultural hazardous waste drop-off program, a tire collection program, a pharmaceutical collection program, and household appliances and electronics collection program.

Lake Districts

Chapter 33 of the *Wisconsin Statutes* provides for the creation of public inland lake protection and rehabilitation districts that undertake programs of lake protection and rehabilitation. These special purpose governmental units, known as lake districts or lake management districts, are created primarily by petition of the riparian landowners or, in the case of incorporated municipalities encompassing the entire frontage of a lake, by action of a city or village board. Lake districts may adopt sanitary district powers, and town sanitary districts created under Chapter 60 of the *Wisconsin Statutes* can adopt lake management district powers—such districts being known as lake sanitary districts. Because such districts are voluntary units of government, their formation cannot always be forecast; however, in Racine County, such governmental units currently serve the communities surrounding each of the major lakes. Consequently, the formation of new districts is considered to be unlikely, although it is possible that the existing inland lake protection and rehabilitation districts that lack sanitary district powers may adopt these powers as development continues in their drainage areas.

There are six lake management districts and two lake sanitary districts in Racine County. The lake management districts serve Lake Denoon, Eagle Lake, Long Lake (Kee-nong-go-mong Lake), the Waterford Impoundment,

Waubeesee Lake, and Wind Lake. The sanitary districts serve Bohners Lake and Browns Lake. Of these, the Regional Planning Commission has prepared comprehensive lake management plans for the Waterford Impoundment and Wind Lake.[13] Other types of local level plans exist for a number of the other major lakes, including aquatic plant management plans for Bohners Lake, Browns Lake, Eagle Lake, and Waubeesee Lake.

Major water quality concerns facing the management units include stormwater, erosion from construction sites, and septage from onsite sewage treatment systems. These concerns, in turn, frequently give rise to in-lake water quality concerns associated with degraded water quality and excessive aquatic plant growths. The latter concern underlies the aquatic plant management activities of these special purpose districts. Excessive aquatic plant growths impede and impair recreational uses of the lakes, create aesthetic concerns, and modify the aquatic ecology of these systems, the latter encouraging the occurrence of non-native and invasive species such as Eurasian water milfoil. Frequently these issues become inter-related, with the presence of Eurasian water milfoil, for example, resulting in recreational use impairment and diminution of the visual amenity of the lakes. Consequently, lake management interventions as recommended in the comprehensive lake management plans include watershed-based measures to control stormwater runoff and manage onsite wastewater systems—which address the sources of contaminants—as well as in-lake measures—which address the symptoms associated with the delivery of contaminants into the lakes. The Waterford Waterway Management District and Wind Lake Management District, for example, have acquired lands and constructed stormwater management facilities to limit the movement of terrestrial contaminants, such as nutrients and sediments, into the respective lakes. In a same manner, the Bohners Lake and Waubeesee Lake districts have active aquatic plant management programs designed to facilitate recreational use and aesthetic enjoyment of their respective waters.

All of the lake organizations, in partnership with voluntary associations serving many of the lakes and state and local governments, conduct active community informational and educational programs, and serve as focal points for community-based lake management programs. Many serve as advocates for other environmentally-friendly policies and practices, including:

- Development of stormwater management plans and facilities within their shoreland communities and watershed;
- Adoption of adequate shoreland setbacks, impervious surface limits, and related zoning requirements by general purpose units of government;
- Enforcement of erosion control, onsite sewage system inspection, and related ordinance provisions; and
- Encouragement of land owners to install practices such as rain gardens, natural shorescapes, and native landscapes to minimize the need for fertilizers, biocides, and other chemical agents, among other practices.

In the future, lake districts and lake sanitary districts should continue to utilize state cost-share funds to acquire lands and/or implement management measures, and partner with state and local agencies in seeking and utilizing specialist knowledge in this process. The Wisconsin Lakes Partnership—comprised of the WDNR, UW Extension, and the Wisconsin Association of Lakes (WAL)—provides a number of statewide and regional workshops in support of local action.

Projections: Community Facilities

Community facilities are in many ways the core community identity for residents. For some people, these represent long-standing civic institutions, while for others they are places of education, recreation, and social gathering. As noted throughout the comprehensive plan, population and economic growth in the County may be

---

[13] *SEWRPC Community Assistance Planning Report No. 198, 2nd Edition,* A Lake Management Plan for Wind Lake, Racine County, Wisconsin, *June 2008; SEWRPC Community Assistance Planning Report No. 283,* A Lake Management Plan for the Waterford Impoundment, Racine County, Wisconsin, *Volume One,* Inventory Findings, *and Volume Two,* Alternatives and Recommendations, *October 2007.*

expected to create additional demand for community facilities that are provided by the public and private sectors. In particular, growth in the senior population of the County (see Table VII-2 in Chapter VII) may also increase the need for healthcare and assisted living facilities. It is often too difficult to predict when or where an existing community facility building will be renovated or converted, or if a new building will be built and at what location. However, Racine County and local communities have been proactive in developing maps and plans, such as comprehensive land use plan maps and park and open space plans, for identifying future needs and locations for community facilities. This section is intended to help identify the future needs for County and local community facilities.

Government Facilities

County, city, village, and town governments and agencies typically maintain their own buildings and facilities. Government buildings are listed in Chapter V of this report. In general, Racine County has a collection of historic and modern municipal civic hall facilities; such municipal buildings are typically located in the heart of a community. In addition to housing county and local government officials and meeting rooms, many government buildings also serve other purposes, such as a disaster relief control point or a polling station. County and local governments should continue to ensure that government facilities adequately serve the public's needs, and should continue to maintain county and local government buildings and facilities as needed to effectively conduct county and local government business. As the population grows, local governments should work with their residents to determine if new, expanded, or rehabilitated facilities are required. When new municipal buildings are needed, consideration should be given to locating them in a mixed-use setting that includes other compatible land uses, such as a public park, housing, and retail services—preferably with land available for future expansion of the municipal facilities.

Police Facilities and Services

Law enforcement responsibility within Racine County is carried out by the Racine County Sheriff's Department and local police agencies. The County Sheriff's Department has full law enforcement authority in the County and is comprised of many specialized units—including, but not limited to, administrative, investigative, and patrol services. In addition, the Sheriff's Department is responsible for the operation of the Racine County Jail. In the future, the Racine County Sheriff's Department should continue to assess needs to determine if the resources in its various divisions are adequate to serve County residents.

At the local level, each of the 10 municipal police departments has sworn officers that serve the community. General duties include calls for service and civil disturbances, parking enforcement, animal control, and assisting with traffic direction at accident scenes. As the population grows in local communities, police departments will have to assess the adequacy of services being provided. Communities and police departments should also assess operating costs and potential shared-service agreements, such as the intergovernmental agreement for emergency dispatch services provided through the County Sheriff's Department to any interested community located in the County.

Fire and Rescue Facilities and Emergency Management Services (EMS)[14]

For fire and emergency incidents, the amount of time it takes to provide adequate rescue and medical resources is the key concern in considering the location of fire and rescue facilities. Though there are many factors involved in providing an effective fire or medical emergency service, such as preparedness with proper equipment and training and dispatch and turnout time, the response, or travel time, is the most critical. Generally, urban-density development should be located with 1.5 miles of a fire station, while rural-based homes should be located within

[14]Maps XIII-4 and XIII-5 show the current location of Wind Lake Fire Company Fire Station #2 in the Town of Norway. The fire station relocated to this site in 2008, which is 1.5 miles north of its previous location.

four miles of a fire station.[15] The recommended 1.5 mile and four mile service radii for existing stations in Racine County are shown on Map XIII-4. Most of the County is located within four miles of a fire station—although not necessarily within four miles of the station which serves the area. Much of the urban area of the County is located within 1.5 miles of a fire station.

In addition to fire station service radii, the travel time from fire stations to areas which they serve is another important consideration in planning for fire stations. The results of a Geographic Information System (GIS) real street/roadway network analysis for existing fire stations in Racine County are shown on Map XIII-5. This map shows four-minute and 16-minute travel times, taking into account actual travel distances and vehicle speeds.[16] The four-minute travel time may be considered more appropriate for full-time fire departments; the 16-minute travel time may be considered more appropriate for volunteer departments.

In the future, each fire department and EMS provider should periodically assess the sufficiency of firefighters and EMS personnel, fire equipment and water supply, and fire and medical facilities in light of changing conditions with communities they serve. In addition, communities and their fire/EMS departments should assess current fire station locations and coverages using the foregoing service radius and/or travel time standards or other standards deemed appropriate by the community. Communities and fire departments should also assess the need of consolidating fire and rescue services (e.g., Village of Mt. Pleasant and Sturtevant will merge services in the beginning of 2009); evaluate the potential change from volunteer to full-time fire department, or the need for more volunteer or paid on-call personnel; and explore the use of other shared-service agreements.

Parks

As noted earlier, there are about 380 park and open space sites owned by various public and private agencies and organizations in Racine County in 2007. The comprehensive plan anticipates that these sites will continue to be maintained to provide a wide range of recreational opportunities to the existing and future population of the County. As necessary, and as recommended in County and local park and open space plans, some existing sites may be expanded and/or additional recreation facilities developed to serve the residents of Racine County. In addition, it is expected that new park sites will be acquired and developed as development occurs in the County to meet the increasing needs for such facilities. The identification of future park sites should be accomplished through the preparation, update, and implementation of detailed County and local park and open space plans. In Racine County, the County and a number of municipalities have prepared and adopted park and open space plans that contain recommendations for future park sites and associated recreation facilities. Map XIII-6 shows the

---

[15]*The service area for each fire station can vary significantly between fire departments. It should be noted that the 1.5-mile and 4-mile service radii are intended to be general service areas for urban and rural areas of the County. Fire protection service has a direct bearing on the cost of property insurance for every home and building in a community. Generally, urban-based fire station providers have access to reliable water systems and reserves and lower response times. Providers in the rural areas generally lack fire hydrants due to lack of municipal water supplies and longer response times.*

[16]*According to the National Fire Protection Association (NFPA) 1710 and 1720 (Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments and Volunteer Fire Department, respectively) guidelines, it is recommended that fire departments arrive to a fire within six and 10 to 14 minutes, depending on the fire station location, 90 percent of the time. The six-minute standard for a career fire department (generally urban-based fire stations) to respond to a fire suppression emergency allows one minute for dispatchers to handle the call, one minute for firefighters to get out the door and four minutes or less to travel to the fire (the arrival of the first engine company). Not included in the six minutes is the time the fire has been burning before the call. The NFPA also acknowledges that volunteer fire departments (generally rural-based fire stations) take more time. It gives those in the most sparsely populated areas 10 to 14 minutes to get to a fire. It is important to note that the NFPA will be revising the 1710 and 1720 standards in 2009, which may affect the response time recommendations, Insurance Service Office, Inc. (ISO) ranges, and Public Protection Classification (PPC) ratings.*

general location of proposed new County and local park sites based on adopted park plans. Table XIII-8 lists the government agency responsible for the acquisition and development of each proposed park site. As indicated in Table XIII-8, approximately 750 acres of land are proposed to be added as recreation land in the County. Such lands would be acquired on a willing-seller, willing-buyer basis, with landowners receiving fair market value for their property, or potentially through donation or dedication in developing areas.

Public and Private Schools

In 2008, Racine County encompassed 14 public school districts, 31 private school facilities, and three technical college facilities. Most of the public school districts have one school facility; the Racine Unified School District—which serves the largest area, including the City of Racine and the Villages of Caledonia, Elmwood Park, Mt. Pleasant, North Bay, Sturtevant, and Wind Point—has 33 schools. The majority of private schools are located east of IH 94, in the area of highest population density in the County. The three technical colleges are operated by the Gateway Technical College system and are located in the Cities of Burlington and Racine and the Village of Sturtevant.

Some school districts within the County prepare long-range facilities plans, while others do not. Such plans typically include needs assessments for new facilities and land, based on development and demographic statistics received from the local governments, the Regional Planning Commission, and the Wisconsin Department of Administration.

For the purposes of this element, the Regional Planning Commission surveyed the public school districts located in Racine County in 2008 to obtain long-range planning information. The survey included a range of questions about the development of a long-range school facilities plan, school siting acreage criteria, building new schools, preserving and renovating older schools, joint-use school planning, and challenges to locating and/or buying property to site new schools. Of the public school districts replying to the survey, five indicated they have prepared a school facilities plan or were in the process as of 2008. These plans indicate that a number of school building facility structural needs will need to be addressed in the future. With respect to the challenges of locating and/or buying property for new school sites, the survey indicated that affordable land costs and land availability, especially in areas served by public sewer and water, impact long-range school facility planning decisions. While transportation options (e.g., motorized, including school buses and non-motorized choices) and safe routes to school—bicycle and pedestrian travel safe routes to and from school—were not cited as challenges to siting a new school, safety of students is an important issue for existing and new schools (see Appendix E).

Under the Regional Planning Commission's population projections, the school-age population of ages five to 19 in the County would increase by about 5 percent between 2000 and 2035. As school-age populations increase, school districts will need to evaluate school capacities and condition and potentially consider the construction of new school buildings or the expansion of existing schools buildings. It is imperative that public school districts and private schools regularly review student populations, comprehensive plans, and zoning ordinances, for their respective service areas and to take these into account in planning for future school facilities. Public school districts and private schools should also work with local governments, Racine County, and the Regional Planning Commission to obtain information regarding proposed residential developments and population projections to prepare accurate facilities plans in short-term increments through the County comprehensive plan design year 2035. In addition, some older school buildings within the County may require replacement or rehabilitation, or be adaptively reused, as the facility becomes antiquated. At the same time, it is important for local units of government to maintain open communication with public school districts and private schools, including joint public meetings between school boards and government officials.

Issues to be addressed in detail by school districts include enrollment and capacity, adaptive re-use of closed schools, transportation services, student health and well being, safe routes to school, and siting new elementary and middle schools in the context of school-oriented neighborhood developments, whereby schools strive to be the center of new residential and/or mixed-use developments and may be jointly located with new parks and community centers. In addition, school districts should consider incorporating "green" design concepts such as the Wisconsin Energy Star School Challenge to reduce building energy consumption.

As noted earlier, Racine County is the home to three Gateway Technical College campuses. The technical colleges should work with Racine County, the Racine County Economic Development Corporation, and other public, private, and non-profit organizations to partner in economic development and technical training initiatives. These initiatives may require planning for additional facilities and programs, academic faculty and staff, and equipment.

Libraries

Racine County is served by five public libraries, of which four are west of IH 94 and one is located in downtown City of Racine.[17] The library system also operates a bookmobile that serves portions of Racine County at locations where residents are likely to gather. The bookmobile provides mostly popular materials for recreation and limited reference materials. Residents are encouraged to use one of the public libraries in the County for reference service due to the limited capacity of the bookmobile.

As part of the 2008 County budget, the County Board of Supervisors Finance and Human Resources Committee reviewed funding mechanisms for library services. The County Board will use the budget report as a guide when determining budget requests from the Lakeshores Library System. Most importantly, the budget report will assist in the consideration of long-range costs associated with planning for a new library, potentially located in the eastern portion of Racine County in order to meet the needs of future population growth.

In the future, Racine County and local communities should work together to determine various demands on public libraries in the County and how to most efficiently use available funding to address those demands. In addition, given the advances in technology and changing demographics and service needs of County residents, libraries should work with local governments, transit officials, schools, non-profit organizations involved in healthcare, assisted living, and fitness services, and real estate professionals to provide library service to such facilities, potentially as a joint-use or co-located site.

Bicycle, Pedestrian, Equestrian, and Waterway Facilities and Trails

The Transportation Element of this comprehensive plan aims to provide for safe accommodation of bicycle and pedestrian travel, to encourage non-motorized travel as an alternative to personal vehicle travel, and to provide a variety of transportation choices. The Land Use and Agricultural, Natural, and Cultural Resources Elements of this comprehensive plan are conducive to bicycle, pedestrian, equestrian, and waterway facilities and connectivity, and encourage the provision of sidewalks and bicycle routes and lanes. In addition, residential development concepts encouraged as part of the Land Use Element, such as conservation subdivisions, can be designed with pedestrian access to open space amenities that are preserved as part of the development.

Much planning has already been done with respect to on-street and off-street bicycle trails and routes and off-street pedestrian trails in Racine County. A composite of on-street and off-street facilities identified in these plans is shown on Map XIII-7. This composite bicycle and pedestrian system plan derives from the following sources:

County-wide

- Back to the Root: An Urban River Revitalization Plan (2008);
- Lake Michigan Pathway Master Plan (2002);
- The regional transportation system plan as it pertains to Racine County; and
- Racine County Park and Open Space Plan: 2020.

City

- City of Burlington Bicycle and Pedestrian Plan (2001);
- City of Racine Public Works “Pathway System Map”, showing the Root River and Lake Michigan Pathways; and
- City of Racine Park and Open Space Plan: 2020.

---

[17] *Racine County is part of the Lakeshores Library System, which also serves Walworth County.*

Village

- Village of Caledonia 2007-2012 Park and Open Space Plan and Village of Caledonia official map;
- Village of Mt. Pleasant Master Bicycle Plan 2030 and Park and Open Space Plan: 2020;
- Village of Sturtevant Bicycle Master Plan (2007); and
- Village of Union Grove Park and Open Space Plan: 2020.

Village and Town

- Village and Town of Rochester Land Use Plan: 2020;
- Village of Union Grove Safe Routes To School Plan (2008); and
- Village of Waterford Safe Routes To School Plan (2008).

In general, regional, County, and locally adopted bicycle, pedestrian, and park and open space plans constitute a guide for providing and improving bicycle and pedestrian opportunities throughout the County—improving connectivity and safety; meeting increased needs of bicyclists and pedestrians, particularly in the wake of new development; improving the identification/signage of routes; and providing an understanding of the laws, rights, and responsibilities of bicyclists, pedestrians, and motorists, such as "sharing-the-road" rules. Bicycle accommodation could include marked bicycle lanes, widened outside travel lanes, widened shoulders, or separate bicycle multi-use paths, as well as bicycle parking facilities.

Bicycle accommodation should be considered on arterial streets, except freeways, as those streets are constructed, reconstructed, or resurfaced. Since motorized and non-motorized transportation users may share similar origins and destinations, arterial streets may be the most efficient and continuous routes for many bicyclists. As such, in addition to the bicycle routes based on existing plans shown on Map XIII-7, a new bicycle travel route is proposed along (or separate of) USH 45 through central Racine County. Regional, County, and local plans relating to bicycle accommodation did not identify this proposed route. According to WisDOT safety data, this north/south USH 45 bicycle travel route is considered a safer bicycle environment than many other arterial streets in the County. Bicycle accommodation should be designed appropriately on arterial streets when considering destinations between urban and rural areas, particularly when these destinations include local shopping, employment, government centers, schools, or parks and recreation facilities. It is important to note that off-street bicycle paths are considered multi-use (non-motorized) paths, which provide for pedestrian use. Off-street multi-use pathways should be adequately set back from highway travel lanes, train, truck, and waterways (e.g., rivers and streams).

Bicycle accommodation should also encourage the development and cost-effective new construction of safe off-street bicycle (multi-use) paths as an alternative to on-street bicycle routes. In Racine County, there are existing on-street bicycle routes that pose safety concerns for both the vehicle and bicycle operator. For example, the existing bicycle route along Seven Mile Road in the Village of Caledonia is a heavily traveled vehicle route, which has experienced a high crash rate between a vehicle and bicyclist in recent years. The crash incidences are due to factors, such as the rolling topography (resulting in short sight distance) and narrow width of the shoulder on both sides of the road. In the future, the Village of Caledonia plans to construct an alternative off-street bicycle and pedestrian path approximately one-half mile south and parallel with Seven Mile Road. This plan encourages the development of bicycle and pedestrian wayfinding signage not only in this corridor, but also in other areas of the County where on-street and off-street bicycle and pedestrian paths are close together. In addition, it is recommended that new off-street bicycle (multi-use) paths built in power line easement and utility corridors consider reducing the financial costs of construction through public-private partnerships (PPPs). Though PPPs are not the only solution to reduce the cost of new off-street bicycle path construction, nevertheless, PPPs can be an innovative and cost-effective option during times of budget constraints. It is also important to note that efforts should be made to seek the cooperation of landowners, stakeholders, and local government to resolve issues where several stretches of an off-street trail crosses private land. In some instances, activities adjacent to or within the vicinity of the trail corridor may adversely affect the scenic and physical character of the trail. With cooperative management during the planning phase, problems can be more proactively resolved that are associated with the acquisition, development, administration, and maintenance of the off-street trails.

As the County and the local governments plan for future land use development and preservation of natural resources, it is envisioned that future on-street and off-street (e.g. rails-to-trail bicycle and pedestrian pathways) facilities are considered with design flexibility and context-sensitive solutions. Context-sensitive solutions take into account natural character and urban surroundings in designing, building, operating and re-building both public and private facilities, ranging from developing new commercial and residential developments to incorporating traffic calming features that are compatible with new bicycle and pedestrian facilities. It is also envisioned that bicycle facilities be developed as a means to encourage recreation opportunities, to improve energy efficiency and air quality, to protect natural resources, to protect residents from vehicular traffic, and to serve the residents' needs to safely and efficiently move between activity areas and living areas within the County and local community areas. Various units and agencies of government should be responsible for the construction and maintenance of pedestrian facilities and adopt and follow recommended standards with regard to the development of those facilities, particularly within urban neighborhoods. Though equestrian trails are not indicated on Map XIII-7, Racine County and local communities should continue to implement on-street (e.g., Bridle Path Equestrian Trail in the Village of Caledonia) and off-street (e.g., Caledonia Conservancy Greenspace Trail in the Village of Caledonia) trails to accommodate equestrian facilities. Furthermore, Racine County should continue the development, enhancement, and management of potential water trails. As illustrated on Map XIII-8, these water trails would be located on the Fox and Root Rivers and along the Lake Michigan shoreline and connect to water trails in adjacent counties.

Communities should continue to work with the County, the Regional Planning Commission, and WisDOT to implement all the elements of a regional multi-modal transportation system, including bicycle, pedestrian, and waterway facilities and trails. Local governments should recognize the need to place equal importance on all applicable elements of the County and local transportation system with communities, as well as work together to complete the on-street bicycle trail system. At the same time, local governments should implement a comprehensive, multi-modal, balanced, and high quality transportation system. In many cases, this will involve giving equal consideration to the local collector and land access street system and travel management systems, with respect to bicycle, pedestrian, and equestrian facilities and trails.

Healthcare, Community Assisted Living, and Child Care Facilities

Population projections developed under the regional land use plan anticipate changes in the age structure of the County population over the course of the comprehensive planning period (see Table VII-2 in Chapter VII). The population of children under age 10 in the County is expected to increase by about 4 percent over the planning period. In comparison, the population of residents 65 years of age or older is expected to increase by about 86 percent. Thus, it may be expected that there will be a significant increase in demand for healthcare and community assisted living facilities and services for seniors, and, potentially, only a marginal increase in demand for child care facilities.

In general, Racine County and local communities have accommodated a substantial increase in healthcare facilities, community-based residential facilities (CBRF) and adult family homes, residential care apartment complexes, senior housing apartment complexes, and child care facilities. County and local communities have been addressing access and transportation options to all of these facilities, especially for elderly and lower-income residents. Each type of facility provides a different level of service and care for residents. Some County- and locally-owned facilities, such as nursing homes, medical clinics, and senior housing, are open to people receiving government assistance.

In 2008, about 50 percent of all healthcare facilities, about 55 percent of all child care facilities, and over 60 percent of all assisted living facilities were located in areas zoned for urban residential uses, generally being accommodated as conditional uses. It is envisioned that this pattern will continue. The majority of nursing homes are located in governmental/institutional zoning areas.

In the future, Racine County should seek to work with State and local private, non-profit, and governmental officials in updating the Wisconsin State Health Plan and plan for facilities in areas of the County that may be lacking such facilities or considered to be lower-income areas, as well as prepare to address the need for capacity (demand for space) issues and to promote and protect the health of the children, adults, and the workforce.

Cemeteries

Cemeteries in Racine County are under a variety of religious, non-profit, and public agency ownerships. Existing cemeteries in the County are identified on Map V-17 in Chapter V. There are no known plans for additional cemeteries. The owners and operators of cemeteries in the County have the responsibility to plan for the future needs of cemetery facilities, working cooperatively with the County and local units of government as appropriate. Moreover, Chapter 157 of the *Wisconsin Statutes* establishes regulations and guidelines for the County to follow for proper disposal of human remains and other regulations related to cemetery and religious associations, location and siting procedures, platting, veteran burials, and penalties.

Currently Planned Utility and Community Facility Projects

Many of the communities in Racine County continue to develop and plan projects related to utility and community facilities. Listed below are examples of recently completed projects, projects that are underway, or committed to in the near future.

Racine County

- Plan to construct additional 350-bed minimum security housing units at Robert E. Ellsworth Correctional Centers in the Town of Dover.

City of Racine

- City Hall is in phase two of a three phase remodeling process. When complete, most city administrative services will be consolidated from the satellite location to City Hall. This is being done in an effort to reduce cost and increasing efficiencies, as well as making city government more accessible to the general public.
- In the 2009-2013 Capital Improvement Plan (CIP), Racine will be replacing playground equipment at various parks, studying the feasibility of installing Splash Pads at some parks, and installing additional restrooms at Horlick Field. The Racine Zoo has a master plan to add additional animal exhibits.
- The city has adopted design guidelines for commercial districts to include green building techniques (process, materials, equipment) as criteria for evaluating design proposals.
- The city has installed a solar array to provide electric power to City Hall Annex (a three story, multi-office) facility of over 65,000 square feet. Also, a portion of city vehicles and buses operate on compressed natural gas (CNG).

Village of Caledonia

- The development of soccer fields at Crawford Park.
- Planned expansion of the existing Parkview Gardens assisted living facility.

Village of Mt. Pleasant

- Plan to build a new municipal hall.
- Plan to build a new public works garage at the new municipal hall.
- Police headquarters will relocate to the new municipal hall.
- In 2009, consolidation of Mt. Pleasant and Sturtevant fire departments as the South Shore Fire Department.
- Potential relocation of Mt. Pleasant Fire Stations #1 and #2.
- Additional land has been acquired for the expansion of Smolenski Park.

Village of North Bay

- In 2009, switched from Village of Caledonia fire service to City of Racine fire service.
- In 2008, completed a lakefront restoration initiative.

Village of Sturtevant

- In 2009, consolidation of Sturtevant and Mt. Pleasant fire departments as the South Shore Fire Department.
- Plan to repair Sturtevant Train Depot.

Village of Union Grove

- Plan to build a new public works facility in the short-term.
- Demolished old grade school to provide more greenspace to complement existing ball field and playground.
- Plan to build a new Fire Station.
- Plan to construct a new public works facility by 2011.

Village of Waterford

- It is anticipated that police services (first shift) will be provided through a contract with the Town of Waterford in the near future, while second and third police shift service will continue with the Racine County's Sheriff's Department.
- The existing Village library has potential expansion space when needed.

Village of Wind Point

- Plan to expand indoor storage area for the public works facility.
- Commonly referred to as the Village Green, the community park will expand the playground area and install additional playground equipment.
- The expansion of parking and picnic equipment for the grounds surrounding Wind Point Lighthouse.

Town of Burlington

- In the future, the Town may study the potential to combine fire and rescue services with the City of Burlington.
- Plan to rebuild Fire Station #3 near Brown's Lake.
- Plan to construct a new addition of an assisted living facility.
- Plan to invest in vehicle storage facilities, which allow emergency equipment to be service ready at all times without requiring warm up times.
- Plan to improve government buildings to be more energy efficient.

Town of Dover

- Expanded volunteer fire department to include an ambulance and related emergency personnel.
- Expansion of fire station in order to store additional equipment and personnel.
- St. Mary's church cemetery has been approved by the Town Board for an expansion to the east of the existing cemetery.
- Southern Wisconsin Center continues to expand their facilities.

Town of Norway

- Plan to enlarge the winter salt storage area at the public works garage.
- In 2008, the Wind Lake Fire Company relocated Fire Station #2.
- Plan to increase parking and build a new entrance at the community park.
- By 2014, plan to develop an additional ball diamond at the community park.

Town of Waterford

- Plan to budget for the addition of equipment, fencing, trees, and playground and recreational equipment at the two Town parks.
- Potential to merge some of the local fire departments.

Town of Yorkville

- The town may build a new fire station in five to 10 years on land that is being donated.
- New residential subdivisions have to meet standards that include greenspace areas.

UTILITIES AND COMMUNITY FACILITIES GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The utilities and community facilities element goals and objectives, along with the implementing policies and programs were developed based upon consideration of the recommendations of regional, County, and local plans; the utilities and community facilities data inventoried in Chapter V; community surveys with local officials; and the results of the public participation process including input from the advisory committee, public opinion survey and SWOT analyses.

The following County utilities and community facilities related goals were developed under the comprehensive planning program and previously presented in Chapter VIII. It is important to note that the implementation of policies set forth in this element will be achieved through the actions of both public and private agencies and groups. The public sector policies in this element are subject to detailed review by County and local governing bodies, including as part of capital improvement programming and annual budgeting processes.

Racine County Utilities and Community Facilities Goals

Goal XIII-1: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services.

Goal XIII-2: Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreational activities.

Goal XIII-3: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

Goal XIII-4: Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Goal XIII-5: Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.

Goal XIII-6: Encourage intercommunity planning efforts to make effective use of resources and to resolve conflicts.

Racine County Utilities and Community Facilities Objectives

- Utilities and community facilities should be maintained or enhanced to adequately serve future County and local population and business needs, and be consistent with County and local land use plans.
- Provide efficient and economical utility and community facilities and services at the lowest possible costs.
- County and local growth should be closely coordinated with public facility expansions and improvements to ensure a consistent and cost-effective approach to providing sanitary sewer, storm sewer, and water supply for water resource management of surface water, groundwater, and water dependent natural resources.
- Ensure that sanitary sewer and water systems are planned with adequate capacity and minimal disruption to the natural environment.
- Support recommendations in regional, county, and local plans related to land use, transportation, water quality management, water supply, lake districts, and parks and open spaces.
- When applicable, encourage future development to be concentrated within planned urban service areas offering basic public services.
- Utilities and community facilities should be compatible with the surrounding uses of the community.
- Encourage reinvestment in existing developed areas, including the promotion of green building and green infrastructure components.
- County and local governments should work together to site public facilities and other infrastructure to deliver reliable, quality service and identify funding sources for such facilities.
- Work to ensure adequate police, fire, and rescue services and solid waste and recycling programs are provided to Racine County residents. When applicable, identify opportunities and develop strategies to coordinate and/or consolidate services, such as for police protection, fire and rescue protection, and solid waste programs.
- Promote the development of shared facilities, services, and equipment to reduce cost and/or provide a higher level of service.
- Recognize and incorporate emerging utility and community facilities technologies into local systems in an equitable and affordable manner.
- Encourage the timely expansion, improvement, and rehabilitation of utilities and community facilities related to electric and natural gas, alternative energy, telecommunications, solid waste and recycling, police, fire and rescue, emergency, government, libraries, schools, healthcare, and child care.
- Ensure residents throughout Racine County have access to public libraries and library services.
- Provide a comprehensive system of parks and outdoor recreation sites and facilities to allow County residents adequate opportunities to participate in resource and nonresource-oriented outdoor recreation activities, including water-based outdoor recreation activities which are consistent with enjoyable surface water use and maintenance of adequate water quality.
- Provide an integrated and accessible system of trails that will provide County residents with a transportation alternative to motor vehicles.
- Maintain and enhance the high-quality educational systems in Racine County.
- Maintain and enhance the high level of healthcare services in Racine County.
- Maintain and improve the provision of community assisted living facilities and services for County residents.
- Provide adequate cemetery capacity and services for County residents.

- Foster social, educational, recreational, and leisure-time opportunities for residents.
- Encourage intergovernmental cooperation when selecting sites for locating public facilities, such as police and fire stations, schools and libraries, and quasi-public facilities, such as hospitals, clinics, and skilled nursing, and assisted living facilities and independent living centers for the elderly and disabled.

Racine County Utilities Policies and Programs

- Implement all utility-related policies in other elements of the comprehensive plan.
- Accommodate future land use development in areas recommended to be developed or redeveloped for the specific land use as identified on the land use plan map.
- Continue to prepare Capital Improvement Plans (CIP) to help identify major public projects, including the expansion of public sewer and water services.
- Support the development of land use patterns and water quality control programs to effectively meet the wastewater disposal needs of the County.
- Establish a cooperative process with WDNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply.
- Assist local governments in identifying available models for determining fiscal impacts of new development, including sanitary sewer service and water supply utilities.
- Implement, where appropriate, the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.
- Implement, where appropriate, the recommendations of the regional water quality management plan to update and improve water quality in the County.
- As warranted, prepare detailed facility plans related to essential services, including public sewer service, public water service, and schools.
- Continue the regulation of private onsite wastewater treatment systems.
- Support the development of land use patterns and water control facilities and programs, including stormwater management systems, to meet the stormwater runoff control needs of the County.
- Develop educational programs that promote alternatives to greenfield development, such as infill, modern sustainable infrastructure, and brownfield and greyfield development.
- Support the development of an urban land use pattern that can be efficiently served by utilities and community facilities.
- Educate and involve the public regarding water conservation practices, impervious surfaces and lot coverage, non-point source pollution, and stormwater management techniques that address improving quality and lessening the quantity of runoff.
- Encourage intergovernmental cooperation and community participation when selecting sites for locating public facilities and quasi-public facilities, including but not limited to, government centers, electrical substations, telecommunication and wireless communication facilities, and cable substations.
- Work with electric and gas service providers, such as We Energies, to determine future demand in Racine County.
- Explore regional public and private partnership options for new opportunities of developing integrated waste reduction, waste processing and disposal management, resource recovery, and recycling programs and facilities.
- Encourage Racine County staff to research programs to safely dispose of new types of hazardous household wastes. Continue to apply for grants to conduct household and agricultural chemical hazardous waste Clean Sweep programs. Partner with local communities during implementation of the programs.

- Support utility efforts to develop alternative sources of energy, such as solar, wind, and geothermal.
- Support utility efforts to develop and carry out educational programs to help conserve energy resources.
- Consider developing an alternative energy and renewable action plan to accelerate short-term progress toward long-term energy-related objectives and policies.
- Racine County, local units of government, and the private sector should coordinate the development of a telecommunication ordinance relating to the co-location of antennas for wireless and other emerging technologies.
- Consider the development of an impact fee ordinance to off-set community costs of new utilities and community facilities.

Racine County Community Facilities Policies and Programs

- Implement all community facility-related policies in other elements of the comprehensive plan.
- Accommodate future land use development in areas recommended to be developed or redeveloped for the specific land use as identified on the land use plan map.
- Encourage the County to coordinate multi-jurisdictional meetings to discuss relevant issues or services to improve efficiencies in providing services.
- Continue to prepare Capital Improvement Plans (CIP) to help identify major projects, including land acquisition, equipment acquisition, transportation facility development and maintenance (including roadways and transit), building maintenance and development, and park projects; and associated funding.
- Consider the use of LEED (Leadership in Energy and Environmental Design) Green Building standards when designing and constructing new government buildings.
- Local governments should work closely with Racine County, as appropriate, to help implement County programs and ordinances. Local governments and Racine County should also collaborate on services and ordinance implementation that both the local government and County may help to administer or fund, such as stormwater runoff management, library services, and parks.
- Encourage public-private partnerships to enhance the level of public services in Racine County. Possible partnership opportunities are included in several of the programs, listed later in this chapter. Additional opportunities include shared fire, public works, and municipal halls and offices with neighboring communities.
- Periodically assess County facilities, including the Racine County Sheriff's Department, the Justice Center, and the County jail to determine if the facilities are adequate to serve Racine County residents and house the Courts and various County departments and agencies.
- Continue to promote shared services and equipment between the Racine County Sheriff's Department and local police, fire, and rescue departments, and with emergency disaster relief.
- Develop methods to study effective cost savings and timely police, fire and rescue, and emergency management services between cities, towns, villages, and the County Sheriff's Department.
- Continue to provide emergency management services and coordinate with local governments and state agencies in disaster recovery.
- Continue to review and update the Racine Hazard Mitigation Plan, which provides guidance for responding to natural disasters throughout the County.
- Work with local governments to provide a system of public neighborhood and community parks in urban areas that complement the County park and trail system.

- Continue to provide information to local governments about County park and open space sites and recreational facilities, and coordinate with local governments for the joint development and use of facilities, where appropriate.
- Continue to update the County park and open space plan, including updates from the regional natural areas and critical species habitat protection plan, to maintain eligibility for available State and Federal outdoor recreation grants and stewardship program funds.
- Identify and seek grant funds to study future needs and demands for recreational programs and facilities for school-age children and teenagers.
- Work with local governments to promote State, County, and local parks and trails to encourage economic development and tourism.
- Consider park and recreation standards developed by SEWRPC, the National Recreation and Park Association, and the Wisconsin Park and Recreation Association when updating the County and local park and open space plans to ensure an appropriate number, size, and distribution of parks and recreational facilities.
- Allocate an adequate amount of land on the County Planned Land Use Map: 2035, for institutional land uses, such as hospitals and schools or continue to allow for such uses as conditional uses in developing areas.
- Work with school districts to strive that school-age children have access to high quality schooling in or in close proximity to their neighborhood.
- Cooperate with local school districts to ensure that school expansions or new facilities are planned to serve new growth areas in a timely fashion and scaled approximately to help achieve more bicycle- and pedestrian-oriented development patterns in new developments.
- Provide population projection data, including age composition and demographic projections, developed by SEWRPC and Racine County to school districts for use in preparing facilities plans.
- Coordinate county-wide on-street and off-street (multi-use) bicycle, pedestrian, equestrian, and waterway trail planning and development to provide connections to local trails and trails in adjacent counties.
- Monitor community needs with regards to healthcare, senior, and child care facilities and encourage the construction of new or expanded facilities near public facilities, such as libraries and post offices, and in locations that are accessible by multiple transportation modes.
- Continue to fund and administer public health, healthcare, and transportation programs and services offered by Racine County government departments and agencies, including Aging Services, Human Services, Public Health, and Veterans Services. The programs and services provided by Racine County agencies and departments should be assessed during the planning period. Some programs and services may become higher-priority, lower-priority, or obsolete as technology and the needs of County residents change during the comprehensive plan design period and should be altered as needed.
- Assist in coordinating activities and possible expansion of senior centers in Racine County to ensure that facilities are adequate in size and staff to meet the projected increase in the elderly population.
- Continue to support managed care programs in the County that serve people with mental illnesses, development disabilities, and juvenile defenders such as Community Aids and Youth Aids.
- Support healthcare services to uninsured and underinsured by looking at gaps in healthcare facilities and services.
- Encourage local advocacy groups to promote needed changes to healthcare delivery and cost.
- Study the expansion of current County healthcare services and facilities and the development of new County healthcare services and facilities, including facilities affordable to elderly residents receiving public assistance.

- Seek to develop partnerships with appropriate agencies and organizations to educate local businesses on the cost and time commitment associated with family care giving, and encourage policies at local businesses to reduce care giver impact.
- Continue to provide information to local governments regarding nursing homes, community-based residential facilities, residential care apartments, and adult senior centers in Racine County to help ensure that facilities are adequate in size and staff to meet the projected increase in the elderly population.
- Cities, villages, and towns in Racine County should be open to private sector proposals for community facilities that meet the needs of residents, consistent with County and local goals and objectives. This could include recreation, healthcare, and housing facilities.
- Consider the development of boundary and revenue sharing agreements relating to the provision of water and sanitary sewer service and cost sharing of community facilities, such as libraries and museums.

Racine County Utilities and Community Facilities Financial and Technical Assistance Programs

Various types of financial and technical assistance programs are available from Federal, State, and County agencies that are applicable to the implementation of the utilities and community facilities element recommendations (see Table XIII-9). Additional existing programs are described in the agricultural, natural, and cultural resources, the housing, and the economic development elements of the comprehensive plan (Chapters X, XI, and XIV, respectively).

Table XIII-1

SELECTED CHARACTERISTICS OF PUBLIC SEWAGE TREATMENT FACILITIES IN RACINE COUNTY: 2000, 2020, and 2035

Public Wastewater Treatment Plant Operator	2000 Estimated Population Served	2000 Estimated Unsewered Population[a]	Date of Most Recent Modification	Receiving Water	Design Capacity (million gallons per day)
City of Burlington[b]	14,390	490	2008	Fox River	3.55
City of Racine[c]	132,820	1,320	2005	Lake Michigan	36.00
Eagle Lake Sewer Utility District	1,560	50	2004	Eagle Creek[d]	0.40
Town of Norway Sanitary District No. 1[e]	6,580	40	2001	Waubeesee Lake Drainage Canal[d]	1.60
Yorkville Sewer Utility District No. 1	240	80	1983	Tributary to Hoods Creek[f]	0.15
Village of Union Grove	5,270	110	2008	West Branch Root River Canal[f]	2.00
Western Racine County Sewerage District	10,280	540	2006	Fox River	2.53
Total	171,140	2,630	- -	- -	- -

Public Wastewater Treatment Plant Operator	2007 Average Annual Flow Rate (million gallons per day)	Planned 2020		Ratio of Estimated 2020 Average Annual Flow Rate to Design Capacity	Planned 2035		Ratio of Estimated 2035 Average Annual Flow Rate to Design Capacity
		Estimated Population Served[g]	Estimated Average Annual Flow Rate		Estimated Population Served[g]	Estimated Average Annual Flow Rate	
City of Burlington[b]	3.10	16,343	3.40	0.96	17,440	3.63	1.02
City of Racine[c]	23.07	134,369	23.32	0.65	134,540	23.35	0.65
Eagle Lake Sewer Utility District	0.31	1,793	0.34	0.86	1,930	0.37	0.92
Town of Norway Sanitary District No. 1[e]	1.00	6,894	1.03	0.65	7,100	1.06	0.66
Yorkville Sewer Utility District No. 1	0.07	360	0.10	0.66	390	0.11	0.72
Village of Union Grove	1.02	6,026	1.12	0.56	6,510	1.21	0.60
Western Racine County Sewerage District	1.27	13014	1.50	0.59	14,660	1.69	0.67
Total	- -	178,799	- -	- -	182,570	- -	- -

[a]*Year 2000 unsewered estimated population within sewer service areas that is proposed to ultimately be sewered under the Regional Water Quality Management Plan. This column includes persons living within a planned sewer service area, but not currently served by a sewer system. Typically, the unsewered population resides in a town adjacent to the city or village operating the sewer system and treatment plant.*

[b]*Includes Browns Lake and Bohner Lake sewer service areas.*

[c]*Includes the far northern portion of the Town of Somers along CTH KR.*

[d]*Directly, or ultimately, tributary to the Fox River.*

[e]*Includes the Muskego South sewer service area in the vicinity of Lake Denoon.*

[f]*Tributary to the Root River, and, ultimately to Lake Michigan.*

[g]*Based on the recommended plan (intermediate growth scenario) as set forth in SEWRPC Planning Report No. 48,* A Regional Land Use Plan for Southeastern Wisconsin: 2035, *June 2006.*

Source: SEWRPC.

Table XIII-2

STORMWATER MANAGEMENT AND EROSION CONTROL INFORMATION FOR RACINE COUNTY: 2008

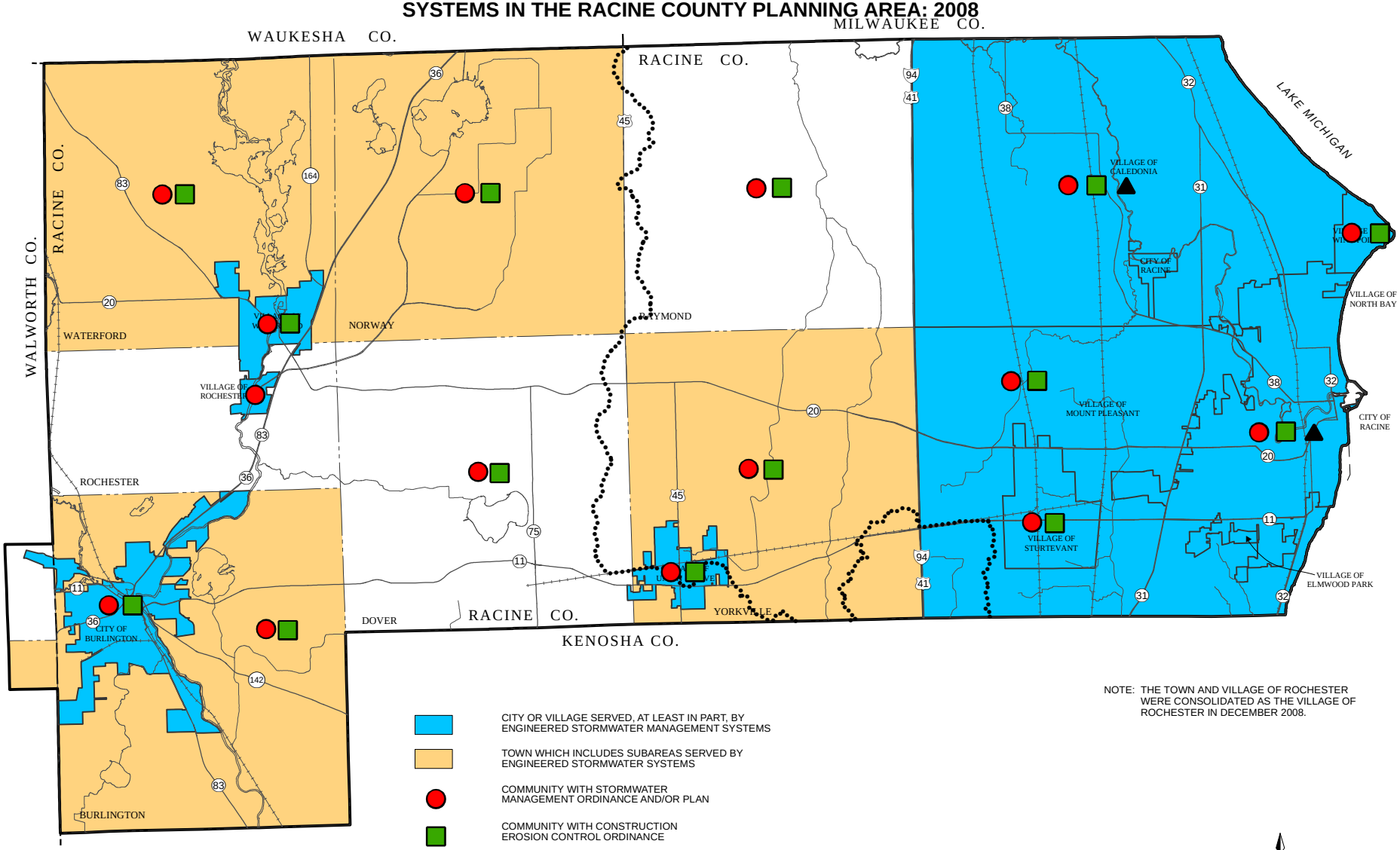
Community	Type of Ordinance	
	Stormwater Management	Construction Site Erosion Control
Racine County	- -	- -
City of Racine	X	X
City of Burlington	X	X
Village of Caledonia	X	X
Village of Elmwood Park	- -	- -
Village of Mt. Pleasant	X	X
Village of North Bay	- -	- -
Village of Rochester[a]	X	- -
Village of Sturtevant	X	X
Village of Union Grove	X	X
Village of Waterford	X	X
Village of Wind Point	X	X
Town of Burlington	X	X
Town of Dover	X	X
Town of Norway	X	X
Town of Raymond	X	X
Town of Rochester[a]	- -	- -
Town of Waterford	X	X
Town of Yorkville	X	X

[a]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map XIII-1

SELECTED INFORMATION REGARDING STORMWATER MANAGEMENT SYSTEMS IN THE RACINE COUNTY PLANNING AREA: 2008

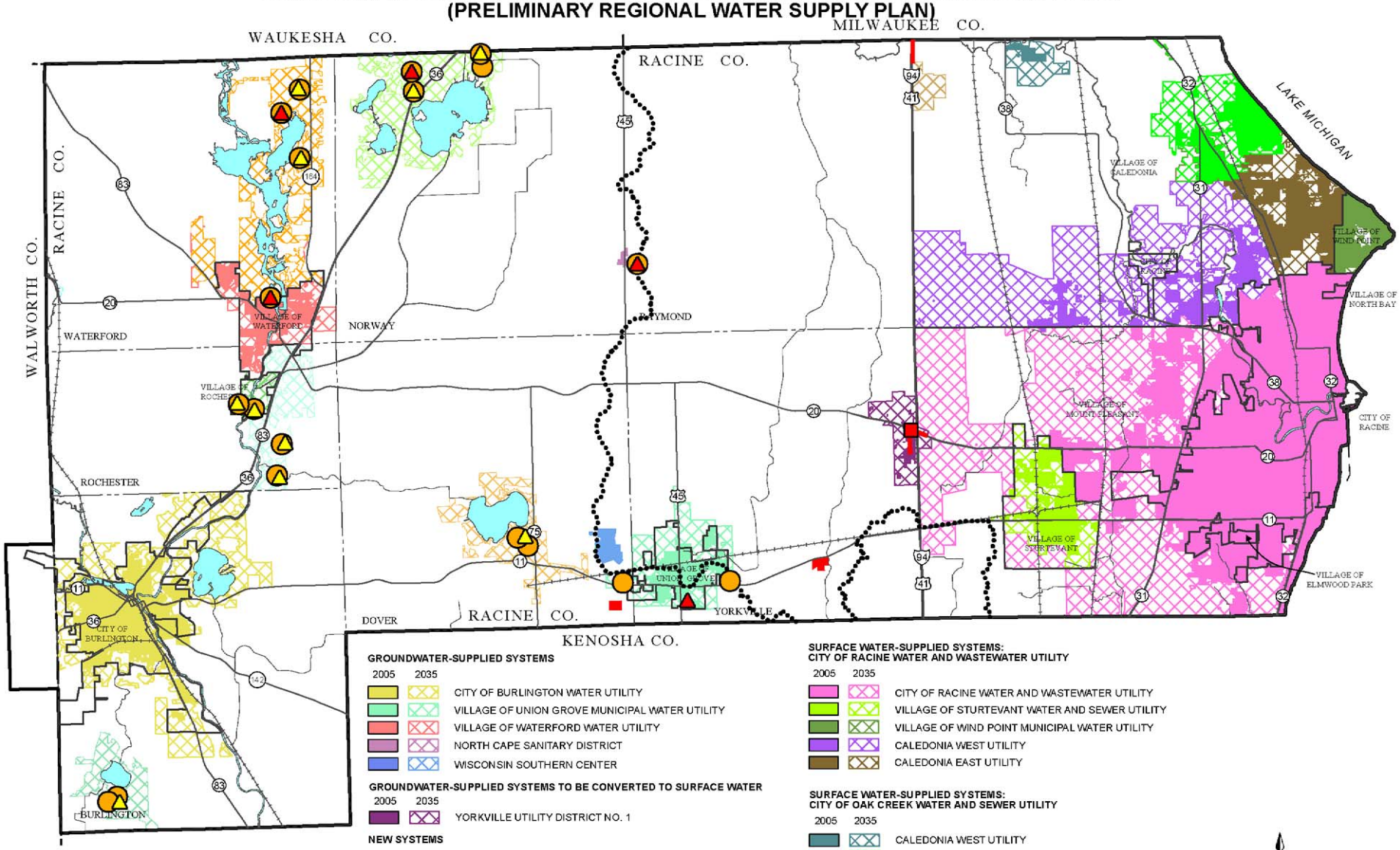


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: SEWRPC.

Map XIII-2

AREAS PROJECTED TO BE SERVED BY MUNICIPAL AND OTHER THAN MUNICIPAL COMMUNITY WATER SUPPLY SYSTEMS IN THE RACINE COUNTY PLANNING AREA: 2035 (PRELIMINARY REGIONAL WATER SUPPLY PLAN)



GROUNDWATER-SUPPLIED SYSTEMS

2005	2035	
		CITY OF BURLINGTON WATER UTILITY
		VILLAGE OF UNION GROVE MUNICIPAL WATER UTILITY
		VILLAGE OF WATERFORD WATER UTILITY
		NORTH CAPE SANITARY DISTRICT
		WISCONSIN SOUTHERN CENTER

GROUNDWATER-SUPPLIED SYSTEMS TO BE CONVERTED TO SURFACE WATER

2005	2035	
		YORKVILLE UTILITY DISTRICT NO. 1

NEW SYSTEMS

2035	
	VILLAGE OF ROCHESTER
	VILLAGE OF CALEDONIA AREA
	TOWN OF BURLINGTON - BOHNER LAKE AREA
	TOWN OF DOVER - EAGLE LAKE AREA
	TOWN OF NORWAY AREA
	TOWN OF ROCHESTER AREA
	TOWN OF WATERFORD AREA

SURFACE WATER-SUPPLIED SYSTEMS: CITY OF RACINE WATER AND WASTEWATER UTILITY

2005	2035	
		CITY OF RACINE WATER AND WASTEWATER UTILITY
		VILLAGE OF STURTEVANT WATER AND SEWER UTILITY
		VILLAGE OF WIND POINT MUNICIPAL WATER UTILITY
		CALEDONIA WEST UTILITY
		CALEDONIA EAST UTILITY

SURFACE WATER-SUPPLIED SYSTEMS: CITY OF OAK CREEK WATER AND SEWER UTILITY

2005	2035	
		CALEDONIA WEST UTILITY
		CALEDONIA EAST UTILITY
		NORTH PARK SANITARY DISTRICT
		SUBCONTINENTAL DIVIDE
		AREA SERVED BY OTHER THAN MUNICIPAL, COMMUNITY SYSTEMS USING GROUNDWATER.

PLANNED MUNICIPAL WELL (SHALLOW AQUIFER)

PLANNED NEW OR MODIFIED MUNICIPAL PUMP OR METERING STATION

PLANNED MUNICIPAL ELEVATED TANK WATER STORAGE

PLANNED MUNICIPAL REPUMP RESERVOIR

PLANNED WATER TRANSMISSION MAIN

N

0 1 2 3 MILES

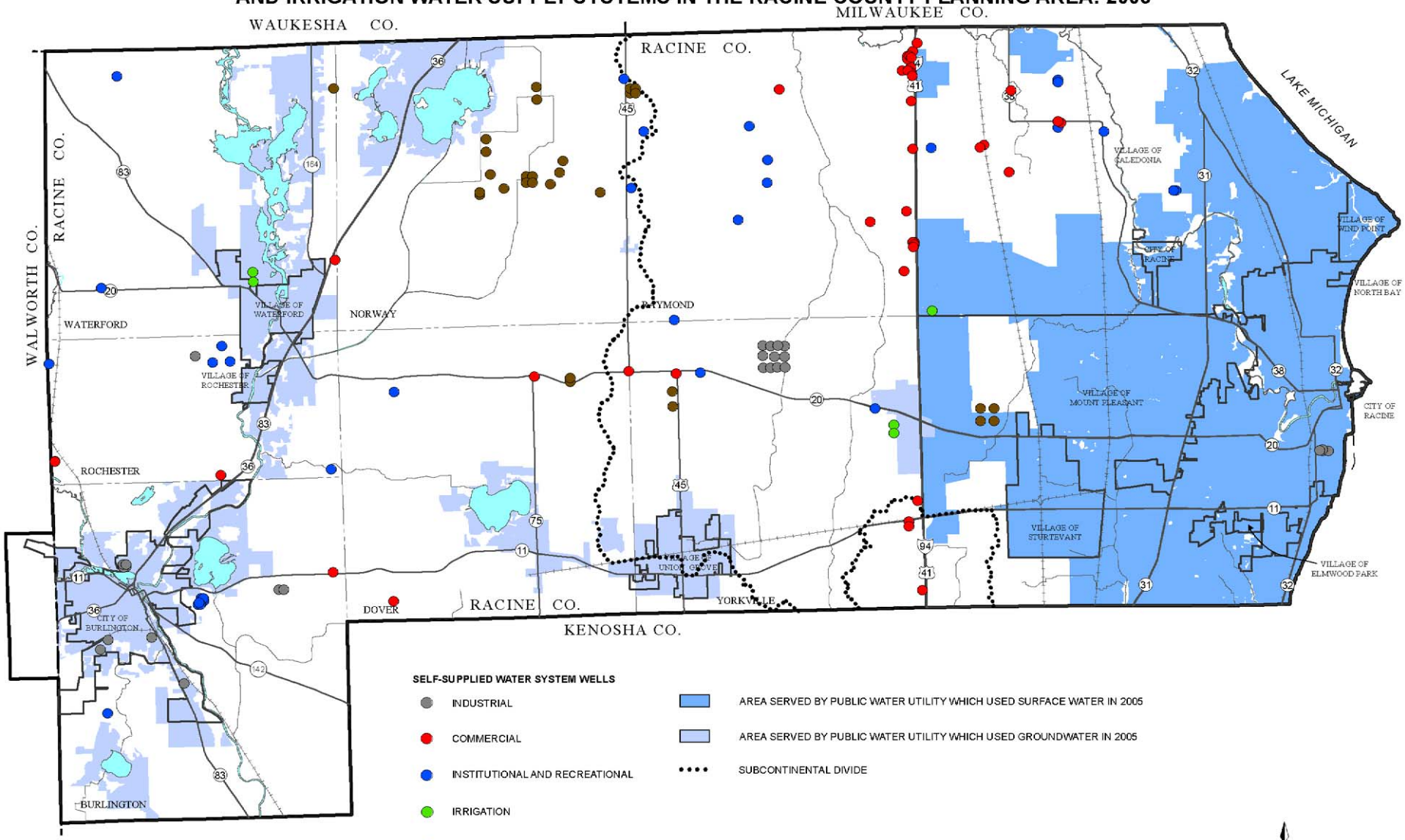
NOTE: RECOMMENDED SOURCES OF SUPPLY FOR AREAS ADDED TO EXISTING MUNICIPAL WATER SUPPLY SERVICE AREAS ARE NOT YET ESTABLISHED.

THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Water Utilities and SEWRPC.

Map XIII-3

SELF-SUPPLIED INDUSTRIAL, COMMERCIAL, INSTITUTIONAL AND RECREATIONAL, AGRICULTURAL, AND IRRIGATION WATER SUPPLY SYSTEMS IN THE RACINE COUNTY PLANNING AREA: 2005



SELF-SUPPLIED WATER SYSTEM WELLS

- INDUSTRIAL
- COMMERCIAL
- INSTITUTIONAL AND RECREATIONAL
- IRRIGATION
- AGRICULTURAL

- AREA SERVED BY PUBLIC WATER UTILITY WHICH USED SURFACE WATER IN 2005
- AREA SERVED BY PUBLIC WATER UTILITY WHICH USED GROUNDWATER IN 2005
- SUBCONTINENTAL DIVIDE

N

0 1 2 3 MILES

NOTES: 1. THE SELF-SUPPLIED WATER SYSTEMS INDICATED ON THIS MAP INCLUDE ALL KNOWN WELLS DEFINED AS NON-COMMUNITY TRANSIENT AND NON-TRANSIENT, AND ALL NON-COMMUNITY HIGH-CAPACITY WELLS. THE WELL LOCATIONS SHOWN ON THIS MAP ARE APPROXIMATE. MORE SPECIFIC INFORMATION ON THE NUMBER AND LOCATION OF SELF-SUPPLIED WATER SYSTEMS IS AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

2. RECOMMENDED SOURCES OF SUPPLY FOR AREAS ADDED TO EXISTING MUNICIPAL WATER SUPPLY SERVICE AREAS ARE NOT YET ESTABLISHED.

3. THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table XIII-3

MUNICIPAL WATER SUPPLY SERVICE POPULATION AND AREA COMPARISON FOR RACINE COUNTY: 2000-2035 (PRELIMINARY REGIONAL WATER SUPPLY PLAN, SEWRPC PLANNING REPORT No. 52)

Utility	Population				Area Served			
		2000-2035 Increment				2000-2035 Increment		
	2000 Population	Change in Population	Percent Change	2035 Population	2000 Area Served (square miles)	Change in Area (square miles)	Percent Change	2035 Area Served (square miles)
City of Burlington Water Utility	9,950	5,350	54	15,300	3.8	2.3	61	6.1
City of Racine Water and Wastewater Utility	103,800	9,700	9	113,500	22.3	5.4	24	27.7
Caddy Vista Sanitary District[a]	800	450	60	1,250	0.2	0.3	173	0.5
Village of Caledonia Utility District No. 1[a]	3,550	8,250	231	11,800	2.0	4.8	239	6.8
Crestview Sanitary District[b]	3,800	450	12	4,250	1.0	0.6	60	1.6
North Park Sanitary District (Oak Creek)[b]	600	100	16	700	0.4	0.0	0	0.4
North Park Sanitary District (Racine)	8,300	900	11	9,200	3.0	<0.1	1	3.1
Village of Sturtevant Water and Sewer Utility[c]	5,300	1,250	23	6,550	1.5	0.6	42	2.1
Village of Union Grove Municipal Water Utility	4,300	1,600	37	5,900	1.2	0.7	59	1.9
Village of Waterford Water Utility	4,050	1,350	33	5,400	1.2	1.1	94	2.3
Village of Wind Point Municipal Water Utility	1,850	500	26	2,350	1.1	0.0	1	1.1
North Cape Sanitary District	100	50	27	150	0.1	<0.1	6	0.1
Yorkville Utility District No. 1	<50	350	1,411	400	0.1	0.8	704	0.9
Town of Burlington-Bohner Lake Area	- -	2,200	- -	2,200	- -	1.1	- -	1.1
Town of Dover-Eagle Lake Area	- -	2,000	- -	2,000	- -	1.0	- -	1.0
Northwest Caledonia Area	- -	200	- -	200	- -	0.3	- -	0.3
Town of Norway Area[d]	- -	5,800	- -	5,800	- -	2.6	- -	2.6
Village of Rochester Area[e]	- -	1,250	- -	1,250	- -	0.4	- -	0.4
Town of Rochester Area[e]	- -	1,300	- -	1,300	- -	0.8	- -	0.8
Town of Waterford Area	- -	6,700	- -	6,700	- -	3.6	- -	3.6
Total	146,400	49,750	34	196,200	37.9	26.4	70	64.4

[a]As of 2006, the Caddy Vista Sanitary District and the Village of Caledonia Utility District No. 1 have been combined into the Caledonia West Utility District.

[b]As of 2007, the Crestview Sanitary District and the North Park Sanitary District have been combined into the Caledonia East Utility District.

[c]As of 2007, the Village of Sturtevant Water Utility was purchased by the City of Racine Water and Wastewater Utility and is served by the City Utility on a retail basis. The Village of Sturtevant continues to own and operate its sewer utility facilities.

[d]Limited to the portion of proposed Norway refined service area within Racine County.

[e]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: SEWRPC.

Table XIII-4

MUNICIPAL WATER SUPPLY SERVICE AREA DEMAND AND PUMPAGE IN RACINE COUNTY: 2000 AND 2035 (PRELIMINARY REGIONAL WATER SUPPLY PLAN, SEWRPC PLANNING REPORT No. 52)

Utility	Year 2000			Year 2035		
	Average Water Use Demand[a] (gallons per day x 1,000)	Average Daily Pumpage[a] (gallons per day x 1,000)	Maximum Daily Pumpage[a] (gallons per day x 1,000)	Average Water Use Demand (gallons per day x 1,000)	Average Daily Pumpage (gallons per day x 1,000)	Maximum Daily Pumpage (gallons per day x 1,000)
City of Burlington Water Utility	1,576	1,884	2,892	2,129	2,545	4,508
City of Racine Water and Wastewater Utility	18,513	22,763	35,510	19,470	23,940	36,568
Caddy Vista Sanitary District[b]	42	50	199	88	105	317
Caledonia Utility District No. 1[b]	276	613	698	1,444	3,208	4,366
Crestview Sanitary District[c]	233	270	836	300	348	835
North Park Sanitary District (Oak Creek)[c]	135	177	290	144	189	303
North Park Sanitary District (Racine)[c]	601	789	1,294	641	842	1,352
Sturtevant Water and Sewer Utility[d]	580	595	1,103	906	930	1,493
Village of Union Grove Municipal Water Utility	678	716	1,359	1,000	1,056	1,841
Village of Waterford Water Utility	320	391	698	507	620	1,228
Village of Wind Point Municipal Water Utility	231	254	417	262	288	462
North Cape Sanitary District	10	11	15	19	21	26
Yorkville Utility District No. 1	57	71	115	267	332	530
Town of Burlington-Bohner Lake Area	- -	- -	- -	177	237	355
Town of Dover-Eagle Lake Area	- -	- -	- -	212	285	426
Northwest Caledonia Area	- -	- -	- -	71	95	143
Town of Norway Area	- -	- -	- -	553	741	1,110
Village of Rochester Area[e]	- -	- -	- -	98	132	197
Town of Rochester Area[e]	- -	- -	- -	118	158	237
Town of Waterford Area	- -	- -	- -	549	736	1,102
Total	23,252	28,584	45,426	28,958	36,808	57,400

[a]Data based upon year 2000 Public Service Commission Reports.

[b]As of 2006, the Caddy Vista Sanitary District and the Village of Caledonia Utility District No. 1 have been combined into the Caledonia West Utility District.

[c]As of 2007, the Crestview Sanitary District and the North Park Sanitary District have been combined into the Caledonia East Utility District.

[d]As of 2007, the Village of Sturtevant Water Utility was purchased by the City of Racine Water and Wastewater Utility and is served by the City Utility on a retail basis. The Village of Sturtevant continues to own and operate its sewer utility facilities.

[e]The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: SEWRPC.

Table XIII-5

MUNICIPAL WATER SUPPLY SERVICE POPULATION, AREA, WATER DEMAND AND PUMPAGE DATA FOR THE CITY OF RACINE WATER AND WASTEWATER UTILITY WHICH PROVIDES WATER TO MULTIPLE SYSTEMS IN RACINE COUNTY: 2000-2035 (PRELIMINARY REGIONAL WATER SUPPLY PLAN, SEWRPC PLANNING REPORT No. 52)

Utility	2000 Population	2035 Population	2000 Area Served (square miles)	2035 Area Served (square miles)
City of Racine Water and Wastewater Utility Service Area[b]	122,800	143,400	29.9	40.8

Utility	Water Demand					
	Year 2000			Year 2035		
	Average Water Use Demand (gallons per day x 1,000)[a]	Average Daily Pumpage (gallons per day x 1,000)[a]	Maximum Daily Pumpage (gallons per day x 1,000)[a]	Average Use Demand (gallons per day x 1,000)	Average Daily Pumpage (gallons per day x 1,000)[a]	Maximum Daily Pumpage (gallons per day x 1,000)
City of Racine Water and Wastewater Utility Service Area[b]	20,201	25,014	39,022	22,723	29,206	44,241

[a]*Includes the City of Racine Water and Wastewater Utility, the Village of Wind Point Municipal Water Utility, and portions of the Caledonia East Utility District and Caledonia West Utility District.*

[b]*Based upon year 2000 Public Service Commission Report data for water sales, with the exception of the Town of Bristol District No. 3 (Kenosha County) for which the data was based upon a year 2005 report.*

Source: SEWRPC.

Table XIII-6

PRINCIPAL FEATURES AND COSTS FOR NEW, EXPANDED, AND UPGRADED WATER SUPPLY FACILITIES AND PROGRAMS FOR MUNICIPAL WATER UTILITIES IN RACINE COUNTY: 2035 (PRELIMINARY REGIONAL WATER SUPPLY PLAN, PLANNING REPORT No. 52)

Community Utilities	Water Supply Sources Programs and Facilities Description	Capital Cost ($ x 1,000)	Annual O & M Cost[a] ($ x 1,000)
City of Burlington Municipal Waterworks	No additions	- -	12.6
City of Racine Water and Wastewater Utility[c]	No additions	- -	45.9
Village of Caledonia West Utility District[d,f] (Oak Creek)	No additions	- -	0.4
Village of Caledonia West Utility District[d,f] (Racine)	No additions	- -	3.1
Village of Caledonia East Utility District[e,f] (Oak Creek)	No additions	- -	1.9
Village of Caledonia East Utility District[e,f] (Racine)	No additions	- -	3.5
Village of Union Grove Municipal Water Utility	Addition of two shallow aquifer wells, 0.40 MG reservoir	1,776	12.1[b]
Village of Waterford Water and Sewer Utility	Addition of one shallow aquifer well with 0.40 MG reservoir	1,151	15.7
Village of Wind Point Municipal Water Utility	No additions	- -	0.8
North Cape Sanitary District	Addition of one shallow aquifer well with reservoir	155	2.1
Town of Yorkville Water Utility District 1	Lake Michigan supply connection	459	-38.0[g]
Northwest Caledonia Area Planned Utility District	9,000 lineal feet of water transmission main	1,557	3.1[f]
Town of Burlington-Bohner Lake Area Planned Utility District	Addition of two shallow aquifer wells, 0.30 MG elevated tank	1,941	42.1
Town of Dover-Eagle Lake Area Planned Utility District	Addition of two shallow aquifer wells, 0.30 MG elevated tank	1,941	47.0
Town of Norway Area Planned Utility	Addition of four shallow aquifer wells, one with 0.15 MG reservoir, two 0.25 MG elevated tanks	4,024	112.9
Village of Rochester Area Planned Utility[h]	Addition of two shallow aquifer wells, two 0.10 MG elevated tanks	1,844	27.6
Town of Rochester Area Planned Utility[h]	Addition of two shallow aquifer wells, two 0.10 MG elevated tanks	1,844	30.7
Town of Waterford Area Planned Utility	Addition of three shallow aquifer wells, one with 0.15 MG reservoir, two 0.3 MG elevated tanks	3,485	114.4
Land Acquisition for Wells and Storage Tanks	30 acres	2,100	- -
Countywide	One rainfall infiltration system	495	6.0
Total	19 Wells, 15 Storage Tanks, one Lake Michigan Supply Connection, one Rainfall Infiltration System	22,772	443.9

[a]*Water utilities which purchase water on a wholesale basis will have continued or increased costs for the purchase of water. For purposes of the cost-effectiveness analyses of the alternative water supply plans, only the incremental operation and maintenance cost associated with any increased water supply facility water production costs are considered. Alternative Plan 1 is being used as the base to which the other alternative plans will be compared. For this base alternative, only the operation and maintenance cost for new, expanded, or upgraded facilities are included since the cost for operation and maintenance of existing facilities which are common to all alternatives are not included for any alternatives.*

[b]*The annual O&M cost includes a reduction in cost for existing groundwater supply facilities which were needed under Alternative Plan 1, the base condition, but eliminated under the Composite Plan.*

[c]*Includes the Village of Sturtevant Water Utility which was purchased by the City of Racine Water and Wastewater Utility in 2007 and is now served by the City Utility on a retail basis.*

[d]*Includes the former Crestview Sanitary District and the former North Park Sanitary Districts which were consolidated in 2007 to form the Caledonia East Utility District.*

[e]*Includes the former Caddy Vista Sanitary District and the former Caledonia Utility District No. 1 which were consolidated in 2006 to form the Caledonia West Utility District.*

[f]*The annual O&M cost for the Northwest Caledonia Area does not include the incremental cost for water production, as that cost is included in the expanded City of Oak Creek Water Utility costs.*

[g]*The annual O&M cost for the Town of Yorkville Utility District No. 1 includes an estimated annual water production cost of $17,000 per year based upon an estimated incremental cost of $230 per million gallons for water production at the supplier utility. The cost to purchase that water would be expected to be much greater, as it would include consideration of fixed and other costs. The annual O&M costs include a reduction in cost for existing groundwater supply facilities which were needed under Alternative Plan 1, the base condition, but eliminated under Alternative Plan 2. The annual O&M costs also include an expected average reduction of $28,000 per year for savings associated with residences which would be able to discontinue their point-of-entry water treatment devices. Water distribution system expansion costs are not included, as they are common to all alternative plans.*

[h]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Ruekert & Mielke, Inc. and SEWRPC.

Table XIII-7

POTENTIAL WATER CONSERVATION PROGRAM MEASURES (PRELIMINARY REGIONAL WATER SUPPLY PLAN, SEWRPC PLANNING REPORT No. 52)

Program Component	Potential Reduction in Average Daily Water Use[a]	Estimated Annual Cost per Customer[b] Over a 10-Year Period	Comments
Water System Efficiency Actions	- -[c]	- -[c]	Includes meter testing for accuracy, leak detection and repair, water main maintenance and replacement, water system survey and audits, and water production system refinements. Some of these measures are in place in all communities in the Region
Moderate-Level Public Informational and Educational Program	1-3 percent	$1.50-$2.50	Includes redesign of water bill, distribution of educational materials, utility staff training, and presentations to schools and civic groups
Higher-Level Public Informational and Educational Program	2-4 percent[d]	$2.50-$3.50	Includes moderate-level program elements, plus development of school curriculum, and broader informational programming involving newspapers, website, and flyers
Outdoor Watering Restrictions	1-2 percent[e]	$0.50-$2.00	Cost varies, depending upon level of enforcement
Plumbing Retrofits At No Cost to Customer	1-2 percent[f]	$0.50-$1.00[f]	Includes low-volume shower heads and toilet volume devices
Toilet Replacement Rebate Program	1-3 percent[g]	$2.00-$3.00[g]	Toilet flush volumes: pre-1950 = 7.0 gallons; 1950-1979 = 5.0 gallons; 1980-1993 = 3.6 gallons; 1994 to present = 1.6 gallons Not allowed under 2006 Public Service Commission (PSC) policies. Effectiveness may be limited to $100 rebate due to estimated $100 cost of new toilet and $150 cost of installation
Water Softener Replacement Rebate Program	<1-1 percent[h]	$2.50-$3.50[h]	Not allowed under 2006 PSC policies. May be carried out for wastewater utility purposes. Effectiveness may be limited, due to modest rebate of $150, given cost of new softener and installation of about $550. Added advantage of reducing chloride in wastewater
Clothes Washing Machine Replacement Rebate Program	1-3 percent[i]	$3.00-$5.00[i]	Clothes washer water use per load: pre-1980 = 56 gallons; 1980-1990 = 51 gallons; 1990-present = 40 gallons for conventional; 27 gallons for high-efficiency Not allowed under 2006 PSC policies. Effectiveness may be limited, due to modest rebate of $200, given cost of new clothes washers of $700 or more
Water Conservation Rate Structure	2-4 percent	$0.10-$0.20[j]	- -
Rainwater Harvesting	Variable	Variable	Primarily used for outdoor water uses. Retrofitting plumbing for indoor water uses can be expensive and raises concerns over accidental improper use, and dangerous cross connections, and extreme cold water functioning.

[a]Potential water savings estimates assume a largely residential water use base. Savings for systems with large commercial, institutional, and industrial components will be variable.

[b]Cost estimated on a household residential equivalent unit basis.

[c]Measures are utility specific. Costs and effectiveness will vary with extent of current and past practices, condition and type of water supply system, and level of unaccounted-for water.

[d]Costs and effectiveness are total for program, including elements in the moderate public informational and educational program.

[e]Water savings would be substantially higher on a maximum day or week basis.

[f]Cost data and effectiveness assumes 25 percent participation spread over 10 years.

[g]Cost data and effectiveness assumes 25 percent participation spread over 10 years. Rebate amount assumed to be $100.

[h]Cost data and effectiveness assumes 20 percent participation spread over 10 years. Rebate amount assumed to be $150.

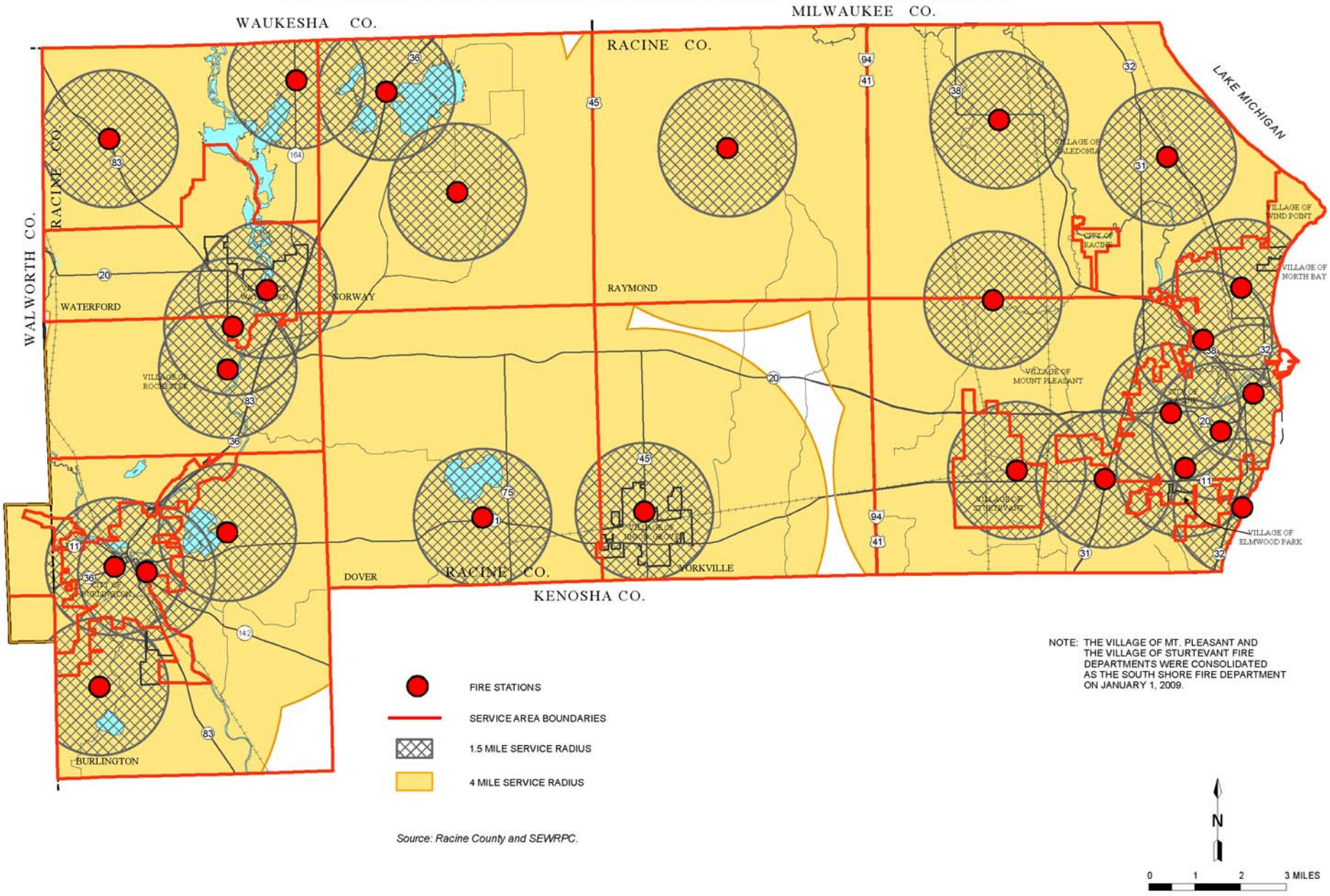
[i]Cost data and effectiveness assumes 20 percent participation spread over 10 years. Rebate amount assumed to be $200.

[j]Cost data assumes a one-time contract cost spread over 10 years.

Source: SEWRPC.

Map XIII-4

FIRE STATION SERVICE RADII IN THE RACINE COUNTY PLANNING AREA: 2008

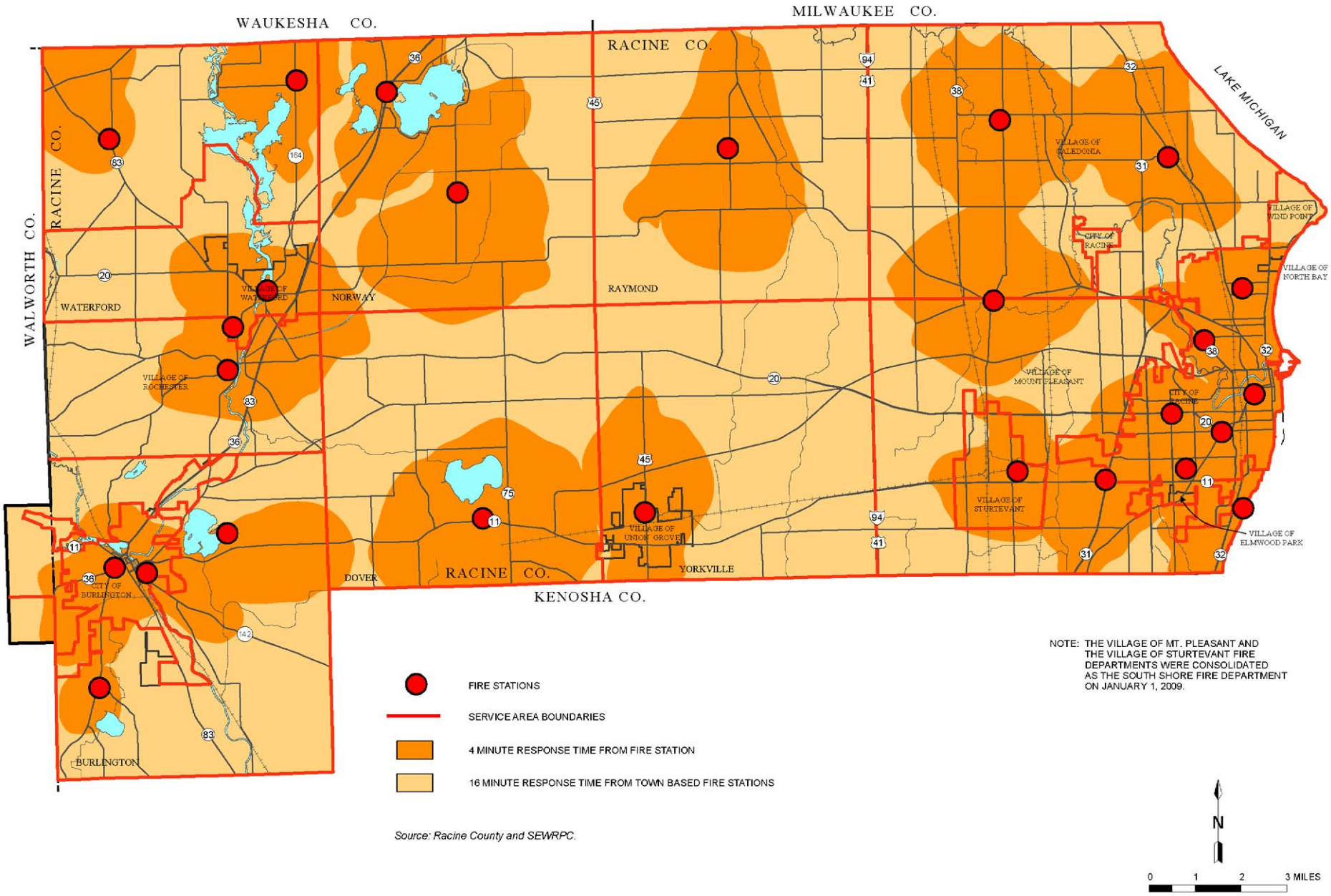


NOTE: THE VILLAGE OF MT. PLEASANT AND THE VILLAGE OF STURTEVANT FIRE DEPARTMENTS WERE CONSOLIDATED AS THE SOUTH SHORE FIRE DEPARTMENT ON JANUARY 1, 2009.

Source: Racine County and SEWRPC.

Map XIII-5

FIRE DEPARTMENT TIME - BASED RESPONSE ANALYSIS IN THE RACINE COUNTY PLANNING AREA: 2008

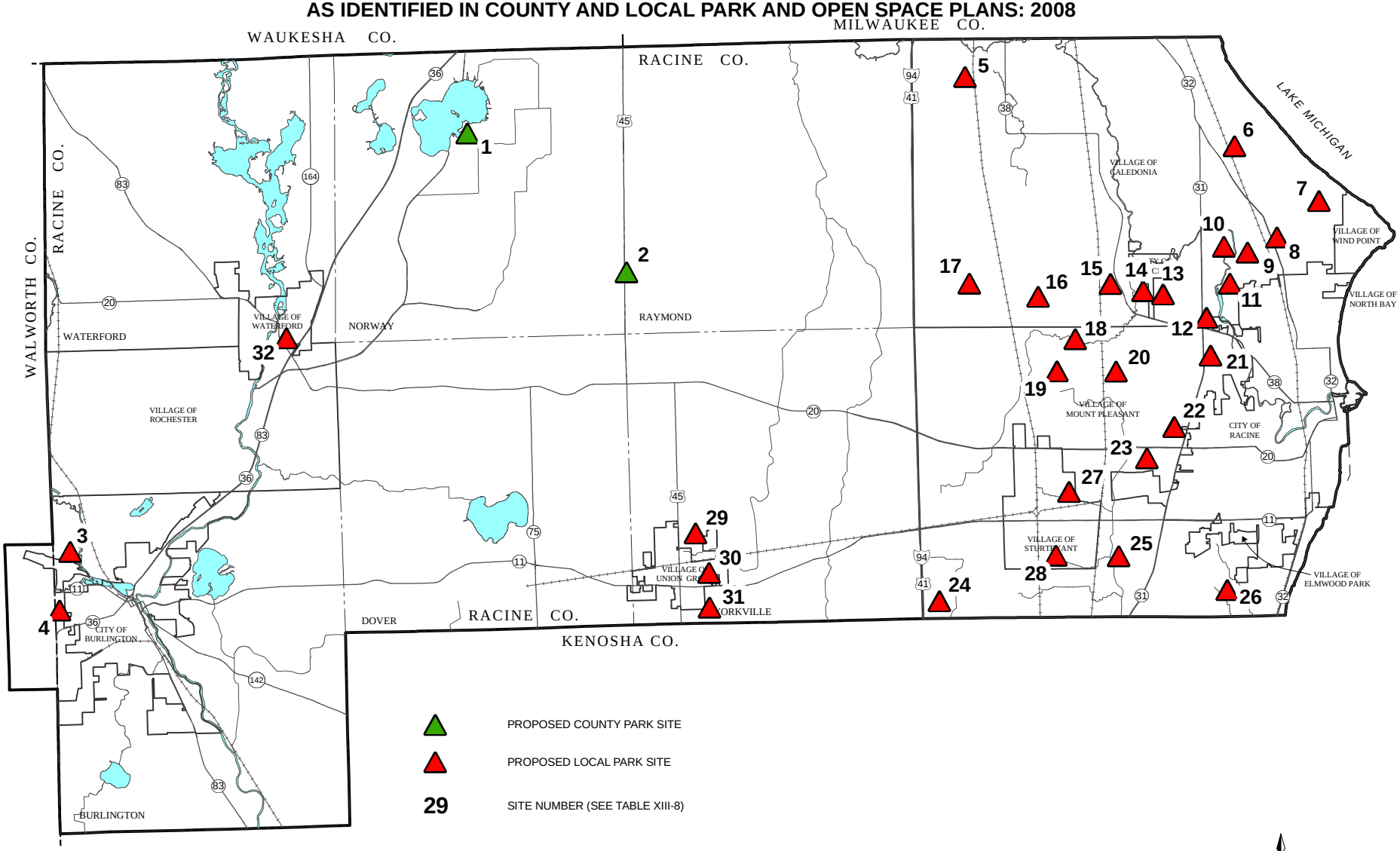


NOTE: THE VILLAGE OF MT. PLEASANT AND THE VILLAGE OF STURTEVANT FIRE DEPARTMENTS WERE CONSOLIDATED AS THE SOUTH SHORE FIRE DEPARTMENT ON JANUARY 1, 2009.

Source: Racine County and SEWRPC.

Map XIII-6

PROPOSED NEW PARK SITES IN THE RACINE COUNTY PLANNING AREA AS IDENTIFIED IN COUNTY AND LOCAL PARK AND OPEN SPACE PLANS: 2008



Source: SEWRPC.

Table XIII-8

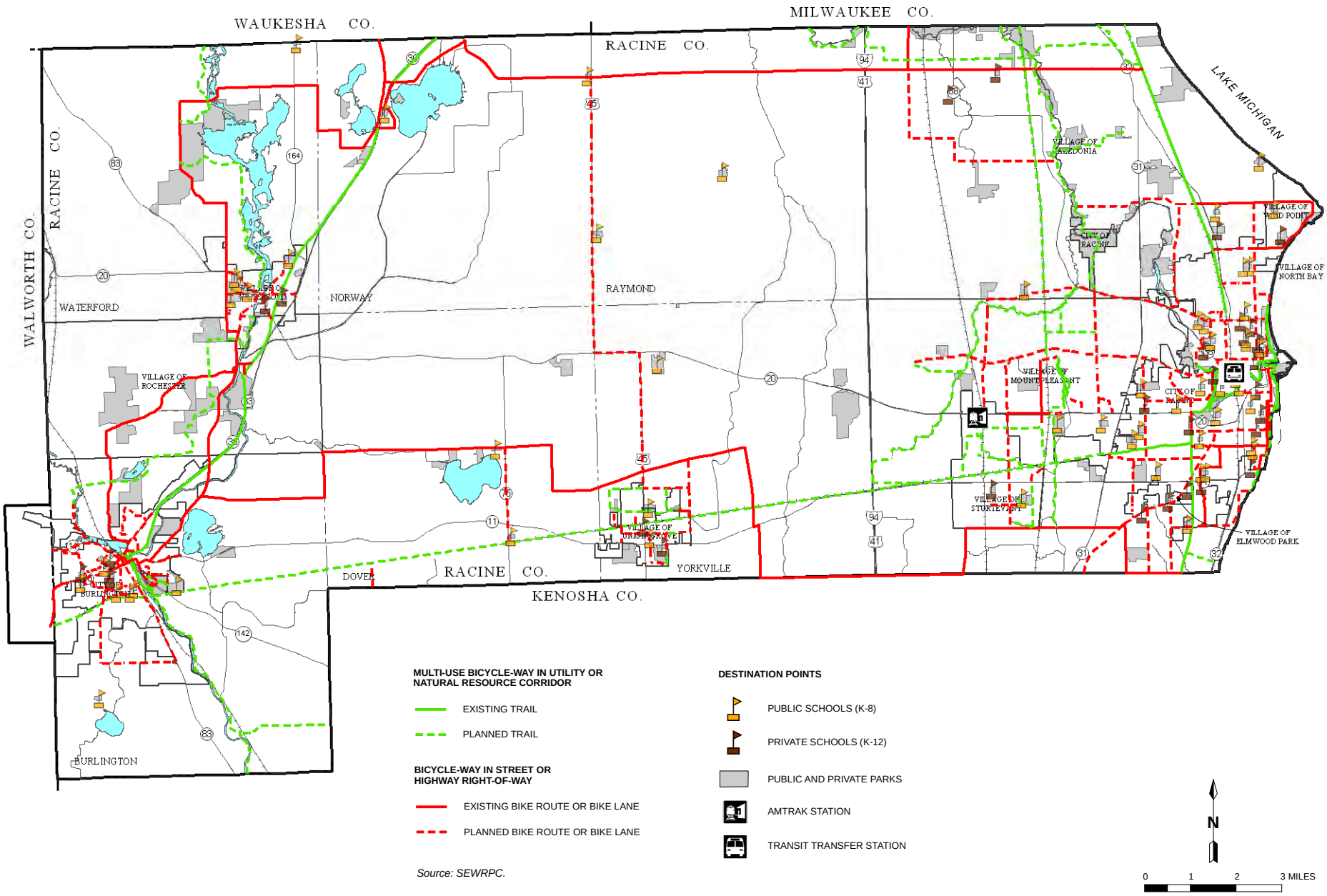
PROPOSED NEW PARK SITES IN THE RACINE COUNTY PLANNING AREA AS IDENTIFIED IN COUNTY AND LOCAL PARK AND OPEN SPACE PLANS: 2008

Number on Map XIII-6	Acquisition and Development Responsibility	Proposed Park Size (Acres)
1	Racine County	85
2	Racine County	160
3	City of Burlington	21
4	City of Burlington	21
5	Village of Caledonia	15
6	Village of Caledonia	8
7	Village of Caledonia	10
8	Village of Caledonia	7
9	Village of Caledonia	10
10	Village of Caledonia	15
11	Village of Caledonia	4
12	Village of Caledonia	4
13	Village of Caledonia	7
14	Village of Caledonia	8
15	Village of Caledonia	6
16	Village of Caledonia	8
17	Village of Caledonia	15
18	Village of Mt. Pleasant	25
19	Village of Mt. Pleasant	10
20	Village of Mt. Pleasant	15
21	Village of Mt. Pleasant	10
22	Village of Mt. Pleasant	10
23	Village of Mt. Pleasant	10
24	Village of Mt. Pleasant	75
25	Village of Mt. Pleasant	85
26	Village of Mt. Pleasant	10
27	Village of Sturtevant	10
28	Village of Sturtevant	10
29	Village of Union Grove	15
30	Village of Union Grove	10
31	Village of Union Grove	35
32	Village of Waterford	10
Total	--	744

Source: Racine County and SEWRPC.

Map XIII-7

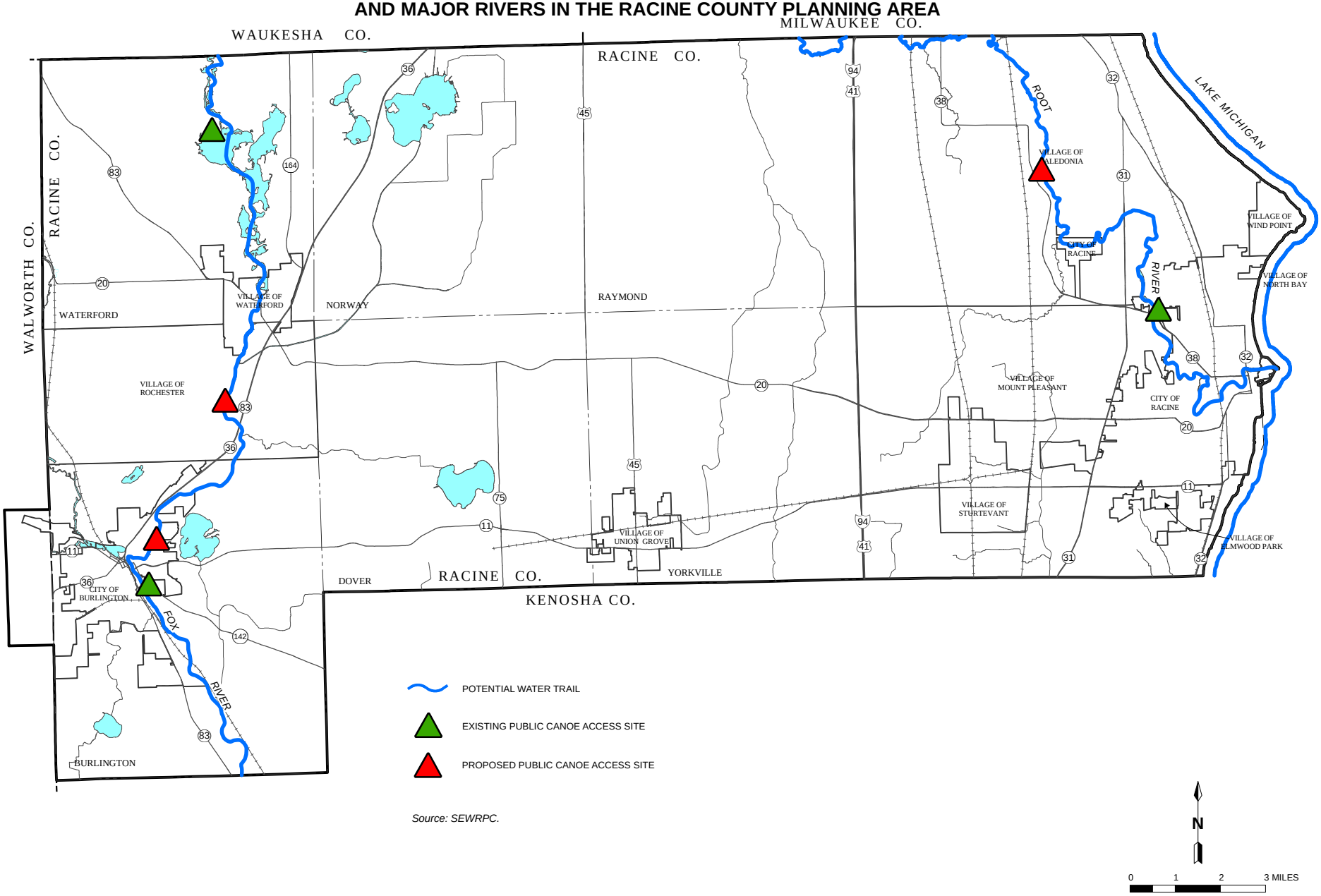
RECOMMENDED BICYCLE AND PEDESTRIAN SYSTEM PLAN FOR THE RACINE COUNTY PLANNING AREA: 2035



Source: SEWRPC.

Map XIII-8

POTENTIAL WATER TRAILS FOR LAKE MICHIGAN AND MAJOR RIVERS IN THE RACINE COUNTY PLANNING AREA



Source: SEWRPC.

Table XIII-9

UTILITIES AND COMMUNITY FACILITIES PROGRAMS APPLICABLE TO RACINE COUNTY

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
Utilities			
Federal	U.S. Department of Agriculture (USDA)	Rural Energy For America Program Grants (REAP) – The REAP program provides grants for energy audits and renewable energy development assistance. It also provides funds to agricultural producers and rural small businesses to purchase and install renewable energy systems and make energy efficiency improvements. REAP is designed to assist farmers, ranchers, rural small businesses, and rural energy cooperatives who can demonstrate financial need. Grants are limited to $500,000 for renewable energy systems and $250,000 for energy efficiency improvements, and can cover up to 25 percent of total eligible project costs. Eligible projects include reducing energy use, which result in savings for the agricultural producer or small business, such as retrofitting lighting or insulation.	Financial
		Rural Utilities Service (RUS) – RUS provides loans, guaranteed loans, and grants for water, sewer, stormwater, and solid waste disposal facilities in cities and towns up to 10,000 people and rural areas with no population limits. These funds may be used to construct, repair, modify, expand, or improve water supply and distribution systems and waste collection and treatment systems, including storm drainage and solid waste disposal facilities; acquire needed land, water sources, and water rights; and pay legal costs and engineering fees to develop the facilities.	Financial
	U.S. Environmental Protection Agency (EPA)	The Federal Water Pollution Control Act (also known as the EPA Clean Water Act) provides various grants to communities to assist with planning and construction to upgrade facilities.	Financial
	National Park Services	Land and Water Conservation Fund (L&WCF) – The L&WCF Act consists of two components: the Federal component establishes a funding source for Federal acquisition of authorized national park, conservation and recreation areas; the State component provides grants to State and local governments to help them acquire, develop and improve outdoor recreation areas.	Financial
State	Wisconsin Department of Natural Resources (WDNR)	Aquatic Invasive Species Control Grants – Priorities for funding projects include projects that have any of the following characteristics: involve multiple water bodies, prevent the spread of aquatic invasive species through education and planning, control pioneer infestations of aquatic invasive species, and control established infestations of aquatic invasive species and restore native aquatic species communities.	Financial
		Clean Water Fund Program (CWFP) – The CWFP is a subsidized loan program included in the Environmental Improvement Fund (EIF). The CWFP provides loans to protect water quality by correcting existing wastewater treatment and urban stormwater problems and preventing future problems. Cities, towns, villages, counties, town sanitary districts, public inland lake protection and rehabilitation districts, metropolitan sewerage districts, and Federally-recognized tribal governments are eligible to apply for funding to support projects such as: construction of treatment works, sewer systems and interceptors necessary to prevent violation of discharge permits, meet new or changed discharge limits, and correct water quality or human health problems in unsewered areas.	Financial
		Knowles-Nelson State Stewardship Fund – The main goals of the program are to preserve natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation. In particular, there are four major components of the program: land acquisition, local assistance, property development on state lands, and conservation of hardwood forests. Some grant programs include: Urban and Community Forestry Program, Aids for the Acquisition and Development of Local Parks, Acquisition of Development Rights, Urban Green Space Program, and Urban Rivers Grant Program.	Financial
		Lake Management and Planning Grants – These support the preparation of lake management plans for the collection and analysis of lake-related information.	Financial
		Lake Protection Grants – These grants are intended to protect or restore lakes and their ecosystems.	Financial
		Planning Assistance to States (Section 22) Program – This program provides assistance to develop plans for the development, utilization, and conservation of water and related land resources.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
State (continued)	Wisconsin Department of Natural Resources (WDNR) (continued)	Recreational Boating and Facilities (RBF) – RBF is a State program intended to encourage the development of recreational motorized boating facilities. The Wisconsin Waterways Commission awards RBF grants.	Financial
		River Planning and Protection Grant Program – These grants help river management organizations form, and to increase their capacity to protect rivers, as well as implement river protection and restoration projects.	Financial
		Remediation and Redevelopment (RR) – The Remediation and Redevelopment (RR) program is an environmental cleanup program, designed to assist in the investigation, cleanup and redevelopment of contaminated properties. It is a comprehensive, streamlined cleanup approach which consolidates state and Federal cleanup efforts into a single program, resulting in time and cost savings. Typically, the RR Program is responsible for overseeing the investigation and cleanup at properties that have soil and/or groundwater contamination; including those properties where contamination may have migrated off-site to other properties; contaminated properties that may be cleaned up and redeveloped, i.e. brownfield properties; spills of waste or product materials (both new and historic spills); leaking underground storage tanks (LUSTS); hazardous waste closures and corrective actions; Superfund sites; and closed solid waste landfills.	Technical
		Safe Drinking Water Loan Program (SDWLP) – The SDWLP provides loans to public water systems to build, upgrade, or replace water supply infrastructure to protect public health and address Federal and state safe drinking water requirements. The WDNR is the primary administrator and the Department of Administration is the financial manager for this program. Counties, towns, cities, and villages are eligible to apply for support for projects to plan, design, construct, or modify public water systems.	Financial
		Waste and Materials Management – The Waste and Materials Management program develops policies and offers technical assistance to actively encourage the reduction, recycling and re-use of wastes as raw material for new products. It oversees management of solid and hazardous waste through storage, treatment and disposal, and works with local governments to reclaim mining sites to valued natural resources. The program's overall goal is to increase waste material reuse and recycling in Wisconsin by 30 percent by the year 2015.	Technical
	Wisconsin Community Action Program Association (WISCAP)	Rural Community Assistance Program (RCAP) – RCAP is administered by the Wisconsin Community Action Program Association (WISCAP) to help rural communities develop and improve water and wastewater infrastructure. RCAP also helps communities develop capacity to manage, operate, and maintain the water and wastewater utilities. The Wisconsin RCAP provides free comprehensive services and technical assistance, from problem identification through implementation of acceptable, affordable solutions. RCAP services are intended to help community staff to develop their capacity to implement water and wastewater projects and to assist the community in coordinating efforts with consultants and government agencies. RCAP works with rural communities that have low- to moderate-incomes, have populations less than 10,000, are rural villages, towns, sanitary districts, or tribal communities, and have drinking water and/or sanitary waste disposal problems or system development needs.	Financial
	Wisconsin Rural Development	The Wisconsin Rural Development Program, funded by the USDA, provides financial and technical services for water, sewer, storm water, and solid waste disposal facilities in cities and towns up to 10,000 people and rural areas with no population limits.	
		Distance Learning and Telemedicine Loans and Grants – These grants can create or improve telecommunications, computer networks, and related technology for rural communities, to improve access to education and/or medicinal services. Rural schools, libraries, hospitals, healthcare clinics, and related organizations which operate educational or healthcare facilities, Indian Tribes, consortiums or partnerships, and other organizations that operate educational or healthcare facilities in rural areas are eligible for this program; funds are not provided to state or local governments.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
State (continued)	Wisconsin Rural Development (continued)	Emergency Community Water Assistance Grants – These grants may be available to rural communities when disaster strikes. Public bodies (including tribal governments) and nonprofit corporations servicing rural areas must demonstrate that a significant decline in quantity or quality of water occurred within two years of the date of assistance application to qualify for this program. Grant funds may be used to extend, repair, or perform significant maintenance on existing water systems; construct new water lines, wells or other sources of water, reservoirs, and treatment plants; replace equipment; and pay costs associated with connection or tap fees; pay related expenses such as legal and engineering fees and environmental impact analyses, or acquire rights associated with developing sources of treating, storing, or distributing water; achieve compliance with the requirements of the Federal Water Pollution Control Act or with the Safe Drinking Water Act when noncompliance is directly related to a recent decline in quality of potable water.	Financial
		Rural Water Circuit Rider Technical Assistance – This program provides on-site assistance to help assure cost-effective operation of rural water systems. The assistance is provided at no charge and complements supervisory assistance provided by Rural Development personnel.	Financial
		Solid Waste Management Grants – These grants help reduce or eliminate pollution of water resources and to improve planning and management of solid waste sites. Private, non-profit, tax-exempt organizations with proven experience and ability to provide technical assistance are eligible for this program.	Financial
		Technical Assistance and Training Grants –These grants can be used to identify and evaluate solutions to water and waste disposal problems in rural areas, to assist in preparation of Rural Development grants, and to improve operation and maintenance of existing water and waste disposal in rural areas.	Technical
		Water and Waste Disposal Loans and Grants – This program is open to municipalities, counties, special purpose districts, Indian tribes, and corporations not operated for profit, including cooperatives. Loan and grant funds may be used to construct, repair, modify, expand, or otherwise improve water supply and distribution systems and waste collection and treatment systems, including storm drainage and solid waste disposal facilities; acquire needed land, water sources, and water rights; pay costs such as legal and engineering fees when necessary to develop the facilities.	Financial
	Wisconsin Department of Commerce (DOC)	Community Development Block Grants-Public Facilities (CDBG-PF) – CDGB-PF is a versatile financing tool with eligible funding for improvements to: publicly owned utility system, streets, sidewalks, handicap accessibility projects, community centers, downtown improvements, libraries, fire stations, and medical facilities. Eligible projects must meet one of three objectives: 1) the project principally benefits low- and moderate-income persons, 2) the project eliminates slum and blight, and 3), the proposed activity meets an urgent local need (e.g. typically a catastrophic event). Eligible applicants are units of local government including towns, villages, cities and counties. Entitlement cities (populations of 50,000 or more) and Milwaukee and most of Waukesha County are not eligible.	Financial
		Community Development Block Grants-Public Facilities for Economic Development (CDBG-PFED) – The CDBG-PFED program helps underwrite the cost of municipal infrastructure necessary for business development that retains or creates employment opportunities. Eligible activities include improvements to public facilities such as water systems, sewerage systems, and roads that are owned by a general or special purpose unit of government, and which will principally benefit. Eligible applicants include any general purpose unit of government with a population less than 50,000 that is not enrolled in the Community Development Block Grant Entitlement Program.	Financial
		The Wisconsin Fund – This program provides grants to homeowners and small commercial businesses to help offset some of the cost for the repair, rehabilitation, or replacement of existing failing Private Onsite Wastewater Treatment Systems (POWTS). Eligibility is based upon several criteria, including household income and age of the structure. A portion of the money appropriated by the state government for the program is set aside to fund experimental POWTS with the goal of identifying other acceptable technologies for replacement systems.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
State (continued)	Wisconsin Board of Commissioners of Public Lands (BCPL)	State Trust Fund Loan Program – School districts and municipalities may borrow money from the State Trust Fund Loan Program for a wide variety of purposes including buildings, roads, water and sewer facilities, equipment, recreation facilities, industrial development, or other public purposes. Unfunded pension liability loans are another category of loans that have been widely used as government units seek to lower their costs by refinancing at a lower rate. These loans are considered a General Obligation Debt of the municipality or school district. Most municipalities are authorized to borrow up to 5 percent of the unit's equalized valuation; school districts have an authorized level of indebtedness of 10 percent of the district's equalized valuation.	Financial
	Wisconsin Rural Water Association (WRWA)	Ground Water/Wellhead Protection Program – Through this program, a Groundwater Technician provides assistance to small public water supply systems throughout the State of Wisconsin. This assistance helps small systems protect their well recharge areas from contamination.	Technical
		Small Water System Training and Technical Assistance Program – This program provides onsite technical assistance to owner/operators of small, privately-owned public water systems, classified as Other-Than-Municipal (OTM or OC) or Non-Transient Non-Community (NTNC or NN) water systems. During onsite visits, small system Water Circuit Riders provide information and assistance in all areas of water system operation and management in an effort to assist them in their efforts to meet regulations and improve the quality of drinking water.	Technical
		Source Water Protection Program – Funded through the USDA Farm Service Agency, this program provides free protection planning and technical assistance to communities. Source water protection plans focus on protecting community drinking water supplies on a multi-jurisdictional basis. Source water protection plans can focus on a region working together or a municipality and its immediate neighboring townships to help safeguard drinking water sources. This program also provides technical assistance to communities and systems having issues regarding their source water, contamination sources, protection ordinances, and other related issues.	Technical
	Wisconsin Department of Administration (DOA)	Division of Intergovernmental Relations – This division of the DOA provides several services to the public and state, local and tribal governments. It supports counties, municipalities, citizens and businesses by providing support services and grant programs in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs. It also analyzes Federal initiatives to ensure that Wisconsin residents receive a fair return on the tax dollars they sent to Washington D.C.	Technical
		Division of Energy Services – This division administers programs to assist households with low income to meet their energy needs, including: the Wisconsin Home Energy Assistance Program (assistance for heating costs, electric costs, and energy crisis situations), the Wisconsin Weatherization Program (repairs and upgrades on the homes of low-income Wisconsin households to make them safer, more comfortable, and more energy efficient), and the Lead Hazard Reduction Program.	Financial
		Division of Enterprise Technology – This division manages the state's information technology (IT) assets and uses technology to improve government efficiency and service delivery. It provides computer services to state agencies and local governments, and operates the statewide voice, data and video telecommunications network. In consultation with business and IT managers from state agencies and local governments, the division develops strategies, policies and standards for enterprise use (cross-agency and multi-jurisdictional use of IT resources). The division provides training, research, and print and mail services to other state agencies.	Technical
	Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP)	Wisconsin Clean Sweep – DATCP administers the Wisconsin Clean Sweep Program, which helps local governments to collect agricultural, residential, and business hazardous wastes through a grant program. Most local governments offer farmers and residents free or nearly free hazardous waste services while businesses are usually required to pay for most disposal costs.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
State (continued)	Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP) (continued)	Prescription Drug Collection – In 2008, DATCP provided grants to 12 counties and municipalities during the pilot year of its Prescription Drug Collection Program. The collection allows residents to safely dispose of controlled substances such as oxycodone, hydrocodone, and morphine along with more common drugs like Tylenol, aspirin, Claratin, ibuprofen, and Benadryl.	Financial
	Wisconsin Lakes Partnership	Wisconsin Lakes Partnership (WLP) – WLP is a collaborative effort between the Wisconsin Department of Natural Resources (WDNR), the Wisconsin Association of Lakes (WAL) and the University of Wisconsin-Extension (UWEX). Together these groups ensure the protection of Wisconsin's inland lakes for future generations. Through the Wisconsin Lakes Partnership, numerous educational programs are available, such as: training for citizen lake monitoring groups, the Clean Boats, Clean Waters Program (a volunteer watercraft inspection program intended as a defense against the spread of aquatic invasive species), and the Lake Leaders Institute, which provides leadership education and networking opportunities for elected officials and other interested stakeholders. WLP also provides information about grant opportunities for lake-related programs and projects.	Technical
	Wisconsin Be SMART (Save Money and Reduce Trash) Coalition	Wisconsin Be SMART – Be SMART is a statewide partnership of local municipalities, state agencies, non-profit and environmental organizations, businesses, and schools dedicated to reducing waste, increasing recycling and conserving resources in Wisconsin. It also works to provide a consistent waste reduction message through print, television, radio, the internet and retail outlets. The City of Racine is a member of the coalition, and participates in education programs under a Department of Natural Resources Recycling Efficiency Incentive grant.	Technical
State and County	University of Wisconsin – Extension	Watch Your Waste: A Guide to Recycling in Kenosha and Racine Counties – The proper disposal of household hazardous waste is extremely important in order to prevent contamination of waterways, soils and the environment in general. “Watch Your Waste” is a guide created and provided by UW-Extension to give the residents of Kenosha and Racine Counties information about the proper disposal of a variety of household items.	Technical
		Rain Gardens – UW-Extension provides written materials to help residents create rain gardens; these can be found online at http://clean-water.uwex.edu/pubs/home.htm#rain.	Technical
County	Kenosha/Racine Land Trust	Land Trusts – Land trusts work to protect and manage lands with scenic, recreational, agricultural, cultural or historic value. This can involve purchasing or obtaining conservation easements for environmentally valuable lands through member contributions, land or easement donations, and grants obtained from other sources; land trusts may also monitor conservation easements to ensure restricts are being followed.	Financial
	Racine County Lake Associations and Districts	Racine County Lake Associations and Districts – There are 11 organizations in Racine County which are dedicated to the maintenance, management and protection of the following lakes: Bohner Lake, Browns Lake, Lake Denoon, Eagle Lake, Demonte Lake, Honey Lake, Tahoe Lake, Tichigan Lake, Long Lake, Waubeesee Lake, and Wind Lake. Programs and services operated by these groups vary significantly; more information about these groups can be found through the UW-Extension Lakes Program website: http://www.uwsp.edu/cnr/uwexlakes/.	Technical
Local	Caledonia Conservancy	Caledonia Conservancy – The Conservancy was founded in 1994 as an effort to protect the Village of Caledonia's network of equestrian trails. Currently, the land trust owns more than 122 acres. In addition to protecting land, the Conservancy partners with landowners to care for 36 miles of trails east of the Root River, including 8.2 miles of trails that are owned by the Conservancy and open to the public.	Financial
	Root-Pike Watershed Initiative Network (WIN)	Rain Garden Initiative – In 2008, the Root-Pike WIN Rain Garden Initiative funded 32 rain gardens in Racine, Kenosha and Milwaukee Counties. The program also included free workshops, ongoing expert advice, and annual monitoring for three years to make sure the gardens are managing storm water runoff. To be eligible for grant funding through Root-Pike WIN, residents must live within the Root-Pike Watershed, attend a workshop, register their rain garden with the organization, and sign a rain garden agreement and submit a site plan.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
Other	We Energies	Energy for Tomorrow – This is a voluntary program that decreases use of power plants fueled by coal and natural gas, thereby reducing greenhouse gas emissions. When residents sign up at the 25, 50 or 100 percent level, We Energies produces or purchases renewable energy to match that percentage of their electric usage, which replaces equal amounts of electric generation from traditional sources. We Energies also offers competitive grant programs for nonprofit organizations to plan and implement renewable energy projects, as well as for studying the feasibility of installing an alternative energy project at a customer's facility. Grants range from $10,000 to $100,000.	Technical and Financial
		Energy Incentive Programs – We Energies offers energy incentive programs to assist commercial, government, institutional and industrial customers in implementing projects that reduce electric demand and energy use. Some of these include: Energy Incentives from We Energies/Focus on Energy Prescriptive Incentive Program (rewards eligible customers replacing less efficient equipment on a one-on-one basis with pre-approved, energy-efficient technologies); Education and Awareness Program (targets commercial, nonprofit, and industrial customers through a variety of training programs); and New Construction Program.	Financial
		Energy Stewards Non-Profits – This program has assisted nonprofit organizations to cut their financial and environmental costs with energy efficient furnaces, lighting, insulation and more. This program is open to non-profit organizations, religious congregations and private schools. The program includes a personal energy assessment of the nonprofit's building(s); cost-benefit payback detail for recommended upgrades; access to special program financial incentives from We Energies; participation in an online community to interact with other building owners; and online access to the energy use history for the nonprofit's buildings.	Technical
Community Facilities			
Federal	U.S. Department of Agriculture (USDA)	Community Facilities Grant Program – This program provides grants to assist in the development of essential community facilities in rural areas and towns of up to 20,000 in population. Grants are authorized on a graduated scale, with applicants located in small communities with low populations and low incomes receiving a higher percentage of grants. These grants are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. This program typically funds projects under special initiatives, such as Native American community development efforts; child care centers linked with the Federal government's Welfare-to-Work initiative; and Federally-designated Enterprise and Champion Communities.	Financial
		Rural Emergency Responders Initiative – This initiative is intended to strengthen the ability of rural communities to respond to local emergencies. The community facilities program funds are used to support rural emergency responder efforts by financing needed equipment and services. Funds are available to public entities, non-profit organizations, and recognized Indian tribes. Funds may be used to finance equipment, vehicles, and/or buildings for the following types of projects: Fire Protection, Rescue/Ambulance, Law Enforcement, Civil Defense/Early Warning Systems, Mobile/Stationary Communications, Emergency Responders Training Facilities, Hospitals, Outpatient Care, Physician's Clinics, Migrant Health Centers, Healthcare Office Buildings, County Health Department Offices, Food Preparation Distribution Centers, and Animal Shelters.	Financial
	U.S. Fire Administration	Assistance to Firefighters Grant Program (AFG) – The AFG program awards one-year grants directly to fire departments and nonaffiliated emergency medical services (EMS) organizations of a State to enhance their abilities with respect to fire and fire-related hazards. The goal is to provide assistance to meet fire departments' and nonaffiliated EMS organizations' firefighting and emergency response needs, supporting organizations that lack the tools and resources necessary to protect the health and safety of the public and their emergency response personnel with respect to fire and all other hazards.	Financial
		Fire Prevention and Safety Grants – These grants assist State, regional, national or local organizations in addressing fire prevention and safety. The goal is to reach high-risk target groups including children, seniors and firefighters, with an emphasis on the prevention of fire-related injuries to children.	Financial

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
Federal (continued)	U.S. Fire Administration (continued)	Staffing for Adequate Fire and Emergency Response (SAFER) – The SAFER program awards grants directly to volunteer, combination, and career fire departments to help the departments increase their cadre of firefighters. The goal is for SAFER grantees to enhance their ability to attain 24-hour staffing and thus assuring their communities have adequate protection from fire and fire-related hazards. The SAFER grants have two activities that will help grantees attain this goal: 1) hiring of firefighters and 2) recruitment and retention of volunteer firefighters.	Financial
	U.S. Department of Homeland Security Federal Emergency Management Agency (FEMA)	Assistance to Firefighters Grants (AFG) Program – Through the AFG program in Wisconsin, this grant enables local fire departments and emergency medical services organizations to purchase or receive training, conduct first responder health and safety programs, and buy equipment and response vehicles.	Financial
Federal and State	Wisconsin Department of Public Instruction (DPI)	Student Safety/Prevention and Wellness (SSPW) Programs and Initiatives – In addition to supporting academic achievement, DPI administers and supports several statewide SSPW Programs and Initiatives, such as Alcohol and Other Drug Abuse (AODA) Program, Community Learning Centers, Coordinated School Health Programs, Environmental Health, Health Education and Physical Activity, School-Aged Parent Program, School Tobacco Prevention Program, Suicide Prevention, Youth Risk Behavior Survey, and Youth Violence Prevention.	Financial
		National School Lunch Program – Administered by the U.S. Department of Agriculture—Food and Nutrition Service (USDA FNS) and Wisconsin DPI, the National School Lunch Program is a Federally assisted meal program that provides nutritionally balanced, low-cost or free lunches. Children from families with incomes at or below 130 percent of the poverty level are eligible for free meals. Those with incomes between 130 percent and 185 percent of the poverty level are eligible for reduced-price meals, for which students can be charged no more than 40 cents. Of Racine County's 12 public school districts, 11 participate in the National School Lunch Program. (Union Grove High School District is the exception.) Thirteen of Racine County's private schools also participate in the program.	Financial
State and County	Wisconsin Department of Health Services	Community-Based Residential Facilities (CBRF): CBRFs are defined by the State as a place where five or more adults reside: who are not related to the operator or administrator; who do not require care above intermediate level nursing care; and who receive care, treatment or services that are above the level of room and board, but includes no more than three hours of nursing care per week per resident. CBRFs can admit people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, Alcohol and Other Drug Abuse (AODA) issues, correctional clients, pregnant women needing counseling and/or the terminally ill. As of December 2008, there are 36 CBRFs located in Racine County; they range in capacity from five to 176 beds, and have a minimum age requirement of 18 years for residents.	Technical
County	211 Racine	211 Racine – The 211 Racine Program is the national abbreviated dialing code for access to health and human services information and referral (I&R). This free service connects individuals and families in need and the appropriate community based organizations and government agencies. This program also provides human services information and referral, supportive listening and crisis intervention services. More information can be found online: http://www.211racine.info.	Technical
	Racine County W-2 Children's Services Network and Racine County University of Wisconsin – Extension	Family Resource Directory – This directory focuses on community services and resources that are available throughout Racine County for families with children under age 18, and primarily provides information about nonprofit organizations. The directory is updated annually and can be found on the Racine County UW-Extension website: http://racine.uwex.edu or at various public locations throughout the County such as the Workforce Development Center.	Technical

Table XIII-9 (continued)

Program Type	Program Entity	Program Service and Description[a]	Available Technical or Financial Assistance
County (continued)	4C (Community Coordinated Child Care)	4C (Community Coordinated Child Care) – This nonprofit organization serves Racine and Kenosha counties, as well as Milwaukee, Ozaukee, Washington and Waukesha counties. It assists the community in all child care issues, including: help in finding child care, referrals to funding and other support services, and respite care referrals to families having children with special needs. For child care providers, 4C provides assistance with financial questions and other business issues, and continuing education and support group assistance. For employers, 4C provides an assessment of employee child care needs, options for offering child care services and assistance with implementing child care options. For the community at large, 4C provides data regarding supply and demand for child care in the area and brings together a variety of individuals and agencies interested and involved in early childhood care and education in order to best meet the needs of all children.	Technical
	Aging & Disability Resource Center of Racine County (ADRC)	Aging & Disability Resource Center of Racine County (ADRC) – ADRC works to support seniors, adults with disabilities and their families and caregivers by offering easy access to services and by fostering a caring community that values lifelong contributions, maximum independence and individual dignity. ADRC offers information and assistance, options counseling, benefits specialists, senior services, entry to long-term care, and prevention and wellness.	Technical and Financial
	Racine County Public Health Departments	Public Health Departments – Public health departments offer a variety of services such as immunizations, special health needs, home safety, lead testing, prenatal care coordination, mom and baby visits, elderly home visits, smoking cessation classes, sexually transmitted diseases testing and follow-up, radon, air and water quality testing. In Racine County, public health departments are located in the Cities of Racine and Burlington, as well as a joint Department for the Villages of Mt. Pleasant and Caledonia. In addition, many communities conduct local immunization clinics throughout the year.	Financial
	Racine County Workforce Development Center (WDC)	Workforce Development Center (WDC) – The WDC provides subsidized child care funding for eligible families. Families need not be participating in any other type of public assistance program to qualify for funding, but applications must be completed at the WDC facility, with locations in the Cities of Racine and Burlington.	Technical

[a]*This table provides a general description of the various utilities and community facilities programs. Other applicable programs can be found in Chapters X, XI, and XIV.*

Source: SEWRPC.

Chapter XIV

ECONOMIC DEVELOPMENT ELEMENT

INTRODUCTION

The concept of economic development refers to the process of developing and fostering suitable economic, social, and political environments, in which balanced growth may be achieved, thereby increasing the wealth, quality of life, and outlook of the community. Economic development involves sustaining a strong and diverse economy that provides employment opportunities and a tax base that supports cost effective public services and a livable community. Racine County, along with Kenosha and Walworth Counties, form a gateway between Illinois and Wisconsin. Through on-going planning, the County has taken important steps to create strategies for a more vibrant business climate and county identity, as well as implemented sustainable economic development initiatives and job retention, creation, and training programs.

The economic development element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(f) of the *Statutes* requires the economic development element to compile goals, objectives, policies, and programs that promote the stabilization and retention or expansion of the economic base and quality of employment opportunities in Racine County and participating local governments. At a minimum, economic development must:

- Include an analysis of the County's labor force and economic base.
- Assess categories or particular types of new businesses and industries that are desired by the County.
- Assess the County's strengths and weaknesses with respect to attracting and retaining businesses and industries and designate an adequate number of sites for such businesses and industries.
- Evaluate and promote the use of environmentally contaminated sites for commercial or industrial uses.
- Identify economic development programs, including State and regional programs, which apply to the County.

In addition, the following comprehensive planning goals related to the economic development element are set forth in Section 16.965 of the *Statutes* pertaining to planning grants to local governmental units and must be addressed as part of the planning process:[1]

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

---

[1]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Encouragement of coordination and cooperation among nearby units of government.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local level.

Element Format
This chapter is organized into the following six sections:

- Economic Development Trends, Issues, and Population and Employment Projections;
- Existing and New Sites for Desired Businesses and Industries;
- Strengths and Weaknesses in Attracting and Retaining Businesses;
- Environmentally Contaminated Sites;
- Economic Development Goals, Objectives, Policies, and Programs; and
- Economic Development Assistance Programs, Financial Tools, and Organizations.

ECONOMIC DEVELOPMENT TRENDS, ISSUES, AND POPULATION AND EMPLOYMENT PROJECTIONS

Economic Trends
Information on existing economic conditions in Racine County was extensively covered in the comprehensive plan's inventory chapters. In particular, Chapter II summarized general economic trends, such as labor force, age composition of labor force, major employers, annual wages, and household income in Racine County and its communities. Overall, Racine County has a strong economic base, as indicated by the County's varied labor force and increases in wages and per capita income annually. In addition, the County remains competitive in retaining manufacturing businesses, as well as expanding its mix of business and industrial park land sites with regard to location, size, and services.

Economic Development Issues
Racine County Economic Development Plan 4.0
The Economic Development element relies heavily on *The Racine County Economic Development Plan 4.0* (EDP), as well as earlier 1.0, 2.0, and 3.0 versions, prepared by the Racine County Economic Development Corporation (RCEDC)[2] and adopted by the Racine County Board in 2008. The plan is intended to provide strategies and action items specific to the future economic vitality of the County. The plan identifies five challenges with associated strategies that are intended to address the main economic development issues facing Racine County. The five challenges are:

- To cultivate an entrepreneurial culture in Racine County;
- To focus on the importance of technology and innovation relative to the growth of existing businesses and the attraction of new businesses to the community;

[2]*The Racine County Economic Development Corporation (RCEDC) is a private, non-profit organization that serves as the lead agency in economic development promotion and planning in Racine County.*

- To utilize the existing natural and cultural resources, recreational opportunities and business location advantages to promote a positive image of Racine County to existing residents and those outside the County;
- To take advantage of the development opportunities that exist as a result of the Chicago-Milwaukee corridor and to properly link land use with future business development countywide; and
- To link education and training in a manner that provides a competitive workforce to meet the present and future needs of local employers and to create opportunities for low-income, disadvantaged and minority individuals to prepare for and obtain employment.

The challenges and strategies identified in the EDP 4.0 are the basis for the majority of the objectives, policies, and programs listed later in this chapter.

Higher Expectations: A Workforce Development Strategy for Racine County

As an enhancement and supplement to the EDP 4.0, another effort was pursued in the spring of 2007 to address workforce development issues. The Racine County Workforce Development Board (RCWD) assembled leaders and stakeholders from across the County to create a community-wide consensus for a workforce development strategy. This effort consisted of a public kick-off session in October 2007, where 100 community leaders participated in a briefing from the County Executive and leaders of a Plan Steering Committee. Seven major themes originated from those meetings, including issues pertaining to: transportation; a sustainable economic future; an efficient human capital development system; a stronger linkage between poverty alleviation and career development; the possibilities for a more collectively-oriented County; emerging companies demanding an innovative workforce; and an effective strategy implementation entailing an inclusive process. To advance the vision of the workforce development strategy, the plan was further developed with supporting research, stakeholder interviews, and outreach decision sessions. As a result of all these efforts, the workforce development strategy was adopted by the County Board in the spring of 2008. The main issues listed in the report that are pertinent to the comprehensive plan objectives and implementing policies include:

- A persistent shortage of skilled employees to fill key technical manufacturing occupations;
- Job losses in the manufacturing sector have predominantly been in occupations that historically paid well but required lesser skills and subsequently leave dislocated workers poorly prepared for anything other than lower wage jobs;
- Traditional labor-intensive jobs are being replaced by more technology and knowledge-intensive employment options requiring ever increasing skills and competencies;
- Entry-level jobs frequently are left vacant because applicants either cannot pass required drug tests and background checks or lack the necessary “soft” skills (such as motivation, punctuality and attendance) to be successful;
- Unemployment outside the City of Racine has maintained a relatively healthy rate at or near full employment while joblessness in the City of Racine has surged in recent years;
- While our schools are providing a good education for many students, too many young adults are dropping out before they finish, preventing them from realizing their full potential;
- Only 77 percent of the county’s ninth graders (and 71 percent of those in the Racine Unified School District) achieve their high school diploma within four years;
- For those who do graduate from high school, a diploma may not accurately signify either 12th grade competency or employability in key growing occupations;
- While Racine County has an enviable quality of life, too many residents view the community in negative terms which impacts employee recruitment and retention;
- While the vast majority of residents are employed and have incomes sufficient to maintain a good quality of life, too many are trapped in a cycle of poverty that can thwart them in developing the skills required to secure sustainable employment; and

- For many struggling to balance life and work obligations, affordable transportation to and from the workplace is increasingly an issue.

Population and Employment Projections
Future population, household, and employment levels in the County were reported in Chapter VII. The two main findings include: 1) Population projections indicate a leveling-off in the regional and County labor force as much of the baby-boom generation reaches retirement age in the middle of the projection period, with that leveling-off expected to moderate the number of jobs able to be accommodated in the Region and in Racine County; 2) Projections of total employment for Racine County were prepared within both the framework of the regional land use planning program and on a community level based on a trend analysis; as shown in Table VII-10, the number of jobs in Racine County is projected to increase by 20,700, or about 22 percent, from 94,400 jobs in 2000 to 115,100 jobs in 2035.

EXISTING AND NEW SITES FOR DESIRED BUSINESSES AND INDUSTRIES

Racine County is able to attract new businesses and industries based on numerous positive community attributes. These include being positioned as a viable location in the Chicago-Milwaukee corridor, competitive land costs with other counties in the region, access to a large customer and vendor base, new infrastructure investments, technically-skilled and trained workforce, recreational and cultural resources, and a high quality of life. The first part of this section reports on the availability of high quality industrial/business park land in a variety of strategic locations in the County. The second part is an assessment of categories or particular types of new businesses desired by the County.

Industrial/Business Parks
Industrial/Business parks in Racine County are becoming increasingly important as drivers of expanding the economic development base. Industrial/business parks are generally described as having the following characteristics:

- A planned and publicly-owned internal street system;
- Sanitary sewer service and public water service available;
- A minimum of 10 acres for brownfield sites and 35 acres for greenfield sites; and
- Land that was platted or divided by certified survey map, except for brownfield sites, and under single ownership at the time the park was created.

The existing industrial/business parks located in the County were shown on Map IV-4 and listed in Table IV-5. In 2007, there were 19 industrial/business parks located in the planning area, encompassing a total of 2,100 gross acres. Of the 19 industrial/business parks, 14 have full infrastructure including sewer and water. The business/industrial parks are all located adjacent to arterial streets or highways. Uses located in business/industrial parks are traditionally manufacturing, warehousing, or office uses; however, commercial retail and service uses may also be included. The most compatible commercial retail and service uses for business/industrial parks are those that provide goods and services catering to the needs of employees who work in the business parks, such as child care centers, restaurants, health care clinics, and banks or credit unions.

In partnership with local communities, the County and RCEDC are aggressively promoting the expansion of existing industrial/business parks and the re-use of brownfield sites, as well as boosting infrastructure development for additional economic activity centers. Examples of this include: the development of the JohnsonDiversey distribution facility in the Renaissance Industrial Park; the RexCon development in the City of Burlington's Business Park; the remediation of a brownfield site to create the City of Racine Southside Industrial Park (brownfield redevelopment grants accounted for half of the $4 million improvement costs); the future development of a major economic development center along Highway 20 and IH 94 in the Village of Mt. Pleasant; and the future development of a major economic development center along IH 94 in the Village of Caledonia.

Desired Businesses and Industries

The RCEDC's report, "Business Recruitment and Program Guide June 2007," developed an extensive list of targeted industries as a core part of the RCEDC's DRIVE (Developing Racine County Through Innovation, Vision and Entrepreneurship) Initiative. The purpose of the analysis was to focus resources on those targeted sectors with the highest probability of expanding in Racine County. In addition to allocating marketing resources, the targeting of industries will help prioritize incentives and promote a forward-looking image for the County and Region. The targeted industries desired for Racine County's economic development expansion and recruitment efforts emphasize both establishing new companies and employment growth. This is important to recognize because while companies are growing with respect to sales, they are not necessarily growing in terms of number of jobs. As a result, the two types of industries—next generation manufacturing[3] and professional services—and selected countries have been targeted that would be good economic development drivers and employment generators in order to maintain a healthy and sustainable economy for Racine County.

The DRIVE Initiative is a Racine County Program to help meet the needs of local companies considering an expansion or a new business locating its headquarters in the County between the Chicago-Milwaukee Corridor and along major transportation arteries. RCEDC administers the program, working with its partners to support the commitment and creativity that lead business investment and community development. It also gives companies the opportunity to use the Center for Advanced Technology and Innovation, Inc. (CATI) as a source for intellectual property solutions and technology transfer models to bring products or businesses to the market.

Next Generation Manufacturing

As identified in RCEDC's DRIVE Initiative, the targeted next generation manufacturing industries include:

- Agriculture, Manufacturing and Mining Machinery;
- Navigational, Measuring, Electromedical and Control Instruments;
- Engine Turbine and Power Transmission Equipment;
- Machine Shops, Turned Products and Screw, Nut and Bolt Manufacturing; and
- General Purpose Machinery Manufacturing.

Professional Services

Racine County's unique location offers professional service companies access to lucrative markets via a highly developed transportation network. On a national level, there has been rapid growth in the professional services sector and generally higher wages. In addition, the amenities required by these occupations have a multiplier effect previously associated primarily with manufacturing employment. Most importantly, targeting professional services provides a means for reaching the goal of transitioning Racine County's economy away from its dependence on traditional manufacturing sectors. As identified in RCEDC's DRIVE Initiative, the targeted professional services include:

- Computer System Design;
- Professional Scientific and Technical;
- Specialized Design; and
- Scientific Research and Development.

---

[3]*Next Generation Manufacturing businesses are lean, agile, innovative, and focused on new markets and customers locally and globally. In particular, the commitment to lean and innovative manufacturing practices involves constantly finding new ways to improve processes and products, thereby creating a long term sustainable competitive advantage.*

Foreign-Owned Companies
Located in the heart of the Chicago-Milwaukee corridor, many overseas companies are calling Racine County home. Foreign-owned companies have been shown to be strong performers in the County's industries owing to such factors as offering direct links and networks to long supply chains of regional, national, and international suppliers. As identified in RCEDC's DRIVE Initiative, the targeted international countries include:

- Germany;
- France; and
- Sweden.

STRENGTHS AND WEAKNESSES IN ATTRACTING AND RETAINING BUSINESSES

This section includes a list of business strengths and weaknesses, based on findings from the Racine County Economic Development Plan 3.0 and 4.0 reports, the comprehensive plan SWOT analyses, and the MJAC.

The County's strengths for attracting and retaining desirable businesses and industries include:

Business Strengths

- Geographic location – proximity to interstate (IH 94) and between Chicago and Milwaukee
- Quality of Life
- Worker productivity
- Size of labor force
- Significant manufacturing base
- Existing industries
- Innovative programs and partnerships
- Access to institutions of higher education
- Ongoing planning and development / redevelopment efforts
- Participating in the Wisconsin Smart Growth initiative
- Railway service – commuter and freight
- Technology Development Zone program
- Fiber optic network
- Linkages with higher education
- Availability of workforce, land, and housing options
- Active organizations and community leaders committed to technology advancements and attracting and retaining business, industry, jobs, and workers (Racine Center for Advanced Technology and Innovation, RCEDC, and Racine County Division of Workforce Development)
- Availability of business resources and financing
- Ethnic and racial diversity
- Water resources
- Good schools
- Access to national and international markets
- A long history of planning and zoning
- Strong projected population growth
- Access to major airports
- Current increase in construction (particularly for industrial development)
- Community has begun to attract a dynamic and diverse business mix
- Low crime rate
- Tourism and recreation opportunities
- Improved intergovernmental cooperation
- Good infrastructure and accessibility
- Lack of congestion and reasonable commuting distances

The County's weaknesses regarding attracting and retaining desirable businesses and industries include:

Business Weaknesses

- Lack of integration of east and west Racine County
- Continued decline of manufacturing
- Lack of funding for redevelopment projects
- Image and marketing
- Personal tax burden
- Entrepreneurial climate
- Access to capital
- Per capita income
- Perception of unions
- Intergovernmental coordination
- Lack of trained, educated labor force
- Impacts of large, big box retail on quality of life
- Brain drain – many educated and skilled young people leave Racine County for jobs elsewhere
- Lack of dedicated funding for mass transit (Kenosha-Racine-Milwaukee commuter rail)
- Lack of retail (western Racine County), especially in comparison to the City of Racine
- Lower wages and salaries for jobs in Racine County than jobs in neighboring (including Illinois) counties
- History rooted in manufacturing (strength and weakness) – the economy may be perceived as undiversified and could face difficulty in today's fast-changing economy
- Educational attainment
- Population growth/migration
- Technology infrastructure
- Lack of promoting tourism in Racine County
- Perception of deteriorating air quality
- Quality of life
- Aging population
- Impacts of growth
- Social equity
- Perceived crime in inner City of Racine
- Elimination of the family farm
- Lack of understanding about the importance of agriculture and its contribution to the economy
- Lack of hospitality services (hotels, fine-dining establishments)
- Lack of entertainment venues and cultural attractions or amenities
- Growing concerns over housing needs due to both a growing and aging population
- Prepare and invest in the expansion of infrastructure to meet projected growth demands
- Perceived reputation as thrifty and unwilling to spend money on non-essentials may hinder attracting certain types of retail and service industries

Overall, Racine County is at a transitional point of becoming more attuned to the regional, national, and global economy. Positive changes have begun and are strengthening in areas such as high-value technological and entrepreneurial operations, redeveloping areas with existing infrastructure and transit options, and designing communities with a mix of residential, open space, and employment opportunities. Though progress may be incremental, investing in the County's economic development future should build upon the area's strengths while lessening its weaknesses.

ENVIRONMENTALLY CONTAMINATED SITES

Throughout the County, a number of redevelopment opportunities for commercial and industrial uses within or near planned sanitary sewer service areas include the potential revitalization of environmentally contaminated "brownfield" sites. Brownfields are defined as abandoned, idle, or underused properties where redevelopment is hindered by known or suspected environmental contamination. Brownfields include locations of old gas stations, dumps, industrial facilities, or other potentially contaminated sites.

In order to identify these environmentally contaminated sites as a snapshot in time, a number of sources were used, including the Racine County's property foreclosure list, Wisconsin Department of Natural Resources (WDNR) Bureau of Remediation and Redevelopment Tracking System (BRRTS), the Wisconsin Department of Commerce Tank Database, City of Racine Fire Department Records (select sites), and historical Sanborn maps (select sites). The majority of the information on contaminated sites was derived from the WDNR BRRTS open or conditionally closed activity type data, which is a list of self-reported brownfield and hazardous waste spill sites. The identified contaminated sites include leaking underground storage tank (LUST) sites and environmental repair (ERP) sites. A LUST site has soil and/or groundwater contaminated with petroleum, which includes toxic and cancer causing substances; however, given time, petroleum contamination naturally breaks down in the environment. In addition, some LUST sites may emit potentially explosive vapors. An ERP site is a site other than a LUST site that has contaminated soil and/or groundwater. Possible causes for contamination of an ERP site include industrial spills or dumping, buried containers of hazardous substances, closed landfills that have caused contamination, and areas with petroleum contamination from above-ground storage tanks. As indicated in Table XIV-1 and on Maps XIV-1, XIV-1a, and XIV-1b, WDNR reported the following on open or conditional closed contaminated sites: 77 ERP (including two ERP sites that are inactive landfills), 68 LUST sites, and five combined ERP and LUST sites. Maps XIV-1a and XIV-1b show environmentally contaminated sites in the Cities of Racine and Burlington, respectively.

As noted above, brownfield sites include historic solid waste dumps. As indicated in Table XIV-1 and shown on Map XIV-1, there are 15 inactive solid waste landfill sites designated by the WDNR. Most of these sites have gone through proper closure procedures specified by the WDNR. One of these sites, Hunts Disposal in the Village of Caledonia, is classified as a Superfund[4] site and considered to be remediated. It should be noted that the inclusion of former landfill sites does not mean that environmental contamination has occurred, is occurring, or will occur in the future, but is intended to serve as a general informational source for the public and County and local officials regarding the location of waste disposal sites.

Brownfield Remediation Site Clean-Ups

In 2007, the City of Racine Redevelopment Authority received $200,000 from the WDNR Brownfield Green Space and Public Facilities Grant Program for the Pointe Blue Waterfront Redevelopment, plus $40,075 for the Washington Avenue – West Boulevard Redevelopment Area. At the former Pugh Oil Company and Marina, the city envisions that the Pointe Blue project has the potential for expanding the development of Racine's Lake Michigan Pathway, leading to North Beach. The West Racine funds were used for remediation and capping of the property at the Northeast corner of Grove Avenue and Washington Avenue. The West Racine Business & Professional Association had the site landscaped into a public square that can be used for special events. In the long term, the benefits associated with the clean-up of these brownfield sites, among others, can lead to employment and environmental gains, leveraged investment, revitalized neighborhoods, and new sources of local revenue derived from previously unproductive land.

ECONOMIC DEVELOPMENT GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The economic development goals, objectives, and policies were developed through the public participation process, review of current economic development issues and opportunities, and included a review of the following documents and plans:

- Racine County Economic Development Plan 4.0 (2008); and
- Higher Expectations: A Workforce Development Strategy for Racine County (2008).

---

[4]*Superfund is the name given to the environmental program established to address abandoned hazardous waste sites. The U.S. Environmental Protection Agency (EPA) administers the Superfund trust fund and works closely with state and local governments and tribal groups to remediate sites that may endanger public health or the environment.*

Additional planning and economic development plans exist that promote more specific land use and transportation strategies, downtown and neighborhood business sector growth, agricultural preservation, and commercial corridor design initiatives. These plans were utilized when objectives and policies were developed.

The following County Economic Development Goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Economic Development Goals

Goal XIV-1: Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.

Goal XIV-2: Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.

Goal XIV-3: Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems, and utilize existing public utilities and services.

Goal XIV-4: Maintain the agricultural base, preserving productive farmland and environmentally sensitive areas.

Goal XIV-5: Protect and enhance cultural structures, historic sites and districts, and archaeological sites.

Goal XIV-6: Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

Goal XIV-7: Encourage intercommunity planning efforts to make effective use of resources and to resolve conflicts.

Racine County Economic Development Plan (EDP) 4.0 Objectives, Policies, and Programs[5]
Objectives

- To cultivate an entrepreneurial culture in Racine County.
- To focus on the importance of technology and innovation relative to the growth of existing businesses and the attraction of new businesses to the community.
- To utilize the existing natural and cultural resources, recreational opportunities, and business location advantages to promote a positive image of Racine County to existing residents and those outside the County.
- To take advantage of the development opportunities that exist as a result of the Chicago-Milwaukee Corridor and to properly link land use with future business development countywide.
- To link education and training in a manner that provides a competitive workforce to meet the present and future needs of local employers and to create opportunities for low-income, disadvantaged and minority individuals to prepare for and obtain employment.

Policies and Programs

- Ensure a comprehensive system of entrepreneurial services for both value-added and neighborhood businesses.
- Work to create an entrepreneurial spirit among students and youth in Racine County.
- Ensure that pre-entrepreneurs are provided with appropriate training that will enable them to start successful small businesses.

---

[5]*Identified as "challenges" and "strategies" in the Racine County Economic Development Plan 4.0.*

- Ensure that minority small businesses are provided with appropriate training that will enable them to sustain successful businesses.
- Continue to implement an aggressive and targeted existing business growth and business attraction program for Racine County that is based on:
  - industries with a recent history of competitiveness and export orientation;
  - emerging industries that show a potential for future growth.
- Focus the resources of the Center for Advanced Technology and Innovation, Inc. (CATI) on becoming a regional center (Chicago-Milwaukee Corridor) for:
  - leveraging intellectual property assets (inovaTECH);
  - assisting companies in gaining an understanding of new product and marketing opportunities (inovaDRIVE);
  - providing intelligence and contacts to support a company's growth strategy (inovaSOURCE).
- Provide secondary financing to existing and new companies that are creating jobs, tax base and personal income to Racine County.
- Focus on the retention and recruitment of knowledgeable workers necessary to meet the labor force needs of companies in Racine County.
- Continue the aggressive menu of national speaker and networking events that aligns with technology, innovation and growth industries, as well as other challenges in the Racine County EDP. When possible, partner with other organizations on a regional basis.
- Provide technical assistance to transition the capabilities of existing Racine County manufacturers to next generation or "advanced" manufacturers.
- Local community development organizations in Racine County will continue to promote a positive image of the County to both internal and external audiences using the brand platform analysis completed by Prophet as the blueprint for the orientation of this initiative.
- Engage community organizations and post-secondary education partners in identifying the benefits of living and working in Racine County and promoting a positive image of Racine County to young adults.
- Racine Unified School District will partner with community organizations to promote the most positive image of the school district.
- Provide high value real estate development opportunities that link Racine County with the Southeast Wisconsin Region and Northern Illinois.
- Support the extension of commuter rail from Kenosha to Racine and Milwaukee.
- Address the adequacy of public transportation for serving the needs of low- and moderate-income persons to access job opportunities in Racine County and throughout southeast Wisconsin.
- Use the Smart Growth Initiative to accelerate cooperative area-wide comprehensive planning.
- Complete a Regional Business Park Land Absorption Study, replicating and expanding upon the study update done for Racine County in 2006.
- Plan for value-added commercial and industrial development in the IH 94 and STH 36 corridors.
- Continue to implement industrial and commercial redevelopment projects in communities throughout Racine County.
- Continue the current county-wide and local government initiatives to streamline the private sector land development process.

- Incorporate the EDP updates as economic development policy through local plans and the comprehensive plan for Racine County.
- Monitor the local economy to identify and retain employers that are considering relocation outside of Racine County.
- Actively participate in the Milwaukee 7 regional economic development program in order to create a stronger regional economy with a focus on those initiatives that will positively impact the Racine County economy.
- Monitor the Wisconsin business climate and advocate for changes that will improve the State as a place to do business.
- Facilitate cooperation between eastern and western Racine County relative to comprehensive planning issues.
- Develop and implement a comprehensive Racine County community-wide workforce development plan to address:
  - high unemployment and low academic achievement in the City of Racine Census Tracts 1-5, and elsewhere throughout the County;
  - current and future (five years) workforce needs of existing local employers;
  - workforce development strategies to support economic development efforts to attract and expand targeted industry sectors to the County.
- Advocate for programs that will impact the high unemployment rates in the low-income and minority communities.

Additional Economic Development Objectives, Policies and Programs
Developed as Part of the Racine County Comprehensive Plan
Objectives

- Promote a wide range of a range of employment opportunities and resources for all residents that improve and enhance the economic vitality of Racine County.
- Maintain and enhance the economic vitality of Racine County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- Encourage and promote a viable and sustainable agricultural economy through existing and new programs designed to support the farm economy.
- Promote the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and locations.
- Foster tourism that promotes the natural features, cultural resources, and unique heritage of Racine County.
- A broad and powerful coalition will be created to ensure more truly job-ready workers, dramatically reducing the number of individuals and families trapped in the cycle of poverty.[6]
- Public transportation systems should adapt to meet the changing demands of work and personal responsibilities.[7]

[6]*Identified as "goals" in* Higher Expectations: A Workforce Development Strategy for Racine County.

[7]*Ibid.*

Policies and Programs

- Direct commercial and industrial development to those targeted areas identified for such uses on the Comprehensive Plan 2035 land use plan map.
- Promote retail, service, and healthcare businesses to identify and market to the customer base of existing employment centers and serve the needs of all ages.
- Encourage the creation of mixed used developments that contain a strategic mix of residential, retail, office, service and civic, school and recreational facilities, and open space in a compact setting.
- Promote mixed use developments and employment centers that are visible and easily accessible to existing or planned transit routes.
- Encourage the development of industrial and commercial development in municipalities that are capable of providing sewer and water services.
- Evaluate incentives that incorporate sustainable concepts with respect to the building design, site design, energy conservation and waste management practices with all types of businesses.
- Evaluate programs that conserve energy resources and reduce energy costs to residences, businesses, and industries.
- Encourage business development that provides a living wage for its employees and enables employees to afford housing in Racine County.
- Ensure adequate housing within close proximity to employment centers, including both affordable and workforce housing, to meet the needs of the workforce and targeted population growth who work in Racine County, or who wish to live and work in the County.
- Promote convenient, flexible, and affordable public transportation options within Racine County and between Racine County and neighboring counties.
- Promote flexibility in architectural and aesthetic design of retail and service centers.
- Encourage restoration and adaptive reuse of historic buildings and structures.
- Develop guidelines and implementation strategies to seamlessly integrate existing development with the planning and redevelopment of underdeveloped or in-fill properties in the current urban service area.
- Promote the redevelopment of underutilized, vacant, blighted, brownfield, or other environmentally contaminated industrial and commercial buildings to efficiently utilize existing public utilities and services.
- Encourage local initiatives such as tax increment financing districts, business improvement districts, or historic district designation to focus attention and resources on revitalization efforts.
- Support economic initiatives to ensure farming remains viable in Racine County, including agri-tourism, and direct marketing of farm products.
- Protect the lands identified in the Agricultural, Natural, and Cultural Resources and Land Use Elements as best suited for long-term farmland preservation, in order to provide the land base needed to maintain agriculture and associated agricultural businesses.
- Evaluate business development in terms of short and/or long term environmental impacts and compatibility with adjacent land uses.
- Ensure that the County has adequate community facilities and services to meet the needs of the existing and future workforce.
- Promote the arts, recreation, entertainment, and educational facilities as major contributors to the County's high quality of life.

- Promote coordination and cooperation between all of the communities in the County on economic development related issues including business creation, retention, expansion, programs, and design.
- Encourage collaborative efforts between private, public, and non-profit entities.
- Promote downtown business districts and marketing resources to meet the needs of local, regional, and tourist customers.
- Continue monitoring of key economic development indicators.

ECONOMIC DEVELOPMENT ASSISTANCE PROGRAMS, FINANCIAL TOOLS, AND ORGANIZATIONS

This section identifies economic development assistance programs, financial tools, and lead partner organizations that are available to the public and private sectors to help foster economic development efforts. There are many programs at the Federal, state, county, and local levels that can assist Racine County in the support and development of economic development efforts. All local units of government are also eligible to implement economic development financial tools—Tax Increment Financing Districts, Business Improvement Districts, and Revolving Loan Funds—to help carry out community development programs. Local businesses, like the County and local units of government, can apply for various grants and loans to assist in business attraction, retention, expansion, and revitalization economic development efforts. In addition to programs, there are regional, county, and local organizations that provide assistance to local units of governments and businesses.

Economic Development Assistance Programs

In Racine County, there are a number of economic development assistance programs that can provide financial investment to support businesses and industries. RCEDC and the MJAC have a developed a list of assistance programs that are applicable to area businesses and investors. Table XIV-2 and Appendix F provide a summary of these programs.

Economic Development Financial Tools

In Racine County, RCEDC and local Community Development and Redevelopment Authorities are administrators of other financial tools. In particular, the most prevalent financial tools used in the County include tax increment financing, business improvement districts, and revolving loan funds.

Tax Increment Financing

Wisconsin's Tax Increment Financing (TIF) program can be an important financial tool for cities, villages, and towns[8] in eliminating blight, rehabilitating declining property values, and promoting industry and mixed-use development. Under TIF, the municipality's Community Development Authority (CDA) facilitates the new growth and redevelopment projects. The CDA establishes the cost-effective TIF District by first going through the Wisconsin Department of Revenue to aggregate value of taxable and certain municipality-owned property. This is called the Tax Incremental Base. The municipality then installs public improvements, and property taxes generally increase. Taxes paid on the increased value are used to pay for improvements funded by the community. This is the Tax Increment. It is based on the increased values in the Tax Increment Financing District (TID) and levies of all the taxing jurisdictions that share the tax base. Other taxing jurisdictions do not benefit from taxes collected on value increases until project costs have been recovered and the TID is retired. If the TID has been successful, each of the taxing jurisdictions would expect to receive a larger share of the property revenue amount from the new development that came about as a direct result of the creation of the TID.

[8]*Tax Increment Financing is available to towns on a limited basis involving agricultural, forestry, manufacturing, and tourism industries.*

Racine County has 20 active TIDs for a total of 6,373 acres as of 2009. Both the active and inactive TIDs are identified in Table XIV-3 and on Maps XIV-2, XIV-2a, and XIV-2b. The City of Racine has the most TIDs, which currently has 10 active TIDs covering 238 acres mainly in the central business district, as indicated on Map XIV-2a.

Business Improvement Districts (BIDs)

The creation of business improvement districts (BIDs) provides funding opportunities to support the process of downtown and neighborhood economic redevelopment efforts. Per the *Wisconsin Statutes*, municipalities (cities, villages, and towns) have the power to create one or more special assessments districts within their jurisdiction. As defined by the legislation, the establishment of BIDs represents a geographic grouping of commercial properties where the business owners agree to assess themselves in a way that generates funds to develop, manage, and promote the districts. The use of the generated funds is flexible and can be used for a range of improvements, such as marketing, banners, business recruitment, and streetscapes.

As shown in Table XIV-4 and on Map XIV-3, the City of Racine has created four BIDs. The BID process begins with a petition from property owners requesting the creation of a BID for the purpose of revitalizing and improving a community's traditional downtown or a particular neighborhood commercial area. The BID law requires that every district have an annual Operating Plan and a minimum of five board members appointed with a majority of those individuals owning or leasing property within the BID. The BID proponents prepare this Operating Plan with technical assistance from the City of Racine Community Development Department and other consultants. RCEDC manages the West Racine and Uptown BIDs, and the City of Racine Downtown Racine Corporation manages the Downtown and Douglas Avenue BIDs.

Revolving Loan Funds (RLFs)

Revolving Loan Funds (RLFs) are an additional financial tool that a municipality may use to promote economic development efforts for new business start-ups and expansion. Funding from RLF programs in Racine County is used to create employment opportunities, encourage private investment, and provide a financing alternative. Loans may be used for the purchase, rehabilitation, renovation, or construction of a commercial strip building or brownfield sites; site acquisition and preparation; purchase of furniture, fixtures, and equipment; financing and working capital; tenant improvements; and buyouts by purchase of assets or stock.

The RCEDC administers Racine County's RLF program to a number of local businesses. To be eligible for funding, a proposed project must meet specified minimum requirements based on the terms of the RLF and pay back the loan at a 4 percent interest rate, up to a five-year term, 20-year amortization. Such terms may include a specific amount of private sector investment, such as a ratio of borrowed money to investment, or require that a certain number of jobs be created or retained for the specified amount of RLF funds requested. Additionally, an applicant would need to demonstrate that the proposed project is viable and that the business has the ability to repay the funds under the terms of the agreement.

Community Development Authorities (CDA)

Under Sections 66.1335, 66.1339, and 66.1341 of the *Wisconsin Statutes*, cities, villages, and towns, respectively, may adopt an ordinance or resolution creating a housing and community development authority known as the "Community Development Authority" (CDA). The CDA is a separate body from the governing body with the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. There are six CDAs in the following Racine County communities: City of Burlington and Villages of Caledonia, Mt. Pleasant, Sturtevant, Union Grove, and Waterford. The CDA is formed by an ordinance or resolution, which grants the CDA the powers to act as the agent of the local government in planning and carrying out community development programs and activities approved by the governing body under the Federal Housing and Community Development Act of 1974 and as the agent to perform all acts that may be performed by the plan commission, with the exception of preparing the comprehensive plan for the local government. Redevelopment and housing authorities must cease operation if the local government establishes a CDA.

The CDAs in Racine County may exercise the following economic development assistance powers: to provide and retain gainful employment opportunities; to increase a community's tax base, such as facilitating the creation of a TIF District; to stimulate the flow of investment capital into the municipality with resultant beneficial effects upon the economy; to issue revenue bonds to provide financing for affordable housing projects and Qualified Redevelopment Projects; to eliminate or prevent substandard or blighted areas. In addition a CDA may perform negotiations and make recommendations for consideration to a local governing board or common council regarding development and redevelopment sites.

Community Redevelopment Authorities (CRA)

Under Section 66.1333 of the *Wisconsin Statutes*, cities are granted the ability to create redevelopment authorities for the purpose of carrying out blight elimination, slum clearance, and urban renewal programs and projects. The City of Racine established a Redevelopment Authority (CRA) in 1977. It is the only redevelopment authority in Racine County, which primarily concentrates on redevelopment of commercial corridors and brownfield sites. CRAs are granted powers to prepare redevelopment and urban renewal plans, and to undertake and carry out redevelopment and urban renewal projects within the city's corporate limits, and to employ personnel to carry out those activities. Redevelopment authorities may enter into contracts; acquire by purchase, lease, eminent domain, or other means, any real or personal property or any interest in the property, together with improvements; and carry out any transactions regarding redevelopment of such properties. Members of a city's common council may resolve, by two-thirds vote, to create a redevelopment authority. Upon confirmation by four-fifths of the common council, the mayor or city manager appoints seven residents of the city to act as commissioners. The powers of the redevelopment authority are vested in the appointed commissioners.

One of the projects that the City of Racine CRA has recently undertaken is the redevelopment of the former Jacobsen/Textron property. In 2002, the City of Racine CRA was given a $200,000 loan from the Environmental Protection Agency (EPA) through the Brownfields Cleanup Revolving Loan Fund (BCRLF) pilot program to assist in the cleanup of the site. With the completion of infrastructure improvements in 2007, the property is now an industrial park.

Economic Development Organizations

A number of Countywide economic development organizations have been working together to assist in the establishment, retention, and expansion of area businesses. The following is a description of various local and regional partner organizations that help Racine County's and area businesses in their economic development efforts.

Racine County Economic Development Corporation (RCEDC)

The Racine County Economic Development Corporation (RCEDC) is a private, non-profit organization created in 1983 to build and maintain a strong economic base in Racine County. The mission of the RCEDC is to foster the economic vitality of Racine County by working with numerous local and regional partners to support innovation and creativity that leads to business investment.

The RCEDC Board consists of 28 members representing local industry, government, education, and professional organizations, and is served by 10 RCEDC staff members. Current membership in the RCEDC is about 150 members, representing a diverse group of companies and individuals interested in the economic development of the Racine County area.

RCEDC assists existing and potential businesses in Racine County in numerous ways. First, RCEDC and its partners helped to originally draft the *Racine County Economic Development Plan (EDP)* 2.0 in 2002 to serve as the blueprint for future economic development in Racine County. The EDP 2.0 identified community and business needs through a set of challenges, strategies, and actions. The successful implementation of the EDP 2.0 required willingness for change by community development organizations, employers, workers, and the community at large. In many cases, such change required new, or the re-allocation of existing, financial resources. While the EDP 2.0 and subsequent 3.0 and 4.0 Plans reflect changing economic development needs and issues, it is important to note that these are distinguished from the specific economic development mission of the RCEDC.

Second, RCEDC assists in developing, facilitating, and administering a variety of economic development initiatives, including technical assistance and grant/loan programs aimed at: technology and innovation; marketing Racine County; small business and minority-owned business development; regional economic development; workforce development; business financing; land and buildings; community partnership; and making RCEDC a single point of contact for information on the county's economic development. Finally, the RCEDC staff and its website provide technical assistance, marketing services, and other resources that include the website as a business attraction resource, workforce training, community profiles, demographic data, business site location listings, and information on utilities, transportation, taxes and business assistance, and quality of life factors.

Community Economic Development Corporation, Inc. (CEDCO)

The Community Economic Development Corporation, Inc. (CEDCO) is a private, non-profit community development financial institution which was established in 1996 by the collaborative efforts of the Racine branch of the National Association for the Advancement of Colored People (NAACP) and the City of Racine to encourage and promote minority entrepreneurship throughout Racine. CEDCO offers a variety of personal financial workshops, as well as services and training for start-up entrepreneurs and minority business enterprises. CEDCO is an authorized intermediary selected to package/submit applications for the U.S. Small Business Administration (SBA) Minority, Women and Veteran Pre-qualification Loan Programs.

Racine Area Manufacturers and Commerce (RAMAC)

Formed in 1982 from the consolidation of the Racine Area Chamber of Commerce and the Manufacturers' and Employers' Association, the Racine Area Manufacturers and Commerce (RAMAC) supports and promotes businesses and communities in Racine County. RAMAC serves as a unified voice for interests common to every small and large, industrial, professional, service and retail business and community organization in the Racine area, as well as a central source of information and data on a wide variety of business problems and issues affecting its members, which include over 750 firms. Through RAMAC, these employers form an alliance to accomplish its mission:

- To strengthen and maintain a solid, diversified, economic base, one that ensures a healthy business climate and a prosperous, progressive community.
- To promote and protect the fundamentals of the private free enterprise system as the foundation of our nation.
- To help its members manage more effectively, efficiently and productively by excelling in the delivery of personnel, research and management training services.
- To provide the necessary business leadership and service in the cooperation with other public and private interests aimed at improving the quality of life in the Racine area.

Some of the programs provided by RAMAC for its members include a Business-to-Business Expo, a Human Resources Hotline, and management and supervisory training.

Local Chambers of Commerce

Local chambers of commerce that support and promote businesses include the Burlington Area, Greater Union Grove Area, Sturtevant, Waterford, and Wind Lake.

Racine County Department of Human Services - Division of Workforce Development

The Racine County Division of Workforce Development administers local, state and Federal public assistance programs, including the Wisconsin Works program (W-2), Childcare, Medicaid/BadgerCare, Food Stamps and Emergency Assistance Programs, and the Dislocated Worker Program. As one component of the Wisconsin Department of Workforce Development, the Racine County Division is part of the greater Southeastern Wisconsin Workforce Development Area, which consists of Kenosha, Racine, and Walworth Counties. Workforce development divisions for these three counties pool resources to provide training and assistance for those seeking employment, and to help employers seeking qualified candidates to fill positions. The Racine County Division provides most services at the Racine County Workforce Development Centers located in the City of Racine and Burlington. The Racine County Workforce Development Centers have facilities to conduct on-site job recruitment, interviews, testing, orientation, training, and human resources and employee relations functions.

Although much of its activities are focused on assisting workers to find jobs, and providing interim financial and welfare assistance, other services and programs of the Division of Workforce Development focus on economic development and job growth. These include:

Business Services Program
Business Services Program provides assistance to employers searching for qualified applicants, provides labor market information, provides small business development workshops and services, and administers or advises employers about grants from a variety of local, state, and Federal sources. Business Services assists local employers in the recruitment process on a local, statewide, and national level, and provides employers with assessments and training of new and existing employees.

Youth Services
The Career Discovery Center at the Workforce Development Center provides area youth with career exploration activities, primarily in school settings at both the middle and high school levels. Some topics covered in these workshops include general career exploration, web-based career tools, goal setting, skill discovery, and filling out job applications. Other programs offered by the Career Discovery Center include the Mayor's Summer Jobs, which provides a variety of jobs to inner city youth, and Partners Educating Parenting Students (PEPS), an effort to keep parenting students from dropping out of school by providing additional assistance. Youth services are designed to inspire, engage, educate and train the County's future workforce.

Dislocated Worker Program
The objective of the Dislocated Worker Program is to assist laid-off workers in obtaining full-time employment in a job compatible with the worker's capabilities and interests at a competitive wage. The Southeastern Wisconsin Workforce Development Area manages the Dislocated Worker program, which is a "Work First" program with emphasis on opportunities for employment. Participation requires that the worker be committed to intensive efforts toward obtaining full-time employment. Program staff develops an Individual Employment Plan (IEP) with each participant to identify full-time employment objectives and what steps will be taken to achieve the objectives. The IEP specifies the occupational goals of the enrollee, based on assessment, testing, and individualized counseling.

If after an initial period of intensive work search the participant is unsuccessful in obtaining employment, additional training may be considered, subject to availability of funds. Those who are deemed eligible to receive additional training are given an Individual Training Account (ITA), and information on providers, which includes the cost of training and the success rate of the training provider.

Downtown Racine Corporation (DRC)
Created in 1989 through a merger of the former Downtown Racine Development Corporation and the Downtown Association, the Downtown Racine Corporation (DRC) is a comprehensive, incremental Downtown revitalization program with activities and programs including retail and special events, design and business development services as well as creating a partnership culture among stakeholder organizations. The DRC also manages the Downtown Business Improvement District, which funds a variety of community maintenance and improvement efforts and business assistance programs in the downtown area, such as coordinated beautification projects and increased security.

Racine County Convention and Visitors Bureau (CVB)
The Racine County Convention and Visitors Bureau (CVB) was founded in 1983 as a nonprofit organization, aimed at promoting Racine County as an attractive destination by aggressively marketing the area's hospitality, facilities and attractions to create a positive economic impact on Racine County and enhance the area's quality of life. The Racine County CVB marketing efforts include advertising in print, television, radio and internet, including materials such as an annual visitors' guide, a restaurant guide, and a relocation packet. The CVB also attracts and develops events (e.g., Spirit of Racine Triathlon, Great Midwest Dragon Boat Festival); arranges group tours, meetings and conferences; and promotes local events to residents.

University of Wisconsin-Parkside Small Business Development Center (SBDC)
The University of Wisconsin-Parkside Small Business Development Center (SBDC) provides assistance to new and existing businesses in the form of classes and business counseling services, including assistance in the development of business plans and marketing. The UW-Parkside SBDC located in the Center for Advanced Technology and Innovation (CATI) building in Sturtevant, serves both Racine and Kenosha counties. The SBDC provides business counseling and assistance in both pre-venture (business formation) and venture (business growth and enhancement) areas at little or no cost to its clients.

Gateway Technical College
Gateway Technical College collaborates with communities in Kenosha, Racine, and Walworth counties to ensure economic growth and viability by providing education, training, leadership, and technological resources to meet the changing needs of students, employers, and communities. With over 29,000 enrollees annually, Gateway Technical College serves the vocational and technical training needs of Southeastern Wisconsin from its campuses and through distance learning opportunities, such as online courses. Offerings include associate degree, diploma, certificate, short-term, non-credit, and workshop programs in over 77 fields. Community outreach educational services include courses in English as a Second Language (ESL), GED/HSED, and computer skills. In Racine County, Gateway has a major campus in the City of Racine, as well as a campus center in the City of Burlington.

In particular, Gateway's Workforce and Economic Development Division (WEDD, previously Business & Industry Services) collaborates with Gateway's Advanced Technology Centers to promote business development, workforce development, and technology innovation in southeast Wisconsin by serving as a "one-stop" economic center for workforce development. WEDD is the leading supplier of training solutions to area business and industry by providing effective, efficient and affordable training for the local workforce through: customized training, technical assistance, assessments, professional development workshops, and the Advanced Leadership Certificate Program. Courses, workshops and seminars are offered on-site, on campus or at any of the Advanced Technology Centers at various times and dates; Gateway also provides opportunities for on-line learning, self-paced learning and accelerated learning.

Gateway Technical College—Center for Advanced Technology and Innovation (CATI), Inc.
CATI was founded in 2001, with the vision of being a source of innovation for entrepreneurs, companies, and students seeking new opportunities by harnessing the research and development engine of U.S. industry. CATI is a regional technology transfer and commercial institution founded by nine academic institutions, including UW-Parkside and workforce development and economic development agencies in Racine and Kenosha counties. At its core, CATI is a unique tech transfer model designed to leverage private industry intellectual property by acquiring late-stage technologies via out-licensing, joint venture, or donation, and matching those with the strategic strengths of the regional economy. CATI has three focus areas:

- Technology Transfer: Assisting existing companies and entrepreneurs with assessing and acquiring needed technology.
- Facilitating Focused Education: Providing application-based educational experiences linking businesses with students.
- Entrepreneurial Development: Assisting entrepreneurs and inventors with commercializing more value-added products to be competitive in a global marketplace.

Carthage College
Carthage College, located in Kenosha County, is a private institution offering liberal arts degrees. Enrollment is approximately 1,500 students, with a student/faculty ratio of 16 to one. The college offers study in 33 major fields plus 13 special academic programs, a Masters in Education program, and an MBA cooperative program with Loyola University in Chicago.

In 2004, Carthage College opened the A.W. Clausen Center for World Business, a first-class learning center featuring state-of-the-art technology conducive to the presentation and discussion of business principles and theories. The facility and its programs are designed with the goal of preparing students for business leadership in a world that transcends intellectual and political boundaries.

Regional Economic Partnership (REP)
The REP includes economic development organizations in each of the Region's seven counties (Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha) plus We Energies, the City of Milwaukee, the Metropolitan Milwaukee Association of Commerce, and SEWRPC. The REP was formed in 1993 to provide:

- A development partner to assist with financing, workforce training programs, and technology development programs.
- Assistance with business permits and regulations.
- Continuing assistance beyond project completion.

The Milwaukee 7
The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties—Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. The council, made up of about 35 civic and business leaders and chief elected officials, was formed with the idea that a regional approach is key to fostering economic growth. Milwaukee 7 is engaged in efforts focusing on regional strategic planning for economic development. Among the council's goals are to compile comprehensive information about the Region, creating a way for businesses to tap easily into data that can help them plan expansion or location decisions; identifying "clusters" of industries well suited to the area; and creating jobs to retain more Wisconsin college graduates.

In April 2007, the Milwaukee 7 released its Strategic Framework, which includes a vision for the Region and recommended steps on how to achieve this vision. The Strategic Framework identifies the Region's assets that pose a unique opportunity for the Region's long-term prosperity; identifies "Regional Export Drivers," which are industries that drive the export of goods and services beyond the regional borders; maps opportunity zones; and outlines a strategic agenda for each of the Regional Export Drivers. The Milwaukee 7 resource center and Strategic Framework are found on the Milwaukee 7 website (www.choosemilwaukee.com).

Table XIV-1

ENVIRONMENTALLY CONTAMINATED SITES IN THE RACINE COUNTY PLANNING AREA

Number on Map XIV-1	Civil Division	Location	Date Listed[a]	Activity Type[b]
1	City of Burlington	1120 Milwaukee Ave.	7/3/2006	ERP
2		189 E Chestnut St.	6/16/2000	LUST
3		533 Bridge St.	1/2/2002	ERP
4		100 N Calumet St.	2/21/2001	LUST
5		100 S Calumet St.	10/18/2004	ERP
6		590 W Milwaukee Ave.	8/12/2002	LUST
7		638 S Kane St.	3/28/2002	ERP
8		305 E Jefferson St.	2/21/2001	LUST
9		280 E Chestnut St.	1/10/2001	ERP
10		Inactive Landfill	N/A	Inactive Landfill
11		500 E State St.	4/29/1994	LUST
12		1120 Milwaukee Ave.	7/3/2006	ERP
13		281 E Chestnut St.	6/23/2000	ERP
14		233 S Pine St.	1/18/1996	LUST
15		224 S Pine St.	8/12/2002	ERP
16		680 - 688 Milwaukee Ave.	10/27/2006	LUST
17		132-140 S Calumet St.	7/27/1990	ERP
18		381 W Market St.	12/27/1996	ERP
19	City of Racine	3109 Mt Pleasant St.	1/12/2004	ERP
20		1500 Durand Ave.	2/21/1996	LUST
21		3700 Spring St.	8/1/1990	LUST
22		Kearney & Rosalind Ave.	9/30/1992	ERP
23		2835 Lathrop Ave.	7/14/1997	ERP
24		500 High St.	8/8/1989	LUST
25		1001 Water St.	8/22/2005	ERP
26		1800 21st St.	5/25/1995	LUST
27		1717 W 6th St.	5/22/2000	ERP
28		4100 Victory Ave.	4/11/2002	LUST
29		1339 14th St.	12/15/1998	LUST
30		3825 Durand Ave.	10/18/2002	LUST
31		2520-2600 Spring St.	3/16/1999	ERP
32		501 Lake Ave.	9/10/2002	ERP
33		4301 Washington Ave.	1/29/2002	LUST
34		1930 Roosevelt Ave.	9/24/1992	ERP
35		550 Three Mile Road	7/17/2006	LUST
36		2418 Douglas Ave.	3/15/1990	LUST
37		1301 18th St.	2/15/2004	LUST
38		1600 Goold St.	12/9/1998	ERP
39		2701 N Green Bay Rd.	7/25/2002	ERP
40		3941 Main St.	5/30/2006	ERP
41		2100 N Main St.	10/26/1993	LUST
42		1819 Durand Ave.	3/15/1990	LUST
43		1914 Indiana St.	5/29/2002 and 4/24/2007	ERP
44		121 Lake Ave.	10/9/1995	ERP
45		1325 16th St.	7/22/1999	ERP
46		1028 Douglas Ave.	5/6/1994	ERP
47		1400 13st St.	10/13/2003	LUST
48		4700 21st St.	8/9/1991	ERP
49		718 Marquette St.	11/28/2006 and 4/25/2007	ERP/LUST
50		1600 Yout St.	5/28/1992	LUST
51		700 W 8th St.	5/21/1991	LUST

Table XIV-1 (continued)

Number on Map XIV-1	Civil Division	Location	Date Listed[a]	Activity Type[b]
52	City of Racine (continued)	700 State St.	10/3/1989	ERP
53		1701 Dekoven Ave.	8/11/2004	ERP
54		2200 Dekoven Ave.	1/1/1980	ERP
55		1001 N Main St.	12/6/1991	LUST
56		1900 and 1910 Taylor Ave.	4/4/2006	LUST
57		Loni Lane-Regency W	3/26/2003	ERP
58		1149 Washington Ave.	4/19/1997	LUST
59		1730 State St.	6/1/2007	ERP
60		1717 Taylor Ave.	1/10/1995	ERP
61		2000 Dekoven Ave.	8/23/1991	LUST
62		1215 State St.	1/6/1997 and 4/11/2000	ERP/LUST
63		1158 Washington Ave.	11/17/1997	LUST
64		1975 State St.	3/30/1992	LUST
65		1500 Dekoven Ave.	1/8/1990	ERP
66		1400 Durand Ave.	7/2/1997	LUST
67		2000 Dekoven Ave.	12/4/1997	ERP
68		3013 Rapids Dr.	5/29/2002	LUST
69		1122 West Blvd.	7/3/1998	ERP
70		2320 Douglas Ave.	12/1/2006	ERP
71		1218 Frederick St.	11/5/1998	LUST
72		1180 Frederick St.	11/5/1998	LUST
73		1711 N Main St.	11/2/1989	LUST
74		200 Dodge St.	12/6/1991	LUST
75		3953 N Main St.	5/3/1991	LUST
76		180 Reichert St.	8/28/1995	LUST
77		Water & Grand	8/3/2005	ERP
78		1524 Frederick St.	8/20/2003	LUST
79		1442 N Memorial Dr.	3/17/1987, 2/18/199, and 3/14/2000	LUST
80		1425 N Memorial Dr.	8/19/2005	ERP
81		1622 Oakes Rd.	5/3/1996	ERP
82		1700 Racine St.	6/16/1994	LUST
83		5600 Durand Ave.	12/15/1993	LUST
84		949 N Erie St.	3/15/2000	ERP
85		1616 Durand Ave.	10/6/1995	LUST
86		1737 Center St.	1/9/2001	LUST
87		4700 Washington Ave.	11/10/1993	LUST
88		910 West Ave.	4/17/1998	ERP
89		1321 Racine St.	3/9/1998	ERP
90		4600 21st St.	8/7/1990 and 1/7/2003	ERP
91		1400 14th St.	10/7/1997	ERP
92		3212 Douglas Ave.	11/12/2003	LUST
93		1501 Three Mile Rd.	11/27/1990	LUST
94		1201 Michigan Blvd.	2/27/1996	ERP
95		1900 Clark St.	4/14/1992	ERP
96		4910 Washington Ave.	12/10/2000	LUST
97		1601 Taylor Ave.	2/12/2003	LUST
98		526 Marquette St.	12/9/1998	LUST
99		1220 Mound Ave.	5/17/1996	LUST
100		620 Stannard St.	3/14/2006	ERP
101		1225 14th St.	4/9/1991	ERP
102		1501 Clark St.	12/18/2003	ERP

Table XIV-1 (continued)

Number on Map XIV-1	Civil Division	Location	Date Listed[a]	Activity Type[b]
103	Village of Caledonia	1900 Three Mile Rd.	11/30/2004	ERP
104		10125 Four Mile Rd.	3/15/2000	ERP
105		3333 County Hwy H	4/16/1998	ERP
106		3440 N Hwy H	4/14/1994	LUST
107		6206 Hwy V	1/7/2003	LUST
108		8229 County Line Rd - Hunts Disposal – Inactive Landfill (Superfund Site)	4/1/1979	ERP/ Inactive Landfill
109		Inactive Landfill – Caledonia Corp.	N/A	Inactive Landfill
110		Inactive Landfill – Hillside Sand and Gravel	N/A	Inactive Lanfill
111		2440 Four Mile Rd.	6/22/2001	ERP
112		414 Three Mile Rd.	4/16/1991	LUST
113		5311 Hwy 31	8/6/1997	LUST
114		2825 Four Mile Rd.	1/1/1980	ERP
115	Village of Mt. Pleasant	1525 Durand Ave.	5/14/2007	ERP
116		8100 Washington Ave.	4/13/1992	LUST
117		4747 Lathrop Ave.	11/27/2007	ERP
118		3233 Phillips Ave.	9/23/1997	ERP
119		7505 Durand Ave.	4/11/2005	ERP
120		9725 County Rd. K	11/29/2001	LUST
121		7100 Durand Ave.	1/10/1996	ERP
122		24th and Mead St.	1,/1/1980, 11/24/1993, 5/28/1997 and 3/8/2006,	ERP/LUST
123		7000 Durand Ave.	8/21/1990	LUST
124		5428 Washington Ave.	5/6/1999	LUST
125		6035 Durand Rd.	10/29/1987	LUST
126		2727 Roberts Rd.	2/16/1995	LUST
127		4213 Wood Rd.	5/19/2000	ERP
128		8311 16th St. Site A	10/21/2004 and 7/6/2006	LUST
129		6226 Bankers Rd.	7/21/1998	LUST
130	Village of Sturtevant	2412 West Rd.	8/2/1993	ERP
131		8913 Durand Ave.	12/14/1998	ERP
132		Inactive Landfill – (received hazardous waste)	N/A	Inactive Landfill
133		2620 90th St.	11/2/2007	ERP
134		9709 Durand Ave.	10/11/2006	LUST
135		9512 Washington Ave.	7/2/2003	ERP
136	Village of Union Grove	1036 Main St.	10/26/2006	LUST
137		1524 15th Ave.	11/18/1999	ERP
138		1422 W Main St.	3/2/1999	LUST
139	Village of Waterford	28305 Kramer Rd.	8/30/2000	LUST
140		200 N Milwaukee St.	1/15/1996	LUST
141	Town of Burlington	2007 S Browns Lake Dr.	8/15/2006	LUST
142		Inactive Landfill	N/A	Inactive Landfill
143	Town of Dover	Inactive Landfill – Center of Developmentally Disabled	N/A	Inactive Landfill
144		Inactive Landfill – Koenecke Property	N/A	Inactive Landfill
145		21211 Durand Ave.	8/14/2001	ERP
146	Town of Norway	Inactive Landfill	N/A	Inactive Landfill
147		21500 W Six Mile Rd.	11/13/1998	ERP
148	Town of Raymond	SW Corner Seven Mile Rd. and IH 94	12/1/1996	ERP
149		Inactive Landfill – WM WI Reclamation	1/21/2004	ERP/ Inactive Landfill
150		12000 Six Mile Rd.	6/8/1994	ERP
151		1000 S 124th St.	8/9/1990	ERP

Table XIV-1 (continued)

Number on Map XIV-1	Civil Division	Location	Date Listed[a]	Activity Type[b]
152	Town of Rochester[c]	32032 Washington Ave.	9/13/1999	ERP
153		Inactive Landfill – Racine County Highway Department	N/A	Inactive Landfill
154		Inactive Landfill	N/A	Inactive Landfill
155		Inactive Landfill	N/A	Inactive Landfill
156		32001 Washington Ave.	10/2/1997 and 7/12/2002	ERP/LUST
157	Town of Waterford	32409 High Dr (Hwy 20)	6/29/2006	ERP
158		7511 N Tichigan Rd.	5/4/2007	ERP
159		920 E Main St.	1/1/1993	ERP
160		4910 Big Bend Rd.	9/27/2007	LUST
161		Inactive Landfill	N/A	Inactive Landfill
162		4332 High Dr.	11/28/2006	ERP
163	Town of Yorkville	1007 State St.	4/23/1998	ERP
164		2118 N Sylvania Ave.	7/27/1997	ERP
165		Inactive Landfill	N/A	Inactive Landfill

NOTE: Includes Inactive Landfill (13 solid waste disposal, one solid waste disposal superfund, and one solid waste disposal which has received hazardous waste) sites.

[a]*Date identified by WDNR as a contaminated site through the end of 2007.*

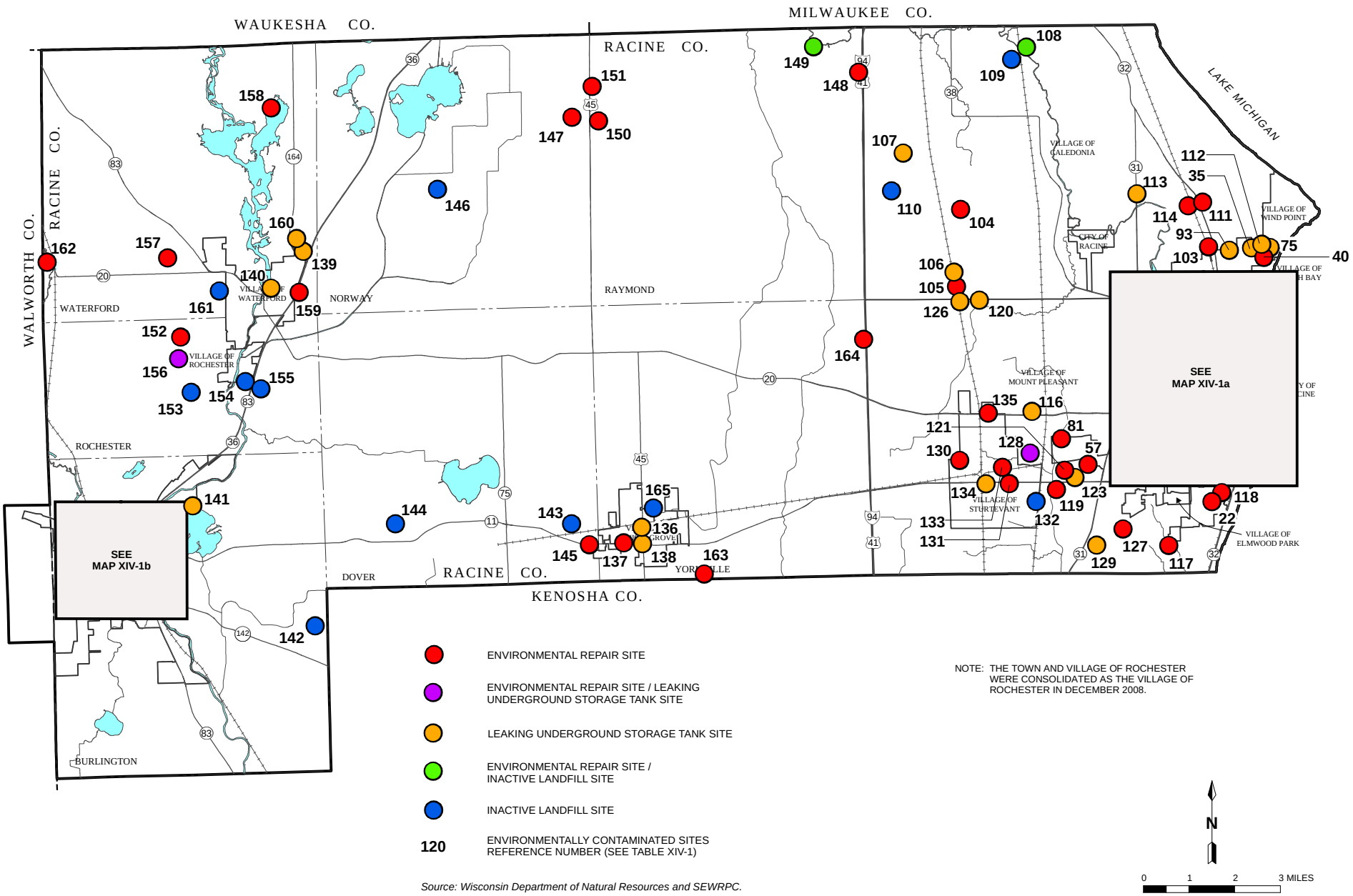
[b]*Includes Environmental Repair (ERP) sites, Leaking Underground Storage Tank (LUST) sites, or both types of sites at one address identified by the WDNR.*

[c]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map XIV-1

ENVIRONMENTALLY CONTAMINATED SITES IN THE RACINE COUNTY PLANNING AREA

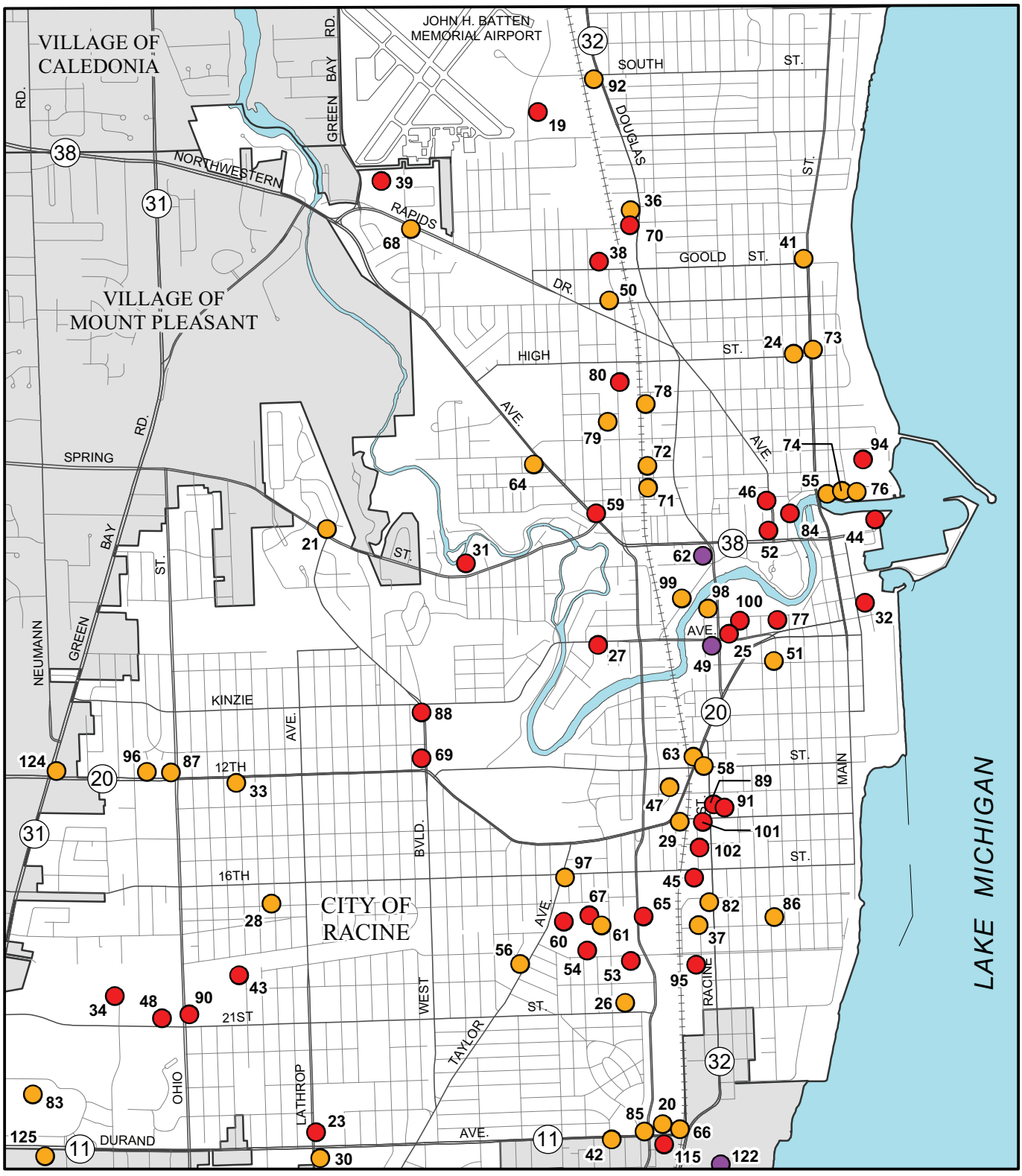


NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map XIV-1a

ENVIRONMENTALLY CONTAMINATED SITES IN THE RACINE COUNTY PLANNING AREA



ENVIRONMENTAL REPAIR SITE

ENVIRONMENTAL REPAIR SITE / LEAKING UNDERGROUND STORAGE TANK SITE

LEAKING UNDERGROUND STORAGE TANK SITE

20 ENVIRONMENTALLY CONTAMINATED SITE REFERENCE NUMBER (SEE TABLE XIV-1)

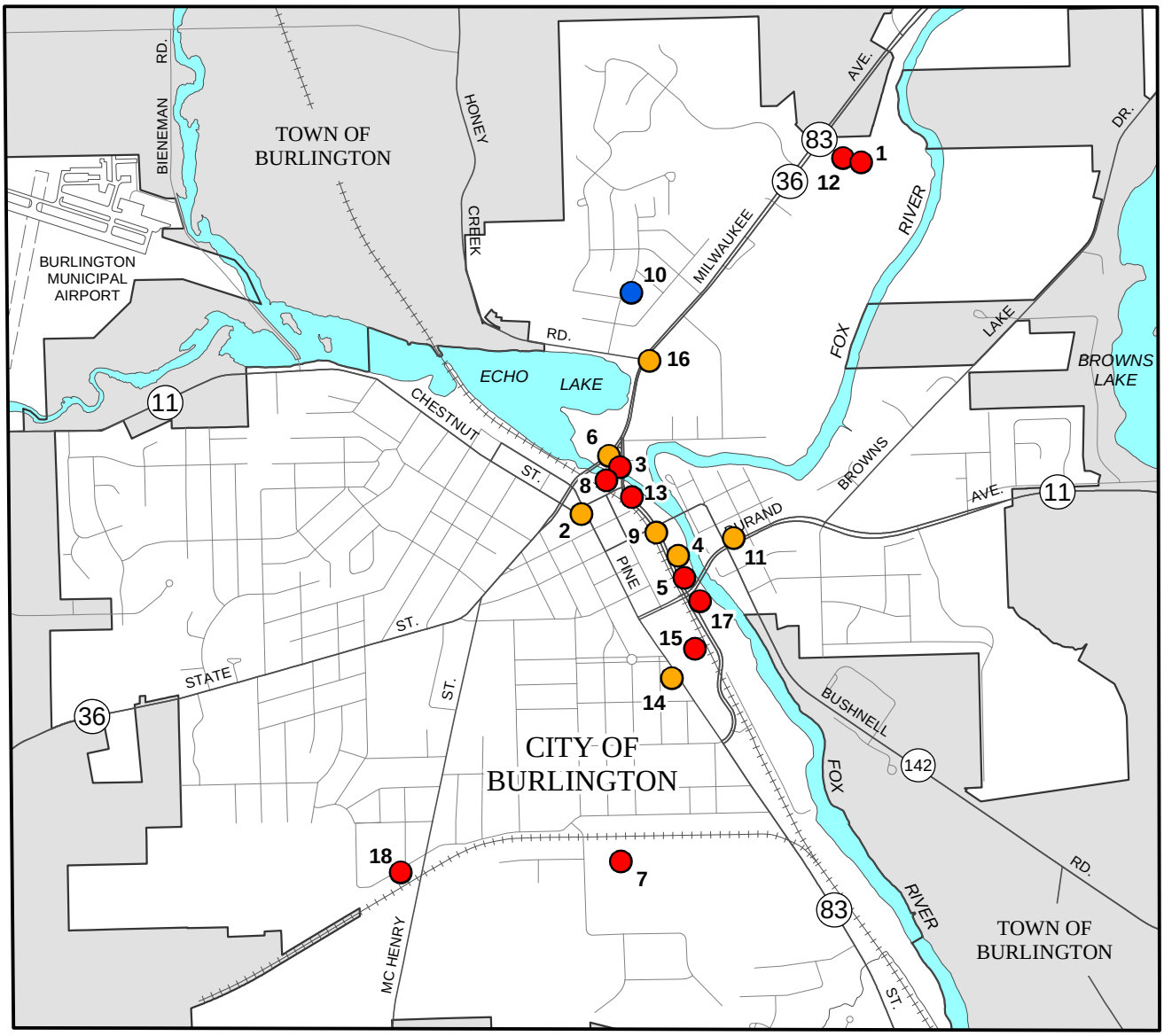
N

0 0.25 0.5 MILES

Source: Wisconsin Department of Natural Resources and SEWRPC.

Map XIV-1b

ENVIRONMENTALLY CONTAMINATED SITES IN THE RACINE COUNTY PLANNING AREA



ENVIRONMENTAL REPAIR SITE

LEAKING UNDERGROUND STORAGE TANK SITE

INACTIVE LANDFILL SITE

18 ENVIRONMENTALLY CONTAMINATED SITE REFERENCE NUMBER (SEE TABLE XIV-1)

N

0 0.25 0.5 MILES

Source: Wisconsin Department of Natural Resources and SEWRPC.

Table XIV-2

ECONOMIC DEVELOPMENT ASSISTANCE PROGRAMS APPLICABLE TO RACINE COUNTY

Entity	Program	Assistance Type
Federal[a]		
U.S. Department of Commerce Economic Development Administration (EDA)	Public Works and Development Facilities and Economic Adjustments Assistance Programs	Direct grants on a cost-share basis and for revolving loan funds
Small Business Administration	Business Loan Program – 7(A) Loan Guarantee Program	Loan Guarantee
	LowDoc Loan Program	Loan Guarantee
	Certified Development Company (504) Loan	Direct Loan Guarantee
	Micro-Loan Program	Loan Guarantee
State[b]		
Wisconsin Department of Commerce	Community Development Block Grant for Economic Development (CDBG-ED) Program	Loan Program
	Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED) Program	Grant Program
	Community-Based Economic Development (CBED) Program	Grant Program
	Rural Economic Development (RED) Program	Loan Program
	Community Development Zone	Special Tax Credit Program
	Enterprise Development Zone	Special Tax Credit Program
	Technology Zone	Special Tax Credit Program
	Customized Labor Training (CLT) Program	Grant Program
	Industrial Revenue Bond Program	Grant Program
	Main Street Program	Technical Support and Training
Wisconsin Department of Tourism	Joint Effort Marketing (JEM) Program	Grant Program
	Ready, Set, Go! Program	Grant Program
Wisconsin Department of Agriculture, Trade, and Consumer Protection	Agriculture Development and Diversification (ADD) Program	Grant Program
Wisconsin Department of Transportation	Transportation Facilities Economic Assistance and Development Program (TEA)	Grant Program
	Harbor Assistance Program	Grant Program
	Freight Railroad Infrastructure Improvement Program	Loan Program
Wisconsin Women's Business Initiative Corporation	Wisconsin Women's Business Initiative Corporation Micro Loan	Loan Program
Wisconsin Entrepreneurs' Network (WEN)	Technology Assistance Program	Grant Program
Wisconsin Housing and Economic Development Authority (WHEDA)	WHEDA Small Business Guarantee	Loan Guarantee
	Contractors Business Program	Loan Guarantee
County		
Racine County (administered by RCEDC)	CDBG – Revolving Loan Funds (except City of Racine)	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule
	EDA – Revolving Loan Fund	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule
Racine County (administered by University of Wisconsin-Parkside Racine County Small Business Development Center)	Manufacturing Renewal Grant Program	Grant Program
	Minority-Owned Matching Grants	Grant Program

Table XIV-2 (continued)

Entity	Program	Assistance Type
Local		
City of Burlington (administered by RCEDC)	Tax Incremental District (TID #3) – Revolving Loan Fund	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule
City of Racine (administered by RCEDC)	Industrial/Commercial - Revolving Loan Fund	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule
	Racine Development Group (RDG)	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule
City of Racine (Administered by the Community Economic Development Corporation)	Minority Loan Fund	Direct Loan Program with interest rate that may be fixed or graduated on a fixed schedule

NOTE: There are a variety of gap financing and guaranty programs available, many of which have specific parameters and fees. This table is intended to show the applicable and competitive programs that are most widely used in Racine County. Appendix F describes the above-mentioned programs in more detail and includes an expanded list of brownfield remediation grant programs.

[a]*The Federal Economic Development Financing Programs are administered at the County and local level. See Appendix F for a description of these Federal programs.*

[b]*See Appendix F for a description of these State programs.*

Source: Racine County Economic Development Corporation and SEWRPC.

Table XIV-3

TAX INCREMENT FINANCING DISTRICTS IN RACINE COUNTY COMMUNITIES

Number on Map XIV-2	Community	Acres	Year Created	Year of Termination	Base Value	Current Value[a]	Increment[a]
	City of Burlington						
1	TID #3	1,317.2	1992	2029	$131,285,600	$304,713,900	$172,886,300
2	TID #4	519.4	1995	2032	$3,545,400	$38,334,800	$34,789,400
	City of Racine						
3	TID #2	58.0	1983	2003	$2,394,700	$50,590,500	$48,195,800
4	TID #3	6.0	1983	2003	$3,290,300	$6,266,100	$2,975,800
5	TID #5	69.0	1985	2005	$0	$19,261,100	$19,261,000
6	TID #6	48.0	1987	2007	$21,660,440	$41,336,100	$19,675,700
7	TID #7	22.0	1989	2009	$1,899,600	$45,477,800	$43,578,200
8	TID #8	96.0	1990	2013	$11,338,350	$33,909,600	$22,571,250
9	TID #9	13.2	2000	2024	$877,600	$37,348,900	$36,471,300
10	TID #10	14.9	2003	2023	$458,000	- -	- -
11	TID #11	4.2	2005	2033	$3,179,700	$2,614,800	$0
12	TID #12	2.7	2006	2034	$378,000	$1,050,000	$672,000
13	TID #13	1.3	2006	2034	$312,300	$4,045,700	$3,733,400
14	TID #14	20.5	2006	2034	$4,103,200	$4,298,300	$195,100
15	TID #15	2.5	2006	2034	$0	$0	$0
16	TID#16	60.9	2009	2024	$32,861,700	$32,861,600	-$100
	Village of Caledonia						
17	TID #1	1,196.0	2007	2027	$13,371,100	$1,221,647,768	$1,208,276,668
18	TID #2	2.4	2007	2029	$317,761	$14,400,000	$14,082,239
	Village of Mt. Pleasant						
19	TID #1	495.0	2006	2027	$4,200,000	$183,330,000	$179,130,000
20	TID #2	1,422.0	2007	Open	$100,000,000	- -	- -
	Village of Sturtevant						
21	TID #3 (amended boundaries 2001)	730.5	1994	2028	$9,157,700	$188,306,300	$179,148,600
	Village of Union Grove						
22	TID #1	32.0	1981	1997	- -	- -	- -
23	TID #2	33.8	1985	2001	- -	- -	- -
24	TID #3	86.5	2001	2024	$1,882,400	$5,145,800	$3,263,400
25	TID #4	108.1	2007	2027	$27,046,400	- -	- -
	Village of Waterford						
26	TID #2	87.0	2000	Open	$59,716	- -	- -
	TID #2 Amended[b]	171.0	2004	Open	$11,920,600	$28,476,300	$16,495,984

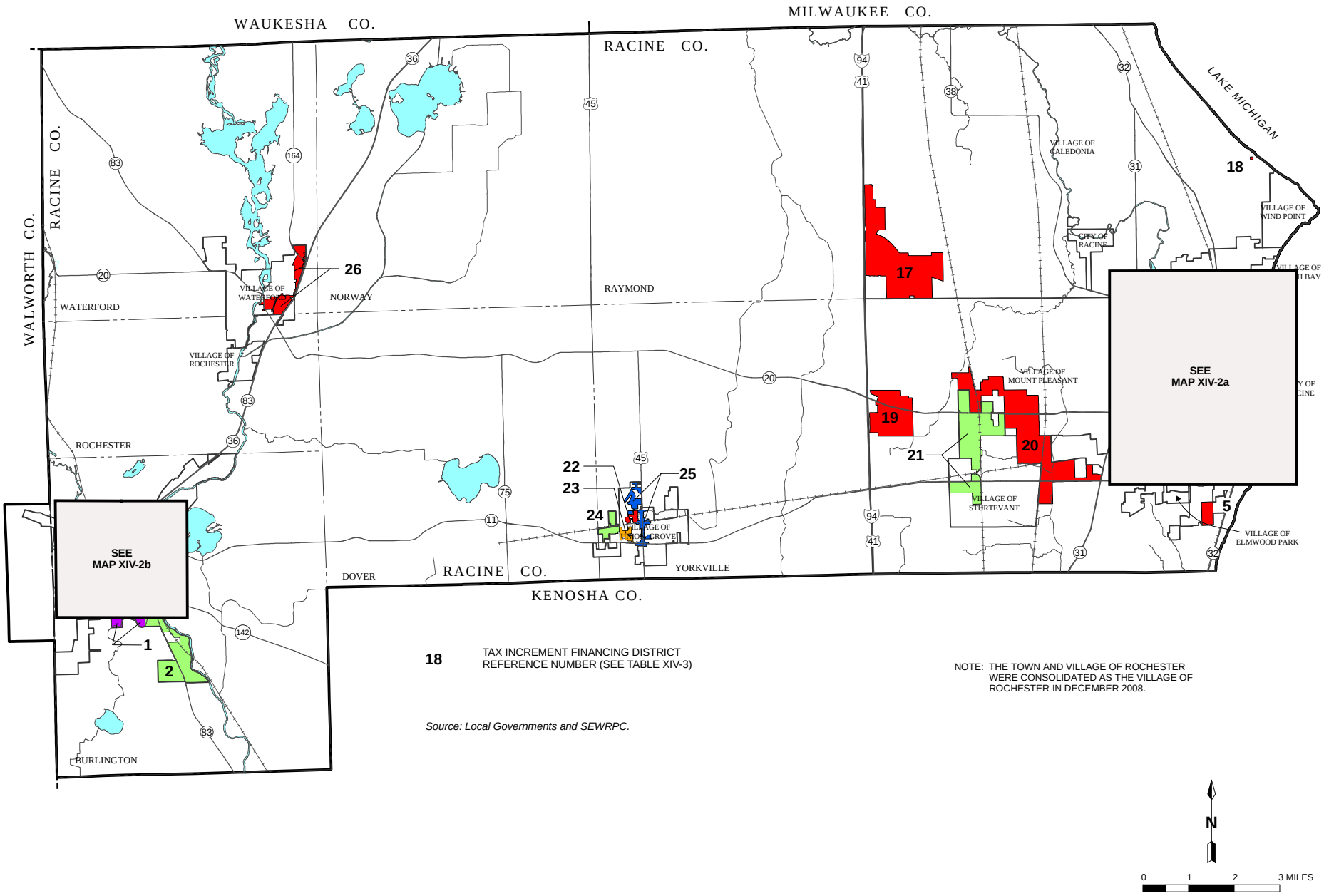
[a]*Includes a projected current value and increment if the TID is not closed prior to 2007.*

[b]*The Village of Waterford established TID #2 in 2000 and amended TID #2 in 2004 to include 171 additional acres for a total of 253 acres. As a result, the recalculated base value for TID #2 Amended is the combined dollar amounts of the original and amended TID.*

Source: Racine County Communities and SEWRPC.

Map XIV-2

TAX INCREMENT FINANCING DISTRICTS IN THE RACINE COUNTY PLANNING AREA



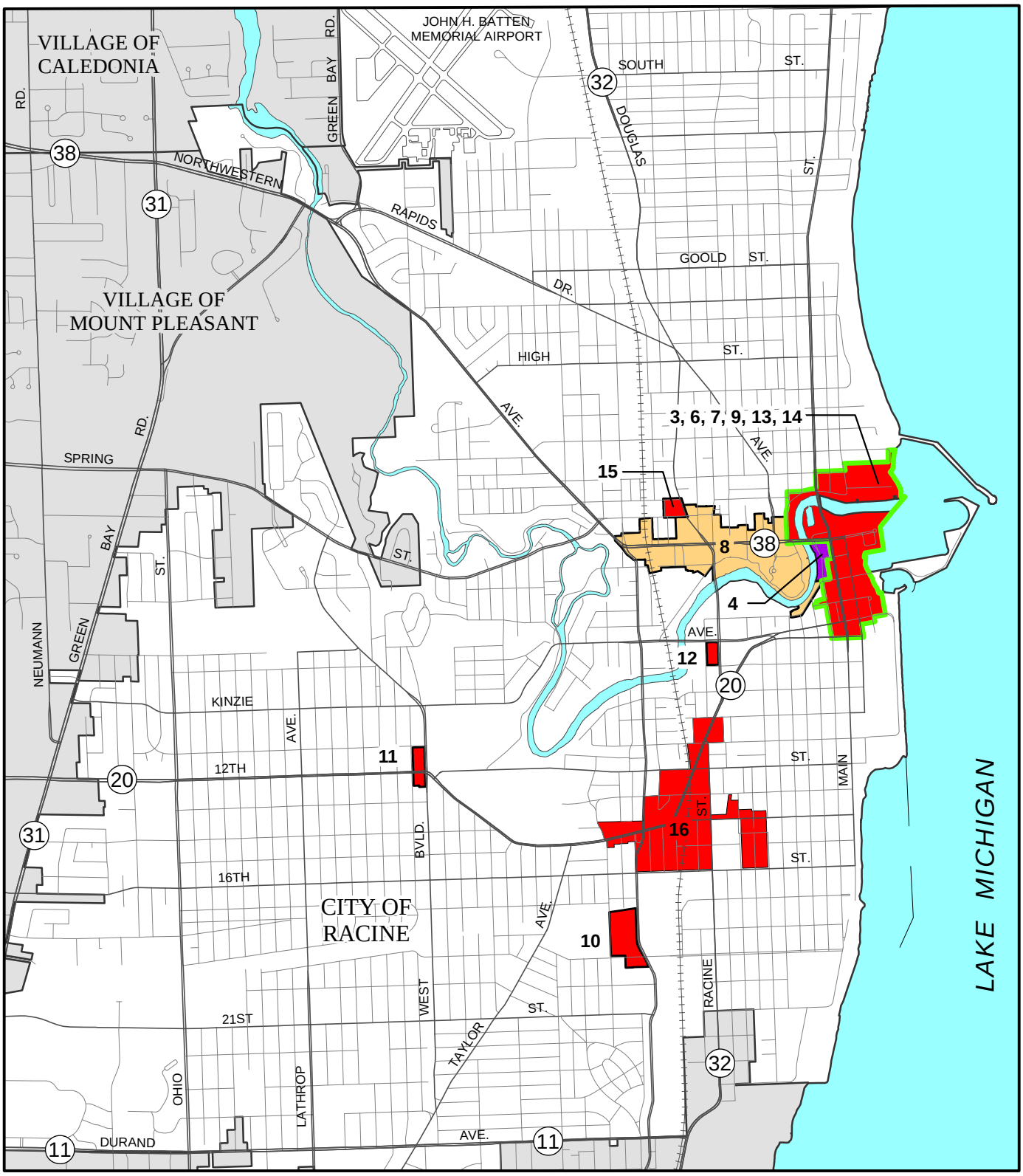
18 TAX INCREMENT FINANCING DISTRICT REFERENCE NUMBER (SEE TABLE XIV-3)

NOTE: THE TOWN AND VILLAGE OF ROCHESTER WERE CONSOLIDATED AS THE VILLAGE OF ROCHESTER IN DECEMBER 2008.

Source: Local Governments and SEWRPC.

MAP XIV-2a

TAX INCREMENT FINANCING DISTRICTS IN THE RACINE COUNTY PLANNING AREA



MULTIPLE OVERLAYING TAX INCREMENT FINANCING DISTRICT BOUNDARY

10 TAX INCREMENT FINANCING DISTRICT REFERENCE NUMBER (SEE TABLE XIV-3)

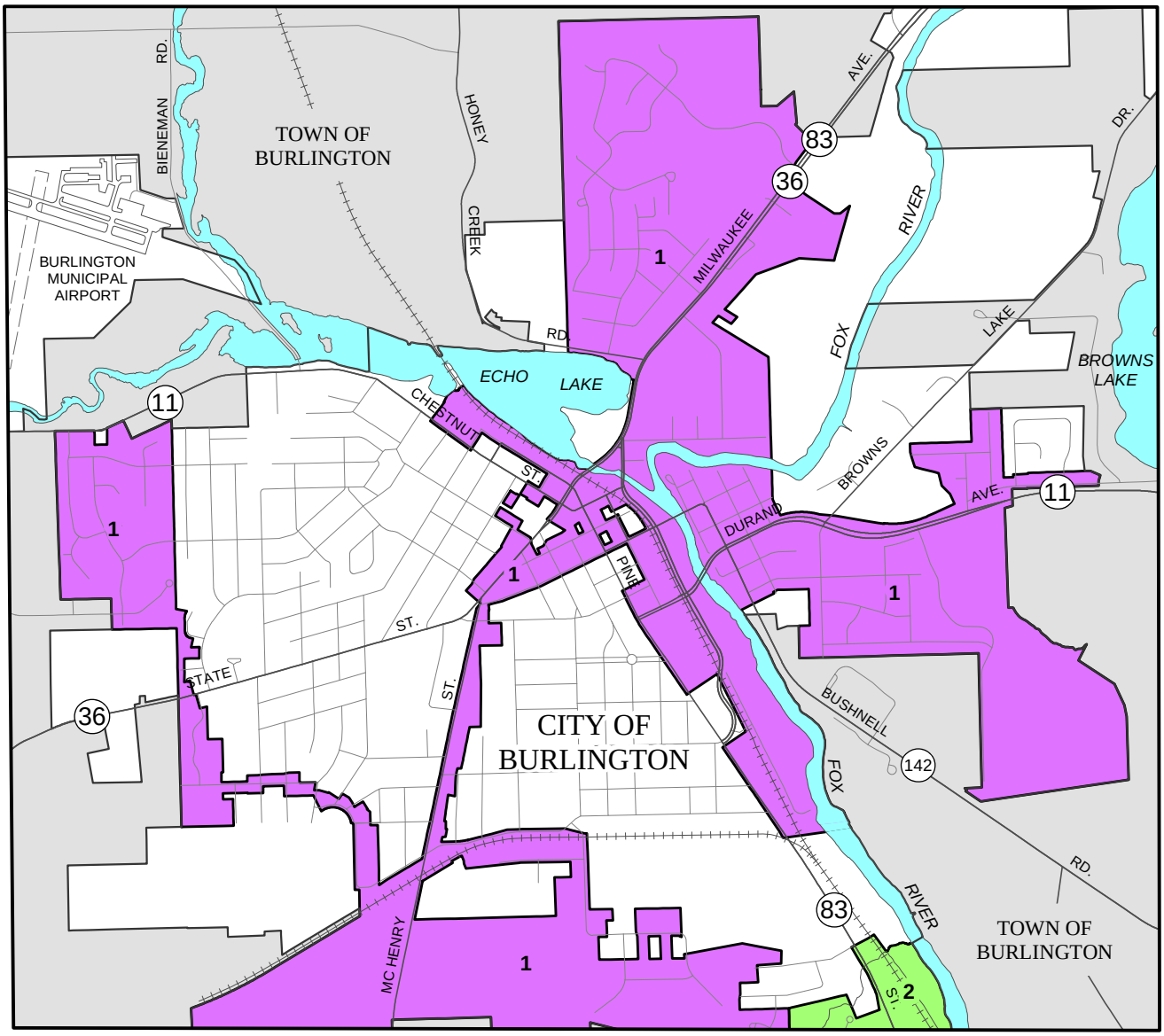
Source: City of Racine and SEWRPC.

N

0 0.25 0.5 MILES

MAP XIV-2b

TAX INCREMENT FINANCING DISTRICTS IN THE RACINE COUNTY PLANNING AREA



1 TAX INCREMENT FINANCING DISTRICT REFERENCE NUMBER (SEE TABLE XIV-3)

Source: City of Burlington and SEWRPC.

N

0 0.25 0.5 MILES

Table XIV-4

BUSINESS IMPROVEMENT DISTRICTS IN THE CITY OF RACINE

District Name	Acres	Year Created	Assessed Value[a]
Downtown Business Improvement District	150	2001	$104,935,425
West Racine Business Improvement District	20	2006	$10,625,400
Uptown Business Improvement District	90	2008	$16,288,300
Douglas Avenue Business Improvement District	153	2008	$16,710,400

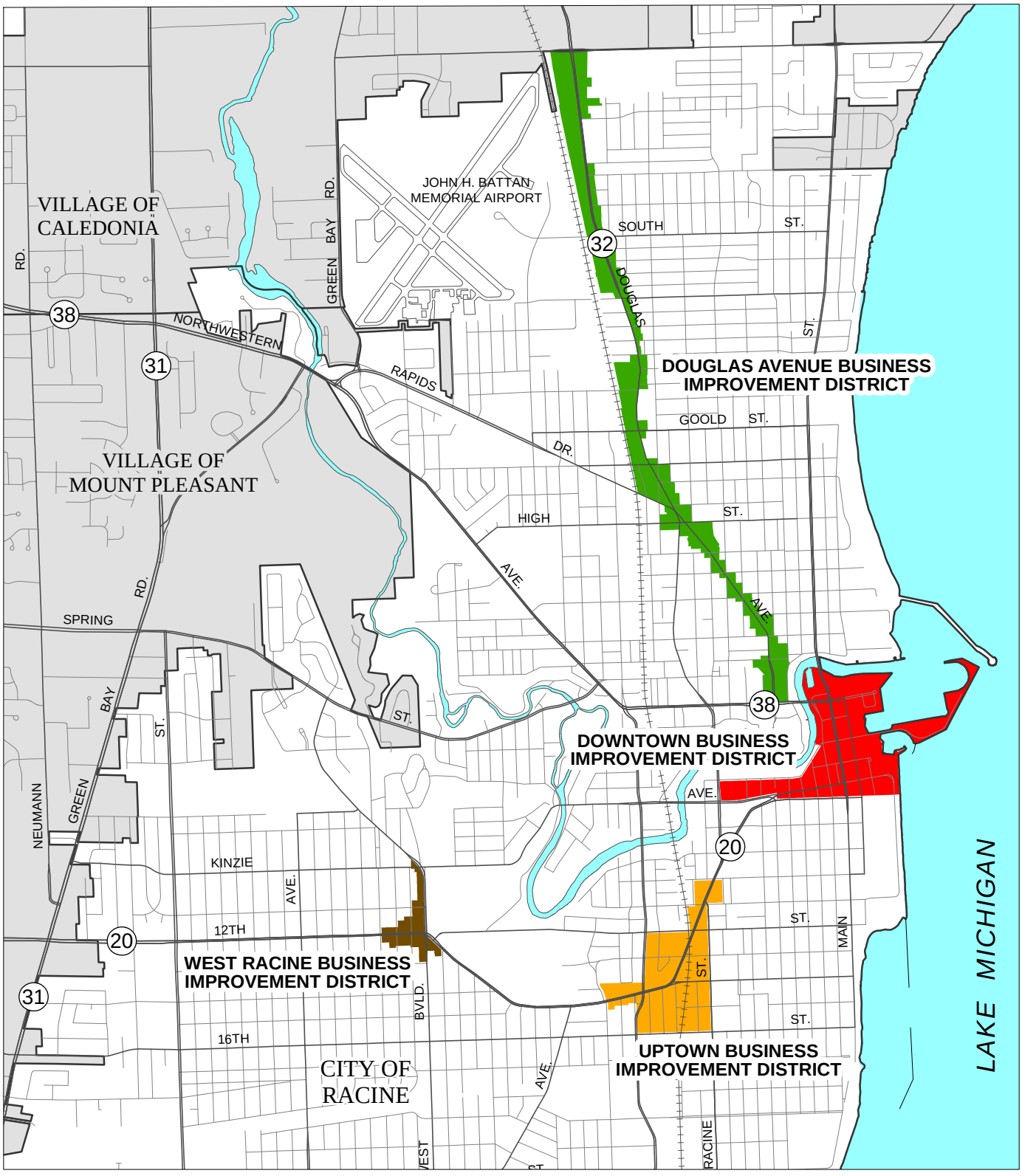
Note: See Map XIV-3, City of Racine Business Improvement Districts.

[a]*Assessed value only includes non-residential properties.*

Source: City of Racine, Racine County Economic Development Corporation, and SEWRPC.

Map XIV-3

CITY OF RACINE BUSINESS IMPROVEMENT DISTRICTS



FOR BUSINESS IMPROVEMENT DISTRICT INFORMATION SEE TABLE XIV-4

Source: City of Racine, Racine County Development Corporation, and SEWRPC.

N

0 0.25 0.5 MILES

Chapter XV

IMPLEMENTATION ELEMENT

INTRODUCTION

The comprehensive plan elements described in this report provide a design for the attainment of specific comprehensive plan objectives. However the plan is not complete until the steps required to implement the plan are specified. This chapter outlines the action policies and programs that should be undertaken by various agencies and units of government in efforts to implement the plan. It should be recognized that implementation of the comprehensive plan also depends upon the cooperation of public and private interests. Intergovernmental cooperation is described in Chapter XVI of this report.

The implementation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(i) of the *Statutes* requires this element to include a compilation of programs and specific actions (policies), in a specified sequence, to implement the recommendations set forth in the other eight elements. The *Statute* also requires this element to:

- Identify proposed changes to applicable zoning ordinances, subdivision ordinances, and official maps.
- Describe how each of the other eight elements of the comprehensive plan will be integrated and made consistent with other elements of the plan.
- Include a mechanism to measure the County's progress towards achieving the recommendations of the plan.
- Include a process for amending and updating the plan. The *Statutes* require that a comprehensive plan be updated no less than once every 10 years.

Section 66.1001(4) of the *Statutes* sets forth the required procedure for adoption or amendment of a comprehensive plan, which includes:

- Adoption of a written public participation plan designed to foster public participation in the development of a comprehensive plan or a plan amendment.
- Approval of a recommended plan by a resolution approved by a majority of the full membership of the plan commission (for city, village, and town plans) or the appropriate committee of the County Board (for county plans). The Economic Development and Land Use Planning Committee (EDLUPC) of the Racine County Board oversees comprehensive planning activities on behalf of the County Board in Racine County.

- Distribution of the draft plan for review and comment to:[1]
  - Every governmental body located in whole or in part within the County;
  - The clerk of all adjacent County and local governments;
  - The Wisconsin Department of Administration;
  - SEWRPC; and
  - All public libraries in the County.

  The parties listed above must also be provided with a copy of the adopted comprehensive plan.
- Adoption of the plan by an ordinance adopted by a majority of the full membership of each local governing body (Town Board, Village Board, Common Council) and the County Board. Adoption of the plan must be preceded by at least one public hearing. A Class 1 notice of the hearing must be published at least 30 days before the hearing. Written notice must also be provided to persons who have applied for or been issued a permit for a nonmetallic mining reclamation plan, registered a nonmetallic mining site under Chapter NR 135 of the *Wisconsin Administrative Code*, or to owners or leaseholders of lands with nonmetallic resources who have requested notice of the hearing in writing. Other property owners who submitted a written request to the local governing body or the County must also be notified of the hearing.

Element Format
This chapter is organized into the following seven sections:

- Public Input – Implementation Issues;
- Plan Review and Adoption;
- Plan Amendment Procedures;
- Consistency Between the Comprehensive Plan and County and Local Ordinances;
- Consistency Among Plan Elements;
- Implementation Element Goals, Objectives, Policies, and Programs; and
- Progress in Implementing the Plan.

PUBLIC INPUT-IMPLEMENTATION ISSUES

The plan should address key plan implementation issues based upon the information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of issues that should be given a high priority in implementing the plan, including:

- preserving agricultural, natural, water, and cultural resources;
- promoting the use of sustainable/renewable energy sources;
- cooperating across boundary lines with neighboring jurisdictions;
- encouraging more housing choices for people of all ages, income levels, and special needs; and
- linking land use, economic, and transportation decisions.

[1]*The Wisconsin Department of Administration has stated that both draft and adopted plan reports may be distributed in digital format, provided a paper copy of the report is available for review at each public library in the County and at the County building.*

PLAN REVIEW AND ADOPTION

For any planning process, it is good practice to hold public informational meetings and hearings on recommended plans before their adoption. Such actions provide an additional opportunity to acquaint residents and landowners with the recommended plan and to solicit public reactions to the plan recommendations. The plan should then be modified to reflect any pertinent new information and to incorporate any sound and desirable new ideas advanced at these meetings. Accordingly, public informational meetings for the County comprehensive plan were scheduled at three locations around the County in April and May 2009.[2] Open house/public hearings were held at each city, village, and Town in Racine County. Table XV-1 lists the dates of all the local open house/public hearings. In addition, a public hearing was held before the EDLUPC on September 21, 2009. A public notice of each of the public meetings was provided in accordance with the requirements of the comprehensive planning law, and the draft plan report was distributed to all of the parties specified in the law. An official public record, including all comments received, for each public hearing is included in Appendix G.

One of the most important steps in plan implementation is the formal recommendation of the plan to:

- The County Board through a resolution of the EDLUPC, and adoption of the recommended plan by the County Board;
- The local governing body (Town Board, Village Board, Common Council) through resolutions of the city, village, and town plan commissions, and adoption of the recommended plan by the local governing body.

Upon such adoption, the plan becomes the official guide to be used by County and local officials and staff in making development or redevelopment decisions. The plan should serve as the basis on which all development proposals, such as zoning requests, subdivision plats, and certified survey maps, are reviewed. Only those zoning actions or land divisions which are consistent with the plan should be approved. Local plan commission resolutions and copies of the adopting ordinance for each local governing body are included in Appendix H. The EDLUPC resolution approving the plan and recommending its adoption to the County Board is included in Appendix I. The Racine County Board adopted this comprehensive plan on October 13, 2009. A copy of the County Board resolution to adopt the comprehensive plan as an ordinance and a copy of the adopting ordinance are also included in Appendix I.

A public participation plan for development of this comprehensive plan was prepared in 2006. The public participation plan was adopted by the County Board on September 21, 2006, and by each of the participating cities, villages, and towns between December 2006 and September 2007.

PLAN AMENDMENT PROCEDURE

Although the County land use plan map (Map IX-1) and local land use plan maps (Maps 1-17 in Appendix D) are often the focal point of comprehensive plans, plan amendments may include changes to the text or any of the maps included in this report. Text amendments may include:

- Changing, adding, or modifying a goal, objective, policy, or program in any of the element chapters in response to changing conditions or new information.
- Adding or changing the land use plan categories in the Land Use Element to provide for a category of development that is not incorporated into the current set of categories.
- Updating inventory information.

---

[2] *Locations included the City of Racine, Village of Mt. Pleasant, and Village of Waterford.*

In addition to text amendments, the land use plan map(s) may be amended to change the designation, and therefore the allowable uses, on a parcel or parcels of land. Other maps in the plan may be amended or updated to reflect updated information, such as updated floodplain mapping or inventories of natural resources or community facilities.

Procedure for Amending the Comprehensive Plan

A plan amendment may be initiated by the County Board, a County Board committee, a City Common Council, a Village Board, or a Town Board. Since the authority for regulating land use development in towns rests with both the towns and Racine County, land owners wishing to amend the land use designation for their property must receive approval of both the town board and County Board. Because primary authority for regulating land use development in the cities and villages of Racine County rests with the associated city or village through implementation of local zoning ordinances, land owners wishing to amend the land use plan designation for their property must first receive approval from the common council or village board.

Because Section 59.69 of the *Statutes* requires that city and village plans for areas within city or village boundaries be incorporated into the county plan without change, plan amendments requested by a city or village that affect only the area within the city or village will be automatically incorporated into the County plan. County Planning and Development Department staff will include a list of plan amendments requested by cities and villages in the annual report described later in this chapter.

The State comprehensive planning law requires that local government bodies and the County use the same procedures required by Section 66.1001(4) of the *Statutes* to initially adopt this plan when amending or updating the plan. The following procedure will be used to review amendments initiated by the County Board, a County Board committee, a City Common Council, a Village Board, or a Town Board. The local governing body and County Board should prepare and adopt a public participation plan (PPP) to be used for all amendments to the plan, which will determine the process to be used for amending the plan. A suggested procedure for reviewing plan amendments is provided below:

1. An application for a plan amendment will be submitted to the local plan commission and City Common Council, Village Board or Town Board as appropriate. Plan amendments for Town areas should also be submitted to the Racine County Planning and Development Department. The local plan commission and the Planning and Development Department (for Town areas) will review the proposed amendment and prepare a written recommendation for review by the local governing body (Town Board, Village Board, Common Council) and/or the Racine County EDLUPC and County Board, based on the following criteria and any other factors determined to be relevant by the appropriate governing body and/or the Racine County Planning and Development Department:
    - Is the proposed amendment consistent with the goals, objectives, and policies of the plan?
    - Will the proposed amendment lead to any detrimental environmental effects?
    - Is the proposed amendment compatible with surrounding land uses?
    - Are existing local and County facilities and services adequate to serve the type of development associated with the amendment?
    - Will the proposed amendment enhance economic development within the County?
    - Is the proposed amendment in substantial agreement with the recommendations of the regional land use plan?
2. The local plan commission and/or the Racine County Planning and Development Department will send a copy of the proposed plan amendment and its report to all adjacent local governments and the other parties listed in Section 66.1001(4)(b) of the *Statutes*, and to nonmetallic mine operators and other persons listed in Section 66.1001(4)(e) of the *Statutes*. These governments and individuals should have at least 30 days to review and comment on the proposed plan amendment.

3. The local governing body and/or the Racine County Board will schedule a public hearing on the proposed amendment and direct the publishing of a Class 1 notice, with such notice published at least 30 days before the public hearing and containing the information required under Section 66.1001(4)(d) of the *Statutes* (the County Board may choose to delegate the responsibility for conducting the required public hearing on plan amendments to the Land Use and Economic Development Committee). The local governing body and/or the EDLUPC (if delegated this duty by the County Board) may, at its discretion, hold a public informational meeting prior to scheduling a public hearing on the amendment.
4. For amendments in Town areas, the EDLUPC will review the Department's recommendation and take public comment at the public hearing. Following the hearing, or at a subsequent EDLUPC meeting, the EDLUPC will make a recommendation to the County Board in the form of a resolution approved by a majority vote of the full membership of the EDLUPC. Similarly, the Town Plan Commission would make a recommendation to the Town Board following a local public hearing. For amendments in cities and villages, the city or village plan commission would make a recommendation to the City Common Council or Village Board following a local public hearing.
5. The County Board or local governing body will consider the proposed amendment, together with supporting information and the recommendation of the EDLUPC or local plan commission, and approve (or deny) an ordinance adopting the plan amendment. Adoption must be by a majority vote of all members.
6. Following County Board or local governing body action, the County Planning and Development Department or local governing body will send a copy of the adopting ordinance and the plan amendment to those parties listed in Sections 66.1001(4)(b) and (e) of the *Statutes*.
7. The Planning and Development Department staff will update the digital version of the County planned land use map (Map IX-1) and local land use plan maps (Maps 1-17 in Appendix D) quarterly, and post the maps on the County website.

CONSISTENCY BETWEEN THE COMPREHENSIVE PLAN AND COUNTY AND LOCAL ORDINANCES

Section 66.1001(3) of the *Statutes* requires that the following ordinances be consistent with a unit of government's comprehensive plan by January 1, 2010:

- Official mapping established or amended under Section 62.23(6) of the *Statutes*.
- County or local subdivision regulations under Section 236.45 or 236.46 of the *Statutes*.
- County zoning ordinances enacted or amended under Section 59.69 of the *Statutes*.
- City or village zoning ordinances enacted or amended under Section 62.23(7) of the *Statutes*.
- Zoning of shorelands or wetlands in shorelands under Section 59.692 (for counties), 61.351 (for villages), or 62.231 (for cities) of the *Statutes*.

Beginning on January 1, 2010, County and local governments must use their comprehensive plan as a guide to ensure that implementation of zoning, subdivision, and official mapping ordinances adopted by the governing body (County Board, Common Council, Village Board, or Town Board) does not conflict with the recommendations of the comprehensive plan adopted by the governing body. If a conflict is found or would result from a proposed action, the County or local government has the option of amending its comprehensive plan. Plan amendments should follow the guidelines for plan amendments presented earlier in this chapter.

The *Statutes* do not provide any guidance about how to determine if land use ordinance decisions are consistent with a comprehensive plan. Specific guidance on how to apply the statutory requirement for consistency will, unfortunately, likely be provided over time through court decisions in lawsuits challenging the implementation of comprehensive plans by county and local units of government throughout the State, after the consistency requirement takes effect in 2010.

Zoning Ordinance

The zoning ordinance is one of the primary implementation tools of a land use or comprehensive plan. As such, it should substantially reflect and promote the achievement of plan goals, objectives, policies, and programs. A zoning ordinance and the accompanying zoning map are a legal means for both guiding and controlling development within a county or local government,[3] so that an orderly and desirable pattern of land use can be achieved by the plan design year that conforms to the plan and balances individual property rights with community interests and goals. The zoning ordinance contains provisions for regulating the use of property, the size of lots, the intensity of development, site planning, the provision of open space, and the protection of natural resources.

Following adoption of a comprehensive plan by the governing body, the appropriate County Board committee or the city, town, or village Plan Commission should initiate appropriate amendments to the zoning ordinance to make it consistent with the concepts and proposals included in the plan, particularly the land use plan map in the Land Use Element of the plan. Specific recommendations for modifications of the text, or regulations, of the zoning ordinances in Racine County are described in Table XV-2. These recommended changes relate to the accommodation of rural residential development and natural resource protection. As shown in Table XV-2, examples of the recommended changes include:

- The addition of agricultural/rural residential zoning districts that could accommodate rural residential development of three/five acres (depending on individual community plan recommendations) per housing unit;
- The addition of an upland resource conservation district or modification of an existing district to provide for a minimum residential development density of five acres per housing unit;
- The addition of upland and lowland resource conservation districts; and
- The addition of a planned rural development overlay district which would accommodate conservation subdivision developments.

With respect to the zoning maps for Racine County and its communities, it is recommended that the following approach be used to update zoning maps following the adoption of a comprehensive plan:

- Areas of existing development (other than agricultural uses) should, over time, be placed in a zoning district that is consistent with the land use designation shown on the land use plan map. The comprehensive plan should serve as a guide to ensure that any future rezonings actions are consistent with the plan. Rezonings to achieve consistency between the zoning map and the comprehensive plan will be considered if requested by the property owner. The County or local government may also initiate a rezoning to achieve consistency, subject to available staff and funding.
- Areas that are currently in agricultural use, and zoned for such use, but shown on the land use plan map for future urban development should remain in agricultural zoning. Rezonings that would accommodate residential, commercial, industrial, or other urban uses would be undertaken when a property owner submits a request for rezoning that specifies the proposed use of the property and, where required by the zoning or land division ordinance, a proposed site plan or subdivision plat; and where the governing body determines that utilities and other governmental services needed to serve the proposed development are in place and the proposed use is consistent with the comprehensive plan and other applicable ordinance requirements.
- Areas that are currently in agricultural use and designated for agricultural use on the land use plan map should be zoned agricultural.

---

[3]*General zoning authority is exercised by each city and village in Racine County. General zoning authority in towns within Racine County is shared between each town and the county.*

- Primary environmental corridors should be placed, and other natural resource areas, including secondary environmental corridors and isolated natural resource areas, may be placed, in a conservancy or other appropriate zoning district (such as a park or rural residential zoning district) at the time a preliminary plat, rezoning application, or other zoning approval is requested, based on a field delineation of natural resource boundaries. Generally, wetlands and surface waters should be placed in a Lowland Conservancy zoning district and woodlands, steep slopes, and other components of upland environmental corridors should be placed in an Upland Conservancy zoning district. Farmed wetlands located in an agricultural zoning district should remain in such zoning as long as the wetland is farmed. Wetlands identified as farmed wetlands on the Wisconsin Wetlands Inventory should be placed in a lowland conservancy district at the time farming activities on the wetland parcel cease and an application for residential or other urban development of the nonwetland portion of the parcel is approved by the unit of government having zoning authority.

Land Division Ordinance

County and local governments must also ensure that the implementation of land division ordinances is consistent with the comprehensive plan. Following adoption of a comprehensive plan by the governing body, the appropriate County Board committee or the city, town, or village Plan Commission should review in detail the existing land division ordinance and identify changes that may be necessary to promote the achievement of plan goals, objectives, policies, and programs of the comprehensive plan and initiate appropriate amendments to the land division ordinance. Specific recommendations for changes to existing land division ordinances in Racine County are described in Table XV-2. As shown in Table XV-2, the only change specifically recommended relates to the addition of conservation subdivision provisions to the land division ordinances for Racine County, and the Towns of Burlington, Dover, and Waterford. Other changes may be identified and detailed as the County and its communities review their land division ordinances with respect to all comprehensive plan objectives, policies, and programs.

Official Mapping Ordinance

Following adoption of a comprehensive plan by the governing body, communities that currently have an official mapping ordinance, namely the Cities of Burlington and Racine, and the Villages of Caledonia, Rochester, Union Grove, and Waterford should review their official map and identify changes that may be necessary to promote the achievement of plan goals, objectives, policies, and programs of the comprehensive plan and initiate appropriate amendments as necessary. For communities in Racine County that do not currently have an official mapping ordinance, it is recommended that consideration be given to developing an official mapping ordinance as another tool to assist in the implementation of the comprehensive plan.

CONSISTENCY AMONG PLAN ELEMENTS

The comprehensive planning law requires that the implementation element "describe how each of the elements of the comprehensive plan shall be integrated and made consistent with the other elements of the plan." All elements of this comprehensive plan were prepared simultaneously by the same staff with great care given to ensure internal consistency among the various elements. In addition, the MJAC reviewed and approved all element chapters not only with respect to the content of individual chapters, but with respect to the consistency of plan element recommendations. There are no known inconsistencies among plan elements.

IMPLEMENTATION ELEMENT GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The implementation element goals and objectives, along with the related policies and programs, were developed based upon consideration of the recommendations of regional, County, and local plans; meetings with local officials; and the results of the public participation process including input from the advisory committee, public opinion survey, and SWOT analyses.

The following County implementation related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Implementation Goals

Goal XV-1: Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.

Goal XV-2: Review, revise, or create the regulatory ordinances necessary to ensure consistency with the comprehensive plan and implementation of the objectives, including zoning ordinances, land division ordinances, and official mapping ordinances.

Goal XV-3: Reevaluate the comprehensive plan regularly (at least once every 10 years) to ensure that it continues to reflect current County and community objectives.

Racine County Implementation Objectives

- Implement all policies contained in other elements of the comprehensive plan.
- Utilize available programs described in other elements of the comprehensive plan as needed to facilitate the implementation of plan objectives.
- Rely on the comprehensive plan recommendations in making decisions at the County and local level with respect to future development and redevelopment.
- Encourage intergovernmental cooperation.

Racine County Implementation Policies and Programs

- Racine County should work cooperatively with local units of government, as appropriate, to make the necessary revisions and updates to zoning, land division, and official mapping ordinances to implement the recommendations of the comprehensive plan.
- Racine County and its communities should work to develop PDR and TDR programs and to utilize Farmland Preservation/Working Lands Initiative programs.
- Racine County and its communities should consider the development of a fee structure to cover costs associated with amending the comprehensive plan.
- The Racine County Planning and Development Department will post and maintain the inventory data compiled as part of the comprehensive planning process on the County website in an accessible format. County staff, in cooperation with SEWRPC where appropriate, will update inventory data on a periodic basis.
- The Racine County Planning and Development Department will update the land use plan map on a quarterly basis and post the plan map on the County website. The plan map file will also be provided to Racine County communities if requested.
- As new inventory information becomes available, such as updated floodplain or natural resource mapping, this information should be taken into account as the plan is implemented. As an example, an update of the Wisconsin Wetlands Inventory was completed in 2008 and could not be incorporated into the comprehensive plan. As development plans are reviewed, it will be necessary to include this inventory in the review process to precisely identify areas subject to wetland regulations and to refine the delineation of environmental corridors and isolated natural resources as appropriate. Map XV-1 shows the Wisconsin Wetlands Inventory as it relates to the Racine County Planning Area.

As previously noted, the comprehensive planning law requires the Implementation Element to include a compilation of programs and specific actions (policies), in a specified sequence, to implement the recommendations set forth in the other elements of the comprehensive plan.

The following lists the policies and programs priorities for each of the other plan elements[4] that should be considered to have the highest priority in implementing the plan.

Land Use Element (Chapter IX)

- Accommodate future land use development in areas recommended to be developed or redeveloped for the specific land use as identified on the land use plan map.
- Implement detailed design guideline recommendations contained in adopted local and neighborhood plans with respect to building size, building design, and streetscapes.
- Encourage the use of mixed-use development, traditional neighborhood development, and transit-oriented development designs that facilitate the long term sustainability of urban communities.
- Create and implement detailed neighborhood plans that are consistent with the comprehensive plan.
- Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long term land use objectives.

Agricultural, Natural, and Cultural Resources Element (Chapter X)

- Protect farmland identified as prime agricultural land on Map IX-1 in Chapter IX.
- For agricultural lands not identified as "prime agricultural land", encourage the continuation of agricultural uses. In particular, the plan seeks to preserve, insofar as practicable, the most productive soils within these areas, namely NRCS capability Class I, Class II, and Class III soils. This could be in the form of traditional agricultural use or alternative agricultural uses such as smaller hobby farms or specialty farms including community supported agricultural operations.
- In areas of nonprime agriculture land outside of planned sanitary sewer service areas, where it is determined by the County and local unit of government that residential development could be accommodated, such development should be limited to rural residential development.
- Encourage the use of conservation subdivision designs for new rural residential developments with an emphasis on clustering home sites in areas not covered by NRCS capability Class I, Class II, and Class III soils.
- Study the potential to establish a TDR program and/or a PDR program for local and County government use that focuses on the protection of agricultural areas.
- Encourage development to occur in areas outside of environmental corridors, isolated natural resource areas, natural areas, floodplains, wetlands, and critical species habitat sites in Racine County. Uses considered compatible with environmental corridors and isolated natural resource areas, and guidelines for such uses, are provided in Table X-1. Figures X-4 and X-5 illustrate and recommend use of open space and conservation designs concepts if development is allowed on lands containing environmentally sensitive features.
- Encourage the expansion, creation, and maintenance of stormwater utility districts and farmland drainage districts in the County and utilize the authority granted to them to maintain drainage systems and control flooding.
- Preserve historic structures, sites, and districts that have been listed on the National and/or State Registers of Historic Places.
- Work cooperatively with appropriate State and Federal agencies to identify programs, grants, and tax credits that are available to help fund the implementation of the agricultural, natural, and cultural resources element of the comprehensive plan.

---

[4]The Issues and Opportunities Element (Chapter VIII) does not include any recommended policies or programs, but rather sets forth general goals for the County.

Housing Element (Chapter XI)

- Support the full range and variety of housing structure types, including single-, two-, and multi-family, accessory, and live/work dwellings, at flexible densities, as appropriate, including mixed-use development patterns.
- The County and local governments should support programs relating to the existing housing stock that enable low-income persons, first-time homebuyers, disabled, and elderly households to maintain, repair, convert, and rehabilitate housing and improve accessibility.
- Enable the elderly and disabled to remain in their community as their needs change by supporting smaller homes, accessory dwellings, nursing homes, community based residential facilities, and other types of assisted living residential arrangements.
- Encourage infill development, rehabilitation, and revitalization practices that benefit existing residents, prevent their displacement, and improve the tax base, availability of jobs, and community facilities.
- Continue the cooperation among local governments, non-profit entities, and the housing development community to utilize available housing funding and assistance programs that facilitate the provision of affordable owner-occupied, rental, and rehabilitated or adaptively reused housing in the County.

Transportation Element (Chapter XII)

- Work with the Regional Planning Commission in the major review, reevaluation, and update of the Racine County jurisdictional highway system plan.
- Provide public transit services in accordance with the recommendations set forth in the transit element of the plan.
- Improve accommodations for safe bicycle travel on the arterial street and highway system as that system is resurfaced and restructured on a segment-by-segment basis.
- Provide a system of off-street bicycle paths located primarily within natural resource and utility corridors to provide reasonably direct connections between the urban areas of Racine County as set forth in the plan.
- Work cooperatively with the Wisconsin Department of Transportation to identify State and Federal grants and programs that are available to fund the implementation of the transportation system plan and apply for such funds as appropriate.

Utilities and Community Facilities Element (Chapter XIII)

- Establish a cooperative process with WDNR, SEWRPC, and local governments to develop a framework for coordinated planning of land use, sewage treatment and disposal, stormwater management, and water supply.
- Support the development of an urban land use pattern that can be efficiently served by utilities and community facilities.
- Encourage public-private partnerships to enhance the level of public services in Racine County.
- Develop methods to study effective cost savings and timely police, fire and rescue, and emergency management services between cities, towns, villages, and the County Sheriff's Department.
- Work with local governments to provide a system of public neighborhood and community parks in urban areas that complement the County park and trail system.
- Cities, villages, and towns in Racine County should be open to private sector proposals for community facilities that meet the needs of residents, consistent with County and local goals and objectives. This could include recreation, healthcare, and housing facilities.

Economic Development Element (Chapter XIV)

- Continue to implement an aggressive and targeted existing business growth and business attraction program for Racine County that is based on: industries with a recent history of competitiveness and export orientation; and emerging industries that show a potential for future growth.
- Direct commercial and industrial development to those targeted areas identified for such uses on the comprehensive plan 2035 land use plan map.
- Support economic initiatives to ensure farming remains viable in Racine County, including agri-tourism and direct marketing of farm products.
- Promote coordination and cooperation between all of the communities in the County on economic development related issues including business creation, retention, and expansion.

Intergovernmental Cooperation Element (Chapter XVI)

- Racine County should work cooperatively with local units of government, as appropriate, to make the necessary revisions and updates to zoning, land division, and official map ordinances to implement the recommendations of the comprehensive plan.
- Support the coordination between Racine County, its communities, and other agencies, where appropriate, to provide cost-effective government services.
- Racine County and its communities should continue to work with the RCEDC with respect to business development and expansion in the County.
- Racine County and its communities should work with other government agencies and private entities, including non-profit agencies, where appropriate, to construct and/or operate community facilities in a cost-effective and efficient manner through joint service agreements.
- Communities in Racine County that have prepared cooperative boundary agreements should continue to honor and implement those agreements. This includes agreements between the Villages of Mt. Pleasant and Sturtevant and the Village of Caledonia and Town of Raymond (under preparation).
- Communities in Racine County that have not prepared cooperative boundary agreements should prepare such agreements to resolve existing and future conflicts. Specifically, cooperative boundary agreements should be entered into between towns and adjacent cities/villages. This would include agreements between: the City and Town of Burlington; the Village of Union Grove and the Town of Yorkville; the Village of Union Grove and the Town of Dover; the Village and Town of Waterford; and the Village of Mt. Pleasant and the Town of Yorkville.

PROGRESS IN IMPLEMENTING THE PLAN

Annual Report on Plan Implementation

The Racine County Planning and Development Department will prepare an annual report for distribution to the local governing bodies and County Board reporting on plan implementation activities and progress in implementing the plan during the previous year. The report will summarize how the comprehensive plan was used to direct policy decisions by County officials and staff and whether circumstances have changed that have necessitated amendments to the plan. Planning and Development Department staff should consult with other County departments and local governing bodies to obtain input regarding how their activities relate to the recommendations of the County plan.

The annual report should include the following information:

- Use of the Plan to Guide County and Local Activities
- Amendments Made to the Plan
- Recommendations for Changes to Plan Goals, Objectives, Policies, and Programs or Other Information in the Plan

Table XV-1

RACINE COUNTY MULTI-JURISDICTIONAL PLAN ADOPTION

Community	Open House/Public Hearing[a]	Plan Commission Adoption Resolution	Governing Body Ordinance Adoption
City of Burlington	7-21-2009	7-21-2009	7-21-2009
City of Racine[b]	8-12-2009/8-18-2009	8-12-2009	8-18-2009
Village of Caledonia	8-4-2009	9-1-2009	9-15-2009
Village of Elmwood Park	7-9-2009	7-8-2009	9-10-2009
Village of Mt. Pleasant	6-16-2009	6-17-2009	7-27-2009
Village of North Bay	6-30-2009	6-30-2009	6-30-2009
Village of Rochester	6-17-2009	6-17-2009	6-17-2009
Village of Sturtevant	6-2-2009	6-2-2009	6-16-2009
Village of Union Grove	6-22-2009	6-22-2009	6-22-2009
Village of Waterford	6-8-2009	5-20-2009	6-22-2009
Village of Wind Point	7-6-2009	7-6-2009	7-9-2009
Town of Burlington	7-23-2009	7-23-2009	7-23-2009
Town of Dover	6-10-2009	6-10-2009	6-10-2009
Town of Norway	6-24-2009	6-24-2009	6-24-2009
Town of Raymond	7-20-2009	7-20-2009	7-20-2009
Town of Waterford	6-1-2009	6-1-2009	6-1-2009
Town of Yorkville	6-22-2009	6-22-2009	6-22-2009

[a]*The open house meetings and public hearings in all communities, except for the City of Racine, were both held on the date listed. For the City of Racine, the date of the open house is listed first, followed by the date of the public hearing.*

[b]*The City of Racine prepared and adopted a separate local comprehensive plan. As part of the cooperative effort in preparing the Racine County multi-jurisdictional plan, the City held an open house and public hearing on the County plan; the City Plan Commission recommended that a resolution endorsing the County plan as a guide for County development and as a resource for the development of the City comprehensive plan be adopted by the City Common Council; and the City Common Council adopted the recommended resolution. Listed above are the dates of those actions by the City.*

Source: SEWRPC.

Table XV-2

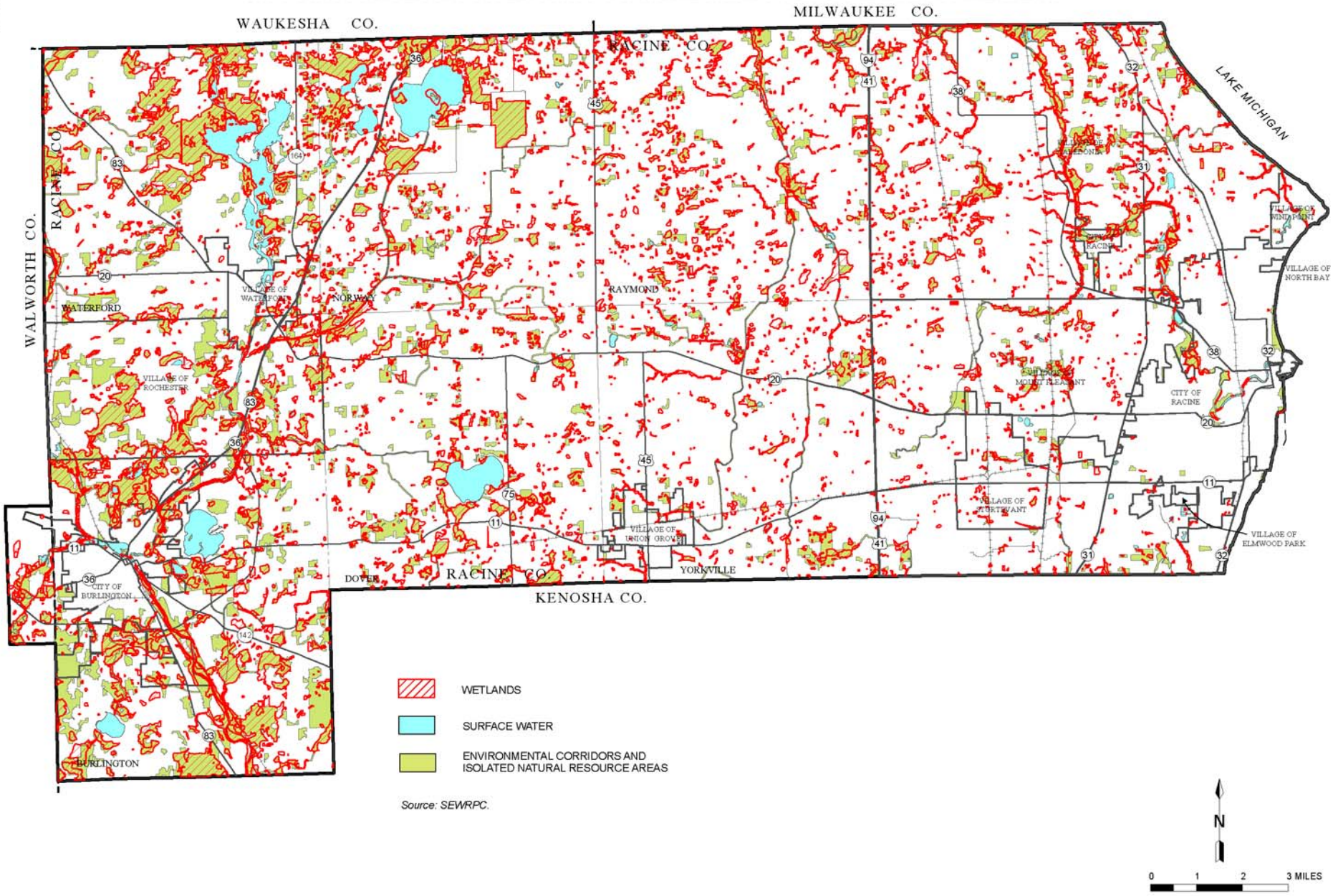
RECOMMENDED REVISIONS TO ZONING AND LAND DIVISION ORDINANCES IN RACINE COUNTY

Government Agency	Recommended changes to the text of the General Zoning Ordinance	Recommended Changes to Land Division/ Subdivision Control Ordinance
Racine County	Add agricultural/rural residential zoning districts that could accommodate rural residential development with overall densities of three acres or more and five acres or more per housing unit. Add a Planned Rural Development Overlay District (PRD) which would accommodate rural residential conservation subdivision developments. Change the minimum residential density in the C-2, Upland Resource Conservation District from three acres to five acres per housing unit.	Add a rural residential conservation subdivision design provision.
Cities		
Burlington	No action required	No action required
Racine	Add lowland and upland resource conservation districts.	No action required
Villages		
Caledonia	Change the minimum residential density in the C-2, Upland Resource Conservation District from three acres to five acres per housing unit. Add a Planned Rural Development Overlay District (PRD) which would accommodate rural residential conservation subdivision developments.	No action required
Elmwood Park	No action required	No action required
Mt. Pleasant	No action required	No action required
North Bay	No action required	No action required
Rochester	Change the minimum residential density in the C-2, Upland Resource Conservation District from three acres to five acres per housing unit. Add a Planned Rural Development Overlay District (PRD) which would accommodate rural residential conservation subdivision developments.	No action required
Sturtevant	Add lowland and upland resource conservation districts.	No action required
Union Grove	Add an upland resource conservation district with a minimum residential density of five acres per housing unit and a conservation subdivision design provision.	No action required
Waterford	No action required	No action required
Wind Point	No action required	No action required
Towns		
Burlington	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	Add a rural residential conservation subdivision design provision.
Dover	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	Add a rural residential conservation subdivision design provision.
Norway	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	No action required
Raymond	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	No action required
Waterford	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	Add a rural residential conservation subdivision design provision.
Yorkville	In cooperation with the other towns, work with Racine County to make the recommended changes to the County Zoning Ordinance identified above.	No action required

Source: SEWRPC.

Map XV-1

WISCONSIN WETLANDS INVENTORY FOR THE RACINE COUNTY PLANNING AREA: 2005



Source: SEWRPC.

Chapter XVI

INTERGOVERNMENTAL COOPERATION ELEMENT

INTRODUCTION

Sound planning requires that neighboring incorporated and unincorporated communities cooperatively plan for future land use, civil division boundaries, and the provision of urban services. Cooperative approaches will contribute significantly to the attainment of the goals, objectives, and policies of a comprehensive plan. In the preparation of this multi-jurisdictional comprehensive plan, Racine County and all of its cities, villages and towns have taken a cooperative approach to planning and decision-making regarding the future of areas of mutual concern. It is recommended that such efforts continue during the implementation of this plan.

The intergovernmental cooperation element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001(2)(g) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps for joint planning and decision making between the County, its communities, and other jurisdictions, including school districts, for siting and building of public facilities, and for sharing public services. The *Statutes* also requires this element to:

- Analyze the relationship between the various government agencies, including the County and its communities, school districts, adjacent counties, the region, the State, and to other government units.
- Incorporate any plans or agreements to which the County or its communities are a party to under Sections 66.0301, 66.0307, or 66.0309 of the *Statutes*.
- Identify existing or potential conflicts between the County, its communities, or the regional planning commission, and to describe the process to resolve such conflicts.

In addition, the following comprehensive planning goals related to the intergovernmental cooperation element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:[1]

- Encouragement of coordination and cooperation among nearby units of government.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.

---

[1]*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the* Statutes.

- Providing an integrated, efficient, and economical transportation system that affords mobility, convenience, and safety and that meets the needs of all citizens, including transit-dependent citizens and persons with disabilities.
- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Cooperation between neighboring and overlapping units of government is one of the goals of the Wisconsin comprehensive planning law and is an important aspect of this multi-jurisdictional comprehensive plan for Racine County. The County plan was undertaken as a cooperative, multi-jurisdictional process that involved Racine County and all cities, villages, and towns in the County as partners. The planning process was also fully coordinated with SEWRPC, the regional planning commission serving Racine County and its communities, and UW-Extension.

Some of the benefits of Intergovernmental Cooperation are provided below:

- **Cost Savings**
  Cooperation can save money by increasing efficiency and avoiding unnecessary duplication. Cooperation can enable some communities to provide their residents with services that would otherwise be too costly. Examples include shared library services, police and fire protection, recycling of household hazardous waste, and shared government buildings (such as shared village and town halls).
- **Address Regional Issues**
  By communicating and coordinating their actions, and working with regional and State agencies, communities are able to address and resolve issues that are regional in nature. Examples include the protection of natural resources, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater and surface water resources; construction and maintenance of highways; provision of transit service; and planning and construction of facilities for stormwater management and water supply.
- **Early Identification of Issues**
  Cooperation enables jurisdictions to identify and resolve potential conflicts at an early stage, before affected interests have established rigid positions, before the political stakes have been raised, and before issues have become conflicts or crises.
- **Reduced Litigation**
  Communities that cooperate may be able to resolve issues before they reach the point of litigation. Reducing the possibility of costly litigation can save communities money, as well as the disappointment and frustration of unwanted outcomes.
- **Consistency**
  Cooperation can lead to consistent goals, objectives, policies, programs, and plans of neighboring communities and other jurisdictions.
- **Predictability**
  Jurisdictions that cooperate provide greater predictability to residents, developers, businesses, and others. Lack of predictability can result in lost time, money, and opportunity.
- **Understanding**
  As jurisdictions communicate and collaborate on issues of mutual interest, they become more aware of one another's needs, priorities, unique character, and sense of identity. They can better anticipate problems and work to avoid them, while respecting each other's identity.
- **Trust**
  Cooperation can lead to positive experiences and results that build trust and good working relationships between jurisdictions, while maintaining identity.

- **History of Success**
  When jurisdictions cooperate successfully in one area, the success creates positive feelings and an expectation that other intergovernmental issues can be resolved as well.

- **Service to Citizens**
  The biggest beneficiaries of intergovernmental cooperation are citizens for whom government was created in the first place. They may not understand, or even care about, the intricacies of a particular intergovernmental issue, but all residents can appreciate cooperation that improves their quality of life. Benefits such as cost savings, provision of needed services, and a strong economy may also result from such cooperation.

Element Format
This chapter is organized into the following five sections:

- Background Information on Intergovernmental Relationships in Racine County;
- Examples of Existing Cooperative Agreements in Racine County;
- Public Input – Intergovernmental Cooperation Issues;
- Intergovernmental Conflicts and Dispute Resolution;
- Intergovernmental Cooperation Element Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON INTERGOVERNMENTAL RELATIONSHIPS IN RACINE COUNTY

The *Statutes* requires this element to provide information on the relationship between the various government agencies, including the County and its communities, school districts, adjacent Counties, the region, the State, and to other government units.

Racine County
This section briefly highlights a few of the County departments that provide services to local governments and other units and agencies of government.

Planning and Development Division
Pursuant to Section 59.69 *Wisconsin Statutes*, Racine County Planning and Development Division staff perform land use planning functions for Racine County. This includes both short range activities such as analyzing rezoning requests and conditional use petitions, and long range planning activities such as working with towns to develop land use plans, including the coordination of the preparation of this multi-jurisdictional comprehensive plan. The staff also provides services to the towns on land use issues, including reviewing proposed land divisions.

The Division's functions include taking rezoning and conditional use applications for projects in the municipalities that are under the Racine County Zoning Ordinance's jurisdiction. These include the Towns of Burlington, Dover, Norway, Raymond, Waterford, and Yorkville, and the Village of Caledonia. After petitions are filed, staff then prepares publication and public hearing maps. They review rezoning requests for consistency with the public interest, and they review conditional use requests for compatibility with the area in which the land is located. In addition, the office is responsible for shoreland, floodplain and shoreland-wetland zoning for all unincorporated areas in the County.

The staff also reviews proposed subdivisions to determine if those divisions are consistent with good planning principles and with the Racine County Land Division Ordinance, administers the State mandated Private Sewage System Program for all unsewered areas of Racine County, and maintains the County land information system which provides online access to Racine County geographic and land information.

Public Works Department
The Racine County Public Works Department provides essential services to plan, design, construct, maintain, repair, manage, and operate Racine County's buildings, facilities, public infrastructure, natural resources, and park and highway systems in a manner that provides the best value and highest quality service available to satisfy the needs of our citizens.

The Department functions with three divisions: Buildings and Facilities, County Parks, and Highways. The three divisions work to provide efficient, effective, high quality, constantly improving service to the citizens of Racine County through the coordinated resources and expertise of Public Works staff. The Department's objectives are to safeguard and improve the County's investment in its public infrastructure, to protect public safety within County property, and to provide for the commercial and leisure activities which will maintain and improve the quality of life in Racine County.

Land Conservation Division
Under the direction of the Racine County Land Conservation Committee (LCC), the Racine County Land Conservation Division (LCD) implements and administers County and State of Wisconsin Soil and Water Conservation Programs. The LCD relies on partnerships with local farmers, landowners, government officials, teachers, community businesses, and concerned residents to provide a cleaner environment. The LCD provides technical assistance on controlling soil erosion and water pollution to help find solutions to land and water resource problems.

Programs that the LCD administers include: Land and Water Resource Management Program, Sugar/Honey Creeks Watershed Project, Farmland Preservation Program, Wildlife Damage and Abatement Claims, Conservation Reserve Enhancement Program (CREP), and Tree, Shrub & Native Prairie Grass/Wildflower Program. The LCD also sponsors a variety of information and education activities for youth as well as providing information to the public and other interested organizations as requested.

Information Systems Department
The Information Systems Department is responsible for all information delivery for Racine County Government. The Department supports electronic, voice, video conferencing, print and mail services in all County facilities. The Information Systems Department also supports the County Internet site http://www.GORacine.org.

Sheriff's Department
The Racine County Sheriff's Department provides 24 hour police service for the entire County and provides additional service under contracts with a number of communities in the County. The Racine County Communications Center is operated under the direction and authority of the Sheriff's Department. In 2007, the Communication Center provided police dispatch service for not only the Sheriff's Department, but for the police departments of the Villages of Waterford and Wind Point, and the Towns of Burlington, Norway, and Waterford. The Communication Center also dispatched fire/rescue services for nine fire/rescue departments in the County.

Racine County Economic Development Corporation (RCEDC)
The RCEDC is a private, non-profit organization created in 1983 to build and maintain a strong economic base in Racine County. The RCEDC provides assistance to communities and businesses in Racine County with respect to economic development projects. Governed by a Board of Directors, the RCEDC assists in recruiting new business and industry to Racine County communities and assists existing industry with expansions.

School Districts
There were 56 public schools in 14 public school districts in the County planning area in 2006. There are also three institutions of higher learning in the County, all operated by the Gateway Technical College system and located in the Cities of Racine and Burlington and the Village of Sturtevant. Map V-12 and V-13 in Chapter V shows the location of public and private schools and technical colleges in the County in 2006, and the boundaries of public school districts.

Racine County can assist school districts, if requested, by providing information on projected population levels for use in facilities planning, and by offering comments on proposed school locations. Racine County regulations that affect the location of schools include the County zoning ordinance and sanitary regulations. County highways may also affect access to schools.

Each school district in Racine County overlaps a number of communities, requiring school districts to work with a number of local governments when proposing to construct new facilities or additions to existing facilities, or when proposing to abandon a school district facility. Schools and other district facilities are subject to local zoning regulations, and rely on local services such as sewer and water (where available), police and fire protection, and streets and highways.

Recreational sites and facilities present an opportunity for shared use of facilities between County and local governments and school districts. School districts may rely on the use of County or local parks for athletic events (such as the use of County parks for cross-country courses); and play apparatus and playfields at schools may be available for local residents to use when school is not in session. It may be advantageous to locate schools and parks next to each other when possible, to maximize opportunities for shared use of recreational areas and facilities.

Libraries

In 2007, there were five public libraries in Racine County, each operated by a city or village (see Map V-8 in Chapter V). These libraries may be used by all Racine County residents with valid library cards.

General Purpose Local Governments

There are 17[2] local units of government located entirely or partially in Racine County, including two cities, nine villages, and six towns. Cooperation between cities, villages, and towns is essential to the implementation of the comprehensive plan.

Situations may develop between units of government that could be handled in a cooperative manner that would be beneficial to both parties. Annexation of property from a town into a village or city remains one of the most contentious issues between neighboring communities. Wisconsin annexation law provides an advantage to cities and villages, allowing them to annex land upon request by property owners. This often creates conflicts between towns that want to preserve their borders and retain their existing and future tax base, and the incorporated communities that want to be able to expand their boundaries. Too often, this can lead to litigation and ultimately one "winner" and one "loser." As an alternative, cities, villages, and towns are encouraged to work together on annexation issues and enter into cooperative boundary plans and intergovernmental agreements.

Boundary plans and intergovernmental agreements can preserve lands for towns and allow them the ability to plan for future development without concern about future annexation, at the same time, providing certainty for cities and villages regarding their future boundaries. Depending on the agreements and plans developed, such devices also have the potential for revenue sharing, for provision of municipal services not otherwise available to towns, and for agreement on future land use patterns. Boundary agreements and annexation and extraterritorial issues are described in more detail later in this chapter.

Adjoining Counties

Racine County is bordered by Walworth County to the west, Kenosha County to the south, and Milwaukee and Waukesha Counties to the north.

---

[2]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008, reducing the number of local units of government from 18 to 17.*

Cooperative efforts between Racine County and other counties include:

- ***Transit Marketing***: The Southeastern Wisconsin Transit Partnership includes Washington, Ozaukee, Waukesha, Racine, Kenosha and Milwaukee Counties. The purpose is to share resources so that each transit system can maximize the impact of marketing and advertising funds which promote public transit in Southeastern Wisconsin. The pooling of resources from these counties allows for purchasing television and radio advertising and promotional activities that would be cost prohibitive for each system alone.

- ***Southeastern Wisconsin Regional Transit Authority:*** The Southeastern Wisconsin Regional Transit Authority (RTA) is an appointed body created by the Wisconsin State Legislature and Governor in July 2005 to serve Kenosha, Milwaukee, and Racine Counties. The RTA is responsible for identifying a permanent, dedicated funding source for the local share of capital and operating costs for commuter rail and/or public transit in the three-county region. Its members represent the mayors and county executives of the Cities and Counties of Kenosha, Racine and Milwaukee, as well as Governor Doyle. The RTA provided its recommendations to the Governor and State Legislature in November 2008.

  Governor Doyle has proposed a permanent RTA for southeastern Wisconsin in the 2009-2011 budget. The permanent RTA is proposed to include all of Kenosha and Milwaukee Counties and the urbanized area of Racine, which is currently defined as the area east of IH 94 in Racine County. The creation of a permanent RTA is dependent on the endorsement of the Governor and the State Legislature. In addition, the governing bodies of Milwaukee County, Kenosha County, or any municipality located in the urbanized area of Racine County must adopt a resolution authorizing its membership.

- ***Southeastern Wisconsin Care Management Organization (SEWCMO):*** The SEWCMO involves five counties in Southeastern Wisconsin—Kenosha, Racine, Ozaukee, Washington, Waukesha, and Walworth Counties, and two private agencies—Community Care, Inc., and Lutheran Social services of Wisconsin and Upper Michigan. Through Community Care, Inc., the Family Care Program is offered in Racine and Kenosha Counties. Family Care serves people with physical disabilities, developmental disabilities, and frail elders, and is designed to provide cost-effective, comprehensive, and flexible long-term care, while fostering consumers' independence and quality of life and recognizing the need for interdependence and support.

- ***Tri-County Public Health Consortium:*** The health consortium includes health departments from Kenosha, Racine, and Walworth Counties. The consortium is responsible for developing comprehensive public health emergency preparedness plans and coordinating mutual assistance among Kenosha, Racine, and Walworth Counties. The consortium is associated with health care, fire protection, law enforcement, and emergency medical services, among others, to develop public health response plans that interact effectively and share resources to protect and serve County residents when preparing for and responding to emergency situations, such as bioterrorism, infectious disease outbreaks, public health threats, and public health emergencies.

- ***Kenosha/Racine Lead-Free Communities Partnership:*** The program is a partnership between the City of Racine Health Department and the Kenosha County Division of Health and provides lead-based paint risk assessments and abatement while providing services for children residing in housing units in need of lead abatement.

- ***Sanitary Sewer and Water Service:*** Through interagency agreements, the Caddy Vista area is provided with sanitary sewer service by the Milwaukee Metropolitan Sewerage District (South Shore treatment facility in Milwaukee County), and the Town of Somers KR Sewer Utility District in Kenosha County is provided with sanitary sewer service by the City of Racine Wastewater Utility. Interagency agreements are also in place for portions of the Caledonia East and West Utility Districts to receive public water service through the City of Oak Creek.

- ***Library Services:*** All of Racine County is part of the Lakeshores Library System, which also serves Walworth County. The Lakeshores System and the Mid-Wisconsin System (which serves Dodge, Jefferson, and Washington Counties and part of Walworth County) are part of the Shared Holdings and Resource Exchange (SHARE) consortium, which provides residents with easy access to materials throughout both systems. Residents throughout the area use a common library card.

- ***Public School Facilities:*** The Muskego-Norway School District includes area in both the Town of Norway and the City of Muskego in Waukesha County. It is important that the school district take into account the local land use plans and projections for both the Town of Norway and the City of Muskego as it plans for future school facilities.

Regional Organizations

SEWRPC

Racine County is served by the Southeastern Wisconsin Regional Planning Commission (SEWRPC). Racine County and SEWRPC signed a three-party Cooperative Agreement with each of the cities, villages, and towns in the County to participate in a coordinated, multi-jurisdictional comprehensive planning effort. SEWRPC also prepares a regional land use plan, which includes population, employment, and household projections to assist in local and county planning efforts, and is the Federally-designated transportation planning and programming agency for the seven-county region. SEWRPC is also the regional water quality management agency for communities in the Region, and is involved in many other aspects of land use planning and development. In addition to this comprehensive plan and the County jurisdictional highway system plan, major SEWRPC planning projects affecting the County include the regional water supply plan, regional water quality management plan, regional natural areas and critical species habitat management plan, and the regional telecommunications plan. SEWRPC works closely with the county and local governments in the Region, as appropriate, when developing its plans. SEWRPC also prepares county plans on request, such as the Racine County park and open space plan.

Milwaukee 7

The Milwaukee 7 is a council of representatives from the seven Southeastern Wisconsin counties (same seven counties within the SEWRPC area). The council, made up of about 35 civic and business leaders, was formed with the idea that a regional approach is key to fostering economic growth. Additional information about the Milwaukee 7 is provided in Chapter XIV.

Nonprofit Conservation Organizations

Organizations, including the Kenosha/Racine Land Trust and the Caledonia Conservancy have worked with Racine County and its communities to implement plans for acquiring or otherwise preserving lands with important natural resources and farmlands.

State of Wisconsin

Wisconsin Department of Transportation (WisDOT)

WisDOT administers a variety of State and Federal programs to complete projects that enhance the transportation network within Racine County in partnership with local governments, the County, and SEWRPC. Grant programs include the Surface Transportation Program, Congestion Mitigation and Air Quality, Local Transportation Enhancements, and a number of other programs that collectively provide funding for streets and highways, transit, bicycle and pedestrian improvements, and funding for railroad improvements.

WisDOT also administers the General Transportation Aids program, which returns a portion of the money collected through fuel taxes and vehicle registration fees to County and local governments to help offset County and local road construction and maintenance costs. WisDOT maintains the Wisconsin Information System for Local Roads (WISLR), which is an extensive map-based database, accessible to local and County officials and staff, of road conditions such as right-of-way and pavement width, shoulder width, number of driving and parking lanes, pavement condition, and other information.

Wisconsin Department of Natural Resources (DNR)

The Wisconsin Department of Natural Resources is dedicated to the preservation, protection, effective management, and maintenance of Wisconsin's natural resources. It is responsible for implementing the laws of the State and, in some cases, the laws of the Federal government that protect and enhance the natural resources of the State, including wetlands, shorelands, floodplains, woodlands, and water quality. The DNR is charged with coordinating the many disciplines and programs necessary to provide a clean environment and a full range of outdoor recreational opportunities for Wisconsin citizens and visitors.

The DNR makes grants available to County and local units of government for park acquisition and development. Racine County and its communities should continue to apply for grant funds through the DNR to improve recreational opportunities, to purchase land for parks and preservation of important natural resources, and to develop parks. County and local governments must have an adopted park and open space plan in order to apply for DNR grant funds. The DNR also administers grant programs related to lake protection, lake management and planning, and conservation easements.

The DNR also worked with the Federal Emergency Management Agency and Racine County to update floodplain mapping within the County in 2008.

In addition, the DNR identifies and monitors environmentally contaminated sites and administers grant programs to clean up such sites, which are commonly referred to as "brownfields." Contaminated sites and brownfield remediation grant programs are identified in Chapter XIV.

Department of Commerce
The Wisconsin Department of Commerce administers regulations for private onsite waste disposal systems (POWTS) in the State of Wisconsin. The Racine County Planning and Development Division works closely with the Department of Commerce to implement these regulations. The Planning and Development Division enforces POWTS regulations throughout the County.

Other Governmental Units
Other governmental units or "special purpose" units of government that Racine County works with include lake, sanitary, utility, and drainage districts, and public library boards.

EXAMPLES OF EXISTING COOPERATIVE AGREEMENTS IN RACINE COUNTY

The *Statutes* require that this element incorporate any plans or agreements to which the County or its communities are a party under the following:

- Section 66.0301—Intergovernmental Cooperation: This section of the *Statutes* provides broad authority for intergovernmental cooperation among local units of government with respect to the provision and receipt of services and the joint exercise of their powers and duties. Racine County or its communities are not a party to any agreements established under Section 66.0301.
- Section 66.0307—Cooperative Boundary Plan Agreement: This section of the *Statutes* allows any combination of cities, villages, and towns to determine the boundary lines between themselves under a cooperative plan, subject to oversight by the Wisconsin Department of Administration. Section 66.0307 envisions the cooperative preparation of a comprehensive plan for the affected area by the concerned local units of government and prescribes in detail the contents of the cooperative plan. Importantly, the cooperative plan must identify any boundary change and any existing boundary that may not be changed during the planning period; identify any conditions that must be met before a boundary change may occur; include a schedule of the period during which a boundary change shall or may occur; and specify arrangements for the provision of urban services to the territory covered by the plan. Boundary agreements between the Village of Mt. Pleasant and the Village of Sturtevant and between the Village of Caledonia and Town of Raymond (under preparation) were developed using Section 66.0307.
- Section 66.0309—Creation, Organization, Powers, and Duties of Regional Planning Commissions: This section of the *Statutes* authorizes the Governor to establish regional planning commissions in response to petitions from County and local governments. A regional planning commission is charged by the *Statutes* to prepare and adopt a master plan for development of the region. Racine County is part of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), which serves the seven counties and 146 cities, towns, and villages in the southeastern corner of Wisconsin. The seven counties include Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. SEWRPC was

established by then-Governor Gaylord Nelson in 1960 and is governed by a 21-member Commission. Chapter VI includes a summary of recent plans conducted by SEWRPC that affect Racine County and its communities. SEWRPC also assisted the County and its communities in the preparation of this comprehensive plan.

Boundary agreements may also be established under Section 66.0225 of the *Statutes*. This section of the *Statutes* allows two abutting communities that are parties to a court action regarding an annexation, incorporation, consolidation, or detachment, to enter into a written stipulation compromising and settling the litigation and determining a common boundary between the communities. A boundary agreement between the City and Town of Burlington was developed using Section 66.0225.

Additional opportunity for intergovernmental cooperation is provided under Section 66.0305 of the *Wisconsin Statutes*, entitled "Municipal Revenue Sharing." Under this statute, two or more cities, villages, and towns may enter into revenue sharing agreements, providing for the sharing of revenues derived from taxes and special charges. The agreements may address matters other than revenue sharing, including municipal services and municipal boundaries. Municipal revenue sharing can provide for a more equitable distribution of the property tax revenue generated from new commercial and industrial development within metropolitan areas and help reduce tax-base competition among communities, competition that can work against the best interests of the metropolitan area as a whole. A municipal revenue sharing agreement between the City of Racine and the Villages of Caledonia and Mt. Pleasant (both were towns at the time of the agreement), Sturtevant, and Wind Point was developed using Section 66.0305. Under this intermunicipal agreement, the City of Racine receives shared revenue payments from neighboring communities for use in renovating older residential areas, redeveloping brownfield sites, and supporting regional facilities like the City zoo, fine arts museum, and library. In return, the City of Racine agreed to support the incorporation of the two adjacent Towns of Caledonia and Mt. Pleasant; refrain from annexations without the consent of the Towns; refrain from using extraterritorial and plat review powers; and move ahead with sewerage system improvements that will accommodate growth in the Towns.

Other Examples of Cooperative Agreements

There are and have been many cooperative agreements within Racine County between the County and local units of government, and between local governments. Several examples are listed below.

Police/Fire Services

- The Towns of Dover, Raymond, and Yorkville and the Villages of Elmwood Park, Rochester, Union Grove, and Waterford contract with the Racine County Sheriff's Department for police protection.
- The Villages of Elmwood Park, North Bay, and Wind Point contract for fire service with the City of Racine.
- The Town of Yorkville and the Village of Union Grove are served by a joint Union Grove/Yorkville Fire and Rescue Department.
- The Town of Waterford is served by the Village of Waterford Fire and Rescue Department, the Wind Lake Volunteer Fire Company, and the Tichigan Volunteer Fire Company.
- Consolidation of the Village of Mt. Pleasant and Village of Sturtevant fire departments into the South Shore Fire Department.
- The Racine County Communication Center provides dispatch services for a number of police and fire/rescue departments throughout Racine County.
- The Village of North Bay contracts with the Village of Wind Point for police protection.
- The Villages of Caledonia and Mt. Pleasant cooperatively built and staff a fire station (Fire Station #3).
- The Villages of Mt. Pleasant and Sturtevant operate a joint dispatch center.

Cooperative Planning

- Racine County, all its communities, SEWRPC, and UW-Extension, formally agreed to work together to develop a multi-jurisdictional comprehensive plan for Racine County.
- Prior to their participation in this comprehensive planning effort, joint land use plans were prepared by the Village and Town of Rochester, and by the Village of Union Grove and the Town of Yorkville. This represents a cooperative approach to planning and decision-making regarding future land use in areas of mutual concern and facilitated the incorporation of these plans into the comprehensive plan without creating conflicts.
- In December 2008, the Town and Village of Rochester were consolidated as the Village of Rochester. This represents a significant effort in maximizing efficiencies with respect to land use and comprehensive planning and overall government services.

Ordinance Administration

- Racine County administers County zoning and land division ordinances within each town in the County.
- Racine County administers the County's nonmetallic mining reclamation ordinance on behalf of all communities in the County unless the local unit of government has adopted its own ordinance.
- Under a contract with the Village of Caledonia, Racine County provides review services with respect to zoning, land division, and other planning issues.

Other Services

- City of Burlington sewage facilities provide sanitary sewer service to a portion of the Town of Burlington.
- City of Racine sewage facilities provide sanitary sewer service to the Villages of Caledonia, Elmwood Park, Mt. Pleasant, North Bay, Sturtevant, and Wind Point.
- Village of Union Grove sewage facilities provide sanitary sewer service to a portion of the Town of Dover (Southern Wisconsin Center).
- Western Racine County Sewerage District facilities provide sanitary sewer service to the Villages of Rochester and Waterford and the Town of Waterford.
- The Caledonia/Mt. Pleasant Health Department serves the Villages of Caledonia, Mt. Pleasant, North Bay, and Sturtevant. The Department's mission is to improve the health of the communities served through health promotion, disease prevention, and protection from health and environmental hazards.
- The City of Racine Belle Urban System (BUS) provides fixed-route public transit service throughout the Racine urbanized area. This includes areas within the City of Racine, the Villages Caledonia, Mt. Pleasant and Sturtevant, and the Town of Yorkville.
- All libraries in the County can be used by Racine County residents with valid library cards.
- The Village of Rochester has entered into a lease agreement with Racine County to develop ball diamonds at Case Eagle Park.

PUBLIC INPUT-INTERGOVERNMENTAL COOPERATION ISSUES

The plan should address key intergovernmental cooperation issues based upon the intergovernmental cooperation related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of intergovernmental cooperation related issues to be addressed in this element. These issues include:

- The plan should strive to increase community awareness, understanding, and participation with respect to the comprehensive plan and plan implementation.
- The plan should strive to continue and improve cooperation between government agencies and the private sector in order to realize long term benefits ranging from coordinated planning on issues that affect the entire County, to local infrastructure cost savings, provision of needed services, a healthy environment, a strong school system, and sustainable economy.
- The plan should encourage public and private partnerships to assist in the implementation of plan recommendations related but not limited to, agricultural and open space preservation, park and trail facilities, utilities and services, housing, and economic development.

INTERGOVERNMENTAL CONFLICTS AND DISPUTE RESOLUTION

Section 66.1001(2)(g) of the *Wisconsin Statutes* requires that the Intergovernmental Cooperation Element identify existing or potential conflicts between participating local governments and other governmental units, including school districts, and describe processes to resolve such conflicts.

The Racine County land use plan map (Map IX-1 in Chapter IX) reflects locally identified planned land uses within each community's current boundaries. Recommended land use plan maps for each of the communities in the planning area are presented in Appendix D. Local land use plans for cities and villages within the County planning area can include areas outside of their corporate limits within adjacent towns. As shown on the local land use plan maps in Appendix D, the planning areas for the City of Burlington and the Villages of Waterford and Union Grove include lands outside of their respective corporate limits. This practice is consistent with good land use planning, because cities and villages typically annex land to accommodate population growth and associated land uses. The regional land use plan recommends that additional residential growth occur in a compact pattern within and adjacent to urban service areas at densities that can be cost-effectively provided with sewer and other urban services. The regional plan recommends that new urban development occur with sanitary sewer service and other urban services and facilities; however, it is not necessary that such development occur only within cities and villages. Towns that have formed a sanitary or utility district to provide sanitary sewer services, or that have entered into a boundary agreement with an adjacent city or village that provides for urban development in the town and the extension of sewers to serve that development, is consistent with the regional land use plan.

Although many towns recognize the need for cities and villages to grow, there is often opposition to annexations when such annexations occur in prime farmland areas, particularly where alternatives are available; when a city or village annexes land without providing sewer and/or water services; and when annexations result in irregular city or village boundaries, including long, narrow "arms" of the city or village extending into the town or creation of small areas of the town completely surrounded by the city or village, except for a thin strip of land left to avoid creation of a town island. Irregularly-shaped annexations can create problems with street maintenance, due to alternating portions of a street being in a city or village and remaining portions in a town; can create situations where one side of the street is subject to city or village construction standards (which may, for example, require installation of curbs and gutters), while the other side is subject to town standards; create situations where different speed limits are posted for segments of the street under town versus city or village jurisdiction.

Many of these issues and disagreements could be resolved through the development of cooperative or boundary agreements between cities and villages and adjacent towns. Until such agreements are developed, disagreements will likely continue between cities and villages and adjacent towns as each unit of government develops in accordance with its land use plan, and cities and villages continue to exercise their extraterritorial authorities in adjacent towns.

There were opportunities to develop coordinated planned land use maps for the extraterritorial areas of cities and villages during this multi-jurisdictional planning process. Prior to their participation in this comprehensive planning effort, joint land use plans were prepared by the Village and former Town of Rochester, and by the

Village of Union Grove and the Town of Yorkville. These plans have been incorporated into the planned land use map of the comprehensive plan thereby avoiding conflicting areas of land uses. The inventory information and recommendations developed as part of this multi-jurisdictional comprehensive plan should provide a good basis for the development of boundary agreements and other joint planning activities.

As noted earlier, the maps in Appendix D depict the land use plan map approved by each city, village, and town in the County. The planning areas for the City of Burlington and the Villages of Waterford and Union Grove include lands outside of their respective corporate limits within the adjacent towns. Map XVI-1 identifies the areas where adjacent local land use plans conflict. As shown on Map XVI-1, these areas include the overlapping planning areas of the City and Town of Burlington and the Village and Town of Waterford. The map identifies the planned land uses based on the city/village plans.

Conflicts between local plans as shown on Map XVI-1 are as follows:

- **City and Town of Burlington:** An area in the Town, adjacent to Echo Lake and the airport, that is identified as "Agricultural Estate (5.0 acres or more per dwelling unit)" and "Residential Unsewered (1.5 to 4.99 acres per dwelling unit)" on the Town land use plan map is identified as "Medium Density Residential (6,200 square feet or more per dwelling unit)" on the City land use plan map. In addition, an area in the Town, abutting the southern boundary of the City, which is identified as "Agricultural Preservation" on the Town land use plan map, is identified as "Industrial/Business Park" on the City land use plan map. And finally, a small area along STH 83 and north of the existing business park, which is identified as "Industrial" and "Primary Environmental Corridor" on the Town land use map, is identified as "Commercial" on the City land use map.
- **Village and Town of Waterford:** An area in the Town, adjacent to the northwestern boundary of the Village, that is identified as "Suburban Residential," "Prime Agricultural Land," and "Other Agricultural, Rural Residential, and Open Land" on the Town land use plan map is identified as "Residential (less than 1.5 acres per dwelling unit)," "Mixed Use-Commercial and Residential," and "Industrial" on the Village land use plan map. In addition, an area of the Town adjacent to the eastern boundary of the Village, that is identified as "Prime Agricultural Land" and "Other Agricultural, Rural Residential, and Open Land" on the Town land use plan map is identified as "Residential (less than 1.5 acres per dwelling unit)," "Mixed Use-Commercial and Residential," and "Industrial" on the Village land use plan map.

Boundary agreements between towns and the adjacent city and village offer the best means of resolving conflicts between local governments, particularly when disputes are based on conflicting recommendations for future land uses or residential densities within a city or village's extraterritorial area and/or sewer service area. In addition to establishing future city and village boundaries, such agreements can also establish future land uses and provide for the extension of city or village sewer and water services to portions of the town.

Although the *Wisconsin Statutes* provide cities and villages with the authority to annex town lands, annexations often lead to lawsuits, court battles, and ultimately one "winner" and one "loser." Boundary plans and intergovernmental agreements can preserve lands for towns and give them the ability to plan for the future without the uncertainty related to future annexations. Depending on the agreements and plans developed, such agreements also have the potential for revenue sharing, extension of municipal services to adjacent towns, and for agreement on future land use patterns. Boundary plans and intergovernmental agreements provide cities and villages certainty with respect to their future boundaries and provide a firm framework within which cities and villages can plan for future public utilities and public facilities.

Racine County has encouraged participating cities, villages, and towns to coordinate with each other and the County through the multi-jurisdictional comprehensive planning effort. While the intergovernmental cooperation element is intended to avoid and minimize potential conflicts, it is recognized that conflicts will arise. Development of boundary agreements between the city and villages and adjacent towns where no agreement is in place is the best option for resolving conflicts regarding annexations and land uses in extraterritorial areas, and

should be pursued. The use of boundary agreements as provided under the *Statutes* is intended to provide a low-cost, flexible approach to resolving disputes between governmental units arising from the adoption of comprehensive plans. This process works to resolve actual and potential conflicts through open dialog and cooperative initiatives.

In addition to the previously cited benefits, benefits of government entities utilizing this process to resolve conflicts include:

- Saving time and legal expenses
- Having greater control over the dispute resolution process
- Resolving conflicts in a more creative way than might be possible if it were left to a decision by a judge or jury
- Greater privacy in resolving disputes than is afforded in a courtroom
- Responding to conflict in a rational and courteous manner—increasing communication, fostering positive intergovernmental relationships, providing an opportunity for learning, and broadening perspectives and solutions

In cases where informal negotiations or boundary agreements are unsuccessful in resolving the conflict between disputing parties, communities may have to rely on arbitration and litigation which tend to be slower and more costly.

Joint planning between school districts and communities within the district to share information on residential growth and the impact that growth will have on schools within the district can improve planning and development decisions by both the school district and local governments. School districts are encouraged to take into account the local land use plans and projections of this comprehensive plan in future school facility plans.

INTERGOVERNMENTAL COOPERATION ELEMENT GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The intergovernmental cooperation element goals and objectives, along with the implementing policies and programs were developed based upon consideration of the recommendations of regional, County, and local plans; meetings with local officials; and the results of the public participation process including input from the advisory committee, public opinion survey, and SWOT analyses.

The following County intergovernmental cooperation related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Intergovernmental Cooperation Goal

Goal XVI-1: Encourage intercommunity planning efforts to make effective use of resources and to resolve conflicts.

Goal XVI-2: Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.

Racine County Intergovernmental Cooperation Objectives

- Encourage intergovernmental cooperation.
- Encourage shared services and facilities between units and levels of government.
- Seek to reduce conflicts between neighboring jurisdictions concerning annexations, urban and rural development, and development in transitional areas.

- Promote a better understanding among all levels of government regarding the roles and responsibilities of each.
- Encourage Racine County and its communities to coordinate with school districts as they prepare facility plans or evaluate sites for new school facilities.
- Encourage Racine County and its communities to coordinate with respect to the provision of key services including police and fire protection, and sewer and water service.
- Encourage Racine County and its communities to coordinate with respect to economic development in the County.
- Provide a structure for continuing dialog about comprehensive planning, land use regulation issues, and boundary issues between local governments in Racine County.

Racine County Intergovernmental Cooperation Policies and Programs

- Implement all policies contained in other elements of the comprehensive plan, especially those policies that are more likely to be implemented through cooperative efforts and partnerships, such as the recommendations related to agricultural and natural resource preservation or countywide trail development.
- Racine County should work cooperatively with local units of government, as appropriate, to make the necessary revisions and updates to zoning, land division, and official map ordinances to implement the recommendations of the comprehensive plan.
- Encourage intergovernmental cooperation when selecting sites for public facilities such as police stations, fire stations, government administration buildings, and libraries, and quasi-public facilities such as hospitals, clinics, and skilled nursing, assisted living, and independent living centers for the elderly and persons with disabilities. In addition, joint use of facilities such as schools/libraries and government/non-government meeting places should be encouraged.
- Encourage school districts to consult with Racine County and local governments when initiating facilities planning or when planning locations of new schools or recreation facilities.
- Support the coordination between Racine County, its communities, and other agencies, where appropriate, to provide cost-effective government services.
- Racine County and its communities should continue to work with the RCEDC with respect to business development and expansion in the County.
- Racine County should cooperate with local governments on countywide stormwater management planning, education, and enforcement of stormwater management and erosion control ordinances.
- Encourage local governments to develop joint agreements to provide shared stormwater management facilities.
- Coordinate the implementation of the recommendations of regional water supply plan.
- Coordinate comprehensive management of surface water, groundwater, and water dependent natural resources.
- Coordinate the implementation of the transportation element of the comprehensive plan.
- The Racine County Sheriff's Department should continue to provide police protection and dispatch services to communities in Racine County.
- Racine County should continue to maintain, plan and construct County Trunk highways and to maintain State Trunk highways and freeways in a manner that will provide citizens of the County with a safe, usable roadway system at a level of service acceptable to a majority of its citizens and at the lowest possible cost.

- Racine County and its communities should continue to work with SEWRPC and WisDOT on regional transportation planning and programming efforts and to develop methods to promote interconnectivity between all transportation modes and systems within the County and the Region.
- Racine County and its communities should continue working with SEWRPC to update Racine County transportation plans, such as the jurisdictional highway system plan and the public transit plan.
- Racine County should continue to provide technical services that benefit the public and other units and agencies of government, such as updating and maintaining GIS data, including parcel, land use, and floodplain data.
- Racine County should continue to maintain the County website to provide information to the public and other units and agencies of government.
- Racine County and its communities should work with other government agencies and private entities, including non-profit agencies, where appropriate, to construct and /or operate community facilities in a cost-effective and efficient manner through joint service agreements.
- Racine County and its communities should continue to work with the DNR and non-government organizations (NGOs) to acquire and develop parks, trails, and other recreation facilities, and to acquire and protect valuable natural resource areas as called for in County or local park and open space plans.
- Continue to work with SEWRPC on regional plans and issues affecting Racine County and its communities.
- Coordinate with communities in counties adjacent to Racine County with respect to existing and future land uses to minimize or avoid conflicts.
- Racine County should continue to provide information on land use-related ordinances and programs to local governments.
- The Racine County Executive's Office should continue holding periodic heads of government meetings as a forum for the distribution of information and for open discussion of County-wide issues.
- Communities in Racine County that have prepared cooperative boundary agreements should continue to honor and implement those agreements. This includes agreements between the Villages of Mt. Pleasant and Sturtevant and the Village of Caledonia and Town of Raymond (under preparation).
- Other existing boundary or revenue sharing agreements in the County should continue to be implemented. This includes a limited boundary agreement between the City and Town of Burlington and a revenue sharing agreement between the City of Racine and the Villages of Caledonia and Mt. Pleasant.
- Communities in Racine County that have not prepared cooperative boundary agreements should prepare such agreements to resolve existing and future conflicts. Specifically, cooperative boundary agreements should be entered into between towns and adjacent cities/villages. This would include agreements between: the City and Town of Burlington; the Village of Union Grove and the Town of Yorkville; the Village of Union Grove and the Town of Dover; the Village and Town of Waterford; and the Village of Mt. Pleasant and the Town of Yorkville.
- Cities and villages adjacent to each other could also consider entering into agreements as appropriate. This could include revenue sharing agreements or agreements to adjust community boundaries that result in boundaries between two communities that are more logical and that can be provided with services more efficiently.
- Racine County should work cooperatively with local units of government to update the County farmland preservation plan in order to participate in the State's Working Lands Initiative. For communities and landowners to take full advantage of the financial benefits of the Working Lands Initiative it will be necessary to amend the comprehensive plan to reflect the updated farmland preservation plan.
- Consider the implementation of cooperative programs to dispose of household and agricultural waste.

- Explore regional partnership options for recycling programs and facilities.

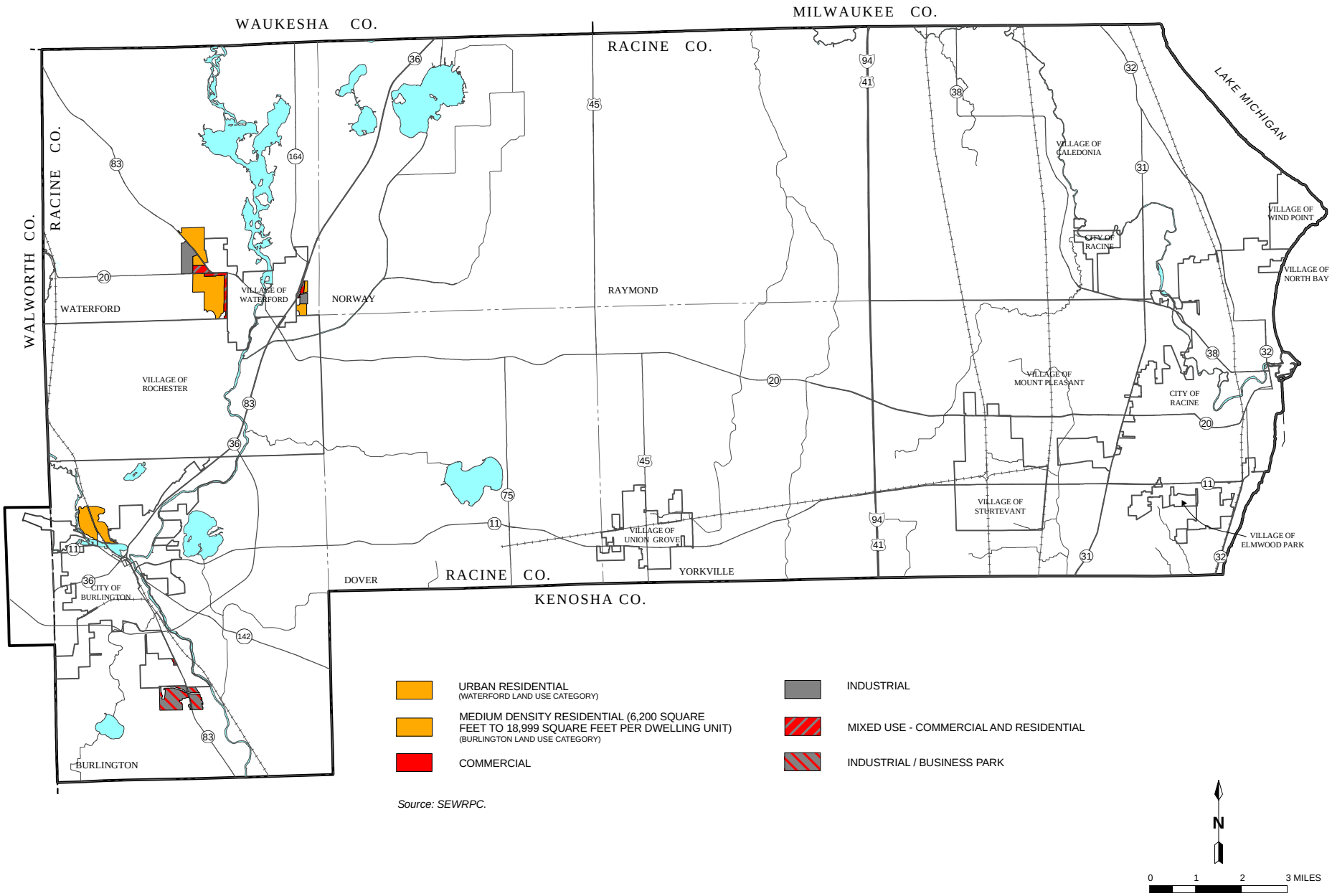
Racine County Intergovernmental Cooperation Financial and Technical Assistance Programs
Various types of financial and technical assistance programs are available from Federal, State, and County agencies that are applicable to the implementation of the comprehensive plan. Information on these programs has been presented in other elements of the plan. Many of these programs require or encourage cooperative efforts between governmental agencies or between government agencies and NGOs to take full advantage of their financial benefits. This is especially true for programs that focus on the protection of agricultural, natural, and cultural resources.

The plan recommends that consideration be given to developing public and public/private partnerships as appropriate to implement the financial programs and work programs listed in all the elements of the plan to facilitate the implementation of the comprehensive plan. Examples of specific programs that will require cooperative efforts to be initiated or used include:

- Purchase of development rights (PDR) program.
- Transfer of development rights (TDR) program.
- Farmland Preservation/Working Lands Initiative.
- Wisconsin Department of Natural Resources Knowles-Nelson Stewardship Program.

Map XVI-1

AREAS OF CONFLICT BETWEEN CITY/VILLAGE AND TOWN LAND USE PLANS IN THE RACINE COUNTY PLANNING AREA



Source: SEWRPC.

(This page intentionally left blank)

Chapter XVII

SUMMARY

INTRODUCTION

Racine County and all 17[1] cities, villages, and towns began working together in 2005 in a joint planning process to prepare a multi-jurisdictional County comprehensive plan. As part of the planning process, the County and local governments identified existing desirable land uses and important natural resources that should be preserved to maintain the high quality of life in Racine County. A desired land use pattern for the year 2035 for Racine County and for each of the participating local communities was also identified.

The County and local comprehensive plans were prepared, in part, to comply with the requirements of Wisconsin's comprehensive planning law, which took effect in 1999. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to have an adopted comprehensive plan by January 1, 2010. The Wisconsin Department of Administration awarded a comprehensive planning grant to Racine County in 2006 to help fund the preparation of the County multi-jurisdictional plan. The plan was developed with sufficient detail to be adopted as a local comprehensive plan.

ADVISORY COMMITTEE

In 2006, a Racine County Multi-Jurisdictional Advisory Committee (MJAC) was formed to guide the preparation of a multi-jurisdictional comprehensive plan for Racine County. The MJAC assisted in the development of a public participation plan, reviewed draft plan chapters, gathered public comment, provided input during the plan development process, and recommended the plan for adoption by the Racine County Board and each of the participating local governments. The 18 member MJAC was created by the Racine County Board and is made up of one representative from each of the local government bodies and one member from the County Board. The members of the MJAC are listed on the inside front cover of this report.

From September 2006 to May 2009, the MJAC met 24 times. The MJAC also established one work group, the Racine County Comprehensive Plan Housing Work Group, which provided additional review and input in the development of the housing element. Work group members are listed on the inside back cover of this report.

---

[1]*The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008, reducing the number of local units of government from 18 to 17.*

PUBLIC PARTICIPATION

To ensure opportunities for public involvement in the planning process, a public participation plan (PPP) was adopted by the Racine County Board of Supervisors and by each of the participating local governing bodies. The PPP outlines a series of outreach efforts and public participation sessions designed to gain input from County residents throughout the comprehensive planning process. The public participation efforts are summarized as follows:

- **Comprehensive Planning Web Site –** A Racine County web page was created to inform citizens about comprehensive planning, the County's multi-jurisdictional planning process, how to become involved in this process and how to make public comments. Over time, all documents, including draft chapters of the plan report and 2035 local land use maps, and other resources related to the planning process have been added to the site and it has become a valuable resource for community leaders, county officials, citizen advisory committee members and local government staff. This web page can be viewed at: http://racine.uwex.edu/cnred/SmartGrowth.html.

- **Public Opinion Survey –** A countywide comprehensive planning public opinion survey was conducted in May of 2007 and included a wide range of questions on topics such as housing, transportation, agricultural and natural resources, land use, and economic development. The report documenting the results of the survey is available on the Racine County comprehensive planning website and at public libraries.

- **Countywide Public Informational Meetings –** A series of countywide public informational meetings were held in the fall of 2007 to provide background information on the planning process, to present the inventory information developed as part of the plan, and to conduct a strengths, weaknesses, opportunities, and threats (SWOT) analyses. The SWOT analysis is a planning tool used to identify a community's current assets and liabilities and related issues that should be taken into account when developing the comprehensive plan. A series of countywide public informational meetings was also held in the spring of 2009 to provide information on the individual plan elements (all elements except the intergovernmental cooperation and implementation elements) and to solicit comments from the public.

- **Comprehensive Plan Newsletters and Chapter Fact Sheets –** Newsletters were prepared quarterly during the planning process. The newsletters provided information on various comprehensive planning activities and brief summaries of plan document chapters as the chapters were completed. The chapter fact sheets provided summaries of individual chapters. The newsletters were provided to MJAC members and to local libraries and local government bodies. The newsletters and fact sheets are available on the Racine County comprehensive planning website.

- **Racine County Fair –** A comprehensive planning booth was on display at the Racine County Fair in 2007 and 2008. The booth included inventory data maps, fact sheets, and newsletters, which were on display for public comment. Staff were present to explain the information, data, maps and answer questions.

- **Local Plan Review/Update Meetings –** Individual meetings were held with each local government body to review and update community land use plans. This included a review of the existing land use plan map, plan objectives and policies, and the development of projections of future population, household, and employment levels to be used in the comprehensive plan. In the case of the Town of Norway where a land use plan did not exist, a separate committee was established by the Town to develop the necessary map and information.

- **Plan Review –** Joint open house/public hearings were held in each of the participating cities, villages, and towns in the summer of 2009.

PLAN ELEMENTS

The comprehensive planning law requires the County and each local plan to include the following nine elements:

- Issues and Opportunities
- Land Use
- Agricultural, Natural, and Cultural Resources
- Housing
- Transportation
- Utilities and Community Facilities
- Economic Development
- Implementation
- Intergovernmental Cooperation

The Racine County multi-jurisdictional comprehensive plan addresses each of the required elements in the manner described below.

Issues and Opportunities Element
This element includes overall goals, objectives, policies and programs for the County for the plan design year of 2035 as well as background information related to demographic trends, age distribution, educational levels, income levels, and employment characteristics within the County and its communities. This element also includes projections of population, households, and employment levels to the year 2035. Background information is included in Chapter II, "Inventory of Population, Housing Stock, and Economic Base;" projections of population, households, and employment are included in Chapter VII, "Population, Household, and Employment Projections;" and a description of the development of comprehensive plan goals is included in Chapter VIII, "Issues and Opportunity Element." Specific plan objectives, policies, and programs are included in each of the other plan elements.

Land Use Element
This element includes a compilation of goals, objectives, policies, and programs to guide future land use development and redevelopment. This element also includes background information on historic and existing urban and rural land uses, land use trends and values, and the spatial distribution of future land uses. Background information on land uses is included in Chapter III, "Inventory of Agricultural, Natural, and Cultural Resources," and Chapter IV, "Inventory of Existing Land Uses and Transportation Facilities and Services." Land use plan goals, objectives, policies, and programs and the description of the land use plan, along with associated data and map for the Racine County planning area for the year 2035 is included in Chapter IX, "Land Use Element." Planned land use data and maps for each of the participating communities are included in Appendix D.

Agricultural, Natural, and Cultural Resources Element
This element includes a compilation of goals, objectives, policies, and programs for the conservation and management of agricultural, natural, and cultural resources. This element also includes background information on existing resources. Background information is included in Chapter III, "Inventory of Agricultural, Natural, and Cultural Resources." Plan recommendations for the preservation of agricultural, natural, and cultural resources, along with specific goals, objectives, policies, and programs are included in Chapter X, "Agricultural, Natural, and Cultural Resources Element."

Housing Element
This element includes a compilation of goals, objectives, policies, and programs for the provision of an adequate housing supply to meet existing and future housing demands. This element also includes an assessment of the existing housing stock. Background information on existing housing in Racine County and its communities is

included in Chapter II, "Inventory of Population, Housing Stock, and Economic Base." Plan recommendations for the provision of housing to meet the future needs of the County, along with specific goals, objectives, policies, and programs are included in Chapter XI, "Housing Element."

Transportation Element
This element includes a compilation of goals, objectives, policies, and programs to guide the future development of various modes of transportation. This element also includes background information on existing transportation facilities. Background information is included in Chapter IV, "Inventory of Existing Land Uses and Transportation Facilities and Services." Plan recommendations for the provision of transportation facilities to meet the future needs of the County, along with specific goals, objectives, policies, and programs are included in Chapter XII, "Transportation Element."

Utilities and Community Facilities Element
This element includes a compilation of goals, objectives, policies, and programs to guide the future development of utility and community facilities. This element also includes background information on existing utility and community facilities. Background information is included in Chapter V, "Inventory of Utilities and Community Facilities." Plan recommendations for the provision of utility and community facilities to meet the future needs of the County, along with specific goals, objectives, policies, and programs are included in Chapter XIII, "Utilities and Community Facilities Element."

Economic Development Element
This element includes a compilation of goals, objectives, policies, and programs to guide the development of the economic base and employment opportunities in the County. This element also includes background information on the existing labor force and economic base. Background information is included in Chapter II, "Inventory of Population, Housing Stock, and Economic Base." Plan recommendations for economic development to meet the future needs of the County, along with specific goals, objectives, policies, and programs are included in Chapter XIV, "Economic Development Element." The development of this element relied heavily on the existing County economic development plan as documented in *The Racine County Economic Development Plan 4.0.*

Implementation Element
This element includes a compilation of the key action policies and programs that have the highest priority to begin the implementation of the comprehensive plan. This element also identifies proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances to implement the objectives, policies, and programs identified in the comprehensive plan, as well as the process for adopting and amending the plan. Implementation recommendations are included in Chapter XV, "Implementation Element."

Intergovernmental Cooperation Element
This element includes the compilation of goals, objectives, policies, and programs for joint planning and decision making between adjacent local government units and school districts, as well as between local, county, and State government units and agencies. Plan recommendations with respect to intergovernmental cooperation are included in Chapter XVI, "Intergovernmental Cooperation Element."

PLAN ADOPTION

As noted earlier, the County multi-jurisdictional plan was developed with sufficient detail to be adopted as a local comprehensive plan. At the request of the City of Racine, a separate plan report is being prepared for adoption by the City. The City plan document will be based substantially on the County comprehensive plan document. All of the other participating communities are adopting the County plan as their local comprehensive plan.

A comprehensive plan must be adopted by an ordinance enacted by the governing body. The Racine County Multi-Jurisdictional Comprehensive Plan must therefore be adopted by an ordinance of each local governing body and the County Board of Supervisors. All nine elements must be adopted simultaneously. At least one public

hearing must be held by the local governing body and the County Board prior to adopting the plan. Section 66.1001(4)(b) of the *Statutes* requires that an adopted comprehensive plan, or an amendment to a plan, be sent to all governmental units within and adjacent to the county or local government preparing a plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located.

Each of the local governing bodies (Town Board, Village Board, Common Council), upon the recommendation of the city, village, and town plan commissions, adopted the multi-jurisdictional comprehensive plan as their local comprehensive plan in the summer of 2009. Following local adoption of the plan by all the participating communities, the County Board of Supervisors, upon the recommendation of the EDLUPC, adopted the comprehensive plan on October 13, 2009.

PLAN UPDATES AND AMENDMENTS

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every 10 years. County and local governments may choose to update the plan more frequently. While there is no limit on the number or frequency of amendments that may be made to a comprehensive plan, the public participation, plan review, and plan adoption procedures required for a full comprehensive plan also apply to plan amendments. The Implementation Element (Chapter XV) recommends a procedure to be used for amending the plan.

(This page intentionally left blank)

APPENDICES

(This page intentionally left blank)

Appendix A

HOUSING CONDITIONS FOR COMMUNITIES IN RACINE COUNTY: 2006

(This page intentionally left blank)

Appendix A

Table 1

HOUSING CONDITIONS IN THE CITY OF BURLINGTON: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	2	0.1	0	0	1	0.1	0	0.0	3	0.1
Poor	75	4.5	12	4.5	35	4.5	0	0.0	122	4.5
Average	1,278	76.6	206	76.9	594	76.7	6	75.0	2,084	76.6
Good	313	18.8	50	18.6	145	18.7	2	25.0	510	18.8
Total	1,668	100.0	268	100.0	775	100.0	8	100.0	2,719	100.0

[a]*Percent of total housing units.*

Source: National Appraisal Corporation and SEWRPC.

Table 2

HOUSING CONDITIONS IN THE CITY OF RACINE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	1	0.0[b]	0	0.0	3	0.3	0	0.0	4	0.0[b]
Very Poor-Poor	778	4.1	452	12.5	151	13.3	0	0.0	1,381	5.8
Fair	3,094	16.1	1,387	38.5	371	32.8	0	0.0	4,852	20.3
Average	8,048	42.0	1,284	35.6	305	26.9	0	0.0	9,637	40.3
Good-Very Good-Excellent	7,260	37.8	483	13.4	303	26.7	0	0.0	8,046	33.6
Total	19,181	100.0	3,606	100.0	1,133	100.0	0	0.0	23,920	100.0

[a]*Percent of total housing units.*

[b]*Less than 0.05 percent.*

Source: City of Racine Assessor's Office and SEWRPC.

Table 3

HOUSING CONDITIONS IN THE VILLAGE OF CALEDONIA: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	4	0.0[b]	0	0.0	0	0.0	0	0.0	4	0.0[b]
Very Poor-Poor	78	0.9	5	3.7	0	0.0	0	0.0	83	1.0
Fair	353	4.1	38	28.1	0	0.0	0	0.0	391	4.4
Average	2,412	27.9	76	56.3	68	95.8	0	0.0	2,556	28.9
Good-Very Good-Excellent	5,791	67.1	16	11.9	3	4.2	0	0.0	5,810	65.7
Total	8,638	100.0	135	100.0	71	100.0	0	0.0	8,844	100.0

[a]*Percent of total housing units.*

[b]*Less than 0.05 percent.*

Source: Tyler Technologies/CLT Division and SEWRPC.

Table 4

HOUSING CONDITIONS IN THE VILLAGE OF ELMWOOD PARK: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	1	0.5	0	0.0	0	0.0	0	0.0	1	0.5
Fair	6	2.9	0	0.0	0	0.0	0	0.0	6	2.9
Average	167	81.9	1	100.0	0	0.0	0	0.0	168	82.0
Good	30	14.7	0	0.0	0	0.0	0	0.0	30	14.6
Total	204	100.0	1	100.0	0	0.0	0	0.0	205	100.0

[a]*Percent of total housing units.*

Source: Raymond Anderson (Assessor) and SEWRPC.

Table 5

HOUSING CONDITIONS IN THE VILLAGE OF MT. PLEASANT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	3	0.0[b]	0	0.0	0	0.0	0	0.0	3	0.0[b]
Very Poor-Poor	176	1.9	31	15.7	0	0.0	0	0.0	207	2.1
Fair	585	6.2	98	49.8	0	0.0	0	0.0	683	7.0
Average	2,132	22.5	56	28.4	70	100.0	0	0.0	2,258	23.2
Good-Very Good-Excellent	6,586	69.4	12	6.1	0	0.0	0	0.0	6,598	67.7
Total	9,482	100.0	197	100.0	70	100.0	0	0.0	9,749	100.0

[a]*Percent of total housing units.*

[b]*Less than 0.05 percent.*

Source: Tyler Technologies/CLT Division and SEWRPC.

Table 6

HOUSING CONDITIONS IN THE VILLAGE OF NORTH BAY: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Average	30	30.9	0	0.0	0	0.0	0	0.0	30	30.9
Good	67	69.1	0	0.0	0	0.0	0	0.0	67	69.1
Total	97	100.0	0	0.0	0	0.0	0	0.0	97	100.0

[a]*Percent of total housing units.*

Source: DH Assessment, LLC and SEWRPC.

Table 7

HOUSING CONDITIONS IN THE VILLAGE OF ROCHESTER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Average	102	30.2	18	100.0	1	100.0	0	0.0	121	33.9
Good	236	69.8	0	0.0	0	0.0	0	0.0	236	66.1
Total	338	100.0	18	100.0	1	100.0	0	0.0	357	100.0

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the original Village of Rochester.

[a]*Percent of total housing units.*

Source: Kathy Romanak (Assessor) and SEWRPC.

Table 8

HOUSING CONDITIONS IN THE VILLAGE OF STURTEVANT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	1	0.1	0	0.0	0	0.0	0	0.0	1	0.1
Poor	53	4.2	1	1.5	0	0.0	0	0.0	54	3.0
Average	1,125	89.7	66	98.5	50	96.2	318[b]	76.8	1,559	87.2
Good	75	6.0	0	0.0	2	3.8	96[b]	23.2	173	9.7
Total	1,254	100.0	67	100.0	52	100.0	414	100.0	1,787	100.0

[a]*Percent of total housing units.*

[b]*Includes condominium units.*

Source: DH Assessment, LLC and SEWRPC.

Table 9

HOUSING CONDITIONS IN THE VILLAGE OF UNION GROVE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	1	0.1	0	0.0	0	0.0	0	0.0	1	0.1
Poor	17	1.5	1	1.5	0	0.0	0	0.0	18	1.4
Average	1,031	92.8	64	97.0	18	100.0	0	0.0	1,113	88.0
Good	62	5.6	1	1.5	0	0.0	70[b]	100.0	133	10.5
Total	1,111	100.0	66	100.0	18	100.0	70	100.0	1,265	100.0

[a]*Percent of total housing units.*

[b]*Includes condominium units.*

Source: DH Assessment, LLC and SEWRPC.

Table 10

HOUSING CONDITIONS IN THE VILLAGE OF WATERFORD: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	4	0.3	0	0.0	0	0.0	0	0.0	4	0.2
Average	379	24.9	29	37.7	21	100.0	130[b]	100.0	559	32.0
Good	1,137	74.8	48	62.3	0	0.0	0	0.0	1,185	67.8
Total	1,520	100.0	77	100.0	21	100.0	130	100.0	1,748	100.0

[a]*Percent of total housing units.*

[b]*Includes one mobile home park development.*

Source: Kathy Romanak (Assessor) and SEWRPC.

Table 11

HOUSING CONDITIONS IN THE VILLAGE OF WIND POINT: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	2	0.3	0	0.0	0	0.0	0	0.0	2	0.3
Average	220	28.6	1	20.0	1	20.0	0	0.0	222	28.5
Good	547	71.1	4	80.0	4	80.0	0	0.0	555	71.2
Total	769	100.0	5	100.0	5	100.0	0	0.0	779	100.0

[a]*Percent of total housing units.*

Source: National Appraisal Corporation and SEWRPC.

Table 12

HOUSING CONDITIONS IN THE TOWN OF BURLINGTON: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	35	1.4	1	1.3	2	1.2	2	1.8	40	1.4
Average	1,494	62.0	46	61.3	107	62.2	69	61.6	1,716	62.0
Good	881	36.6	28	37.4	63	36.6	41	36.6	1,013	36.6
Total	2,410	100.0	75	100.0	172	100.0	112	100.0	2,769	100.0

[a]*Percent of total housing units.*

Source: Associated Appraisal Consultants and SEWRPC.

Table 13

HOUSING CONDITIONS IN THE TOWN OF DOVER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	2	0.2	0	0.0	0	0.0	0	0.0	1	0.2
Poor	8	0.8	0	0.0	1	1.6	1	1.0	54	0.9
Fair	146	15.4	6	15.0	10	15.9	16	15.5	1,559	15.4
Average	596	63.0	26	65.0	39	61.9	65	63.1	1,559	62.9
Good	195	20.6	8	20.0	13	20.6	21	20.4	173	20.6
Total	947	100.0	40	100.0	63	100.0	103	100.0	1,787	100.0

[a]*Percent of total housing units.*

Source: Gardiner Appraisal Service and SEWRPC.

Table 14

HOUSING CONDITIONS IN THE TOWN OF NORWAY: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	6[b]	0.2	0	0.0	0	0.0	0	0.0	6[b]	0.2
Poor	10	0.4	0	0.0	2	2.6	0	0.0	12	0.4
Fair	35	1.2	0	0.0	0	0.0	0	0.0	35	1.2
Average	2,343	82.5	0	0.0	72	93.5	0	0.0	2,415	82.8
Good	447	15.7	0	0.0	3	3.9	0	0.0	450	15.4
Total	2,841	100.0	0	0.0	77	100.0	0	0.0	2,918	100.0

[a]*Percent of total housing units.*

[b]*Includes six unlivable units.*

Source: Magnan Assessment Services and SEWRPC.

Table 15

HOUSING CONDITIONS IN THE TOWN OF RAYMOND: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	1[b]	0.1	0	0.0	0	0.0	0	0.0	1[b]	0.1
Poor	22	1.6	0	0.0	0	0.0	0	0.0	22	1.6
Fair	9	0.7	0	0.0	1	1.6	0	0.0	10	0.1
Average	1,269	94.3	0	0.0	60	98.4	0	0.0	1,329	95.0
Good	45	3.3	0	0.0	0	0.0	0	0.0	45	3.2
Total	1,346	100.0	0	0.0	61	100.0	0	0.0	1,407	100.0

[a]*Percent of total housing units.*

[b]*Includes one unlivable unit.*

Source: Magnan Assessment Services and SEWRPC.

Table 16

HOUSING CONDITIONS IN THE TOWN OF ROCHESTER: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	4	0.5	0	0.0	0	0.0	0	0.0	4	0.5
Average	259	29.5	9	100.0	0	0.0	0	0.0	268	30.1
Good	615	70.0	0	0.0	3	100.0	0	0.0	618	69.4
Total	878	100.0	9	100.0	3	100.0	0	0.0	890	100.0

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the Town of Rochester prior to consolidation.

[a]*Percent of total housing units.*

Source: Kathy Romanak (Assessor) and SEWRPC.

Table 17

HOUSING CONDITIONS IN THE TOWN OF WATERFORD: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Poor	124	5.0	0	0.0	0	0.0	0	0.0	124	5.0
Average	496	20.0	5	62.5	1	100.0	0	0.0	502	20.2
Good	1,860	75.0	3	37.5	0	0.0	0	0.0	1,863	74.8
Total	2,480	100.0	8	100.0	1	100.0	0	0.0	2,489	100.0

[a]*Percent of total housing units.*

Source: Kathy Romanak (Assessor) and SEWRPC.

Table 18

HOUSING CONDITIONS IN THE TOWN OF YORKVILLE: 2006

Condition	Housing Type								Total	
	Single-Family		Two-Family		Multi-Family		Other			
	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]	Number	Percent[a]
Unsound	3	0.3	0	0.0	0	0.0	0	0.0	3	0.3
Poor	56	5.0	1	6.7	0	0.0	0	0.0	57	5.7
Average	705	73.3	12	80.0	16	100.0	0	0.0	733	73.8
Good	198	20.6	2	13.3	0	0.0	0	0.0	200	20.2
Total	962	100.0	15	100.0	16	100.0	0	0.0	993	100.0

[a]*Percent of total housing units.*

Source: DH Assessment, LLC and SEWRPC.

Appendix B

A STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS (SWOT) ANALYSIS FOR RACINE COUNTY

SWOT Analysis Workshops

A Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis for Racine County was conducted with the Multi-Jurisdictional Advisory Committee in May 2007, and two additional workshops were conducted during public informational meetings in the fall of 2007. SWOT analysis is a strategic planning tool used to assess a community's current assets and liabilities and to identify trends or events that might affect its future, as perceived by community stakeholders. At each workshop, meeting participants first discussed the community's current and potential resources and challenges as a large group. Then, when appropriate, participants were asked to prioritize the top three issues in each element. Results from these workshops, set forth in Figure B-1, helped to identify community concerns and to guide the development of the comprehensive plan's goals and objectives.

Appendix B

Figure B-1

• Improved inter-governmental cooperation • Proximity to interstate • Water resources • Location (proximity to Lake Michigan, Chicago & Milwaukee) • Outstanding farmland • Some good school systems • Wide variety of housing types and affordability • Public and private organizations that create, develop and take advantage of opportunities • CATI/SBDC • Parks, open spaces and inland lakes • Good government • Major industries (e.g. S.C. Johnson's)	• **Rural character** • **New businesses in the County** • **Quality of people** • **Good schools** • **Good fire/rescue services** • Natural resources • Access to medical care • Good roads • Location • Good recreational opportunities • Broad range of housing • Young, educated people • Good jobs	• People • Opportunities in Downtown Racine (revitalization) • Beach • Diversity (land uses, people, industries) • Proximity and access to large metro areas (Milwaukee and Chicago) • Abundant fresh water • Good mix of urban and rural • Strong work ethic **STRENGTHS**
• **Perceived crime in inner city** • **Lack of funding for redevelopment projects** • **Too much unemployment** • Certain types of development pressures • School system • Element of bad behavior creating costs (e.g. graffiti, vandalism) • Lack of infrastructure along the I-94 • Proximity to Chicago and Milwaukee • Air quality	• **Traffic congestion** • **Lack of affordable housing for seniors, including assisted living** • **Loss of agricultural land, business, and character** • **Increased crime/violence and accidents** • **Lack of activities for youth** • **Lack of municipal code enforcement** • Too much road construction • Too many new subdivisions • Lack of jobs and industries • Impacts of large, big-box retail on quality of life and economy • Flood control problems	**WEAKNESSES** • Lack of industry • Lack of trained, educated labor force – good work ethic, but unskilled and low education levels – unemployability of residents • Lack of transportation options • East vs. West mentality (including government) • Need for new industries in the east

SWOT analyses were conducted at two Racine County Multi-Jurisdictional Comprehensive Plan public informational meetings and an MJAC meeting. Issues in **bold** were identified as top priorities in the County.

Figure B-1 (continued)

• Smart growth – every community is trying to grow constructively – conscious planning • Trying to maintain quality of life while developing • Racine County Economic Development Corporation working to bring businesses to Racine County • Strengthening economic ties to Milwaukee and Kenosha • Park system • Ability to brand Racine image for good quality of life	• **Find mutually beneficial balance between rural and urban uses** • **Legislature back in control of state departments, especially the Dept. of Natural Resources** • **Preserve and restore existing housing** • Room for controlled/planned growth • Charter towns • More activities for seniors and children, including transportation • Develop alternate energy sources • Improved public transit (e.g., from east to west) • Flood plain areas identified and addressed • More recreational and retail opportunities • More affordable health care • Intergovernmental cooperation • Preserve local history	• **Commuter rail** • **Cooperative services between neighboring municipalities** • **Good leadership** • Planning — Smart Growth • Developable lands • Expansion of Abbott Labs • Commercial development surrounding County • Ability to attract industries • Land conservation • Redevelopment of downtown areas • Expand parks and bike trails to connect with other counties, creating a bike network • Community events (e.g., triathlons, hot rods, Chocolate Fest)
OPPORTUNITIES		
THREATS	• **Higher taxes** • **Elimination of rural character** • **Increase in crime — perceived and actual** • Loss of water tables • Reduced water quality • NR-115 (Wisconsin shoreland zoning regulations) • Loss of tax base through annexation • Change in family lifestyles • Loss of retirees due to housing • Loss of local control • Elimination of the family farm • Lack of community participation • School safety • Desire of other US regions for Great Lakes water • Brain Drain • Increased invasive species and plants • Increased higher education costs	• **Loss of farmland** • **Runaway health care costs** • **Ability to maintain services within budget** • **Job-Population mismatch** • **Threats to the water table** • **Lack of public education and awareness** • Loss of young professionals (brain drain) • Over-development • Resistance to change • Generation gap • Strong dependence on automobiles • Problems with road maintenance and development
• Perception that Racine is unsafe • Perception that Racine is a dying community • Attractiveness of Kenosha County's development drawing attention away from Racine County		

Ives Grove Complex, Village of Sturtevant (09/21/07)

Waterford Public Library, Village of Waterford (09/12/07)

Racine County Multi-Jurisdictional Advisory Committee (05/17/07)

(This page intentionally left blank)

Appendix C

EQUALIZED VALUE BY REAL ESTATE CLASS FOR COMMUNITIES IN RACINE COUNTY: 2003-2008

(This page intentionally left blank)

Appendix C

Table 1

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE CITY OF BURLINGTON: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$66,154,300	$335,166,500	$401,320,800	$100,563,900	$473,421,500	$573,985,400	$172,664,600	43.0
Commercial	29,630,300	132,844,200	162,474,500	50,178,500	226,941,400	277,119,900	114,645,400	70.6
Manufacturing	4,514,300	30,108,500	34,622,800	5,640,300	32,080,200	37,720,500	3,097,700	8.9
Agricultural	76,000	0	76,000	117,500	0	117,500	41,500	54.6
Undeveloped	32,500	0	32,500	7,200	0	7,200	-25,300	-77.8
Ag Forest	0	0	0	31,500	0	31,500	31,500	- -
Forest	53,200	0	53,200	0	0	0	-53,200	-100.0
Other	64,400	212,600	277,000	2,208,000	367,500	2,575,500	2,298,500	829.8
Total	$100,525,000	$498,331,800	$598,856,800	$158,746,900	$732,810,600	$891,557,500	$292,700,700	48.9

Source: Wisconsin Department of Revenue and SEWRPC.

Table 2

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE CITY OF RACINE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$293,941,500	$1,877,712,500	$2,171,654,000	$404,345,400	$2,599,514,000	$3,003,859,400	$832,205,400	38.3
Commercial	107,361,300	515,428,700	622,790,000	141,818,300	701,140,200	842,958,500	220,168,500	35.4
Manufacturing	21,164,100	128,910,800	150,074,900	19,942,100	115,619,500	135,561,600	-14,513,300	-9.7
Agricultural	0	0	0	0	0	0	0	- -
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	0	0	0	0	0	0	0	- -
Total	$422,466,900	$2,522,052,000	$2,944,518,900	$566,105,800	$3,416,273,700	$3,982,379,500	$1,037,860,600	35.2

Source: Wisconsin Department of Revenue and SEWRPC.

Table 3

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF CALEDONIA: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$317,952,000	$1,055,953,100	$1,373,905,100	$464,900,600	$1,554,834,700	$2,019,735,300	$645,830,200	47.0
Commercial	27,808,000	106,585,700	134,393,700	45,767,600	144,116,300	189,883,900	55,490,200	41.3
Manufacturing	3,438,000	22,512,700	25,950,700	7,847,900	24,851,200	32,699,100	6,748,400	26.0
Agricultural	3,515,100	0	3,515,100	2,364,100	0	2,364,100	-1,151,000	-32.7
Undeveloped	1,054,700	0	1,054,700	614,500	0	614,500	-440,200	-41.7
Ag Forest	0	0	0	35,100	0	35,100	35,100	- -
Forest	3,106,000	0	3,106,000	6,310,200	0	6,310,200	3,204,200	103.2
Other	8,132,700	22,902,800	31,035,500	13,154,400	30,189,500	43,343,900	12,308,400	39.7
Total	$365,006,500	$1,207,954,300	$1,572,960,800	$540,994,400	$1,753,991,700	$2,294,986,100	$722,025,300	45.9

Source: Wisconsin Department of Revenue and SEWRPC.

Table 4

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF ELMWOOD PARK: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$6,408,900	$27,920,500	$34,329,400	$8,148,000	$34,809,300	$42,957,300	$8,627,900	25.1
Commercial	286,200	1,336,200	1,622,400	321,900	1,136,800	1,458,700	-163,700	-10.1
Manufacturing	0	0	0	0	0	0	0	- -
Agricultural	0	0	0	0	0	0	0	- -
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	0	0	0	0	0	0	0	- -
Total	$6,695,100	$29,256,700	$35,951,800	$8,469,900	$35,946,100	$44,416,000	$8,464,200	23.5

Source: Wisconsin Department of Revenue and SEWRPC.

Table 5

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF MT. PLEASANT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$276,283,800	$1,029,827,900	$1,306,111,700	$443,827,000	$1,610,424,700	$2,054,251,700	$748,140,000	57.3
Commercial	107,738,500	277,592,900	385,331,400	171,683,600	397,218,500	568,902,100	183,570,700	47.6
Manufacturing	16,357,000	78,902,100	95,259,100	13,282,100	74,541,100	87,823,200	-7,435,900	-7.8
Agricultural	2,261,400	0	2,261,400	2,264,300	0	2,264,300	2,900	0.1
Undeveloped	186,600	0	186,600	135,500	0	135,500	-51,100	-27.4
Ag Forest	0	0	0	850,800	0	850,800	850,800	- -
Forest	1,125,400	0	1,125,400	0	0	0	-1,125,400	-100.0
Other	3,073,200	16,162,100	19,235,300	4,105,500	19,678,200	23,783,700	4,548,400	23.6
Total	$407,025,900	$1,402,485,000	$1,809,510,900	$636,148,800	$2,101,862,500	$2,738,011,300	$928,500,400	51.3

Source: Wisconsin Department of Revenue and SEWRPC.

Table 6

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF NORTH BAY: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$8,619,300	$20,383,400	$29,002,700	$11,607,000	$27,884,200	$39,491,200	$10,488,500	36.2
Commercial	0	0	0	0	0	0	0	- -
Manufacturing	0	0	0	0	0	0	0	- -
Agricultural	0	0	0	0	0	0	0	- -
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	0	0	0	0	0	0	0	- -
Total	$8,619,300	$20,383,400	$29,002,700	$11,607,000	$27,884,200	$39,491,200	$10,488,500	36.2

Source: Wisconsin Department of Revenue and SEWRPC.

Table 7

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF ROCHESTER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$11,307,200	$43,754,600	$55,061,800	$14,884,400	$63,957,000	$78,841,400	$23,779,600	43.2
Commercial	952,600	2,848,000	3,800,600	3,012,400	3,361,600	6,374,000	2,573,400	67.7
Manufacturing	0	0	0	0	0	0	0	- -
Agricultural	0	0	0	0	0	0	0	- -
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	0	0	0	0	0	0	0	- -
Total	$12,259,800	$46,602,600	$58,862,400	$17,896,800	$67,318,600	$85,215,400	$26,353,000	44.8

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the original Village of Rochester.

Source: Wisconsin Department of Revenue and SEWRPC.

Table 8

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF STURTEVANT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$38,589,900	$104,097,000	$142,686,900	$75,543,800	$233,154,000	$308,697,800	$166,010,900	116.3
Commercial	28,159,700	49,952,100	78,111,800	38,076,600	107,933,800	146,010,400	67,898,600	86.9
Manufacturing	10,589,700	58,937,400	69,527,100	10,686,200	56,882,500	67,568,700	-1,958,400	-2.8
Agricultural	32,800	0	32,800	152,000	0	152,000	119,200	363.4
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	0	0	0	1,096,500	1,288,500	2,385,000	2,385,000	- -
Total	$77,372,100	$212,986,500	$290,358,600	$125,555,100	$399,258,800	$524,813,900	$234,455,300	80.7

Source: Wisconsin Department of Revenue and SEWRPC.

Table 9

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF UNION GROVE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$36,520,900	$124,495,500	$161,016,400	$50,849,500	$192,297,100	$243,146,600	$82,130,200	51.0
Commercial	8,920,400	39,491,800	48,412,200	14,914,900	47,032,000	61,946,900	13,534,700	28.0
Manufacturing	1,006,000	7,302,600	8,308,600	1,569,000	10,512,400	12,081,400	3,772,800	45.4
Agricultural	4,300	0	4,300	70,100	0	70,100	65,800	1,530.2
Undeveloped	0	0	0	11,500	0	11,500	11,500	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	329,000	0	329,000	329,000	- -
Other	14,000	100,300	114,300	141,000	800,900	941,900	827,600	724.1
Total	$46,465,600	$171,390,200	$217,855,800	$67,885,000	$250,642,400	$318,527,400	$100,671,600	46.2

Source: Wisconsin Department of Revenue and SEWRPC.

Table 10

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF WATERFORD: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$50,017,400	$175,029,700	$225,047,100	$81,652,300	$288,461,100	$370,113,400	$145,066,300	64.5
Commercial	15,048,000	38,171,800	53,219,800	28,366,100	55,756,000	84,122,100	30,902,300	58.1
Manufacturing	1,164,200	7,305,500	8,469,700	1,290,500	8,026,900	9,317,400	847,700	10.0
Agricultural	9,700	0	9,700	0	0	0	-9,700	-100.0
Undeveloped	0	0	0	83,600	0	83,600	83,600	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	31,200	29,500	60,700	0	0	0	-60,700	-100.0
Total	$66,270,500	$220,536,500	$286,807,000	$111,392,500	$352,244,000	$463,636,500	$176,829,500	61.7

Source: Wisconsin Department of Revenue and SEWRPC.

Table 11

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE VILLAGE OF WIND POINT: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$49,790,300	$154,629,100	$204,419,400	$65,354,000	$212,865,300	$278,219,300	$73,799,900	36.1
Commercial	991,100	6,795,400	7,786,500	926,100	7,182,200	8,108,300	321,800	4.1
Manufacturing	725,800	972,100	1,697,900	827,700	1,041,700	1,869,400	171,500	10.1
Agricultural	3,000	0	3,000	3,500	0	3,500	500	16.7
Undeveloped	0	0	0	0	0	0	0	- -
Ag Forest	0	0	0	0	0	0	0	- -
Forest	0	0	0	0	0	0	0	- -
Other	34,400	182,800	217,200	57,000	222,000	279,000	61,800	28.5
Total	$51,544,600	$162,579,400	$214,124,000	$67,168,300	$221,311,200	$288,479,500	$74,355,500	34.7

Source: Wisconsin Department of Revenue and SEWRPC.

Table 12

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF BURLINGTON: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$100,042,300	$310,520,600	$410,562,900	$156,589,800	$505,383,700	$661,973,500	$251,410,600	61.2
Commercial	6,072,900	15,654,000	21,726,900	5,751,000	13,610,000	19,361,000	-2,365,900	-10.9
Manufacturing	119,700	130,300	250,000	218,200	0	218,200	-31,800	-12.7
Agricultural	1,932,600	0	1,932,600	2,107,500	0	2,107,500	174,900	9.0
Undeveloped	2,433,600	0	2,433,600	1,778,300	0	1,778,300	-655,300	-26.9
Ag Forest	0	0	0	3,056,400	0	3,056,400	3,056,400	- -
Forest	5,247,200	0	5,247,200	3,369,600	0	3,369,600	-1,877,600	-35.8
Other	4,458,900	20,142,300	24,601,200	7,014,000	25,795,100	32,809,100	8,207,900	33.4
Total	$120,307,200	$346,447,200	$466,754,400	$179,884,800	$544,788,800	$724,673,600	$257,919,200	55.3

Source: Wisconsin Department of Revenue and SEWRPC.

Table 13

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF DOVER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$61,178,300	$140,004,200	$201,182,500	$91,507,000	$217,941,000	$309,448,000	$108,265,500	53.8
Commercial	4,433,800	16,406,800	20,840,600	7,755,800	20,016,900	27,772,700	6,932,100	33.3
Manufacturing	306,700	1,053,400	1,360,100	491,800	1,833,700	2,325,500	965,400	71.0
Agricultural	3,092,600	0	3,092,600	3,294,800	0	3,294,800	202,200	6.5
Undeveloped	1,167,300	0	1,167,300	3,728,200	0	3,728,200	2,560,900	219.4
Ag Forest	0	0	0	2,038,500	0	2,038,500	2,038,500	- -
Forest	2,797,200	0	2,797,200	1,528,200	0	1,528,200	-1,269,000	-45.4
Other	2,475,600	8,421,700	10,897,300	3,649,000	11,742,800	15,391,800	4,494,500	41.2
Total	$75,451,500	$165,886,100	$241,337,600	$113,993,300	$251,534,400	$365,527,700	$124,190,100	51.5

Source: Wisconsin Department of Revenue and SEWRPC.

Table 14

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF NORWAY: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$161,802,000	$360,086,800	$521,888,800	$248,865,600	$579,500,400	$828,366,000	$306,477,200	58.7
Commercial	5,789,400	17,237,100	23,026,500	10,716,500	25,310,600	36,027,100	13,000,600	56.5
Manufacturing	466,700	1,308,900	1,775,600	882,700	1,033,500	1,916,200	140,600	7.9
Agricultural	2,267,200	0	2,267,200	2,699,700	0	2,699,700	432,500	19.1
Undeveloped	1,562,500	0	1,562,500	1,004,200	0	1,004,200	-558,300	-35.7
Ag Forest	0	0	0	916,400	0	916,400	916,400	- -
Forest	2,517,600	0	2,517,600	1,850,200	0	1,850,200	-667,400	-26.5
Other	3,521,100	15,373,000	18,894,100	5,412,000	17,983,000	23,395,000	4,500,900	23.8
Total	$177,926,500	$394,005,800	$571,932,300	$272,347,300	$623,827,500	$896,174,800	$324,242,500	56.7

Source: Wisconsin Department of Revenue and SEWRPC.

Table 15

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF RAYMOND: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$58,591,600	$180,002,000	$238,593,600	$104,854,100	$249,846,600	$354,700,700	$116,107,100	48.7
Commercial	11,331,200	30,163,100	41,494,300	15,258,700	36,950,800	52,209,500	10,715,200	25.8
Manufacturing	971,100	3,551,100	4,522,200	970,800	5,494,900	6,465,700	1,943,500	43.0
Agricultural	2,648,700	0	2,648,700	3,277,800	0	3,277,800	629,100	23.8
Undeveloped	1,360,500	0	1,360,500	1,075,900	0	1,075,900	-284,600	-20.9
Ag Forest	0	0	0	1,767,100	0	1,767,100	1,767,100	- -
Forest	2,199,600	0	2,199,600	2,920,500	0	2,920,500	720,900	32.8
Other	4,250,300	28,475,800	32,726,100	9,900,000	34,974,700	44,874,700	12,148,600	37.1
Total	$81,353,000	$242,192,000	$323,545,000	$140,024,900	$327,267,000	$467,291,900	$143,746,900	44.4

Source: Wisconsin Department of Revenue and SEWRPC.

Table 16

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF ROCHESTER: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$44,149,700	$120,269,500	$164,419,200	$63,125,500	$179,334,400	$242,459,900	$78,040,700	47.5
Commercial	2,557,700	7,592,500	10,150,200	3,664,200	7,761,800	11,426,000	1,275,800	12.6
Manufacturing	884,800	1,003,900	1,888,700	1,429,800	1,042,900	2,472,700	584,000	30.9
Agricultural	778,300	0	778,300	868,600	0	868,600	90,300	11.6
Undeveloped	1,011,200	0	1,011,200	966,200	0	966,200	-45,000	-4.5
Ag Forest	0	0	0	469,800	0	469,800	469,800	- -
Forest	1,625,400	0	1,625,400	1,856,000	0	1,856,000	230,600	14.2
Other	936,000	3,880,900	4,816,900	1,323,000	4,713,300	6,036,300	1,219,400	25.3
Total	$51,943,100	$132,746,800	$184,689,900	$73,703,100	$192,852,400	$266,555,500	$81,865,600	44.3

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008. The data presented in this table is for the Town of Rochester prior to consolidation.

Source: Wisconsin Department of Revenue and SEWRPC.

Table 17

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF WATERFORD: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$145,681,200	$345,387,100	$491,068,300	$207,412,100	$536,329,300	$743,741,400	$252,673,100	51.5
Commercial	4,435,700	6,934,100	11,369,800	5,569,000	10,620,800	16,189,800	4,820,000	42.4
Manufacturing	394,900	141,900	536,800	799,500	380,500	1,180,000	643,200	119.8
Agricultural	2,127,100	0	2,127,100	2,523,800	0	2,523,800	396,700	18.6
Undeveloped	2,423,000	0	2,423,000	1,565,800	0	1,565,800	-857,200	-35.4
Ag Forest	0	0	0	704,700	0	704,700	704,700	- -
Forest	2,122,200	0	2,122,200	2,749,200	0	2,749,200	627,000	29.5
Other	2,020,200	16,486,500	18,506,700	2,558,500	20,023,000	22,581,500	4,074,800	22.0
Total	$159,204,300	$368,949,600	$528,153,900	$223,882,600	$567,353,600	$791,236,200	$263,082,300	49.8

Source: Wisconsin Department of Revenue and SEWRPC.

Table 18

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE TOWN OF YORKVILLE: 2003 - 2008

Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003 - 2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	$35,383,500	$150,216,900	$185,600,400	$60,600,800	$218,564,000	$279,164,800	$93,564,400	50.4
Commercial	18,425,600	50,370,100	68,795,700	39,724,100	107,270,500	146,994,600	78,198,900	113.7
Manufacturing	2,276,500	18,197,300	20,473,800	3,745,300	16,111,600	19,856,900	-616,900	-3.0
Agricultural	2,793,900	0	2,793,900	3,135,600	0	3,135,600	341,700	12.2
Undeveloped	886,800	0	886,800	650,700	0	650,700	-236,100	-26.6
Ag Forest	0	0	0	0	0	0	0	- -
Forest	1,560,600	0	1,560,600	2,046,600	0	2,046,600	486,000	31.1
Other	7,517,200	22,497,800	30,015,000	11,511,600	27,244,500	38,756,100	8,741,100	29.1
Total	$68,844,100	$241,282,100	$310,126,200	$121,414,700	$369,190,600	$490,605,300	$180,479,100	58.2

Source: Wisconsin Department of Revenue and SEWRPC.

Appendix D

LOCAL LAND USE PLAN MAPS AND TABLES

(This page intentionally left blank)

Appendix D

Table 1

PLANNED LAND USE IN THE CITY OF BURLINGTON PLANNING AREA: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	804	14.0	413	51.4	1,217	21.2	59
Commercial	189	3.3	179	94.7	368	6.4	26
Industrial[c]	274	4.8	452	165.0	726	12.6	65
Transportation, Communication, and Utilities	734	12.8	295	40.2	1,029	17.9	42
Governmental and Institutional	229	4.0	38	16.6	267	4.7	5
Recreational	224	3.9	38	17.0	262	4.6	5
Urban Subtotal	2,454	42.8	1,415	57.7	3,869	67.4	202
Nonurban							
Agricultural, Rural Residential, and Open Land	1,740	30.3	-1,651	-94.9	89	1.6	-236
Primary Environmental Corridor	1,308	22.8	200	15.3	1,508	26.3	29
Secondary Environmental Corridor	96	1.6	- -	- -	96	1.6	- -
Isolated Natural Resource Areas	45	0.8	- -	- -	45	0.8	- -
Other Open Lands To Be Preserved	- -	- -	27	- -	27	0.5	4
Extractive Uses	97	1.7	9	9.3	106	1.8	1
Nonurban Subtotal	3,286	57.2	-1,415	-43.1	1,871	32.6	-202
Total	5,740	100.0	- -	- -	5,740	100.0	- -

[a] *Parking areas are included in the associated land use category.*

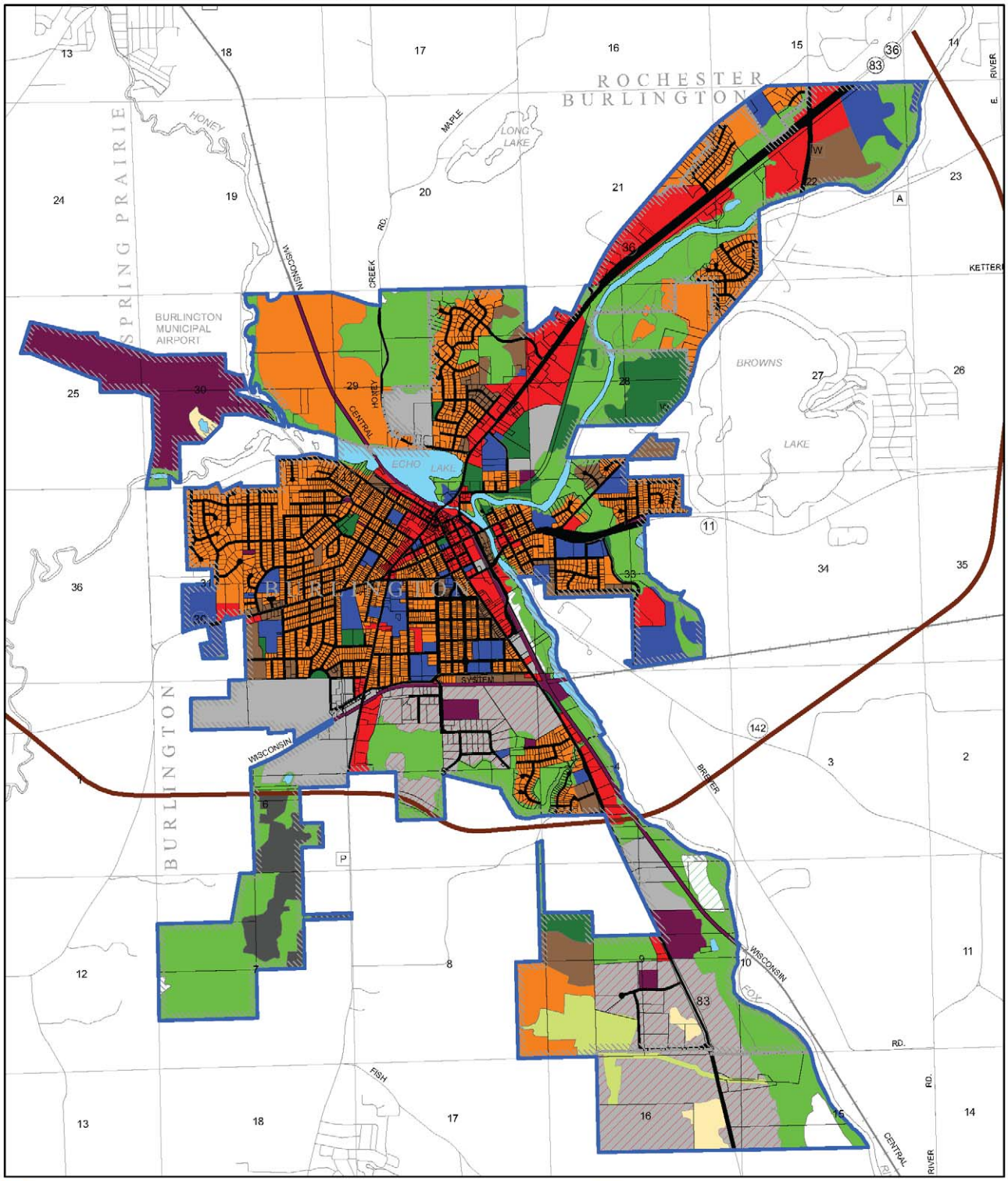
[b] *Includes medium density residential (6,200 or more square feet per dwelling unit) and high density residential (Less than 6,200 square feet per dwelling unit)*

[c] *Includes industrial and industrial/business park.*

Source: SEWRPC.

Map 1

RECOMMENDED LAND USE PLAN FOR THE CITY OF BURLINGTON PLANNING AREA: 2035



Source: SEWRPC.

Table 2

PLANNED LAND USE IN THE CITY OF RACINE: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	3,621	36.0	74	2.0	3,695	36.8	11
Commercial[c]	690	6.8	47	6.8	737	7.3	5
Industrial[d]	604	6.0	157	26.0	761	7.6	24
Transportation, Communication, and Utilities	2,359	23.5	94	4.0	2453	24.4	14
Governmental and Institutional	651	6.5	- -	- -	651	6.5	- -
Recreational	775	7.8	8	1.0	783	7.8	1
Urban Subtotal	8,700	86.6	380	4.4	9,080	90.4	55
Nonurban							
Agricultural and Unused Land	628	6.2	-628	-100.0	- -	- -	-90
Primary Environmental Corridor	497	4.9	50	10.1	547	5.4	7
Secondary Environmental Corridor	16	0.2	2	12.5	18	0.2	- -
Isolated Natural Resource Areas	113	1.1	- -	- -	113	1.1	- -
Extractive and Landfill	97	1.0	196	202.1	293	2.9	28
Nonurban Subtotal	1,351	13.4	-380	-28.3	971	9.6	-55
Total	10,051	100.0	- -	- -	10,051	100.0	- -

[a] *Parking areas are included in the associated land use category.*

[b] *Includes medium density residential (6,200 or more square feet per dwelling unit), high density residential (Less than 6,200 square feet per dwelling unit), and mixed use-residential and commercial (residential emphasis).*

[c] *Includes commercial, office park, and mixed use-commercial and residential (commercial emphasis).*

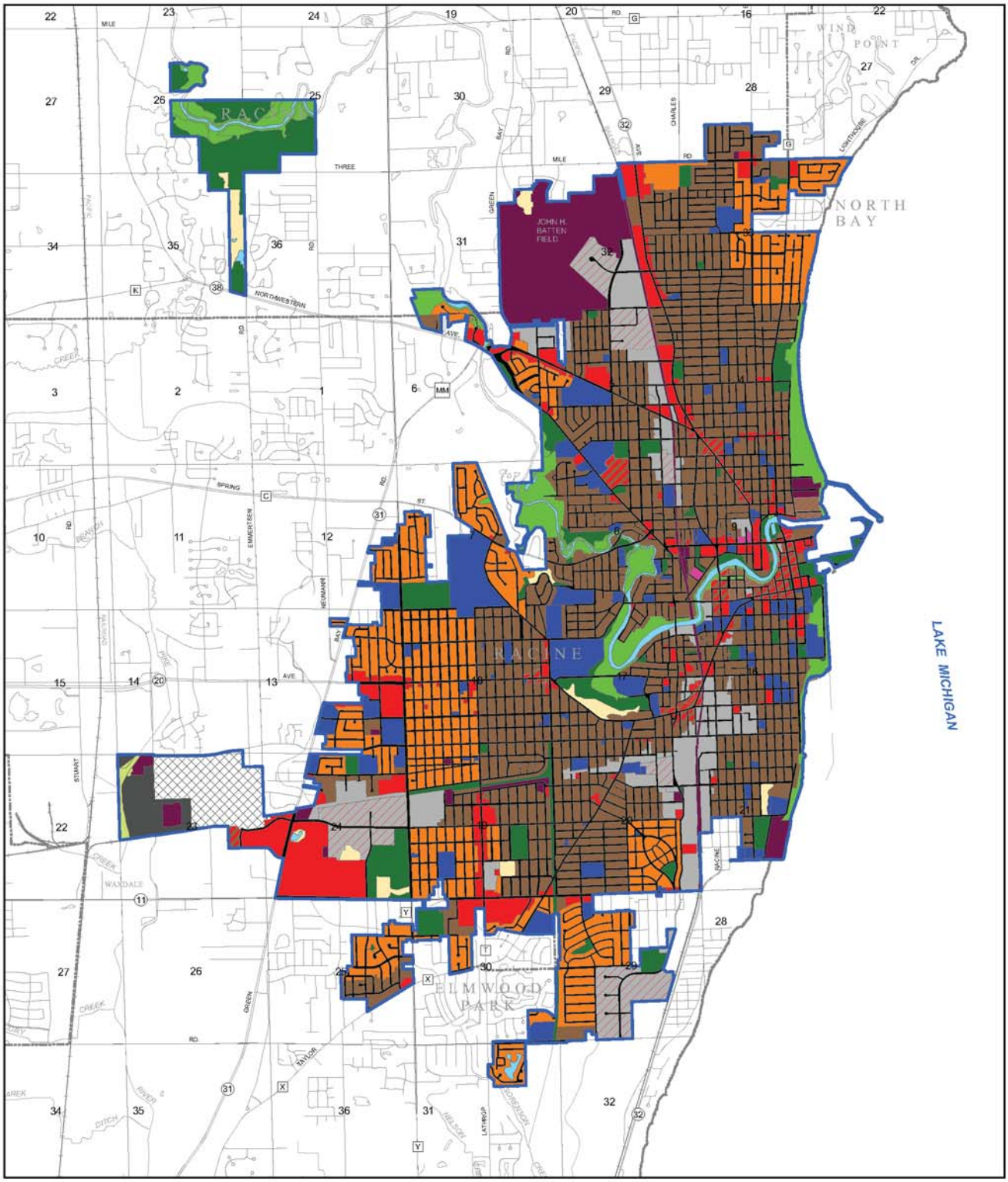
[d] *Includes industrial and industrial/business park.*

Source: SEWRPC.

Appendix D (continued)

Map 2

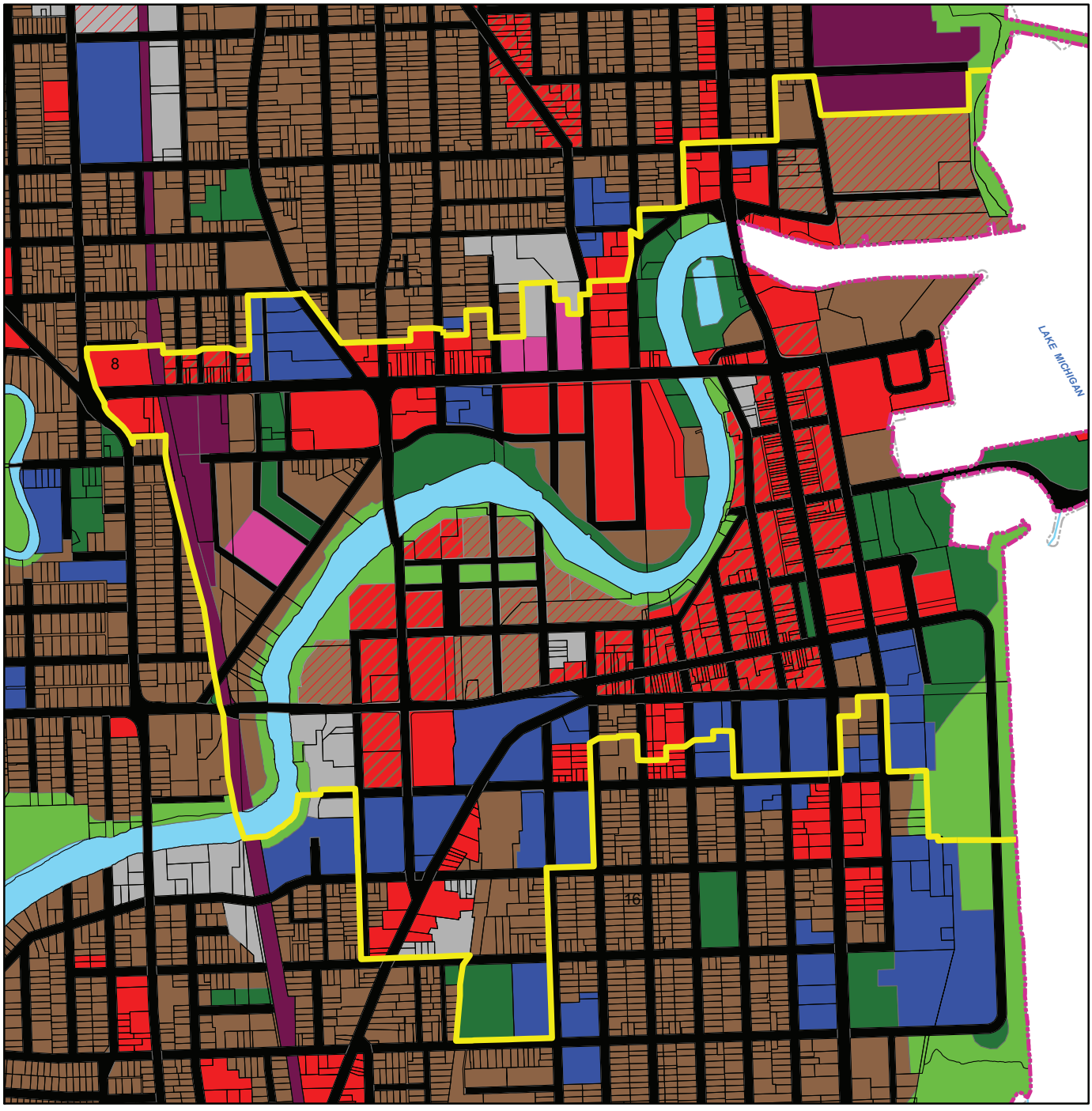
RECOMMENDED LAND USE PLAN FOR THE CITY OF RACINE: 2035



Source: SEWRPC.

Map 2a

CITY OF RACINE MIXED USE URBAN RESERVE AREA: 2035



- MEDIUM DENSITY RESIDENTIAL (6,200 SQUARE FEET TO 18,999 SQUARE FEET PER DWELLING UNIT)
- HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)
- MIXED USE - RESIDENTIAL EMPHASIS
- COMMERCIAL
- OFFICE PARK
- MIXED USE-COMMERCIAL AND RESIDENTIAL (COMMERCIAL EMPHASIS)
- INDUSTRIAL
- INDUSTRIAL/BUSINESS PARK
- TRANSPORTATION AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- EXTRACTIVE
- LANDFILL
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- PARCEL LINE
- CITY OF RACINE MIXED USE URBAN RESERVE AREA-COMMERCIAL, RESIDENTIAL, OFFICE, RETAIL (CONSULT SPECIFIC AREA PLAN(S) FOR DETAILS)

N

0 450 900 Feet

Source: SEWRPC.

Table 3

PLANNED LAND USE IN THE VILLAGE OF CALEDONIA: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	3,771	12.9	4,294	113.9	8,065	27.6	613
Commercial[c]	188	0.7	1,332	708.5	1,520	5.2	191
Industrial[d]	184	0.6	520	282.6	704	2.4	74
Transportation, Communication, and Utilities	1,982	6.8	1,630	82.2	3,612	12.4	233
Governmental and Institutional	333	1.2	53	15.9	386	1.3	8
Recreational	533	1.8	360	67.5	893	3.1	51
Urban Subtotal	6,991	24.0	8,189	117.1	15,180	52.0	1,170
Nonurban							
Agricultural, Rural Residential, and Open Land	18,737	64.2	-8,700	46.4	10,037	34.4	-1,243
Primary Environmental Corridor	1,697	5.8	233	13.7	1,930	6.6	33
Secondary Environmental Corridor	233	0.8	70	30.0	303	1.1	10
Isolated Natural Resource Areas	1,293	4.4	- -	- -	1,293	4.4	- -
Other Open Lands To Be Preserved	- -	- -	150	- -	150	0.5	22
Extractive and Landfill	234	0.8	58	24.8	292	1.0	8
Nonurban Subtotal	22,194	76.0	-8,189	36.9	14,005	48.0	-1,170
Total	29,185	100.0	- -	- -	29,185	100.0	- -

[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit), medium density residential (6,200 square feet to 18,999 square feet per dwelling unit), and high density residential (less than 6,200 square feet per dwelling unit).*

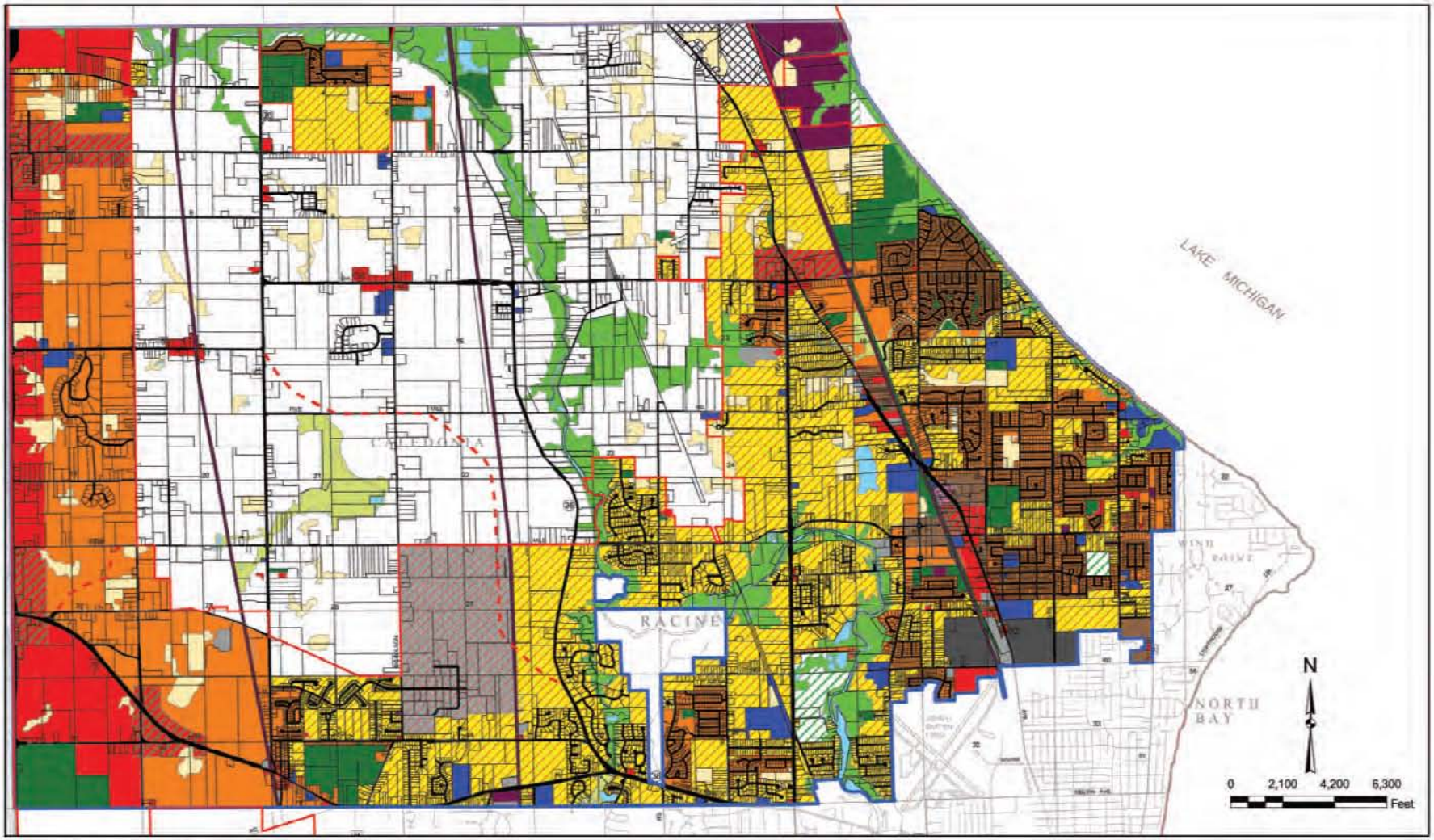
[c] *Includes commercial, office park, and mixed use-commercial and residential.*

[d] *Includes industrial and industrial/business park.*

Source: SEWRPC.

Map 3

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF CALEDONIA: 2035



Source: SEWRPC.

Table 4

PLANNED LAND USE IN THE VILLAGE OF ELMWOOD PARK: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential	68	68.7	3	4.4	71	71.7	- -[b]
Commercial	2	2.0	- -	- -	2	2.0	- -
Industrial	- -	- -	- -	- -	- -	- -	- -
Transportation, Communication, and Utilities	20	20.2	- -	- -	20	20.2	- -
Governmental and Institutional	5	5.1	- -	- -	5	5.1	- -
Recreational	- -	- -	- -	- -	- -	- -	- -
Urban Subtotal	95	96.0	3	3.2	98	99.0	- -[b]
Nonurban							
Open Land	4	4.0	-3	-75.0	1	1.0	- -[b]
Primary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Secondary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Isolated Natural Resource Areas	- -	- -	- -	- -	- -	- -	- -
Nonurban Subtotal	4	4.0	-3	-75.0	1	1.0	- -[b]
Total	99	100.0	- -	- -	99	100.0	- -

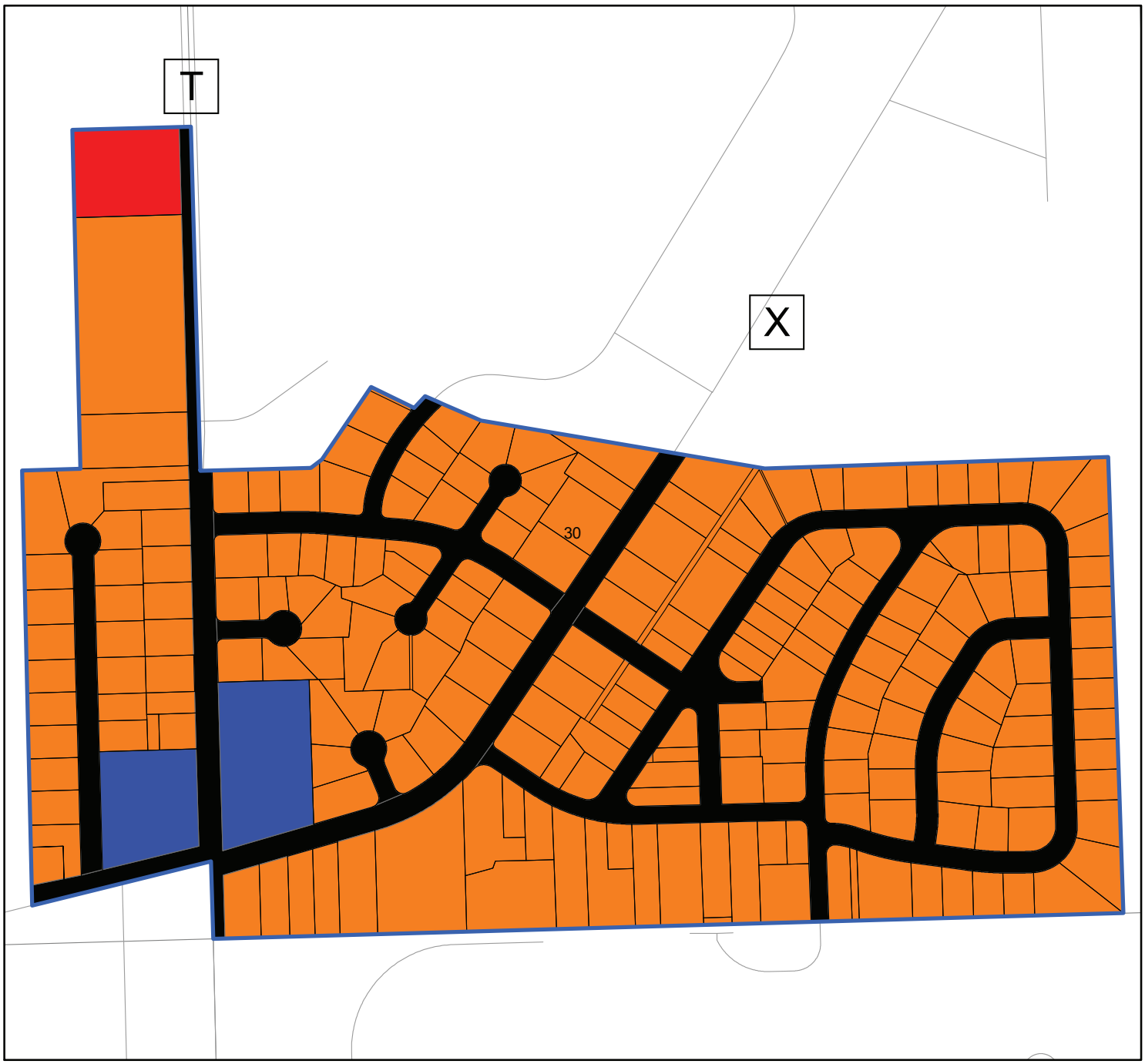
[a] *Parking areas are included in the associated land use category.*

[b] *Less than 0.5 acres.*

Source: SEWRPC.

Map 4

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF ELMWOOD PARK: 2035



MEDIUM DENSITY RESIDENTIAL (6,200 SQUARE FEET TO 18,999 SQUARE FEET PER DWELLING UNIT)

COMMERCIAL

STREETS AND HIGHWAYS

GOVERNMENTAL AND INSTITUTIONAL

VILLAGE BOUNDARY

PARCEL LINE

N

0 200 400 Feet

Source: SEWRPC.

Table-5

PLANNED LAND USE IN THE VILLAGE OF MT. PLEASANT: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	3,401	15.7	3,606	106.0	7,007	32.3	515
Commercial[c]	402	1.8	162	40.3	564	2.6	23
Industrial[d]	605	2.8	1,210	200.0	1,815	8.4	173
Transportation, Communication, and Utilities	1,774	8.2	1,218	68.7	2,992	13.8	174
Governmental and Institutional	261	1.2	68	26.1	329	1.5	10
Recreational	404	1.9	671	166.1	1,075	4.9	96
Urban Subtotal	6,847	31.6	6,935	101.3	13,782	63.5	991
Nonurban							
Agricultural, Rural Residential, and Open Land[e]	13,920	64.2	-7,465	-53.6	6,455	29.8	-1,067
Primary Environmental Corridor	180	0.8	36	20.0	216	1.0	5
Secondary Environmental Corridor	314	1.4	350	111.5	664	3.1	50
Isolated Natural Resource Areas	431	2.0	144	33.4	575	2.6	21
Nonurban Subtotal	14,845	68.4	-6,935	-46.7	7,910	36.5	-991
Total	21,692	100.0	- -	- -	21,692	100.0	- -

[a] *Parking areas are included in the associated land use category.*

[b] *Includes residential and residential mixed.*

[c] *Includes commercial, limited commercial and services, and mixed use-commercial and residential.*

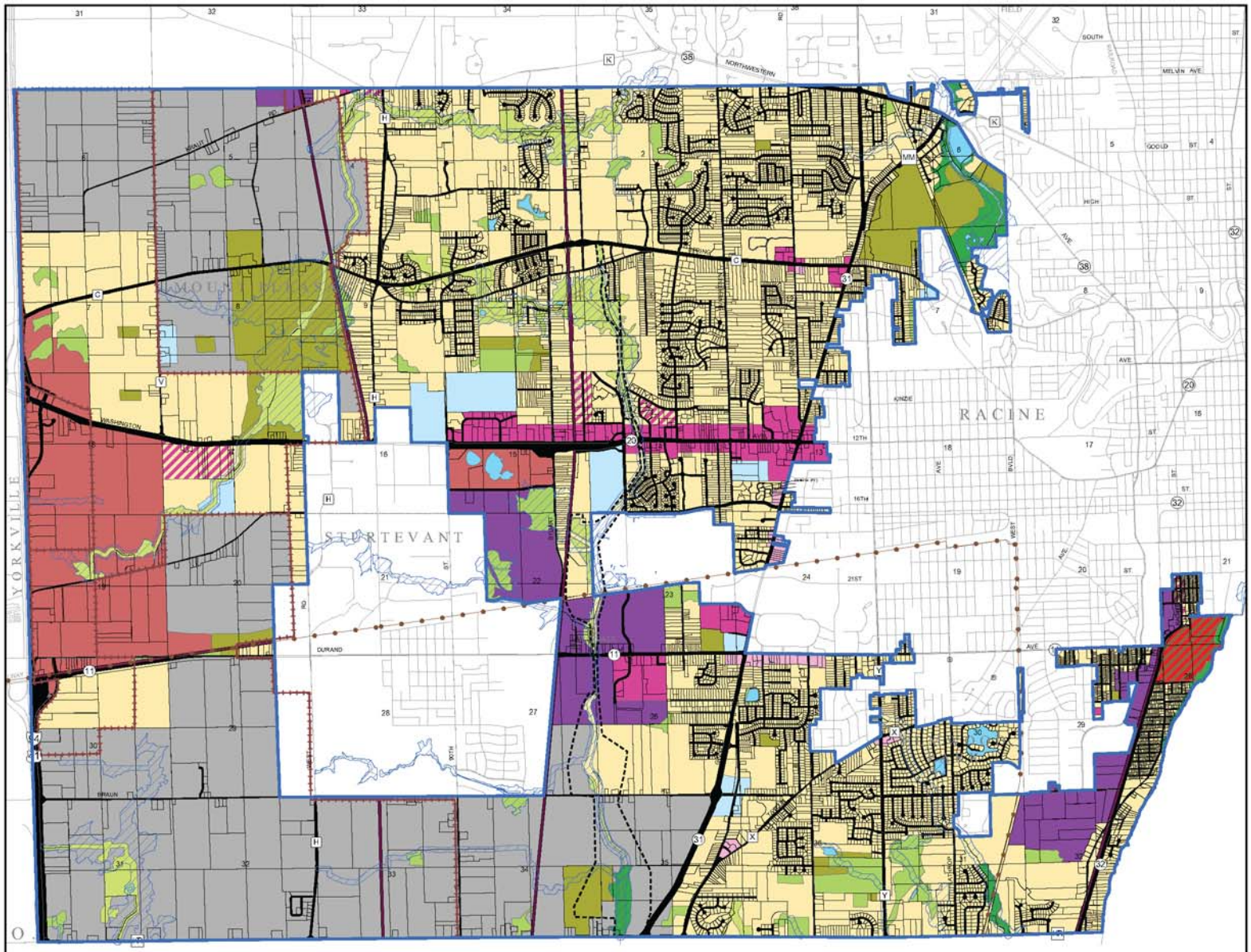
[d] *Includes industrial and business park.*

[e] *Includes prime agricultural land.*

Source: SEWRPC.

Appendix D
Map 5

VILLAGE OF MOUNT PLEASANT LAND USE PLAN: 2035



RESIDENTIAL AREAS INCLUDE CHURCHES, MULTI - FAMILY

PARK, RECREATION, NATURAL AREAS

INDUSTRIAL

INSTITUTIONAL, SCHOOL, GOVERNMENT

BUSINESS PARK

LIMITED COMMERCIAL & SERVICES

COMMERCIAL

MIXED USE - COMMERCIAL AND RESIDENTIAL

RESIDENTIAL - MIXED/ALT. COLOR SHOWN

AGRICULTURE, FUTURE USE PER COLOR BOUNDARY SHOWN

TRANSPORTATION, COMMUNICATION AND UTILITIES

STREETS AND HIGHWAYS

FLOODPLAINS *

PONDS, LAKES, STORM WATER DETENTION

SEWRPC AREAS

Southeastern Wisconsin Regional Planning Commission, Waukesha, WI

Primary Environmental Corridor

Secondary Environmental Corridor

Isolated Natural Area

Prime Agricultural Area

Urban Sewer Service Area Boundary

Parcel Line

N

0 3,700 7,400 Feet

MAPPING ASSISTANCE AND DATA BY:
S.E.W.R.P.C., Waukesha, WI
RACINE COUNTY I/O, Racine, WI
Michael Silich, Land Information Officer
CRISPELL-SNYDER, INC., Lake Geneva, WI
Nedd Niedermeyer - GIS Manager

* Note: The Pike River floodplain has been modified to show expected levels upon completion of the Pike River Restoration Project. This is not the current floodplain extent nor is it the FEMA boundary.

Source: Village of Mount Pleasant and SEWRPC.

Table-6

PLANNED LAND USE IN THE VILLAGE OF NORTH BAY: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	54	79.4	- -	- -	54	79.4	- -
Commercial	- -	- -	- -	- -	- -	- -	- -
Industrial	- -	- -	- -	- -	- -	- -	- -
Transportation, Communication, and Utilities	10	14.7	- -	- -	10	14.7	- -
Governmental and Institutional	1	1.5	- -	- -	1	1.5	- -
Recreational	1	1.5	- -	- -	1	1.5	- -
Urban Subtotal	66	97.1	- -	- -	66	97.1	- -
Nonurban							
Agricultural, Rural Residential, and Open Land	- -	- -	- -	- -	- -	- -	- -
Primary Environmental Corridor	2	2.9	- -	- -	2	2.9	- -
Secondary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Isolated Natural Resource Areas	- -	- -	- -	- -	- -	- -	- -
Nonurban Subtotal	2	2.9	- -	- -	2	2.9	- -
Total	68	100.0	- -	- -	68	100.0	- -

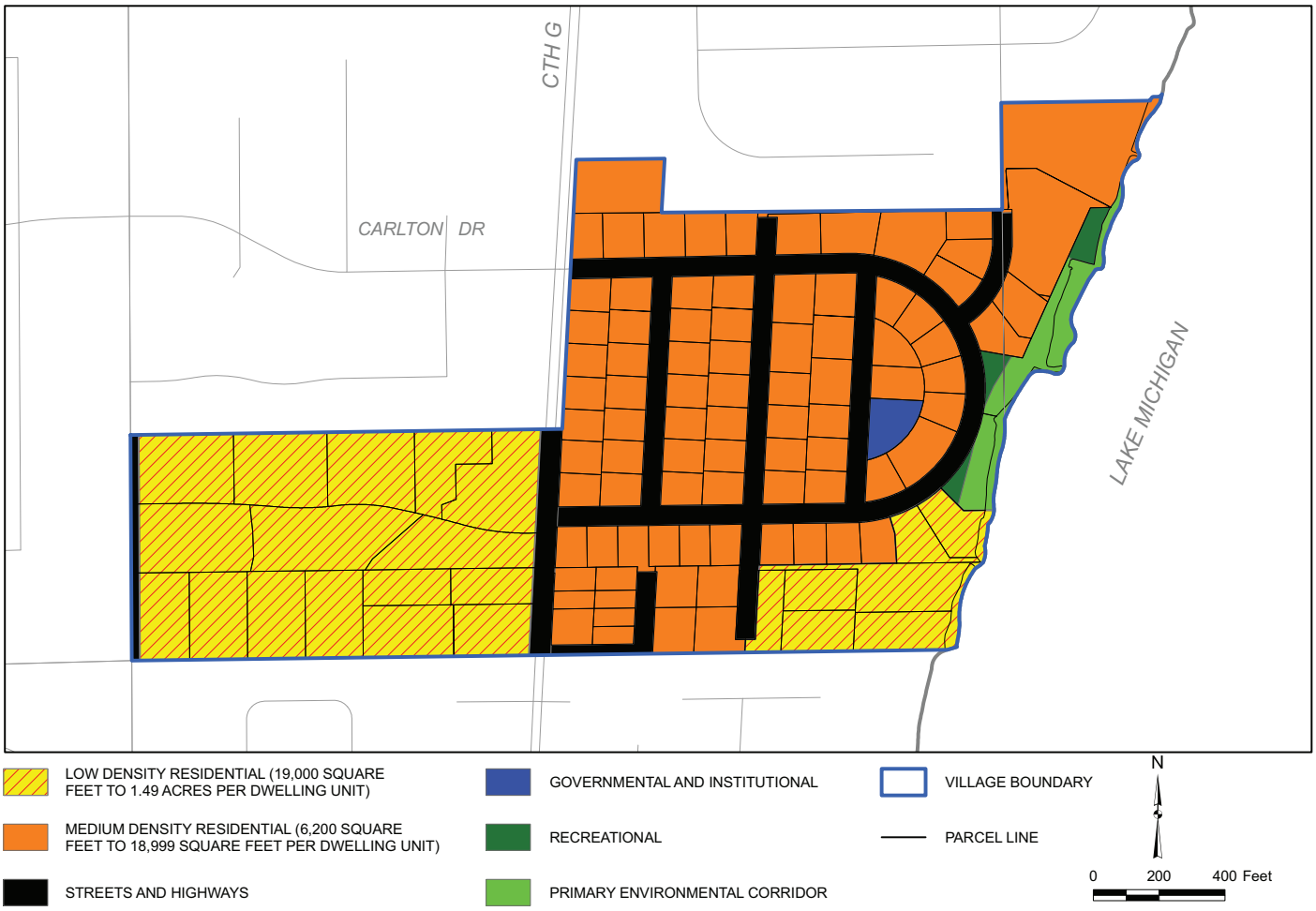
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit) and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

Source: SEWRPC.

Map 6

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF NORTH BAY: 2035



Source: SEWRPC.

Table 7

PLANNED LAND USE IN THE VILLAGE OF ROCHESTER[a]: 2035

Land Use Category[b]	2000 Acres	2000 Percent of Planning Area	Planned Change: 2000-2035 Acres	Planned Change: 2000-2035 Percent Change	2035 Acres	2035 Percent of Planning Area	5-Year Increment (acres)
Urban							
Urban Residential[c]	594	5.3	79	13.3	673	6.0	11
Suburban Residential (1.5 to 2.99 acres per dwelling unit)	185	1.6	46	24.9	231	2.0	7
Subtotal	779	6.9	125	16.0	904	8.0	18
Commercial	20	0.2	33	165.0	53	0.5	5
Industrial	35	0.3	3	8.6	38	0.3	- -[d]
Transportation, Communication, and Utilities	526	4.7	50	9.5	576	5.1	7
Governmental and Institutional	23	0.2	16	69.6	39	0.3	2
Recreational	26	0.2	81	311.5	107	1.0	12
Urban Reserve	- -	- -	273	- -	273	2.4	39
Urban Subtotal	1,409	12.5	581	41.2	1,990	17.6	83
Nonurban							
Agricultural, Rural Residential, and Open Land	5,584	52.9	-790	-14.1	4,794	42.4	-113
Primary Environmental Corridor	2,967	26.2	49	1.7	3,016	26.7	7
Secondary Environmental Corridor	294	2.6	- -	- -	294	2.6	- -
Isolated Natural Resource Areas	281	2.5	- -	- -	281	2.5	- -
Other Public Open Space	401	3.5	- -	- -	401	3.5	- -
Extractive Uses	375	3.3	160	42.7	535	4.7	23
Nonurban Subtotal	9,902	87.5	-581	-5.9	9,321	82.4	-83
Total	11,311	100.0	- -	- -	11,311	100.0	- -

[a] *The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.*

[b] *Parking areas are included in the associated land use category.*

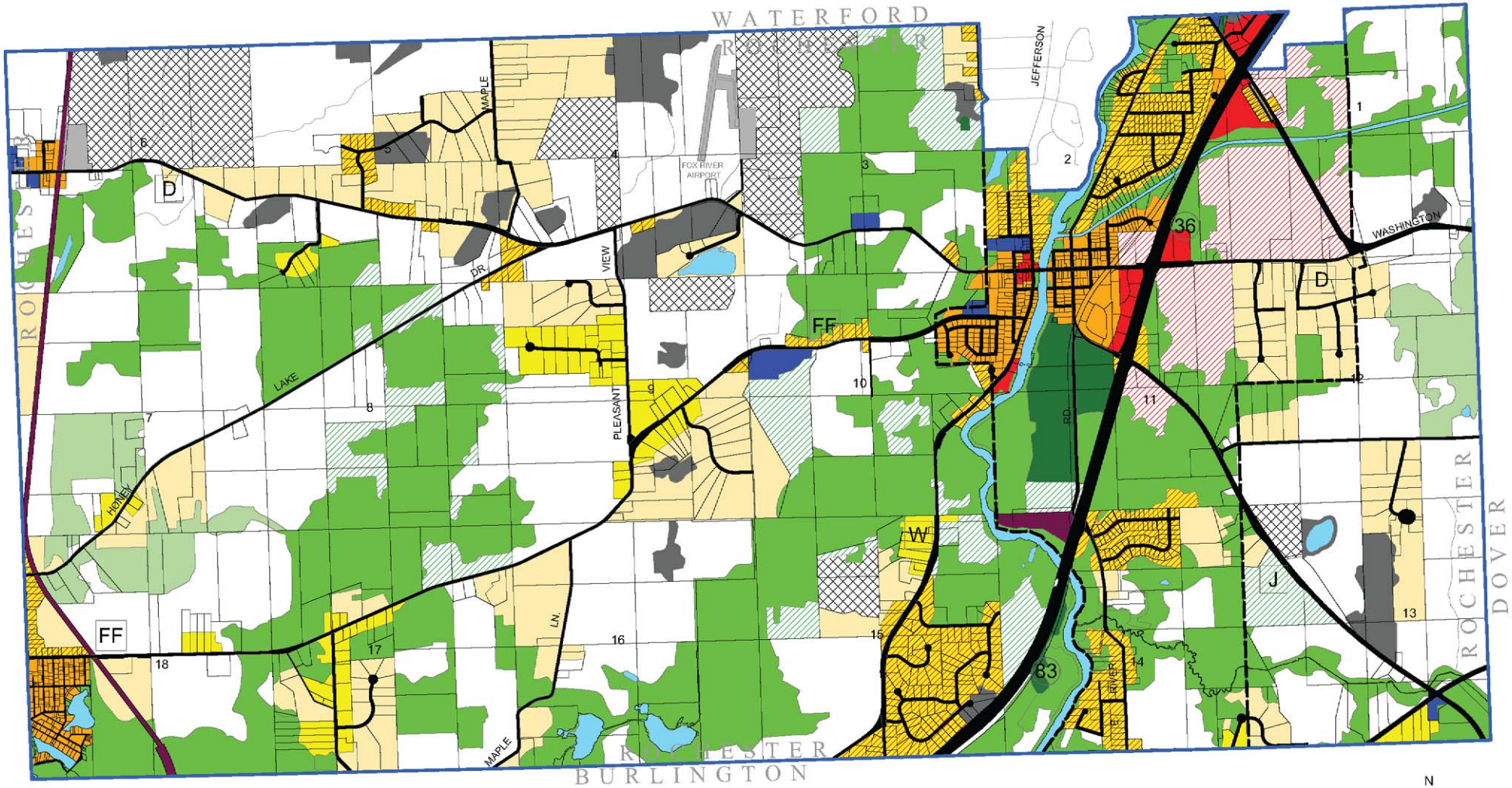
[c] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit) and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

[d] *Less than 0.5 acres.*

Source: SEWRPC.

Map 7

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF ROCHESTER: 2035



- RURAL DENSITY RESIDENTIAL AND AGRICULTURAL LAND (3 to 30 ACRES PER DWELLING UNIT)
- SUBURBAN RESIDENTIAL (1.5 TO 2.99 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- URBAN RESERVE
- EXTRACTIVE
- AGRICULTURAL LAND
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- OTHER PUBLIC OPEN SPACE
- SURFACE WATER
- PLANNED URBAN SERVICE AREA
- VILLAGE BOUNDARY
- PARCEL LINE

N

0 1,100 2,200 Feet

NOTE: The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

Source: SEWRPC.

Table 8

PLANNED LAND USE IN THE VILLAGE OF STURTEVANT: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential[b]	345	12.8	394	114.2	739	27.5	57
Commercial[c]	67	2.5	214	319.4	281	10.4	31
Industrial/Business Park	188	7.0	436	231.9	624	23.2	62
Transportation, Communication, and Utilities	297	11.1	215	72.4	512	19.0	31
Governmental and Institutional	105	3.9	100	95.2	205	7.6	14
Recreational	22	0.8	31	140.9	53	2.0	4
Urban Subtotal	1,024	38.1	1,390	135.7	2,414	89.7	199
Nonurban							
Agricultural and Open Land	1,622	60.3	-1,468	90.5	154	5.7	-210
Primary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Secondary Environmental Corridor	- -	- -	21	- -	21	0.8	3
Isolated Natural Resource Areas	45	1.6	57	126.7	102	3.8	8
Nonurban Subtotal	1,667	61.9	-1,390	-83.4	277	10.3	-199
Total	2,691	100.0	- -	- -	2,691	- -	- -

[a] *Parking areas are included in the associated land use category.*

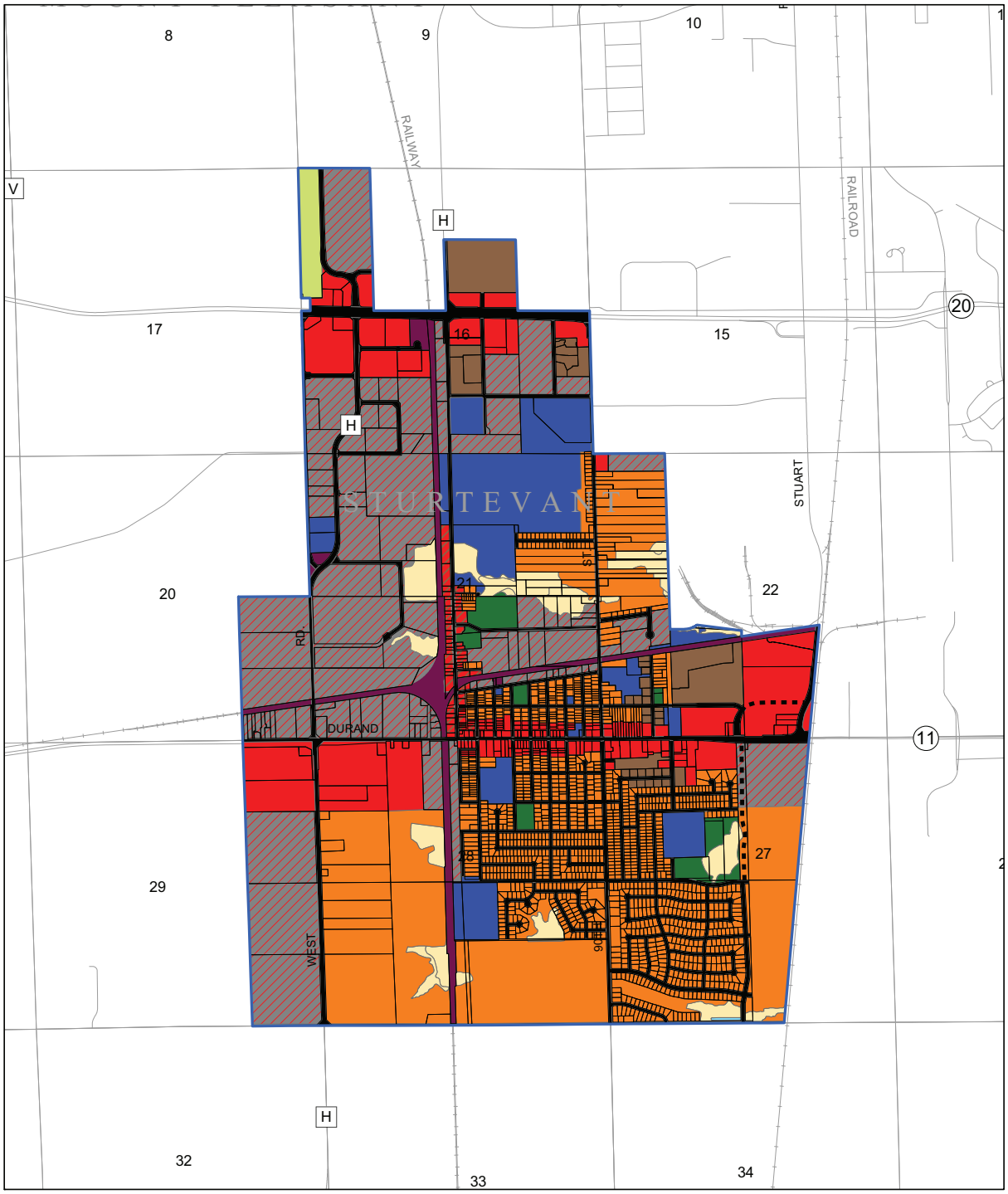
[b] *Includes medium density residential (6,200 square feet to 18,999 square feet per dwelling unit), and high density residential (less than 6,200 square feet per dwelling unit).*

[c] *Includes commercial and mixed use-commercial and residential.*

Source: SEWRPC.

Map 8

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF STURTEVANT: 2035



Source: SEWRPC.

Table 9

PLANNED LAND USE IN THE VILLAGE OF UNION GROVE PLANNING AREA: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	439	15.1	796	181.3	1,235	42.5	114
Suburban Residential (1.5 to 4.99 acres per dwelling unit)	8	0.3	17	212.5	25	0.9	2
Subtotal	447	15.4	813	181.9	1,260	43.4	116
Commercial	47	1.6	70	148.9	117	4.0	10
Industrial	50	1.7	207	414.0	257	8.9	30
Transportation, Communication, and Utilities	247	8.5	243	98.4	490	16.9	35
Governmental and Institutional	103	3.6	93	90.3	196	6.8	13
Recreational	80	2.8	95	118.8	175	6.0	13
Urban Subtotal	974	33.6	1,521	156.2	2,495	86.0	217
Nonurban							
Agricultural and Open Land	1,703	58.7	-1,535	-90.1	168	5.8	-219
Primary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Secondary Environmental Corridor	62	2.1	14	22.6	76	2.6	2
Isolated Natural Resource Areas	163	5.6	- -	- -	163	5.6	- -
Nonurban Subtotal	1,928	66.4	-1,521	-78.9	407	14.0	-217
Total	2,902	100.0	- -	- -	2,902	100.0	- -

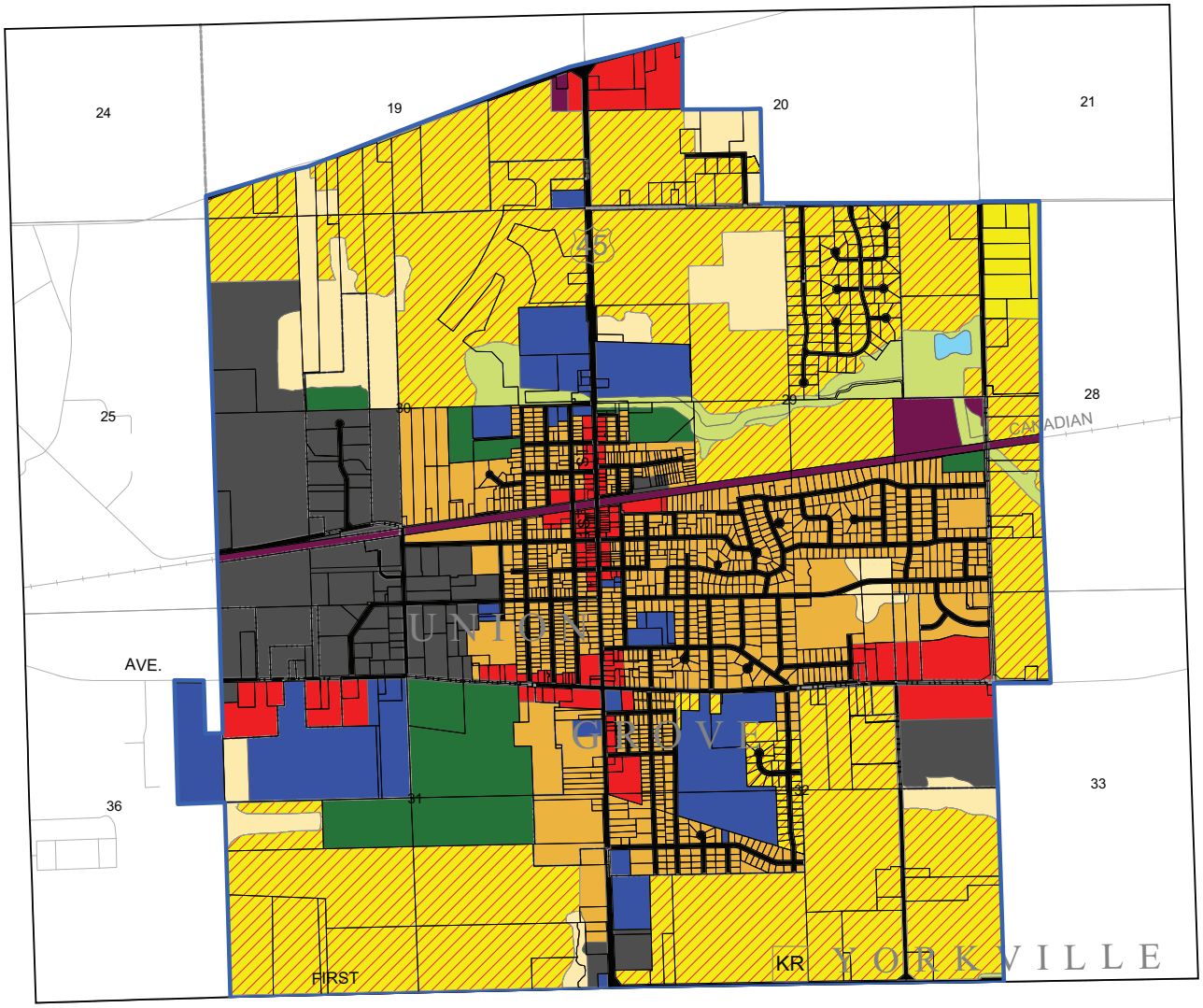
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit) and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

Source: SEWRPC.

Map 9

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF UNION GROVE PLANNING AREA: 2035



Source: SEWRPC.

Table 10

PLANNED LAND USE IN THE VILLAGE OF WATERFORD PLANNING AREA: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential	429	17.5	527	122.8	956	39.0	75
Commercial[b]	46	1.9	222	482.6	268	10.9	32
Industrial	44	1.8	141	320.5	185	7.6	20
Transportation, Communication, and Utilities	235	9.6	209	88.9	444	18.1	30
Governmental and Institutional	92	3.7	76	82.6	168	6.9	11
Recreational	34	1.4	10	29.4	44	1.8	1
Urban Subtotal	880	35.9	1,185	134.7	2,065	84.3	169
Nonurban							
Agricultural, Rural Residential, and Open Land	1,314	53.6	-1,187	-90.3	127	5.1	-169
Primary Environmental Corridor	162	6.6	2	1.2	164	6.7	- -[c]
Secondary Environmental Corridor	6	0.3	- -	- -	6	0.3	- -
Isolated Natural Resource Areas	88	3.6	- -	- -	88	3.6	- -
Nonurban Subtotal	1,570	64.1	-1,185	-75.5	385	15.7	-169
Total	2,450	100.0	- -	- -	2,450	100.0	- -

[a] *Parking areas are included in the associated land use category.*

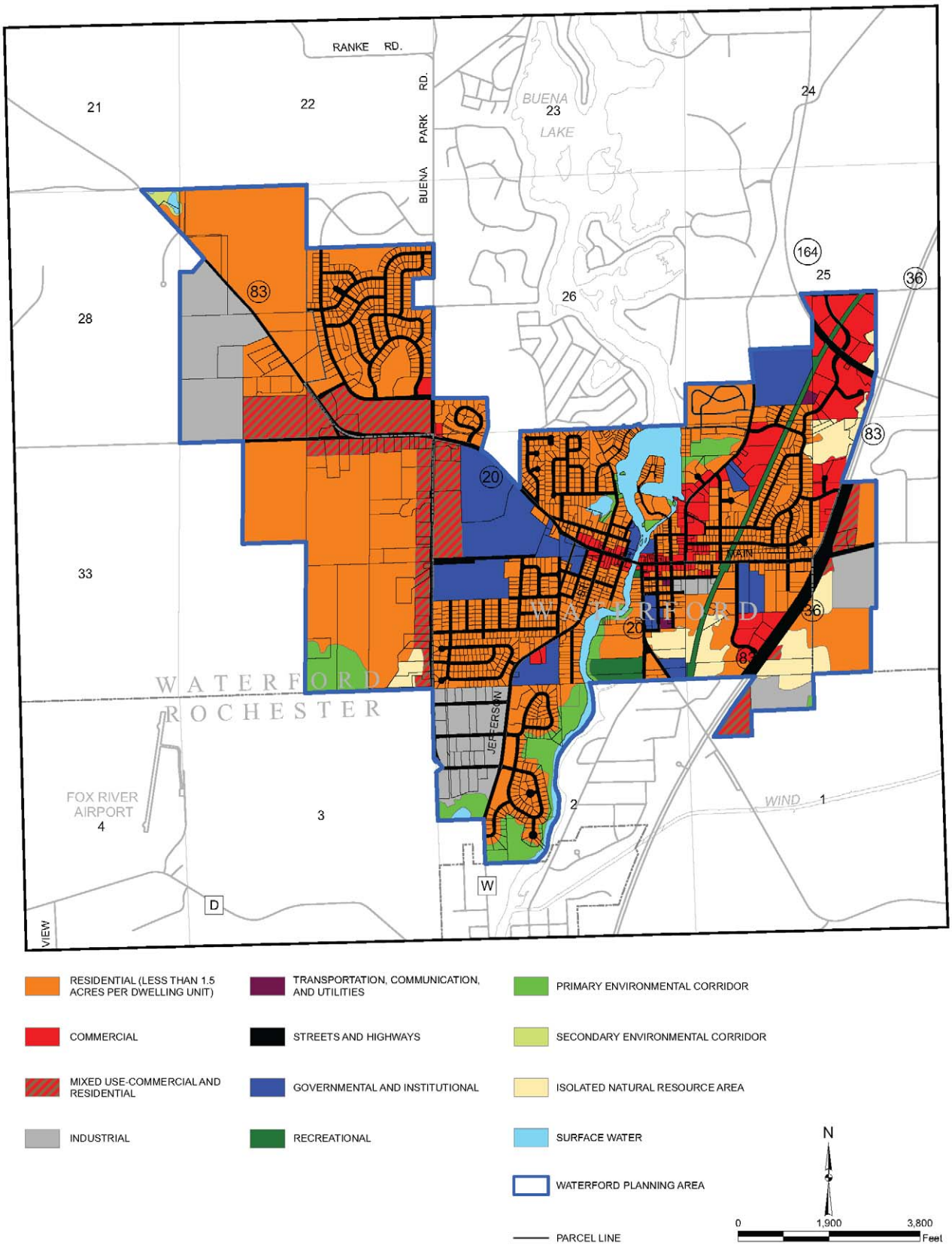
[b] *Includes commercial and mixed use-commercial and residential.*

[c] *Less than 0.5 acres.*

Source: SEWRPC.

Map 10

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF WATERFORD PLANNING AREA: 2035



Source: SEWRPC.

Table 11

PLANNED LAND USE IN THE VILLAGE OF WIND POINT: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	351	42.5	20	5.7	371	44.9	3
Suburban Residential (1.5 to 2.99 acres per dwelling unit)	23	2.8	- -	- -	23	2.8	- -
Subtotal	374	45.3	20	5.3	394	47.7	3
Commercial	20	2.4	- -	- -	20	2.4	- -
Industrial	- -	- -	- -	- -	- -	- -	- -
Transportation, Communication, and Utilities	100	12.1	- -	- -	100	12.1	- -
Governmental and Institutional	59	7.2	- -	- -	59	7.2	- -
Recreational	52	6.3	- -	- -	52	6.3	- -
Urban Subtotal	605	73.3	20	- -	625	75.7	3
Nonurban							
Agricultural, and Open Land	81	9.8	-81	-100.0	- -	- -	-12
Primary Environmental Corridor	103	12.5	- -	- -	103	12.5	- -
Secondary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Isolated Natural Resource Areas	36	4.4	- -	- -	36	4.4	- -
Other Open Lands To Be Preserved	- -	- -	61	- -	61	7.4	9
Nonurban Subtotal	220	26.7	-20	-9.1	200	24.3	-3
Total	825	100.0	- -	- -	825	100.0	- -

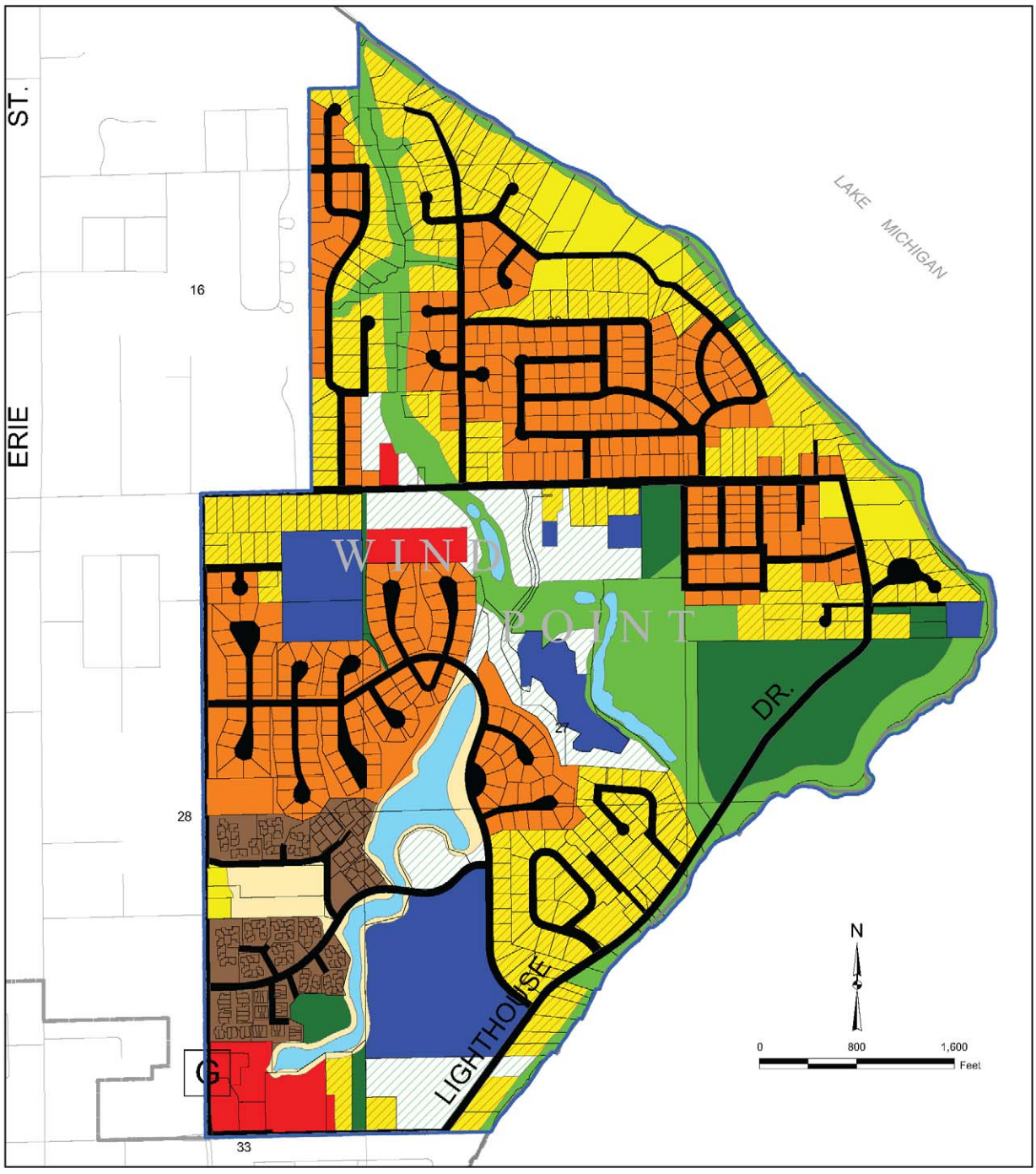
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit), medium density residential (6,200 square feet to 18,999 square feet per dwelling unit), and high density residential (less than 6,200 square feet per dwelling unit).*

Source: SEWRPC.

Map 11

RECOMMENDED LAND USE PLAN FOR THE VILLAGE OF WIND POINT: 2035



SUBURBAN I RESIDENTIAL (1.5 TO 2.99 ACRES PER DWELLING UNIT)

LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)

MEDIUM DENSITY RESIDENTIAL (6,200 SQUARE FEET TO 18,999 SQUARE FEET PER DWELLING UNIT)

HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)

COMMERCIAL

STREETS AND HIGHWAYS

GOVERNMENTAL AND INSTITUTIONAL

RECREATIONAL

PRIMARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

OTHER OPEN LANDS TO BE PRESERVED

SURFACE WATER

VILLAGE BOUNDARY

PARCEL LINE

Source: SEWRPC.

Table 12

PLANNED LAND USE IN THE TOWN OF BURLINGTON: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential-Sewered (25,000 square feet to 1.49 acres per dwelling unit)	1,009	4.6	115	11.4	1,124	5.1	16
Residential-Unsewered (1.5 to 4.99 acres per dwelling unit)	434	2.0	644	148.4	1,078	4.9	92
Subtotal	1,443	6.6	759	52.6	2,202	10.0	108
Commercial	34	0.2	39	114.7	73	0.3	6
Industrial	33	0.2	366	1,109.1	399	1.8	52
Transportation, Communication, and Utilities	820	3.7	391	47.7	1,211	5.5	56
Governmental and Institutional	91	0.4	- -	- -	91	0.4	- -
Recreational[b]	135	0.6	92	68.1	227	1.1	13
Urban Subtotal	2,556	11.7	1,647	64.4	4,203	19.1	235
Nonurban							
Agricultural Land[c]	11,545	52.6	-1,783	-15.4	9,762	44.5	-254
Primary Environmental Corridor[d]	6,133	27.9	411	6.7	6,544	29.8	58
Secondary Environmental Corridor	653	3.0	-50	-7.7	603	2.8	-7
Isolated Natural Resource Areas	709	3.2	- -	- -	709	3.2	- -
Extractive Uses	358	1.6	-225	-62.8	133	0.6	-32
Nonurban Subtotal	19,398	88.3	-1,647	-8.5	17,751	80.9	-235
Total[e]	21,954	100.0	- -	- -	21,954	100.0	- -

[a] Parking areas are included in the associated land use category.

[b] Includes areas identified for future extractive uses that would ultimately be developed for recreation uses.

[c] Includes agricultural preservation lands and agricultural estate lands.

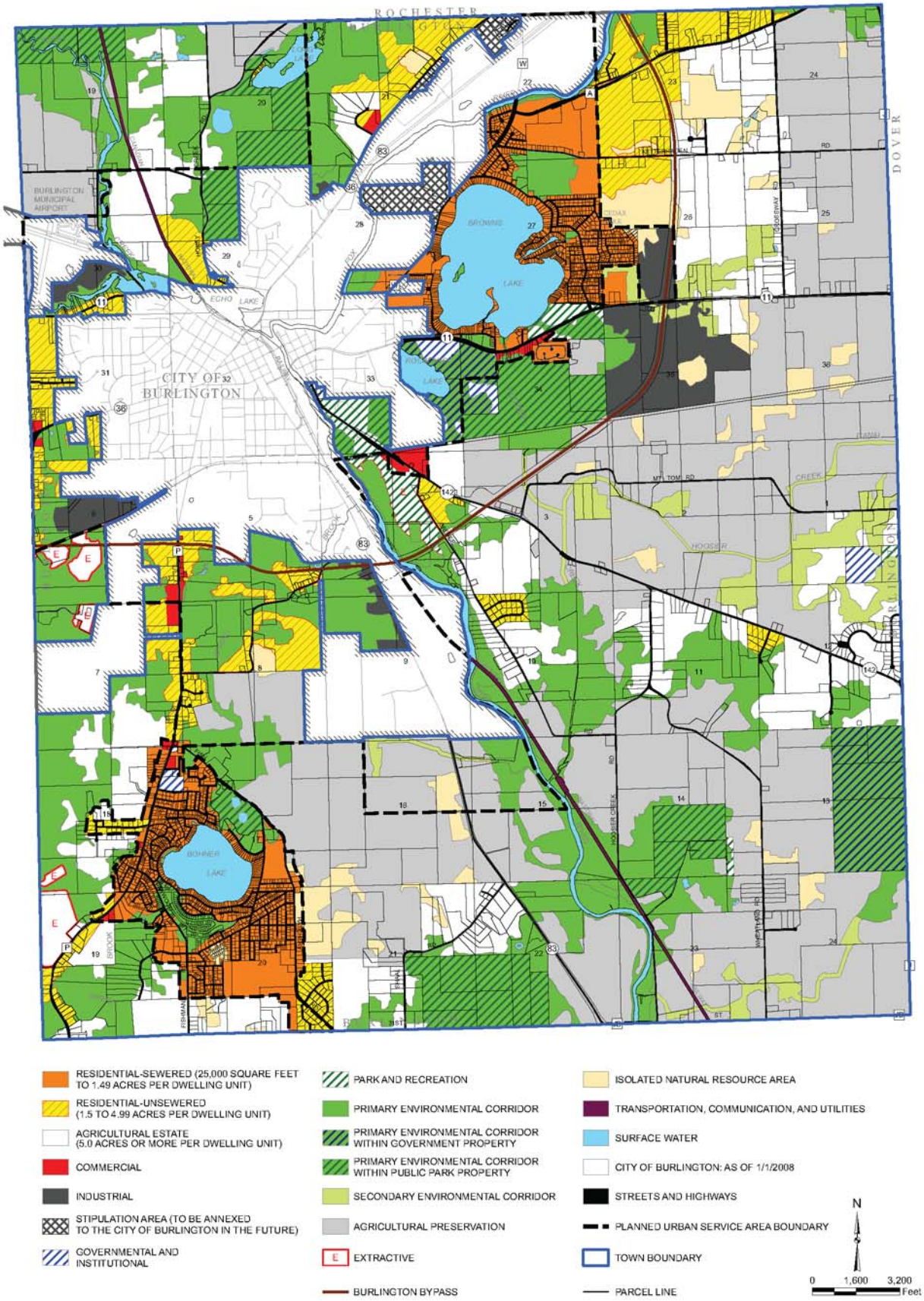
[d] Includes areas of primary environmental corridor that are in government/public ownership.

[e] Does not include stipulation area (to be annexed to the City of Burlington in the future).

Source: SEWRPC.

Map 12

RECOMMENDED LAND USE PLAN FOR THE TOWN OF BURLINGTON: 2035



Source: SEWRPC.

Table 13

PLANNED LAND USE IN THE TOWN OF DOVER: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	458	2.0	329	71.8	787	3.4	47
Suburban Residential (1.5 to 2.99 acres per dwelling unit)	42	0.2	6	14.3	48	0.2	1
Subtotal	500	2.2	335	67.0	835	3.6	48
Commercial	29	0.1	123	424.1	152	0.6	17
Industrial	36	0.1	23	63.9	59	0.2	3
Transportation, Communication, and Utilities	782	3.4	96	12.3	878	3.8	14
Governmental and Institutional	238	1.0	100	42.0	338	1.5	14
Recreational	84	0.4	- -	- -	84	0.4	- -
Urban Reserve	- -	- -	67	- -	67	0.3	10
Urban Subtotal	1,669	7.2	744	44.6	2,413	10.4	106
Nonurban							
Agricultural, Rural Residential, and Open Land	17,921	77.4	-752	-4.2	17,169	74.2	-107
Primary Environmental Corridor	1,262	5.5	8	0.6	1,270	5.5	1
Secondary Environmental Corridor	1,090	4.7	- -	- -	1,090	4.7	- -
Isolated Natural Resource Areas	1,204	5.2	- -	- -	1,204	5.2	- -
Nonurban Subtotal	21,477	92.8	-744	-3.5	20,733	89.6	-106
Total	23,146	100.0	- -	- -	23,146	100.0	- -

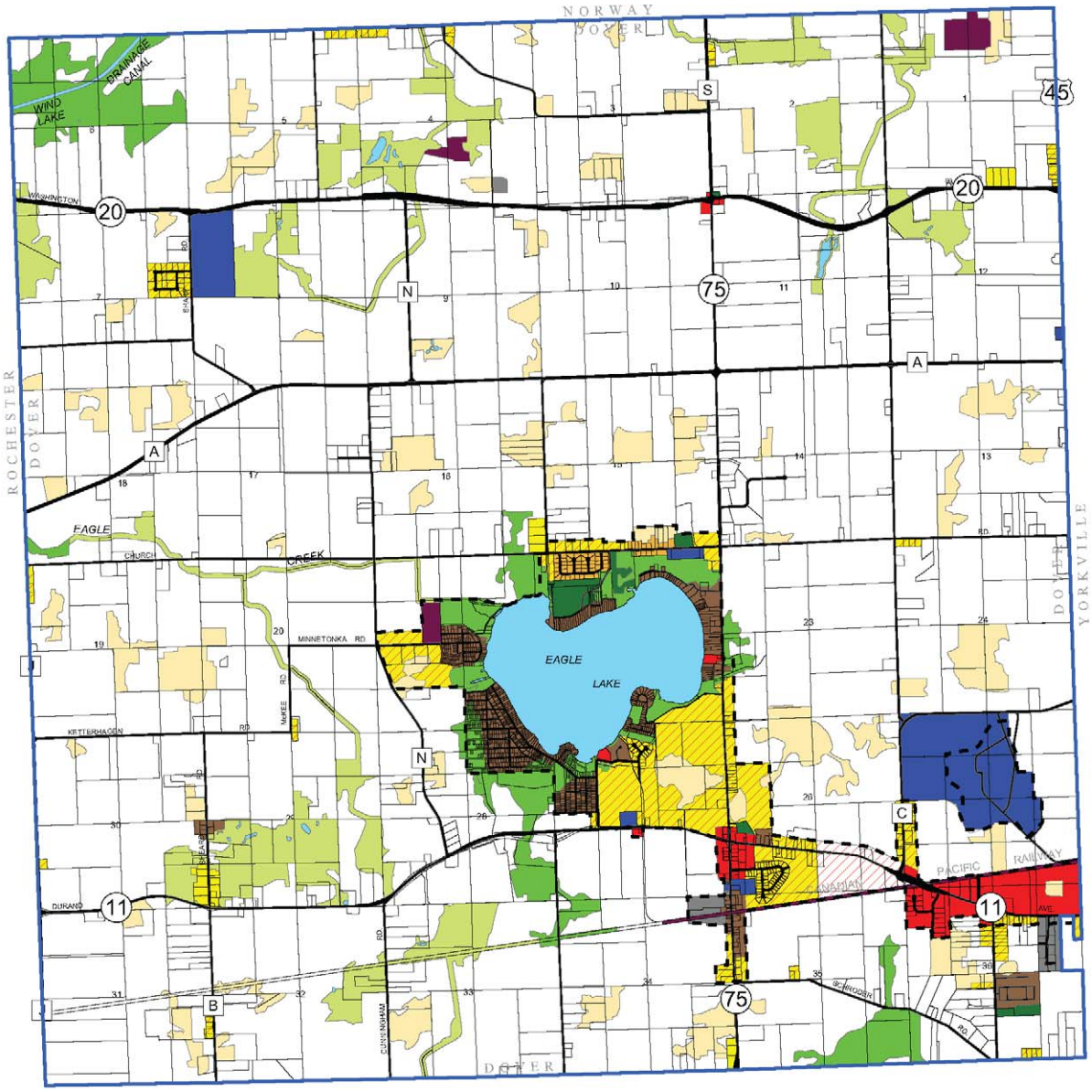
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (40,000 square feet to 1.49 acres per dwelling unit), medium-low density residential (19,000 square feet to 39,999 square feet per dwelling unit), and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

Source: SEWRPC.

Map 13

RECOMMENDED LAND USE PLAN FOR THE TOWN OF DOVER: 2035



- SUBURBAN RESIDENTIAL (1.5 TO 2.99 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL (40,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM - LOW DENSITY RESIDENTIAL(19,000 SQUARE FEET TO 39,999 SQUARE FEET PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL (6,200 SQUARE FEET TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- URBAN RESERVE
- AGRICULTURAL LAND, RURAL RESIDENTIAL LAND (3.0 ACRES OR MORE PER DWELLING UNIT), AND OPEN LAND
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- PLANNED URBAN SERVICE AREA BOUNDARY
- TOWN BOUNDARY
- PARCEL LINE

N

0 3,200 6,400 Feet

Source: SEWRPC.

Table 14

PLANNED LAND USE IN THE TOWN OF NORWAY: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	1,076	4.7	402	37.4	1,478	6.5	57
Suburban Residential (1.5 to 2.99 acres per dwelling unit)	167	0.7	166	99.4	333	1.4	24
Subtotal	1,243	5.4	568	45.7	1,811	7.9	81
Commercial	42	0.2	35	83.3	77	0.3	5
Industrial	40	0.2	246	615.0	286	1.3	35
Transportation, Communication, and Utilities	888	3.9	212	23.9	1,100	4.8	30
Governmental and Institutional	36	0.1	12	33.3	48	0.2	2
Recreational	108	0.5	- -	- -	108	0.5	- -
Urban Subtotal	2,357	10.3	1,073	45.5	3,430	15.0	153
Nonurban							
Agricultural, Rural Residential, and Open Land	15,326	67.1	-1,208	-7.9	14,108	61.8	-173
Primary Environmental Corridor	3,076	13.5	32	1.0	3,108	13.6	4
Secondary Environmental Corridor	1,164	5.1	113	9.7	1,277	5.6	16
Isolated Natural Resource Areas	915	4.0	- -	- -	915	4.0	- -
Nonurban Subtotal	20,481	89.7	-1,073	-5.2	19,408	85.0	-153
Total	22,838	100.0	- -	- -	22,838	100.0	- -

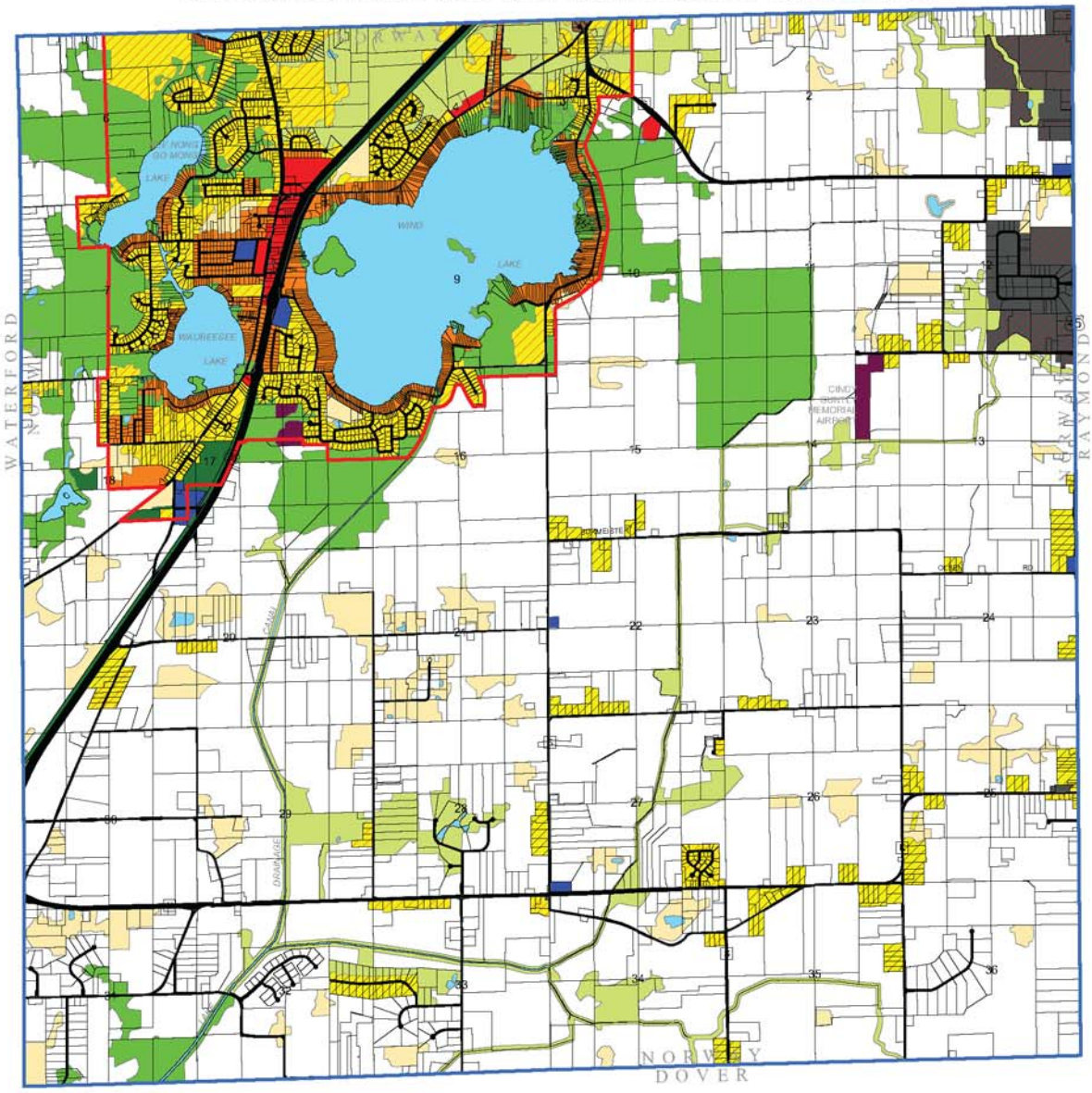
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit), medium density residential (6,200 square feet to 18,999 square feet per dwelling unit), and high density residential (less than 6,200 square feet per dwelling unit).*

Source: SEWRPC.

Map 14

RECOMMENDED LAND USE PLAN FOR THE TOWN OF NORWAY: 2035



- SUBURBAN I RESIDENTIAL (1.5 TO 2.99 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL (19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- HIGH DENSITY RESIDENTIAL (LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL-EXISTING/PLANNED
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- PLANNED SANITARY SEWER SERVICE AREA BOUNDARY
- TOWN BOUNDARY
- PARCEL LINE

N

0 1,600 3,200 4,800 Feet

Source: SEWRPC.

Table 15

PLANNED LAND USE IN THE TOWN OF RAYMOND: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Residential	333	1.4	538	161.6	871	3.8	77
Commercial	85	0.4	204	240.0	289	1.3	29
Industrial[b]	198	0.9	1,292	652.5	1,490	6.5	184
Transportation, Communication, and Utilities	919	4.0	300	32.6	1,219	5.3	43
Governmental and Institutional	53	0.2	- -	- -	53	0.2	- -
Recreational	65	0.3	- -	- -	65	0.3	- -
Urban Reserve	- -	- -	216	- -	216	1.0	31
Urban Subtotal	1,653	7.2	2,550	154.3	4,203	18.4	364
Nonurban							
Agricultural, Rural Residential, and Open Land[c]	18,943	82.8	-2,599	-13.7	16,344	71.4	-371
Primary Environmental Corridor	526	2.3	49	9.3	575	2.5	7
Secondary Environmental Corridor	614	2.7	- -	- -	614	2.7	- -
Isolated Natural Resource Areas	1,140	5.0	- -	- -	1,140	5.0	- -
Nonurban Subtotal	21,223	92.8	-2,550	-12.0	18,673	81.6	-364
Total	22,876	100.0	- -	- -	22,876	100.0	- -

[a] *Parking areas are included in the associated land use category.*

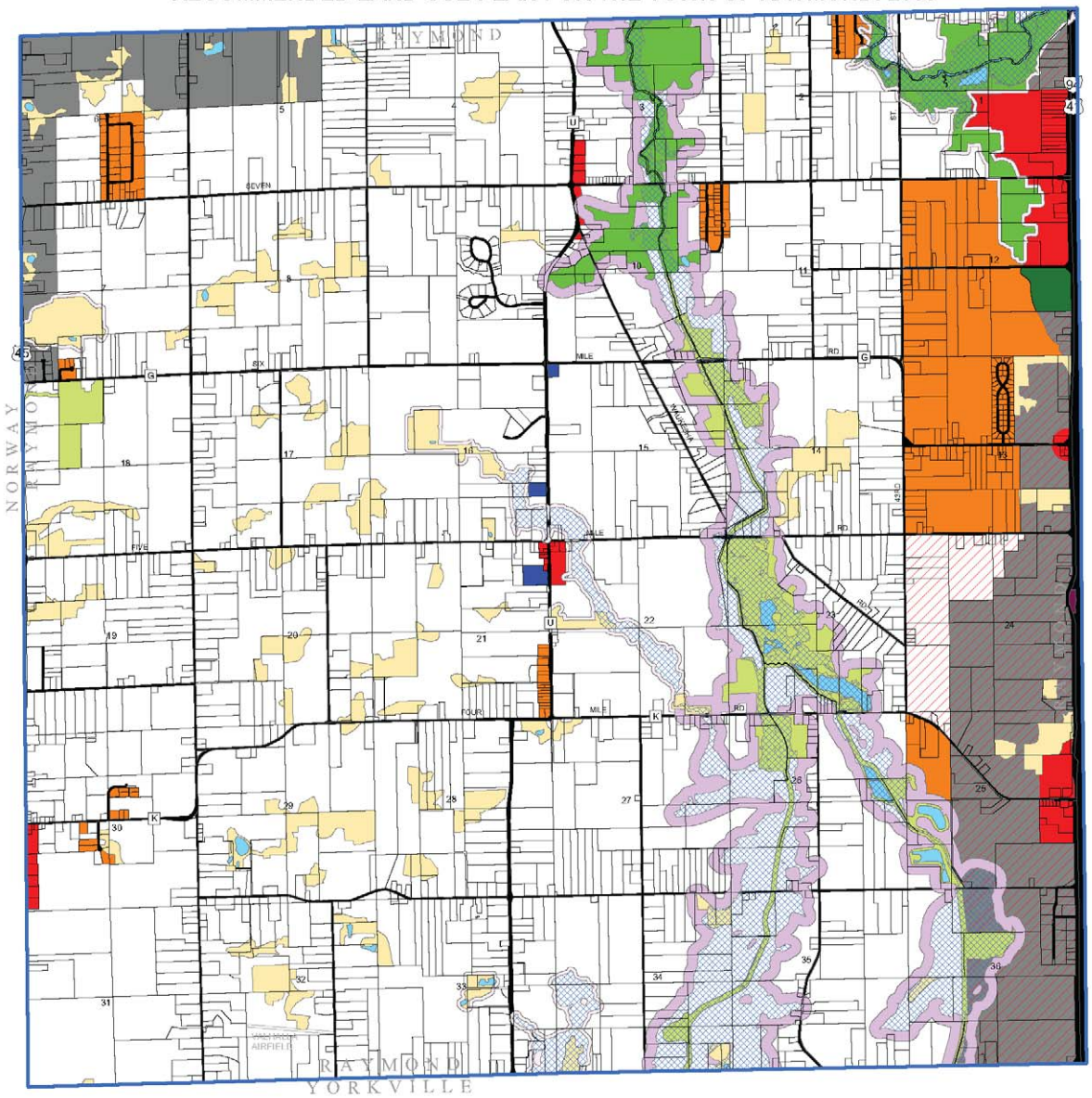
[b] *Includes industrial and industrial/business park.*

[c] *Includes primary and secondary environmental buffer areas, as well as floodplain areas outside of environmental corridors and isolated natural resource areas.*

Source: SEWRPC.

Map 15

RECOMMENDED LAND USE PLAN FOR THE TOWN OF RAYMOND: 2035



Source: SEWRPC.

Table 16

PLANNED LAND USE IN THE TOWN OF WATERFORD: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	1,191	5.5	597	50.1	1,788	8.3	85
Suburban Residential[c]	77	0.4	674	875.3	751	3.5	96
Subtotal	1,268	5.9	1,271	100.2	2,539	11.8	181
Commercial	28	0.1	50	178.6	78	0.4	7
Industrial	30	0.1	- -	- -	30	0.1	- -
Transportation, Communication, and Utilities	731	3.4	356	48.7	1,087	5.0	51
Governmental and Institutional	20	0.1	23	115.0	43	0.2	3
Recreational	139	0.7	45	32.4	184	0.9	7
Urban Subtotal	2,216	10.3	1,745	78.7	3,961	18.4	249
Nonurban							
Agricultural, Rural Residential, and Open Land[d]	12,465	57.8	-1,900	-15.2	10,565	49.0	-272
Primary Environmental Corridor	4,762	22.1	59	1.2	4,821	22.3	9
Secondary Environmental Corridor	1,068	5.0	- -	- -	1,068	5.0	- -
Isolated Natural Resource Areas	774	3.6	- -	- -	774	3.6	- -
Extractive Uses	266	1.2	96	36.1	362	1.7	14
Nonurban Subtotal	19,335	89.7	-1,745	-9.0	17,590	81.6	-249
Total	21,551	100.0	- -	- -	21,551	100.0	- -

[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (40,000 square feet to 1.49 acres per dwelling unit), medium-low density residential (19,000 square feet to 39,999 square feet per dwelling unit, and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

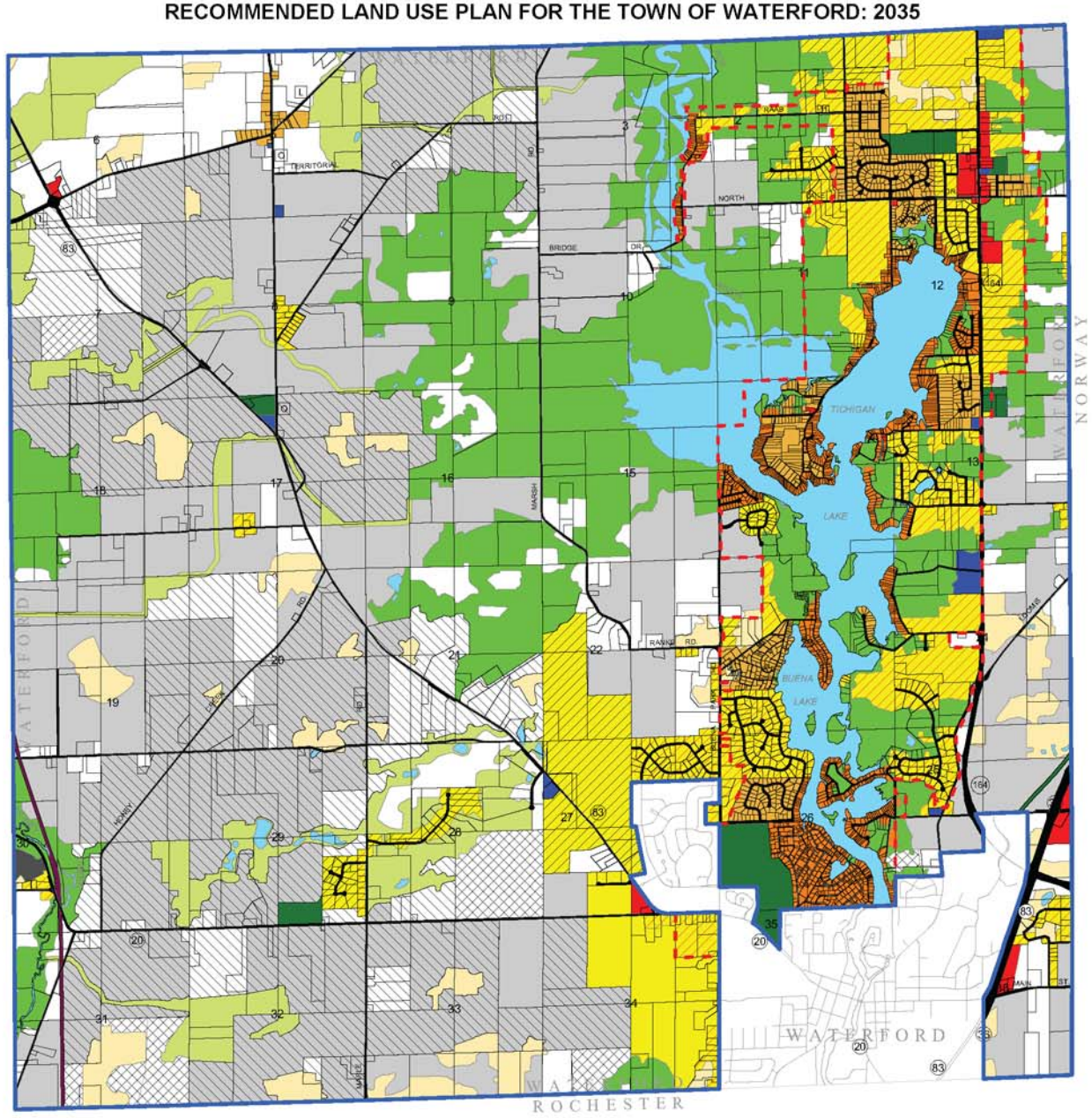
[c] *Includes suburban II residential (3.0 to 4.99 acres per dwelling unit) and suburban I residential (1.5 to 2.99 acres per dwelling unit).*

[d] *Includes prime agricultural land.*

Source: SEWRPC.

Map 16

RECOMMENDED LAND USE PLAN FOR THE TOWN OF WATERFORD: 2035



Source: SEWRPC.

Table 17

PLANNED LAND USE IN THE TOWN OF YORKVILLE: 2035

Land Use Category[a]	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential[b]	543	2.5	505	93.0	1,048	4.9	72
Suburban Residential (1.5 to 3.0 acres per dwelling unit)	194	0.9	92	47.4	286	1.3	13
Subtotal	737	3.4	597	81.0	1,334	6.2	85
Commercial	72	0.3	89	123.6	161	0.7	13
Industrial	138	0.6	366	265.2	504	2.3	52
Transportation, Communication, and Utilities	1,034	4.8	399	38.6	1,433	6.6	57
Governmental and Institutional	58	0.3	66	113.8	124	0.6	9
Recreational	520	2.4	32	6.2	552	2.6	5
Urban Reserve	- -	- -	598	- -	598	2.8	86
Urban Subtotal	2,559	11.8	2,147	83.9	4,706	21.8	307
Nonurban							
Agricultural, Rural Residential, and Open Land	17,471	80.8	-2,147	-12.3	15,324	70.8	-307
Primary Environmental Corridor	- -	- -	- -	- -	- -	- -	- -
Secondary Environmental Corridor	1,103	5.1	- -	- -	1,103	5.1	- -
Isolated Natural Resource Areas	495	2.3	- -	- -	495	2.3	- -
Nonurban Subtotal	19,069	88.2	-2,147	-11.3	16,922	78.2	-307
Total	21,628	100.0	- -	- -	21,628	100.0	- -

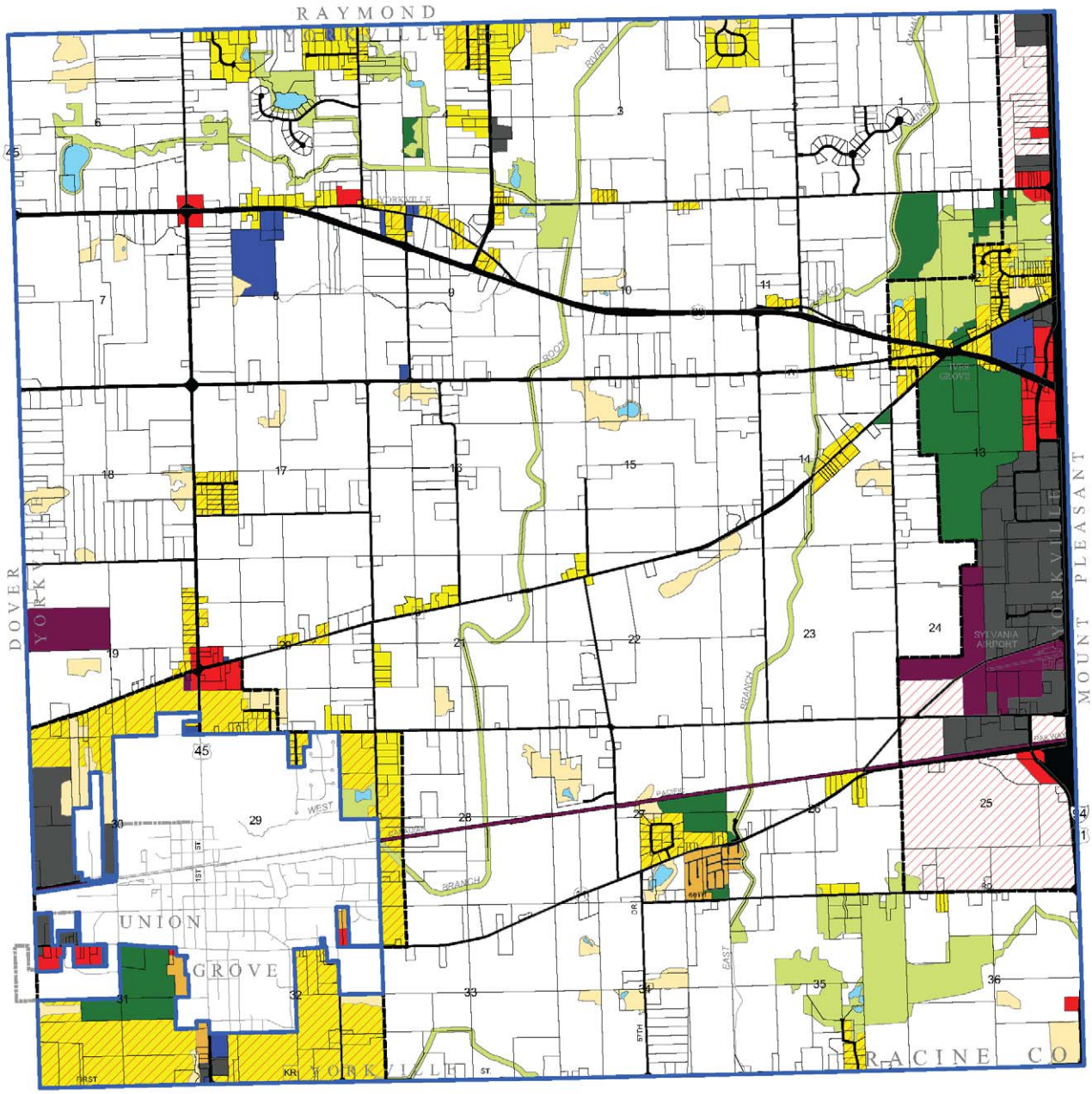
[a] *Parking areas are included in the associated land use category.*

[b] *Includes low density residential (19,000 square feet to 1.49 acres per dwelling unit) and medium density residential (6,200 square feet to 18,999 square feet per dwelling unit).*

Source: SEWRPC.

Map 17

RECOMMENDED LAND USE PLAN FOR THE TOWN OF YORKVILLE: 2035



Source: SEWRPC.

(This page intentionally left blank)

Appendix E

RACINE COUNTY – COMMUNITY SAFE ROUTES TO SCHOOL PLANS

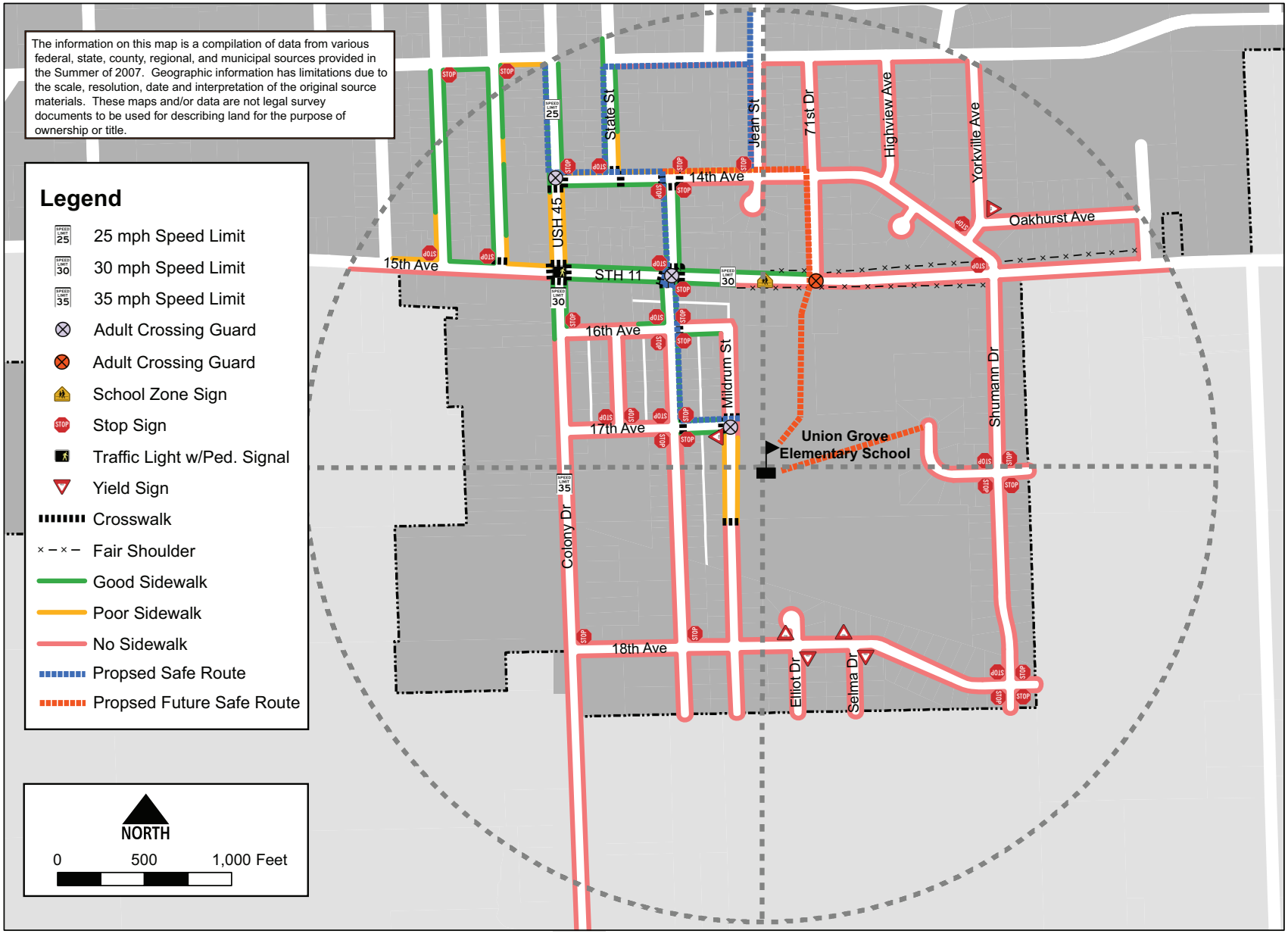
INTRODUCTION

Between 2007 and 2008, the Villages of Union Grove and Waterford became the first communities to develop Safe Routes To School (SRTS) Plans for their elementary and middle school districts. According to both SRTS Plans, which were developed and written by the private planning consultant Schreiber/Anderson Associates "SRTS refers to variety of multi-disciplinary programs and facility improvements aimed at promoting walking and bicycling to school. SRTS largely centers around five core areas, called The Five E's. They include Education, Encouragement, Engineering, Enforcement, and Evaluation. An effective SRTS program will include strategies from each of The Five E's." According to the SRTS Plan for the Village of Union Grove School District #1, Map 1 shows the proposed safe route to and from the elementary school. Similarly, Maps 2 through 6 show the proposed safe routes to and from all of the private and public elementary and middle schools in the Waterford Graded School District. As noted in the Village of Union and Waterford SRTS Plans, these maps are a starting point for individual route determination. As recommendations in the SRTS Plans are implemented, proposed and future routes may change and/or be determined by parents.

Furthermore, the development of both SRTS Plans involved a community-driven process. The local SRTS task forces included interested community members, school administrators and teachers, government officials, and law enforcement representatives. Development of the SRTS Plans entailed collecting and analyzing existing information, identifying needs and priorities, and recommending actions to resolve existing problems and achieve community goals and visions. Most importantly, both of these task forces worked under the premise that adequate and safe bicycle and pedestrian facilities are necessary everywhere, besides just providing major transportation links between the school and residential areas, to better accommodate all users and create a more vital transportation network.

Map E-1

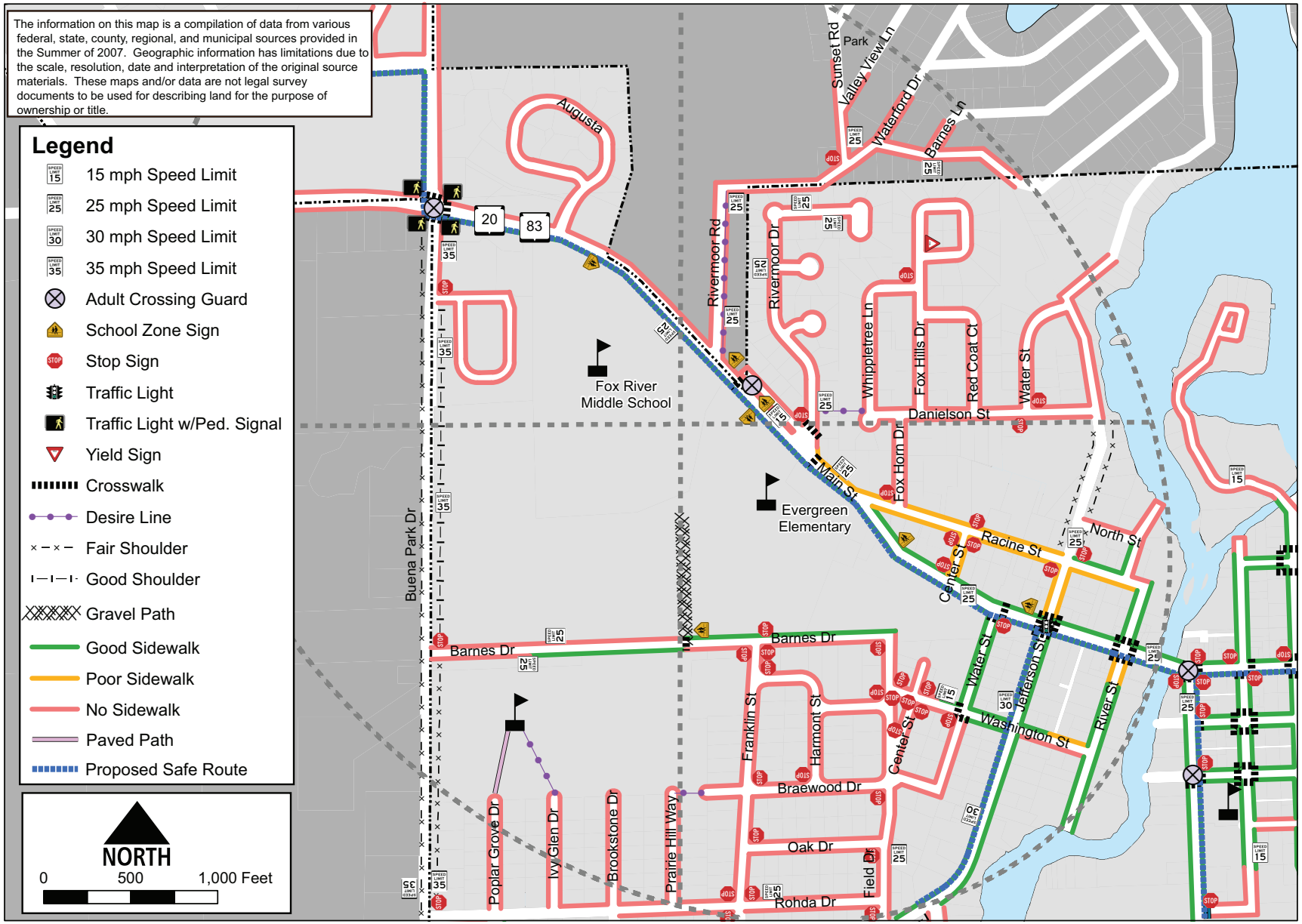
VILLAGE OF UNION GROVE ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008



May 2008

Map E-2

VILLAGE OF WATERFORD FOX RIVER MIDDLE SCHOOL AND EVERGREEN ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008

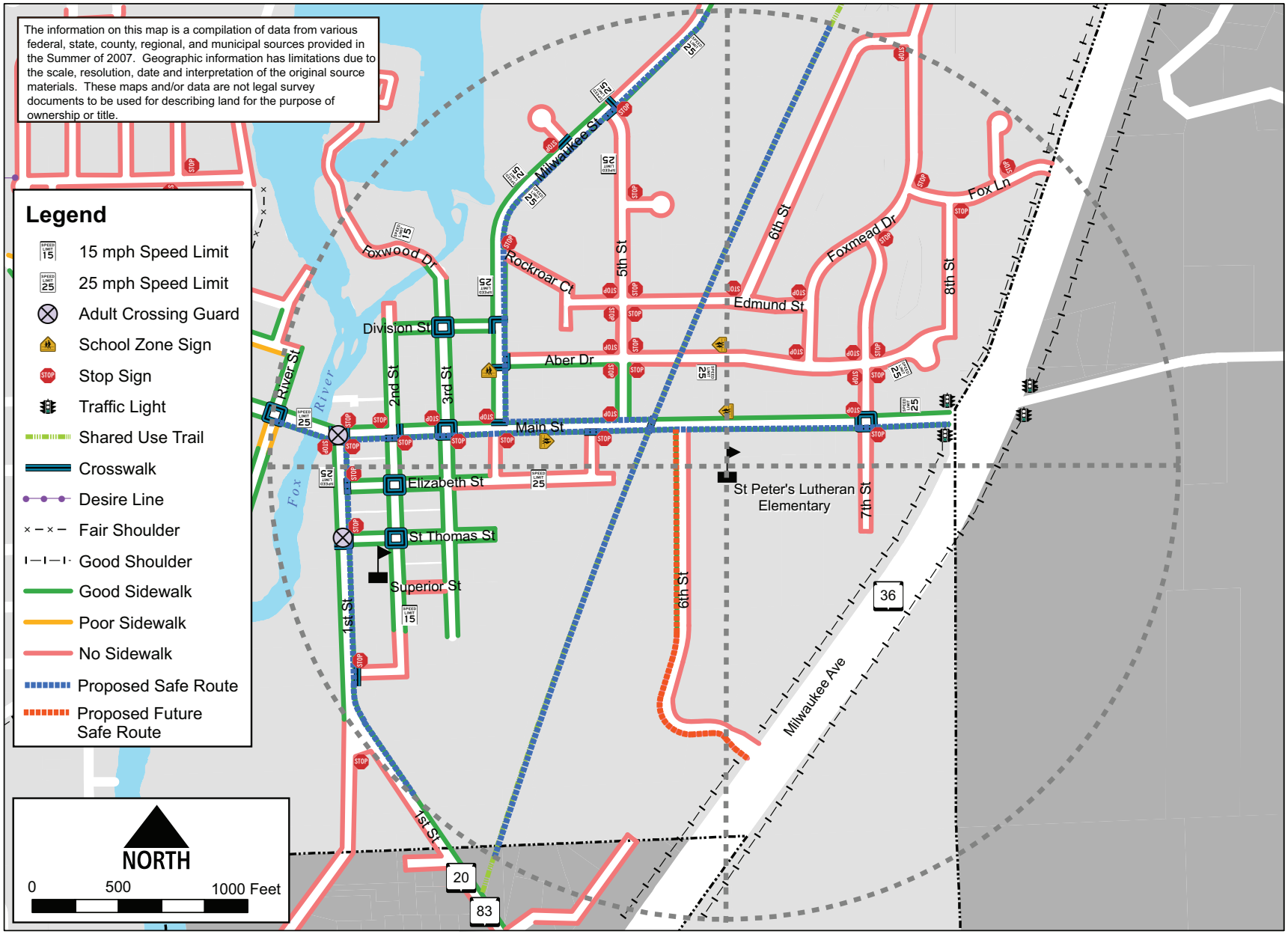


SAA
Define. Enhance. Sustain.

May 2008

Map E-3

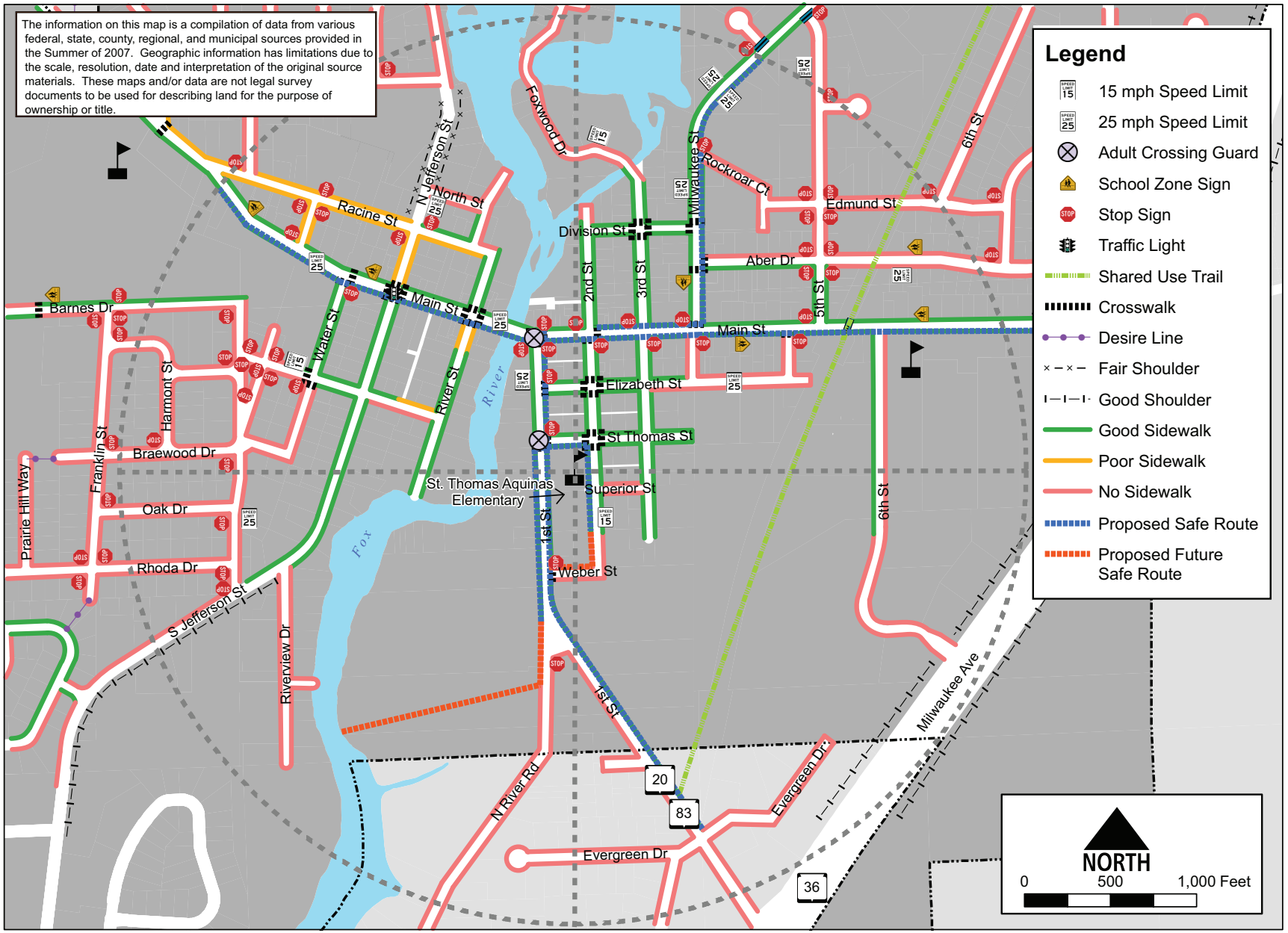
VILLAGE OF WATERFORD ST. PETER'S LUTHERAN ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008



March, 2008

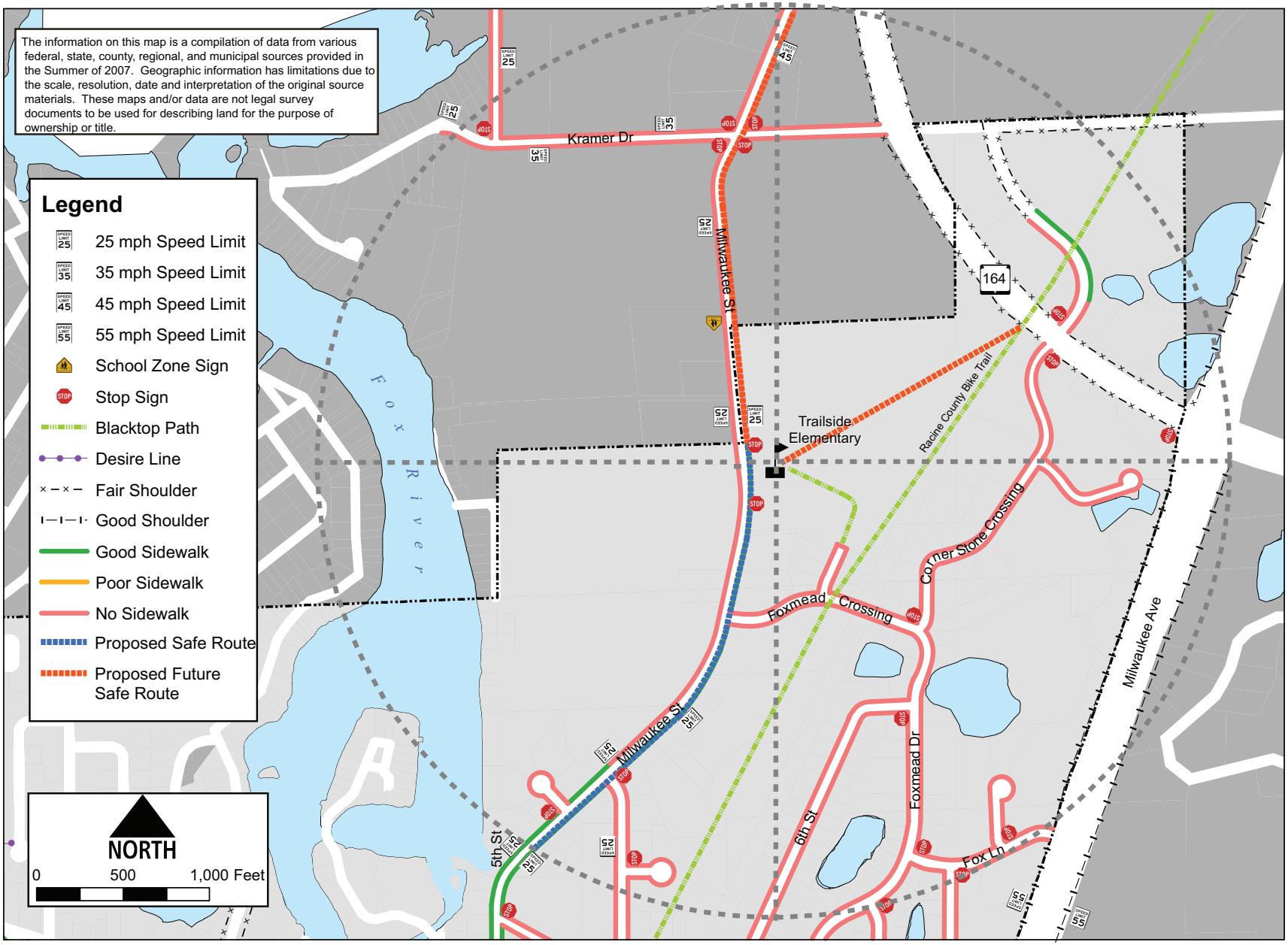
Map E-4

VILLAGE OF WATERFORD ST. THOMAS AQUINAS ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008



Map E-5

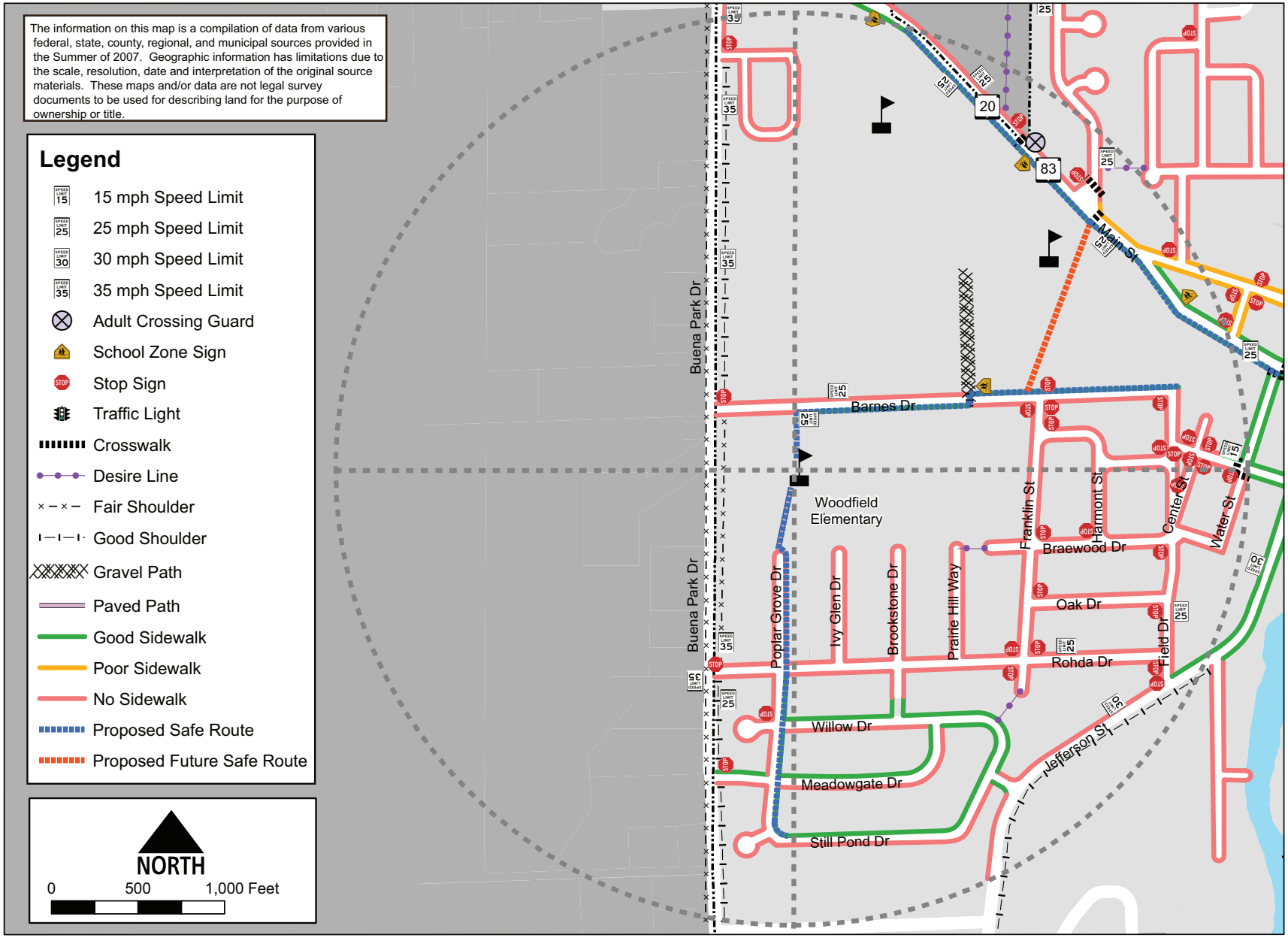
VILLAGE OF WATERFORD TRAILSIDE ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008



May 2008

Map E-6

VILLAGE OF WATERFORD WOODFIELD ELEMENTARY SCHOOL SAFE ROUTES TO SCHOOL PLAN: 2008



SAA
Define. Enhance. Sustain.

May 2008

(This page intentionally left blank)

Appendix F

ECONOMIC DEVELOPMENT ASSISTANCE PROGRAMS AVAILABLE TO RACINE COUNTY[1]

FEDERAL PROGRAMS

U.S. Department of Commerce Economic Development Administration (EDA)
The U.S. Department of Commerce Economic Development Administration (EDA) was established to generate jobs, help retain existing jobs, and stimulate industrial and commercial growth in economically distressed areas of the United States. EDA assistance is available to rural and urban areas experiencing high unemployment, low income, or other severe economic difficulty, and is administered through the following programs:

- *Public Works and Economic Development Program:* This program supports the construction or rehabilitation of essential public infrastructure and facilities needed to generate or retain private sector jobs and investments, attract private sector capital, and promote regional competitiveness, including investments that expand and upgrade infrastructure to attract new industry, support technology-led development, redevelop brownfield sites, and provide eco-industrial development.
- *Economic Adjustment Assistance Program:* This program provides a wide range of technical, planning and infrastructure assistance in regions experiencing adverse economic changes that may occur suddenly or over time.
- *Research and National Technical Assistance:* This program supports research of leading, world-class economic development practices, and funds information dissemination efforts.
- *Local Technical Assistance:* This program helps fill the knowledge and information gaps that may prevent leaders in the public and nonprofit sectors in economically distressed regions from making optimal decisions on local economic development issues.
- *Planning Program:* This program helps support planning organizations, including District Organizations and Indian Tribes, in the development, implementation, revision or replacement of comprehensive economic development strategies (CEDS), and for related short-term planning investments and State plans designed to create and retain higher-skill, higher-wage jobs, particularly for the unemployed and underemployed.

---

[1] *Includes economic development assistance programs that Racine County may be eligible for, but not necessarily competitive for in its economic development efforts.*

- *University Center Economic Development Program:* This program is a partnership between the Federal government and academia that helps to make the varied and vast resources of universities available to economic development communities.
- *Trade Adjustment Assistance for Firms Program:* EDA administers this program through a national network of 11 Trade Adjustment Assistance Centers to help manufacturing and production firms, which have lost domestic sales and employment due to increased imports of similar or competitive goods, become more competitive in the global economy.

According to the U.S. Department of Commerce 2004 Annual Report, the Racine Economic Development Corporation (RCEDC) and the Center for Advanced Technology and Innovation (CATI) were awarded a $125,000 EDA Economic Adjustment investment to create a Regional Commercialization Management Model (RCMM), a regional technology-transfer model. The 2004 Annual Report states, "EDA's investment promotes creativity and flexibility in the economic development of an area that has experienced shrinking job opportunities, including the loss of 3,000 jobs since 2000. RCMM acquires underutilized intellectual property, particularly product or process patents donated by private sector industries, and transfers it to newly organized companies, thereby providing opportunities to develop valuable new manufacturing technologies. In turn, the new technologies stimulate economic growth through commercialization strategies based on licensing arrangements. It is expected EDA's investment will generate approximately $20 million in private investments and one-thousand-five hundred new jobs in an area previously needing to adjust its economy. By identifying and implementing a creative model that provides the flexibility to adapt to changing manufacturing conditions, EDA's investment has a profound effect on the manufacturing base of Racine County."

U.S. Small Business Administration

The U.S. Small Business Administration (SBA) was created as an independent agency of the Federal government to aid, counsel, assist and protect the interests of small businesses, to preserve free competitive enterprise, and to maintain and strengthen the country's overall economy. Recognizing the importance of small business to the economy, the SBA provides a range of services aimed at helping Americans to start, build and grow businesses. The SBA offers financial assistance, counseling, online training, and disaster assistance, as well as information on contract opportunities throughout the Federal government and legislation impacting small businesses. In addition, the SBA has programs targeted specifically to support and expand entrepreneurial opportunities for women, veterans, Native Americans, and youth.

STATE PROGRAMS

The State economic development assistance programs are categorized as follows:

- Wisconsin Department of Commerce;
- Wisconsin Department of Tourism;
- Wisconsin Department of Agriculture, Trade, and Consumer Protection;
- Wisconsin Department of Transportation;
- Wisconsin Women's Business Initiative Corporation;
- Wisconsin Housing and Economic Development Authority (WHEDA); and
- Brownfield Remediation (includes both State and Federal programs, with many of the State programs administered by the Department of Natural Resources and/or Wisconsin Department of Commerce).

Wisconsin Department of Commerce Programs

The Wisconsin Department of Commerce (DOC) offers a broad range of financial assistance programs to help communities undertake economic development. The following is a reference guide that identifies some of the programs that Racine County is currently utilizing, or for which the County and its communities may be eligible.

Community Development Block Grant for Economic (CDBG-ED) Program
The CDBG-ED program was designed to assist businesses that will invest private funds and create jobs as they expand or relocate to Wisconsin. The DOC awards the funds to a city, village, town, or county, which then loans the funds to a business. When the business repays the loan, the community may retain the funds to capitalize a local revolving loan fund; in the case of Racine County, funds retained were placed into the various revolving loan funds administered by RCEDC. These funds can then be utilized to finance additional economic development projects within Racine County communities. Businesses located in all communities in Racine County are eligible for CDBG-ED grants, with the exception of the City of Racine, which has the status of being an entitlement community. The City of Racine maintains its own CDBG program; in 2006, there were no businesses that took part in the City of Racine CDBG program.

Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED) Program
The Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED) Program provides grant funds to local governments that will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains) to private business enterprises that plan to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

Community-Based Economic Development (CBED) Program
The Community-Based Economic Development Program (CBED) provides financing assistance to local governments and community-based organizations that undertake planning or development of projects or that provides technical assistance services that support businesses (including technology–based businesses) development. Eligible applicants include:

- Cities, villages, towns, counties, tribes and community-based organizations may apply for planning funds.
- Community-based organizations may apply development, revolving loan or entrepreneur training funds.
- Applicants seeking planning, development projects and assistance grants must provide a 25 percent cash match; those seeking incubator grants or regional grants must provide at least a 50 percent match.
- Applicants seeking incubator grants must have an authorized graduation policy.
- Technology based incubators are strongly encouraged.

For more information on other eligible activities and funding, visit http://commerce.state.wi.us/CD/CD-bcf-cbed.html.

Rural Economic Development (RED) Program
Started in 1990, the Department of Commerce Rural Economic Development (RED) Program is designed to provide working capital or fixed asset financing for businesses in rural areas. In Racine County, eligible applicants include for-profit businesses or cooperatives that, when combined with affiliates, subsidiaries or parent entities, have fewer than 50 employees and are, or will be, located in a town or village with a population of less than or equal to 6,000 people. The RED Program can provide up to 50 percent of a project's costs (maximum of $100,000), with typical activities including construction and expansion, working capital, and acquisition of existing businesses, land, buildings and equipment.

Special Tax Credit Programs
Community Development Zone
The DOC's Community Development Zone Program (CDZ) is a tax benefit initiative used to help business owners expand existing businesses, start new businesses, or relocate existing businesses to Wisconsin through the use of tax credits. RCEDC provides assistance to eligible businesses to secure CDZ tax credits.

There are three methods in which businesses would be eligible for development zone tax credits. The first provides non-refundable tax credits of up to $6,500 for each new full-time job created and filled by members of target groups. Eligible target groups include W-2 participants, dislocated workers, Federal Enterprise Community

residents, vocational rehabilitation program referrals, Vietnam-era veterans, ex-felons, and youth from low-income families. The City of Racine is the sole designated CDZ in Racine County. The second provides non-refundable tax credits of up to $6,500 for each new full-time job created and filled by Wisconsin residents who are not members of target groups. In this case, the actual amount of credits is dependent upon wages and benefits; wages must be at least 150 percent of Federal minimum wage. A full-time job means a regular non-seasonal job consisting of at least 2,080 working hours per year. One-third of the allocated tax credits must be claimed for jobs that are filled by target group members. The third method provides a non-refundable environmental remediation tax credit of 50 percent for all remediation costs affected by environmental pollution in a brownfield development. Twenty-five percent of all credits allocated to the business must be used for creating full time jobs.

According to RCEDC, certain businesses are eligible in Racine's Community Development Zone and are therefore eligible to take advantage of tax credits based on either the creation of new full-time jobs or for eligible environmental site remediation costs. Census tracts 1-5 in the City of Racine's Downtown lakefront area are included in the Community Development Zone. Recent beneficiaries include Thermal Transfer Products, which was awarded a $125,000 in CDZ tax credits in 2007 to offset the costs of investments in new equipment and technologies, with the intent to create 25 new jobs over the course of the next three years.

Enterprise Development Zone

The Enterprise Development Zone (EDZ) program provides tax incentives to new or expanding businesses whose projects will affect distressed areas, defined as areas suffering from at least some of the following: high unemployment, low incomes, declining population, declining property values, plant closings/layoffs and high numbers of people on public assistance. Based on the economic impact of a proposed business project, the DOC may designate a site-specific Enterprise Development Zone. These zones can exist for up to seven years, with the maximum amount of credits being $3 million per zone, though the DOC may vary benefits to encourage projects in areas of high distress. Businesses can earn income tax credits by creating new, full-time jobs filled by Wisconsin residents and by conducting environmental remediation on a Brownfield site. At least 25 percent of all EDZ program tax credits must be allocated for creating new, full-time jobs. In addition, one-fourth of new employees must come from one of Wisconsin's Target Groups; starting wages for new positions must be at least $9.75 per hour; and positions must be regular, non-seasonal and scheduled to work 2,080 hours per year.

Technology Zone

The DOC's Technology Zone program offers tax credit incentives to new and growing businesses in the State's high-technology sectors. High technology businesses planning to expand existing operations in a designated Technology Zone area, individuals planning to start a new business in a Technology Zone area, or businesses considering relocation to a Technology Zone area from outside Wisconsin may be eligible for a maximum $500,000 tax credit. Racine County, along with Kenosha and Walworth Counties, is part of the Southeast Tri-County Technology Zone. As an administering agency, RCEDC works with eligible businesses to secure tax credits. Recent beneficiaries of the program in Racine County include RexCon, LLC, which was awarded up to $275,000 in Technology Zone tax credits in 2007. This was the first Technology Zone Credit awarded in Racine County.

Customized Labor Training (CLT) Program

The CLT program is designed to assist companies that are investing in new technologies or manufacturing processes by providing a grant of up to 50 percent of the cost of training employees on the new technologies. The program's primary goal is to help Wisconsin manufacturers maintain a workforce that is on the cutting edge of technological innovation. Any business making a commitment to locate a new facility in Wisconsin or expand an existing facility which is upgrading a product, process, or service that requires training in new technology and industrial skills is eligible.

Industrial Revenue Bond (IRB) Program Overview

The DOC's Industrial Revenue Bond (IRB) Program allows all Wisconsin cities, villages and towns to support industrial development through the sale of tax-exempt bonds. The proceeds from the bond sale are loaned to businesses to finance capital investment projects at, primarily, manufacturing facilities. IRBs are municipal bonds,

but not general obligations of the municipality. The company or business that will use the facilities provides the interest and principal payments on the loan. The local government is in partnership with the business, lending its name, but not its credit, to the bond issue.

Main Street Program

The Wisconsin Main Street Program is a comprehensive revitalization program designed to promote the historic and economic redevelopment of traditional business districts in the State. Every year, the Department of Commerce selects communities to join the program, which makes them eligible for five years of technical support and training aimed at restoring Main Streets to centers of community activity and commerce. This includes services such as volunteer and program manager training; advanced training on specific downtown issues (e.g., marketing, business recruitment, volunteer development, and historic preservation); on-site visits to help each community develop its strengths and plan for success; on-site design consultations and small business consultations; telephone assistance, and materials such as manuals and slide programs.

Wisconsin Department of Tourism Programs

The Wisconsin Department of Tourism offers various marketing resources, including consulting services, training in marketing and customer service, and co-op advertising, e-mail, and direct mail programs. It also administers the following grant programs:

- ***Joint Effort Marketing (JEM) Grant Program***
  The Joint Effort Marketing (JEM) Grant Program provides funding to non-profit organizations and communities in an effort to strengthen Wisconsin's tourism industry. JEM grants are intended to support events, promotions and activities by reimbursing a percentage of promotional costs; operational costs are not eligible for funding. The maximum grant amount ranges from $28,250 for a one-time, one-of-a-kind event to $39,950 for a new or an existing event; three or more communities can apply for a joint marketing grant of $10,000 per community, up to $40,000.

- ***Ready, Set, Go! Grant Program***
  The Ready, Set, Go! Program is a joint program of the Wisconsin Department of Tourism, the Wisconsin Sports Development Corporation (WSDC) and the Wisconsin Association of Convention and Visitor's Bureaus (WACVB), designed to realize the growth potential of the sports marketing niche as an economic driver. The purpose of the program is to assist destinations in securing competition related events that require an upfront cash or financial commitment, with the goal of generating visitor spending from sports tourism in Wisconsin. The fund has $200,000 available for matching grants. The amount available per destination, or per request, is 50 percent of a Bid Fee or other allowable expenses up to a maximum of $20,000. Only recognized Wisconsin Destination Marketing Organizations (e.g., Convention and Visitor Bureau or Chamber of Commerce) are eligible to apply for these grants.

Wisconsin Department of Agriculture, Trade and Consumer Protection Programs

Agriculture Development and Diversification (ADD) Grant Program

The ADD grant program annually provides funding to projects that have the potential to strengthen agriculture products or productivity. The program funds proposals that are likely to stimulate Wisconsin's farm economy with new production or marketing techniques, alternative crops or enterprises, new value-added products, or new market research.

Wisconsin Department of Transportation Programs

Transportation Economic Assistance (TEA)

The Transportation Economic Assistance (TEA) program is administered by the Wisconsin Department of Transportation and provides 50 percent grants to governing bodies, private businesses, and consortiums for road, rail, harbor, and airport projects that help attract employers to Wisconsin, or encourage business and industry to remain and expand in the State. Grants of up to $1 million are available for transportation improvements that are

essential for an economic development project. It must begin within three years, have the local government's endorsement, and benefit the public. The program is designed to implement an improvement more quickly than the normal State transportation programming process would allow. The 50 percent local match can come from any combination of local, Federal, or private funds or from in-kind services.

Harbor Assistance Program

Administered by the Wisconsin Department of Transportation, the Harbor Assistance Program (HAP) provides financial assistance to harbor facilities on the Great Lakes and Mississippi River for projects that improve or maintain waterborne commerce. Grant funds from this program may be used to finance up to 80 percent of project costs. Typical projects served by HAP include dredging, dredged material disposal (including acquisition, construction, operation and maintenance of a disposal site and the cost of transporting dredged material to the site), construction and repair of dock walls, and other harbor improvement projects that benefit commercial transportation.

Freight Railroad Infrastructure Improvement Program

The Freight Railroad Infrastructure Improvement Program is administered by the Wisconsin Department of Transportation and awards loans to businesses or communities wishing to rehabilitate rail lines, advance economic development, connect an industry to the existing railroad system, or to make improvements to enhance transportation efficiency, safety, and intermodal freight movement.

Wisconsin Women's Business Initiative Corporation (WWBIC) Program

The WWBIC is an economic development corporation providing quality business education, technical assistance, and access to capital for entrepreneurs. WWBIC consults, educates, and mentors owners of small and micro businesses throughout Wisconsin with a focus on women, people of color, and those of lower incomes. The WWBIC is partially funded by a grant from the SBA and by donations from corporate sponsors, foundations, and private contributors. WWBIC receives money from the SBA's Micro Loan Program and its Office of Women's Business Ownership.

Wisconsin Entrepreneurs' Network (WEN) Programs

Technology Assistance Grant (TAG)

The TAG program aids small Wisconsin high-technology businesses in their efforts to obtain seed, early-stage, or research and development funding. Eligible project costs are professional services involved in the preparation and review of a Federal R&D grant application; in obtaining industry information, data or market research needed to complete applications for R&D or early-stage funding; or in meeting specific requirements to obtain seed or early-stage funding from outside sources.

Wisconsin Housing and Economic Development Authority (WHEDA) Programs

WHEDA Small Business Guarantee (WSBG)

WHEDA Small Business Guarantee can be used for expenses of land, buildings, equipment, and inventory associated with the expansion or acquisition of a small business (50 or less full-time employees). The guarantee is limited to 80 percent of these costs or $200,000. This program can finance a mixed-use project if the business occupies at least half of the building. The program is for the start-up of a small business in a vacant storefront in the downtown area of a rural community. A rural community is defined as a city, village, or town with a population of 12,000 or less, or a city, village, or town that is located in a county with a population density of less than 150 persons per square mile. All local governments in Racine County are eligible.

WHEDA Contractors Business Program

The guarantee is available to a business which has been awarded a contract, purchase order or other instrument approved by WHEDA from a local government agency, a state or Federal agency, or a business with gross annual sales of at least $5 million. The guarantee is designed to benefit the borrower by encouraging lenders to offer more favorable terms, such as a lower interest rate. The maximum guarantee is the lesser of 80 percent or $200,000 on loans up to $750,000. The loans can be used to cover direct costs of the contract, such as salaries and benefits, inventory, supplies and equipment.

Brownfield Remediation Programs

The Wisconsin Department of Natural Resources (WDNR) and the Wisconsin Department of Commerce have compiled a guide to provide information on options to help finance brownfield cleanup and redevelopment entitled *Brownfields Remediation Guide*. The guide is divided into sections on grants, reimbursements, loans, tax incentives, and waterfront revitalization programs. Each section includes a one-page summary about its programs, including detailed information about who may apply and eligibility criteria. The guide also includes a list of brownfield related websites, including the WDNR Remediation and Redevelopment Program Website, http://dnr.wi.gov/org/aw/rr/index.htm. The site includes information and application forms for many of the programs listed here and contact information for ordering publications. Remediation programs outlined in the guide include:

- ***Grants***
  - Blight Elimination and Brownfield Redevelopment (BEBR) Grants
  - Brownfield Economic Development Initiative (BEDI) Grants
  - Brownfield Green Space and Public Facilities Grants
  - Brownfield Site Assessment Grants (SAG)
  - Community Development Block Grants (CBDG)
  - Coastal Management Grants
  - Federal Brownfield Assessment Grants
  - Federal Brownfield Site Cleanup Grants
  - Federal Brownfield Revolving Loan Fund (RLF) Grants
  - Local Transportation Enhancements (TE) Program
  - Ready for Reuse Revolving Loan Fund – Grants
  - Stewardship Grants
  - Transportation Economic Assistance (TEA) Grants
- ***Reimbursement Programs***
  - Agricultural Chemical Cleanup Program (ACCP)
  - Dry Cleaner Environmental Response Fund (DERF)
  - Local Government Cost Recovery
  - Local Governments Reimbursement Program
  - Petroleum Environmental Cleanup Fund Award (PECFA)
- ***Loans and Loan Guarantees***
  - Land Recycling Loan Program
  - Ready for Reuse Revolving Loan Fund
  - State Trust Fund Loan Program
  - Section 108 Loan Guarantee
  - Small Business Administration Loans
- ***Tax Credits and Incentives***
  - Agricultural Development Zone Program Tax Credits
  - Business Improvement Districts
  - Cancellation of Delinquent Property Taxes
  - Community Development Zone Program Tax Credits

- Enterprise Development Zones
- Environmental Remediation Tax Incremental Financing (ERTIF)
- Comparison of Regular and Environmental Remediation TIF Districts
- Federal Brownfields Tax Incentive
- Historic Preservation Income Tax Credits
- New Market Tax Credits
- Reassignment of Foreclosure Judgment
- Tax Increment Financing (TIF)

Appendix G

OFFICIAL PUBLIC RECORD OF COUNTY AND LOCAL PUBLIC HEARINGS ON THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY

Appendix G-1	Racine County
Appendix G-2	City of Burlington
Appendix G-3	City of Racine[1]
Appendix G-4	Village of Caledonia
Appendix G-5	Village of Elmwood Park
Appendix G-6	Village of Mt. Pleasant
Appendix G-7	Village of North Bay
Appendix G-8	Village of Rochester
Appendix G-9	Village of Sturtevant
Appendix G-10	Village of Union Grove
Appendix G-11	Village of Waterford
Appendix G-12	Village of Wind Point
Appendix G-13	Town of Burlington
Appendix G-14	Town of Dover
Appendix G-15	Town of Norway
Appendix G-16	Town of Raymond
Appendix G-17	Town of Waterford
Appendix G-18	Town of Yorkville

[1]*The City of Racine prepared and adopted a separate local comprehensive plan that is based on the County multi-jurisdictional plan. As part of the cooperative effort in preparing the Racine County multi-jurisdictional plan, the City held a public hearing on the County plan.*

Appendix G-1

RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE

Public Hearing and Committee Meeting Summary Minutes
(Subject to Committee Approval)
Monday, September 21, 2009
Ives Grove Complex Auditorium
14200 Washington Avenue
Sturtevant, WI 53177

Committee present: Bob Grove, Mark Gleason, Dan Sharkozy, Ken Hall

Committee excused: Tom Pringle, John Wisch, Q. A. Shakoor II

Staff present: Julie Anderson

Chairman Grove called the September 21, 2009, Racine County Economic Development and Land Use Planning Committee Public Hearing and Committee meeting to order at 6:00 p.m. He introduced the Committee and staff and explained public hearing and meeting procedures. Following are the agenda items and the Committee's actions.

1. **A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035**

6:03

Ms. Anderson reported that there were no comments or questions during the open house which was held from 5:00 p.m. - 6:00 p.m. today, preceding this public hearing and meeting. There were no public comments placed on the record during the public hearing for this plan, and nobody spoke in favor, in opposition, or for information only on the multi-jurisdictional comprehensive plan for Racine County: 2035. Anderson noted that every Town, Village and City in Racine County had voted to endorse the plan document. **GLEASON MOVED, seconded by Hall,** to forward a resolution and an ordinance to the County Board recommending adoption of the 2035 Multi-Jurisdictional Comprehensive Plan for Racine County: 2035. Motion carried unanimously. VOTE – 4:0.

COMMITTEE MEETING

1. **Decisions on preceding petitions**

2. **Review, discussion & possible approval of August 17, 2009, summary minutes**

6:15

HALL MOVED, seconded by Gleason, to approve the August 17, 2009, summary minutes. Motion carried unanimously. VOTE – 4:0

Draft

CITY OF BURLINGTON
Joint City Council and Plan Commission Meeting
Robert Miller, Mayor
Beverly R. Gill, City Clerk
Police Department Courtroom
July 21, 2009 6:00 p.m.

1. **CALL TO ORDER/ROLL CALL**
Mayor Miller called the meeting to order at 6:00 p.m. starting with roll call. Present were: Aldermen: Peter Hintz, Jim Prailes, Tom Vos, Jeff Fischer, Steve Rauch, Katie Simenson Excused: Bob Prailes, Ed Johnson (arrived at 6:15 p.m.) Plan Commission Members: Bob Henney, Darrel Eisenhardt, Chris Reesman, John Lynch

Staff present: Administrator Kevin Lahner, Assistant to the Administrator Megan Johnson, Attorney Tom Kircher, Mr. Tom Foht of Kapur Engineering, Mr. Pat Meehan of Meehan and Associates, Library Director Gayle Falk.

Also in attendance: Mr. Dave Schilling of Southeastern Wisconsin Regional Planning Commission, Ms. Julie Anderson of Racine County Planning and Development, Ms. Kristen Lie of the U.W. Extension

2. **PUBLIC HEARING**
The Public Hearing was opened at 6:03 p.m. by Mayor Miller. A presentation was given by Mr. Dave Schilling of SEWRPC regarding the "Smart Growth" legislation that was signed into law in 1999 by Governor Thompson. This legislation required all local governments and the county to adopt a comprehensive plan by January 1, 2010.

Mr. Schilling stated that Racine County was the only county to have total participation of its seventeen communities.

Pat Meehan added that every time he does a land-use review he does weigh it against this plan. He felt the only thing that would change fundamentally after January 1, 2010 would be the fact that changes would have to be handled by an ordinance.

Lynch questioned the potential of any annexation and how this plan would be affected. Schilling stated that the state planning law didn't change the ability of the city or villages to annex.

Vos questioned Schilling if the city cannot come to an agreement with the township does the city still have the upper hand and he was told that was correct.

Anderson thanked the city for their participation in the many meetings, especially to Alderman Simenson and Mayor Miller.

3. **DISCUSSION**
None

4. **RESOLUTION NO. 4 "A RESOUTION TO APPROVE THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN BY THE PLAN COMMISSION"** A motion was made by Lynch with a second by Eisenhardt to adopt Resolution No. 4. Roll Call Ayes: Vos, Rauch, Henney, Eisenhardt, Reesman, Lynch Nays: None Motion carried 6-0

5. **ORDINANCE NO. 1890(11) "AN ORDINANCE TO APPROVE THE RACINE COUNTY MULTI-JURIDISCTIONAL COMPREHENSIVE PLAN BY THE COMMON COUNCIL"** A motion was made by Rauch with a second by Vos to approve Ordinance No. 1890(11). Roll Call Ayes: Johnson, Hintz, Jim Prailes, Vos, Rauch, Fischer, Simenson Motion carried 7-0

6. **OTHER MATTERS AS AUTHORIZED BY LAW**
None

7. **ADJOURNMENT**
A motion was made by Simenson with a second by Jim Prailes to adjourn the council meeting. With all in favor, the council meeting adjourned at 6:22p.m.

A motion was made by Darrel Eisenhardt with a second by Bob Henney to adjourn the Plan Commission Meeting. With all in favor, the Plan Commission Meeting adjourned at 6:22 p.m.

Beverly R. Gill
City Clerk
City of Burlington
Racine and Walworth Counties

City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Meeting Minutes - Final

Common Council

Mayor John T. Dickert
Alderman Jeff Coe, Alderman Robert Anderson
Alderman Michael Shields, Alderman Jim Kaplan, Alderman David L. Maack
Alderman Sandy Weidner, Alderman Terry McCarthy, Alderman Raymond DeHahn
Alderman Q.A. Shakoor, II, Alderman Aron Wisneski, Alderman Gregory Helding
Alderman James T. Spangenberg, Alderman Ronald D. Hart, Alderman Robert Mozol

Tuesday, August 18, 2009 | **7:00 PM** | **Room 205, City Hall**

A. Call To Order

PRESENT: 14 - Coe, Anderson, Shields, Kaplan, Maack, Weidner, McCarthy, DeHahn, Shakoor, II, Helding, Wisneski, Spangenberg, Hart and Mozol

B. Pledge of Allegiance To The Flag

Mayor Dickert led the Council in the Pledge of Allegiance to the Flag.

C. Approval of Journal of Council Proceedings (Minutes)

Minutes of the previous meeting were approved as printed on the motion of Alderman Shakoor.

D. Public Hearings

Julie Anderson appeared.

Res.09-1544 A RESOLUTION ENDORSING THE REPORT TITLED "A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035".

WHEREAS, the City has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for Racine County, and a resource for the development of a comprehensive plan for the City of Racine, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," (the comprehensive plan) containing maps, references and other descriptive materials and information applicable and specific to the City; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the City Common Council adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 18, 2007, and the City has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the City has duly noticed an August 12, 2009 Plan Commission open house/public informational meeting, and an August 18, 2009 Common Council public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Racine hereby endorses the comprehensive plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as a guide for county development, and as a resource for the development of a report titled "A Comprehensive Plan for the City of Racine: 2035."

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Racine County Board and the Southeastern Wisconsin Regional Planning Commission.

Fiscal Note: N/A

E. Public Comments

Norb DeKeuster
Kimberly Fennikogh
Nicholas Falaschi

F. Communications

09-3979 Subject: Building Report, July 2009

Received and Filed

Refer to Finance and Personnel Committee, by Ald. Spangenberg

09-3966 Subject: Communication from the Interim Public Health Administrator requesting permission to accept funds and that the Mayor and City Clerk enter into a contract with the Wisconsin Department of Health Services for the CDC Childhood Lead Poisoning Prevention Program. (Grant Control #2009-041) (Res.09-1582)

Recommendation of the Finance & Personnel Committee on 08-24-09: The Mayor and City Clerk be authorized and directed to enter into an $83,317 agreement with the Wisconsin Department of Health Services for the Center for Disease and Control Lead Poisoning Prevention Grant (Grant Control No. 2009-041) to be utilized for the Childhood Lead Poisoning Prevention Program during the period of July 1, 2009 through June 30, 2010.

Fiscal Note: There is a 50% soft match required on the part of the City.

Referred to Finance and Personnel Committee

09-3967 Subject: Communication from the Interim Public Health Administrator requesting permission to accept funds and for the Mayor and City Clerk to enter into a contract with the Wisconsin Department of Agriculture Trade and Consumer Protection for prescription drug collection. (Grant Control #2009-042) (Res.09-1583)

Recommendation of the Finance & Personnel Committee on 08-24-09: The Mayor and City Clerk be authorized and directed to enter into a $9,000 agreement with the

Appendix G-4

Joint Open House/Public Hearing
Multi-Jurisdictional Comprehensive Plan
for Racine County
August 4, 2009

President Coutts called the Public Hearing to order at 6:48 p.m., at the East Side Community Center, located at 6156 Douglas Avenue, Racine WI. Present at the meeting were Trustee Burton, Trustee McCalvy, Trustee Morgan, Trustee Bradley and President Coutts. Trustee Wanggaard and Trustee Wishau were excused. Also present were Village Administrator Tom Lebak, and David Schilling from Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Julie Anderson from Racine County Planning and Zoning.

Julie Anderson stated that over the course of the planning process, a Multi-Jurisdictional Comprehensive Plan Advisory Committee (MJAC) conducted 24 meetings in the last 5 years. She also stated that the Land Use Plan does not change the zoning on anyone's property. The plan can be amended in the future by means of conducting a public hearing which would require a 30 days notice. The DNR regulation and wetlands issues will be addressed as a separate hearing. She also spoke about isolated natural resource areas and the secondary corridor being a linear feature that does not hold the same stature as a primary corridor. Isolated natural resource areas are separate such as woodlands and wetlands. Dave Schilling stated that there will be some potential changes. He gave some examples of those areas and stated they will be fixed to match Caledonia's Land use Plan. Substandard lots will be expected to be built on or "grandfather" Text will be added to include that language. The changes will be brought to the Planning Commission to review. Further discussion took place regarding South Hills Gulf Course and the possibility of amending the plan in the event development occurred. They also discussed urban reserve being used for areas that may be committed for future uses but do not want to be shown on the map at this time.

Trustee Bradley asked about South Hills and said that the land use plan states that the I-94 corridor is designated for commercial development and feels the plan should reflect that. Anderson stated that even if it remains only a golf course it would not be a problem.

TESTIMONY

Bruce Pttsley, 7535 Michna Road- He would like it in the minutes that they will be able to build on their land down the road as Anderson stated.

Mike Hayek, 2452 5 1/2 Mile Road– He asked about building requirements on preexisting substandard lots in the rural and urban areas. Schilling stated those lots would be considered "grandfathered" meaning buildable. He stated language will be added to the plan were it applies.

Trustee Bradley asked Anderson if the Village would need to apply to the state for an amendment. Anderson stated no, an amendment requires a public hearing with a 30 day notice.

The amended plan will go before the Village Planning Commission on August 26, 2009.

ADJOURNMENT
President Coutts adjourned the Caledonia Village Board. The Hearing adjourned at 7:07 p.m.

Respectfully submitted,
Karie Torkilsen
Village Clerk

Appendix G-5

MINUTES OF THE PUBLIC HEARING on the

Multi-Jurisdictional Plan for Racine County 2035

VILLAGE OF ELMWOOD PARK

Held at the Village Hall

July 9, 2009

7:00 p.m.

Present:	Excused: Wendy Spencer, Trustee
Audrey Viau, President	Dave Cattoi, Trustee
Alison Bahr Clerk/Treasurer	
Linda Pelish, Trustee	
Brad Jaeck, Trustee	Guests: Dave Schilling
Mike Burks, Trustee	Kristen Lie
Dave Voss, Trustee	Sgt. Kacmarcik

President Viau called the Public Hearing on the 2009 Multi-Jurisdictional Plan for Racine County 2035.

Roll call taken.

President Viau thanked Mr. Schilling and Ms. Lie for all the hard work they did over the last 3 years putting this plan together. She then invited Mr. Schilling to speak.

Dave Schilling gave a brief overview of the plan. He mentioned that the county of Racine is the only one in the State of WI with 100% cooperation between all municipalities within the county. After all of the Open Houses and Public Hearings at the 17 municipalities, we will be in compliance with the State. The primary areas are zoning, land division, and mapping. There are 9 elements the State says must be addressed. These areas are:

1. Issues & Opportunities
2. Land Use
3. Agricultural, Natural, and Cultural Resources
4. Housing
5. Transportation
6. Utilities and Community Facilities
7. Economic Development
8. Implementation
9. Intergovernmental Cooperation

As the Village of Elmwood Park is a fully developed municipality, many of the items in the plan will not pertain to us. It is intended more for the areas with much undeveloped land.

He encouraged all to visit the website for detailed information.

As no residents from the Village of Elmwood Park were present, Trustee Pelish made the motion to close the Public Hearing. Trustee Burks 2nd, Motion carried.

Public Hearing adjourned at 7:30.

Alison Bahr, Clerk/Treasurer

Village of Elmwood Park

Draft Minutes distributed on: _____

Approved by Board on: _____

Appendix G-6

Village of Mount Pleasant
Zoning Public Hearing Minutes
June 16, 2009

The purpose of the public hearing was to allow the Village of Mount Pleasant to consider the Multi-Jurisdictional Comprehensive Plan for Racine County 2035 supplementing the comprehensive plan for the Village of Mount Pleasant. Ron Meyer introduced Dave Schilling; Southeastern Wisconsin Regional Planning Commission (SEWRPC), Kristen Lee; Kenosha/Racine Cooperative Extension & Julie Anderson; Planning Director for Racine County who were in charge of bringing all the municipalities together to work on the plan. The Multi-Jurisdictional Comprehensive Plan for Racine County 2035 augments and supplements the Village of Mount Pleasant Comprehensive Plan. The plan addresses the State's Smart Growth Legislation and includes a series of maps, goals, objectives, policies, and programs to guide development to the year 2035, in accordance with the requirements of Section 66.1001 of the Wisconsin Statutes.

Julie Anderson, Racine County Planning Director: Outlined in 2006 Racine County received a grant and was able to begin preparing the Multi-Jurisdictional Comprehensive Plan. The grant funded the whole project and left no out of pocket expense for the communities as long as each community adopts the final plan in accordance with the executed cooperative agreements. Racine County was the only County who had 100% participation from all 17 of its communities in developing the Comprehensive Plan, which was a major factor in receiving the grant in 2006. The advisory committee developed a plan suitable for adoption by the County Board and each individual municipality. The plan meets the details and requirements of the State law and addresses the Land Use Plan. Twenty-four meetings were held over a period of three years.

The Advisory Committee has finished their work and endorsed the draft plan stating that it should be set for the required open house and public hearings and then adoption by the seventeen Plan Commissions and seventeen Boards. It will then go to the County Board for their endorsement in September. The Committee looks forward to moving ahead and preparing for the January 1, 2010 deadline.

Questions & Comments from the Public Hearing –

John Hewitt, Village Trustee: Stated that the summary indicated that written comments would be accepted until today, did you receive any?

Ron Meyer Mount Pleasant Director of Planning and Development: Replied that the Village has not received any comments.

John Hewitt: Inquired when the plan goes to the State, does it go onto a shelf or will someone really take a look at it?

Dave Schilling: Replied that the State will look at it to make sure it addresses the nine elements and fourteen goals that are required by the smart growth legislation.

John Hewitt asked Julie Anderson: Throughout the entire County all of the communities put this together, how will you use this as a tool?

Julie Anderson: Replied that they currently have a library with hundreds of documents in it. What is nice about this plan document – we will be able to guide people to look at it and the staff will use it on a daily basis. Because it will be online, it will be an excellent resource for people to use after hours. She stated that it's a guide – but it's not so generic that it would be cast aside. There are intentional elements in there that are addressed through some modeling that SEWRPC used for how things should develop and where they should develop based on the population increasing between now and the year 2035. It is predicted that in Racine County the population will increase from 195,000 to 222,000. The plan will be revisited and updates will be kept track of. Julie stated that she will produce the annual reports.

Dave Schilling: Identified that part of the requirements as of January 1, 2010 is that a community or the County may review a potential subdivision or rezoning but whatever is being proposed has to be consistent with what the comprehensive plan shows. If it's not consistent then they can either deny it or consider amending the plan. The State of Wisconsin Smart Growth legislation requires that the amendment process include an open house and public hearing and formal action by the Plan Commission. Villages and Cities can amend the plan on their own; Towns have to work cooperatively with the County to amend the plan. If a Village or City does amend the plan; they are asked to provide the changes to Julie for her annual report and so the online map can be updated.

Harry Manning, Village Trustee: Asked Julie Anderson to expand on what the updating process is.

Julie Anderson: Replied that development will continue to happen and inventories will change a bit as the years go on. The census is coming up, a new set of aerial maps will be coming online in 2010, additional planning of the farm lands will be done in 2011, and things are always changing.

Harry Manning: Stated that there really isn't a laid out plan of what the updating process is then.

Dave Schilling: Stated that the State requires updating at minimum every ten years. For example, the state regulations for Park and Open Space Plans are for the DNR to review them every five years and update by the community every ten. Dave also stated that their will be amendments to the plan by communities along the way.

John Hewitt: Stated that following up on the comments – it's important for us and for the public to understand that this is a guideline – it's not written in concrete and has some flexibility.

Dave Schilling: Added that some communities still have their original Land Use Plans and they have stuck to their guidelines.

Ingrid Tiegel, Village Trustee: Stated that concerning intergovernmental agreements, it was very useful to be able to share issues and problems. She stated she was very impressed and felt that the team that was put together was very good. She feels that the plan is a treasure trove of information to show what resources we have available at a particular point in time. In terms of long range planning and thinking about senior housing and how many parks are needed this is a very valuable resource.

Gary Feest, village resident: it was stated that if this plan is adopted and a company comes in and wants to alter the plan, they would have to go through public open house and hearings. He asked if they will have to deal with the state? The way he understood was that if a land use plan differed from what a development proposal, that they would have to go through the proper channels in the municipality and public hearings to change the land use plan that was adopted by the Multi-Jurisdictional Comprehensive Plan. He asked wouldn't that normally happen in a municipality regardless of this or are you saying that it would also have to deal with the state?

Dave Schilling: Replied just the Village – the Village will adopt the plan and will be solely responsible for implementing the plan as it pertains to the Village and solely responsible for making any amendments to the plan. Courtesy copies of all amendments should be sent to Racine County Planning.

Gary Feest: Stated, so basically it will be strictly as it is now through the Village even if this wasn't adopted. He was under the impression if they wanted to change the land use that they would have to deal with the state, but it's actually just the municipality.

Dave Schilling: Answered that this will be the Land Use Plan map identified in this document, which is the same that the Village has already endorsed. That same map is in the county plan that will be in the multi-jurisdictional plan. The map is exactly the same as theirs – we have just filled in some of the missing pieces to their land use plan or master plan that they've done fairly recently. We filled in some areas in respect to addressing housing and economic development to make them meet their criteria requirements of the state law.

Gary Feest: Asked Dave if they help the municipalities complete their plan to meet the State guidelines.

Dave Schilling: Replied that was correct and that it is all embodied in this report.

Harry Manning: Stated that it sounds to him that it's a lot more formal if a municipality decides that they want to significantly alter their land use because they have to go back and amend their multi-jurisdictional plan. They can't just look at the plan and say thanks for the guidelines and then go do what they want.

Dave Schilling: Stated that was correct. The municipality would have to go through a formal amendment process. In the old days there were no formal requirements to have a

public hearing to change a land use plan. This plan formalizes the process and emphasizes public participation. You will need to have the thirty day Class I notice for a public hearing, an open house, Plan Commission endorsement and then adoption of the amendment as a Village Board ordinance.

John Hewitt: Stated that was what he meant when he said if a community made changes they had to go through the procedure of the hearing, isn't that we (Board) can just do now?

Mike Pirk, Planning Commission Chairman: Asked to clarify that if a Village wants to change the land use plan, they have to have and open house and the public hearing, but would a Town need to have an open house and public hearing to make changes?

Dave Schilling: Explained that Towns are different. Towns would have to have an open house/public hearing at the Town level and at the County level to amend something.

Ingrid Tiegel: Stated that it was important to have consistency in terms of participants over these months in terms of making sure that the individual municipalities master plans corresponded to the overall plan.

Dave Schilling: Stated that they did have a couple of committee members who did want someone to replace them. He stated that the work that Kristen did online; the quarterly newsletter and the fact sheets to facilitate the process.

Ron Meyer thanked Julie, Kristen & Dave – he thought that this was a great process. He also called special attention to Ingrid for her dedicated attendance and participation.

Hearing no further questions or comments Carolyn Milkie closed the meeting at 7:40pm.



VILLAGE OF NORTH BAY
RACINE, WISCONSIN 53402

RECEIVED
JUL 28 2009
SEWRPC

Minutes of Village of North Bay Plan Commission/Village Board for Open House/Public Hearing regarding Smart Growth Plan Document

Date: June 30, 2009

Time: 6:45 PM

Location: Village Hall, 3615 Hennepin

Attendance

Kristin Wright, Village President
Elisabeth Erickson, Village Clerk
Rick Cermak, Trustee
Lynne Fiser, Trustee
Roger Mellem, Trustee
Richard Reich, Plan Commission
Dave Schilling, SEWRPC
Kristin Lie, Racine Co. UW Extension
Connie Mellem, Advisory Committee Vice-Chair
Bob O'Brien (excused)

1. **Roll call** – Kristin Wright called the meeting to order at 6:45PM. Roll call attendance was verified verbally.
2. **Review of the Smart Growth plan**. Dave Schilling addressed all in attendance. He recognized Connie Mellem's contributions as "unofficial editor" of the document, as well as Kristen Lie's hard work on the Smart Growth website and production of the Newsletter summaries.

   SEWRPC had previously provided copies of the draft document to each municipality, and Dave noted that the final document will be larger, as it will incorporate 3 pages from each community, with their resolutions.

   Dave then provided an overview of Smart Growth's history, beginning in 1999 with legislation which requires its completion by January 2010. The intent of this legislation is to have all communities within the County reach decisions on zoning which are consistent with the County Comprehensive Plan.

   In 2006, Racine County was awarded a grant to put this plan together, and every municipality in Racine County joined this effort, with the assistance of SEWRPC, Racine County Planning, and the representative from UW Extension.

   In order to comply with the grant, the nine required elements of the plan were addressed in great detail, and land use maps were submitted to each community for approval. Monthly meetings were attended by the appointed members of the multi-jurisdictional

committees. A Smart Growth website was included on the Racine County site, which contained meeting/minute notes, chapter information, maps, and newsletters. Public participation meetings were held throughout the process, including the Public Hearing on the draft document this evening. This draft shows what the County will look like until 2035. For instance, communities east of I94 will remain in urban development.

Some communities used our effort to create a new land use plan. The process was relatively painless, with one of the last chapters focusing on intergovernmental cooperative agreements.

Dave solicited discussion from the group, and it was determined that he covered the subject completely. At this point, the public discussion portion of this meeting was closed to discussion.

3. **Meeting of Plan Commission/Village Board commenced**. Draft copies of the Plan Commission document and proposed ordinance were provided to all members prior to this meeting. As Board members are also members of the Plan Commission, a quorum was present.
4. **The Plan Commission resolution was presented**. As there were no questions, the document was put to a vote with a motion made by Trustee Lynne Fiser, seconded by Trustee Rick Cermak. Approval of this resolution was unanimous.
5. **The Village Board ordinance was presented.** As there were no questions, the document was put to a vote with a motion made by Trustee Fiser, seconded by Trustee Rick Cermak. There was unanimous approval of this ordinance.

   Copies of the adopted resolution and ordinance will be place in the four designated locations in the Village in order to comply with the necessary requirements.

   Copies of these documents, as well as those of the minutes of this meeting will be forwarded to Dave Schilling at SEWRPC.

6. **Adjournment.**
   As there was no further business, the meeting was adjourned at 7:30PM.

Appendix G-8

VILLAGE OF ROCHESTER 2009-37

June 17, 2009 **Joint Plan Commission and Village Board Meeting** **6:45 p.m.***

***Note: An open house immediately preceded this meeting, beginning at 6:00 p.m., at which maps and a summary of the proposed Multi Jurisdictional Comprehensive Plan for Racine County were available for viewing.**

Paul Beere called the roll for the Village Board. Gary Beck, Chris Bennett, Ed Chart, Chris Johnson, and Mike Weinkauf were present. Bob Lancour was absent.

Mike Weinkauf called the roll for the Village Plan Commission: Paul Beere, Maureen Eckert, Chris Johnson, James Joseph, Tom Rowntree and Mark Tamblyn were present.

Also present: Betty Novy, Clerk-Treasurer; Jon Schattner, Zoning Administrator; Julie Anderson, Director of Planning Services for Racine County; Dave Schilling, Southeastern Wisconsin Regional Planning Commission; and Kristie Lie, UW-Extension Coordinator.

Public Hearing: Multi- Jurisdictional Comprehensive Plan for Racine County

Schilling reported on Comprehensive Plan activities to date. Schilling, Anderson and Lie served as staff support to representatives of the seventeen communities represented in the plan. Ten newsletters summarizing plan chapters were distributed as they worked through the process. It took three years and 24 meetings to draft the plan. The Comprehensive Plan includes each municipality's individual plan and fills the gaps needed to meet the ten plan elements required by Smart Growth legislation. Schilling noted that every community was missing at least one element. A master planning map of all 17 communities has been created.

In order to keep residents informed and involved, public information meetings were held, surveys were utilized, and information was available online throughout the process.

The comprehensive plan is to be used as a guide for day to day planning decisions. Beginning January 1, 2010, land use decisions will have to be consistent with the plan. When development is not consistent, both the plan and ordinances will have to be amended. Any changes to the comprehensive plan require a 30 day legal notice. Additionally, each municipality enacting a change should send a copy of the information to Anderson for compilation of an annual report.

It was clarified that the zoning map does not have to be amended immediately to reflect the recommendations of the plan. However, as development occurs, the zoning map should be amended to be consistent with the plan map. The Village's zoning ordinance needs to be updated to include a zoning classification that supports three acre density with flexibility for conservation subdivisions. The C-2 zoning classification should also be changed to read five acre density instead of three (the classification applicable to environmental corridor).

The comprehensive plan includes reference to area wide drainage. It was noted the Village is working to map farm drain tiles.

Schilling indicated community support developments such as schools, elderly home facilities, and playgrounds are consistent with any land use classification. He noted six public hearings have been held so far. The Towns of Dover and Waterford have already adopted the plan. They have not run into any opposition.

There was question about the year 2035 plan date. Schilling indicated state law requires the plan to be at least 20 years out. In ten years, it is recommended that the plan be updated. However, he noted the plan will most likely be updated more frequently as each municipality enacts changes.

Weinkauf commented on the amount of information gathered for this plan. It lists everything in Racine County there is to list. He found it interesting to review the tables which inventory items such as lakes, parks, and other resources.

Schilling noted completion of the comprehensive plan worked well for all of Racine County. Racine County was the only county where all municipalities agreed to cooperatively complete the plan. State grant monies were awarded and no municipality incurred any direct out of pocket costs for plan preparation.

Beck asked Schattner for a recommendation. Schattner recommended the plan be approved as submitted.

No residents appeared for the public hearing.

Bennett moved, 2nd by Eckert to close the public hearing at 7:20 p.m. Motion carried.

Weinkauf called the Plan Commission meeting to order at 7:20 p.m. with Paul Beere, Maureen Eckert, Chris Johnson, James Joseph, Tom Rowntree and Mark Tamblyn present.

Resolution #1-2009 Adopting a Comprehensive Plan

Joseph moved, 2nd by Tamblyn to adopt Resolution 1-2009. Motion carried.

Beere moved, 2nd by Johnson to adjourn the Plan Commission meeting at 7:22 p.m. Motion carried.

Beere called the Village Board meeting to order at 7:22 p.m. with Gary Beck, Chris Bennett, Ed Chart, Chris Johnson, and Mike Weinkauf present. Bob Lancour was absent.

First Reading: Ordinance #2009-3 Adopting the Comprehensive Plan for the Village of Rochester

Weinkauf moved, 2nd by Bennett to suspend the rules requiring a second reading of the ordinance. Motion carried.

Weinkauf moved, 2nd by Johnson to adopt Ordinance #2009-3 Adopting the Comprehensive Plan for the Village of Rochester. Motion carried.

Beck moved, 2nd by Johnson to adjourn at 7:26 p.m. Motion carried.

Respectfully submitted,

Betty J. Novy
Clerk-Treasurer
Planning Secretary

Appendix G-9

Village of Sturtevant
Proceedings from the Regular Board Meeting June 2, 2009

President Steven Jansen called the meeting to order at 6:00 PM with the Pledge of Allegiance.
Present were Trustees Lynaugh, J. Johnson, Wright, Larsen, Busha, G. Johnson, and President Jansen. Also present was Public Works Supervisor Stachowski, Police Chief Marschke, and Administrator Janiuk.

PUBLIC HEARING: THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY

Dave Schilling of the Southeastern Wisconsin Regional Planning Commission, Kristen Lie of the University of Wisconsin Extension and Julie Anderson of Racine County presented the Multi-Jurisdictional Comprehensive Plan. Plan on file with Clerk

Administrator Janiuk mentioned that the Multi-Jurisdictional Comprehensive Plan for Racine County is part of the Smart Growth process.

Dave Schilling gave an overview of the Comprehensive Plan. Mr. Schilling mentioned that the state mandated each County to create a Comprehensive Plan. Every municipality in Racine County has worked with the County and the Southeastern Wisconsin Regional Planning Commission to create the Comprehensive Plan.

Sign-in Sheet of attendees attached to these Minutes.

Sean Waiss, 9437 Hawthorne Drive, questioned the status of Kenosha County on the adoption of the Comprehensive Plan.

Trustee Wright made a motion to close the public hearing at 6:22 PM. Seconded by J. Johnson. Motion carried by voice vote.

MINUTES- Trustee J. Johnson made a motion to accept the Minutes from the Board Meeting that took place on May 19, 2009. Seconded by Wright. Motion carried by voice vote.

CORRESPONDANCE – Clerk Hanstad mentioned that Board of Review is scheduled to take place at 9:00 am on Saturday, June 6, 2009.

COMMITTEE REPORTS

ECONOMIC DEVELOPMENT AND REDEVELOPMENT- Trustee G. Johnson was not present at the May 26, 2009 Committee Meeting. Trustee Lynaugh presented minutes. Committee discussed Cobble Court-Request by Hartland Development to Allow Rental of Units. Further discussion will take place at the next Committee Meeting. Committee discussed Smart Growth / Comprehensive Plan Approval by the Village. Minutes on file with Clerk.

PUBLIC SAFETY & HEALTH- Trustee Wright went over minutes taken at the Committee Meeting that took place on May 26, 2009. Committee discussed the Medical Claims of Three Former Sturtevant Firefighters. A Resolution will go in front of the Board this evening. Also discussed was the proposed Capital Equipment Purchases for South Shore Fire Department in 2010. A Resolution will go in front of the Board for approval. Also discussed was the Police Department Grant Funding. Chief Marschke gave on update on the grants that were applied for by the Sturtevant Police Department. Minutes on file with Clerk.

PUBLIC WORKS & CAPITAL IMPROVEMENTS- Trustee G. Johnson was not present at the May 26, 2009 Committee Meeting. Trustee Wright presented minutes. Committee discussed the Broadway Drive Reconstruction Project. A Resolution authorizing the awarding of the contract will go in front of the Board this evening. Committee discussed the Purchase of a Replacement Snow Plow. Minutes on file with Clerk.

Appendix G-10

June 22, 2009

A special joint meeting of the Union Grove Village Board and the Union Grove Plan Commission was called to order by Aimone, President, at 5:50 PM on June 22, 2009. All board members were present. All plan commission members were present except Lackey.

The Public Hearing was opened. Dave Shilling, Julie Anderson and Kristen Lie were present regarding the multi-jurisdictional comprehensive plan. Shilling presented a brief overview of the plan. The comprehensive plan must be in place by January 1, 2010. This is the required open house and public hearing. The comprehensive plan requires the municipalities to be more responsible about land use changes. There is an amendment process that would have to take place if changes are required.

There were no comments from citizens present.

Korzilius moved and Svendsen seconded a motion that the public hearing was closed. Carried

On behalf of the Plan Commission, Christman moved and Voss seconded a motion to adopt the Resolution Adopting a Comprehensive Plan. Carried. (Exh. XLIII-2009)

On behalf of the Village Board Korzilius moved and Bogard seconded a motion to adopt the Ordinance Adopting the Comprehensive Plan for the Village of Union Grove and Creating Section 82-1 of the Code of Ordinances Entitled Comprehensive Plan. Carried. Korzilius moved and Christman seconded a motion to suspend the rules so that the Ordinance Adopting the Comprehensive Plan for the Village of Union Grove and Creating Section 82-1 of the Code of Ordinances Entitled Comprehensive Plan takes effect upon passage and publication. Carried. (Exh. XLIV-2009)

Korzilius moved and Christman seconded a motion to adjourn. Carried.

Janice Winget, Clerk

Appendix G-11

Minutes of the Regular Meeting
Village of Waterford – Official
June 8, 2009

Members Present: President Richmond, Trustees: Gawlitta, Hoevker, Harrington, Roanhouse, Hewitt and Christensen

Also Present: Rebecca Ewald, Marcia Hasenstab, Steve Denman, Jeff Dolezal, Julie Anderson, Kristen Lie, Dave Schilling, Gary Tilleros, Ken Miller Paul Beyerl

Richmond called the meeting and public hearing for the Racine County Comprehension Plan to order at 6:15 p.m.

Dave Schilling, Julie Anderson and Kristen Lie from the Southeastern Regional Planning Commission SEWRPC were available to answer questions regarding the plan. The Village's portion of this updated plan was approved by the Plan Commission and Village Board in June of 2008 and there have been no changes to Village's portion of the Plan. This plan combines all 17 communities in Racine County. The plan in its entirety can be viewed at the Village Hall or on-line via the Village's website. The Plan Commission passed a resolution approved the comprehensive plan at their May 20, 2009 meeting.

Paul Beyrl was present to discuss the plan and suggested that Hwy 83 be turned into Business 83 and run it to the Village of Waterford's Industrial Park and on through to the Village of Rochester. Beyrl also suggested that the Village of Waterford put another bridge in to cross the Fox River.

Motion made by Roanhouse, seconded by Hewitt to close the public hearing at 6:20. Motion passed.

Dave Schilling, SWRPC, was present to update the Board on SWRPC.

Motion made by Harrington, seconded by Hoevker to approve the list of 2009 - 2010 liquor, cigarette, dance, amusement and operator's licenses presented by the Clerk. Motion passed.

CLASS B COMBINATION LICENSES - ORIGINAL (Sale of Beer & Liquor In-House)

Mary's Diamond Corporation- DBA Marty's Diamond, Agent: Gonzalo Perez

CLASS B COMBO LICENSES - RENEWAL (Sale of Beer & Liquor In-House)

Town Tap - Arthur Hana
River City Recreation Inc. - Charles Torosian, Agent: Theresa Torosian
Thai Italina Inc. Agent: Jongdee Bounyong
Ratz Nest - Juanita & Dennis Ratz
Martini Mo'z LLC- Agent: Morena Marquez
Cotton Exchange LLC - William Foster, Kathleen Prailes, Agent: Daniel Prailes
Bonnie and Clyde's Hideaway LLC - Randy Edwards and Robert Hansen, Agent: Randy Edwards
The River House Pub & Grille - Marlene Carew, Agent: Theodore Carew

CLASS A COMBO LICENSES - RENEWALS (Sell Beer/Liquor consumed away from site

Waterford Liquor - Hans Sharma, Shushma Sharms
Ultra Mart Foods, LLC - DBA Roundy's Pick and Save- Darren Karst, Edward Kitz, Michael Schmitt, Agent: William Stark

CLASS C RETAILERS LICENSES - RENEWALS (Sale of Wine consumed on site)

TEMPORARY CLASS B RETAILERS LICENSE -PICNIC LICENSE

St. Thomas Aquinas Congregations - Fr. Eugene J Doda Jr. -August 2, 2008

CLASS A BEER LICENSES - RENEWALS (Sale of Beer consumed away from site)

Appendix G-12

Minutes of the Village of Wind Point Plan Commission

July 6, 2009 at Village Hall, 4725 Lighthouse Drive

The Plan Commission hosted an open house for the public to learn about, ask questions, and consider the "Preliminary Draft, May 2009, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035." David Schilling, Principal Planner, Southeast Wisconsin Regional Planning Commission; and Kristen Lie, of UW-Extension were available to answer questions from 5:30 to 6:30 pm. No residents attended.

President Bill Bensman called the regular meeting of the Village of Wind Point Plan Commission to order at 6:15 pm. Present also were Trustee Pete Christensen, Commission Members Jim Arens and Wally Madsen, and Administrator Barb Grant. Excused were Commission Members Dorothy Bosley, Maxine Rabinowe, and Karen Jansson.

President Bensman opened the public hearing on the Comprehensive Plan for the Village of Wind Point at 6:17 pm.

Schilling reviewed the history of the creation of this document by the multi-jurisdictional advisory committee whose members met in 24 committee meetings over three years. Newsletters and fact sheet updates were published and shared with member communities. The Advisory Committee approved the document for consideration by 17 member communities, 100% of Racine's communities. In September the plan will pass to the County Board for adoption. The Plan has addressed all nine elements as required. All members must pass the plan as an ordinance. He presented the County land use map as well as Wind Point's land use detail portion.

President Bensman asked three times for public comment. No residents were in attendance. Arens moved to close the public hearing; second by Christensen. Motion passed unanimously.

Christensen made a motion to approve Resolution 2009-03 recommending the adoption of the document "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" pursuant to Section 66.100(4)(c) of the Wisconsin Statutes, as the Village of Wind Point comprehensive Plan. Second by Arens. Motion passed unanimously.

Christensen moved to approve the minutes of May 11; second by Arens. Motion passed unanimously.

President Bensman reported that Maxine Rabinowe submitted her resignation. Bensman will present the name of David Heller to the Village Board to fill the remainder of the term thru 2011.

He asked the Plan Commission for their support in addressing survey items that will keep the quality of life high in the Village and is pleased that all members have now read the document.
The next regularly scheduled meeting will be on August 10th.

Motion to adjourn by Arens; second by Madsen. Motion passed unanimously at 6:47 pm.

Minutes submitted by Barbara Grant

Appendix G-13

MINUTES
TOWN OF BURLINGTON
PUBLIC HEARING
JULY 23, 2008
MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY

Chairman Rice opened the Public Hearing at 6:18 p.m.

David Schilling, SEWRPC, and Kristen Lee, UW-Extension, were present to answer any questions. Julie Anderson, Racine County Planning and Development Department, was absent.

David Schilling gave an introduction to the Multi-Jurisdictional Comprehensive Plan. Some points he made were: (1) Any decisions made starting in 2010 need to be consistent with the Comprehensive Plan; and (2) To amend the plan you would notify the public thirty days in advance; have an open house/public hearing; P&Z resolution approval; and finally town board ordinance approval.

Phil Ketterhagen, 2000 Crossway Road, had a question regarding density.

There was no further discussion.

Chairman Rice closed the hearing at 6:27 p.m.

Approved this _____ day of August, 2009
Diane Baumeister, Deputy Clerk

Appendix G-14

MINUTES OFFICIAL OF A PUBLIC HEARING BY THE TOWN BOARD OF THE TOWN OF DOVER, WEDNESDAY, JUNE 10, 2009 – 6:45 P.M. 4110 SOUTH BEAUMONT AVENUE (TOWN HALL) KANSASVILLE, WI, RACINE COUNTY

1. **Open Public Hearing:** Chairman Ray Gromacki opened the public hearing at 6:47 p.m.
2. **Roll Call:** Chairman Ray Gromacki, 1st Supervisor Mario Denoto, 2nd Supervisor Kent Walters, David Dubiel, Audrey VanDyke, Richard Goetsch arrived @ 6:50, Vincent Milewski @ 6:55 and Barney Lavin @ 6:57 p.m.
3. **Public Hearing on the Multi-Jurisdictional Comprehensive Plan for Racine County:** Dave Schilling of SEWRPC reported the County received a grant from the state. There are seventeen communities in Racine County and as required by the state, all must have a comprehensive plan. All communities have to approve and adopt a resolution and the County Board needs to adopt the plan. Julie Anderson of Racine County Planning and Zoning stated that at any time Union Grove can exercise their territorial rights and this plan doesn't change zoning on anyone's property. This plan complies with the state law that was put down on the counties stating all plans had to be in order by January 1, 2010. This plan doesn't solve all of the problems in Racine County, but it does comply with state law. Ray G. commended Dave S. and Julie A. for all their help and guidance in putting this plan together.
4. **Close Public Hearing:** Public hearing closed at 7:00 p.m.

Dated this 18th of June 2009
Patricia Hammes
Deputy Clerk/Treasurer

Appendix G-15

OFFICIAL MINUTES

OPEN HOUSE WEDNESDAY, JUNE 24, 2009

The purpose of the Open House is to review the Multi-Jurisdictional Comprehensive Plan for Racine County; Maps; and Summary of the Plan is available for review and discussion for its impact on the Town of Norway.

A number of residents attended the Open House to review maps and ask questions. David Schilling, SEWRPC, Principal Planner, and Kristen Lie, Kenosha/ Racine Community Planning Educator were present to answer questions.

PUBLIC HEARING
6:45 P.M.

In the absence of Town Chair, Jean Jacobson, Robert Helback called this Public Hearing to order at 6:45 p.m. Present were Supervisors, Ralph Schopp, Mike Lyman, Timothy Hansen; Building Inspector David Hendrix; Business Manager/Treasurer Thomas Kramer; Deputy Clerk/Planning Secretary Patricia Campbell and approximately 8 citizens.

Mr. Helback invited Mr. Schilling to explain the purpose and the process for this plan. The town did not have a comprehensive plan, which is required by the state by January 1, 2010. A Land Use Committee was formed and after 6 meetings a draft land use map was prepared. The existing zoning map, in combination with the existing land uses, environmental corridor areas, and planned sewer service area boundary and land division ordinances were pertinent in developing the plan. The Hwy 36 Corridor Design Plan was adopted by the town as part of the plan. Julie Anderson, Director of Racine Co. Planning & Development, has been working with municipalities throughout the county. It is the intent of Racine County Multi-Jurisdictional Comprehensive Plan to meet the State requirements for all communities in Racine County. This is the only county-wide collaboration in the state.

Mr. Helback thanked Mr. Schilling and his staff for the time they have put into helping the town meet this goal.

Supervisor Helback asked to hear from those speaking in favor of the request.

Mr. Don Charlier spoke in favor of adopting the Multi-Jurisdictional Comprehensive Plan for Racine County as the comprehensive plan for the Town of Norway.

Supervisor Helback asked to hear from those speaking against the request.

There was no one opposed to adopting the Multi-Jurisdictional Comprehensive Plan for Racine County as the comprehensive plan for the Town of Norway.

Mr. Schopp motioned to close the Public Hearing; Mr. Hansen second; motion carried. Adjourned at 7:00 p.m.

Approved: 8/10/09
Patricia Campbell
Deputy Clerk

Appendix G-16

Town of Raymond
Special Joint Town Board & Planning Commission Meeting Minutes
July 20, 2009

1.) **Call meeting to Order:** Chairman Gary Kastenson called the Raymond Town Board to order at 7:30p.m. Present were Spvrs. Dave Lecus, Kevin Cantwell, Paul Ryan and Wayne Loppnow. Planning Commission Secretary Gary Boldt called the Planning Commission to order at 7:30p.m. Present were Commissioners Harold Strohmeier, Joe Strueder and Art Binhack. Commissioners Alan Babe and Mike Sinda were absent and Commissioner Cantwell was serving on the town board. Also present was Clerk Kari Morgan, Engineer Chris Stamborski of R.A. Smith National, Attorney Elaine Ekes of Hostak, Henzl & Bichler, Racine County Representatives Dave Schilling and Kristen Lie, and fifteen (15) residents.

2.) **Racine County Multi-Jurisdictional Comprehensive Plan Public Hearing:**

3.) **Adjournment of Public Hearing:** Dave Schilling explained that the county did this in response to the 1999 law regarding a comprehensive plan. The committee finished all of their work, approved the chapters and now they are taking it out to all 17 communities for approval. He presented various maps that will accompany the plan. Resident Bob Flasz questioned the adoption of the Ruekert-Mielke plan as well as the R.A. Smith plan and then questioned the comment that they can be changed at anytime. Mr. Schilling explained that this was the old way, but it now has to be done through a public hearing. Mr. Flasz questioned if they know what parts of the plan from Ruekert-Mielke have been adopted. Mr. Schilling explained that the western 5/6 is still intact and the I-94 was both adopted by the plan a couple of years ago. Mr. Flasz questioned if the Ruekert-Mielke plan was adopted in its entirety. Atty. Ekes explained that when the town adopted its land use plan, it did so under the state statute and did so with references that there would be a town center plan to come later. She explained that these were adopted under §62.23 of the zoning statutes. Resident Sharon Korponai questioned if the any part of the county has spot zoning. Mr. Schilling explained that all the towns in Racine County have county zoning and all the villages and cities have their own, but they have many more things zoned for urban uses than the towns have. Resident Ludo Vretenar stated that when the town has these meetings and something is going to be adopted, they should have some information that gets to the townspeople. He would like this to be more open. Resident Shirley Vretenar stated that when they have a public hearing, the residents are not notified and questioned how they can have a cross-section of the town when no one knows about it. Ch. Kastenson explained that this was posted in the newspaper, the town's three posting places and on the town's website and that it would cost the town about $1,500 to do a mailing to every resident. Shirley Vretenar stated that "she did not care." Spvr. Loppnow moved, seconded by Spvr. Ryan to adjourn the public hearing, carried 5/0.

4.) **Raymond Center Plan Public Hearing:** Engineer Stamborski explained the map for the Raymond Center Plan. Resident Ludo Vretenar stated that the people should understand what the plan is and that they are not informed enough. He

Appendix G-17

Public Hearing for Land Use Plan

The open house for the 2035 land use plan/comprehensive plan began at 5:00 pm. Present: Commissioners: Schmidt, Ranke, Draskovich, Gerard and Derse. Szeklinski was absent. Also present were Supervisors: Gauerke, Baumgart, Block, Kacmarcik and Chairman Langmesser. David Schilling, SEWRPC and Kristen Lie were also present.

Chairman Langmesser called to order the public hearing at 5:45 pm. Commissioner Schmidt motioned to recommend approval of the resolution adopting the Racine Co. comprehensive plan as presented, seconded by Commissioner Gerard. All in favor. None opposed. Motion carried.

Town board immediately followed. Supervisor Kacmarcik motioned to accept the planning commission approval as well as the ordinance adopting the Racine Co. comprehensive plan as presented, seconded by Supervisor Baumgart. All in favor. None opposed. Motion carried.

Commissioner Gerard motioned to adjourn the meeting at 5:49 pm, seconded by Commissioner Ranke. All in favor. None opposed. Motion carried.

Respectfully submitted,

Tina Mayer, Town Clerk

Appendix G-18

June 22, 2009

The Yorkville Town Board and Planning Commission members were present for the joint Open House/Public Hearing on the Multi-Jurisdictional Comprehensive Plan for Racine County held in the Union Grove Board room, 925 15th Avenue, Union Grove. The public hearing was held from 5:00 PM to 5:45 PM after which Chairman Moyer called the Yorkville Town Board & Planning Commission to order at 5:46PM. Present were Chairman Moyer, Supervisors Whitley and McMahon, Commissioners Gruhn and Fink.

Dave Schilling of SEWRPC addressed both boards and commissions telling of the long journey of this comprehensive plan being in the works since 1999 when the State of Wisconsin required of all municipalities under Section 66.1001 of the Wisconsin Statutes to do so. The 17 communities in Racine County received a grant in order to put this plan together meeting state guidelines. As of January 1, 2010 this plan will be completed with maps as presented in public informational meetings and public hearings. The Town land use plan is a joint plan with Racine County and the Town will continue to work with the county to amend or change this plan in the future. Coordination with Racine County will now be more difficult along with getting more public participation.

Julie Anderson of Racine County Planning & Development thanked everyone for working through this long process and showing profound intergovernmental cooperation. She assured everyone present that this plan does not change zoning on any ones property but enables local boards to be more involved in proposed land uses. This plan is to be reviewed every ten years according to Julie.

Town Chairman Moyer then asked for questions of the Yorkville Planning Commission and Board and heard a motion by Commissioner Gruhn and second from Supervisor McMahon to close the public hearing.

Commissioner Fink then moved to adopt a resolution accepting the comprehensive plan as presented tonight known as the Multi-Jurisdictional Comprehensive Plan for Racine County along with the Town Board enacting an ordinance adopting the comprehensive plan. The motion was seconded by Commissioner Gruhn and motion carried. Chairman Moyer then signed the resolution

Supervisor McMahon moved that the Town Board accept the Planning Commission's recommendation to adopt an ordinance to put the Comprehensive Plan for the Town of Yorkville into place. Supervisor Whitley seconded the motion which then carried. Chairman Moyer and Clerk Aimone then signed such ordinance.

Chairman Moyer thanked both Dave Schilling and Julie Anderson for their work on this huge task of putting together the comprehensive plan.

A motion was heard to adjourn the Yorkville Town Board & Planning Commission from Supervisor Whitley, second by Supervisor McMahon and motion carried. Chairman Moyer then adjourned the meeting at 6:05PM.

Judy Aimone

Judy Aimone, Clerk-Treasurer

(This page intentionally left blank)

Appendix H

LOCAL PLAN COMMISSION RESOLUTIONS AND LOCAL GOVERNING BODY ORDINANCES ADOPTING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY

Appendix H-1	City of Burlington	Appendix H-10	Village of Waterford
Appendix H-2	City of Racine[1]	Appendix H-11	Village of Wind Point
Appendix H-3	Village of Caledonia	Appendix H-12	Town of Burlington
Appendix H-4	Village of Elmwood Park	Appendix H-13	Town of Dover
Appendix H-5	Village of Mt. Pleasant	Appendix H-14	Town of Norway
Appendix H-6	Village of North Bay	Appendix H-15	Town of Raymond
Appendix H-7	Village of Rochester	Appendix H-16	Town of Waterford
Appendix H-8	Village of Sturtevant	Appendix H-17	Town of Yorkville
Appendix H-9	Village of Union Grove		

[1]*The City of Racine prepared and adopted a separate local comprehensive plan that is based on the County multi-jurisdictional plan. As part of the cooperative effort in preparing the Racine County multi-jurisdictional plan, the City Plan Commission recommended that a resolution endorsing the County plan as a guide for County development and as a resource for the development of the City comprehensive plan be adopted by the City Common Council.*

Appendix H-1

Resolution No. 4
Introduced by: Plan Commission

CITY OF BURLINGTON PLAN COMMISSION RESOLUTION ADOPTING THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

WHEREAS, the City of Burlington, pursuant to Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and,

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the City, and to recommend that the City Common Council adopt the comprehensive plan; and,

WHEREAS, the City has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the City of Burlington and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the City; and,

WHEREAS, information specific to the City is set forth throughout the report; and,

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and,

WHEREAS, the City Common Council adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001(4)(d) of the Wisconsin Statutes on September 18, 2007, and the City has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and,

WHEREAS, the City has duly noticed a public hearing on the comprehensive plan and the City Common Council held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the City of Burlington hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the City comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Common Council enact an Ordinance adopting the Comprehensive Plan.

Adopted this 21 day of July, 2009.

Ayes: 6 Nays: 0 Absent: 0

Robert Miller, Chairman
City of Burlington Plan Commission

Attest:
Megan E. Johnson, Secretary
City of Burlington Plan Commission

COPY

Ordinance No. 1890(11)
Introduced by: Committee of the Whole

ORDINANCE ADOPTING THE RACINE COUNTY MULTI-JURISDICTION COMPREHENSIVE PLAN FOR THE CITY OF BURLINGTON, WISCONSIN

The City Common Council of the City of Burlington, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 of the Wisconsin Statutes, the City of Burlington is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The City Common Council of the City of Burlington, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The City has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the City of Burlington and for Racine County. The City plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the City is set forth throughout the report.

SECTION 4. The plan commission of the City of Burlington, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the City Common Council the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The City Common Council has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The City Common Council of the City of Burlington, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the City of Burlington comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the City Common Council and publication or posting as required by law.

Introduced: July 21, 2009
Adopted: July 21, 2009

Robert Miller, Mayor

COPY

Attest:

Beverly R. Gill, City Clerk

City of Racine

City Hall
730 Washington Ave.
Racine, WI 53403
www.cityofracine.org

Certified Copy

Resolution: Res.09-1544

File Number: Res.09-1544

A RESOLUTION ENDORSING THE REPORT TITLED "A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035".

WHEREAS, the City has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for Racine County, and a resource for the development of a comprehensive plan for the City of Racine, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," (the comprehensive plan) containing maps, references and other descriptive materials and information applicable and specific to the City; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the City Common Council adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 18, 2007, and the City has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the City has duly noticed an August 12, 2009 Plan Commission open house/public informational meeting, and an August 18, 2009 Common Council public hearing following the *procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.*

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Racine hereby endorses the comprehensive plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as a guide for county development, and as a resource for the development of a report titled "A Comprehensive Plan for the City of Racine: 2035."

BE IT FURTHER RESOLVED that the City Clerk is authorized and directed to transmit a certified copy of this resolution to the Racine County Board and the Southeastern Wisconsin Regional Planning Commission.

Fiscal Note: N/A

I, Janice Johnson-Martin, certify that this is a true copy of Resolution No. Res.09-1544, passed by the Common Council on 8/18/2009.

Attest: Janice M. Johnson-Martin
Janice Johnson-Martin

11-5-09
Date Certified

Appendix H-3

RESOLUTION 2009-13

A RESOLUTION OF THE VILLAGE OF CALEDONIA PLAN COMMISSION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Caledonia, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23(2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Caledonia and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001(4)(d) of the Wisconsin Statutes on December 13, 2006, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001(4)(d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the Village of Caledonia hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 1st day of September, 2009.

Ayes 6 Noes 0 Absent 1

By: Ronald Coutts
Ronald Coutts, President
Village of Caledonia Plan Commission

Attest: Karie Torkilsen
Karie Torkilsen, Clerk
Village of Caledonia

Ordinance No. 2009-07

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF CALEDONIA, WISCONSIN AND CREATING SECTION 13-2-1 OF CHAPTER 2 OF TITLE 13, OF THE CODE OF ORDINANCES ENTITLED COMPREHENSIVE PLAN

The Village Board of the Village of Caledonia, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Caledonia is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Caledonia, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Caledonia and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The plan commission of the Village of Caledonia, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. That Chapter 2 of Title 13 of the Municipal Code entitled "Planning" be and hereby is created.

SECTION 7. That Section 13-2-1 of Chapter 2 of Title 13 of the Municipal Code relating to the adoption of a comprehensive plan be and hereby is created to read as follows:

"Sec. 13-2-1 Comprehensive Plan.

The Village Board of the Village of Caledonia, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," incorporated herein by reference pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Caledonia comprehensive plan. This comprehensive plan shall be available for public inspection in the office of the Village Clerk."

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 15th day of September, 2009.

By: Ronald Coutts
Ronald Coutts, Village President

Attest: Karie Torkilsen
Karie Torkilsen, Village Clerk

Ayes 6 Noes 0 Absent 1

Published/Posted: 9-23-09

First Reading: 9-1-09

Second Reading & Adoption: 9-15-09

Appendix H-4

VILLAGE OF ELMWOOD PARK PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Elmwood Park, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Elmwood Park and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on February 8, 2007, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Elmwood Park hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 8th day of July, 2009.

Ayes 4 Noes 0 Absent 2

Chairperson
Village of Elmwood Park Plan Commission

Attest:

Secretary
Village of Elmwood Park Plan Commission

Ordinance No. 09-2009

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF ELMWOOD PARK, WISCONSIN

The Village Board of the Village of Elmwood Park, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Elmwood Park is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Elmwood Park, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and Southeastern Wisconsin Regional Planning Commission (SEWRPC) to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Elmwood Park and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The Plan Commission of the Village of Elmwood Park, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of Elmwood Park, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Elmwood Park comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 10th day of September, 2009.

Audrey Viau, Village President

Ayes 6 Noes Ø Absent Ø

Published/Posted: September 11, 2009

Attest: B J L

Barbara J. Lange, Village Clerk

Appendix H-5

VILLAGE OF MOUNT PLEASANT PLAN COMMISSION

A RESOLUTION ADOPTING A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY 2035

WHEREAS, the Village of Mount Pleasant, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will supplement the Village of Mount Pleasant comprehensive plan and serve as the comprehensive plan for Racine County, which is documented in the report titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, containing all maps, references and other descriptive materials to be a supplement to the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on April 9, 2007, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Village of Mount Pleasant Plan Commission hereby recommend adoption of the comprehensive (master) plan embodied in the report titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 as a supplement to the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 17 day of JUNE, 2009.

Ayes 5 Noes 0 Absent 2

Michael Pollock
Chairperson
Village of Mount Pleasant Plan Commission

Attest: Dennis Davison
Secretary
Village of Mount Pleasant Plan Commission

Ordinance No. 10 -2009

ORDINANCE ADOPTING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY 2035 AS A SUPPLEMENT TO THE VILLAGE OF MOUNT PLEASANT COMPREHENSIVE LAND USE AND TRANSPORTATION PLAN

The Village Board of the Village of Mount Pleasant, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Mount Pleasant is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Mount Pleasant, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a Comprehensive Plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County, U.W. Cooperative Extension and SEWRPC to prepare a multi-jurisdictional Comprehensive Plan for the County that will supplement the comprehensive plan for the Village of Mount Pleasant and for Racine County. The Village plan is documented in the report titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, and information specific to the Village is set forth throughout the report.

SECTION 4. The Plan Commission of the Village of Mount Pleasant, by unanimous vote on June 17, 2009 recorded in its official minutes has approved a resolution recommending to the Village Board the adoption of the document titled A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held an informational meeting on May 5, 2009 and a public hearing on June 16, 2009 on the Comprehensive Plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of Mount Pleasant, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as a supplement to the Village of Mount Pleasant Comprehensive Land Use and Transportation Plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 21st day of July, 2009.

Carolyn A. Milkie, Village President

Ayes 7 Noes____ Absent____

Published/Posted: 7/29/09

Attest: Juliet Edmands, Village Clerk

Appendix H-6

VILLAGE OF NORTH BAY PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of North Bay, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of North Bay and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on December 11, 2006, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of North Bay hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 30 day of Jan, 2009.

Ayes 5 Noes 0 Absent 2

Kristin Holmberg-Wright, Chairperson
Village of North Bay Plan Commission

Attest: Elisabeth Erickson

Elisabeth Erickson, Secretary
Village of North Bay Plan Commission

Ordinance No. 2009-01

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF NORTH BAY, WISCONSIN

The Village Board of the Village of North Bay, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of North Bay is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of North Bay, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of North Bay and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The plan commission of the Village of North Bay, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of North Bay, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of North Bay comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 30 day of June, 2009.

Kristin Holmberg-Wright, Village President

Ayes 4 Noes 0 Absent 0

Published/Posted: 7/21/09

Attest: Elisabeth Erickson
Elisabeth Erickson, Village Clerk

Appendix H-7

VILLAGE OF ROCHESTER PLAN COMMISSION
RESOLUTION 1-2009 ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Rochester, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Rochester and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on December 13, 2006, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Rochester hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 17th day of June, 2009.

Ayes 7 Noes Ø Absent Ø

Mike Weinkauf

Mike Weinkauf, Chairperson
Village of Rochester Plan Commission

Attest: Betty J. Novy

Betty Novy, Secretary
Village of Rochester Plan Commission

Ordinance No. 2009-3

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF ROCHESTER, WISCONSIN

The Village Board of the Village of Rochester, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Rochester is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Rochester, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Rochester and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The plan commission of the Village of Rochester, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of Rochester, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Rochester comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 17th day of June, 2009.

Paul E. Beere

Paul E. Beere, Village President

Ayes 6 Noes 0 Absent 1

Attest: Betty J. Novy

Betty Novy, Village Clerk

Published/Posted: July 1 - July 15, 2009

Appendix H-8

VILLAGE OF STURTEVANT PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Sturtevant, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Sturtevant and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 18, 2007, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Sturtevant hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 2nd day of June, 2009.

Ayes 5 Noes 0 Absent 2

Steven Jansen, Chairperson
Village of Sturtevant Plan Commission

Attest:

Mary Hanstad, Village Clerk
Village of Sturtevant

Ordinance No. 2009-07

Ordinance By the Economic Development and Redevelopment Committee Adopting the Comprehensive Plan For the Village of Sturtevant, Racine County, Wisconsin

The Village Board of the Village of Sturtevant, Wisconsin, do ordain as follows:

1. That pursuant to Wis. Stat. §§62.23 and 61.35, the Village of Sturtevant is authorized to prepare and adopt a comprehensive plan as defined in Wis. Stat. §§66.1001(1)(a) and 66.1001(2).

2. That the Village Board of the Village of Sturtevant, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Wis. Stat. §66.1001(4).

3. That the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as a comprehensive plan for the Village of Sturtevant and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

4. That the plan commission of the Village of Sturtevant, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Wis. Stat. §66.1001(2).

5. That the Village Board has duly noticed and held at least one public hearing on the comprehensive plan in compliance with the requirements of Wis. Stat. §66.1001(4)(d).

6. That Section 17.55 of the Municipal Code relating to adoption of a comprehensive plan be and hereby is created to read as follows:

"17.55 COMPREHENSIVE PLAN.

The Village Board of the Village of Sturtevant, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Wis. Stat. §66.1001(4)(c), as the Village of Sturtevant comprehensive plan. The comprehensive plan shall be available for public inspection in the office of the Village Clerk."

7. That this ordinance shall take effect upon passage by the Village Board and publication or posting as required by law.

Adopted this 16th day of June, 2009.

VILLAGE OF STURTEVANT

By: Steven D. Jansen
Steve Jansen, Village President

Attest: Mary Hanstad
Mary Hanstad, Village Clerk

Ayes 7 Noes 0 Absent 0

Published/Posted: June 19, 2009

Appendix H-9

Resolution No. 2009- 01

VILLAGE OF UNION GROVE PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Union Grove, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Union Grove and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 24, 2007, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Union Grove hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 22nd day of June, 2009.

Ayes 6 Noes 0 Absent 1

Kimberly D Christman

Kimberly Christman, Chairperson
Village of Union Grove Plan Commission

Attest: Janice K Winget

Janice K. Winget, Clerk
Village of Union Grove Plan Commission

Ordinance No. 2009-04

AN ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF UNION GROVE, WISCONSIN AND CREATING SECTION 82-1 OF THE CODE OF ORDINANCES ENTITLED COMPREHENSIVE PLAN

The Village Board of the Village of Union Grove, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Union Grove is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Union Grove, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Union Grove and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The plan commission of the Village of Union Grove, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. That Section 82-1 of the Municipal Code relating to the adoption of a comprehensive plan be and hereby is created to read as follows:

> **"Sec. 82-1. Comprehensive Plan.**
>
> The Village Board of the Village of Union Grove, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," incorporated herein by reference, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Union Grove Comprehensive Plan. This Comprehensive Plan shall be available for public inspection in the office of the Village Clerk."

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 22nd day of June, 2009.

Michael Aimone, Village President

Attest: Janice K. Winget, Village Clerk

Ayes 7 Noes 0 Absent 0
First Reading: 6/22/2009
Second Reading: Rules Suspended
Third Reading: Rules Suspended
Published/Posted: 6/26/2009

Appendix H-10

RESOLUTION #636
VILLAGE OF WATERFORD PLAN COMMISSION
ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Waterford, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Waterford and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on January 8, 2007, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Waterford hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 20th day of May, 2009.

Ayes 6 Noes 0 Absent 1

David Richmond, Chairperson
Village of Waterford Plan Commission

Attest:

Vikki Zuehlke, Village Clerk
Village of Waterford Plan Commission

Ordinance No. 543

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF WATERFORD, WISCONSIN

The Village Board of the Village of Waterford, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Waterford is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Waterford, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Waterford and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The Plan Commission of the Village of Waterford, by a majority vote of the entire Commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of Waterford, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Waterford comprehensive plan.

SECTION 7. Chapter 245 of the Code of the Village of Waterford, Zoning, subsection 245-7.1 Comprehensive Plan is hereby created as follows:

245-7.1 Comprehensive Plan
The document titled "A Multi-Jurisdictional Plan for Racine County: 2035" is hereby adopted as the comprehensive plan of the Village of Waterford pursuant to Sections 62.23, 61.35 and 66.1001(4)(c) of the Wisconsin Statutes. Pursuant to Section 66.1001(3) of the Wisconsin Statutes, actions taken by the Village shall be consistent with the comprehensive plan as may be amended from time to time.

SECTION 8. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 22nd day of June, 2009.

Dave Richmond, Village President

Ayes 7 Noes 0 Absent 0

Published/Posted: 6/26/09

Attest: Vikki Zuehlke
Vikki Zuehlke, Village Clerk

Appendix H-11

VILLAGE OF WIND POINT PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Village of Wind Point, pursuant to Sections 62.23 and 61.35 of the Wisconsin Statutes, has created a Village Plan Commission; and

WHEREAS, it is the duty and function of the Village Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Village, and to recommend that the Village Board adopt the comprehensive plan; and

WHEREAS, the Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Wind Point and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Village; and

WHEREAS, information specific to the Village is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Village Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on November 30, 2006, and the Village has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Village has duly noticed a public hearing on the comprehensive plan and the Village Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Village of Wind Point hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Village comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Village Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 6th day of July, 2009.

Ayes 4 Noes 0 Absent 3

William D. Bergman
_____, Chairperson
Village of Wind Point Plan Commission

Attest: Barbara L. Grant
_____, Secretary
Village of Wind Point Plan Commission

Ordinance No. XXI - 2009.001

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE VILLAGE OF WIND POINT, WISCONSIN

The Village Board of the Village of Wind Point, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 and Section 61.35 of the Wisconsin Statutes, the Village of Wind Point is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Village Board of the Village of Wind Point, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Village has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Village of Wind Point and for Racine County. The Village plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Village is set forth throughout the report.

SECTION 4. The plan commission of the Village of Wind Point, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Village Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Village Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Village Board of the Village of Wind Point, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Village of Wind Point comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Village Board and publication or posting as required by law.

ADOPTED this 9th day of July, 2009.

William D. Bensman, Village President

Ayes__4__ Noes__0___ Absent__3___

Published/Posted: July 10, 2009

Attest: _____
Barbara Grant, Village Clerk

Appendix H-12

TOWN OF BURLINGTON PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Burlington, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Burlington and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 18, 2007, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Burlington hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 23rd day of July, 2009.

Ayes 6 Noes 0 Absent 1

Ralph Rice

Ralph Rice, Chairperson
Town of Burlington Plan Commission

Attest: Adelheid Streif

Adelheid Streif, Secretary
Town of Burlington Plan Commission

Ordinance No. 2.60

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF BURLINGTON, WISCONSIN

The Town Board of the Town of Burlington, Wisconsin, do ordain as follows:

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

SECTION 2. The Town Board of the Town of Burlington, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Burlington and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Burlington, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Burlington, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Burlington comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 23rd day of July 2009.

Ralph Rice

Ralph Rice, Town Chairman

Ayes 4 Noes 0 Absent 1

Published/Posted: 7/24/09

Attest: Adelheid Streif

Adelheid Streif, Town Clerk

TOWN OF DOVER

4110 South Beaumont Avenue PO Box 670 Kansasville, WI 53139

Phone (262) 878-2200 or 262-534-3364 Fax-Office 262-878-2595 Fax-Roads 262-878-1889

Web Site: www.townofdoverwi.com

Chairman	Supervisor #1	Supervisor #2	Roads	Clerk/Treasurer	Municipal Judge
Raymond A. Gromacki	Mario E. Denoto	Kent A. Walters	Mark Schmidt	Marilyn Rudrud	Richard J. Barta
534-6402	878-1093	878-2508	878-2200 Ext 12	878-2200 Ext 10	878-2200 Ext 11

TOWN OF DOVER PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Dover, pursuant to Sections 62.23, 61.35 and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the town of Dover and for Racine County, which is documented in the report titles "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master plan) for the Town; and

WHEREAS, information specific to the town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural resources; economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4)(d) of the Wisconsin Statutes on September 12, 2007 and the town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001(4) (d) of the Wisconsin Statutes.

NOW,THEREFORE,BE IT RESOLVED, that pursuant to Sections 62.23(3)(b) and 66.1001(4)(b) of the Wisconsin Statutes, the Plan Commission of the Town of Dover hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 10th day of June, 2009

Ayes: 8 Nos: 0 Absent: 0

Raymond A Gromacki, Chairperson
Town of Dover, Plan Commission

Attest:

Marilyn A. Rudrud
Clerk/Treasurer
Town of Dover Plan Commission

TOWN OF DOVER

4110 South Beaumont Avenue PO Box 670 Kansasville, WI 53139

Phone (262) 878-2200 or 262-534-3364 Fax-Office 262-878-2595 Fax-Roads 262-878-1889

Web Site: www.townofdoverwi.com

Chairman	Supervisor #1	Supervisor #2	Roads	Clerk/Treasurer	Municipal Judge
Raymond A. Gromacki	Mario E. Denoto	Kent A. Walters	Mark Schmidt	Marilyn Rudrud	Richard J. Barta
534-6402	878-1093	878-2508	878-2200 Ext 12	878-2200 Ext 10	878-2200 Ext 11

ORDINANCE NO: 01-2009

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF DOVER, WISCONSIN

The Town Board of the town of Dover, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35 and Section 60.22(3) of the Wisconsin Statutes the town of Dover is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1) (a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the town of Dover, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4) (a) of the Wisconsin Statutes.

SECTION 3. The town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Dover and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Dover, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all the elements specified in Section 66.1011(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4) (d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Dover, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4) (c) of the Wisconsin Statutes, as the Town of Dover comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 10th day of June 2009

Raymond A. Gromacki
Clerk/Treasurer

Ayes: 3 Noes: 0 Absent: 0

Posted: June 11, 2009

Attest:
Marilyn A. Rudrud
Clerk/Treasurer

Appendix H-14

RESOLUTION NO. 2009-009

TOWN OF NORWAY PLAN COMMISSION
RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Norway, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Norway and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on December 6, 2006, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Norway hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 24th day of June 2009.

Ayes 4 Noes 0 Absent 3

Jean Jacobson, Chair
Town of Norway

Attest:

Patricia Campbell, Secretary
Town of Norway Plan Commission

ORDINANCE NO. 2009-002

AN ORDINANCE TO ADOPT THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY AS THE COMPREHENSIVE PLAN FOR THE TOWN OF NORWAY

The Town Board of the Town of Norway, Racine County, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23, Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Norway is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.100(1) 66.100(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Norway, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Norway and Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Norway, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. That Chapter 10 of the Municipal Code for the Town of Norway relating to Building, Zoning and Planning is hereby amended to create Section 10.012, Comprehensive Plan, to read as follows:

"Section 10.012 Comprehensive Plan
The Town Board of the Town of Norway, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Norway comprehensive plan. The comprehensive plan is available for public inspection during normal business hours in the Clerk's office."

SECTION 7. This ordinance shall take effect upon passage by the Town Board and publication and posting as required by law.

ADOPTED this 24th day of June 2009.

Jean Jacobson, Town Chair

Attest: Camille Cohen
Camille Cohen, Town Clerk

Appendix H-15

#144734 V1 - SAMPLE ADOPTION RESOLUTION-TOWN PC
DAS
05/12/09

TOWN OF RAYMOND PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Raymond, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Raymond and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on December 6, 2006, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Raymond hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 20 day of July, 2009.

Ayes 4 Noes 0 Absent 2 w/ Spvr. Cantwell Serving as bvd. mbr.

Jay Baker
_____, ~~Chairperson~~ President
Town of Raymond Plan Commission

Attest: Jay Baker
_____, Secretary
Town of Raymond Plan Commission

Ordinance No. 2009-08

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF RAYMOND AND CREATING CHAPTER 25 ENTITLED "PLANNING" AND SEC. 25-1 ENTITLED "COMPREHENSIVE PLAN" OF THE CODE OF ORDINANCES FOR THE TOWN OF RAYMOND, WISCONSIN

The Town Board of the Town of Raymond, Wisconsin, do ordain as follows:

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

SECTION 2. The Town Board of the Town of Raymond, Wisconsin, has adopted written procedures designed to foster public participation in every state of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Raymond and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Raymond, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. That Chapter 25 of the Municipal Code entitled "Planning" be and hereby is created.

SECTION 7. That Section 25-1 of the Municipal Code relating to the adoption of a comprehensive plan be and hereby is created to read as follows:

"Sec. 25-1 Comprehensive Plan.

The Town Board of the Town of Raymond, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," incorporated herein by reference, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Raymond comprehensive plan. The comprehensive plan shall be available for public inspection in the office of the Town Clerk."

SECTION 8. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 20 day of July, 2009.

TOWN OF RAYMOND

By: Gary Kastenson
Gary Kastenson
Chairperson

Attest: Kari D.L. Morgan
Kari D.L. Morgan
Town Clerk

Ayes 5 Noes 0 Absent 0

Published/Posted: 7-21-09
Y Sent 7-21-09

Appendix H-16

TOWN OF WATERFORD PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Waterford, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Waterford and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on December 11, 2006, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Waterford hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 1 day of June 2009.

Ayes 6 Noes 0 Absent 1

Robert Langmesser, Chairperson
Town of Waterford Plan Commission

Attest:

Tina Mayer, Town Clerk
Town of Waterford

Ordinance No. 6-1-09

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF WATERFORD, WISCONSIN

The Town Board of the Town of Waterford, Wisconsin, do ordain as follows:

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

SECTION 2. The Town Board of the Town of Waterford, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Waterford and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Waterford, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Waterford, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Waterford comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 1 day of June, 2009.

Robert Langmesser, Town Chair

Ayes 5 Noes 0 Absent 0

Published/Posted: 6/5/2009

Attest: Tina Mayer
Tina Mayer, Town Clerk

Appendix H-17

TOWN OF YORKVILLE PLAN COMMISSION

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN

WHEREAS, the Town of Yorkville, pursuant to Sections 62.23, 61.35, and 60.22 (3) of the Wisconsin Statutes, has adopted Village powers and created a Town Plan Commission; and

WHEREAS, it is the duty and function of the Town Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the Town, and to recommend that the Town Board adopt the comprehensive plan; and

WHEREAS, the Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Yorkville and for Racine County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all maps, references and other descriptive materials to be the comprehensive (master) plan for the Town; and

WHEREAS, information specific to the Town is set forth throughout the report; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the comprehensive plan includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the Town Board adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on August 27, 2007, and the Town has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the Town has duly noticed a public hearing on the comprehensive plan and the Town Board held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the Town of Yorkville hereby approves the comprehensive (master) plan embodied in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035" as the Town comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Town Board enact an Ordinance adopting the Comprehensive Plan.

Adopted this 22nd day of June, 2009.

Ayes 4 Noes 0 Absent 3

James Moyer, Chairperson
Town of Yorkville Plan Commission

Attest:

Judy Aimone, Clerk-Treasurer
Town of Yorkville

Ordinance No. 2009-03

ORDINANCE ADOPTING THE COMPREHENSIVE PLAN FOR THE TOWN OF YORKVILLE, WISCONSIN

The Town Board of the Town of Yorkville, Wisconsin, do ordain as follows:

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

SECTION 2. The Town Board of the Town of Yorkville, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that will serve as the comprehensive plan for the Town of Yorkville and for Racine County. The Town plan is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," and information specific to the Town is set forth throughout the report.

SECTION 4. The plan commission of the Town of Yorkville, by a majority vote of the entire commission recorded in its official minutes, has approved a resolution recommending to the Town Board the adoption of the document titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town Board has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. That Chapter 27 of the Municipal Code entitled "Planning" be and hereby is created.

SECTION 7. That Section 27-1 of the Municipal Code relating to the adoption of a comprehensive plan be and hereby is created to read as follows:

> "Sec. 27-1 Comprehensive Plan.
>
> The Town Board of the Town of Yorkville, Wisconsin, does, by the enactment of this ordinance, formally adopt the document titled, "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035," incorporated herein by reference, pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Yorkville comprehensive plan. The comprehensive plan shall be available for public inspection in the office of the Town Clerk."

SECTION 8. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 22nd day of June, 2009.

James Moyer

James Moyer, Town Chair

Ayes 3 Noes 0 Absent 0

Published/Posted: 7/3/09

Attest: Judy Aimone

Judy Aimone, Town Clerk

(This page intentionally left blank)

Appendix I

RACINE COUNTY ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE RESOLUTION AND RACINE COUNTY BOARD ORDINANCE ADOPTING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY

Appendix I-1 Resolution

Appendix I-2 Ordinance

Appendix I-1

(5)

RESOLUTION NO. 2009-65 **SEPTEMBER 22, 2009**

RESOLUTION BY THE RACINE COUNTY ECONOMIC DEVELOPMENT & LAND USE PLANNING COMMITTEE (ED&LUPC) RECOMMENDING ADOPTION OF THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

WHEREAS, Wisconsin's comprehensive planning law, set forth in Section 66.1001 of the Wisconsin Statutes, requires County and local governments that enforce general zoning, shoreland zoning, subdivision, or official mapping ordinances to adopt a comprehensive plan by the January 1, 2010; and

WHEREAS, Racine County received a grant from the Wisconsin Department of Administration to defray a portion of the cost of developing this comprehensive plan; and

WHEREAS, Racine County, in cooperation with the Southeastern Wisconsin Regional Planning Commission (SEWRPC), UW-Extension, and all the cities, villages, and towns in Racine County, has developed a comprehensive plan that meets the requirements set forth in Section 66.1001 of the Wisconsin Statutes; and

WHEREAS, copies of the plan report were available for public review in the County Clerk's office and the Racine County Planning and Development Department, at public libraries, and on the County website; and

WHEREAS, the Racine County Comprehensive Plan addresses all 14 of the State of Wisconsin comprehensive planning goals and contains all nine elements that are required under the grant contract with the State of Wisconsin; and

WHEREAS, throughout the development of the plan, Racine County has solicited public input consistent with the Public Participation Plan adopted in 2006 to ensure the public had ample opportunity for involvement in the development of the comprehensive plan; and

WHEREAS, the Racine County comprehensive plan was developed through a muiti-jurisdictional planning process in cooperation with all the cities, villages, and towns in Racine County; and

WHEREAS, the County has duly noticed a public hearing on the comprehensive plan and a public hearing was held on September 21, 2009, in accordance with Section 66.1001(4)(d).

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 59.69 and 66.1001(4)(d) of the Wisconsin Statutes, the Racine County ED&LUPC hereby approves the comprehensive plan embodied in *SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.*

BE IT FURTHER RESOLVED that the Racine County Board enact an Ordinance adopting the Comprehensive Plan.

1st Reading 9-22-09

2nd Reading 10-13-09

BOARD ACTION

Adopted	Yes
For	4
Against	-
Absent	3

VOTE REQUIRED: Majority

Prepared by:
Planning & Development Dept.

Respectfully submitted,

ECONOMIC DEVELOPMENT AND LAND USE PLANNING COMMITTEE

Robert D. Grove, Chairman

Mark M. Gleason, Vice-Chairman

Dan F. Sharkozy, Secretary

Kenneth Hall

Thomas Pringle

Q. A. Shakoor II

John A. Wisch

The foregoing legislation adopted by the County Board of Supervisors of Racine County, Wisconsin, is hereby:

Approved: _____

The foregoing legislation adopted by the County Board of Supervisors of Racine County, Wisconsin, is hereby:

Approved: _____
Vetoed: _____

Date:_____,

_____
William L. McReynolds, County Executive

Appendix I-2

(6)

ORDINANCE NO. 2009-66 **SEPTEMBER 22, 2009**

RACINE COUNTY, WISCONSIN

ORDINANCE ADOPTING THE MULTI-JURISDICTIONAL COMPREHENSIVE PLAN FOR RACINE COUNTY: 2035

The County Board of Racine County, Wisconsin, does ordain as follows:

Section 1. Pursuant to Section 59.69 (2) and (3) of the Wisconsin Statutes, Racine County is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001 (1) (a) and 66.1001 (2) of the Wisconsin Statutes.

Section 2. The County Board of Racine County, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by Section 66.1001 (4) (a) of the Wisconsin Statutes.

Section 3. Racine County has duly noticed a public hearing on the comprehensive plan and the Economic Development and Land Use Planning Committee held the public hearing, in accordance with Section 66.1001(4) (d) of the Statutes.

Section 4. The Racine County Economic Development and Land Use Planning Committee, by a majority vote of the entire committee, has adopted a resolution recommending to the County Board the adoption of the document entitled *SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035.*

Section 5. The Racine County Board does, by the enactment of this ordinance, formally adopt the document entitled *SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035,* pursuant to Section 66.1001 (4) (c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the County Board and publication as required by law.

1st Reading 9-22-09
2nd Reading 10-13-09

BOARD ACTION
Adopted Yes
For 20
Against -
Absent 3

VOTE REQUIRED: Majority

Adopted this 13 day of October 2009

Prepared by:
Planning & Development Dept.

Published/Posted: 10-22-09

RACINE COUNTY BOARD OF SUPERVISORS

Peter L. Hansen, Chairman

Robert N. Miller, Vice-Chairman

Donnie Snow

Gaynell Dyess

Diane M. Lange

Jim Kaplan

Van H. Wanggaard

Karen A. Nelson

Pamela Zenner-Richards

Q. A. Shakoor, II

Daniel F. Sharkozy

Russell A. Clark

Katherine Buske

Mark M. Gleason

Michael J. Miklasevich

Kenneth Hall

John A. Wisch

Robert D. Grove

Joseph F. Bellante, Jr.

Jeff Halbach

Gilbert Bakke

Thomas Pringle

Mike Dawson

The foregoing legislation by the County Board of Supervisors of Racine County, Wisconsin, is hereby:
Approved: ___
Vetoed: ___

Date: _____

William L. McReynolds, County Executive

(This page intentionally left blank)