

SEWRPC Community Assistance Planning Report No. 305

A COMPREHENSIVE PLAN FOR THE CITY OF RACINE: 2035

Chapter XIII

SUMMARY

INTRODUCTION

In 1999 the Wisconsin Legislature enacted a comprehensive planning law, which is often referred to as the “Smart Growth” law. 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.

To address the State comprehensive planning requirements, Racine County and all 17¹ cities, villages, and towns began working together in 2005 in a joint planning process to prepare a multi-jurisdictional County comprehensive plan. 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.

In November 2007, the City of Racine and SEWRPC entered into an agreement under which SEWRPC would prepare a separate local comprehensive plan for the City based on the information developed as part of the multi-jurisdictional plan for Racine County. The County plan is documented in SEWRPC Community Assistance Report No. 301, *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*. The comprehensive plan for the City of Racine is documented in this report.

PUBLIC PARTICIPATION

To ensure opportunities for public involvement in the planning process, a public participation plan (PPP) was adopted by the City of Racine and the Racine County Board of Supervisors. The PPP outlines a series of outreach efforts and public participation sessions designed to gain input from City and 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>.

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 Opinion Surveys** – The City of Racine conducted an online survey to obtain input on comprehensive plan issues. The survey was conducted between January 15, 2009, and February 5, 2009. The survey consisted of a wide range of questions about growth and development in the City, including questions on housing, transportation, natural and cultural resources, economic development, and neighborhood plans. Information gathered from the survey helped guide the preparation of the City’s comprehensive plan. The report documenting the survey result is available at City offices. As part of the Racine County multi-jurisdictional comprehensive planning effort, 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.
- **Public Informational Meetings** – At a meeting on February 11, 2009, City of Racine residents and City Plan Commission members were invited to take part in a “strengths and weaknesses analysis” as part of which they were asked to identify and discuss the strengths and weaknesses facing the City of Racine. Information collected through the strengths and weaknesses analysis has been used, along with results from the citywide public opinion survey, to help the City develop the comprehensive plan. As part of the Racine County multi-jurisdictional comprehensive planning effort, two series of public informational meetings—one in fall 2007 and the other in spring 2009—were held at various locations in Racine County. This included two meetings—on November 8, 2007, and on April 27, 2009—in the City of Racine. The purpose of the meetings was to provide the public with background information about the comprehensive planning process and legal requirements, as well as to provide an update on the plan’s progress and to present key findings and plan recommendations. Participants in these meetings included governmental officials, residents, and representatives of interest groups.
- **Comprehensive Plan Newsletters and Chapter Fact Sheets** – As part of the Racine County multi-jurisdictional comprehensive planning effort, 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 local libraries and the City of Racine. The newsletters and fact sheets are available on the Racine County comprehensive planning website.
- **Plan Development Meetings** – Meetings were held with the City of Racine staff to review and update City/neighborhood plans. This included a review of existing land use plan maps, plan objectives and policies, and the development of projections of future population, household, and employment levels to be used in the comprehensive plan. Each chapter of the City comprehensive plan report was reviewed and approved by the City Plan Commission over several Plan Commission meetings.
- **Plan Review** – Open house and public hearing meetings were held in the City of Racine on _____ and _____, 2009, respectively.

PLAN ELEMENTS

The comprehensive planning law requires the City of Racine plan to include the following nine elements:

- Issues and Opportunities
- Agricultural, Natural, and Cultural Resources
- Land Use
- Transportation
- Housing
- Economic Development
- Utilities and Community Facilities

- Intergovernmental Cooperation
- Implementation

The City of Racine 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 City 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 City. This element also includes projections of population, households, and employment levels to the year 2035. Background information on housing in the City is included in Chapter VIII, “Housing Element;” background information on employment is included in Chapter IX, “Economic Development Element;” background information on demographic trends and projections of population, households, and employment are included in Chapter III, “Trends and Projections;” and a description of the development of comprehensive plan goals is included in Chapter IV, “Issues and Opportunity Element.” Specific plan objectives, policies, and programs are included in each of the other plan elements.

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 and plan recommendations for the preservation of agricultural, natural, and cultural resources, along with specific goals, objectives, policies, and programs are included in Chapter V, Agricultural, Natural, and Cultural Resources Element.”

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; land use plan goals, objectives, policies, and programs; and the description of the land use plan, along with associated data and map for the City of Racine for the year 2035 are included in Chapter VI, “Land Use 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 on transportation facilities and services and plan recommendations for the provision of transportation facilities to meet the future needs of the City, along with specific goals, objectives, policies, and programs are included in Chapter VII, “Transportation 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 housing and plan recommendations for the provision of housing to meet the future needs of the City, along with specific goals, objectives, policies, and programs are included in Chapter VIII, “Housing 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 City. This element also includes background information on the existing labor force and economic base. Background information and plan recommendations for economic development to meet the future needs of the City, along with specific goals, objectives, policies, and programs are included in Chapter IX, “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*.

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 and plan recommendations for the provision of utility and community facilities to meet the future needs of the City, along with specific goals, objectives, policies, and programs are included in Chapter X, “Utilities and Community Facilities Element.”

Intergovernmental Cooperation Element

This element includes a 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 XI, “Intergovernmental Cooperation Element.”

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 XII, “Implementation Element.”

PLAN ADOPTION

A comprehensive plan must be adopted by an ordinance enacted by the governing body. The City of Racine Comprehensive Plan must therefore be adopted by an ordinance of the City of Racine Common Council. All nine elements must be adopted simultaneously. At least one public hearing must be held by the City Common Council 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 City of Racine; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the City is located.

The City of Racine Common Council, upon the recommendation of the City Plan Commission, adopted the City of Racine comprehensive plan on _____, 2009.

PLAN UPDATES AND AMENDMENTS

The comprehensive planning law requires that adopted comprehensive plans be reviewed and updated at least once every ten years. The City of Racine 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 XII) recommends a procedure to be used for amending the plan.

* * * * *