



City of Racine, Wisconsin  
 RootWorks South River Loop Public Space and Trail

Application for:  
 The Wisconsin Department of Natural  
 Resources

2017 Knowles-Nelson Stewardship Program

Submitted: April 28, 2017







**Office of the Mayor**

John T. Dickert

**City of Racine, Wisconsin**

City Hall  
730 Washington Ave  
Racine, WI 53403  
262-636-9111  
262-636-9570 FAX  
mayor@cityofracine.org

April 28, 2017

Mr. Jim Ritchie, Program Supervisor  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

Dear Mr. Ritchie:

On behalf of the City of Racine, I am pleased to submit this grant application for funding to advance RootWorks parkland development with assistance through the Knowles Nelson Stewardship and Federal Recreation Grant programs. Support from this program is critical to our continued efforts to returning this key stretch of Racine's Root River to public use for the first time in more than 100 years. The RootWorks Initiative and the specific project in this grant application will provide new nature-based recreation opportunities in the heart of the city, and advance the 2.5 mile River Loop development, while promoting connections to the existing Root River and Lake Michigan Pathways. This grant will provide critical funding to ensure opportunities to access and appreciate the Root River and an improved quality of life for residents and visitors alike.

The RootWorks Initiative is guided by a detailed plan, a revitalization strategy for the 325-acre area in the core of Racine, focused on achieving four goals: Create a Sense of Place; Stimulate Economic Growth; Allow Public Access and Interaction; and Improve Water Quality. A major component of the "Allow Public Access and Interaction" strategy is the development of the 2.5 mile River Loop of which this proposed parkland development project is a part. With the development of this "South Loop" section of the River Loop, a currently blighted area of the Root River frontage will be enhanced through public area improvements as detailed in the grant application. The excitement around the River Loop effort is truly centered on connecting people back to the River and providing a safe alternative for pedestrians and bicyclists to experience Racine's public spaces and riverfront.

Supported by our local community and the RootWorks Initiative project team, we hope that you find this proposal represents a significant opportunity for this program to support an effort that already has momentum as well as alignment of public, private and non-profit partners. Please feel free to contact us with any questions or to discuss the application.

Sincerely,

Mayor John Dickert  
City of Racine



**Notice:** Use of this form is required by the Department of Natural Resources (DNR) for any application filed pursuant to ss. NR 50.06, NR 50.21, and NR 51, Subchapters XI-XV, Wis. Adm. Code. Personal identifiable information will only be used in conjunction with the programs listed above. If you have any questions contact your local community service specialist. Personally identifiable information provided on this form will be used for program administration and will be available to requesters as required under Wisconsin's Open Records Law [ss. 19.31 - 19.39, Wis. Stats.].

Applicant		Individual Authorized to Act on Behalf of Applicant	
City of Racine, WI		John Dickert	
Street or PO Box		Title	
730 Washington Avenue		Mayor	
City, State, Zip Code		Telephone Number	Fax Number
Racine, WI 53403		(262) 636-9111	(262) 635-5347
County		E-Mail Address	
Racine		mayor@cityofracine.org	

**Mail Check to (If different from applicant):**

Name		Address	
N/A			
Organization:		City	State   ZIP Code

Section 1: Project Information						
Project Title: RootWorks South River Loop Public Space and Trail					<b>Financial Summary</b>	
					<b>Total Project Costs</b>	<b>Grant Request</b> (up to 50%)
					\$919,305	\$317,916
Project Type: (Check one)					<b>Sponsor Match Sources:</b>	
<input type="radio"/> Maintenance (RTP only) <input checked="" type="radio"/> Development <input type="radio"/> Renovation <input type="radio"/> Land Acquisition <input type="radio"/> Easement					Sponsor Funds:	
					<i>Cash</i>	\$ 601,389
					<i>Force Account Labor</i>	
					<i>Force Account Equipment</i>	
					<i>Force Account Materials</i>	
Project Location					Donations (Non-Governmental)	
Township	Range	Section	¼	¼ ¼	County	
03 N	23	9			Racine	
GPS Coordinates: 42.728023, -87.785913					<i>Land</i>	\$
					<i>Cash</i>	
					<i>Labor</i>	
					<i>Materials</i>	
					<i>Equipment</i>	
<a href="#">Congressional/Legislative District Numbers</a>					Other	
WI Senate		WI Assembly		US Congress		
21	61		1			
D-U-N-S # 02-047-2601					<b>Total Sponsor Match:</b>	\$601,389

**Project Description**

Provide a detail description of the project proposal that includes the primary purpose and goals; description of the project: public access and use; implementation and key partnerships; and operation and maintenance of the project.

SEE ATTACHMENT 1

**Section 2: General Project Information**

1. **Park/Trail/Recreational Area Name:** RootWorks South River Loop Public Space and Trail (i.e. Lakeshore Park, Big Ben Recreational Area, Six Mile Wilderness Trail, etc.)

**Total Park Acreage:** \_\_\_\_\_ **Acreage for this Project:** 0.50

- Project site is undeveloped       Project site is partially developed

2. **Are there any underground utility easements or overhead power lines on the property?** Explain:  
There is a sanitary sewer main that runs along a portion of the South River Loop from the Machinery Row Promenade to the northeast.

3. **How will the public access the property?** (Check types)

- Roadway       Trail       Adjacent applicant property       By Water  
 Other \_\_\_\_\_

4. **When will the property or facility be open to the public?** Late 2019

5. **Who is the primary project manager?**       Applicant from Page 1       Other - Specify:

6. **Who is handling the financial administration of the project?**       Applicant from Page 1  
 Other - Specify: \_\_\_\_\_

7. **Estimated Project Timeline:**

**Acquisition:** Have you already purchased the property? If yes, date \_\_\_\_\_

If so, have you received a DNR "letter of retroactivity" for the project?       Yes       No

If no, anticipated closing date: \_\_\_\_\_

**Development:** Anticipated Start Date \_\_\_\_\_

Anticipated Completion Date \_\_\_\_\_

8. **Describe the current project site and use.** (Include physical characteristics, topography, vegetation cover type, presence of any waterways/wetlands, current land use and zoning classification, etc.)  
Currently, the site is characterized by underutilization, lack of productive public or private use, and is predominantly impervious surfaces. The existing pier system, roadways, and pathways show signs of wear and are in moderate to severe need of repair. The riverside is seawall and is lined with unmaintained non-native shrubbery that becomes overgrown. This landscaping does not currently aid in stormwater management or water quality improvement.

9. **Are there any known controversies/complications with the proposed project?** Are there any measures proposed to address the controversies/complications?  
There is a great deal of public, private, corporate and non-profit support for this project and the original RootWorks Redevelopment Plan from which this project emerged. The project area for this request is completely City-owned and available for parkland and pathway development as soon as funds are available.

10. **Has the area been surveyed for endangered and rare species?** If yes, explain.  
While the City of Racine has not directly created a survey of endangered species, they, along with area researchers, have completed fish indexing for the area which do not note any endangered species.

11. **Have you discussed the project with your regional DNR Community Services Specialist?**  Yes  No  
DNR Contact Jim Ritchie

**IF ACQUISITION:**

12. The landowner (seller) is a(an):  Individual  Developer  Corporation  Other: \_\_\_\_\_

13. Is the property located within the boundaries of another unit of government?  Yes  No  
If yes, attach copy of approval resolution from other jurisdiction.

14. **Is the property currently being leased or rented?**  Yes  No  
If yes, Date agreement expires: \_\_\_\_\_  
If yes, explain and include copy of the lease.

15. **Are there any buildings on the property?**  Yes  No  
If yes, explain what will be done with them.

16. **After (or at the time of) the land purchase, will a conservation easement be executed on the property?**  Yes  No  
If yes, explain and attach draft easement.

17. **Did the seller originally acquire property 3 or less years before expected date of purchase?**  Yes  No  
If yes, attach copy of seller's deed for potential grant calculation purposes.

18. **Will the property be transferred to another eligible sponsor?**  Yes  No  
If yes, explain and provide the adopting resolution from the accepting sponsor

19. **Is seller requiring payment for property over time?**  Yes  No  
If yes, explain.

**IF DEVELOPMENT:**

20. Does someone other than the applicant from page 1, own the site?  Yes  No  
If yes, explain and attach easement or lease document.

21. Does the State of Wisconsin own the site  Yes  No  
If yes, explain and attach the land use agreement/memorandum of understanding.

22. What soil disturbance will be occurring on the site and what is the size of the total disturbed area?  
According to the plans presented in this application, minimal soil disturbance will occur. The City intends to work within the existing conditions of the site as much as possible including the intention to avoid removing existing concrete and pavement where possible as these coverings may be acting as a cap on subsurface environmental contaminants.

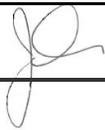
**Certification**

I certify that information in this application and all its attachments are true and correct and in conformity with applicable Wisconsin Statutes.

**Name of Authorized Representative**  
Mayor John Dickert

**Title**  
Mayor

**Signature**



**Date Signed**  
04/28/2017



**Instructions:** Refer to the ranking questions and criteria in the 2017 Grant Program Guidance for the Stewardship Local Assistance (LUG), Federal Land and Water Conservation (LWCF) and Federal Recreation Trails (RTP) grant programs. This form may be used to submit the required responses with the application package. Indicate "N/A" for any questions that are not applicable to the project.

**Notice:** Project selection criteria for these grant programs are developed per Ch. 23, Wis. Stats. NR 51, Wis. Admin. Code, NR 50, Wis. Admin. Code, and provisions of the programs outlined in federal law. Personal information collected on this form will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law [ss. 19.31-19.39, Wis. Stats.].

Project Sponsor	Project Name	Location	Date
City of Racine, WI	RootWorks South River Loop Public Space and Trail	Racine, WI	04/28/2017

**Section A: All Applicants**

All applicants should provide responses to questions in this section.

Eligibility Questions		Response
1	<b>COMPREHENSIVE OUTDOOR RECREATION PLAN</b>	Plan: Park and Open Space Plan for the City of Racine, 2011 Page #:52-53
2	<b>NATURE-BASED RECREATION</b>	The purpose of this project is to return a key stretch of the Root River to public use for the first time in more than 100 years, provide new nature-based recreation opportunities in the heart of Racine, and form a connection to the larger 2.5-mile River Loop, the existing Root River Pathway and Lake Michigan. Development of this area will ensure that all residents have the opportunity to appreciate the Root River and that the area is poised for sustained economic growth and an improved quality of life for residents and visitors alike. The River Loop project's primary purpose is the appreciation of Racine's natural features along the Root River. Nature-based activities in the project area may include, but are not limited to hiking, bicycling, picnicking, fishing, boating, cross-country skiing, and nature study.
3	<b>ACTIVE RECREATION</b>	As a linear pathway system, the River Loop does not directly provide highly developed open spaces for purposes other than nature-based recreation, but does connect to other City of Racine and Racine County parks that provide such opportunities. Where possible, activity rooms are incorporated into River Loop designs to provide some forms of recreation. Additionally, the continuous pathway system provides off street exercise opportunities including cycling, walking, and jogging.
4	<b>LAND MANAGEMENT PLAN</b> (Acquisition Projects Only)	N/A
5	<b>AGRICULTURAL IMPACT EVAL.</b> (Acquisition Projects Only)	N/A
Tie-Breaker Questions (6-10)		Response
6	<b>GREEN TIER</b>	N/A
7	<b>RAILROAD CORRIDOR</b>	While the project is located adjacent to the historic location of a railroad spur, the South River Loop design will not incorporate a trail along the rail corridor. Designs for the complete South River Loop do recapture some of the historic railroad elements through art and interactive features to celebrate this important history.

8	<b>ACCESS TO OTHER OUTDOOR RECREATION FACILITIES</b>	A major component of the 2012 RootWorks Plan, the goal to "Allow Public Access and Interaction" involves the designation of a large portion of the River Loop system as a public riverfront promenade and green space enriched with place-based interactive learning opportunities and a safe path alternative for pedestrians and bicyclists as an extension of the existing Root River Pathway (see Attachment 4). The existing Root River Pathway extends 4 miles from the Main Street Bridge in Downtown Racine west to Colonial Park. A popular way to explore Racine by bicycle, walking or jogging, the Pathway connects to the Lake Michigan Pathway at the Main Street Bridge and also connects to the Racine, Sturtevant, Milwaukee-Racine-Kenosha (MRK), and North Shore trail networks. Connecting via the Phase I Machinery Row Promenade expected for construction in 2017, this proposal is the logical next step toward completion of the full 2.5-mile River Loop. The City has also received funding through the Wisconsin Coastal Management Program to study how to connect North Beach and the Harborside redevelopment site with the River Loop, Root River Pathway, and Lake Michigan Pathway.
9	<b>ACTIVE GRANTS</b>	The City has closed on the final property for acquisition through the 2013 Stewardship grant for the West Bluff Overlook. In addition, funding for the first phase development of the Machinery Row Promenade & Public Space received DNR preliminary approval within the previous fiscal year, and is expected to go to RFP in mid-2017 once final funding is received (pending closure of passive review in April 2017).
10	<b>SAFE ACCESS</b>	Vehicular access will align with the South River Loop through the extensions of both Center and Stannard Streets northward from Water Street, connecting through the Machinery Row private development area. A trailhead will also be constructed under this project at the western terminus of Sam's River Road, which will serve as a transition point between the public parking and Machinery Row Promenade to be developed under the City's successful Phase I proposal for 2016 Stewardship funding. Pedestrian access is provided and will be enhanced along Water Street to the south and Machinery Row to the west, as well as from 4th Street via stairs. A pedestrian bridge and adjacent East Bluff Overlook improvements are planned for future phases that will further enhance pedestrian and handicap-accessible access to the River Loop from this point. The South River Loop puts cyclists and pedestrians at the top of the hierarchy and only allows limited vehicular access intended to allow drop off of supplies at docks along the riverfront. The appropriate traffic calming, road markings, and signage are all planned to clearly delineate the bicycle and pedestrian emphasis in this area.
<b>Ranking Questions (11-16)</b>		<b>Response</b>
11	<b>COMPREHENSIVE PLAN</b>	Yes, "A Comprehensive Plan for the City of Racine: 2035" (see Attachment 11) was adopted by the City in November 2009.
12	<b>PLANS OTHER THAN CORP OR COMPREHENSIVE PLAN</b>	Plan Name: RootWorks: Root River Corridor Redevelopment Plan, 2012 Page #:17 Plan Name: Park and Open Space Plan for the City of Racine, 2011 Page #: 52-53 Plan Name: Racine County Park and Open Space Plan Page #: Map 20 Plane Name: The RootWorks Area Wide Plan (Pending Common Council Adoption June 2017) Pages#: 35;43
13	<b>INTERGOVERNMENTAL COOPERATION</b>	The complete RootWorks Root River Redevelopment Plan which drives the RootWorks Initiative and implementation team, including the South River Loop project, is being supported and implemented by the City of Racine, Racine County, and the Racine County Economic Development Corporation (RCEDC) - in addition to other private and non-profit entities that have supported this effort. While there is no financial intergovernmental consolidation for RootWorks, both the City of Racine and RCEDC are actively involved in the RootWorks Initiative and the River Loop project and both parties understand the economic, social and quality of life benefits which would be realized by this project. Please note the attached letters of support from Racine County and the RCEDC (see Attachment 12).

Project Sponsor City of Racine, WI	Date 04/28/2017	<b>2017 LUG, LWCF and RTP Grant Program Ranking Question &amp; Criteria Responses</b> Form 8700-338 (3/17)	Page 3 of 5
Project Name RootWorks South River Loop Public Space and Trail	Location Racine, WI		

14	<b>LINEAR CORRIDORS</b>	The full South River Loop project will strengthen the existing pathway system by providing off-road alternatives in this section of the Root River. The project will also add pedestrian-friendly park space including displays and overlooks to both appreciate and learn about the River, nature and area ecosystems. This segment of the South River Loop will continue advancing the development of the River Loop pathway system and capitalizes on existing City of Racine ownership of the area for proposed development. The proposed project area also directly connects to the Machinery Row Promenade Phase I development directly to the west.
15	<b>PROJECT COMPLETION AND PREVIOUS GRANTS</b>	The City of Racine has previously been awarded three Stewardship grants: West Bluff Overlook Parkland Acquisition in 2013; Machinery Row Parkland Acquisition in 2015; and Machinery Row Promenade and Public Space Phase I Parkland Development in 2016. The acquisition grant projects have been completed, while final funding of the 2016 grant award is pending as of April 2017.
16	<b>APPRAISALS</b>	N/A

**Section B: Local Assistance & LWCF eligible projects only**

Applicants with projects eligible for Local Assistance or LWCF grants should provide a response to these questions; applicants with projects only eligible for RTP grants should answer "N/A" to these questions.

<b>Ranking Questions (17-32)</b>		<b>Response</b>
17	<b>ECONOMIC BENEFIT</b>	Yes, the project will create opportunities to revitalize the community and advance economic growth and business development that will take advantage of the additional recreation space along the River Loop. Specifically, the project is a critical component of the wider RootWorks Initiative, and will serve as one of the most attractive amenities in the redevelopment of the large former manufacturing sites in the RootWorks area including the Machinery Row District immediately to the west of the proposed project area - providing new tenants of these buildings with a live-work environment and economic benefits for Downtown and the surrounding area. Through implementation of the first phase of the Machinery Row Promenade project, the South River Loop, the full River Loop and the greater RootWorks Initiative, the area will become attractive to existing and new businesses and residents, spawn entrepreneurial activity, promote tourism and commerce, and increase the general quality of life for residents and visitors.
18	<b>FINANCIAL SUPPORT</b>	The City's Intergovernmental Revenue Fund will be the primary source of matching funds for any potential grant award. Tax Incremental District #18, created specifically for Machinery Row and its immediate surroundings, may also provide a portion of the 50% match requirement including final engineering bidding, specifications, and construction, as well as additional infrastructure and accent items for the overall planned South River Loop beyond the scope of this application, subject to available tax increment.
19	<b>PROJECT IMPACT</b>	The project will improve the quality of life for the entire Racine community by promoting educational opportunities to understand the River and its ecosystem (facilitated by planned interpretative displays), promoting bicycling, running and other pedestrian activities along the pathway and connecting people to the cultural and economic resource of the Root River. With the supplemental development of Machinery Row, residents and businesses will be inspired to locate in the area because of the increased recreational space along the urban riverfront.
20	<b>NATURAL HERITAGE INVENTORY/ HISTORICAL RESOURCES</b>	This project is not on the NHI, however, buildings and sites in the area have significant historical and cultural value as it is located in the area where Racine's industrial economy was built. This area of Racine and along the Root River in particular has influenced the unique history of Racine, with J.I. Case (now CNHi), SC Johnson, Western Publishing/ Golden Books, and many others having a key role in the historic development of this specific area. The RootWorks Initiative seeks to both educate on this community history and expand opportunities for education about Root River health and ecology.

Project Sponsor City of Racine, WI	Date 04/28/2017	<b>2017 LUG, LWCF and RTP Grant Program Ranking Question &amp; Criteria Responses</b> Form 8700-338 (3/17)	Page 4 of 5
Project Name RootWorks South River Loop Public Space and Trail	Location Racine, WI		

21	<b>UNIQUE NATURAL FEATURES</b>	N/A
22	<b>DAM REMOVAL</b>	N/A
23	<b>URBAN POPULATIONS</b>	The City of Racine and Racine County are considered to be Urban/Urbanized Areas under this application.
24	<b>DIVERSE POPULATIONS</b>	This project is notable in that it is part of the City of Racine's RootWorks Initiative which is returning historic industrial sites to public access and use for the first time in more than a century, and it will provide new nature-based outdoor recreational opportunities to nearby underserved populations. According to 2015 American Community Survey data from the U.S. Census Bureau, Racine has higher than average unemployment, poverty and minority population rates when compared with national and state averages. The median household income in the City (\$41,500) was about \$12,000 less than the state median (\$53,400), and incomes in the census tracts containing the RootWorks (\$24,000) and Machinery Row subareas (\$21,400) are among the lowest in the City, about \$29,000 and \$32,000 below state average, respectively. The City of Racine struggles with relatively high unemployment (5.4% as of December 2016, per the Bureau of Labor Statistics) and while this rate is down significantly since the height of the recession, the City has not recovered from the economic downturn as quickly as the state as a whole (4.0% unemployment). In addition, the RootWorks and Machinery Row subareas have historically suffered unemployment rates two to three times higher than citywide and statewide averages. The Machinery Row Promenade, South River Loop Public Space and Trail, and River Loop pathway system when built out provide a wide array of free recreational, educational, and community based activities for all citizens of and visitors to the City of Racine.
25	<b>WATER ACCESS</b>	The South River Loop segment proposed under this grant will provide direct public access for water-based recreation (boating, fishing, etc.) along a half-mile stretch of the Root River in downtown Racine.
26	<b>BROWN FIELDS</b>	The South River Loop project area is located directly east of Machinery Row, a brownfield former industrial property. Grant-funded Phase I and II Environmental Site Assessments were conducted by Symbiont and AECOM covering the entire 20-acre Machinery Row area in 2014, followed by an extensive Sampling and Analysis Plan Site Investigation in 2015 (Symbiont). The easternmost portion of Machinery Row, near the proposed trailhead and terminus of Sam's River Road, was found to contain VOCs, PAHs and RCRA metals exceedances that may require remediation; an agreement with the DNR regarding any necessary cleanup activities was reached as part of the City's acceptance of 2015 Stewardship funds for acquisition at Machinery Row and that work will be completed prior to beginning parkland and pathway development activities along the Promenade and South River Loop. Given the historic uses and findings of the 2015 Site Investigation (see Attachment 9) along Sam's River Road, the City does not feel there is a high likelihood of contamination in the proposed RootWorks South River Loop Public Space and Trail development area. However, the appropriate steps will be taken to ensure a clean and safe site for development to occur.
27	<b>NATURE-BASED OUTDOOR ACTIVITIES</b>	N/A
28	<b>COMMUNITY GARDENS</b>	N/A

29	<b>PROJECT CONTINUITY</b>	When the City of Racine utilized DNR Stewardship funds to acquire the Machinery Row Promenade project area, it acquired the necessary land for the RootWorks South River Loop Public Space and Trail via donation from the owners of the adjacent Machinery Row development area (Financial District Properties, dba FDP MR LLC) this was part of the match component of the DNR 2015 Parkland Acquisition grant.
30	<b>PRODUCTS</b>	The planned improvements will use lumber, fixtures, and building supplies made from recycled materials and sourced from Wisconsin wherever possible.
31	<b>SUSTAINABILITY</b>	As an industrial heritage site, the planned improvements will use lumber, fixtures, and building supplies from sustainable sources, including recycled materials salvaged from demolition work, wherever possible. The larger South River Loop is also intended as a demonstration area for stormwater management best practices, including natural infiltration, rain gardens and bioswales.
32	<b>TIMEFRAME</b>	Preliminary design concepts for the entire South River Loop were completed in fall 2016. Final design and engineering work will be completed, ideally with use of this grant, by mid 2018. Construction of this proposed second phase of the River Loop will take place immediately after the Machinery Row Promenade and Public Space in constructed (immediately west of the grant project site under this application, funded in part by a 2016 Stewardship grant), anticipated mid 2018 and completed by fall 2019.

**Section C: RTP projects only**  
Applicants with projects eligible for only RTP grants should provide a response to these questions. All other applicants should answer "N/A" to these questions.

Ranking Questions (33-40)	Response	
33	<b>RTP PROJECT TYPE</b>	N/A
34	<b>YEAR ROUND USE</b>	N/A
35	<b>NUMBER OF COMPATIBLE USES</b>	N/A
36	<b>RESOLVES CONFLICTS BETWEEN USERS</b>	N/A
37	<b>TRAIL SAFETY</b>	N/A
38	<b>SAFE TRAIL DESIGN</b>	N/A
39	<b>LOCAL DONATIONS AND VOLUNTEER SUPPORT</b>	N/A
40	<b>LONG TERM TRAIL</b>	N/A



**2017 Knowles Nelson Stewardship Program**  
**City of Racine, Wisconsin**  
**Rootworks South River Loop Public Space and Trail Development**  
**List of Attachments**

1. Project Description
2. Draft Project Resolution (*to be submitted after May 16, 2017*)
3. Project Location, Boundary, and Topography
  - a. Proposed Development Lots
  - b. Site Topography
4. Development Concept Site Plans
  - a. RootWorks River Loop System Master Plan
  - b. Machinery Row Conceptual Master Plan
  - c. Proposed RootWorks South River Loop Public Space and Trail Improvements
5. Certified Survey Map with Legal Description and GPS Coordinates
6. South River Loop Design: Detailed Conceptual Plans
  - a. Figure 1: Property Ownership
  - b. Figure 2: Framework Plan
  - c. Figure 3: Conceptual Master Plan
  - d. Figure 4: Pathway Section Locations
  - e. Figure 5: Pathway Section A
  - f. Figure 6: Pathway Section B
  - g. Figure 7: Pathway Section C
  - h. Figure 8: DP Wigley & Art Park
  - i. Figure 9: DP Wigley & Story Park
  - j. Figure 10: Azarian Park & River Basin Theater
  - k. Figure 11: East Bluff Overlook & Trailhead at Machinery Row
  - l. Figure 12: Access Plan – Option A
  - m. Figure 13: Access Plan – Option B
  - n. Figure 14: Parking & East Bluff Overlook
  - o. Figure 15: Parking & East Bluff Overlook (Alternative Plan)
7. Development Project Cost Estimate Worksheet
8. Environmental Hazards Assessment Form
9. Site Investigation Report for Machinery Row
10. Warranty Deed
11. Relevant Plans and City Ordinances
12. Letters of Support





## **Attachment 1:** Project Description





**Attachment 1 – Project Description**  
**City of Racine, WI**  
**RootWorks South River Loop Public Space and Trail**

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**Project Description** Provide a detail description of the project proposal that includes the primary purpose and goals; description of the project: public access and use; implementation and key partnerships; and operation and maintenance of the project.

Racine’s RootWorks Initiative (RootWorks) has been underway since 2011. Building off the successful planning effort that launched the *RootWorks: Root River Corridor Redevelopment Plan*, adopted in 2012, the City’s RootWorks project management team has advanced RootWorks through strategic land assembly, private sector developer recruitment, conceptual design for public spaces, and grant procurement. RootWorks has momentum. In 2017, the City of Racine completed the acquisition of the 3.26-acre West Bluff Overlook new public parkland as well as the over 5-acre Machinery Row Riverfront Promenade. To hone the strategic advancement of RootWorks, from 2015-2017 the City of Racine has led a more in-depth USEPA funded Area Wide Plan (AWP) effort for the entire 325-acre area. The RootWorks AWP will be adopted in June 2017, the plan defines top priorities, defines focus districts in the area, and lays out specific strategies to advance revitalization of the RootWorks area. The RootWorks Initiative is focused on achieving four goals: Create a Sense of Place; Stimulate Economic Growth; Allow Public Access and Interaction; and Improve Water Quality.

A key component of the “Allow Public Access and Interaction” goal is the development of the 2.5-mile RootWorks River Loop – a bicycle and pedestrian recreation loop. To advance the River Loop, in 2016, the project team completed a concept plan and schematic design of a half-mile section of the Loop – called the South River Loop. The South River Loop runs along the Root River including Sam’s River Road, the East Bluff Overlook, the Wigley District, and Belle Harbor (see the Detailed South River Loop Design Conceptual Plans in attachment 6). As a critical public connection between the Machinery Row Promenade, Downtown Racine, and the Main Street Bridge, the South River Loop will provide a bicycle and pedestrian transportation corridor, public spaces for enjoying the river, and elements that celebrate riverfront uses and Racine’s history.

The RootWorks South River Loop Public Space and Trail parkland development project will be the first phase of the implementation of the 2016 South River Loop Schematic Design and builds upon past grant awards and the investment the City of Racine has already made in acquiring the land. This grant application focuses on parkland development of property currently under public ownership (see Warranty Deed, Attachment 10) for public use in line with the long-range plans for the area (see Attachments 4a., 4b., and 11).

The RootWorks South River Loop section in this grant application is approximately 725 linear feet of the one-half mile South River Loop segment (see Attachment 4c.). With momentum generated from parkland acquisition of this area, led by a DNR Knowles Nelson Grant, and parkland development of the adjacent Machinery Row Promenade, also funded in part by a Knowles Nelson grant, the time has come to pursue construction funding for the first section of the South River Loop. This project directly connects to the Machinery Row Promenade (projected to be under development in summer 2017) extending public access and the River Loop along the Root River.

**Existing Conditions and Assets**

Currently the South River Loop project area is an approximately half-mile corridor used for automobile transportation and access to Root River boat docks. The full South River Loop corridor has a mix of ownership (See Figure 1 Ownership Map, Attachment 6) including the City of Racine to the south, Pugh Oil Company in the middle and Racine County to the north (Belle Harbor site). The paved roadway known as Sam’s River Road is a public easement running from Machinery Row to a Pugh Marina-owned parking lot on the west end of 2<sup>nd</sup> Street. The asphalt roadway is in average to poor condition with signs of deterioration and water erosion directly into the Root River. Approximately forty-eight piers are

located along the eastern river bank with ownership split between Pugh Marina and City of Racine. The condition of these piers varies with the majority on the east end of Sam’s River Road in need of moderate to significant repairs and those located at the Pugh Marina in better condition. A planted hedge and railroad tie planter separates the head pier from Sam’s River Road. This work is intended to build upon the resources already in place in the South River Loop area:

- Existing docks
- View shed looking north from the East Bluff Overlook/Sam Azarian Park
- Public easement for limited vehicular traffic
- Direct connection between the Machinery Row Promenade and Belle Harbor
- Engaged property owners with plans for private investment and improvements
- Natural bluff/hillside to create activity rooms/nodes

**Proposed RootWorks South River Loop Public Space and Trail Improvements**

The specific funding request for this grant is to construct basic but critical improvements to kickstart the South River Loop project. It is anticipated that the full amenities for the South River Loop will advance as surrounding private development and funding availability allow. Project costs under this proposal include design and engineering costs, as well as the following elements (see 2017 Proposed RootWorks South River Loop Improvements Map, Attachment 4c.):

- Public trailhead connection with kiosk, benches, trash receptacles and trees, situated between the Machinery Row Promenade and a new 67-stall public parking lot for River Loop users (both to be funded with a 2016 Stewardship grant award);
- Asphalt pathway and wood-planked pedestrian boardwalk for more than 725 feet of Root River frontage;
- Accompanying railings, planters and stormwater management vegetation for the above frontage.

The City of Racine’s Intergovernmental Revenue Fund will be the primary source of matching funds for any potential grant award. Tax Incremental District #18, created specifically for Machinery Row and its immediate surroundings including the South River Loop area, may also provide a portion of the 50% match requirement including final engineering bidding, specifications, and construction, as well as additional infrastructure and accent items for the overall planned South River Loop beyond the scope of this application, subject to available tax increment. The project team will seek additional public and private sector investment and grant funding over time to continue River Loop implementation.

**South River Loop Design Program and Influences**

The South River Loop contains numerous features and activity nodes providing a rich experience to users, celebrating recreational opportunities, education, and Racine’s history. The pathway provides both a destination for visitors and a connection to Belle Harbor and Machinery Row. The public space and activity nodes enrich and activate the riverfront, improve access to the river, and provide connections for the community. In the course of drafting this schematic design, the design team kept the following activities and users in mind:

**Design Goals**

1. Close the “Loop”, completing the RootWorks River Loop schematic design (see attachment 4a.)
2. Support river-oriented economic development opportunities
3. Connect Downtown and the neighborhoods to the river
4. Create and enhance image and activity zones
5. Utilize and highlight landmark structures
6. Create a trailhead, activity center, and destination in landmark building
7. Create and provide multimodal access to a new River Road
8. Connect a series of unique green spaces unified by River Road

**Design Program**

- Continuous pathway for pedestrians and bicyclists
- Maintain local vehicular traffic for pier access
- Stormwater best management practices at Root River edge
- Pathway lighting
- Safety bollards to separate pedestrians and bicyclists/vehicles
- Trailheads
- Incorporate adjacent activities
- Historic interpretive features
- Maintain piers

**Design Influences**

Racine’s strong manufacturing history and the rail corridor that once ran along Sam’s River Road are the main influences of the schematic South River Loop design. This history can be found in books, newspaper articles, corporate newsletters, and photos as well as through manufacturing relics found on site. Specific site features that influence South River Loop design include:

- Rail corridor along Sam’s River Road
- Former railyard at Belle Harbor
- Print media and storytelling associated with the Racine Journal Times
- Industrial history of the area
- Marina and nautical themes of the river corridor and harbor
- Historic grain mill at D.P. Wigley
- Brick and heavy timber materials common to the architecture of the area

**Framework Plan (Figure 2, Attachment 6)**

The South River Loop is a unique collection of spaces providing both physical locations for activity and interaction, as well as a linear connection between two of the highest priority redevelopment sites in the City. The Framework Plan is designed to emphasize the dualism of the space and provide a breakdown of the various elements that make up the overall plan.

First, the design breaks the River Road into two distinct districts impacted by topography, geography, land use, history, and more. For each of the districts, the design identifies several specific nodes and proposes specific uses, activities, and programming recommendations. The Framework Plan in Figure 2, Attachment 6 considers the design goals listed above and their relationship to each of the private developments and existing and proposed public spaces.

The South River Loop is designed to have distinct areas that associate with adjacent private development and contain specific gathering spaces, uses, and interpretive features. Each of these areas are seamlessly connected by the South River Loop Pathway with termini at Belle Harbor to the north and Machinery Row to the west. The following describes the features of each area:

**The Wigley District (Figures 8 & 9, Attachment 6)**

The Wigley District is intended to be a node of intensive recreational, dining, and commercial activity with a number of green spaces and opportunities for additional businesses. The district is situated at the north end of the River Road, providing the primary access point from Downtown. It is characterized by a noticeable maritime ambiance and an entrepreneurial business culture. Small business owners include a number of artisans, crafters, and general store operations providing unique products. These types of unique businesses provide a significant attraction on which to build a brand as an artisan destination.

*River Road Trailhead*

The design proposes installing a major trailhead near the intersection of Sam’s River Road and 2<sup>nd</sup> Street. This feature will provide a gateway to the River Road including branding and pathway signage and an informational kiosk. There are opportunities for limited parking along the River Road as well as additional parking close by along Wisconsin Avenue and in the City-owned parking structure. Potential businesses and amenities for the trailhead include bike and paddle rentals and food vendors.

*Wigley Craft District*

As seen in Figure 8, Attachment 6, the Wigley Craft District will center on the D.P. Wigley Building. The building itself will provide an access point to the River Road via an elevator on the south side of the building. Figure 9, Attachment 6 shows the potential for a dining patio to be built on the south side of the Wigley Building and activity to spill out from the ground floor.

In addition to the general store currently located in the Wigley Building, there are already a number of artisan small businesses along Wisconsin Avenue, including a glass blower and a pottery studio. Activities and businesses in the district will build on this strong base of existing small businesses. There are additional opportunities to add craft brewing operations, a distillery, bars and restaurants, and an art-themed park just north of the Wigley Building. The existing docks can potentially be reoriented to allow boats to parallel the river creating a unique aesthetic and an opportunity for riverside dining.

*Story Park & History*

Just to the south of the Wigley Craft District, the Story Park area (Figure 9, Attachment 6) provides a transition point from a busier energy to a more thoughtful and relaxed feeling. The story park area will blend the journalistic heritage of the Racine Journal Times with the industrial history of the area to tell a unique and intriguing story. There is an opportunity to use large panels designed with historic images and stories in a newsprint theme. Seating and landscaping will provide opportunities for visitors to stop for a break while discovering the area. Further to the south the large cinderblock façade of the Racine Journal Times building itself presents an opportunity for a mural depicting the history of journalism in Racine.

**The East Bluff District**

The East Bluff District is distinct from the Wigley District due to the relative isolation and the inclusion of both the lower and elevated elements of the district - the East Bluff Overlook above the River Road on Water Street. This leads to a design that favors passive activities, such as using the wall as a projection screen for movies at river level, and a panoramic view looking west and north at the West Bluff Overlook.

*4<sup>th</sup> Street Bridge Tower & Overlook*

The 4<sup>th</sup> Street Bridge Tower and Overlook will provide opportunities for visitors to take in panoramic views of RootWorks not readily available to the public, views to the surrounding RootWorks area, as well as views to Lake Michigan and the marina. The Tower and Overlook provide the perfect vantage point for people to identify landmarks in the area to seek out on the next stop along the River Loop Trail. The Tower and Overlook can incorporate the history of the 4<sup>th</sup> Street Bridge through displays and historic markers.

*River Road Park & Wall*

Figure 10, Attachment 6 shows the opportunity to utilize the large retaining wall at the riverbend across from CNHi as a projection screen for viewing movies or visual art installations. Currently, the wall is relatively passive and the area sees little activity. Projecting movies and creating the “River Basin Theater” blends manmade and natural features to provide the public the opportunity to enjoy their favorite movies or showcase a talented artist’s work. At this location, there are also a number of opportunities for unique views due to the bend in the river.

*East Bluff Overlook & Trail*

The East Bluff Overlook (Figure 11, Attachment 6) provides another opportunity for visitors to enjoy a unique bird's eye view of RootWorks from the Bluff along Water Street. The East Bluff Overlook will also serve as a point of interest to draw people looking down Park Avenue to the River. Once arriving at the East Bluff Overlook the staircase down to the River Road provides the opportunity to further explore the amenities and activities at the river level. From this vantage point people will be able to see the West Bluff Overlook bookending RootWorks to the west. The curious will be drawn to explore how to navigate to the vantage point looking south and east, and the stairway and directional signage will provide this opportunity.

*River Road Trailhead*

As the southern access point to the River Road and a direct connection to the Machinery Row Promenade, the trailhead at this location will serve to direct those traveling south and west to the shops, restaurants, and public spaces at Machinery Row and those traveling north and east to the River Road. This trailhead will provide an informational kiosk and branding/directional signage. Parking will be available along the River Road.

**Conceptual Master Plan (Figure 3, Attachment 6)**

Please note that this grant application requests funding for only a section of the South River Loop which is itself a subsection of larger planned 2.5-mile River Loop. This is a long-term effort intended to complement other public-private redevelopment activities taking place within the RootWorks 325-acre area that will add lasting value to the Racine community; this grant is critical to ensuring that public space development proceeds as scheduled, and provides the necessary leverage to unlock committed matching funds from the public and private sectors. The following is an overview of all of the planned improvements to be implemented over time as funding allows and development on the rest of the project area proceeds.

The South River Loop schematic design considers ways to relate to and integrate with future private redevelopment at both the east and north as well as along the entire corridor adjacent to Sam's River Road. In order to balance all interests, there has been careful consideration to the future plans of all property owners along the route and at the East Bluff Overlook on Water Street. The Master Plan in Figure 3, Attachment 6 shows the preferred build out for the South River Loop, which can be conducted in phases over time.

**Pathway Design (Figures 5, 6, and 7, Attachment 6)**

The deliverables for the schematic design include three design alternatives for the pathway along Sam's River Road. Each of the pathway designs considered different balances between vehicular and pedestrian traffic and the limitations of the physical facilities along Sam's River Road. Due to the narrow road way at points the proposed cross section must vary as can be seen in Figure 4, Attachment 6. All cross sections recognize the need to limit automotive traffic to necessary access rather than through traffic to ensure safety and emphasize the pedestrian nature of the development. The three pathway cross sections are as follows:

*Pathway A (Figure 5, Attachment 6)*

Pathway A is the preferred design where physical conditions permit. This section is designed for the wider areas of the pathway and permits limited vehicular access primarily for the private docks along the seawall. This design proposes a two-way circulation of traffic along the pathway with priority given to cyclists and through traffic discouraged. A separate concrete sidewalk is provided for pedestrians with lighted traffic bollards to define the space and add protection. All lighting along the pathway emphasizes a pedestrian scale and is specifically chosen to require minimal upkeep in a marine environment. Section A also shows the existing hedgerow replaced by a vegetative buffer of native plants requiring minimal

maintenance and helping with storm water infiltration. Visitors will have access to the existing head pier if they wish to stroll next to the river's edge.

*Pathway B (Figure 6, Attachment 6)*

Pathway B is proposed for areas where site limitations do not allow the preferred pathway width, to maintain the pedestrian and bicycle/vehicular corridors, the pedestrian way is proposed over the existing head pier – built on top of existing infrastructure, no structural changes to the sea wall are required. A new head pier would need to be constructed to access the piers as shown in Figure 6, Attachment 6.

*Pathway C (Figure 7, Attachment 6)*

To provide public access to Belle Harbor, extension of the Lake Michigan Pathway is proposed along the water edge. The design to be similar in form – 20' wide concrete multi use path, railing and overhead lighting. The color of the railing may be different than existing in order to provide a distinctive pallet for the development. A 4-foot wide vegetative buffer will be added to allow for stormwater infiltration and also separates public and private property. The proposed pathway design locations are marked in *Figure 4 Attachment: Pathway Section Locations* to show the transition points between sections.

**Pathway Access (Figures 12 & 13, Attachment 6)**

There are two primary access points to the pathway at the south end near Machinery Row and the north end near Belle Harbor. A third access point is proposed to help visitors descend from the East Bluff Overlook to the South River Loop via a stairway connection near the existing parking lot owned by a private business.

The south/east end of the South River Loop is currently accessed through the Machinery Row property. To maintain this public access, the City of Racine will have permanent access through the Machinery Row redevelopment through the upcoming parkland acquisition of over 5 acres which includes Sam's River Road. A major trailhead will be installed here.

Access at the north end of the pathway is currently at the parking lot where 2<sup>nd</sup> Street ends. This will be a permanent public access easement or a replatted public rights of way to connect the South River Loop to 2<sup>nd</sup> Street. As can be seen in Figures 12 and 13, Attachment 6 there are two options for this reconfiguration which depend on the redevelopment of Belle Harbor. Both options maintain one-way ramps that connect State Street and 2<sup>nd</sup> Street to Washington Street as well as recommend 2<sup>nd</sup> Street convert to two-way traffic to accommodate South River Loop ingress and egress.

*Option A (Figure 12, Attachment 6)*

Option A proposes that 2<sup>nd</sup> Street traffic flows freely into Washington Street. The South River Loop access connects to 2<sup>nd</sup> Street at a controlled intersection most likely using an all-way stop.

*Option B (Figure 13, Attachment 6)*

Option B requires the existing building at the southwest corner of the Belle Harbor site to be demolished. This provides an opportunity for a four-way intersection with ingress and egress at the Belle Harbor site where the 2<sup>nd</sup> Street parking lot currently sits. An access drive to the Belle Harbor site would provide circulation on and through Belle Harbor, while southbound traffic can access the River Road or the Wisconsin Avenue ramp.

**Parking and East Bluff Overlook (Figures 14 & 15, Attachment 6)**

West of Azarian Park, a cantilevered overlook at the East Bluff Overlook would bookend a similar feature proposed for the West Bluff Overlook (Figure 14, Attachment 6). A stairway down to Sam's River Road could be installed west of the parking lot to provide additional connections for overlook users curious to explore more. The lot is currently privately owned so consideration of ownership interests and potential

partnerships should be explored. The design explores the potential to install the public overlook and public access through the existing parking lot with the loss of only a few parking stalls.

The alternative plan (Figure 15, Attachment 6) would reconstruct the parking lot to incorporate the public overlook with no loss of parking stalls. A retaining wall would be required to expand the parking lot footprint and would add a significant cost to the project.

### **Stormwater Best Management Practices**

Improving water quality and river health is one of the primary goals set forth in the *RootWorks Plan*. Every future project in the area should include best stormwater management practices to reduce runoff into the Root River. The schematic design identifies the following opportunities for incorporation into the South River Loop design and private development projects:

### **Vegetative Buffer Strips at River's Edge & Pathway**

Along the entire river edge of the River Road there is an opportunity to add a vegetative buffer strip to aid filtration and slow infiltration of rain water. Utilizing native prairie grasses and plant species known to be low maintenance and hydrophilic at each opportunity will provide better stormwater management along the River Road.

### **Slope Management & Revegetation**

The East Bluff Overlook provides an opportunity to add vegetation and plant species that will slow the infiltration of water from Water Street during rain events. Additionally, slope management and revegetation will provide erosion controls reducing the amount of turbidity and suspended solids in the River.

### **Project Implementation**

The RootWorks Initiative project management team (PMT) is already in place and actively engaged in the long-term implementation of the effort. The PMT includes both public and private sector representatives, including: Mayor John Dickert, City of Racine; Amy Connolly and Matt Sadowski, Director and Assistant Director, City of Racine Department of City Development; Rachana Kothari, Brownfield Specialist, Racine County Economic Development Corporation; State Representative Cory Mason; George Whitaker, State Government Affairs, CNH Industrial; Julie Anderson, Director of Public Works and Development Services, Racine County; and planning and urban design consultants Vandewalle & Associates. The team unanimously approved the grant application for this effort and the previous request for Knowles-Nelson Stewardship funds for parkland acquisition. The City of Racine City Council approved this request for Knowles-Nelson Stewardship Funds on May 16, 2017.

### **Problems**

There is a great deal of local support for the RootWorks Initiative which includes the Machinery Row and River Loop projects. The *RootWorks Plan* was approved unanimously by the City Council, and no individual went on record against the projects during the formal public hearings. The major threat to the South River Loop project, and the RootWorks Initiative in general, is the availability of project funds to realize the project vision. The City of Racine has regularly had one of the highest unemployment rates in the state, and city funds for the development of this project are scarce. With a successful Knowles-Nelson Stewardship application, however, the City of Racine will be able to build upon its acquisition of the parkland area of this property from the private sector, leverage other grant sources for planning and construction, and tap into tax increment financing to complete the full 2.5-mile River Loop in the coming years.

**Timeline, Operation and Maintenance**

Preliminary design concepts for the entire South River Loop were completed in fall 2016. Final design and engineering work will be completed with this grant if awarded as soon as possible, planning for mid-2018. Construction of this proposed section of the River Loop will occur following final engineered plans/construction drawings and bidding anticipated to begin fall 2018 completed by summer 2019. The RootWorks South River Loop Public Space and Trail project area, as part of a DNR parkland acquisition grant has been permanently designated as public parkland, to be managed and operated by the City of Racine Department of Parks, Recreation, and Cultural Services.



**Attachment 2:**  
Draft Project Resolution  
(Adopted Resolution to be  
submitted after May 16, 2017)



Department of City Development



Matthew G. Sadowski, AICP  
Assistant Director/Principal Planner

Room 102 - City Hall  
730 Washington Avenue  
Racine, Wisconsin 53403  
262 636-9151  
Fax: 262 635-5347

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**DRAFT**

**Resolution No. \_\_\_\_\_-17**

W-DNR Knowles Nelson Stewardship Grant for the Parkland Development: Proposed RootWorks South River Loop Improvements

Resolved, that permission is granted to the Assistant Director of City Development to apply for a \$320,000 W-DNR Knowles Nelson Stewardship Grant for the Parkland Development: Proposed RootWorks South River Loop Improvements (Grant Control #00135)

Fiscal Note: \$600,000.00 in funds are budgeted in the 2017 IG Capital Budget in associated line items in the TID 18 project plan. Funds will be used for design, engineering, and amenities associated with the River Loop areas south of Fourth Street and will include walkways and railings, stormwater plantings, walkway corridor, and sidewalks and amenities.





**Attachment 3:**  
Project Location, Boundary, and Topography



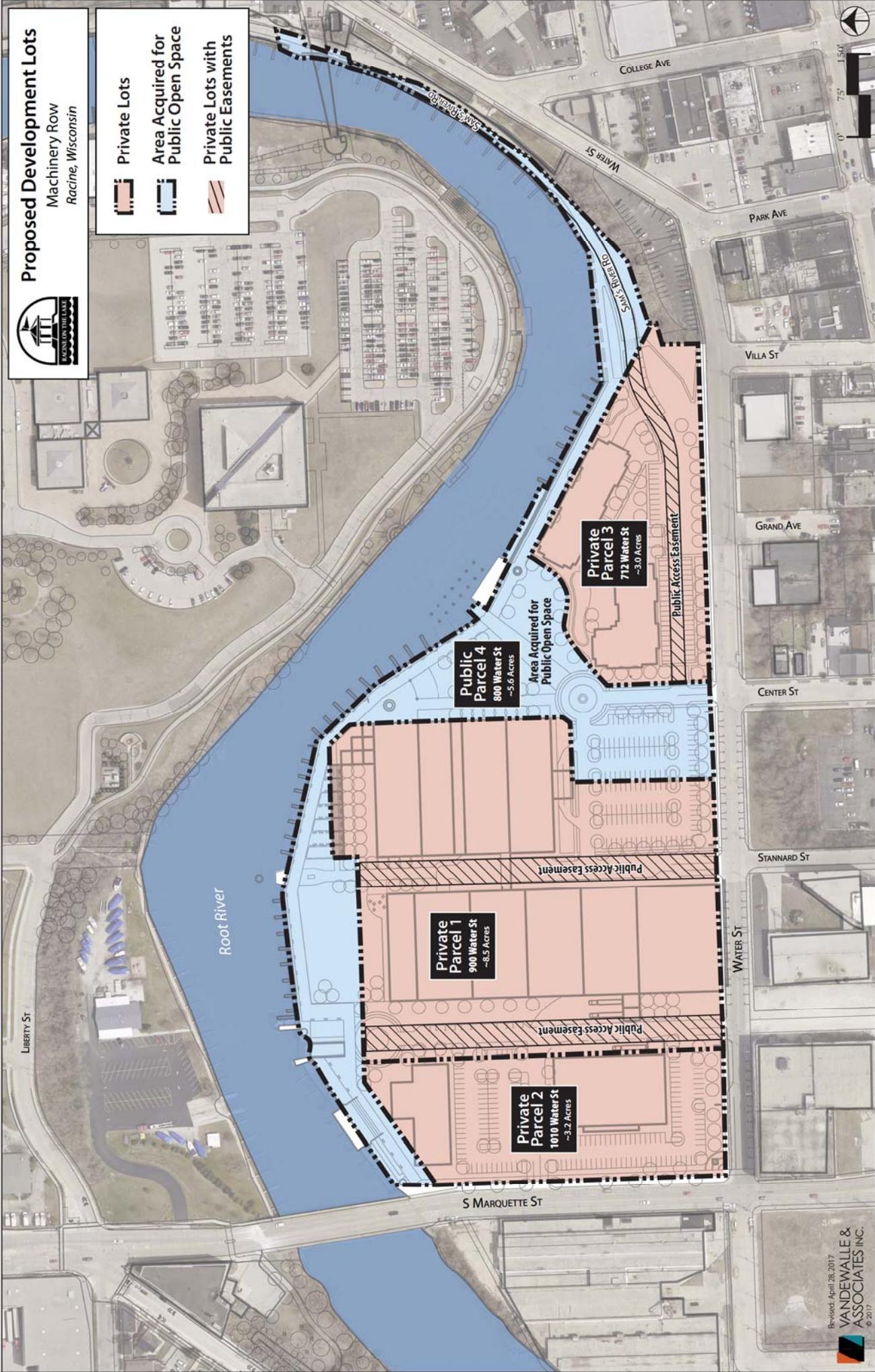




# Proposed Development Lots

Machinery Row  
Racine, Wisconsin

- Private Lots
- Area Acquired for Public Open Space
- Private Lots with Public Easements





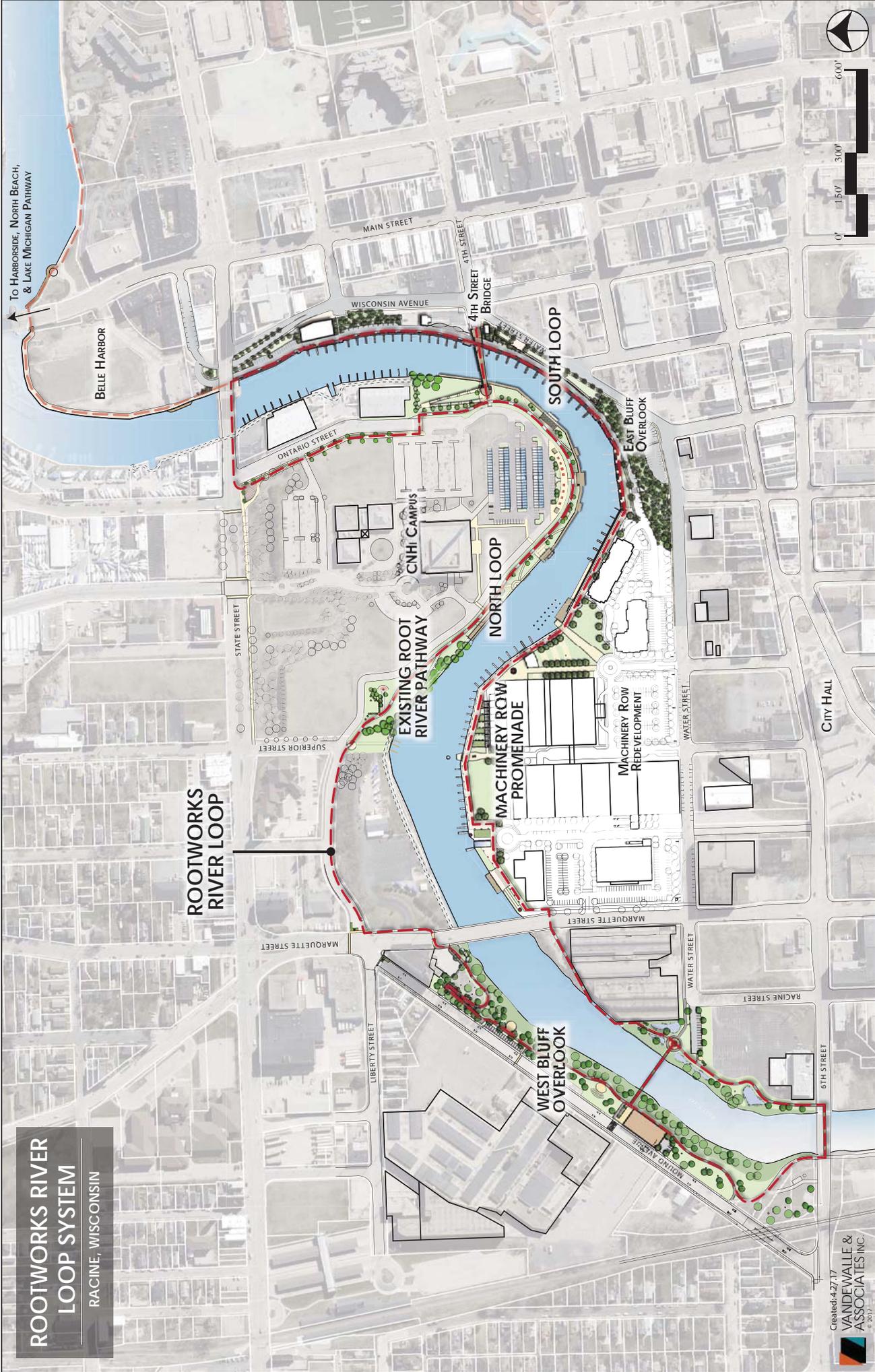


**Attachment 4:**  
Development Concept Site Plans





**ROOTWORKS RIVER  
LOOP SYSTEM**  
RACINE, WISCONSIN



To HARBORSIDE, NORTH BEACH,  
& LAKE MICHIGAN PATHWAY

BELLE HARBOR

MAIN STREET  
WISCONSIN AVENUE  
4TH STREET  
4TH STREET BRIDGE

SOUTH LOOP

EAST BLUFF  
OVERLOOK

ONTARIO STREET

CNHI CAMPUS

NORTH LOOP

EXISTING ROOT  
RIVER PATHWAY

MACHINERY ROW  
PROMENADE

MACHINERY ROW  
REDEVELOPMENT

ROOTWORKS  
RIVER LOOP

SUPERIOR STREET

MARQUETTE STREET

CITY HALL

WATER STREET

WEST BLUFF  
OVERLOOK

LIBERTY STREET

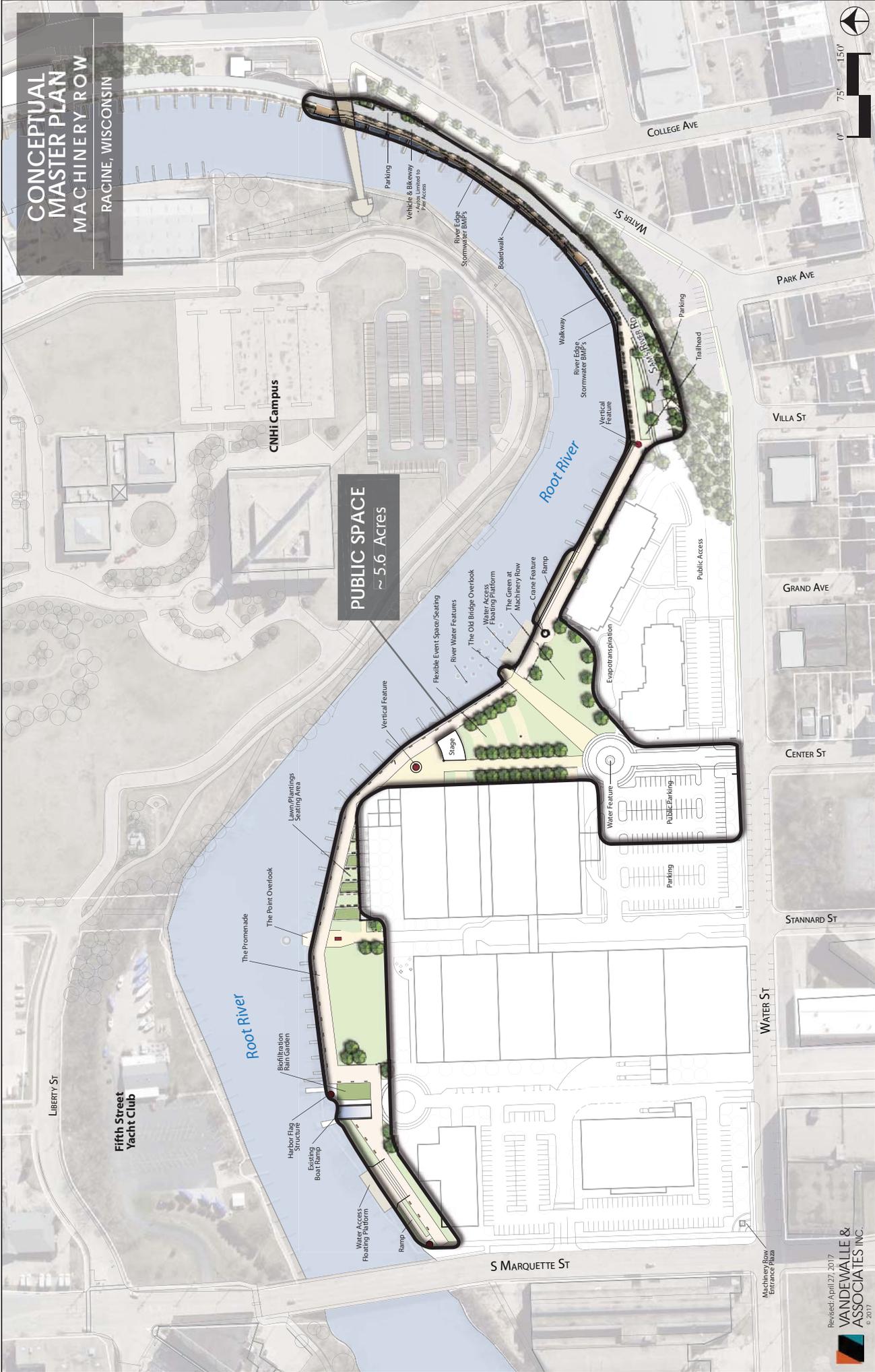
WATER STREET

RACINE STREET

6TH STREET



**CONCEPTUAL  
MASTER PLAN  
MACHINERY ROW**  
RACINE, WISCONSIN



**PUBLIC SPACE**  
~ 5.6 Acres

**CNHi Campus**

**Fifth Street  
Yacht Club**

**Root River**

**Root River**

**S MARQUETTE ST**

**WATER ST**

**LIBERTY ST**

**COLLEGE AVE**

**PARK AVE**

**VILLA ST**

**GRAND AVE**

**CENTER ST**

**STANNARD ST**

**Root River**

**The Promenade**

**The Point Overlook**

**Biofiltration  
Rain Garden**

**Harbor Flag  
Structure**

**Boat Ramp**

**Water Access  
Floating Platform**

**Ramp**

**Lawn/Plantings  
Seating Area**

**Vertical Feature**

**Stages**

**Flexible Event Space/Seating**

**River Water Features**

**The Old Bridge Overlook**

**Water Access  
Floating Platform**

**The Green at  
Machinery Row**

**Crane Feature**

**Ramp**

**Water Feature**

**Public Parking**

**Parking**

**Equip/transpiration**

**Public Access**

**Trailhead**

**Vertical Feature**

**River Edge  
Stormwater BMP's**

**Walkway**

**Boardwalk**

**Stormwater BMP's**

**Vehicle & Bikeway  
Public Access**

**Parking**

**Trailhead**

**Vertical Feature**

**River Edge  
Stormwater BMP's**

**Walkway**

**Boardwalk**

**Stormwater BMP's**

**Vehicle & Bikeway  
Public Access**

**Parking**

**Trailhead**

**Vertical Feature**

**River Edge  
Stormwater BMP's**

**Walkway**

**Boardwalk**

**Stormwater BMP's**

# PROPOSED ROOTWORKS SOUTH RIVER LOOP IMPROVEMENTS

RACINE, WISCONSIN

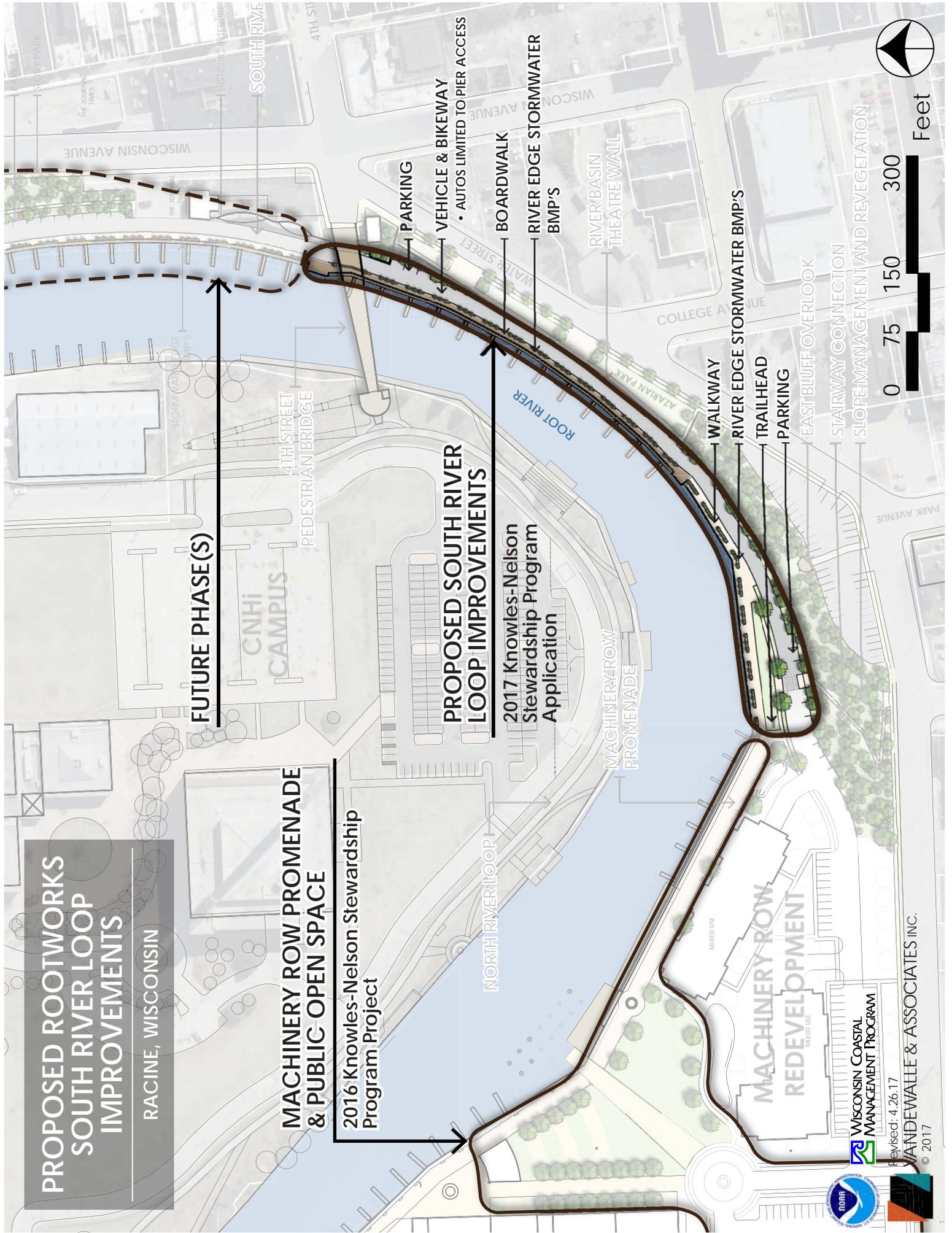
## MACHINERY ROW PROMENADE & PUBLIC OPEN SPACE

2016 Knowles-Nelson Stewardship Program Project

## PROPOSED SOUTH RIVER LOOP IMPROVEMENTS

2017 Knowles-Nelson Stewardship Program Application

## FUTURE PHASE(S)







**Attachment 5:**  
Certified Survey Map with Legal Description  
and GPS Coordinates



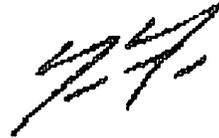


CERTIFIED SURVEY MAP NO. 3224

MACHINERY ROW

Document Title

Document Number



TYSON FETTES  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$32.00  
Pages: 5



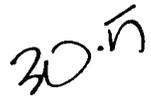
Old Parcel ID Number(s)

- 276000003541001 – 1010 Water St. – Lot 1
- 276000003531003 – 900 Water St. – Lot 2
- 276000003528001 – 800 Water St. – Lot 3
- 276000003531004 – 700 Water St. – Lot 4

Document drafted by:  
Donald C. Chaput  
Professional Land Surveyor S-1316  
Chaput Land Surveys LLC  
234 W. Florida Street  
Milwaukee, WI 53202

Return to Name and Address Below:

Matthew G. Sadowski  
City Development  
730 Washington Avenue  
Racine, WI 53403



New Parcel ID Number(s)

- 276000003541002 – 1010 Water St. - Lot 1
- 276000003531005 – 900 Water St. – Lot 2
- 276000003528002 – 800 Water St. – Lot 3
- 276000003531006 – 700 Water St. – Lot 4

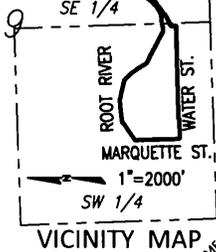


# CERTIFIED SURVEY MAP NO. 3024

A redivision of Lots 1, 2, 3 and 4 of Certified Survey Map No. 3203, recorded in the office of the Register of Deeds office for Racine County, Wisconsin on June 14, 2016, in Volume 10 of Certified Survey Maps, Page 514, as Document No. 2436996, a division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, a part of Block 1 and all of Blocks 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Avenue, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

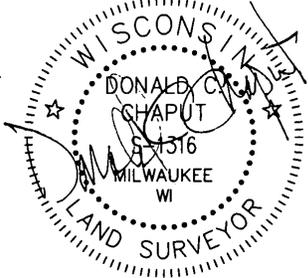
LINE	BEARING	DISTANCE
L1	N79°51'29"E	45.0'±
L2	S10°27'10"W	48.13'
L3	S78°52'12"W	20.30'
L4	N79°52'12"E	15.88'
L5	S79°52'12"W	16.04'
L6	S58°19'14"E	22.41'
L7	S31°09'36"W	119.55'
L8	S33°47'07"W	118.36'
L9	S39°35'50"W	89.66'
L10	S45°14'31"W	34.13'
L11	N58°19'14"W	13.57'
L12	S10°12'40"E	10.22'
L13	S09°13'19"E	77.57'
L14	S77°22'05"W	3.01'
L15	N01°58'52"W	8.78'
L16	S01°53'42"E	11.85'

SW 1/4 & SE 1/4  
SEC. 9, T3N, R23E.



- Indicates found 1" iron pipe.
- ⊕ Indicates found Chisled "X"
- △ Indicates found Mag Nail
- Indicates set 1.315" O.D. iron pipe 18" in length, weighing 1.68 lbs. per lineal foot.
- T.B.R. Indicates building "TO BE RAZED"

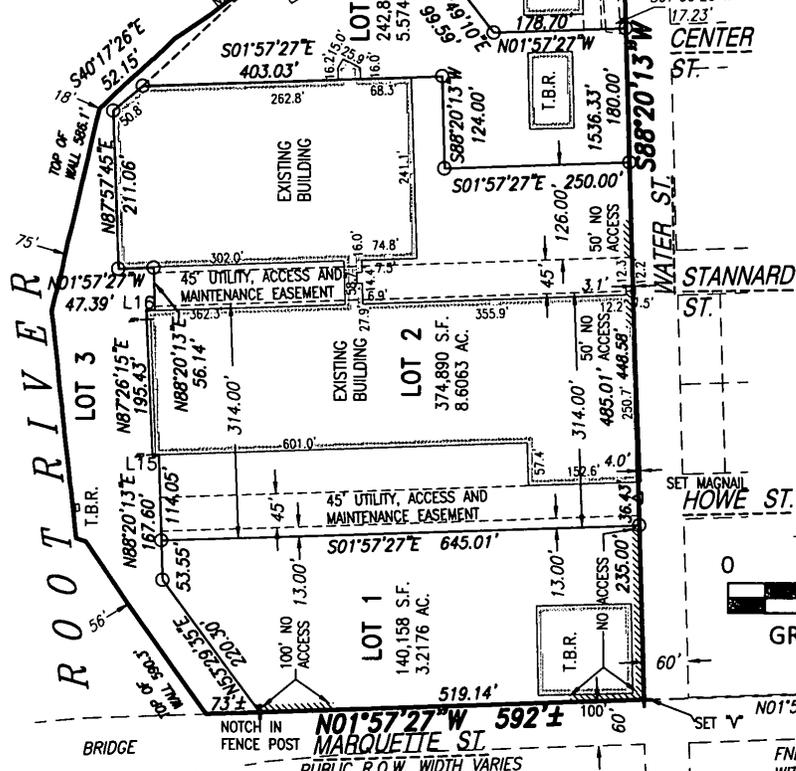
CONC. MON. WITH BRASS CAP  
SE COR. OF SW 1/4 SEC. 9, T3N, R23E.  
EAST LINE OF SW 1/4 SEC. 9, T3N, R23E.



November 29, 2016

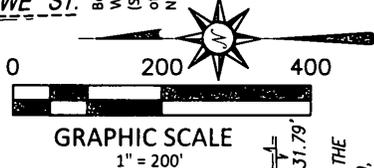
Note: See notes on Sheet 3 of 4.

Subdivider:  
FDP MR, LLC  
201 N. Harrison St.  
Suite 402  
Davenport, IA 52801



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 of Section 9, Town 3 North, Range 23 East, bears N88°00'23"E.

CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	67.01'	981.05'	3°54'49"	S16°17'54"W	67.00'
C2	18.20'	995.05'	1°02'53"	S16°20'32"W	18.20'
C3	63.80'	981.05'	3°43'34"	S21°11'09"W	63.79'
C4	189.01'	877.00'	12°20'53"	S51°49'23"W	188.64'
C5	148.48'	886.50'	9°35'46"	S63°02'25"W	148.30'
C6	127.48'	886.50'	8°14'21"	S62°21'43"W	127.37'
C7	21.00'	886.50'	1°21'25"	S67°09'36"W	21.00'
C8	75.08'	56.00'	76°47'52"	N76°15'18"E	69.57'
C9	53.73'	48.00'	64°08'24"	N83°53'22"E	50.97'



CHAPUT LAND SURVEYS LLC  
234 W. FLORIDA STREET  
MILWAUKEE, WI 53204  
414-221-8068  
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

Drawing No. 1813-deb  
Sheet 1 of 4 Sheets



# CERTIFIED SURVEY MAP NO. 3724

A redivision of Lots 1, 2, 3 and 4 of Certified Survey Map No. 3203, recorded in the office of the Register of Deeds office for Racine County, Wisconsin on June 14, 2016, in Volume 10 of Certified Survey Maps, Page 514, as Document No. 2436996, a division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, a part of Block 1 and all of Blocks 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Avenue, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

## Corporate Owner's Certificate of Dedication

FDP MR, LLC, a limited liability company and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

FDP MR, LLC, does further certify that this map is required by s.236.34 and the City of Racine Code of Ordinances to be submitted to the following for approval: City of Racine

IN WITNESS WHEREOF, the said FDP MR, LLC has caused these presents to be signed by Rodney A. Blackwell, its President, and countersigned by Jennifer Kakert, at Davenport, Iowa, and its corporate seal to be hereunto affixed on this 30<sup>th</sup> day of November, 2016.

In the presence of:  
Kimberly Brown  
 \_\_\_\_\_  
 FDP MR, LLC

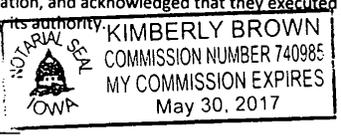
11/30/16  
 \_\_\_\_\_  
 Rodney A. Blackwell, President Date

Countersigned: Jennifer Kakert 11-30-16  
 \_\_\_\_\_  
 Jennifer Kakert Date

STATE OF IOWA)  
 :SS  
 SCOTT COUNTY)

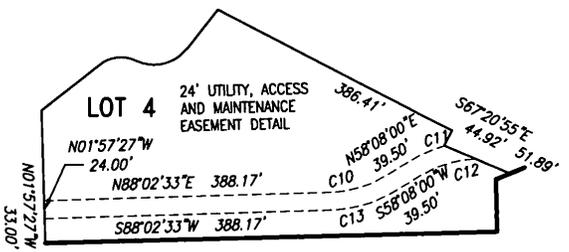
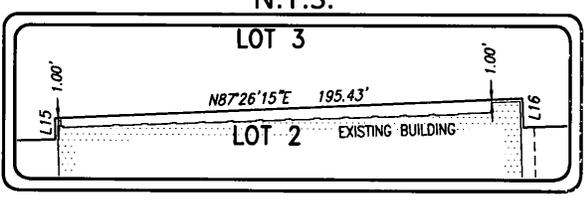
Personally came before me this 30<sup>th</sup> day of November, 2016, Rodney A. Blackwell, President and Jennifer Kakert, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)  
 Notary Public, Kimberly Brown  
 Iowa  
 My commission expires 5/30/17

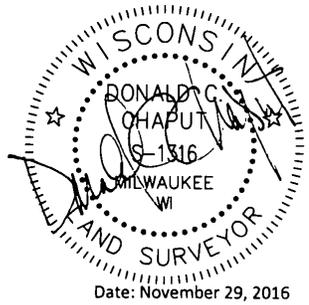


- Notes:
- 1) The Utility, Access and Maintenance Easements, as shown, are granted to the City of Racine for the benefit of the public. Agreements for these easements are recorded by a separate document at the Racine County Register of Deeds.
  - 2) All Lots in this CSM have ingress/egress access to all of the Lots shown herein.
  - 3) Public access to Lots 3&4 to be maintained per Common Council Resolution No. 9419 of 3-20-84 and the non-revocable Access Agreement between the owners and City of Racine dated June 5, 1984 unless otherwise modified upon the agreement of all parties thereto.
  - 4) 24' Utility, Access and Maintenance Easement as shown on C.S.M. No. 3203 is hereby amended by the easement shown hereon.

## DETAIL N.T.S.



CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C10	78.30'	150.00'	29°54'33"	N73°05'16"E	77.42'
C11	47.86'	174.00'	15°45'31"	N66°00'35"E	47.71'
C12	76.62'	150.00'	29°15'54"	S72°45'57"W	75.79'
C13	90.83'	174.00'	29°54'33"	S73°05'16"W	89.80'



Date: November 29, 2016

# CERTIFIED SURVEY MAP NO. 3774.

A redivision of Lots 1, 2, 3 and 4 of Certified Survey Map No. 3203, recorded in the office of the Register of Deeds office for Racine County, Wisconsin on June 14, 2016, in Volume 10 of Certified Survey Maps, Page 514, as Document No. 2436996, a division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of Block 21, a part of Lot 7 of Block 11 and a part of Block 22 all of the Original Plat of Racine, a part of Block 1 and all of Blocks 5, 6, 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Avenue, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East, City of Racine, Racine County, Wisconsin.

## Consent of Corporate Mortgagee

The City of Racine, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of FDP MR, LLC, owner.

IN WITNESS WHEREOF, the said City of Racine has caused these presents to be signed by John Dickert, its Mayor, and countersigned by Janice Johnson Martin, its City Clerk, at Racine, Wisconsin and its corporate seal to be hereunto affixed this 1st day of December, 2016.

In the presence of:

\_\_\_\_\_  
(Corporate Seal)  
Corporate Name

[Signature] 12-1-16  
John Dickert, Mayor Date  
[Signature] 12-1-16  
Janice Johnson Martin, City Clerk Date

STATE OF WISCONSIN) :SS  
RACINE COUNTY)

Personally came before me this 1st day of December, 2016, John Dickert, Mayor, and Janice Johnson Martin, City Clerk of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)  
Notary Public: [Signature]  
My commission expires 11-15-19

## PLAN COMMISSION CERTIFICATE OF APPROVAL

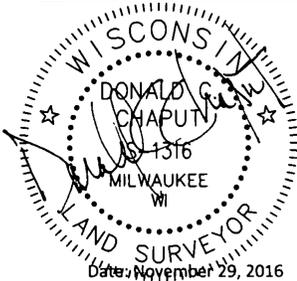
APPROVED by the Plan Commission of the City of Racine on this 22<sup>nd</sup> day of May, 2016.

[Signature]  
CHAIRPERSON  
[Signature]  
SECRETARY

## COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Racine in accordance with the Resolution adopted on this 2<sup>nd</sup> day of June, 2016.

[Signature]  
Janice Johnson Martin, City Clerk  
[Signature]  
John Dickert, Mayor







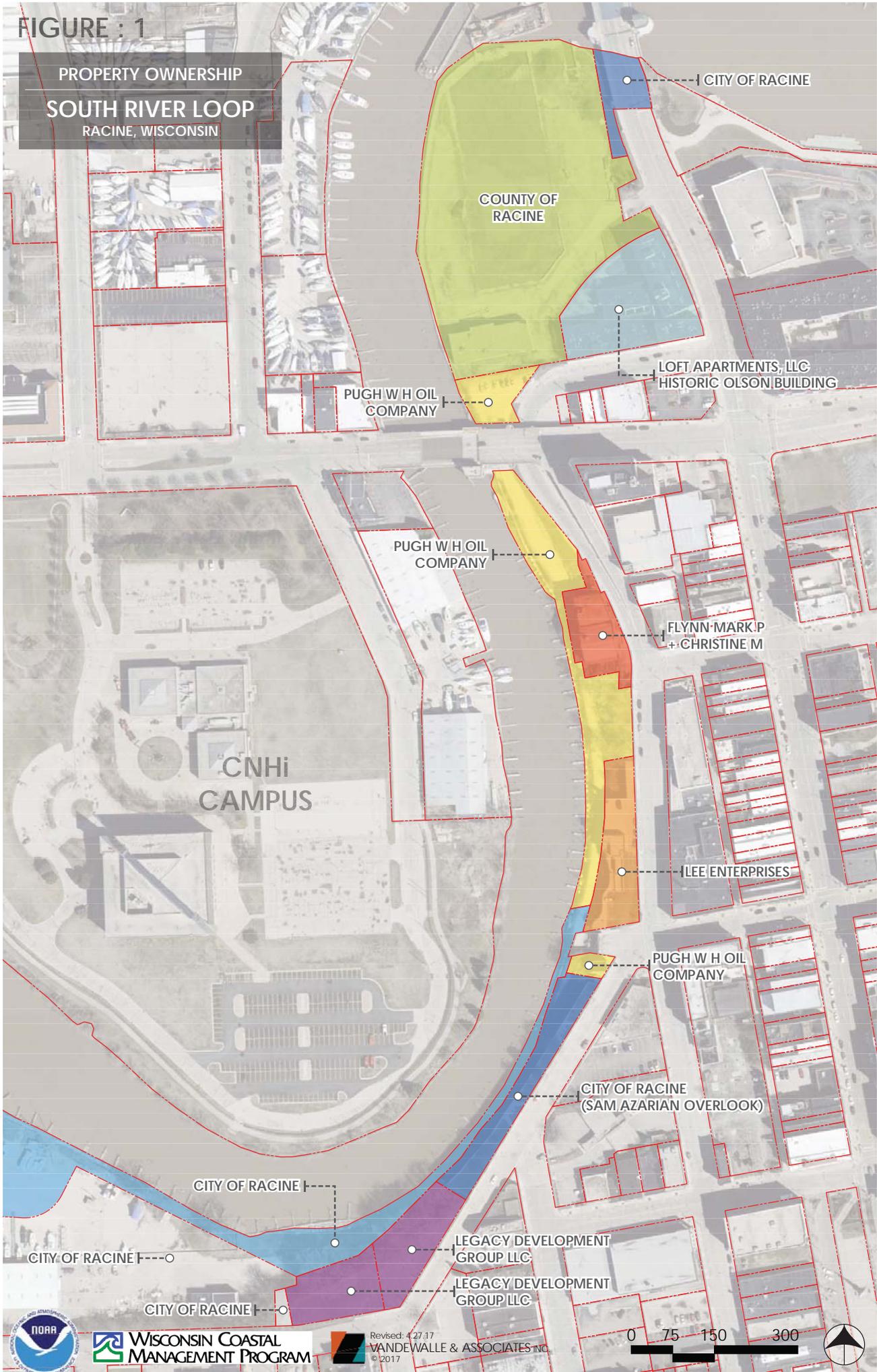
**Attachment 6:**  
South River Loop Design: Detailed  
Conceptual Plans





FIGURE : 1

PROPERTY OWNERSHIP  
SOUTH RIVER LOOP  
RACINE, WISCONSIN



**FIGURE : 2**

**FRAMEWORK PLAN**  
**SOUTH RIVER LOOP**  
 RACINE, WISCONSIN

**RIVER ROAD RE/CREATE**

- Pedestrian Path & Bike Way with Priority Lanes
- Two-way Calmed Roadway (local access)
- Integrated

**RIVERWALK CONNECTION**

- Continue Pedestrian Riverwalk from Lakefront to Machinery Row
- Underpass at Main St Bridge
- Match Style and Materials

**WIGLEY DISTRICT**

**RIVER ROAD TRAILHEAD**

- River Road Gateway (Signage, Kiosk)
- Parking on River Road
- Trail, user signage
- Rentals (Boat, Bike)
- Additional Parking on Wisconsin Ave

**WIGLEY CRAFT DISTRICT**

- DP Wigley Building as Landmark and Trailhead (Bar, Restaurant, Rentals, Museum)
- Craft Brewery
- Craft Artisans
- Pedestrian Alley
- Existing Rooftop Restaurant
- Streetscape Enhancements
- Wisconsin Ave to River Connection
- Parking Structure Enhancements
- Accessible Boats (Bar, Restaurants, Lodging)

**HISTORY**

- Newspaper as Story Teller
- "Story Park" with Historic Images and Interpretation
- Large Historic Photo on Building Wall
- Parking on River Road
- Interpretation of Riverfront History (Railroad along river, i.e.)

**MACHINERY ROW**

Future Residential, Commercial and Production Development

**BELLE HARBOR**

Future Residential and Hospitality Development

**EAST BLUFF DISTRICT**

**4TH ST BRIDGE TOWER & OVERLOOK**

- Bike and Pedestrian Connection between Sides of River and Lakefront Downtown to CNHi
- Landmark Structure

**PARK & WALL**

- Project Images onto Wall as River Basin Theater
- Enhance Sam Azarian Overlook Park
- Interpretation of Views

**OVERLOOK & TRAIL**

- Overlook (Bookend to West Bluff Overlook)
- Trail Connection from Sam Azarian Overlook Park to River Road Trailhead

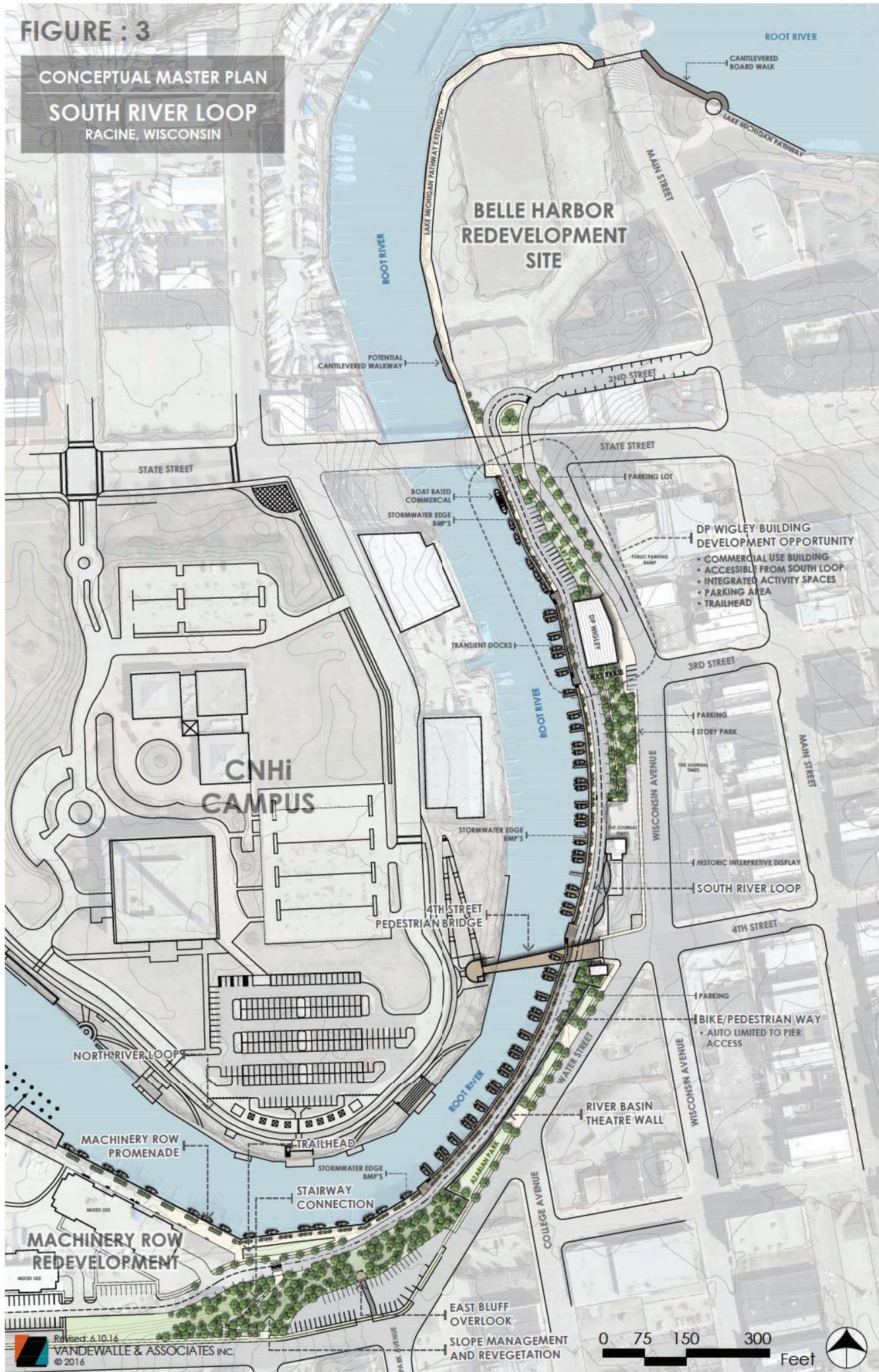
**RIVER ROAD TRAILHEAD**

- River Road Gateway (Signage, Kiosk)
- Parking on River Road
- Trail, user signage



FIGURE : 3

CONCEPTUAL MASTER PLAN  
SOUTH RIVER LOOP  
RACINE, WISCONSIN



**BELLE HARBOR REDEVELOPMENT SITE**

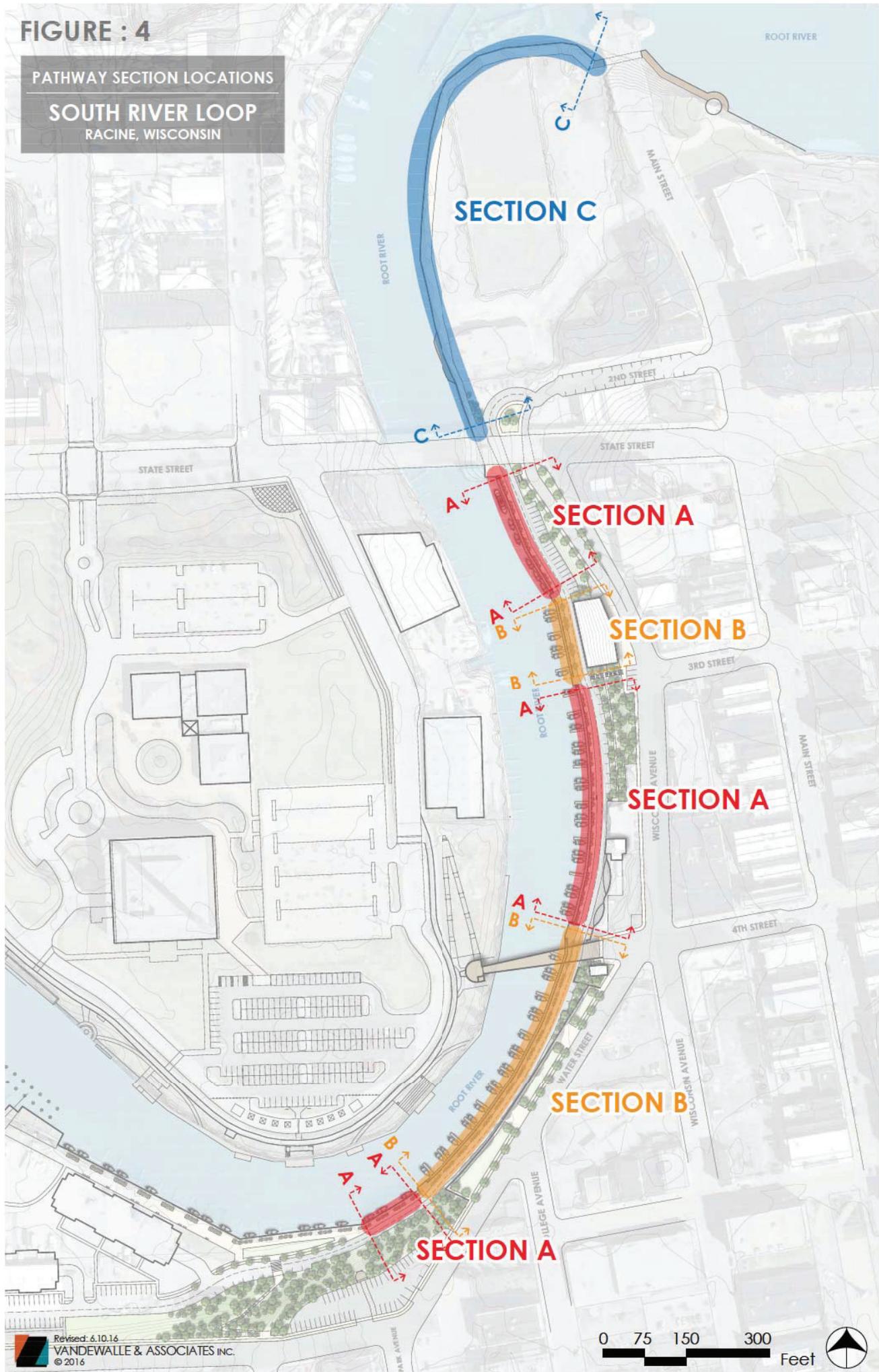
**CNHi CAMPUS**

**MACHINERY ROW REDEVELOPMENT**

- DP WIGLEY BUILDING DEVELOPMENT OPPORTUNITY**
- COMMERCIAL USE BUILDING
  - ACCESSIBLE FROM SOUTH LOOP
  - INTEGRATED ACTIVITY SPACES
  - PARKING AREA
  - TRAILHEAD

**FIGURE : 4**

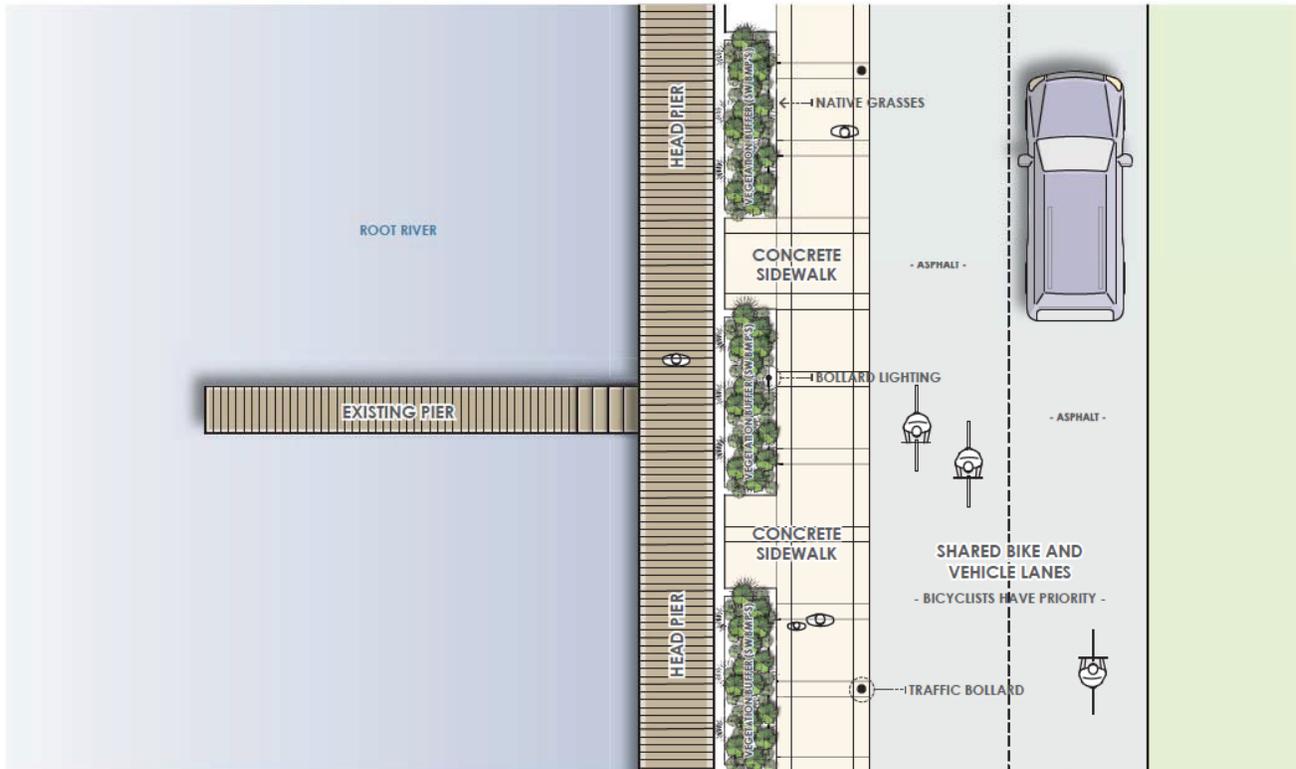
**PATHWAY SECTION LOCATIONS**  
**SOUTH RIVER LOOP**  
RACINE, WISCONSIN



**FIGURE : 5**

**PATHWAY SECTION A**  
**SOUTH RIVER LOOP**  
 RACINE, WISCONSIN

**PLAN VIEW**



**SECTION VIEW**

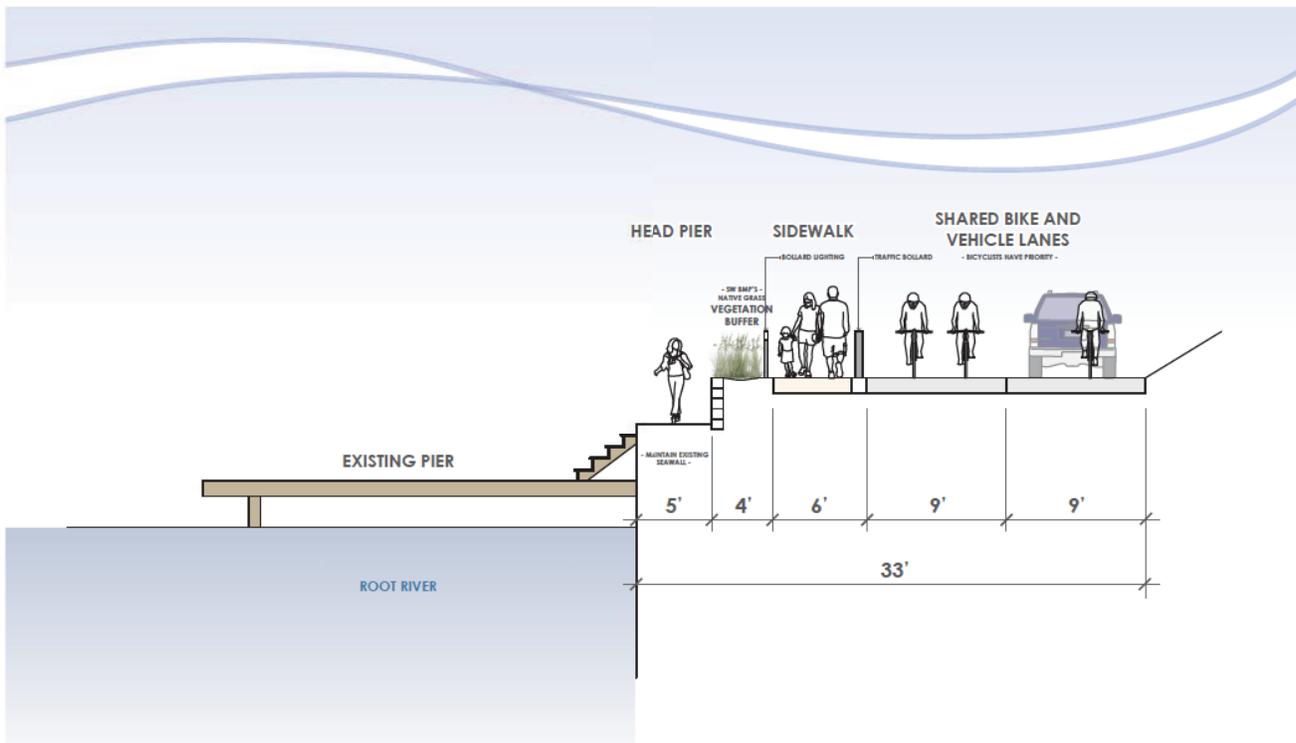
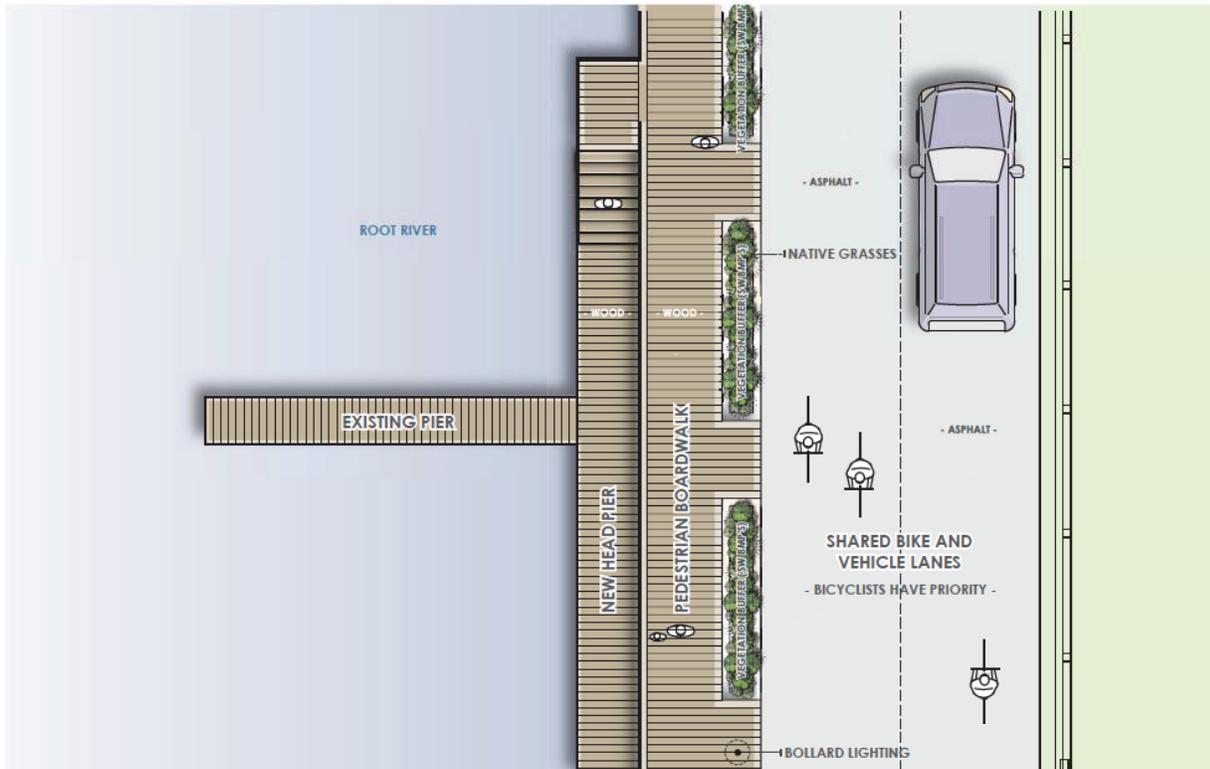


FIGURE : 6

PATHWAY SECTION B  
SOUTH RIVER LOOP  
RACINE, WISCONSIN

PLAN VIEW



SECTION VIEW

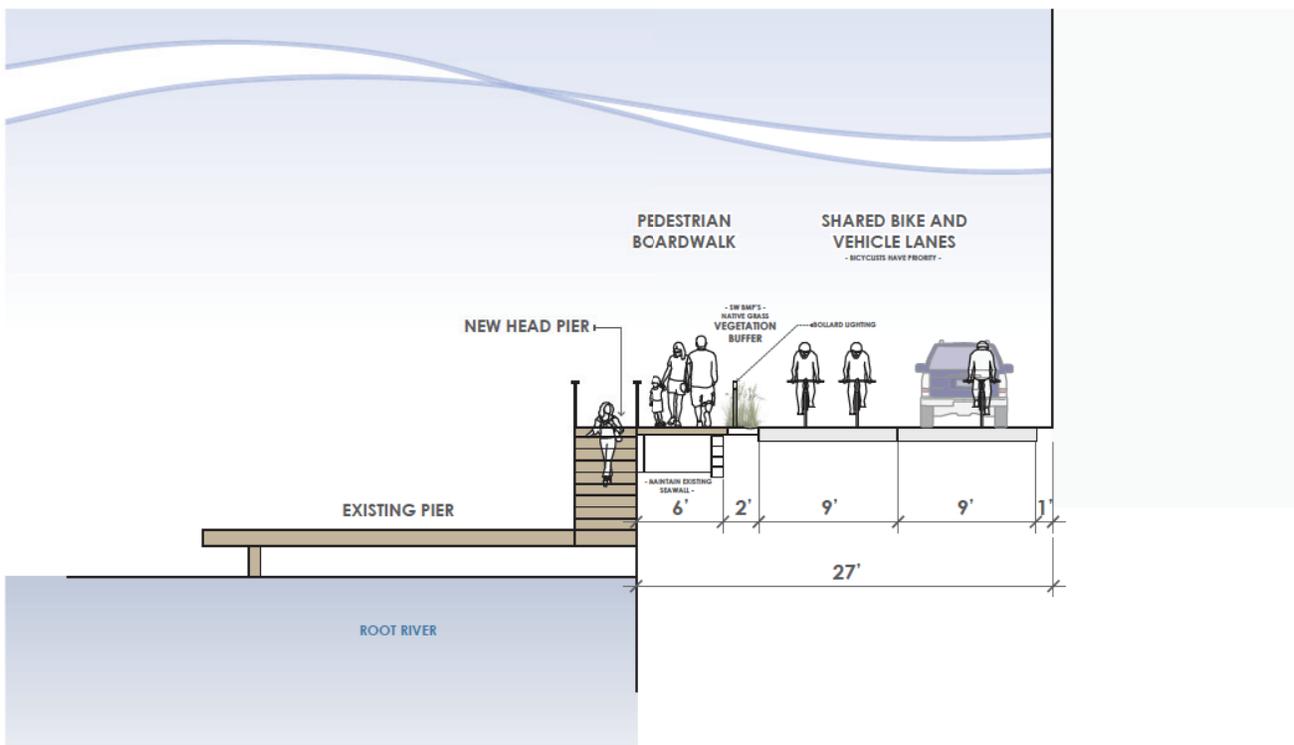
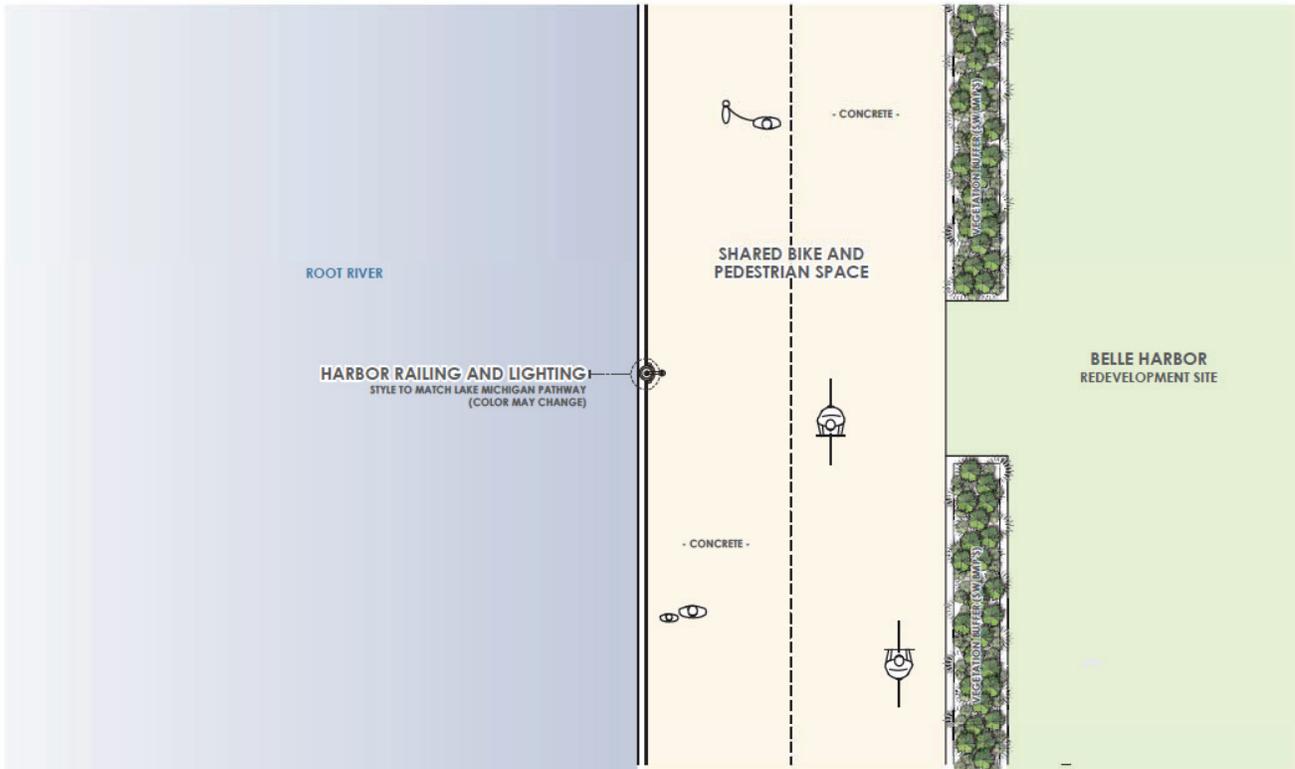


FIGURE : 7

PATHWAY SECTION C  
SOUTH RIVER LOOP  
RACINE, WISCONSIN

PLAN VIEW



SECTION VIEW

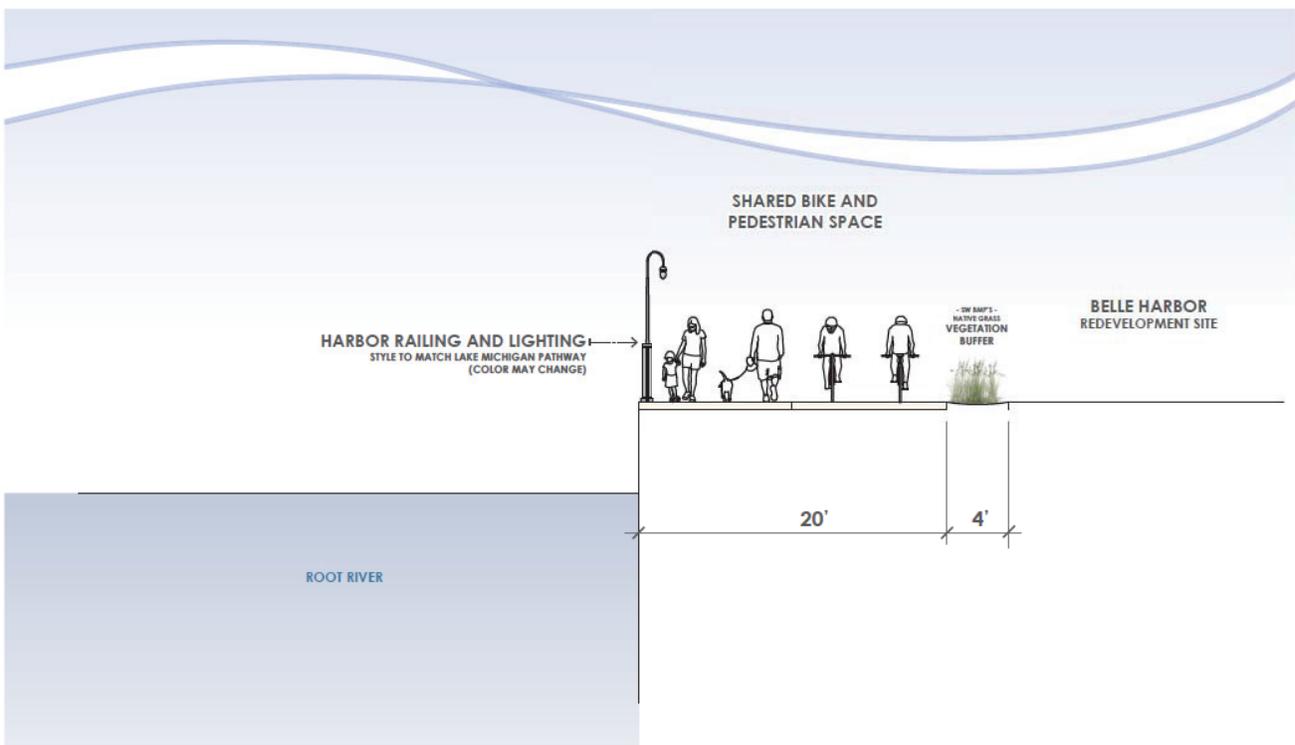


FIGURE : 8

D.P. WIGLEY & ART PARK  
SOUTH RIVER LOOP  
RACINE, WISCONSIN

LOOKING SOUTH



FIGURE : 9

D.P. WIGLEY & STORY PARK  
SOUTH RIVER LOOP  
RACINE, WISCONSIN

LOOKING NORTH



**FIGURE : 10**

**AZARIAN PARK & RIVER BASIN THEATER**  
**SOUTH RIVER LOOP**  
RACINE, WISCONSIN

LOOKING NORTHEAST



**FIGURE : 11**

EAST BLUFF OVERLOOK & TRAILHEAD  
AT MACHINERY ROW

**SOUTH RIVER LOOP**  
RACINE, WISCONSIN

LOOKING NORTHEAST



# FIGURE : 12

## ACCESS PLAN - OPTION A

### SOUTH RIVER LOOP RACINE, WISCONSIN

BELLE HARBOR  
REDEVELOPMENT SITE

BELLE HARBOR  
LOFT APARTMENTS

MAIN STREET

ROOT RIVER

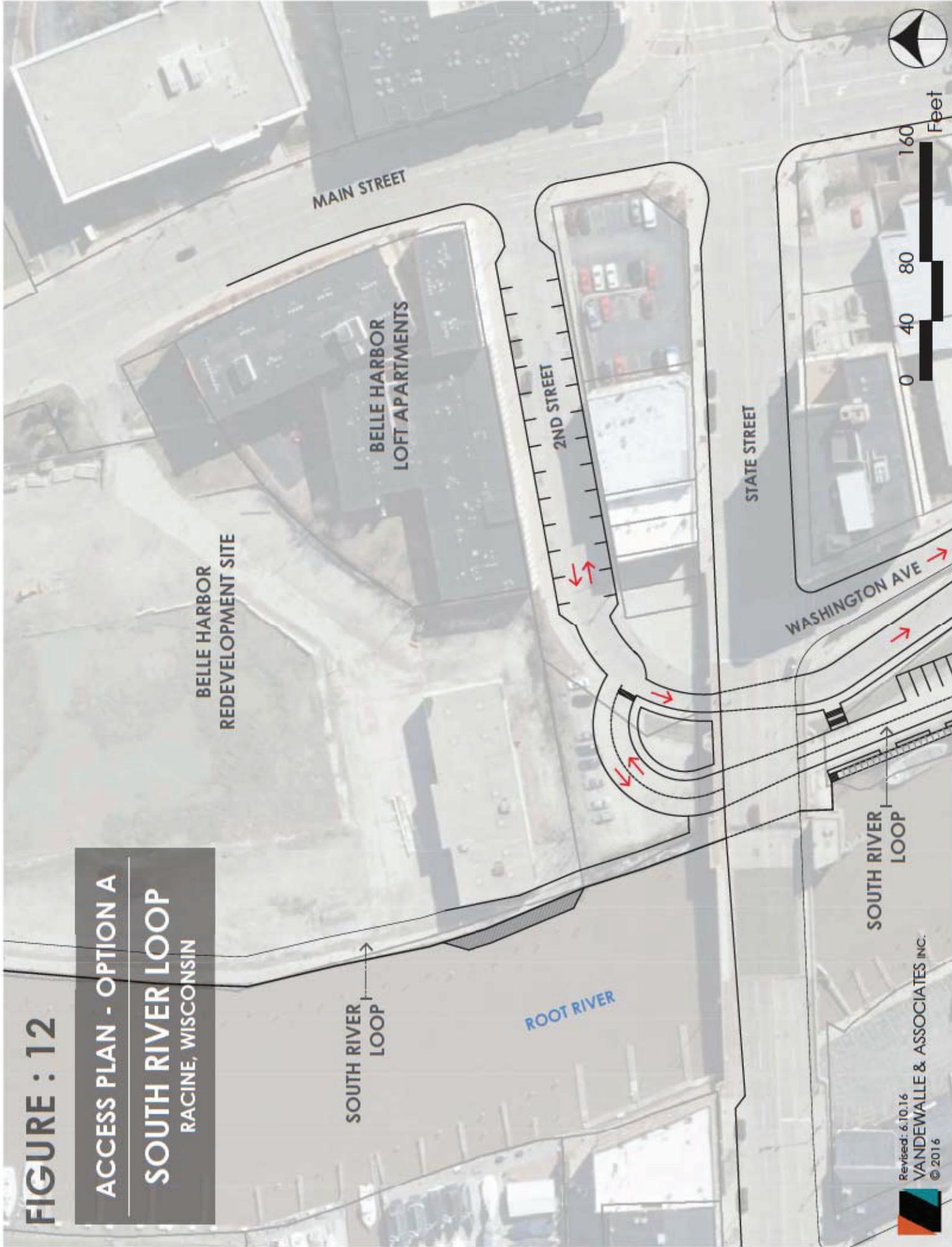
SOUTH RIVER  
LOOP

2ND STREET

STATE STREET

SOUTH RIVER  
LOOP

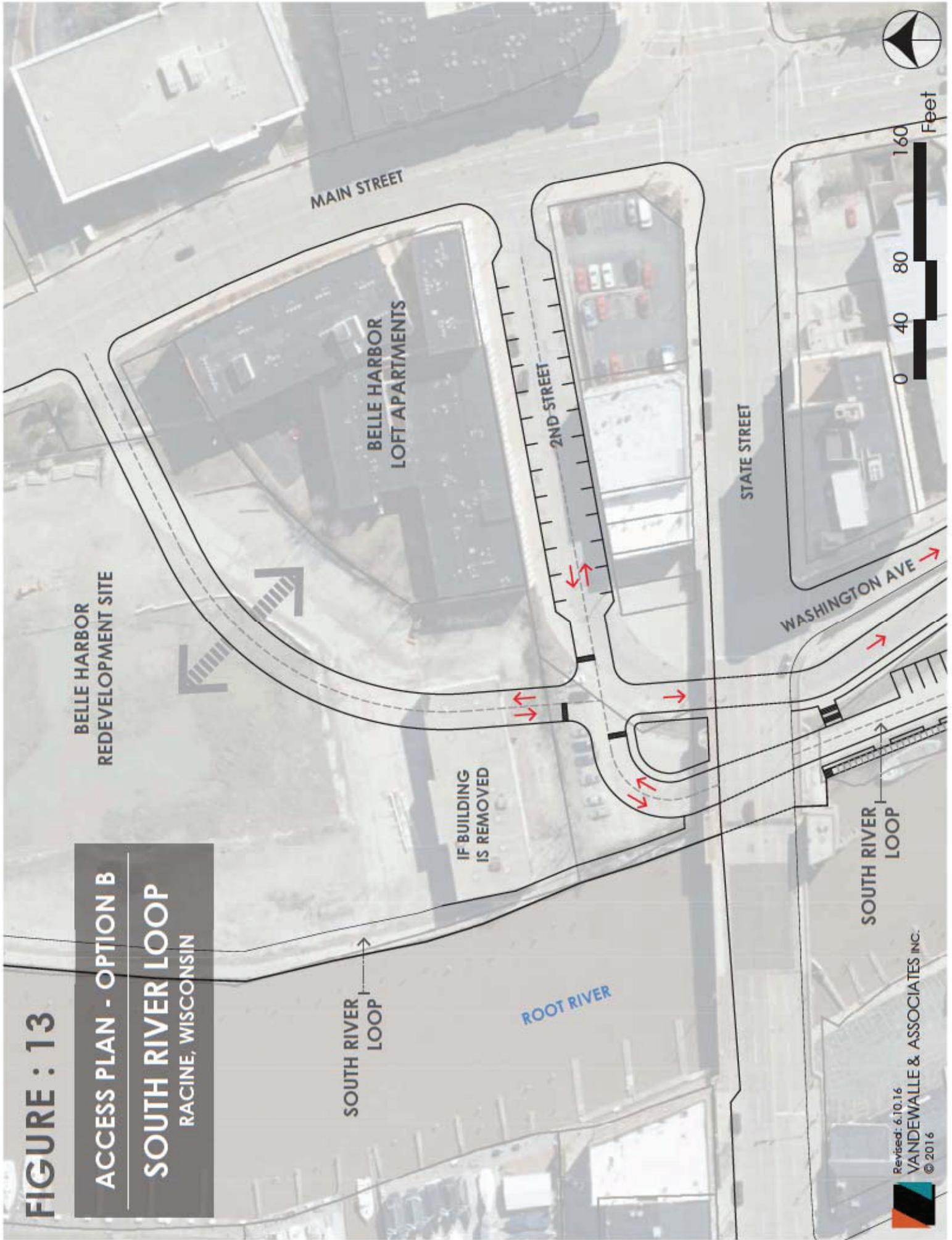
WASHINGTON AVE



# FIGURE : 13

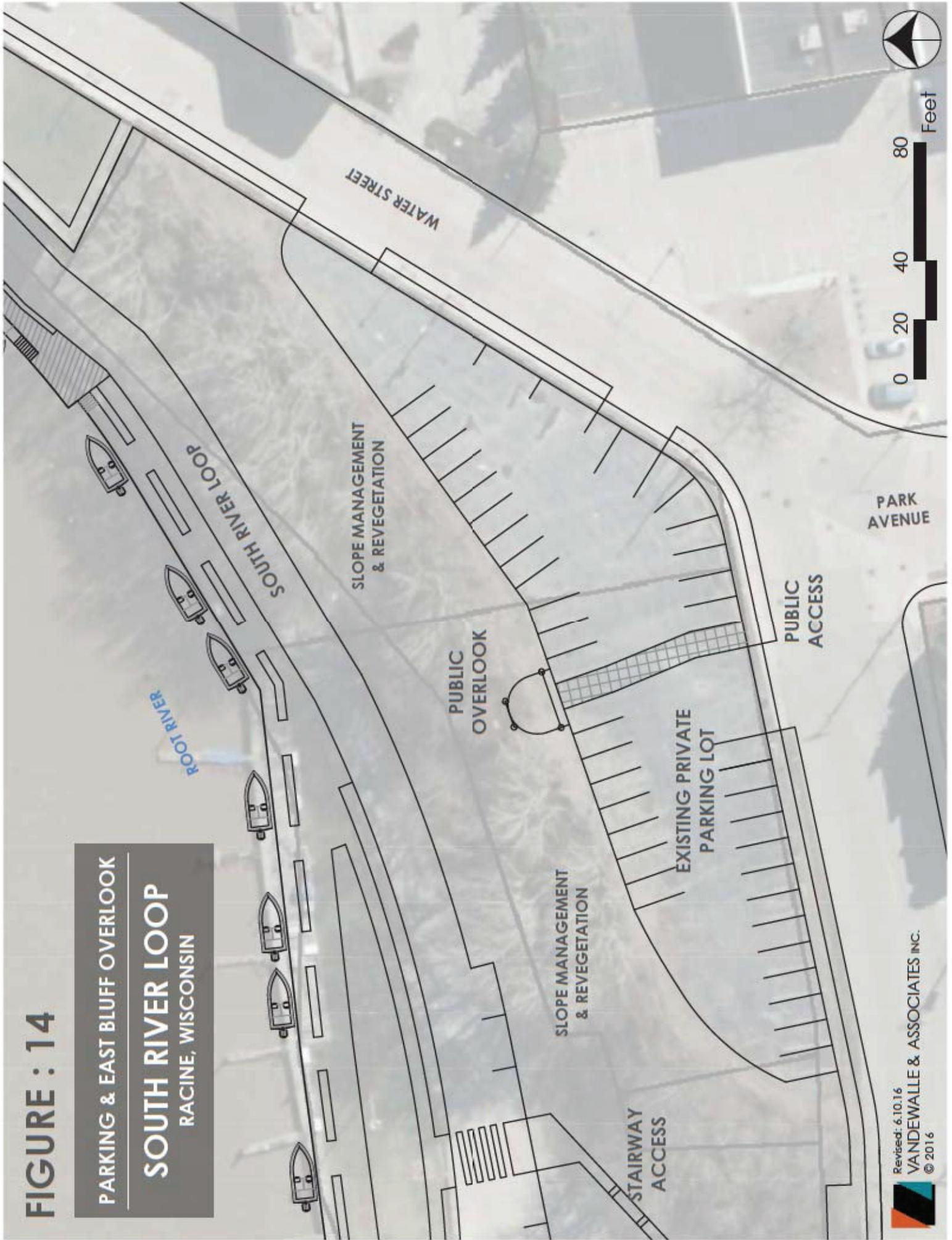
## ACCESS PLAN - OPTION B

### SOUTH RIVER LOOP RACINE, WISCONSIN



# FIGURE : 14

**PARKING & EAST BLUFF OVERLOOK**  
**SOUTH RIVER LOOP**  
RACINE, WISCONSIN



# FIGURE : 15

## PARKING & EAST BLUFF OVERLOOK SOUTH RIVER LOOP RACINE, WISCONSIN

(ALTERNATIVE PLAN)

ROOT RIVER

SOUTH RIVER LOOP

WATER STREET

SLOPE MANAGEMENT & REVEGETATION

PUBLIC OVERLOOK

SLOPE MANAGEMENT & REVEGETATION

RECONSTRUCTED PARKING LOT

PUBLIC ACCESS

PARK AVENUE

STAIRWAY ACCESS







**Attachment 7:**  
Development Project Cost Estimate  
Worksheet





For use with Recreation Grant Application Forms

Project Name: RootWorks South River Loop Public Space and Trail		Prepared By: Matthew Sadowski	Date 04/28/2017
County Racine	Project Applicant: City of Racine, WI	Landowner Name City of Racine, WI	<input checked="" type="radio"/> Public <input type="radio"/> Private

Indicate - (C) Contract , (F) Force Acct., (D) Donated

DEVELOPMENT PROJECT ITEMS <i>List by individual item or break down by Use Areas (See Item List On Back Of This Form)</i>	Quantity	Unit of Measure	Component Costs	Estimated Total Item Cost
Site Prep				
Mobilization/Permitting	1	ea	\$18,000.00	\$18,000.00
Demo & Site Prep	1	ea	\$24,000.00	\$24,000.00
Vehicle & Bikeway - Corridor Long (~1,020 ft)				
Roadway Pavement (18' wide)	18,360	sf	\$3.60	\$66,096.00
Ribbon Curb	2,040	lf	\$14.40	\$29,376.00
Parking along Vehicle & Bikeway				
Parallel parking paving near 4th St Bridge (3 stalls)	530	sf	\$7.20	\$3,816.00
Parallel parking Curb & Gutter near 4th St Bridge	82	lf	\$14.40	\$1,180.80
Parallel parking paving at Mach Row End (11 stalls)	1,600	sf	\$7.20	\$11,520.00
Parallel parking Curb & Gutter at Mach Row End	220	lf	\$14.40	\$3,168.00
Lighting (pedestrian scale/parking lot)	5	ea	\$8,400.00	\$42,000.00
Lighting conduit	350	lf	\$18.00	\$6,300.00
Trailhead at Machinery Row End				
Kiosk	1	ea	\$12,000.00	\$12,000.00
Benches	3	ea	\$3,600.00	\$10,800.00
Trash Receptables	1	ea	\$2,400.00	\$2,400.00
Trees	4	ea	\$720.00	\$2,880.00
Walkway, Boardwalk & Headpiers - Corridor Long				
Head Pier & Seawall Repair	1	ea	\$60,000.00	\$60,000.00
Benches (every 200')	5	ea	\$3,000.00	\$15,000.00
Trash Receptacles	2	ea	\$2,400.00	\$4,800.00
Lighting (bollards ~every 50')	21	ea	\$7,200.00	\$151,200.00
Lighting conduit	1,020	lf	\$18.00	\$18,360.00

For use with Recreation Grant Application Forms

Indicate - (C) Contract , (F) Force Acct., (D) Donated

DEVELOPMENT PROJECT ITEMS <i>List by individual item or break down by Use Areas (See Item List On Back Of This Form)</i>		Quantity	Unit of Measure	Component Costs	Estimated Total Item Cost
	Walkway (Boardwalk)	4,350	sf	\$28.80	\$125,280.00
	Railing - Boardwalk	575	lf	\$180.00	\$103,500.00
	Planters (362' length x 2')	780	lf	\$7.20	\$5,616.00
	Stormwater Plantings	726	sf	\$30.00	\$21,780.00
	Walkway Corridor (6' & 10' wide)	3,525	sf	\$7.20	\$25,380.00
	Walkway - Sidewalk (5' wide)	1,150	sf	\$7.20	\$8,280.00
	Paving between planters	324	sf	\$7.20	\$2,332.80
	Planters (240' length x 3')	540	lf	\$7.20	\$3,888.00
	Stormwater Plantings	720	sf	\$30.00	\$21,600.00
	Turf	3,600	sf	\$1.20	\$4,320.00
	Design and Engineering (15%)	1	% of all above		\$114,431.04
<b>TOTAL\$</b>					<b>\$919,304.64</b>

**NOTE: For acquisition projects, complete the Acquisition Project Cost Estimate Section**

**ACQUISITION PROJECT COST ESTIMATE:**

NOTE: If project includes more than two parcels, attach additional information.

	Parcel 1	Parcel 2	Total
1. Parcel Owner			
2. Number of Acres being Purchased			
3. Grant Eligible Acres			
4. Option Expiration Date			
5. Option Amount	\$	\$	\$
6. Appraised Value :	Land \$	\$	\$
	Improvements \$	\$	\$
7. Subtotal	\$	\$	\$
8. Estimated Other Eligible Acquisition Costs Total	\$	\$	\$
List costs included in above:	\$	\$	
	\$	\$	
	\$	\$	
9. <b>Grand Total Project Costs:</b> (Add Lines 7 & 8)			

**DEVELOPMENT PROJECT ITEMS LISTING:**

NOTE: This list is intended as a guideline and is not a complete list.

*For use with Recreation Grant Application Forms*

**SERVICES**

- Pre-approval Engineering
- Post-approval Engineering
- Supervision
- Feasibility Studies
- Planning
- Administration

**BOATING AREA**

- Ramp Apron
- Launch Ramp
- Bulkhead/Seawall
- Riprap
- Security Lighting

**CAMPSITES**

- Tables
- Grills/Fire Rings
- Camp Pads (Gravel, Asphalt)
- Refuse Containers

**EQUIPMENT**

- Benches
- Trash Receptacles
- Other (identify)

**FISHING AREA**

- Fishing Pier
- Bank Stabilization
- Riprap
- Bank Fishing Site

**LANDSCAPING**

- Tree/Shrub Planting
- Sodding/Grass Seed
- Mulch/Fertilizer
- Retaining Walls

**OTHER/MISCELLANEOUS**

- Specify

**PARKING**

- Gravel/Paving
- Curbs/Bumper blocks
- Striping

**PICNIC AREA**

- Tables/Grills
- Trash Receptacles
- Shelters
- General Construction
- Electrical/Water Service

**PLAY AREA**

- Play Equipment
- Equipment Installation
- Surfacing Material

**ROADS**

- Gravel Base/Paving
- Curb and Gutter

**SIGNING**

- Signs
- Posts/Hardware
- Installation
- Walkways/Trails
- Interpretive/Informational
- Parking

**SITE PREPARATION**

- Cleaning/Grubbing
- Rough Grading/Fine Grading
- Fill/Top Soil
- Building Demolition
- Drainage Structures
- Storm Sewers

**SPORT COURTS**

- Tennis
- Sand Lift
- Gravel/Paving
- Fencing

- Color Coating
- Lighting
- Volleyball
- Basketball
- Hockey Rinks
- Sand/Gravel Base
- Dasher Boards
- Lighting
- Water Hydrant
- Multipurpose Courts

**SPORTS FIELDS-should include specific items as shown under Softball.**

- Softball
- Infield Mix
- Backstop/Fencing
- Grass Seeding/Sodding
- Player Enclosures
- Bleachers with Pads
- Lighting
- Sprinkling Sys/Drainage Tile

**Soccer/Football**

- Baseball
- Skating Rinks
- Multipurpose Game Fields
- Sledding/Toboggan Hills

**SWIMMING AREA**

- Beach
- Dredging
- Sand Blanket
- Raft/Pier
- Guard Towers
- Buoys & Ropers
- Bathhouse

**Swimming/Wading Pool**

- Pool Tank
- Filtration Equipment
- Fencing
- Pool Equipment

**TOILETS**

- Flush Toilets
- General Construction
- Plumbing
- Electrical
- Sewer/Water Laterals
- Vault Toilets

**TRAILS**

- Clearing
- Surfacing
- Overview Structures
- Boardwalks
- Culverts
- Bridges
- Grading

**UNDERGROUND ELECTRIC**

- Trenching
- Junction Boxes
- Conduit
- Transformers

**WALKWAYS**

- Fill
- Gravel
- Paving
- Culverts
- Bridges
- Curb Cuts

**WATER SYSTEMS**

- Well
- Pump
- Distribution
- Fountains
- Spigots/Hose Bibs

# RootWorks South River Loop Public Space and Trail

## Knowles- Nelson Stewardship Grant Request

### Preliminary Conceptual Cost Estimates

\*All Costs are for Planning Purposes Only - Actual Costs May Vary

28-Apr-17

Proposed Stewardship grant-funded elements are highlighted in green.

Site Prep	Quantity	Unit	Cost	Total
Mobilization/Permitting	1	ea	\$ 18,000	\$ 18,000
Demo & Site Prep	1	ea	\$ 24,000	\$ 24,000
<b>subtotal</b>				<b>\$ 42,000</b>

Vehicle & Bikeway - Corridor Long (~1,020 ft)	Quantity	Unit	Cost	Total
Roadway Pavement (18' wide)	18,360	sf	\$ 3.60	\$ 66,096.00
Ribbon Curb	2,040	lf	\$ 14.40	\$ 29,376.00
<b>Parking along Vehicle &amp; Bikeway</b>				
Parallel parking paving near 4th St Bridge (3 stalls)	530	sf	\$ 7.20	\$ 3,816.00
Parallel parking Curb & Gutter near 4th St Bridge	82	lf	\$ 14.40	\$ 1,180.80
Parallel parking paving at Mach Row End (11 stalls)	1,600	sf	\$ 7.20	\$ 11,520.00
Parallel parking Curb & Gutter at Mach Row End	220	lf	\$ 14.40	\$ 3,168.00
Lighting (pedestrian scale/parking lot)	5	ea	\$ 8,400.00	\$ 42,000.00
Lighting conduit	350	lf	\$ 18.00	\$ 6,300.00
<b>Trailhead at Machinery Row End</b>				
Kiosk	1	ea	\$ 12,000	\$ 12,000
Benches	3	ea	\$ 3,600	\$ 10,800
Trash Receptacles	1	ea	\$ 2,400	\$ 2,400
Trees	4	ea	\$ 720	\$ 2,880
<b>subtotal</b>				<b>\$ 191,537</b>
<b>With 15% Design &amp; Engineering</b>				<b>\$ 220,267</b>

Walkway, Boardwalk & Headpiers - Corridor Long (~1,020 ft)	Quantity	Unit	Cost	Total
Head Pier & Seawall Repair	1	ea	\$ 60,000.00	\$ 60,000
Benches (every 200')	5	ea	\$ 3,000.00	\$ 15,000
Trash Receptacles	2	ea	\$ 2,400.00	\$ 4,800
Lighting (bollards ~every 50')	21	ea	\$ 7,200.00	\$ 151,200
Lighting conduit	1,020	lf	\$ 18.00	\$ 18,360
Walkway (Boardwalk)	4,350	sf	\$ 28.80	\$ 125,280
Railing - Boardwalk	575	lf	\$ 180.00	\$ 103,500
Planters (362' length x 2')	780	lf	\$ 7.20	\$ 5,616
Stormwater Plantings	726	sf	\$ 30.00	\$ 21,780
Walkway Corridor (6' & 10' wide)	3,525	sf	\$ 7.20	\$ 25,380
Walkway - Sidewalk (5' wide)	1,150	sf	\$ 7.20	\$ 8,280
Paving between planters	324	sf	\$ 7.20	\$ 2,333
Planters (240' length x 3')	540	lf	\$ 7.20	\$ 3,888
Stormwater Plantings	720	sf	\$ 30.00	\$ 21,600
Turf	3,600	sf	\$ 1.20	\$ 4,320
<b>subtotal</b>				<b>\$ 571,337</b>
<b>With 15% Design &amp; Engineering</b>				<b>\$ 657,037</b>

<b>Proposed Grant Funded Elements</b>	<b>34.6%</b>	<b>\$ 317,916</b>
<b>City Matching Funds</b>	<b>65.4%</b>	<b>\$ 601,389</b>
<b>Total Project Costs</b>	<b>100%</b>	<b>\$ 919,305</b>



**Attachment 8:**  
Environmental Hazards Assessment Form





**Notice:** This form must be completed and approved by the Department of Natural Resources (DNR) before grant funds can be expended for land acquisition. Please complete all sections. Use additional page if necessary. Collection of this information is authorized under ss. 23.0915 - 23.0917, Wis. Stats. Failure to provide this information may result in denial or repayment of grant awards. Personal information collected will be used for management of DNR programs and grants, and may be made available to requesters to the extent required by Wisconsin's Open Records laws (ss. 19.31-19.39, Wis. Stats.).

**1. General Information**

Applicant Name <b>City of Racine, WI</b>	Project / Parcel <b>South River Loop Public Space</b>	County <b>Racine</b>
Property Owner Name <b>City of Racine, Wisconsin, a municipal corporation</b>	Property Street Address <b>800 Water Street</b>	

Close / Intersecting Roads

**Water Street & Marquette Street**

Legal Description:	$\frac{1}{4}$ $\frac{1}{4}$ <b>S2</b>	$\frac{1}{4}$ <b>S2</b>	Section <b>9</b>	Township <b>03 N</b>	Range <b>23</b>	<input checked="" type="radio"/> E <input type="radio"/> W
--------------------	--	----------------------------	---------------------	-------------------------	--------------------	---

**2. Environmental Condition Statement of Property**

Complete the checklist to the best of your knowledge through inspection of the site. Indicate if any of the following conditions currently exist on site:

- Yes No
- Known spills, release of chemicals, hazardous substances or fuels
  - Dumps, debris piles, stockpiles of waste, containers, barrels or drums
  - Sludge
  - Discolored or odorous soil
  - Areas of stressed vegetation, absence of vegetation, areas previously burned
  - Unusual or noxious odors
  - Discolored, polluted, foul water (in standing water, wells, or wetlands)
  - Is an existing well located on site? If yes, where is it located?
  
  - Old pipes, electrical equipment
  - Unusual or irregular depressions or mounds on surface
  - Other evidence of possible contamination - If yes, describe:

If the answer to any question above is yes:

- Attach description or explanation and site map showing location of item(s) checked.
- The property may require a Phase I or further investigation/inspection. Talk to your regional grant specialist listed in the application form.

**3. Land Use History**

A. Current Uses of the Property:

- Industrial     Commercial     Agriculture     Orchards     Railroads and Railroad Spurs     Landfills
- Other - Explain: *Private Marina*

B. Historical Uses of the Property (for the past 20 years):

- Industrial     Commercial     Agriculture     Orchards     Railroads and Railroad Spurs
- Suspected Former Landfills     Other - Explain: *Private Marina*

C. To the best of your knowledge does the property have evidence of the following?

- Yes No
- Has the site been used for the storage or warehousing of commercial or industrial materials?
  - Are there areas with a history or likelihood of underground storage tanks?
  - Are there monitoring wells on site?
  - Is there any history of contamination on the property?
  - Is there any history of contamination on any *adjacent* properties?

If you checked any boxes in Sections 3A or 3B above, or answered yes to any question in Section 3C, the property may require a Phase I or further investigation/inspection. Talk to your regional grant specialist listed in the application form.

**4. Site Investigation Documentation**

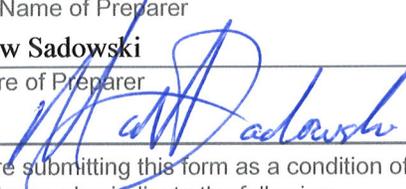
Has a Phase I or Phase II Site Investigation been completed on the property?  Yes  No

If yes, attach a copy of the conclusions.

**5. Certification**

I hereby certify that I have inspected the property and contacted the current owner regarding environmental contamination. The information provided is a full disclosure of my findings and is true and complete to the best of my knowledge.

Note: If submitting this request electronically, please type your name on the signature line. Your typed name, along with the email message generated from electronic submittal of this form, will be used as an electronic signature which is the legal equivalent to an actual signature. Certain state and federal programs may require a physical signature on this form. Please check with DNR staff for guidance.

Printed Name of Preparer <b>Matthew Sadowski</b>	Title <b>Assistant Director of City Development/Principal Planner</b>
Signature of Preparer 	Date Signed <b>04/27/2016</b>

If you are submitting this form as a condition of a Nonpoint Targeted Runoff Management or Nonpoint Urban Storm Water-Construction grant, please also indicate the following:

Printed Name of Authorized Representative	Title
Signature of Authorized Representative	Date Signed

**Leave Blank – DNR Use Only**

**6. Search of DNR Records**

- A. Does the property appear on the most recent version of the Bureau of Remediation and Redevelopment Tracking System (BRRTS)?  Yes  No  
If yes, Site Name: \_\_\_\_\_ BRRTS Activity #: \_\_\_\_\_
- B. Does the property appear on the most recent version of the DNR Registry of Waste Disposal Sites in Wisconsin?  Yes  No  
If yes, Site Name: \_\_\_\_\_
- C. Does the property appear on the most recent version of the Solid and Hazardous Waste Information Management System (SHWIMS)?  Yes  No  
If Yes, Site Name: \_\_\_\_\_

**7. Conclusions**

- Based on the information available in DNR's Regional files at this time, no additional investigation recommended.
- Further investigation Needed; Consult with Region R & R Program for Recommendation.

Additional Information

Printed Name of DNR Reviewer	Title
Signature of DNR Reviewer	Date Signed



**Attachment 9:**  
Site Investigation Report for Machinery Row





**SYMBIONT**  
ENGINEERS • SCIENTISTS • CONSTRUCTORS

Prepared for:

The City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403



# Site Investigation

Machinery Row Properties  
Racine, Wisconsin

Symbiont Project No. W140401  
July 20, 2015

Prepared for:

The City of Racine  
730 Washington Avenue  
Racine, Wisconsin 53403

## Site Investigation

Machinery Row Properties  
Racine, Wisconsin

Symbiont Project No. W140401  
July 20, 2015



Ryan Eckdale-Dudley  
Project Manager



Kyla K. Dean  
Project Engineer



Mary A. Recktenwalt, P.E.  
QAQC Manager

## EXECUTIVE SUMMARY

This report summarizes the results of a 2015 Site Investigation completed by Symbiont Science, Engineering and Construction (Symbiont) on behalf of the City of Racine for four parcels of land located at 712, 800, 900, and 1010 Water Street in Racine, Wisconsin (herein referred to collectively as the "Site," or "Machinery Row").

The Site Investigation was conducted on behalf of the City of Racine under a United States Environmental Protection Agency Community-Wide Brownfield Site Assessment Grant for Hazardous and Petroleum Substances to support the redevelopment of the subject property. The primary purpose of the SI was to further evaluate the extent of documented impacts to soil and groundwater identified in the Phase II Environmental Site Assessments (Symbiont, 2014; AECOM, 2014), to confirm the presence of potential underground storage tanks and assess the soil surrounding (if present), and further assess the potential for vapor intrusion condition.

## RESULTS

Results of this 2015 Site Investigation are summarized in the following section.

### Site Geology and Hydrogeology

The general soil stratigraphy consists of a layer of concrete, asphalt, or topsoil, a sand, gravel, and clay fill unit, and a native clay unit described in more detail below.

1. **Concrete, Asphalt, or Topsoil.** The borings were advanced in areas with a top layer of concrete, asphalt, or topsoil with a thickness generally ranging between 2 inches and 6 inches.
2. **Soil Unit A.** Underlying the concrete, asphalt, or topsoil is a discontinuous sand, gravel, and clay fill unit containing construction debris including brick, concrete, and asphalt. The fill unit was generally observed to depths of 5 to the maximum depth of the borings, 15 feet below ground surface.
3. **Soil Unit B.** A native clay unit underlies the sand, gravel, and clay fill unit. The clay extended to the maximum depth of the borings, 15 feet below ground surface.

Groundwater elevation ranged from 579.4 feet above mean sea level in the eastern portion of the Site to 585.8 feet above mean sea level in the western portion of the Site. Based on measured water table elevations, shallow groundwater at the Site tends to flow primarily to the northeast. It should be noted that water levels were obtained from temporary groundwater monitoring wells and that the installation of permanent groundwater monitoring wells would be required to obtain more accurate groundwater flow data.

## **Soil Conditions**

### *Volatile Organic Compounds*

No volatile organic compounds were detected in soil above the non-industrial direct contact residual contaminant levels during the 2015 Site Investigation. Naphthalene was detected in one sample, SB-27, above the soil to groundwater residual contaminant level and benzene was detected in one sample, SB-25, above the soil to groundwater residual contaminant level. Both exceedances were detected in the central portion of the 900 Water Street property. No other volatile organic compounds were detected above regulatory limits in the 2015 Site Investigation sampling.

## **Groundwater Conditions**

### *Volatile Organic Compounds*

No regulatory exceedances of volatile organic compounds were detected in groundwater samples collected from the newly installed temporary monitoring wells.

Vinyl chloride was detected above the enforcement standard at three existing wells (GP-16, GP-17, and GP-18), where it has previously been detected above the enforcement standard. Tetrachloroethene was detected above the preventive action limit at one location, GP-13, where it had previously been detected above the enforcement standard. Trichloroethene, which was previously detected above the preventive action limit at GP-13, was below regulatory limits. Cis-1,2-dichloroethene and trichloroethene were previously detected above their respective preventive action limits at GP-34, but were not detected when resampled during this Site Investigation.

### *Polycyclic Aromatic Hydrocarbons*

Groundwater samples were collected for polycyclic aromatic hydrocarbon analysis from new and existing wells on the western portion of the Site, where polycyclic aromatic hydrocarbons in groundwater had not previously been assessed. Polycyclic aromatic hydrocarbons, including benzo(a)pyrene, benzo(b)fluoranthene, and chrysene, were detected above the enforcement standards at ten locations on the western portion of the Site. Fluoranthene and pyrene were detected above the preventive action limits at select locations on the western area of the Site.

### *Dissolved Resource Conservation and Recovery Act Metals*

Seven existing wells on the eastern portion of the Site with previous dissolved arsenic exceedances (six with concentrations above the preventive action limit and one with a concentration above the enforcement standard) were resampled. During this Site Investigation, dissolved arsenic concentrations were detected above the preventive action limit at three of these locations and below regulatory limits at the other four locations.

Groundwater samples were collected from new and existing wells on the western portion of the Site for dissolved Resource Conservation and Recovery Act metal analysis, where dissolved Resource Conservation and Recovery Act metals in groundwater had not previously been

assessed. Dissolved Resource Conservation and Recovery Act metals were detected above preventive action limits at six locations on the western portion of the Site. Constituents detected above preventive action limits included arsenic, cadmium, and lead.

### **Sub-Slab Vapor Conditions**

Three high purge volume sub-slab vapor samples were collected from the areas of the Site with the highest concentrations of volatile organic compounds in soil and groundwater. No volatile organic compounds were detected at concentrations exceeding the vapor risk screening levels.

### **Underground Storage Tank Investigation Results**

The 1,000 gallon fuel oil underground storage tank was removed. Seven of the eight soil samples collected from the floor and side walls of the tank excavation contained naphthalene at concentrations greater than the non-industrial direct contact residual contaminant level and 1,3,5-trimethylbenzene, benzene, ethylbenzene, and/or xylenes above their respective soil to groundwater residual contaminant levels.

## **CONCLUSIONS**

The following conclusions are made based on the results of this 2015 Site Investigation and the 2014 Phase II Environmental Site Assessments.

### **Soil**

- Volatile organic compound impacts to soil have been delineated at the Site. Naphthalene exceeded the non-industrial direct contact residual contaminant level at GP-20, in the larger warehouse building at 900 Water Street, and at the former location of the underground storage tank, near AM-SB/TW-09 on the southern area of 800 Water Street. Volatile organic compounds are present in soil above the soil to groundwater residual contaminant level at several locations throughout the Site. The presence of volatile organic compounds is likely a result of the extensive historical use of the Site for manufacturing/industrial purposes and the historical use of storage tanks containing petroleum products.
- Polycyclic aromatic hydrocarbon impacts to soil above both the non-industrial direct contact residual contaminant level and soil to groundwater residual contaminant levels are present throughout the majority of the Site. Polycyclic aromatic hydrocarbons in Site soils are likely a result of the fill material at the Site.
- Resource Conservation and Recovery Act metal impacts to soil have been identified throughout the Site. Resource Conservation and Recovery Act metals in soil were detected above the non-industrial direct contact residual contaminant levels and soil to groundwater residual contaminant level. These are likely a result of the fill material at the Site.

## **Groundwater**

- Volatile organic compound impacts to groundwater have been delineated at the Site. Vinyl chloride is present above the enforcement standard in groundwater collected from GP-16, GP-17, and GP-18, at 800 Water Street and 900 Water Street located near the northwestern corner of the larger warehouse building. Tetrachloroethene was detected in groundwater above the preventive action limit at GP-13, in the southeastern corner of 1010 Water Street.
- Polycyclic aromatic hydrocarbon impacts to groundwater have been identified at the Site. Polycyclic aromatic hydrocarbons were detected above enforcement standards and preventive action limits in groundwater collected from several wells at 1010 Water Street, 900 Water Street, and 800 Water Street.
- Dissolved Resource Conservation and Recovery Act metal impacts to groundwater have been identified at the Site. Dissolved Resource Conservation and Recovery Act metals in groundwater do not exceed enforcement standards; however dissolved arsenic, lead, and cadmium were detected above their respective preventive action limits.

## **Sub-Slab Vapor**

- Volatile organic compounds were not detected above vapor risk screening levels in sub-slab vapor samples.

## **Asbestos, Lead, and Other Hazardous Materials**

- Asbestos containing material, lead-based paint, and other hazardous materials were identified in buildings throughout the Site.

## **RECOMMENDATIONS**

Based on the findings this Site Investigation and the previous Phase II Environmental Site Assessments the following recommendations are made:

- Polycyclic aromatic hydrocarbon and dissolved Resource Conservation and Recovery Act metal impacts were identified in groundwater. The extent of these impacts to groundwater should be further delineated by collecting and analyzing groundwater samples from existing wells within and around the border of the respective plumes.
- Asbestos containing material, lead-based paint, and hazardous material abatement should be completed, as appropriate, prior to initiating demolition or renovation activities. Proper notifications should be filed with the Wisconsin Department of Natural Resources prior to initiation of these demolition or renovation activities.
- Impacted soils that might be excavated during future redevelopment and/or construction activities will require proper handling and disposal off-site. Soils removed from the site

should be properly characterized and disposed of in accordance with appropriate solid and/or hazardous waste regulations.

- Impacted groundwater may require special handling if exposed as part of intrusive activities (e.g., construction, dewatering). In addition, it may be appropriate to restrict groundwater use at the site via geographic information system registration of the property.
- Appropriate due care should be exercised to protect the public and may include continued maintenance of the building slabs and pavement areas to minimize potential direct contact with impacted soil and groundwater.
- In order to facilitate Site remediation, and eventually Site closure from the Wisconsin Department of Natural Resources, a Remedial Action Options Report should be completed to identify and evaluate remedial action options. Remedial options may include excavation, cap installation, injection, monitored natural attenuation, or other appropriate remedial activities to address the impacts identified at the Site.





## **Attachment 10:** Warranty Deeds





State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between \_\_\_\_\_  
**FDP, MR LLC, a Wisconsin limited liability company**

("Grantor," whether one or more), and **CITY OF RACINE, WISCONSIN,**  
**a municipal corporation**

("Grantee," whether one or more).  
Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **Racine** County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The legal description of the Property is set forth on Exhibit A attached hereto and incorporated herein. This conveyance includes all rights, privileges and easements appurtenant to the Property or used in connection with the beneficial use and enjoyment of the Property if any, including (i) any land lying in or under the bed of any highway, avenue, street, road, alley, easement, or right-of-way, open or proposed, in, on, across, abutting, or adjacent to the Property; (ii) all riparian and other rights, if any, in and to submerged lands; and (iii) all development rights, water rights, and air rights relating to the Property.

This Property is subject to the Restrictive Covenant set forth on Exhibit A attached hereto and incorporated herein.

Exceptions to warranties:

**None**

Dated November 30, 2016

**FDP MR, LLC**

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_ \* **Rodney A. Blackwell, Manager and Sole Member**  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\* \_\_\_\_\_ \*

**AUTHENTICATION**

Signature(s) \_\_\_\_\_  
authenticated on \_\_\_\_\_

\* \_\_\_\_\_  
TITLE: **MEMBER STATE BAR OF WISCONSIN**  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

**Elaine Sutton Ekes**  
**State Bar No. 1028252**

**ACKNOWLEDGMENT**

STATE OF Iowa )  
) ss.  
Scott COUNTY )

Personally came before me on Nov 30, 2016,  
the above-named **Rodney A. Blackwell**

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\* Jennifer Kakert  
Notary Public, State of Iowa  
My commission (is permanent) (expires: 2/9/18)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

\*Type name below signatures.

62798



INFO-PRO™ www.infoproforms.com

*[Handwritten signature]*

TYSON FETTES  
RACINE COUNTY  
REGISTER OF DEEDS  
Fee Amount: \$30.00  
Transfer Fee: \$2,811.00

Pages: 2

Recording Area

Name and Return Address

**Elaine Sutton Ekes**  
**Pruitt, Ekes & Geary, S.C.**  
**610 Main St. Suite 100**  
**Racine, WI 53403**

*30-2*

PIN

27600003528002

Parcel Identification Number (PIN)

This **is not** homestead property.  
(is) (is not)

**EXHIBIT A TO WARRANTY DEED**  
From FDP MR, LLC to the City of Racine

**LEGAL DESCRIPTION**

Lot 3 of Certified Survey Map No. 3224, recorded in the office of the Register of Deeds office for Racine County, Wisconsin on December 1, 2016 in Volume 10 of Certified Survey Maps, Page 602, as Document No. 2451972. A redivision of Lots 1,2, 3 and 4 of Certified Survey Map No. 3203, recorded in the office of the Register of Deeds office for Racine County, Wisconsin on June 14, 2016, in Volume 10 of Certified Survey Maps, Page 514, as Document No. 2436996, a division of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Block 21, a part of Lot 7 of Block 11, and a part of Block 22, all of the Original Plat of Racine, a part of Block 1 and all of Blocks 5, 6 9, 10, 11, 12, 15, 16 and 21 of Harbor Addition, portions of vacated Water Street, Villa Street, Grand Avenue, Center Street, Park Avenue, Howe Street, Harbor Street and Stannard Street and that part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, all located in the Southwest 1/4 and Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 3 North, Range 23 East. Said land being in the City of Racine, Racine County, Wisconsin.

The following is for informational purposes only:

(From Tax Parcels 276-00-00-00-100-001; 276-00-00-00-230-000; 276-00-00-00-002-000; 276-00-00-03-531-002; 276-00-00-00-236-001; 276-00-00-03-528-000; 276-00-00-03-531-001; 276-00-00-03-531-000; 276-00-00-03-541-000; Part of 276-00-00-03-528-001; and Part of 276-00-00-03-531-004)

Parcel ID No. 276000003528002; 800 Water St. (street address for reference only).

**RESTRICTIVE COVENANT**

The rights herein conveyed are subject to the interests of the State of Wisconsin and the Department of Natural Resources Stewardship Program under Chapter 23 of the Wisconsin State Statutes, Chapter NR 51 of the Wisconsin Administrative Code, and Stewardship Grant Contract Number UGS316198 (the "Contract") entered into by City of Racine and between the Wisconsin Department of Natural Resources and Grantee on September 23, 2016 (date grant contract signed) as amended on November 28, 2016. By acceptance of this deed, the Grantee, for itself and its successors and assigns hereby covenants and agrees not to convey, sell, lease, assign or mortgage the property herein conveyed or convert it to uses or purposes inconsistent with the Stewardship Program and Agreement without the prior written approval of the Wisconsin Department of Natural Resources.



**Attachment 11:**  
Relevant Plans and City Ordinances







# RootWorks—Revitalizing Racine’s Urban River Corridor

# RootWorks

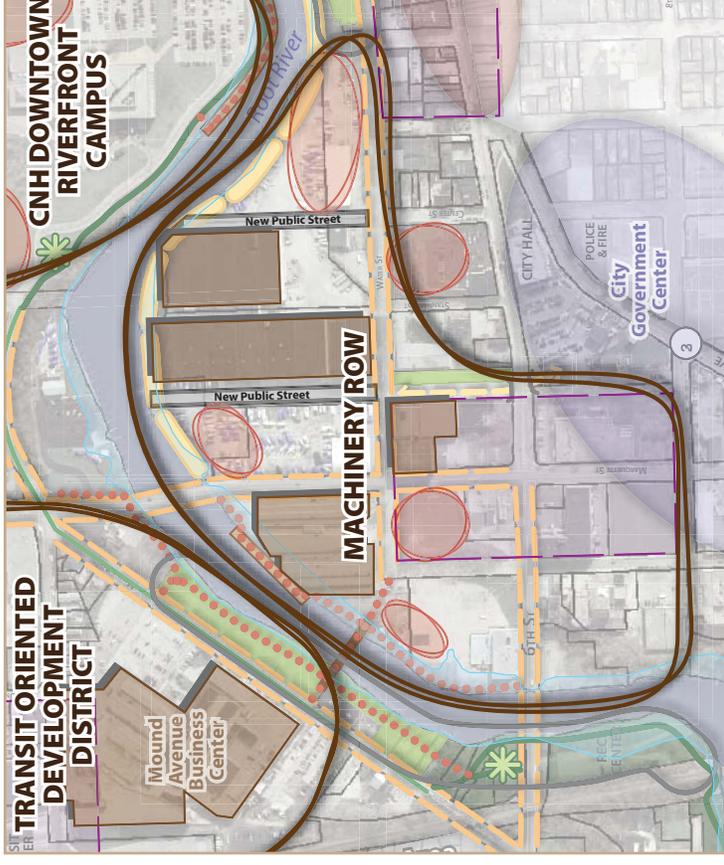
7. Rehabilitate and infill the high-traffic and transit connected commercial intersection of State Street and Northwestern Avenue for retail and services.
8. Rehabilitate and reinvest in the existing historic properties in the State Street commercial corridor for neighborhood commercial retail and services.

### Machinery Row:

Racine's historic industrial district, with remnants of its industrial heritage in the original manufacturing and warehouse buildings. The 50-acre area can be repositioned for revitalization to thrive once again as an economic asset and distinguishable district in the heart Racine. As the launching point of the RootWorks Initiative, this area can be repositioned for a mix of commercial and light-industrial flex-space, retail, residential and public open space connected to the River.

#### Machinery Row Proposed Projects:

1. Focus redevelopment efforts initially on the 30 acres of riverfront/River adjacent properties along Water Street. Create strategies for the assessment, clean-up and reuse of the priority sites in coordination with land use planning and developer recruitment.
2. Promote private sector adaptive reuse of existing buildings as well as infill development projects that contain a mix of ground floor retail aligned with Water Street, and commercial, office, and residential uses (live/work and market rate apartments) – oriented to both Water Street and the public riverfront promenade.



3. Improve access and connectivity to the riverfront by reinstating public street connections through the large historic manufacturing sites on the riverfront. This will also break-up large building parcels for incremental redevelopment and reuse of sites by the private sector.
4. Target business development in Machinery Row:
  - Advance the RootWorks Initiative building off of existing and developing economic development strategies to recruit businesses for infill development and reuse of existing buildings to provide unique business development opportunities as well as employment for the urban workforce.

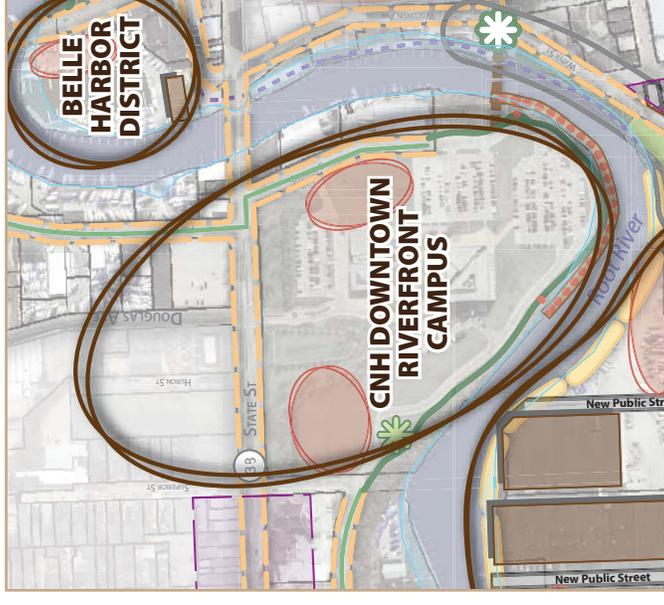
- Create opportunities for creative class small business start up and development.
  - Create Machinery Row marketing/branding strategy for business development that includes communication materials as well as physical features including historic manufacturing icons such as historic signage and equipment.
5. Promote investment and redevelopment of the highly-visible intersection of Marquette and 6th Streets. This high-traffic intersection has strong retail potential for uses including a small market, and other businesses that could capture the drive-by traffic as well as surrounding residential market.
  6. Incorporate streetscape and arts and interpretation elements along Water Street in coordination with the River Loop project. Elements may include street trees, benches, improved sidewalks, crosswalks and pedestrian-scaled lighting throughout the District.
  7. Connect Machinery Row to neighboring business districts including the 6th Street and Downtown Shopping District via physical and programmatic improvements. Connections to Machinery Row and the 6th Street District can be made via the north/south-oriented streets that connect Water and 6th Streets. Connections to Downtown can be made via Water Street/Wisconsin Avenue at the 4th Street Terminus as well as 5th Street.

## Case New Holland (CNH) Downtown Riverfront Campus: The

historic location of Case headquarters and tractor manufacturing and assembly. The CNH Downtown Riverfront Campus is around 30 acres of privately-owned property. Currently, not all of the land is being utilized, and there is the potential for additional infill and elevated status in the area, which would promote employment growth and neighborhood connections for current and future employees.

### CNH Downtown Riverfront Campus Proposed Projects:

1. Capitalize on the presence of CNH and its Italian parent company Fiat Industrial in Racine and in the Root River Corridor through relationship building and collaboration on the long-term stability of the CNH Downtown Riverfront Campus.







# City of Racine

City Hall  
730 Washington Ave.  
Racine, WI 53403  
www.cityofracine.org

## Certified Copy

Resolution: Res.09-1660

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**File Number: Res.09-1660**

A Resolution Adopting a Comprehensive Plan for the City of Racine: 2035

WHEREAS, the City of Racine, pursuant to Section 62.23 of the Wisconsin Statutes, has created a City Plan Commission; and

WHEREAS, it is the duty and function of the City Plan Commission, pursuant to Section 62.23 (2) of the Wisconsin Statutes, to make and adopt a comprehensive (master) plan for the development of the City, and to recommend that the City Common Council adopt the comprehensive plan; and

WHEREAS, the City cooperated with Racine County and SEWRPC to prepare a multi-jurisdictional comprehensive plan for the County that served as resource in the preparation of the comprehensive plan for the City of Racine, said plan for the County being documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035,"; and

WHEREAS, in accordance with Section 66.1001(2) of the Wisconsin Statutes, the report titled "A Comprehensive Plan for The City of Racine: 2035" includes the following nine elements: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural and Cultural Resources; Economic Development; Intergovernmental Cooperation; and Implementation; and

WHEREAS, the City Common Council adopted a Public Participation Plan for the comprehensive planning process as required by Section 66.1001 (4) (d) of the Wisconsin Statutes on September 18, 2007, and the City has conducted meetings and other public participation activities during the course of development of the comprehensive plan; and

WHEREAS, the City has duly noticed a November 11, 2009 public informational meeting held before the Plan Commission, and a November 17, 2009 public hearing held before the City Common Council on the comprehensive plan, and the City Common Council held a public hearing following the procedures in Section 66.1001 (4) (d) of the Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Sections 62.23 (3) (b) and 66.1001 (4) (b) of the Wisconsin Statutes, the Plan Commission of the City of Racine hereby recommends to the City Common Council the approval of the comprehensive (master) plan embodied in the report titled "A Comprehensive Plan for the City of Racine: 2035" as the City comprehensive plan.

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Common Council enact an Ordinance adopting the Comprehensive Plan.

Fiscal Note: N/A

I, Janice Johnson-Martin, certify that this is a true copy of Resolution No. Res.09-1660, passed by the Common Council on 11/17/2009.

Attest: Janice M. Johnson-Martin  
Janice Johnson-Martin

12-4-09  
Date Certified

PART II - MUNICIPAL CODE

Chapter 66 - OFFENSES

ARTICLE III. - POSSESSION OR DISCHARGE OF WEAPONRY

**ARTICLE III. - POSSESSION OR DISCHARGE OF WEAPONRY** <sup>[140]</sup>

[Sec. 66-56. - Definitions.](#)

[Sec. 66-57. - Concealed weapon.](#)

[Sec. 66-58. - Possessing dangerous weapon.](#)

[Sec. 66-59. - Discharge of weapon.](#)

[Sec. 66-60. - Display of firearms.](#)

[Secs. 66-61—66-80. - Reserved.](#)

**Sec. 66-56. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Bona fide peace officer* means any person specifically employed as a law enforcement officer as defined by Wis. Stats. § 165.85(2)(c).

*Dangerous weapon* means any instrument which by its capabilities of use is liable to produce death or great bodily harm. The following are dangerous per se: Blackjack; billy; sandclub; sandbag; bludgeon; slingshot; pistol; revolver; any instrument which impels a missile by compressed air, spring or other means; any weapon upon which loaded or blank cartridges are used; cross knuckles; knuckles of any metal, barbed or blade type; arrowhead; bowie knife; dirk knife; dirk dagger; any knife which has a blade that may be drawn without the necessity of contact with the blade itself but is instead automatically opened by slight pressure on the handle or some other part of the knife and is commonly known as a switchblade knife, straightedge razor or any knife having a blade three inches or longer; weapons known as kung fu sticks or chucksticks which are basically two or more pieces of wood or other material connected by a piece of chain or other material. Instruments not specifically enumerated in this definition are nonetheless dangerous weapons when they fall within the terms of this definition.

*Public place* means any area in which the person does not have a reasonable expectation of privacy.

(Code 1973, §§ 25.02.010(b), 25.02.030)

**Cross reference**— Definitions generally, § 1-2.

**Sec. 66-57. - Concealed weapon.**

No person other than a bona fide peace officer may go armed with a concealed and dangerous weapon, except for retired law enforcement officers licensed under HR 218 (Law Enforcement Officers Safety Act).

(Code 1973, § 25.02.010(a) ; Ord. No. 13-08, pt. 1, 10-7-08)

PART II - MUNICIPAL CODE

Chapter 66 - OFFENSES

ARTICLE III. - POSSESSION OR DISCHARGE OF WEAPONRY

**Sec. 66-58. - Possessing dangerous weapon.**

Unless otherwise provided by law, no person, except a bona fide peace officer, shall be found at or upon any public place in the city carrying or having within his reach any dangerous weapon, whether concealed or in plain view. "Plain view" within the meaning of this section does not include weapons carried in a case which does not permit immediate access to such weapons. Uniformed private security guards approved by the chief of police and while on duty are exempt from the prohibition against carrying weapons in plain view. This section shall not apply to persons engaged in the manufacturing of firearms under authority of a federal firearms license. Also, this section shall not apply to persons who are acting in accordance with the provisions of a plan approved by the chief of police under conditions which the chief has determined require the possession and discharge of specified weapons for a particular purpose in the interest of public safety. Also this section shall not apply to retired law enforcement officers licensed under HR 218 (Law Enforcement Officers Safety Act).

(Code 1973, § 25.02.020; Ord. No. 28-93, pt. 1, 11-16-93; Ord. No. 13-08, pt. 2, 10-7-08)

**Sec. 66-59. - Discharge of weapon.**

Unless otherwise provided by law or by [section 66-58](#), no person shall fire or discharge any air gun, pellet gun, spring gun, firearm, sling, slingshot or crossbow within the city limits, except where necessary in the manufacture or testing of weapons by a person operating under a class 1, type 6 or type 7 federal firearms license.

(Code 1973, § 25.02.040; Ord. No. 28-93, pt. 2, 11-16-93)

**Sec. 66-60. - Display of firearms.**

No person shall display a firearm in or upon any public place or in or upon any private premises without the permission of the owner. For purposes of this section, display shall mean the exhibition, showing or placing in the view of other persons and shall include displaying the entire firearm or any portion thereof. Display shall not include firearms carried in a case. This section does not apply to peace officers or armed forces or military personnel who go armed in the line of duty or to any person duly authorized by the chief of police to display firearms.

(Ord. No. 33-95, pt. 1, 12-19-95)

**Secs. 66-61—66-80. - Reserved.**

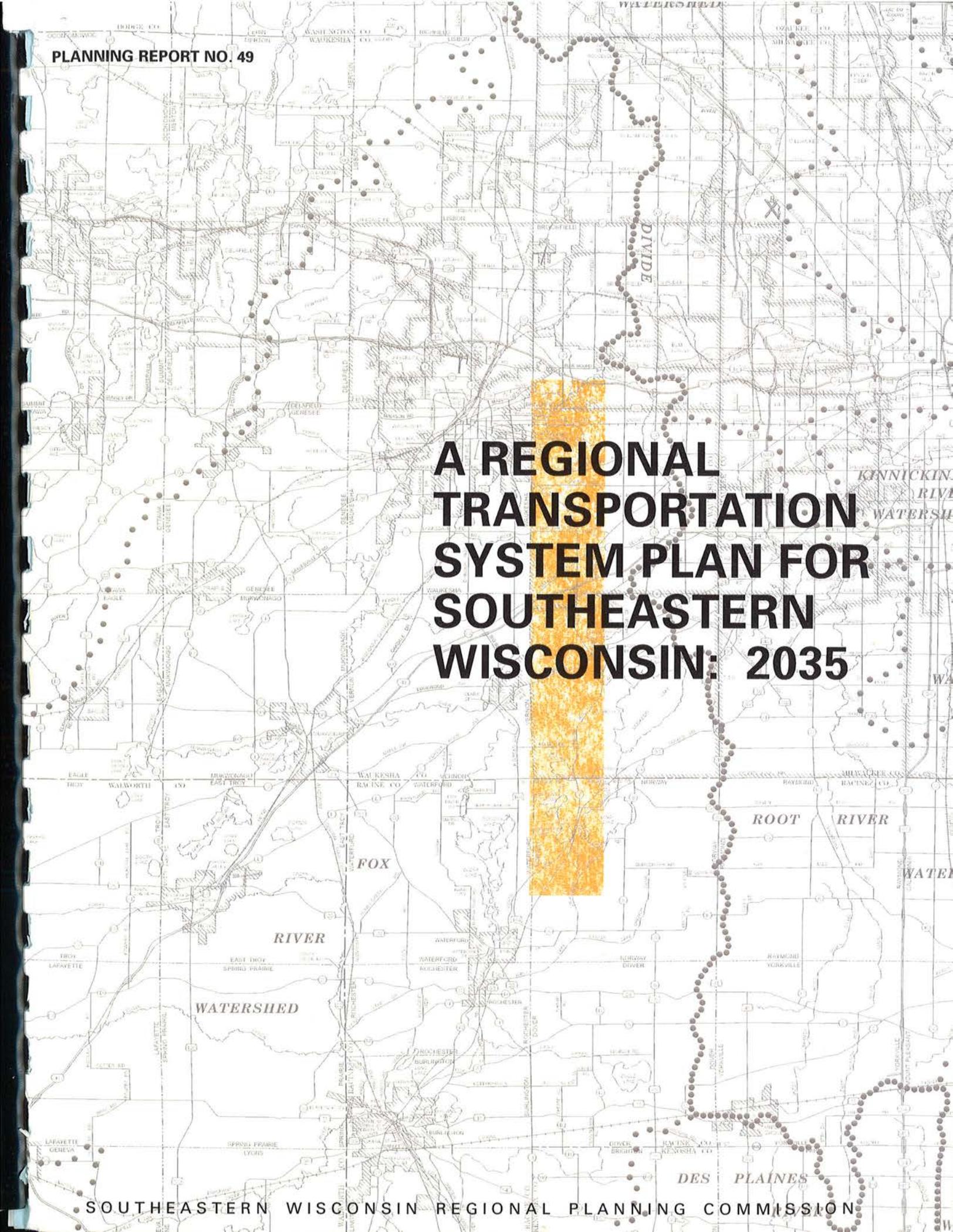
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FOOTNOTE(S):

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<sup>(140)</sup> **Cross reference**— Carrying weapons prohibited in parks and recreation areas, § 70-79. [\(Back\)](#)

<sup>(140)</sup> **State Law reference**— Weapons, Wis. Stats. § 941.20 et seq. [\(Back\)](#)

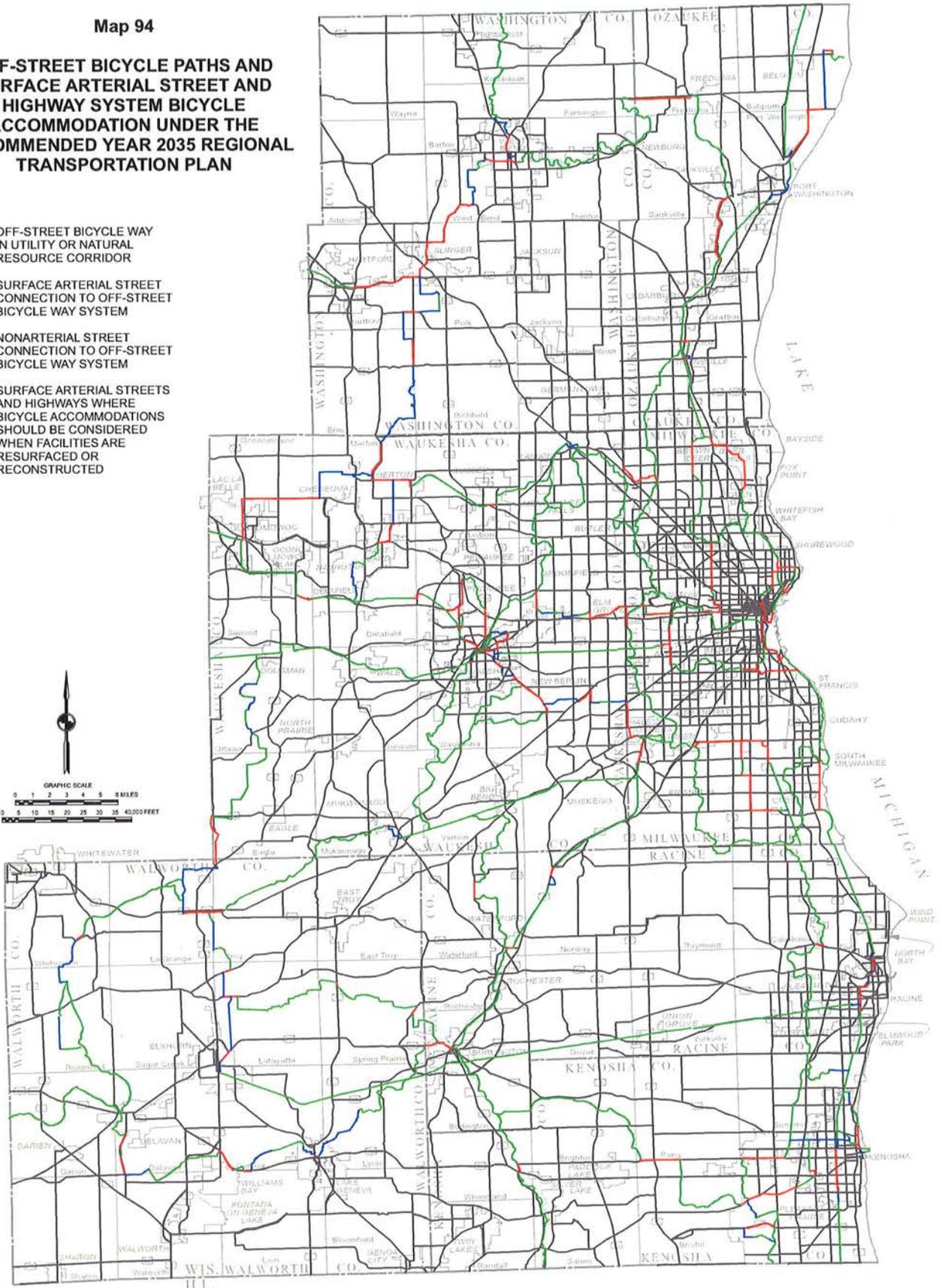
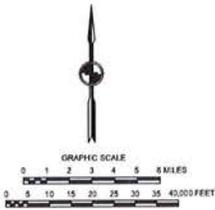


# A REGIONAL TRANSPORTATION SYSTEM PLAN FOR SOUTHEASTERN WISCONSIN: 2035

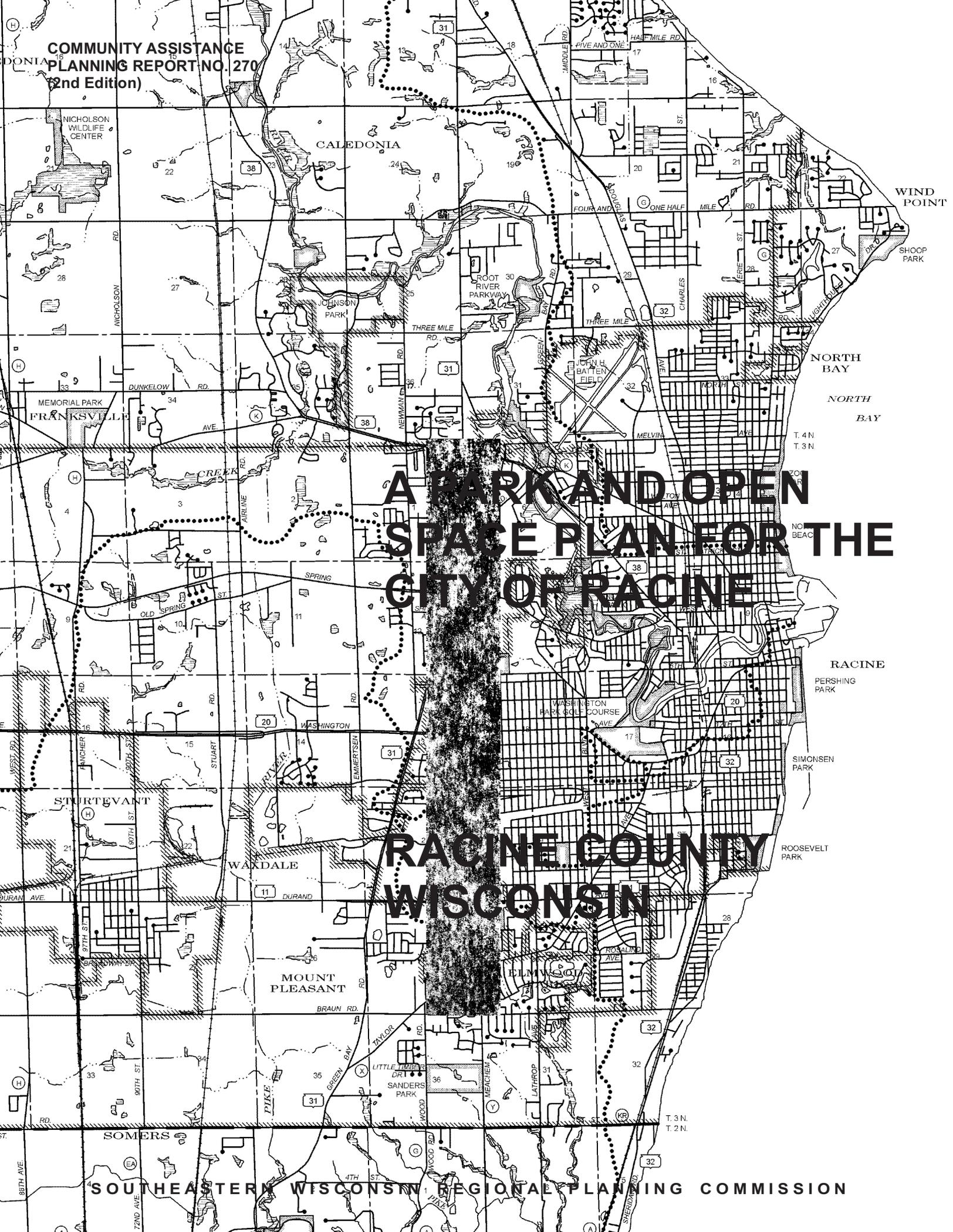
Map 94

**OFF-STREET BICYCLE PATHS AND  
SURFACE ARTERIAL STREET AND  
HIGHWAY SYSTEM BICYCLE  
ACCOMMODATION UNDER THE  
RECOMMENDED YEAR 2035 REGIONAL  
TRANSPORTATION PLAN**

- OFF-STREET BICYCLE WAY  
IN UTILITY OR NATURAL  
RESOURCE CORRIDOR
- SURFACE ARTERIAL STREET  
CONNECTION TO OFF-STREET  
BICYCLE WAY SYSTEM
- NONARTERIAL STREET  
CONNECTION TO OFF-STREET  
BICYCLE WAY SYSTEM
- SURFACE ARTERIAL STREETS  
AND HIGHWAYS WHERE  
BICYCLE ACCOMMODATIONS  
SHOULD BE CONSIDERED  
WHEN FACILITIES ARE  
RESURFACED OR  
RECONSTRUCTED



Source: SEWRPC.



# A PARK AND OPEN SPACE PLAN FOR THE CITY OF RACINE

## RACINE COUNTY WISCONSIN

- where feasible, consider the accommodation for bicycle travel on the arterial street and highway system as that system is resurfaced and reconstructed on a segment-by-segment basis.
- undertake planning to refine and detail the recommendations of the regional transportation system plan for local bicycle and pedestrian facilities, taking into account individual neighborhood needs and conditions.
- Continue to prepare Capital Improvement Plans (CIP) to help identify major projects, including land acquisition, equipment acquisition, transportation facility development and maintenance (including roadways and transit), building maintenance and development, and park projects and associated funding.
- Provide a system of public community and neighborhood parks in the City that complement the City and County park and trail system.
- identify and seek grant funds to study future needs and demands for recreational programs and facilities.
- Promote State, County, and local parks and trails to encourage economic development and tourism.
- Consider park and recreation standards developed by SERPC, the National Recreation and Park Association, and the Wisconsin Park and Recreation Association when updating the City park and open space plan to ensure an appropriate number, size, and distribution of parks and recreational facilities.
- Coordinate the City's bicycle, pedestrian, equestrian, and waterway trail planning and development with related County-wide efforts.
- The City of Racine and Racine County should continue to work with the DNR and non-government organizations to acquire and develop parks, trails, and other recreation facilities, and to acquire and protect valuable natural resource areas as called for in City and County park and open space plans.

#### Population Projections

The comprehensive plan projects a population of 80,510 residents and 32,370 households in the City in the year 2035. The projections were based on population and household levels in 2000, which were 81,850 residents and 31,450 households. In 2010, the city's population was 78,860 residents and there were 30,530 households. Under the plan, the number of City residents would increase by 1,650 persons, or by 2 percent and the number of households would increase by 1,840 households, or by 6 percent, between 2010 and 2035.

#### Root River Revitaliation Plan

In July 2008, the Root River Council and the River Alliance of Wisconsin, with assistance from City of Racine staff, completed a Root River Revitaliation Plan.<sup>3</sup> The purpose of the plan is to guide and inform the redevelopment and revitaliation of the Root River in the City, which includes encouraging innovative, mixed use development along the river, improving and protecting the natural habitat and water quality of the river, and promoting public awareness and use of the river and river corridor. The planning area includes the Root River corridor from the Orlick Dam, located just north of North Western Avenue (ST 38), to the mouth of the river at Lake Michigan. Two County parks, a County marina, and 19 City parks, open space sites, or conservancy sites are located within the river corridor, as well as a two-mile segment of the Root River Pathway.

In 2007, the Root River Council developed and distributed surveys to Racine area residents to obtain feedback regarding the Root River. The survey had 83 respondents. Over one-half of the survey respondents indicated that

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<sup>3</sup>Documented in a report titled, *Back to the Root: An Urban River Revitaliation Plan*, prepared by the Root River Council and River Alliance of Wisconsin, July 2008.

they experienced the Root River by walking. About 45 percent of survey respondents experienced the river by boating, 36 percent by biking, and about one-third by fishing. About 42 percent of survey respondents indicated they liked the nature/wildlife associated with the river, while about one-quarter liked the river as an urban asset, and about 20 percent liked the recreation opportunities the river provides. The top five responses from survey respondents that indicated changes they would like to see to the Root River, from highest to lowest, include improve the water quality, remove trash, more recreation opportunities and events, increase access (including access for persons with disabilities), and enhance the ecosystem and fishery.

The plan recommends creating continuous public access along the riverfront by combining a Riverwalk, the Root River Pathway, and various access points. The plan recommends that the Riverwalk be developed on the south side of the river from 6<sup>th</sup> Street to Main Street, and eventually connect to the existing waterfront walkway at John Thompson Park and Gaslight Pointe. The plan also recommends that the Riverwalk be developed with at least one non-motorized, public boat launch. Developing continuous public access along the river and sustainably redeveloping the County-owned Belle Harbor Marina could potentially stimulate economic growth along the river. The plan also recommends re-routing a portion of the Root River Pathway on Mound Street from 6<sup>th</sup> Street to Marquette Street to an off-street location either along the river or on a City sidewalk because of safety concerns.

The Root River plan also provides recommendations for parks located along the river. The plan recommends the development of a boat launch at Quarry Lake Park prohibiting boat and viewing access points at Colonial Park to avoid disturbing ecologically sensitive areas modifying the boat launch upstream from the weir and steelhead facility developing a boat launch downstream of the weir and steelhead facility increasing viewing areas of the river by providing benches at Clayton and Lincoln Parks developing a boat launch at Island Park and providing signage at parks and along pathway/trails to direct the public to recreational opportunities along the river. Since the completion of the plan in 2008, the City has developed boat launches at Island Park and Lincoln Park downstream from the weir and steelhead facility and has installed signs along the Pathway and streets.

#### Neighborhood Plans

Since 2003, the City has adopted five neighborhood plans: the Douglas Avenue Revitaliation Plan, the Downtown Plan, the Five Towns Plan, the Neighborhood Strategic Plan for Southside Racine, and the Downtown Improvement Plan. The plans were prepared as a guide and achievable vision to recognize and establish needs and strengthen or maintain certain neighborhood districts within the City. The plans include parks-, open space-, and/or trail-related recommendations. Specific recommendations from each neighborhood plan are summarized in the following paragraphs.

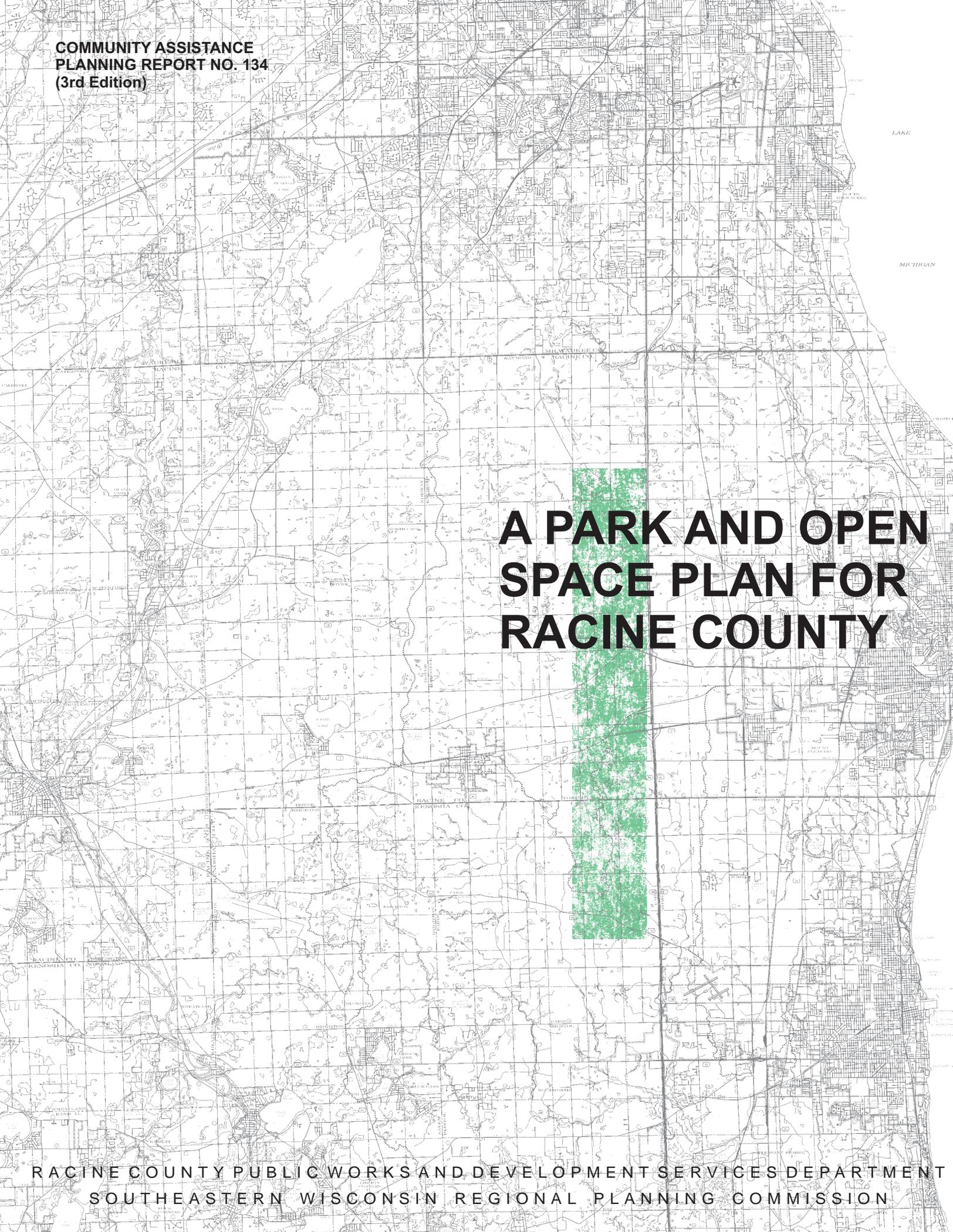
#### Douglas Avenue Revitaliation Plan

The Douglas Avenue Revitaliation Plan was prepared by the City of Racine and Schreiber Anderson Associates, Inc. in 2004-2005. The neighborhood plan includes areas along Douglas Avenue from State Street northward to the City's corporate limits at Three Mile Road. Recommended improvements to existing parks include additional landscaping at Jonas Park, a historical exhibit located at the intersection of Douglas Avenue and High Street, and at Douglas Park and the Cesar Chavez Community Center thus creating a buffer between the neighborhood park and the street. Additional landscaping along the perimeter of the park should also be considered. Douglas Park and the Cesar Chavez Community Center are considered very important civic sites along the street corridor, and enhancing this area would improve the visual character of the street. Consideration should also be given to converting the Island Area between Out Street, Charles Street, and Douglas Avenue to a landscaped plaza, which in turn would provide additional needed green space for the neighborhood.

#### Racine Downtown Plan

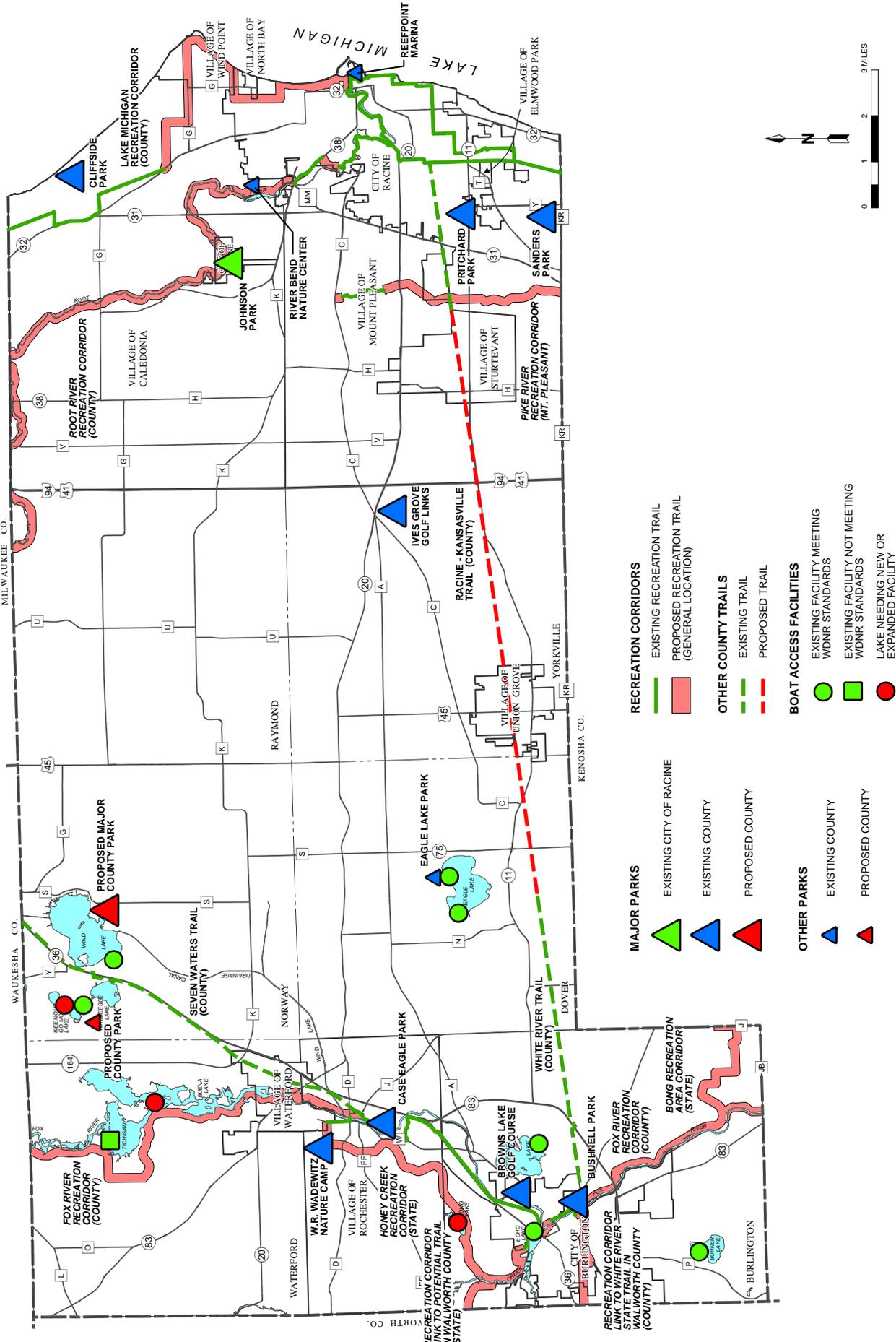
The Downtown Plan was prepared by the City of Racine in 2005, and includes an area of the City, primarily along the Root River, where the Root River flows into Lake Michigan from approximately State Street south to 6<sup>th</sup> Street and from Lake Michigan west to Marquette Street, and also includes the Marina District and the Gaslight District. The plan recommends that publicly-owned park blocks, open space, or greenspace areas be developed in areas recommended for redevelopment that have a housing emphasis the creation of new open space areas, such





# **A PARK AND OPEN SPACE PLAN FOR RACINE COUNTY**

OUTDOOR RECREATION ELEMENT OF THE RACINE COUNTY PARK AND OPEN SPACE PLAN: 2035





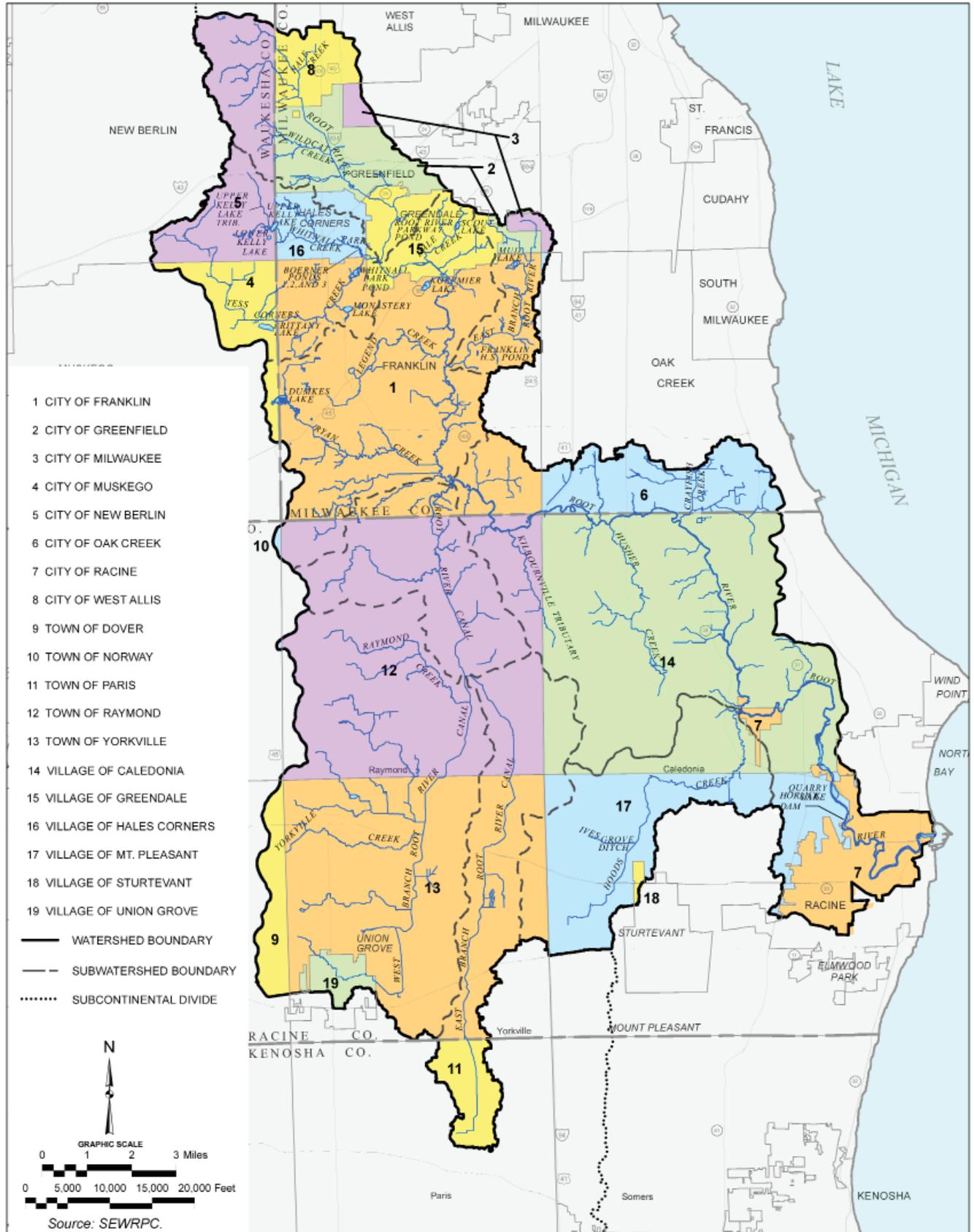
# Civil Divisions Within the Root River Watershed: 2012

Water quality

Recreational use and access

Habitat conditions

Flooding



The Root River watershed is located in Kenosha, Milwaukee, Racine, and Waukesha Counties. It reaches into eight cities, six villages, and five towns in southeastern Wisconsin.

## A Restoration Plan for the Root River Watershed

The health of a river system is usually a direct reflection of the use and management of the land within its watershed. The Root River watershed in southeastern Wisconsin is not in the best of health and has shown signs of degradation over several decades. The Root River Watershed Restoration Plan is a comprehensive resource developed to provide a set of specific, targeted recommendations to improve the Root River and its tributaries. The recommendations are for focused implementation from 2014 to 2019, but the plan is comprehensive in scope and it is likely that it will be implemented well beyond 2019.



Source: Aaron W. Owens, SEWRPC

Erosion is evident in this portion of Hoods Creek.

The plan is coordinated with other recent plans and recommendations. Notably, the 2007 SEWRPC regional water quality management plan update provides comprehensive recommendations related to land use, pollution abatement, and water quality management that are directly related to the Root River watershed. The 2014 Root River plan includes a detailed review of the status of implementation of these recommendations.

### Root River characteristics and conditions

The Root River watershed contains a mixture of urban and rural land uses, with urban development concentrated in Milwaukee and Waukesha Counties, the City of Racine, and the southeastern portion of the watershed. The remaining two-thirds of the watershed is primarily influenced by rural land uses.

The ecological integrity of the River and its tributaries is threatened by a number of problems that restrict potential uses of those streams. Although the watershed includes environmental corridors, parks, and natural areas, and provides opportunities for outdoor recreation, it is adversely affected by:

- Areas with chronically low concentrations of dissolved oxygen that inhibit aquatic habitats,
  - High concentrations of bacteria which indicate that disease-causing agents may be present,
  - High concentrations of phosphorus and chloride,
  - High concentrations of total suspended solids,
  - Streambed and streambank erosion,
  - Disconnected habitats for wildlife that rely on natural land and water corridors,
  - Exotic invasive species that can displace native species and degrade habitat, and
  - A lack of recreational access in some places.



Source: Joseph E. Boxhorn, SEWRPC

The Root River watershed attracts geese and other waterfowl.

The Root River Watershed Restoration Plan seeks to preserve, restore, and enrich the natural environment by focusing on these four areas:

- Water quality
- Recreational access and use
- Habitat conditions
- Flooding

### Integrated watershed planning

Using existing plans and recent scientific data from established sources, Root River watershed restoration planners at SEWRPC, working with an Advisory Group of experts and interested parties, developed specific, targeted recommendations to improve water quality, recreational access and use, and habitat conditions, and to reduce flooding in Racine County. These water quality recommendations include measures to reduce the levels of phosphorus, bacteria, and pollutants.

## Urban recommendations for restoring the watershed

Nonpoint source pollution contributed by urban and rural stormwater runoff is a major source of pollution in the Root River watershed. The Root River plan recognizes the watershed's sensitivity to human influences and includes strategies to reduce the pollutants from runoff.

Municipal and county governments, property owners, and resource managers can implement best management practices to reduce runoff pollution in the watershed. In urban areas, nonpoint sources of runoff can be controlled through many different independent and coordinated practices and green infrastructure.



Source: Root-Pike Watershed Initiative Network

Bioswales are one urban solution to stormwater runoff.



Source: Joseph E. Boxhorn, SEWRPC

Porous pavement can include brickwork, as show above.

**Municipalities can address water quality by monitoring stormwater for illicit discharges of contaminated water; designing facilities to reduce sediment, nutrient, bacteria, and pathogens; and implementing and enforcing pet litter controls.**

## Green infrastructure

The Root River watershed plan is closely aligned with numerous relevant governmental and nongovernmental entities, and incorporates projects, plans, programs, and data from these entities. In 2013, the Milwaukee Metropolitan Sewerage District (MMSD) developed a green infrastructure plan for its planning area, including significant portions of the Root River watershed. The MMSD plan includes many of the strategies to reduce urban runoff that are listed on this page.



Source: Milwaukee Metropolitan Sewerage District

## Strategies to reduce pollution from urban runoff

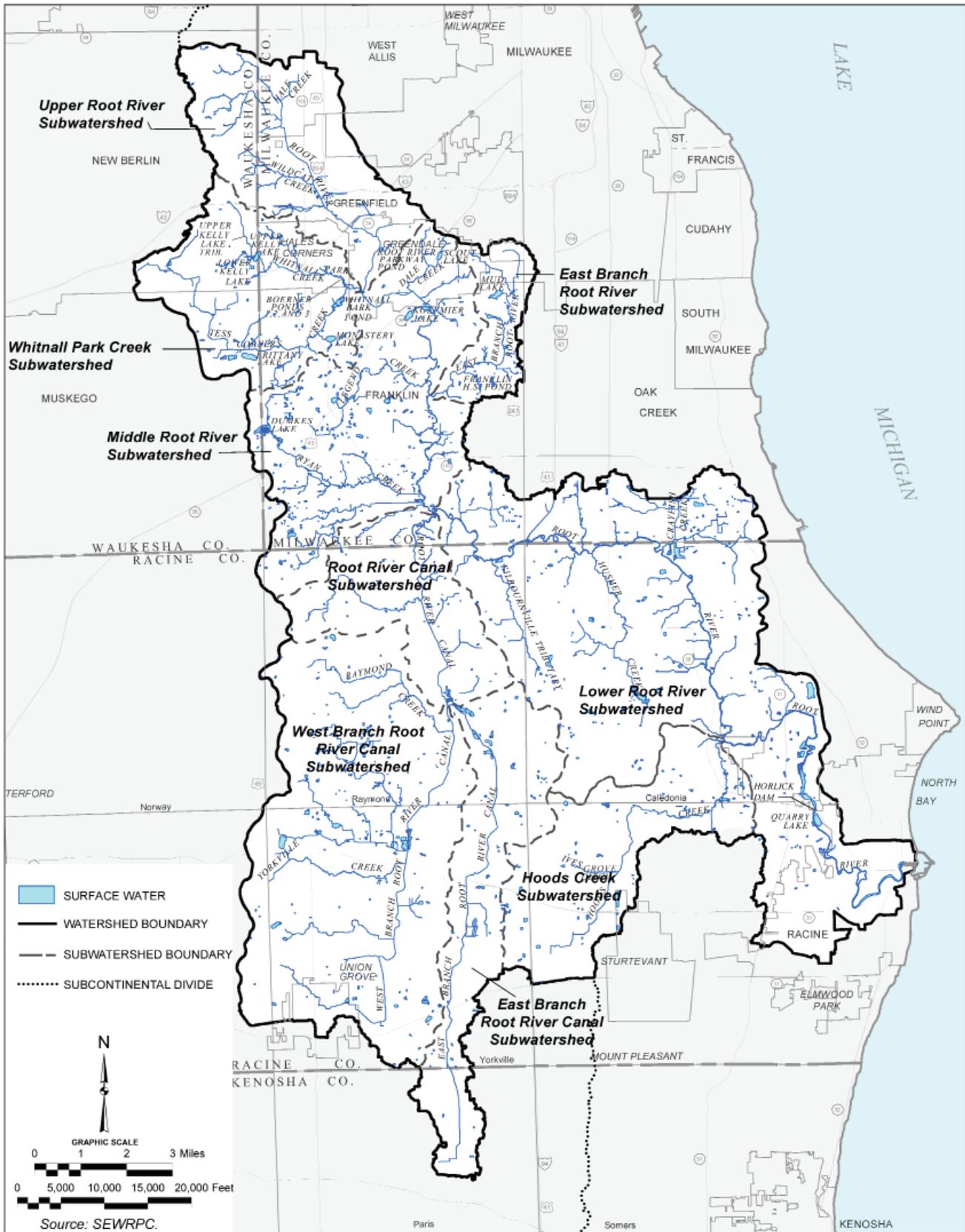
- Grassed swales
- Infiltration basins
- Bioretention facilities
- Rain gardens
- Green roofs
- Native landscaping
- Cisterns
- Rain barrels
- Soil amendments
- Porous pavement
- Stormwater treatment facilities
- Storm sewer systems
- Vacuum sweeping of roads and parking lots
- Non-chloride (road salt) snow and ice controls
- Fertilizer application controls
- Pet litter and debris controls
- Marine sanitation controls



Source: Root-Pike Watershed Initiative Network

Green roofs, left, and rain barrels, above, catch stormwater runoff.

# Surface Water Within the Root River Watershed: 2012



The Root River watershed includes nine subwatersheds: the Upper Root River, Whitnall Park Creek, East Branch Root River, and Middle Root River upstream in Milwaukee and Waukesha Counties, and the Root River Canal, West Branch Root River Canal, East Branch Root River Canal, Lower Root River, and Hoods Creek downstream in Racine and Kenosha Counties.

## Rural recommendations for restoring the watershed

Rural nonpoint source pollution control measures are also an important part of the Root River watershed plan. The plan includes erosion-control, farm management, and other recommendations for rural areas derived from the regional water quality management plan update. In addition to agricultural best management practices, both the Root River and the regional plans recommend regulatory oversight of private-property wastewater treatment systems.

Source: Chad Sampson, Racine County Land Conservation



Pollution from agriculture can be reduced through best practices such as grass swales and inlets for collecting and filtering runoff.

### Strategies to reduce pollution from rural runoff

- Riparian buffers
- Conservation tillage
- Grassed waterways
- Cover crops
- Manure storage
- Nutrient management
- Barnyard runoff controls
- Livestock controls
- Wetlands and prairies
- Milking wastewater controls
- Drainage water management
- Saturated buffers
- Woodchip bioreactors (trenches)
- Drain tile controls

## Groundwater recharge

Groundwater recharge in the Root River watershed supplies water to shallow aquifers which, in turn, provide water to the River and its tributaries. This supply of “baseflow” water is invaluable to maintaining the natural hydrology, instream habitat, and the overall health of the River, particularly during droughts and low water flows (which may become more frequent due to climate change). The Root River plan includes recommendations for protecting groundwater recharge and flow related to urban development and green infrastructure.

Source: Ann Dee Allen, SEWRPC

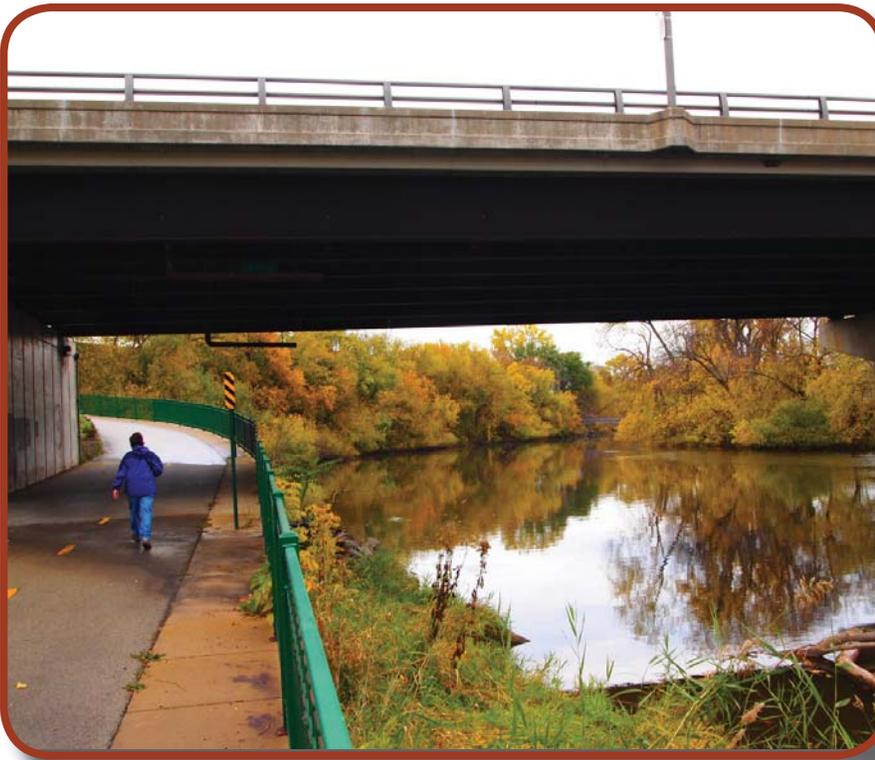


Members of the public and governmental and nongovernmental agencies provided input for the Root River plan at a series of public meetings in the watershed.

## Surface water hydrology

Urbanization and agricultural development have altered the landscape with regard to the surface water drainage characteristics within the watershed, leading to increasing volumes of water and runoff. The Root River plan includes recommendations for slowing and moderating water flow in an effort to restore more natural, normal flows. Many different urban and rural solutions can be implemented to manage water fluctuations, including stream rehabilitation, erosion controls, wetlands, and natural vegetation.

**The Root River Watershed Restoration Plan was developed to meet the U.S. Environmental Protection Agency’s Nine Elements for a Watershed Plan. The elements specify requirements that include identifying the causes of pollutants, describing watershed management measures and timelines for implementation, estimating costs, setting milestones and criteria for plan progress, and information and education.**



The Root River offers urban and rural opportunities for recreation.

### Urban fishing and recreation

The Root River is a major draw for southeastern Wisconsin residents and visitors who enjoy fishing from the banks of public lands and from boats. The Wisconsin Department of Natural Resources and local governments manage and stock trout into several small lakes and ponds in the watershed.

The watershed is also served by Wehr Nature Center in Milwaukee County and by River Bend Nature Center and the Root River Environmental Education Community Center in Racine County. Seven additional nature centers outside the watershed are also located in the counties the River traverses. The Root River plan recommends that nature center facilities, programs, and services continue to be provided and enhanced according to each center's needs and resources.

**Nature centers in the watershed offer programs and services unique to their locations. Although facilities and activities vary by nature center, the following activities are available at one or more of the nature centers within the Root River watershed, and rental of some equipment is also provided.**

- Hiking and cross-country skiing**
- Connections to bicycle or multiuse trails**
- River access for canoes and kayaks**
- Sledding**
- Equipment Rentals**
  - Canoes**
  - Cross-country skis**
  - Kayaks**
  - Snowshoes**

### Recommendations for recreational use and access

One of the primary reasons for developing and implementing the Root River plan is to improve access to the outdoors and enhance the outdoor experience for people who fish, boat, picnic, hike, visit nature centers, and engage in other recreational activities in the watershed. To accomplish this, the plan includes recommendations to improve water quality by reducing bacteria and pathogens that enter the watershed and affect human, animal, plant, and aquatic life. Optimum recreational use of the watershed is dependent upon the propagation and protection of desired species of fish and the exclusion of invasive aquatic and terrestrial species and plants.

Source: Joseph E. Boxhorn, SEWRPC



Fishing is popular at Scout Lake in the northern portion of the watershed and other places.

Source: Tom Siawski, SEWRPC



Fishing appeals to all ages.

## Riparian buffers

The preservation and development of riparian buffers—land zones that help protect water quality and function as core habitat and travel corridors for many wildlife species—are keys to the existing and future economic, social, and recreational well being of the Root River watershed.

Derived from the Latin word *ripa*, for “bank,” riparian buffers refer to the natural or relatively undisturbed lands adjacent to waterbodies and to corridor lands in need of protection. As buffers, these areas lessen the adverse effects of development and urban and rural runoff, and so contribute to water quality, recreational use and access, and habitat conditions. They also reduce flooding.

Riparian buffers:

- Protect surface- and ground-water quality and recharge,
- Help protect wildlife for fishing and hunting,
- Allow native species to flourish while discouraging unwanted species, and
- Provide natural areas for rivers and streams to overflow into during floods.

Source: Joseph E. Boxhorn, SEWRPC



Riparian buffers provide environmental corridors for wildlife and also protect water quality.

### Buffer design

Property owners, farmers, businesses, and developers can all benefit from learning more about environmental buffers that promote water and habitat quality and prevent or mitigate flooding. Urban and rural buffer designs vary as much as nearby areas. Landscapers and other professionals use many factors to determine the best buffer design for a specific area, including slope, soils, incoming pollution, land area dimensions, and vegetation.



Source for photos on pages 8-9:  
 Donna Pelikan Boxhorn; Joseph E. Boxhorn, SEWRPC,  
 and the Wisconsin Department of Natural Resources

## Habitat and wildlife protection

The Root River Watershed Restoration Plan recommends that efforts be made to develop buffered areas to the extent practicable within the watershed. Several practices contribute to the effectiveness of riparian buffers, including: 1) eradicating nonnative plant species, 2) establishing and restoring native vegetation, and 3) promoting awareness and education about managing buffer zones to prevent the introduction of nonnative species of plants, fish, and animals.

Source: Joseph E. Boxhorn, SEWRPC



Muskrats can be found in the watershed, as evidenced by this lodge.

## Open spaces and corridors

Riparian buffers and other natural areas cannot fully protect and nurture native species when they are disconnected from each other. Open spaces and corridors that enable water to flow, fish and other wildlife to travel and reproduce, and native trees and plants to grow, are essential to environmental health. The Root River plan recommends that open spaces be preserved and expanded through native landscaping and small wetlands, woodlands, and prairies. Nonessential roads and stream crossings are discouraged, as they interrupt natural corridors.



The Root River watershed is home to many species of plants, animals, insects, and birds.

Source: City of Racine Department of Public Works



City of Racine residents experience periodic flooding from the Root River.

## Flooding

At times, flooding in Racine County contributes to health, environmental, and safety hazards—including bacteria, sedimentation, and real and personal property damage. The Root River plan identified areas prone to flooding within the Racine County portion of the watershed. In areas where flooding is scattered, flood mitigation measures such as structure floodproofing or removal should be considered. In areas of the City of Racine where there is a more concentrated flood hazard, more detailed flood mitigation planning will be necessary, considering a wide range of alternatives including floodwater storage and conveyance.

The Milwaukee Metropolitan Sewerage District (MMSD) is responsible for flood mitigation in the upstream segment of the watershed. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) is in the process of updating floodplain delineations in Milwaukee County

Source: Bill Miller, City of Racine Public Works



The Horlick dam must be upgraded to safely pass floodwaters.

## Examples of flood mitigation

- Convey and store River floodwaters in stream overbanks
- Floodproof, elevate, or demolish flood-prone buildings
- Construct or modify bridges and culverts along roadways
- Construct or modify stormwater management systems to infiltrate, store, and/or convey runoff
- Construct emergency overflow routes for peak runoff from stormwater systems

Source: David L. Maack, Racine County Office of Emergency Management

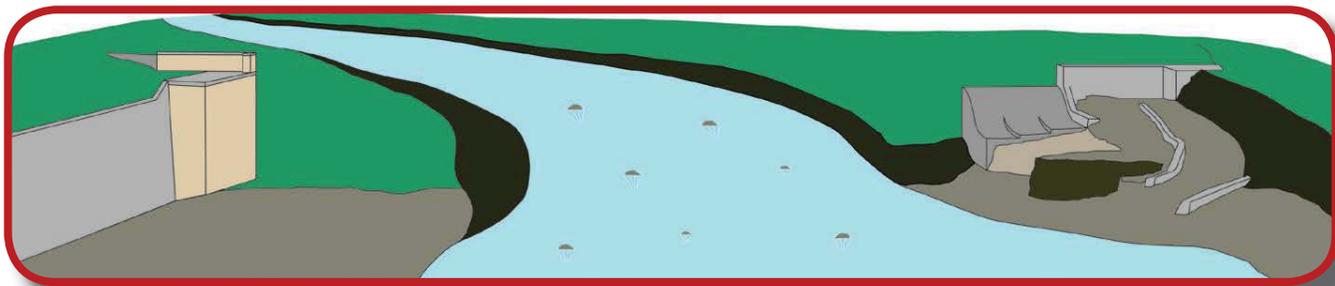


Flooding causes property damage.

## Water quality monitoring

Many governmental and nongovernmental organizations are involved in monitoring the Root River watershed for water quality, recreational use and access, habitat conditions, and flooding. More than two dozen water quality monitoring stations are in use within the watershed.

Source: SEWRPC



The Root River plan includes four alternatives for the Horlick dam, plus a recommendation to remove it, as depicted above.

## Horlick dam

Horlick dam on the Root River in Racine County has become an issue of concern because it contributes to sedimentation, which increases phosphorous levels and also raises water temperatures and lowers the levels of dissolved oxygen necessary for fish and aquatic organisms to thrive. The dam also interrupts and disconnects the river system. While the dam does provide some protection from aquatic invasive species, it is not a complete barrier.

The WDNR has notified Racine County that it has until the year 2024 to increase the capacity of the Horlick Dam spillway if the County chooses to maintain the dam. Another option available to the County is to abandon and remove the dam. The Root River plan includes four alternatives for reconstructing the spillway and one to remove the dam. Based on environmental considerations—including water quality, fish community effects, and flooding—the plan recommends that the dam be removed. The plan notes that Racine County's decision

on the future of the dam must also consider cost and include cultural and social implications regarding recreation, safety, and property owners' interests. It is recommended that Racine County work closely with the WDNR to determine what actions to take regarding the dam. In addition, other dams in the watershed could be evaluated for modification or removal.

Source: Laura Kletti, SEWRPC



Sports enthusiasts fish for coho salmon, chinook salmon, and other species at the Horlick dam spillway.

The Root River plan recommends comprehensive monitoring of water quality by continuing existing monitoring and adding more than 40 more monitoring stations along the River, its tributaries, and several lakes. This would allow the health of the watershed to be more accurately gauged by location.

### Different types of water monitoring include analyzing indicators related to:

Ammonia	Nitrite
Cyclic organic compounds	Nitrogen
Chlorophyll-a	Stream invertebrates
Dissolved oxygen	Suspended solids
Fecal indicator bacteria	Water flow
Fish	Water temperature
Phosphorous	Water transparency
Metals	Water turbidity
Nitrate	

## Root River Watershed Restoration Plan

In developing a 2014-2019 plan for watershed water quality, recreational use and access, habitat conditions, and flooding, two fundamental questions were addressed: 1) What are the conditions of the Root River watershed, and 2) What are the specific, targeted recommendations for improving the River and its tributaries?

The Root River Watershed Restoration Plan sets forth a comprehensive plan for the four areas on which it focuses.

The plan includes recommendations for both general and site-specific management measures to address the physical, chemical, and biological health of the watershed. It also includes a comprehensive description of conditions in the watershed and provides lists of funding sources for implementation. The plan contains information to help people become more aware of the health and use of the watershed.

The Root River watershed is an important natural resource which, managed wisely, will continue to improve as a place for animal, plant, and aquatic life to flourish—providing decades of healthy recreation for southeastern Wisconsin residents and visitors.

Source: Chad Sampson, Racine County Land Conservation



Restored areas of the Root River watershed provide habitat and improve water quality.

The Root River Watershed Restoration Plan can be accessed online at [www.sewrpc.org/SEWRPC/Environment/Root-River-Watershed-Restoration-Plan.htm](http://www.sewrpc.org/SEWRPC/Environment/Root-River-Watershed-Restoration-Plan.htm). For more information, please contact the Root-Pike Watershed Initiative Network at [info@rootpikewin.org](mailto:info@rootpikewin.org), the Southeastern Wisconsin Watersheds Trust at [info@swwtwater.org](mailto:info@swwtwater.org), or SEWRPC at [mhahn@sewrpc.org](mailto:mhahn@sewrpc.org).



**sweet water**  
SOUTHEASTERN WISCONSIN WATERSHEDS TRUST, INC.

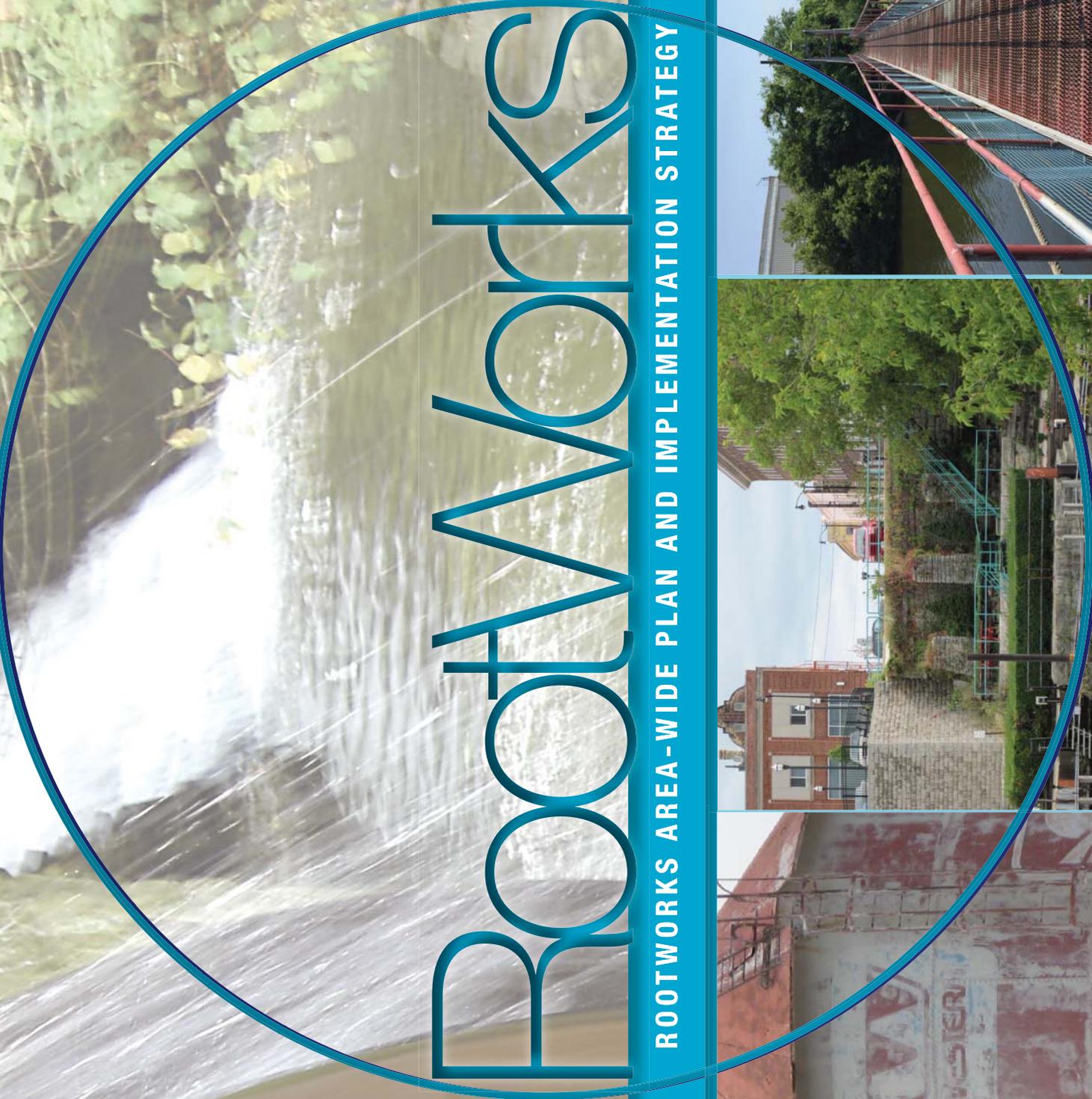


**Racine County Wisconsin**  
Since 1836



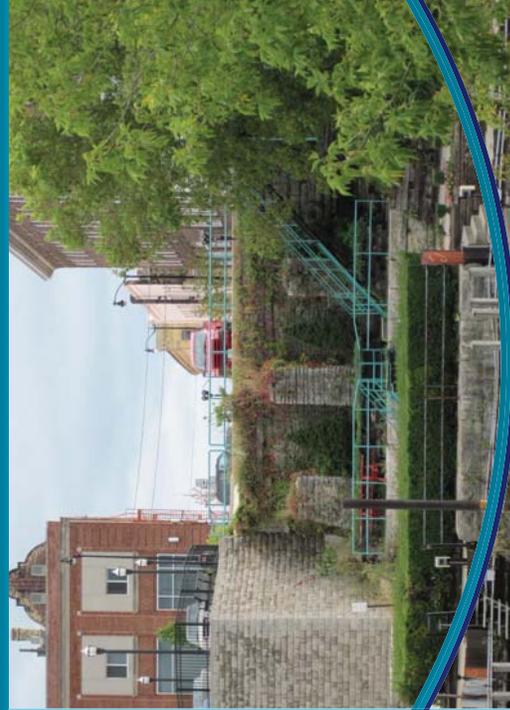
**WISCONSIN COASTAL MANAGEMENT PROGRAM**

THE FUND FOR  
**Lake Michigan**



# RootWorks

ROOTWORKS AREA-WIDE PLAN AND IMPLEMENTATION STRATEGY



# I. EXECUTIVE SUMMARY

In September 2015, the City of Racine, Wisconsin and the Racine Economic Development Corporation (RCEDC) hired a consultant team led by Vandewalle & Associates to produce an Area-Wide Plan for the community's highest priority redevelopment area, the Root River Redevelopment Area – a prominent corridor along the Root River adjacent to Downtown from the Racine Harbor west to the 6<sup>th</sup> Street Bridge—now known as the “RootWorks” Area.

Guided by the RootWorks Project Management Team (PMT) the *RootWorks Area-Wide Plan (RootWorks AWP)* is funded through the generous support of the United States Environmental Protection Agency's (USEPA) Area-Wide Planning Program – a program intended to help communities identify opportunities for assessing, cleaning up, and reusing catalyst/high priority brownfields sites to create economic investment and opportunities out of underutilized property.

The *RootWorks AWP* builds off the visioning and planning efforts started in the community with the 2008 *Back to the Root Plan*, as formally adopted in 2012 with the *RootWorks: A Root River Corridor Redevelopment Plan*.



**The Back to the Root Plan resulted in the development of four interdependent goals to guide redevelopment of the RootWorks Area:**

- 1. Create a sense of place**
- 2. Stimulate economic growth**
- 3. Allow public access and interaction with the River**
- 4. Improve water quality**

The RootWorks economic development vision and redevelopment strategy built off of these goals and led to the visionary *RootWorks Plan*, which targeted community efforts on near-term redevelopment and economic development strategies.

Going beyond the established vision, the *RootWorks AWP* will focus on and advance quality of life aspects for all Racine residents aiming to achieve the vision and goals through detailed catalytic site reuse planning and detailed project recommendations divided amongst the five RootWorks Districts. The RootWorks Districts are defined around the history, geography, and landmarks that create unique places within the larger redevelopment Area.

Sections II, III, and IV of this document set the foundation of the *RootWorks AWP* outlining the history of the Root River Corridor and its ongoing importance as a center for economic activity in the City of Racine, and explaining the vision and goals that influence and shape the project recommendations and site reuse concepts.

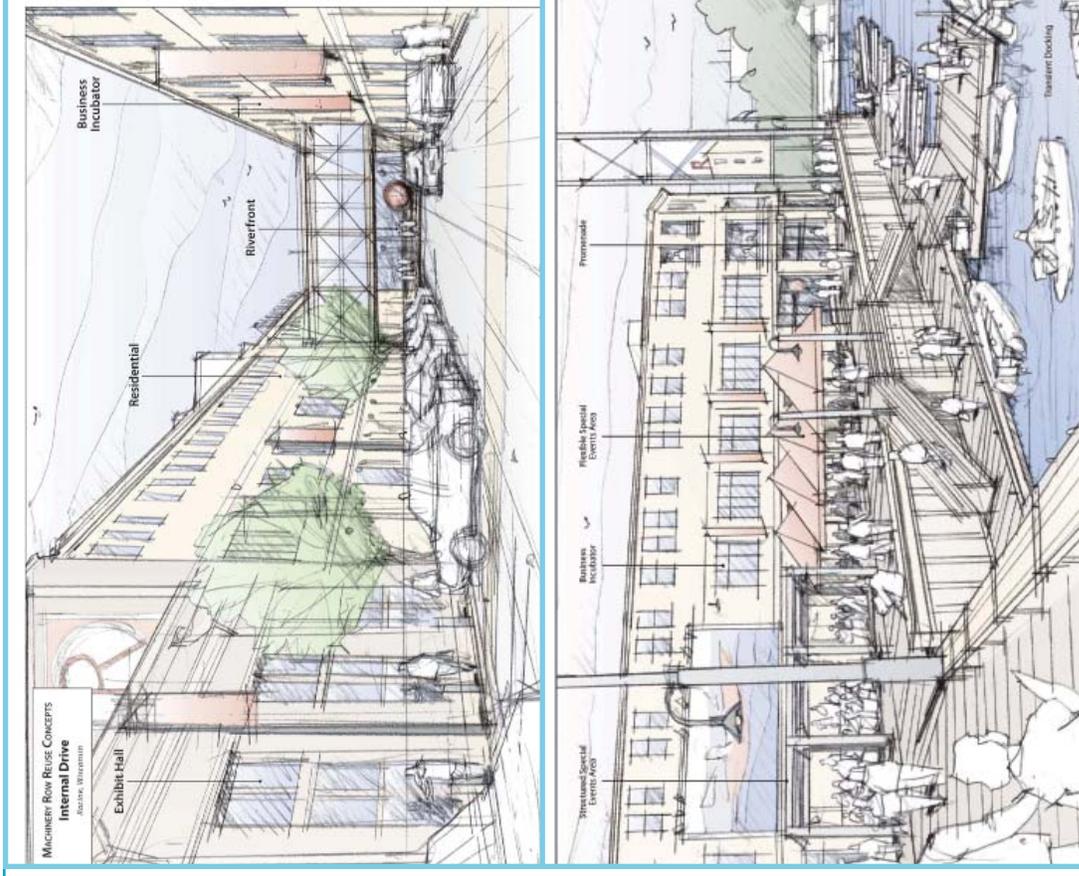
## MACHINERY ROW DISTRICT PRIORITY PROJECTS:

### RIVER ACCESS & CONNECTIONS

- 1. Public Space Construction:** Construct walkway and seawall cap; install trees, planters, benches, lighting bollards, natural plantings, trash receptacles, drinking fountains, and lighting controls and other needed infrastructure.
- 2. Arts & Interpretation Programming:** Develop a program in coordination with the Racine Art Museum to install and rotate art and historic interpretative exhibits along the promenade and at the redevelopment site.
- 3. Harbor Activity Zone Development:** Assess the state of boat slips; investigate the stability of the seawall; install stairs, harbor flags, plantings, concrete ramps and walkways, floating piers, and wooden pylons.
- 4. Point Park Development:** Construction of scenic overlooks, trellises, concrete and pavilions, installation of turf, native plantings, benches, interpretative panels, and historic artifacts.
- 5. Root River Heritage & Event Space:** Performance stage, concrete, trees, trellis, seating, turf, landscaping, pedestrian lights, light controls and conduits, benches, flag poles, wood pylons, interpretative displays, public art, historic artifacts.
- 6. River Access Enhancements:** Construction of scenic overlooks, concrete, trees, landscaping, turf, pedestrian lighting, boating facilities, floating platforms, floating pier ramps with railing and benches, aesthetic improvements to site features.
- 7. Linear Park and 6<sup>th</sup> Street Pedestrian Connection Development:** Develop at 922 6<sup>th</sup> Street to create connectivity with 6<sup>th</sup> Street District and City Hall.
- 8. Riverside Boardwalk Construction:** Construct unique boardwalk amenity to increase use and enhance riverside experience.



9. **Water Street River Loop:** Develop looped trail through Machinery Row District and along Water Street to create pedestrian and bicycle connectivity and circulation within the Machinery Row District.
10. **Brownfield Encapsulation:** Leave concrete caps in place to contain contaminated soil through a “cap”.
11. **Roof Runoff Opportunity:** Use building systems to capture stormwater runoff from impervious roofs.
12. **Stormwater BMPs with Infill:** Use latest treatment and management techniques to leave runoff and improve water quality.
13. **On-Site Vegetative Filter Strips:** Install strips of native plant species to create green buffers between impervious areas and river’s edge.
14. **River Edge Improvements:** Enhance the riverside and improve the seawall to allow public access.
15. **Riverbank Stabilization:** Install erosion controls at river’s edge to keep natural environment.
16. **Riverside Trash Skimmer:** Explore opportunity to install trash skimming machinery to continually remove debris from River adding to aquatic health.



## BELLE HARBOR DISTRICT PRIORITY PROJECTS

### RIVER ACCESS & CONNECTIONS

- 1. Overlook and Sam Azarian Park Enhancements and Improvements:** Explore opportunities to partner with the City Parks Department and Zmac to develop a coordinated plan and a shared vision for the integration of the public and private space on the East Bluff. Use wall for movies and art projection.
- 2. Pedestrian Connection to Sam's River Road:** Explore opportunities presented in the South River Loop memo to add several pedestrian access points to Sam's River Road from the east, west, and northern access points.
- 3. Road Section Redesign and Reconstruction:** Reconstruction of Sam's River Road based on the cross sections and cost estimates presented in the South River Loop Schematic Design.
- 4. Activity Node and Interactive Exhibit Installation:** Install activity nodes and interactive exhibits along Sam's River Road between Machinery Row and Belle Harbor to activate and create points of interest along the River Road.
- 5. Painted Historic Mural on the Wall of the Journal Times Facility:** Discuss the opportunity to paint a historically themed mural on the blank wall of the Journal Times facility with Journal Times. Identify potential partners to carry out the project.
- 6. River Loop Bike and Pedestrian Route:** Develop engineering plans based on completed schematic designs and begin identifying funding sources to build out the route. Begin constructing the first phase of the project.

- 7. Belle Harbor River Road Trailhead Development:** Develop the major northeastern trailhead to Sam's River Road to provide informational kiosks, restroom facilities, interactive features, and attractions for visitors.



- 8. Story Park Development and Construction:** Construct Story Park complete with interactive panels, art, and seating to create additional activity and interaction at DP Wigley and along Sam's River Road.

- 9. Parking Structure Enhancements:** Signage, connections, improved access, and increased visibility of existing structured parking at Wisconsin Avenue.

- 10. Activity Room Development along the Sam's River Road Corridor:** Provide users opportunities for interaction and passive experiences with interpretative panels, art installations, and riverside seating.



### 11. River Road Trailhead at Machinery Row:

**Develop** trailhead complete with wayfinding features and activity room to guide visitors and residents around RiverLoop.



### 12. River's Edge Improvements:

Improve and stabilize the seawall where needed. Enhance the interface between pedestrians and the water by removing barriers where possible.

### 13. River's Edge Treatment

**Installation:** Develop buffers and stabilize the area adjacent to the River where possible.



### 14. Stormwater BMPs with Infill:

As the site redevelops strong emphasis on utilizing the best and most proven techniques to filter, capture, and delay infiltration of stormwater.

**15. On-Site Vegetative Filter Strips:** Create a buffer between public and private space, enhance aesthetics, and provide additional pervious surface where possible.





**Attachment 12:**  
Letters of Support







STATE REPRESENTATIVE  
**CORY MASON**

WISCONSIN STATE ASSEMBLY  
66TH ASSEMBLY DISTRICT  
REPRESENTING THE RACINE COMMUNITY

April 27, 2017

Mr. Jim Ritchie, Program Supervisor  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

**RE: Letter of support for City of Racine Grant Proposal: Knowles Nelson Stewardship Program**

Dear Mr. Ritchie:

I am pleased to support the City of Racine's DNR Knowles Nelson Stewardship Program grant proposal to develop public riverfront parkland in Racine. The RootWorks River Loop advances the community's connection to the Root River, and builds upon the years of successful planning and parkland development in this part of Racine.

The South River Loop public space development project is a critical component of the Racine RootWorks Redevelopment Initiative. The recent development of the South River Loop schematic design, funded in part by a grant from the Wisconsin Coastal Management Program, demonstrates the viability of this project and its importance to Racine.

The existing South River Loop area is currently blighted. Challenges that the RootWorks plan addresses in this region include: forging a strong connection among businesses, citizens, and the Root River, and creating a critical pathway connecting important activity nodes at the east and west ends of the South River Loop with place-based interactive learning opportunities. It will also provide a safe path alternative for pedestrians and bicyclists along this segment of the Root River pathway.

The South River Loop merits requires funding to continue ongoing collaboration for this comprehensive redevelopment effort. Robust public, private, and non-profit partnerships are already in place. We will continue to be involved in this effort and we fully support this grant and thank the Wisconsin Department of Natural Resources for giving the City of Racine its full consideration.

Sincerely,

**Cory Mason**  
State Representative  
66<sup>th</sup> Assembly District



**JONATHAN DELAGRAVE**

Office of the County Executive  
730 Wisconsin Avenue  
Racine, WI 53403  
262-636-3273  
fax: 262-636-3549

jonathan.delagrave@racinecounty.com

April 27, 2017

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Program Supervisor  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

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The South River Loop public space development project is a key facet of the Racine RootWorks Redevelopment Initiative as exemplified through the recent development of the South River Loop schematic design funded in part by a grant from the Wisconsin Coastal Management Program.

The existing South River Loop area is currently blighted – characterized by impervious surfaces contiguous to the banks of the Root River, overgrown advances the vision to create a strong connection to the River, passive recreation nodes along the River's edge, and a critical pathway connecting important activity nodes at the east and west ends of the South River Loop with place-based interactive learning opportunities. It will also provide a safe path alternative for pedestrians and bicyclists along this segment of the Root River pathway.

While the South River Loop merits funding as a key component of the RootWorks Initiative, we are also in support of the ongoing collaboration for this comprehensive redevelopment effort including the active public, private and non-profit partnerships in place. We will continue to be involved in this effort and we fully support this grant and thank the Wisconsin Department of Natural Resources for giving the City of Racine its full consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan Delagrave".

Jonathan Delagrave  
County Executive



April 24, 2017

Mr. Jim Ritchie, Program Supervisor  
Wisconsin Department of Natural Resources  
2300 N. Dr. Martin Luther King Jr. Drive  
Milwaukee, WI 53212

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Sincerely,

A handwritten signature in black ink, appearing to read "Jenny Trick", written over a horizontal line.

Jenny Trick  
Executive Director, RCEDC



April 27, 2017

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Wisconsin Department of Natural Resources  
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Sincerely,

Jim Chambers, Chairperson  
Root River Council  
P.O. Box 1374, Racine, WI 53403



Mr. Jim Ritchie, Program Supervisor  
 Wisconsin Department of Natural Resources  
 2300 N. Dr. Martin Luther King Jr. Drive  
 Milwaukee, WI 53212

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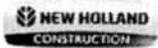
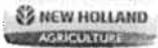
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Sincerely,

George Whitaker  
 State Government Affairs  
 CNH Industrial America LLC  
 621 State St.  
 Racine, WI 53404  
 Office: 262-636-4959  
 Cell: 262-664-2927  
 Email: george.whitaker@cnhind.com





Bryan D. Albrecht, Ed.D.  
President and CEO

April 24, 2017

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Bryan D. Albrecht, Ed.D  
President and Chief Executive Officer

