

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.

³Documented in SEWRPC Community Assistance Planning Report No. 233, Racine Area Transit System Development Plan: 1998-2002, dated October 1997.

⁴The 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 plan⁵ 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 plan⁷ 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 network¹¹ 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 gauge 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.

¹⁶Shorelands 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, whichever 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

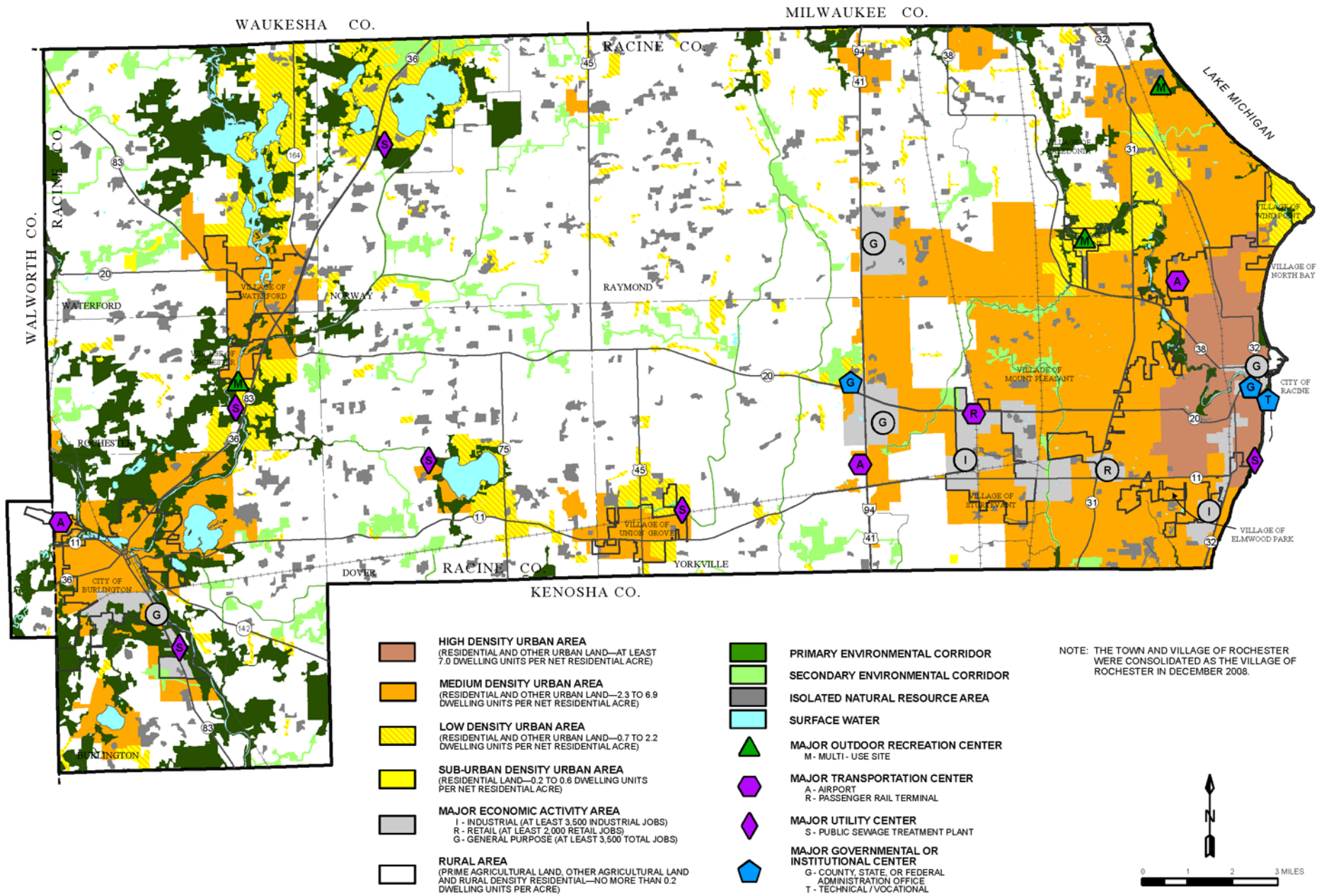
¹⁸Map VI-5 shows the area subject to extraterritorial plat review authority in 2007. The Town and Village of Rochester were consolidated as the Village of Rochester in December 2008 which results in a significant change to the areas shown.

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

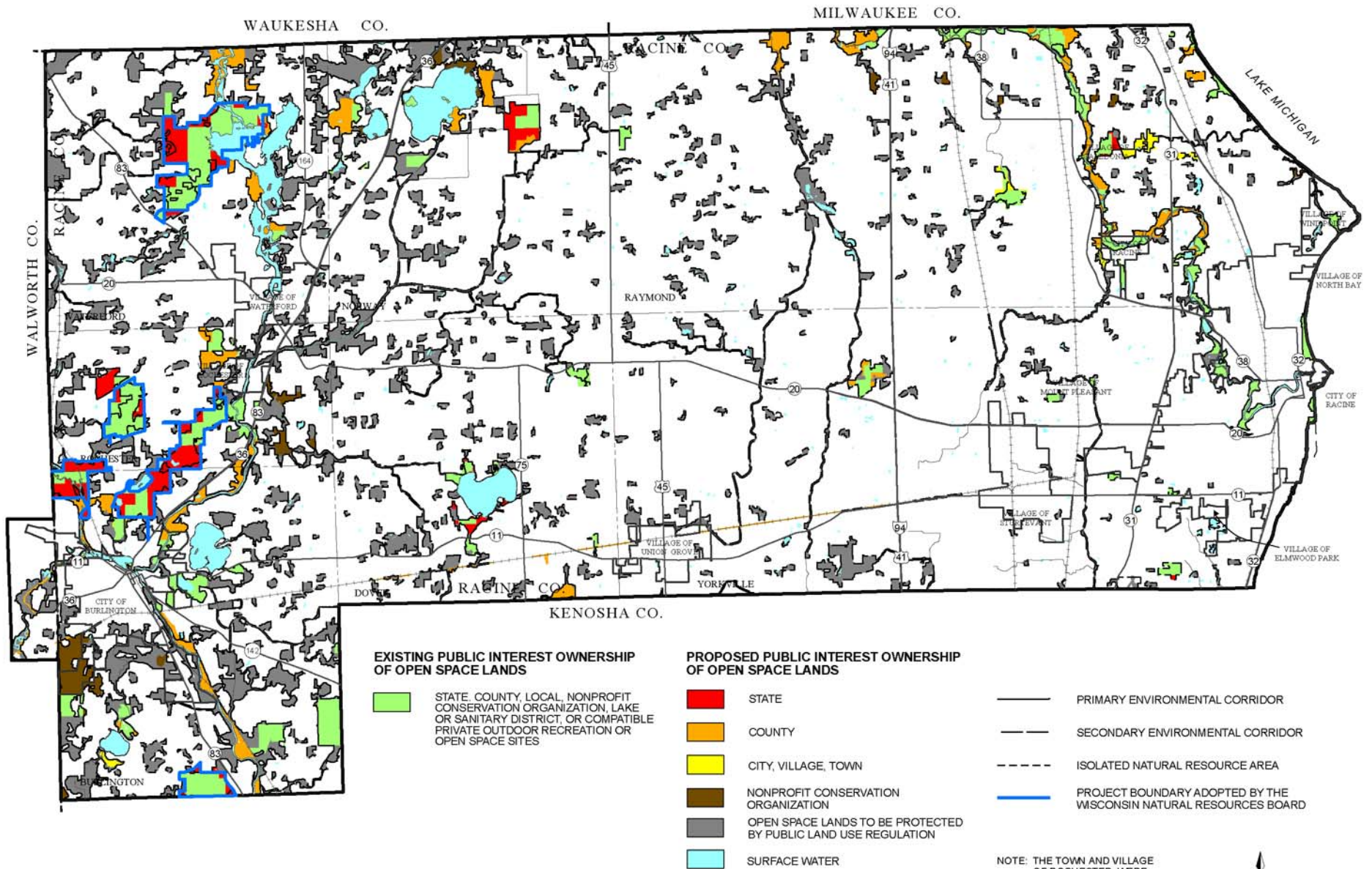
ADOPTED SEWER SERVICE AREA PLANS IN RACINE COUNTY: MARCH 2007

| 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



Source: SEWRPC.

Map VI-3

OUTDOOR RECREATION ELEMENT OF THE RACINE COUNTY PARK AND OPEN SPACE PLAN: 2020

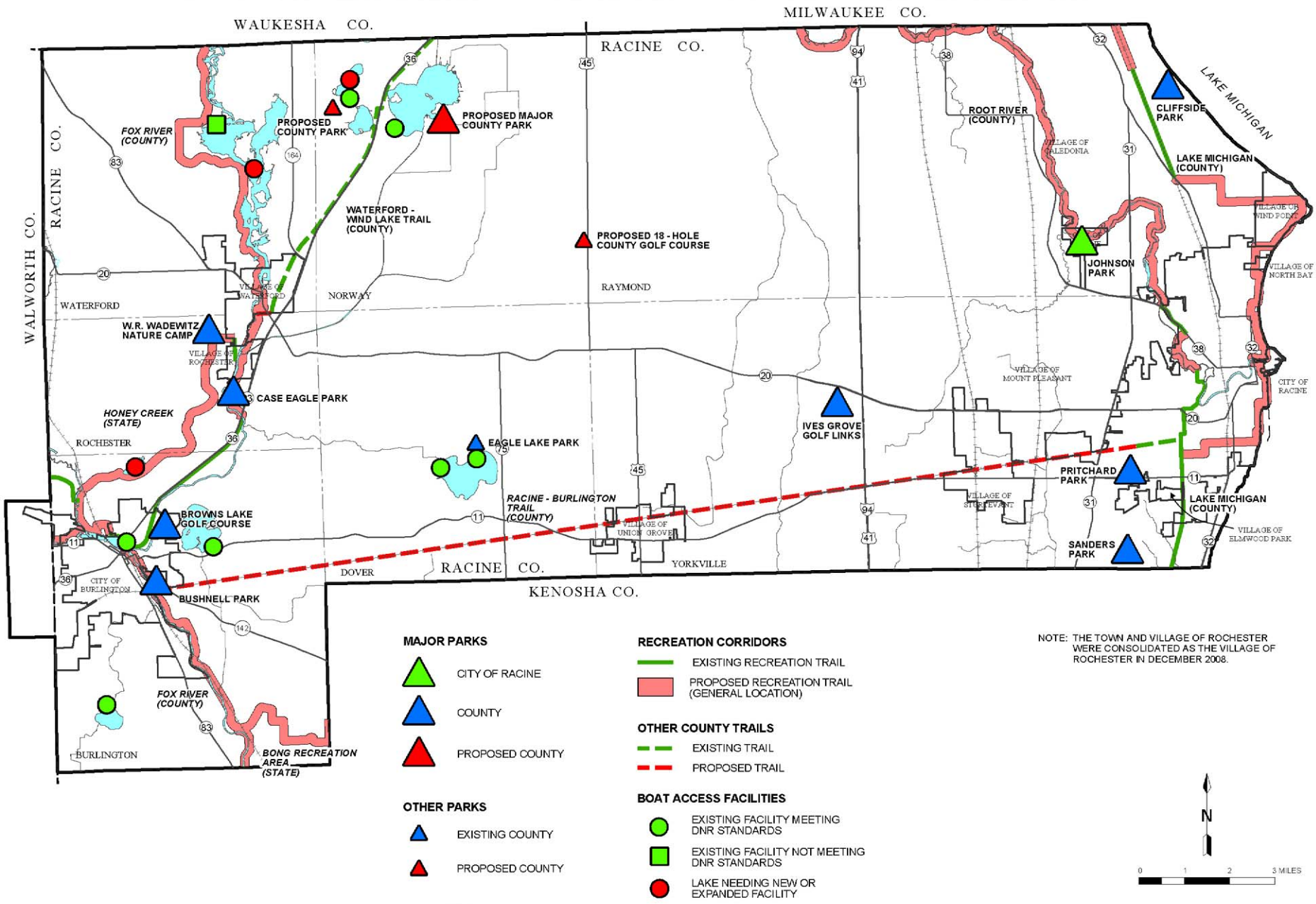


Table VI-2

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 | <i>City of Burlington Master Plan, September 1960</i> | Mead and Hunt, Inc. | -- | 11/07/61 |
| | SEWRPC Community Assistance Planning Report No. 29, <i>A Development Plan for the Quarry Ridge Neighborhood, City of Burlington</i> , July 1979 | SEWRPC | 06/11/80 | -- |
| | SEWRPC Community Assistance Planning Report No. 63, <i>A Development Plan for the Echo Lake Neighborhood, City of Burlington</i> , August 1984 | SEWRPC | 09/04/84 | -- |
| | SEWRPC Community Assistance Planning Report No. 165, <i>A Development Plan for the Burlington Industrial Park Neighborhood, City of Burlington</i> , January 1981 | SEWRPC | 11/07/89 | 12/05/89 |
| | <i>City of Burlington Downtown Master Plan</i> , October 2000 | CityVision Associates | -- | -- |
| Racine | SEWRPC Community Assistance Planning Report No. 14, <i>A Comprehensive Plan for the Racine Urban Planning District; Volume 1 Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , 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, <i>A Land Use Plan Implementation Strategy for the Rural Area of the Town of Caledonia</i> , March 2004 | SEWRPC | 02/25/04 | 03/02/04 |
| Elmwood Park | SEWRPC Community Assistance Planning Report No. 14, <i>A Comprehensive Plan for the Racine Urban Planning District; Volume 1 Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District; Volume 1 Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- | -- |
| Rochester ^c | SEWRPC Community Assistance Planning Report No. 237, <i>A Land Use Plan for the Town and Village of Rochester: 2020</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- | -- |
| Union Grove | SEWRPC Community Assistance Planning Report No. 277, <i>A Land Use Plan for the Village of Union Grove and Town of Yorkville: 2020</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , 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, <i>A Land Use Plan for the Town of Dover: 2020</i> , 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, <i>A Land Use Plan for the Town and Village of Rochester: 2020</i> , 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, <i>A Land Use Plan for the Town of Waterford: 2010</i> , 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, <i>A Land Use Plan for the Village of Union Grove and Town of Yorkville: 2020</i> , December 2003 | SEWRPC | 08/11/03 | 08/25/03 |

^aNo record of adoption provided to SEWRPC if no date is listed.

^bUnder 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.

^cThe 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | 1975 |
| | SEWRPC Community Assistance Planning Report No. 270, <i>A Park and Open Space Plan for the City of Racine</i> , July 2003 | SEWRPC | 2003 |
| Villages | | | |
| Caledonia | SEWRPC Community Assistance Planning Report No. 14, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- |
| | SEWRPC Community Assistance Planning Report No. 179 (2nd Edition), <i>A Park and Open Space Plan for the Town of Caledonia</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- |
| Mt. Pleasant | SEWRPC Community Assistance Planning Report No. 14, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- |
| | SEWRPC Community Assistance Planning Report No. 199 (2nd Edition), <i>A Park and Open Space Plan for the Town of Mt. Pleasant</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , 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, <i>A Park and Open Space Plan for the Village of Union Grove</i> , 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, <i>A Comprehensive Plan for the Racine Urban Planning District</i> ; Volume 1 <i>Inventory Findings and Forecast</i> , December 1970; Volume 2, <i>The Recommended Comprehensive Plan</i> , October 1972; Volume 3, <i>Model Plan Ordinances</i> , September 1972 | SEWRPC | -- |
| Towns | | | |
| Burlington | -- | -- | -- |
| Dover | -- | -- | -- |
| Norway | An Outdoor Recreation and Open Space Plan for the Township of Norway—2010 SEWRPC Community Assistance Planning Report No. 215, <i>An Environmentally Sensitive Lands Preservation Plan For The Town of Norway Sanitary District No. 1</i> , June 1996 | Cullinanne Design SEWRPC | 1990 -- |
| 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, <i>A Park and Open Space Plan for the Town of Waterford</i> , January 1990 | SEWRPC | 1990 |
| Yorkville | -- | -- | -- |

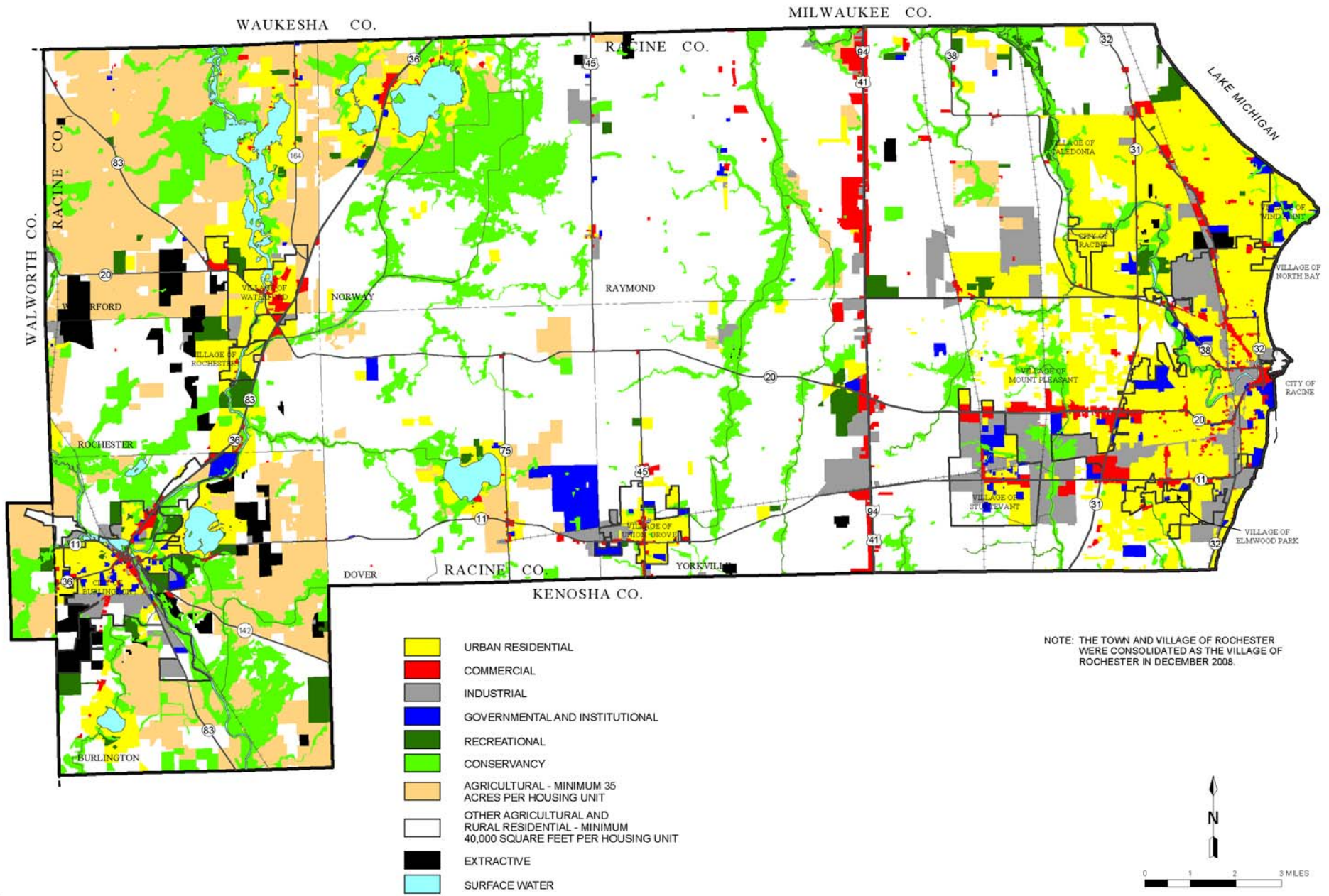
^aNo record of adoption provided to SEWRPC if no date is listed. The Wisconsin Department of Natural Resources (DNR) requires that the governing body adopt a park plan by resolution in order to be eligible to apply for recreational grant funds administered by the DNR. Adoption by the Plan Commission is required only if a community wishes to adopt the park plan as an element of its local master plan.

^bThe 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



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 |

^aIncludes surface water that is not included in a zoning district.^bThe Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.^cLess than 0.05 percent.^dTotal 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 |

^aNot required, since community has no shoreland-wetlands.

^bNot required, since community has no floodplains.

^cCurrently under Wisconsin Department of Natural Resources review.

^dThe Town and Village of Rochester were consolidated as the Village of Rochester in December 2008.

^eExtraterritorial Zoning.

Source: SEWRPC.

Map VI-5

UNINCORPORATED AREAS IN THE RACINE COUNTY PLANNING AREA SUBJECT TO EXTRATERRITORIAL PLAT REVIEW AUTHORITY: 2007

