



.....committed to the revitalization and redevelopment of the Root River to create a sense of place, promote economic growth, improve water quality, and increase public access and interaction in the City of Racine.

June 8, 2012

**Root River Council**  
PO BOX 1374  
524 Main Street  
Suite 100  
Racine, WI 53402

City Of Racine Department of City Planning  
Attn- Brian O'Connell, Director  
730 Washington Avenue  
Racine, WI 53403

Re: **Root River Overlay District**

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Community Volunteer

Mr. O'Connell and members of the City Plan Commission:

The Root River Council is seeking the adoption of the **Root River Overlay District (RROD)- (Section 114-650)** as an amendment to the City of Racine's ordinance. We are also requesting the rezoning of lands within the **RootWorks Plan** area to the RROD designation.

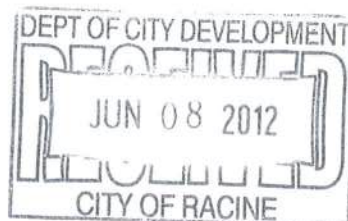
The creation of this district compliments existing city ordinances and plans to address public access, storm-water management, land-use, and design consistency. This provides a structure for the renewal of Racine's historic industrial district as outlined in the **RootWorks Plan**. Created through extensive public input, market research, and stakeholder interviews, this plan includes recommendations that will stimulate economic growth and job creation, highlight local assets, and improve public river access and water quality.

Please forward this proposal for review before the appropriate committees to facilitate its inclusion in the City of Racine zoning ordinance and the rezoning of area lands.

If you have any questions, please feel free to contact me.

Sincerely,

Monte Osterman  
Chair- Root River Council  
262.672.0283





# VANDEWALLE & ASSOCIATES INC.

To: City of Racine and the Root River Corridor Redevelopment Technical Team  
From: Michael A. Slavney, FAICP  
CC: Brian Vandewalle, Jolena Presti, Celia Benton  
Date: 5 June 2012  
Re: Public Hearing Draft of Root River Overlay District

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The following public hearing draft for the Root River Overlay District reflects my understanding of our discussion with City Staff and the Root River Corridor Redevelopment Technical Team on Friday, June 1.

I have organized the text to reflect the organization used in the current Zoning Ordinance. I have used the overlay district approach because it can be applied throughout the Root River corridor, without having to rezone to a new underlying zoning district, and/or amend the zoning rules of several zoning districts located along the corridor.

I further recommend that the boundaries of the Root River Overlay District be the same as the boundaries of the Back to the Root Plan.

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Shaping places, shaping change

## **Section 114-650: Root River Overlay District**

**Purpose:** To regulate the use, development, and maintenance of property adjacent or proximate to the Root River in order to accomplish public safety, environmental protection, economic development, and public health and recreation objectives.

**Boundaries:** As depicted on the City of Racine Zoning Map.

**Use Regulations:** The following regulations are in addition to those of the underlying zoning district and other overlay zoning districts. Such regulations may be modified by the provisions of Flex Zoning or Planned Development Overlay Districts.

1. Boat launches, piers, pedestrian and bicycle facilities, private retaining walls and private stormwater facilities are permitted as conditional uses;
2. Outdoor storage of products, equipment, and other materials (as a primary or accessory land use) is prohibited, with the following exceptions:
  - a. Uses listed in 1, above
  - b. Outdoor storage of watercraft typically carried on trailers is permitted outside of a marina as a conditional use on parcels located east of Marquette Street, which is the limit of navigability.
  - c. Outdoor storage of watercraft which are typically carried manually, such as canoes and kayaks, is permitted as a conditional use throughout the Overlay District.
  - d. Outdoor storage of recreation equipment as an accessory use is permitted as a conditional use.
3. The following land use are permitted as conditional uses:
  - a. Land uses which are permitted in the I-2 District which may create noise, heat, vibration, or radiation, which are detectable at the property line, or involve materials which pose a significant safety hazard; and
  - b. Industrial land uses which are not permitted in the B-5 District.

### **Setback Regulations for Buildings, Structures, and Areas Used for Motorized Vehicle**

**Circulation and Parking:** The following regulations apply where they impose a greater requirement than the underlying zoning district and other overlay zoning districts. Such regulations may be modified by the provisions of Flex Zoning or Planned Development Overlay Districts.

1. Surface water (OHWM), floodway, or 100-year floodplain: 60 feet from the mapped or surveyed limits.

2. Open drainage channels: 25 feet from OHWM if documented, or from centerline of the channel if not documented.
3. Slopes exceeding 12.0%: 25 feet from the top of the slope and from the bottom of the slope
4. Designated habitat area: 25 feet
5. Other areas within Primary Environmental Corridors, Secondary Environmental Corridors, and Isolated Natural Features, as identified by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), as recognized or modified by the City of Racine: 25 feet
6. Reductions of required setbacks listed in 1-5, above, may be approved through the conditional use process, if environmental protection objectives are accomplished to the satisfaction of the City Staff and Plan Commission.

**Exterior Building Design and Materials:** All new construction on the exterior of buildings, including new buildings, building expansion, and building exterior modification, shall be consistent with the City of Racine Downtown Design Standards. In addition to the explicit design standards presented in said publication, all new, expanded, or modified building exteriors on the same structure shall reflect a unified design treatment; including such architectural elements, materials, texture, and colors so as to provide a “four-sided” look, with particular emphasis on all sides of the building facing public streets and the Root River. All projects involving new construction on the exterior of buildings, and/or site work, should incorporate sustainable environmental design, processes and practices. Such regulations may be modified by the provisions of Flex Zoning or Planned Development Overlay Districts.

**Exemptions:** The following are exempt from the requirements of the Root River Overlay District:

1. Public recreation facilities which involve no pavement or buildings
2. Essential services as defined by Section 114-238