

**CITY PLAN COMMISSION (CPC)**  
of the City of Racine, Wisconsin  
**AGENDA BRIEFING MEMORANDUM**

<b>AGENDA DATE:</b>	May 9, 2018
<b>SUBJECT:</b>	A Park and Open Space Plan for the City of Racine: 2035” (Park Plan:2035) as an amendment to the document titled “A Comprehensive Plan for the City of Racine: 2035”(Comp Plan:2035).
<b>PREPARED BY:</b>	Matthew G. Sadowski , Assistant Director/Principal Planner
<b>EXECUTIVE SUMMARY:</b>	<p>This document is referred by the Common Council, to the Plan Commission for recommendation to the Common Council.</p> <p>Prepared by the Parks Recreation and Cultural Services Department (PRCS) with the assistance of the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the Park Plan:2035 is submitted to the Plan Commission following a year-long plan development process undertaken by the Parks Recreation and Cultural Services Department (PRCS) during which a 30-day public comment period concluded on February 23, 2018. An open house was conducted on February 14, 2018 and the final draft was approved by the PRCS Commission on March 14, 2018. The Comp Plan:2035, adopted by the Common Council in 2009, establishes a basis for land use, development and redevelopment decision throughout the City. The Park Plan:2035 is a refinement of the park and open space recommendations found in the Comp Plan:2035.</p>
<b>BACKGROUND &amp; ANALYSIS:</b>	<p><i>(From Park Plan:2035, PI-2)</i></p> <p>“The City of Racine has a long and rich history of land use planning. In addition to the previous editions of this park and open space plan, the City has prepared detailed neighborhood plans, a Root River Corridor Redevelopment Plan (RootWorks), and a City Comprehensive Plan to guide growth and development of the City while protecting important natural resources.” (1)</p> <p>The “updated plan reflects recent park and open space acquisition and development activities within the City and other recent planning efforts, in addition to updating the recommended park and open space plan for the City, this plan is intended to maintain City eligibility to apply for and receive Federal and State aids in support of the acquisition and development of park and open space sites and facilities.”(1)</p> <p>The Park Plan:2035 provides an update for the development, maintenance and improvement of the City’s 139 park and open space sites (1,469 total acres) as related to improvements to existing parks, preservation of open spaces, continued development of the City’s pedestrian and trail system, development of a water trail system, and implementation strategies and costs estimate for the listed maintenance and improvement recommendations. Estimated cost to fully implement the Park Plan:2035 total \$7,751,000 for the years 2017 through 2021. The next plan update should occur within a five year planning window at which point this estimate will be adjusted depending on the progress on implementation efforts of the Park Plan:2035 and new projects and priorities reflective of the new planning window.</p> <p>Recommendations in the plan will support recently adopted plans and contemplated initiatives addressing brownfield and neighborhood redevelopment efforts of the City. The recommendations include continued development of the Root River Pathway and Lake Michigan Pathway in concert</p>

with the RootWorks Plan and recent refinements thereto and the RootWorks West Bluff area.

Additional Park Plan:2035 components that support redevelopment goals in the Regency Mall area, West Racine, Uptown, Memorial Drive area, and the Tower View area. These proposed new facilities will augment and help interconnect with existing facilities to create a greater network.

Specific adopted, anticipated and potential redevelopment efforts that will be supported/bolstered by the Park Plan:2035 include:

- Ajax project at 1520 Clark Street
- Gold Medal Camp Furniture project at 1701 Packard Avenue
- Water Street Redevelopment Area (formerly the Machinery Row and other properties in the 700 to 1100 block of Water Street)
- Belle Harbor
- Harbor View (formerly Pointe Blue)
- Regency Mall
- Racine Steel Castings redevelopment area.
- West Bluff Overlook

Representatives of the Board of PRCS and of SEWRPC will be present to make a presentation on the overall plan.

**BUDGETARY IMPACT:**

Estimated cost to fully implement the Park Plan:2035 total \$7,751,000 for the years 2017 through 2021. The next plan update should occur within a five year planning window at which point this estimate will be adjusted depending on the progress on implementation efforts of the Park Plan:2035 and new projects and priorities reflective of the new planning window.

**RECOMMENDED ACTION:**

Recommending to the Common Council that an ordinance be prepared and public hearing scheduled for the adoption the document titled “A Park and Open Space Plan for the City of Racine: 2035” as an amendment to the document titled “A Comprehensive Plan for the City of Racine: 2035”.

**NOTE:** The comprehensive plan amendment process is a four step process as required by Section 62.23 of the Wisconsin State Statutes, and Chapter XII-4 of the Comp Plan:2035. The current amendment process timeline is outlined on the table below:

<b>COMPREHENSIVE PLAN AMENDMENT PROCESS</b>				
<b>City Development sends announcements to adjacent units of government by...</b>	<b>Plan Commission introduces plan &amp; requests ordinance &amp; hearing</b>	<b>Common Council introduces ordinance and schedules hearing</b>	<b>Plan Commission adopts approving resolution, makes recommendation on ordinance, forwards all to Common Council</b>	<b>Common Council holds public hearing and adopts ordinance and resolution</b>
April 6th	May 9	May 15	May 30 or Jun 13	Jun 19