

Chapter IX

LAND USE ELEMENT

INTRODUCTION

The land use element, together with the agricultural, natural, and cultural resources element, seeks to balance long term growth and development in the County with the environmental well-being, agricultural activities, and cultural history of the County. The land use element sets forth major objectives concerning the desirable physical development of Racine County and its communities. Arguably the most important element of the comprehensive plan, the land use plan provides a means of relating day-to-day development decisions to long-range development objectives and provides for an efficient and attractive development pattern and serves to promote the public health, safety, and general welfare.

The land use element is one of the nine elements of a comprehensive plan required by Section 66.1001 of the *Wisconsin Statutes*. Section 66.1001 (2) (h) of the *Statutes* requires this element to compile goals, objectives, policies, programs, and maps to guide future development and redevelopment of public and private property. The *Statutes* also require an analysis of data and maps regarding existing land use, land use trends, and land use projections to develop land use goals, objectives, policies, and programs for the County including:

- Information regarding the amount, type, and intensity or density of existing land uses in the County.
- Land use trends in the County.
- Projected land use needs in five year increments to the plan design year 2035.
- Maps showing existing and future land uses, productive agricultural soils, natural limitations to building site development, floodplains, wetlands, and other environmentally sensitive lands.¹

In addition, the following comprehensive planning goals related to the land use element are set forth in Section 16.965 of the *Statutes* and must be addressed as part of the planning process:²

- Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.

¹*Separate maps are not required by the Statutes for each of the items listed under this bullet. Multiple items may be combined on one or more maps, and some maps included in earlier chapters are referenced where appropriate.*

²*Chapter VIII lists all 14 of the comprehensive planning goals included in Section 16.965 of the Statutes.*

- Protection of natural areas, including wetlands, wildlife habitats, lakes, woodlands, open spaces, and groundwater resources.
- Protection of economically productive areas, including farmland and forests.
- Encouragement of land uses, densities, and regulations that promote efficient development patterns and relatively low municipal, state government, and utility costs.
- Providing an adequate supply of affordable housing for individuals of all income levels throughout each community.
- Providing adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- Balancing property rights with community interests and goals.
- Building of community identity by revitalizing main streets and enforcing design standards.
- Planning and development of land uses that create or preserve varied and unique urban and rural communities.

Element Format

This chapter is organized into the following five sections:

- Background Information on Existing Land Use Conditions and Trends in Racine County;
- Public Input—Land Use Issues;
- Racine County Land Use Plan;
- Urban Development Tools and Techniques; and
- Land Use Element Goals, Objectives, Policies, and Programs.

BACKGROUND INFORMATION ON EXISTING LAND USE CONDITIONS AND TRENDS IN RACINE COUNTY

Existing Land Use Conditions

This section presents a summary of key background information that was considered in developing the land use element. Specifically, this section presents a summary description of historic and existing land uses in Racine County. A detailed description of historic and existing land uses in Racine County is presented in Chapter IV of this report. A summary of the key land use features follows:

- Prior to 1850, urban development in Racine County was largely limited to the Racine area along Lake Michigan. As the City of Racine area continued to grow, additional urban centers emerged between 1850 and 1900. These included the City of Burlington and the Villages of Rochester, Union Grove, and Waterford. After 1900, growth continued in these urban areas as well as around the inland lakes. Since 1963, new urban development has occurred not only adjacent to existing urban areas, but in scattered enclaves throughout the County (see Map IV-1 in Chapter IV).
- The Regional Planning Commission's land use inventory indicates that urban land uses encompassed about 78.7 square miles, or 23 percent of the Racine County planning area, in 2000 (see Map IV-2 and Table IV-1 in Chapter IV). Residential land comprised the largest urban land use category in 2000, encompassing about 36.6 square miles, or 46 percent of all urban land.
- Between 2000 and 2005, a total of 99 residential subdivision and condominium plats were recorded in the County (see Map IV-3 and Table IV-4 in Chapter IV).
- The Regional Planning Commission's land use inventory indicates that nonurban land uses encompassed about 262 square miles, or 77 percent of the Racine County planning area, in 2000 (see Map IV-2 and Table IV-1 in Chapter IV). Agricultural land constituted the largest nonurban land use category, encompassing about 195.6 square miles, or 75 percent of all nonurban land.

Land Use Trends

Section 66.1001 of the *Statutes* requires an analysis of past land use trends in addition to the inventory of existing land uses. The analysis includes trends in land supply, land demand, and land prices.

Land Supply and Demand

Land use trends in Racine County between 1963 and 2000 are set forth in Table IV-1 in Chapter IV. Between 1963 and 2000, urban land uses in the County increased by about 32.4 square miles, or 70 percent. During that time period, all urban land uses, including residential, commercial, industrial, transportation, communication, utility, governmental and institutional, and recreational uses, experienced increases in acreage. The increase in lands devoted to residential land uses—about 17 square miles—accounted for over half (53 percent) of the total increase in urban land uses. Most increases in residential land uses can be attributed to the creation and development of lots through residential subdivision plats. Figure IX-1 indicates residential subdivision platting activity from 1980 through 2007 in Racine County. As shown on Figure IX-1, over 9,800 lots were created by residential subdivisions in the County during this time period; about 350 lots per year. From 2000 to 2007, in the years since the most recent land use inventory, about 4,340 residential lots were created by subdivisions in the County—about 540 lots per year. Consideration of the location and size of these newer subdivisions was particularly important in the development of the land use plan map for the County.

Between 1963 and 2000, nonurban land uses in the county decreased by 32.4 square miles, or 11 percent. Much of this decrease may be attributed to the conversion of agricultural land to urban uses. The trend of converting agricultural land to urban uses is expected to continue as the plan is implemented. This trend poses several challenges to the County with respect to goals and objectives to preserve productive farmland and rural character, while accommodating the projected increases in households and jobs. In this respect, the loss of agricultural land can be slowed by encouraging infill development, the redevelopment of existing urban areas, and the use of more compact development designs.

Land Price

Equalized value trends by real estate class in the County in 2003 and 2008 are set forth in Table IX-1. Information specific to each of the participating communities is provided in Appendix C. Residential and commercial properties experienced the greatest increase in equalized value in the County between 2003 and 2008; increases of 49.5 percent and 47.3 percent respectively. Agricultural lands and forest lands experienced modest increases over the same time period. Agricultural lands increased by about 6 percent and forest lands increased by about 3 percent. While the equalized value of agricultural land per acre increased, the amount of agricultural land decreased, resulting in the modest increase in the total equalized value of agricultural land. The County experienced an overall increase in equalized value of about 47 percent between 2003 and 2008, which was slightly higher than that of the State of Wisconsin as a whole. The State experienced a 43 percent increase over the same time period.

PUBLIC INPUT—LAND USE ISSUES

The plan should address key land use issues based upon the land use-related information and public input gathered during the comprehensive planning process. The countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—both completed in 2007—resulted in the identification of a number of land use development related issues to be addressed in this element. These issues include:

- The plan should strive to preserve rural and small town character.
- The plan should recognize the importance of balancing urban and rural land uses.
- The plan should strive to maintain and enhance community character and identity.
- The plan should consider the impacts of growth on public infrastructure and environmental and economic sustainability.

- The plan should identify sufficient lands for new residential development having the capability to accommodate a diversity of housing choices.
- The plan should strive to redevelop older urban and downtown areas.
- The plan should strive to accommodate mixed use developments that could include housing, jobs, shopping, and schools.
- The plan should identify sufficient lands to accommodate job growth and economic development in the County.
- The plan should strive to preserve open space land.
- The plan should encourage the implementation of financial tools and incentives to preserve agricultural and open space lands.
- The plan should seek to balance the preservation of open space lands with property rights.
- The plan should strive to protect wetlands, forest lands, areas of wildlife habitat, Lake Michigan, inland lakes, and park and open space lands.
- The plan should strive to protect surface water and ground water quality and quantity.
- The plan should strive to maintain the environmental health of the County.
- The plan should recognize and take into consideration the impacts of new developments on agricultural and open space lands and uses.

RACINE COUNTY LAND USE PLAN

The land use plan for Racine County and its communities sets forth major objectives concerning the desirable physical development of the planning area. The land use plan for the Racine County planning area, as set forth in this chapter, consists of recommendations for the type, amount, and spatial location of the various land uses required to serve the needs of the residents of Racine County and its communities to the year 2035. The plan is intended to guide the physical development of the planning area into a more efficient and attractive pattern and to promote the public health, safety, and general welfare.

Plan Determinants

A number of important determinants, described elsewhere in this report, underlie the multi-jurisdictional land use plan for the Racine County planning area, including:

- Existing land use conditions and trends;
- Location of environmentally significant lands, including environmental corridors, floodlands, and areas of soils poorly suited for urban development;
- Location of productive agricultural soils;
- Projections of future population, household, and employment levels;
- Public input on land use;
- Existing local and neighborhood area plans;
- Evaluation, update, and development of local and neighborhood plans through meetings with community officials;
- Planned urban service areas;
- Goals, objectives, and recommendations of the adopted regional land use plan; and
- County and community goals and objectives.

Recommended Land Use Plan for the Racine County Planning Area

The recommended land use plan for the Racine County planning area is presented graphically on Map IX-1. Quantitative data relative to the plan are provided in Table IX-2. As a multi-jurisdictional plan, the recommended land use plan map for the Racine County planning area reflects locally identified planned land uses within each community's current boundaries. Recommended land use plan maps for each of the communities in the planning area, along with associated quantitative data relative to each local land use plan, are presented in Appendix D. Local land use plans for cities and villages within the County planning area can include areas outside of their corporate limits within adjacent towns. As shown on the local land use plan maps in Appendix D, the planning areas for the City of Burlington and the Villages of Waterford and Union Grove include lands outside of their respective corporate limits. This issue is discussed in greater detail later in this chapter and in Chapter XVI, *Intergovernmental Cooperation Element*.

The multi-jurisdictional land use plan is a composite of local plans and was developed in accordance with the previously identified plan determinants. The land use plan seeks to encourage new urban development within planned urban service areas; it envisions that new residential development outside of planned urban service areas would occur primarily at rural densities; and it calls for the preservation of the primary environmental corridors and the most productive farmlands remaining within the planning area. The County and local land use plan maps identify areas where new urban development could be accommodated during the planning period and provide a means of relating day-to-day development decisions to long-range development needs. However, the precise timing and location of future development is dependent on a number of factors including the political and economic climate and the availability of essential services such as public sanitary sewer and water. Consequently, it is possible that not all of the lands identified for future urban development will be fully developed by the year 2035.

Residential Development

Proper consideration of the land use plan requires an understanding of the residential density concepts involved. Under the Racine County multi-jurisdictional land use plan, "urban" residential development is defined as residential development which occurs at densities of less than 1.5 acres per dwelling unit. The definition of "suburban" and "rural" density residential development varies by community. In the Village of Caledonia and the Towns of Burlington, Raymond, and Waterford, suburban density is defined as 1.5 to 4.9 acres per dwelling unit, and rural density is defined as at least five acres per dwelling unit. In the Villages of Rochester and Union Grove, and the Towns of Dover, Norway, and Yorkville, suburban density is defined as 1.5 to 2.9 acres per dwelling unit, and rural density is defined as at least three acres per dwelling unit. As shown on the local land use plan maps in Appendix D, a number of communities have identified more specific density ranges within the "urban" residential development category.

The land use plan envisions the following with respect to urban and suburban residential development within the planning area:

1. Additional urban residential land uses would be created through the infilling of existing vacant lots in areas already committed to such use in platted subdivisions, on vacant developable land in designated urban residential areas located within planned urban service areas, as well as on lands designated for redevelopment to urban residential or mixed-use residential uses.
2. Additional suburban residential land uses would be created through the infilling of existing vacant lots in areas already committed to such use in platted subdivisions and certified survey maps, as well as on vacant developable land in designated suburban residential areas.
3. As set forth in Table IX-2:
 - Between 2000 and 2035, urban residential lands within the planning area are anticipated to increase by about 11,900 acres, or about 66 percent.
 - Between 2000 and 2035, suburban residential lands within the planning area are anticipated to increase by about 1,630 acres, or about 148 percent.

The residential density categories identified on the County and local land use plan maps are intended to reflect the overall density within a given area. The specific residential density category identified could be comprised of varying lot sizes, including existing substandard lots, as well as an appropriate mix of housing types and styles, including single-family, two-family, and multi-family structures, subject to appropriate zoning.

Commercial Development

The land use plan envisions the following with respect to commercial development within the planning area:

1. Additional commercial land uses would be created through the development of vacant developable land in designated commercial areas, and on lands designated for redevelopment to commercial use or mixed uses. Commercial areas as identified on the County land use plan map and on the local land use plan maps include lands categorized as commercial, limited commercial, office park, and mixed use-commercial and residential. While not specifically shown on the land use plan map, it is also anticipated that additional commercial uses would be created through the development of office and commercial service uses as complementing uses within industrial/business parks, as well as the development of neighborhood shopping centers in association with new residential neighborhoods. The type and size of commercial and mixed-use developments to be accommodated will need to be reviewed on a case-by-case basis by local officials to determine that the projects proposed are in the best interest of the community and consistent with long term plan objectives and policies.
2. As set forth in Table IX-2, between 2000 and 2035, commercial land uses within the planning area are anticipated to increase by about 2,700 acres, or about 140 percent.

Industrial Development

The land use plan envisions the following with respect to industrial development within the planning area:

1. Additional industrial land uses would be created through the development of vacant developable land in designated industrial areas, and on lands designated for redevelopment to industrial uses. Industrial areas as identified on the County land use plan map and on the local land use plan maps include lands categorized as industrial and industrial/business park. The type and size of industrial developments to be accommodated will need to be reviewed on a case-by-case basis by local officials to determine that the projects proposed are in the best interest of the community and consistent with long term plan objectives and policies.
2. As set forth in Table IX-2, between 2000 and 2035, industrial land uses within the planning area are anticipated to increase by about 5,000 acres, or 207 percent.

Transportation, Communication, and Utility Development

The land use plan envisions the following with respect to transportation, communication, and utility development within the planning area:

1. Additional transportation, communication, and utility land uses would be created through the development of needed streets and highways in developing urban areas, airport expansions, and expansion of utility facilities such as sewage treatment plants.
2. As set forth in Table IX-2, between 2000 and 2035, transportation, communication, and utility land uses within the planning area are anticipated to increase by about 5,200 acres, or about 39 percent.

Governmental and Institutional Development

The land use plan envisions the following with respect to governmental and institutional development within the planning area:

1. Additional governmental and institutional land uses would be created through the development of vacant developable land designated for such uses. These areas primarily relate to the development and expansion of government, school, and church facilities. While not specifically shown on the land use plan map, it is also anticipated that additional governmental and institutional uses would be created as supporting uses in association with new residential neighborhoods.

2. As set forth in Table IX-2, between 2000 and 2035, governmental and institutional land uses within the planning area are anticipated to increase by about 650 acres, or about 29 percent.

Recreational Development

The land use plan envisions the following with respect to recreational development within the planning area:

1. Additional recreational land uses would be created through the further development of existing park sites and the development of new park sites in developing urban areas in association with new residential neighborhoods.
2. As set forth in Table IX-2, between 2000 and 2035, recreational land uses within the planning area are anticipated to increase by about 1,400 acres, or about 47 percent.

Urban Reserve

The Village of Rochester, and the Towns of Dover, Raymond, and Yorkville contain certain lands which, while envisioned for future urban uses, may prove difficult to develop due to such constraints as limited highway access and the cost of providing sanitary sewer service. Recognizing such constraints, and further recognizing that not all such lands will be needed for urban development during the planning period, local officials for the afore-referenced communities determined that these areas should be identified on the County and local land use plan maps as “urban reserve.” This will allow the Village of Rochester and the Towns of Dover, Raymond, and Yorkville the flexibility to consider various future land uses as specific development proposals are forwarded to local officials. Regardless of the specific types of urban development that might be accommodated in these areas, the plan recommends that development should occur only with the provision of public sanitary sewer service. As set forth on Table IX-2 and shown on Map IX-1, these areas encompass approximately 1,150 acres, less than 1 percent of the planning area.

While not shown on the land use plan map, Town of Norway officials recognize the possibility that certain lands located within the STH 36 corridor (lands within approximately one-half mile of the highway), between Wind Lake and Waterford, may be desirable for urban development in the future. As development plans are forwarded to local officials for this area that are deemed appropriate to provide an overall benefit to the community, local officials have the flexibility to formally amend the comprehensive plan to accommodate the proposed urban development. With respect to the potential development of this area, Town officials have indicated that mini-warehouse development would not be appropriate. Regardless of the specific types of urban development that might be accommodated in this area, the plan recommends that development should occur only with the provision of public sanitary sewer service.

As shown on Map 2a in Appendix D, the City of Racine has identified a “mixed use urban reserve area” that encompasses an area of downtown Racine. Unlike the urban reserve areas described above, this area in the City of Racine may not consist of vacant developable land but is intended to highlight an area for which the City has completed detailed plans. The intent is to provide the City with greater flexibility in reviewing and approving development proposals with respect to recommendations contained in detailed City plans for this area.

Agricultural, Rural Residential, and Open Land

Comprehensive plan recommendations with respect to “prime agricultural lands” and “agricultural, rural residential, and open land” are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element*. The land use plan envisions the following with respect to agricultural, rural residential, and open land within the planning area:

1. The existing agricultural lands located within planned urban service areas would, as market demand dictates, be converted to urban uses.
2. The existing agricultural lands located outside of planned urban service areas, but designated for future urban or suburban development would, as market demand dictates, be converted to such uses.
3. The prime agricultural lands identified on the land use plan map in the Village of Mt. Pleasant, and the Towns of Burlington and Waterford would be preserved in agricultural uses.

4. Other agricultural, rural residential, and open land not identified for future urban or suburban development would continue in such uses or would accommodate new rural residential development (see maps in Appendix D for rural development density). Rural density residential development is intended to reflect the overall density within the identified rural area and could be comprised of varying lot sizes, including existing substandard lots.
5. As set forth in Table IX-2, between 2000 and 2035, agricultural and open lands are anticipated to decrease by about 31,800 acres, or about 23 percent. Of the decrease in agricultural lands, about 1,800 acres, or 6 percent, is attributable to the planned restoration of agricultural lands to more natural conditions, as environmental corridors and isolated natural resource areas. As could be expected, the loss of agricultural lands is most significant in the communities that anticipate the most growth. In this respect, about 15,100 acres of land are anticipated to be converted to urban uses in the Villages of Caledonia and Mt. Pleasant combined—about 48 percent of the anticipated decrease in agricultural land.

Environmental Corridors and Isolated Natural Resource Areas

Comprehensive plan recommendations with respect to environmental corridors and isolated natural resources areas are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element*.” The land use plan envisions the following with respect to environmental corridors and isolated natural resource areas within the planning area:

1. Primary environmental corridors would be preserved in essentially natural open uses. As set forth in Table IX-2, by the year 2035, primary environmental corridors within the planning area are anticipated to increase by about 1,050 acres, or about 5 percent. The increase includes currently farmed floodplains adjacent to existing primary environmental corridors within planned urban areas and lands within State owned properties that may be expected to revert to more natural conditions over time and become part of the corridor.
2. Secondary environmental corridors and isolated natural resource areas should be considered for preservation as the process of urban and rural development proceeds based upon local needs and concerns. As set forth in Table IX-2, by the year 2035, secondary environmental corridors and isolated natural resource areas within the planning area are anticipated to increase by about 720 acres, or about 5 percent. The increase includes currently farmed floodplains adjacent to existing secondary environmental corridors and isolated natural resource areas within planned urban areas that may be expected to revert to more natural conditions over time and become part of the resource area.

Other Open Lands to be Preserved

The land use plan envisions the following with respect to other open lands to be preserved within the planning area:

1. Other open lands to be preserved are lands specifically identified in local plans, and may include open lands in public ownership and lands anticipated to remain in open uses after the surrounding area has been developed. Such lands are anticipated to remain in open uses, potentially reverting to more natural conditions and becoming part of adjacent environmental corridors or isolated natural resource areas.
2. As set forth in Table IX-2, between 2000 and 2035, other open lands to be preserved within the planning area are anticipated to increase by about 230 acres, or about 57 percent.

Extractive and Landfill Uses

Comprehensive plan recommendations with respect to extractive uses are described in detail in Chapter X, *Agricultural, Natural, and Cultural Resources Element*. The land use plan envisions the following with respect to extractive and landfill uses within the planning area:

1. The plan recognizes the continued operation of existing extractive and landfill facilities, as well as the possible expansion of such facilities to adjacent lands subject to appropriate zoning.
2. As set forth in Table IX-2, between 2000 and 2035, lands devoted to extractive and landfill uses are anticipated to increase by as much as 100 acres, or about 6 percent. However, on-going restoration of these areas may be expected to keep the amount of land in active extractive or landfill use from increasing significantly, as areas mined and landfills are returned to useable open space.

Opportunities for Redevelopment and Smart Growth Areas

The greatest opportunities for redevelopment in the County exist where there is available land served by existing infrastructure. Areas identified for potential commercial and industrial redevelopment have been identified on Maps XIV-1, XIV-1a, and XIV-1b, and in Table XIV-1 in Chapter XIV, *Economic Development Element*. These are environmentally contaminated areas that are served by existing infrastructure and identified by local officials as without a current economically viable use. These sites are eligible for a number of the various Brownfield grant programs inventoried in Chapter XIV to offset site cleanup costs. Opportunities for commercial redevelopment and infill development can also be found in the older and underutilized commercial buildings and parcels located in and adjacent to the traditional downtowns of the cities and villages located in the County. Several communities have undertaken downtown redevelopment efforts, most notably the Cities of Burlington and Racine. Several economic development programs that can help to facilitate downtown commercial district rehabilitation are inventoried and recommended for further study and implementation by Racine County and its communities in Chapter XIV. Additional opportunities for commercial, mixed use, multi-family, or light industrial redevelopment may occur in some of the older commercial and industrial districts located within urban service areas.

As shown on Table II-16 in Chapter II, the condition of the existing housing stock in the County is generally in fair to excellent shape; however, the opportunity for residential redevelopment still exists in the County. One possible opportunity for residential redevelopment and infill development lies in mixed use and high density residential developments on underutilized parcels in and adjacent to the traditional downtown areas of the County. Another possibility for residential redevelopment is to rehabilitate the limited number of residential structures identified in the County as being in unsound or poor condition. An opportunity also exists to increase the provision of affordable housing in the County through the maintenance of existing housing stock as opposed to redevelopment, due to the condition of the existing housing stock in the County. Many of the older neighborhoods and housing units within the County that might be targeted for residential maintenance are still in at least fair condition. The housing units in these areas are generally smaller in size and located on smaller lots than newer single-family housing units. Smaller homes on smaller lots are typically more affordable than newer, larger homes that are typically located on larger lots.

Smart Growth Areas, as defined by Section 16.965 of the *Wisconsin Statutes*, must be identified as part of the County's comprehensive plan to meet the requirements of the comprehensive planning grant awarded to the County by the Wisconsin Department of Administration. Smart growth areas are defined by the *Statutes* as "an area that will enable development and redevelopment of land with existing infrastructure and municipal, State, and utility services, where practicable, or that will encourage efficient development patterns that are both contiguous to existing development and at densities which have relatively low municipal, State governmental, and utility costs."

As set forth in the preceding paragraphs, the following "Smart Growth Areas" have been identified in Racine County:

- Environmentally contaminated sites identified by local governments as suitable for redevelopment
- Underutilized parcels in and adjacent to traditional downtowns
- Aging commercial and industrial districts located in urban service areas
- Undeveloped land within planned urban service areas that is adjacent to existing development and does not encompass lands with significant environmental features or potential for long-term agricultural use.

The opportunities for redevelopment and smart growth areas envisioned under the County comprehensive plan are consistent with the land use design concepts developed under the regional land use plan. The regional land use plan was designed to accommodate new urban development in planned urban service areas, including infill development and redevelopment where appropriate. The regional plan envisions that about 90 percent of residential growth would be accommodated in medium and high density ranges within planned urban service areas. Residential development at these densities facilitates the efficient provision of basic urban facilities and

services. Compact development in urban service areas also moderates the amount of agricultural land that has to be converted to urban use to accommodate anticipated growth in population and households. The regional land use plan also designates additional land for commercial and industrial growth, and associated employment, within planned urban service areas.

Potential Land Use Conflicts

Land use conflicts between communities in the County are most common in town areas directly adjacent to cities and villages. Conflicts arise as towns allow or plan for residential development near city and village borders at densities that are not cost efficient for cities and villages to provide with urban services, at such time as the city or village might annex that part of the town. Conversely, conflicts arise as cities and villages review and deny proposed subdivisions within extraterritorial plat review areas, which prevents residential development in the towns. Extraterritorial plat review areas are shown on Map VI-5 in Chapter VI. A boundary agreement or cooperative land use planning between a town and an adjacent city or village is one way to avoid such conflicts. Boundary agreements will be discussed in greater detail in Chapter XVI, *Intergovernmental Cooperation Element*.

The potential for land use conflicts is greatest in the County within the portions of city and village planning areas that overlap with the towns. In accordance with Section 62.23 of the *Statutes*, a city or village planning area can include areas outside of its corporate limits, including any unincorporated land outside of the city or village boundaries that, in the plan commission's judgment, relates to the development of the city or village. Potential land use conflicts can arise when areas are included in both the town comprehensive plan and the city or village comprehensive plan, with different or conflicting land uses recommended by each plan. Map IX-2 shows the planning areas identified by cities and villages in Racine County as part of this multi-jurisdictional comprehensive plan. City and village planning areas cannot overlap. Areas of potential land use conflicts between communities have been identified on Map XVI-1 in Chapter XVI, and are discussed in detail in that chapter.

URBAN DEVELOPMENT TOOLS AND TECHNIQUES

While it is expected that Federal, State, County, and local public land use regulations will be important in achieving plan recommendations with respect to future land use development and redevelopment in the county, other urban development tools and techniques have a potential role in plan implementation. These include, but are not limited to neighborhood and special district planning, official mapping, and community design and sustainability concepts. Conservation techniques that are more applicable to rural areas are discussed in Chapter X. These include conservation easements, conservation subdivision design, lot averaging, purchase of development rights, and transfer of development rights. Other resource conservation techniques are discussed in Chapter XIII of the plan report.

Neighborhood and Special District Planning

Within the context of county and community-level plans, detailed neighborhood development plans should be prepared for each residential neighborhood or special district where significant growth is expected. While such plans may also vary in format and level of detail, they should generally include the following:

- Designate future collector and land access street locations and alignments, pedestrian paths and bicycle ways, and, as appropriate, the configuration of individual blocks and lots.
- Further classify residential areas as to structure type and density, with the mix of housing structure types and lot sizes resulting in an overall density for the neighborhood consistent with that recommended in the community-level plan.
- Identify specific sites for neighborhood parks, schools, and retail and service centers which are recommended on a general-site-location basis in the community-level plan.
- Identify environmentally significant areas to be preserved consistent with the community-level plan.
- Indicate areas to be reserved for stormwater management and utility easements.

The neighborhood planning process should make full use of the many design concepts that can enhance the living environment and increase efficiency in the provision of urban services and facilities and in travel patterns. Among these design concepts are the following:

- **Mixed-Used Development:** Residential development in mixed use settings can provide a desirable environment for a variety of household types seeking the benefits of proximity to places of employment as well as civic, cultural, commercial, and other urban amenities. Examples of mixed use settings include dwellings above the ground floor of commercial uses and residential structures intermixed with, or located adjacent to, compatible commercial, institutional, or other civic uses.
- **Traditional Neighborhood Development:** The term “traditional neighborhood development” refers to very compact, pedestrian-oriented, mixed-use neighborhoods typically characterized by a gridlike street system and street-oriented setbacks and building designs. The overall design, including the layout of streets and sidewalks, encourages walking and bicycling as alternatives to automobile transportation within the neighborhood.
- **Transit-Oriented Development:** The term “transit-oriented development” refers to compact, mixed-use development whose internal design is intended to maximize access to a transit stop located within or adjacent to the development. Within the development, commercial uses and higher-density residential uses are located near the transit stop. The layout of streets and sidewalks provides convenient walking and bicycling access to the transit stop.

In addition to plans for developing neighborhoods, detailed plans should also be prepared for mature neighborhoods or special-purpose districts showing signs of land use instability or deterioration. Such plans should identify areas recommended for redevelopment to a different use, areas recommended for rehabilitation, any local street re-alignments or improvements, and other public utility and facility improvements. Special consideration should be given in such planning to overcoming contamination problems at, and reuse of, brownfields. Redevelopment plans should seek to preserve those historic, cultural, and natural features and features of the urban landscape which provide for neighborhood identity within the larger urban complex. Such plans should maximize opportunities for the provision of living arrangements and amenities that are unique to older communities in the County, such as “downtown” housing and urban waterfront development.

Community Design and Sustainability

One of the goals of the comprehensive plan is to achieve a community that is aesthetically pleasing and efficient while promoting a sustainable land use pattern that meets the social, economic, physical, ecological, and quality-of-life needs of the County and all its communities, maintaining a sense of place in urban and rural areas.

Community design includes beautification techniques, such as tree planting programs, Main Street redevelopment, neighborhood enhancements, and the aesthetic benefits of buffering and landscaping. A well-designed County will attract quality development, improve the visual character, and enhance important natural resources. Community design is an integral part of the planning process, and directly affects land use patterns, transportation planning, and neighborhood livability.

As Racine County’s population grows, sound community design concepts and methods should be utilized to accommodate new residential, commercial, utility, community facility, and industrial development. Development designs should be environmentally sensitive and complement adjacent land uses. In urbanized areas of the County, new growth can be accommodated through compatible infill, higher density mixed-use development, and redevelopment areas. Mixed-use development, Traditional Neighborhood Development (TND), and Transit-Oriented Development (TOD) are types of development associated with high-density areas. For example, mixed-use development may help minimize street and utility requirements and promote alternative modes of transportation, particularly if such development is designed to provide high-density residential development; employment opportunities; transit, bike, and pedestrian facilities; parks; retail areas; and personal services. Mixed-use developments, TND, and TOD are described earlier in this chapter.

Neighborhood planning designs should also incorporate pedestrian/bike trails, pathways, and multi-use trails as means of transportation or recreational activity. New development should be designed so it is compatible with established development.

Commercial and office uses should be grouped in commercial nodes or located in suitable locations in mixed use neighborhoods. Ideally, mixed-use development in redevelopment areas should promote the use and improvement of existing infrastructure, increase pedestrian activity and transit use, and provide needed goods and services for nearby residents. Industrial uses and business and industrial parks should be developed in areas served by existing infrastructure with convenient access to transportation facilities. Such areas should also be served by transit to serve employees, where practicable, and should have pedestrian access and facilities between transit stops and employment centers.

In rural or nonsewered areas of the County, the development of urban land uses should be minimized and limited to hamlet areas or other rural centers, and the emphasis should be on conserving and protecting agricultural, natural, and cultural resources, while allowing compatible residential development. Conservation subdivision designs, sometimes referred to as cluster development design, may be used to accommodate residential development at appropriate densities, with residential dwellings occurring in clusters, thus preserving agricultural lands, protecting environmentally sensitive areas, historic areas and community landmarks, or providing open space and recreational facilities. Conservation subdivision design techniques and guidelines are described in Chapter X of this report.

The use of flexible zoning techniques within cities, villages, and towns is encouraged throughout the County to accommodate a variety of housing options, such as infill development, accessory dwelling units, live-work units, planned unit developments (PUDs), TND, and cluster development. “Universal design” concepts, which provides increased accessibility for disabled persons by providing homes with wider doors and hallways, step-free level surfaces, locating key rooms on ground or first floor levels, and other features, should also be considered during the review of proposed development projects. The scale of buildings should be consistent with the surrounding area. In addition, variation in the sizes of lots and homes should be considered in the same neighborhood to avoid a repetitious façade on the homes in a subdivision or neighborhood.

Sustainable development is a pattern of resource use that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability or “green” development should be practiced throughout the County and at government facilities, with the intent of improving air and water quality and conserving energy. All types of development should consider incorporating energy-efficient techniques or renewable energy, such as solar energy, wind energy, high-efficiency lighting, and geothermal energy. Residential “green-related” development programs such as Energy Star Qualified Homes, Green Built Home, and LEED provide initiatives that certify new homes and remodeling projects that meet sustainable building and energy standards. LEED promotes a whole-building approach to sustainability by recognizing performance in sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

New and existing development should include techniques and designs that protect and improve water quality. Some examples of water quality management and conservation practices include maximizing permeable surface areas by allowing water to drain to natural systems, vegetated buffers, infiltration zones, or permeable soil; incorporating infiltration and retention areas such as rain gardens, green (vegetated) roofs, bioswales, organic layers, sand beds, and vegetated buffer strips; and installing “gray water” systems, which allows water that has been used for hand washing, showering, and any other uses from sinks, showers, or washing machines to be reused for other purposes, especially landscape irrigation. Rain barrels, xeriscaping, low-flow toilets and showerheads, and energy-efficient washing machines, dishwashers, and water heaters should also be considered as water quality management practices. The regional water supply plan and the regional water quality management plan provide additional information about other water conservation practices.

Official Mapping

Official mapping powers granted to cities under Section 62.23(6) of the *Wisconsin Statutes*, by reference under Section 61.35 to villages, and by reference under Section 60.22(3) to towns which have adopted village powers, provide a means for reserving land for future public use as streets, highways, waterways, railways, transit facilities, and parkways. The enabling statutes generally prohibit the issuance of building permits for the construction or enlarging of buildings within the limits of such areas as shown on the official map. However, the statutes include provision for issuance of building permits where it is demonstrated that the lands within the areas designated for future public use are not yielding a fair return. Official maps may show areas designated for future parks and playgrounds, but the enabling legislation does not mention them as protected mapped facilities. State law provides that cities and villages may extend official maps beyond their corporate limits to areas within which they have been granted extraterritorial subdivision plat approval power under Chapter 236 of the *Wisconsin Statutes*.³

Official mapping powers represent an effective means of reserving land for future public use in accordance with local comprehensive plans. It is recommended that all cities, villages, and towns prepare and adopt official maps, showing thereon as proposed parkways those environmental corridors which may be proposed for public acquisition along with other proposed public lands as authorized by State statute.

Section 66.1031 of the *Wisconsin Statutes* confers what are, in effect, limited official map powers on counties. County highway width maps adopted under Section 66.1031 may be used to show the proposed widening of existing streets and highways and to show the location and width of proposed future streets and highways. Such maps must have the approval of the governing body of the municipality in which the mapped streets and highways are located. The scope of facilities to be mapped under this statute does not extend beyond streets and highways. This statute does not include the prohibitions on issuance of building permits which are established in the local official mapping statutes. County highway width maps can, nevertheless, help to ensure that planned arterial street and highway improvements are properly taken into account in county and local land use decision-making.

LAND USE GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

The land use element goals and objectives, along with the implementing policies and programs were developed based upon consideration of the recommendations of regional, County, and local plans; the land use data inventoried in Chapter IV; meetings with local officials; and the results of the public participation process including input from the advisory committee, public opinion survey, and SWOT analyses. The land use objectives and policies are divided into two sections: Racine County objectives and policies—that is, objectives and policies that are applicable countywide; and community-specific objectives and policies.

The following County land use related goals were developed under the comprehensive planning program and previously presented in Chapter VIII.

Racine County Land Use Goals

- Goal IX-1:** Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.
- Goal IX-2:** Promote the coordination between land use and housing design that supports a range of transportation choices.
- Goal IX-3:** Encourage development patterns that promote efficient and sustainable use of land, that can be readily linked by transportation systems and utilize existing public utilities and services.

³Official mapping powers and procedures are described in detail in *SEWRPC Planning Guide No. 2 (2nd Edition)*, Official Mapping Guide, June 1996.

- Goal IX-4:** Encourage a public participation process that provides equity and fairness to landowners and other stakeholders, balanced with responsible land use.
- Goal IX-5:** Provide adequate infrastructure and public services and an adequate supply of developable land to meet existing and future market demand for residential, commercial, industrial, and institutional uses.
- Goal IX-6:** Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.

Racine County Land Use Objectives

- Provide a balanced allocation of space to each of the various land uses in order to meet the social, physical, and economic needs of Racine County and its communities.
- Promote a spatial distribution of the various land uses which will result in a convenient and compatible arrangement of land uses.
- Promote the development of neighborhoods which contain an appropriate mix of housing with supporting commercial, institutional, and recreational uses.
- Coordinate a spatial distribution of the various land uses which is properly related to the existing and planned transportation, utility, and community facility systems in order to assure the economical provision of public services.
- Provide for the development of communities having distinctive individual character, based on physical and functional conditions, historical factors, and local desires.
- Provide for the development and preservation of residential areas within a physical environment that is healthy, safe, convenient, and attractive.
- Provide for the preservation, development, and redevelopment of a variety of suitable industrial and commercial sites both in terms of physical characteristics and location.
- Provide for the conservation, renewal, and full use of existing urban areas of Racine County.
- Encourage urban infill development and urban redevelopment, including the intensification of development in redevelopment areas if appropriate, to maximize the use of existing infrastructure.
- Encourage compact and efficient development patterns within planned urban service areas.
- Promote compact, walkable neighborhood designs that can encourage daily physical activity and healthier communities.
- Promote development in areas near economic development centers to increase the use and development of public transit systems.
- Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- Preserve the remaining primary environmental corridor lands in Racine County and, to the extent practicable, preserve the remaining secondary environmental corridor lands and isolated natural resource areas in Racine County in order to maintain the overall quality of the environment; to provide opportunities for recreational and educational activities; and to avoid serious environmental and developmental problems.
- Preserve open spaces and natural resources as part of future development proposals in the County.
- Support carefully planned efforts to restore open space lands to more natural conditions that could result in the expansion of the environmental corridor network. This should include linkages between existing environmental corridors and isolated natural resources, especially those areas that are identified in local and neighborhood land use plans.

- Seek to reduce conflicts between neighboring jurisdictions concerning annexations, urban and rural development, and development in transitional areas.
- Seek to eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of Racine County and its communities.
- Strive to create a balance between private rights and public interests that ensures the best interests of the community as a whole.
- Develop and maintain a balance between the built environment and the natural environment.
- Develop and maintain a balance between the built environment and the protection of, and public access to, Lake Michigan and other lakes and rivers in the County.

Racine County Land Use Policies and Programs

- Implement all land use related policies contained in other elements of the comprehensive plan, especially the policies of the agricultural, natural, and cultural resources element.
- Implement the design guideline recommendations within the STH 36 corridor as set forth in SEWRPC Community Assistance Planning Report No. 267, *STH 36 North Corridor Design Plan*, November 2005. Consider utilizing these guidelines, as appropriate, in areas of Racine County located outside of the STH 36 corridor.
- Accommodate future land use development in areas recommended to be developed or redeveloped for the specific land use as identified on the land use plan map.
- New urban development should occur primarily with the provision of public sanitary sewer service.
- Implement detailed design guideline recommendations contained in adopted local and neighborhood plans with respect to building size, building design, and streetscapes.
- Consider the creation of design guidelines for new developments that address buffers, fencing, architectural variety, parking lot and road landscaping, gateways, and signage.
- Encourage the use of mixed-use development, traditional neighborhood development, and transit-oriented development designs that facilitate the long term sustainability of urban communities.
- Where appropriate, communities should consider conducting market studies to evaluate the demand for residential developments that contain “smart growth features”—smaller lots, mixed land uses and housing types—that can be located within planned urban areas.
- Promote the development of small commercial businesses and residential developments in close proximity to business park/economic activity centers.
- Encourage the development of “green” sustainable sites and buildings, including adaptive reuse and flexible building designs, following the national Leadership in Energy and Environmental Design Program (LEED) design system.
- Create and implement detailed neighborhood plans that are consistent with the comprehensive plan.
- Encourage the preservation of historic buildings, sites, and features in the development of detailed neighborhood plans.
- Recognize that new urban development may be expected to occur on a limited basis in the rural areas of the County outside of planned urban areas on existing vacant residential lots and around small cross-road communities or “hamlets.”
- Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long term land use objectives.

- Encourage future residential and commercial designs that create and improve neighborhoods, including downtowns and business districts, and that provide support services and amenities that meet the daily needs of entire communities.
- Continue to enforce existing design ordinances with respect to new developments. This includes, but is not limited to, open space requirements, street tree requirements, driveway installation, and landscaping.
- Encourage the use of new technologies, including GIS computer mapping, to facilitate the detailed review, analysis, and implementation of the comprehensive plan by both the public and private sector.
- Continue the cooperation among County and local governments, non-profit entities, and the private sector to utilize available funding and assistance programs related to urban development and redevelopment, economic development, housing development, and agricultural, natural, and cultural resource preservation.
- Develop and implement a process for regularly reviewing, evaluating, updating, and amending the comprehensive plan land use plan map and associated recommendations.

Community Specific Land Use Objectives and Policies

City of Racine

- Implement the detailed recommendations and design standards included in the Racine Downtown Plan, the Douglas Avenue Revitalization Plan, the Live Towerview Plan, a Neighborhood Strategic Plan for Southside Racine, the Uptown Improvement Plan, and the West Racine Neighborhood Revitalization Plan.
- Explore and implement additional plans and policies that serve to enhance or advance other areas and neighborhoods, and the City as a whole.

Village of Caledonia

- Follow the detailed land use plan implementation strategies recommended in the rural area and neighborhood plans for the Village.

Village of Waterford

- Consider annexations and development outside of the current Village boundaries for residential purposes only after the following conditions have been met: the development is consistent with the Village's residential development policies; the Village has evaluated all options for residential development within the existing Village boundaries; and the developer has addressed the impact of the proposed development on infrastructure capacity, storm drainage, traffic, and local taxes during the initial phase of planning.
- Encourage larger residential lot sizes in the "rural residential neighborhoods" identified in the Village 2008 master plan update.
- Encourage cluster-style residential development within the "clustered residential neighborhoods" identified in the Village 2008 master plan update.
- Continue to require developers to incorporate the following when establishing new residential neighborhoods, when appropriate: install sidewalks and/or paths that connect new developments with local schools, open spaces, adjacent neighborhoods, and commercial districts; link new streets into the existing street system; upgrade adjacent roadways and/or intersections as needed to accommodate increased traffic, and; install the Village standard for street lighting.
- Require 40 percent open space in "rural residential neighborhoods," and 25 percent open space in "clustered residential neighborhoods" as identified in the Village 2008 master plan update.

Town of Raymond

- Implement the detailed recommendations and design standards included in the Raymond Town Center Plan.

Town of Yorkville

- Take into consideration the detailed land use requirements, objectives, and guiding principles included in the 2003 Town land use plan.

Racine County Land Use Financial and Technical Assistance Programs

Various types of financial and technical assistance programs are available from Federal, State, and County agencies that are applicable to the implementation of the land use element recommendations. Many of these programs focus on the protection of agricultural, natural, and cultural resources and are described in the agricultural, natural, and cultural resources element (Chapter X). The agencies that provide the majority of such programs include the Farm Service Agency (FSA) and Natural Resources Conservation Service (NRCS); the Wisconsin Department of Agriculture, Trade, and Consumer Protection (DATCP); the Wisconsin Department of Natural Resources (DNR); the National Parks Service (NPS); and the Wisconsin State Historical Society (WSHS).

Additional existing programs that could assist in the implementation of the land use element are described in the housing and economic development elements of the comprehensive plan (Chapters XI and XIV respectively). Examples include the Green Built Home and LEED Programs. These programs relate to the design, construction, and operation of “green” buildings and are described in the housing element (Chapter XI).

The plan recommends that consideration be given to the following financial programs and work programs to facilitate the implementation of the comprehensive plan:

- Study and develop a purchase of development rights (PDR) program.
- Study and develop a transfer of development rights (TDR) program.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.
- Study the potential to establish a development-funded open space preservation program.
- Review and revise, as necessary, County and local zoning ordinances to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Review and revise, as necessary, County and local land division ordinances to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Review, revise, or create local official maps, as necessary, to facilitate the implementation of the comprehensive plan and to meet the consistency requirement of Section 66.1001 (3) of the *Wisconsin Statutes*.
- Develop a design ordinance with specific standards for residential, commercial, and industrial developments to better reflect the desired appearance and character of any new development to ensure consistency of an appropriate size, scale, attractiveness, and compatibility with a healthy community.
- Study and develop a program of data sharing among Racine County and local municipalities for mapping, development activity, zoning, and ordinances.

Table IX-1

EQUALIZED VALUE BY REAL ESTATE CLASS IN THE RACINE COUNTY PLANNING AREA: 2003 - 2008

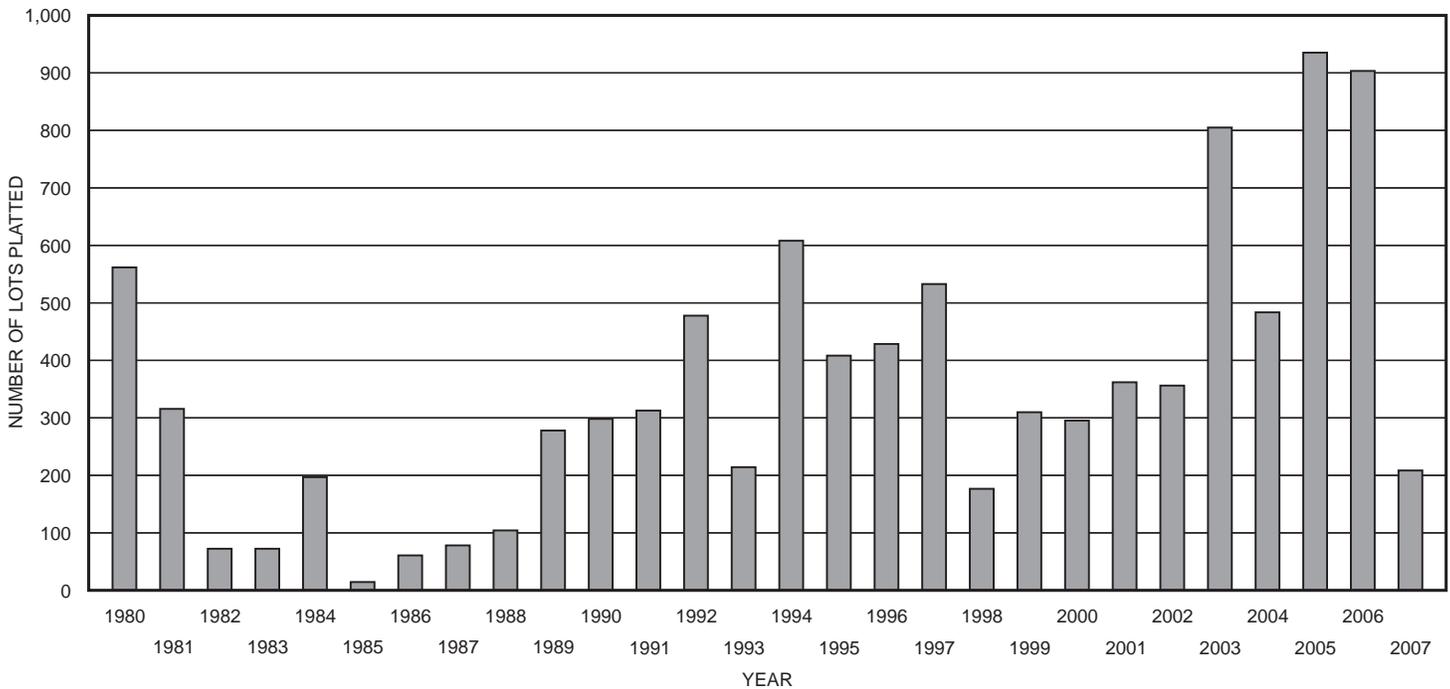
Real Estate Class	Statement of Equalized Values: 2003			Statement of Equalized Values: 2008			Change in Equalized Value: 2003-2008	
	Land	Improvements	Total	Land	Improvements	Total	Number	Percent
Residential	1,762,414,100	6,555,456,900	8,317,871,000	2,654,630,800	9,778,522,300	12,433,153,100	4,115,282,100	49.5
Commercial	379,942,400	1,315,404,500	1,695,346,900	583,505,300	1,913,360,200	2,496,865,500	801,518,600	47.3
Manufacturing ...	64,379,500	360,338,500	424,718,000	69,623,900	349,452,600	419,076,500	-5,641,500	-1.3
Agricultural	21,542,700	0	21,542,700	22,879,300	0	22,879,300	1,336,600	6.2
Undeveloped	12,118,700	0	12,118,700	11,621,600	0	11,621,600	-497,100	-4.1
Ag Forest	0	0	0	9,870,300	0	9,870,300	9,870,300	--
Forest	22,354,400	0	22,354,400	22,959,500	0	22,959,500	605,100	2.7
Other	36,529,200	154,868,100	191,397,300	62,130,500	195,023,000	257,153,500	65,756,200	34.4
Total	2,299,281,000	8,386,068,000	10,685,349,000	3,437,221,200	12,236,358,100	15,673,579,300	4,988,230,300	46.7

^aDoes not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.

Source: Wisconsin Department of Revenue and SEWRPC.

Figure IX-1

RESIDENTIAL SUBDIVISION PLATTING ACTIVITY IN RACINE COUNTY: 1980-2007



Source: SEWRPC.

Map IX-1

RECOMMENDED LAND USE PLAN FOR THE RACINE COUNTY PLANNING AREA: 2035

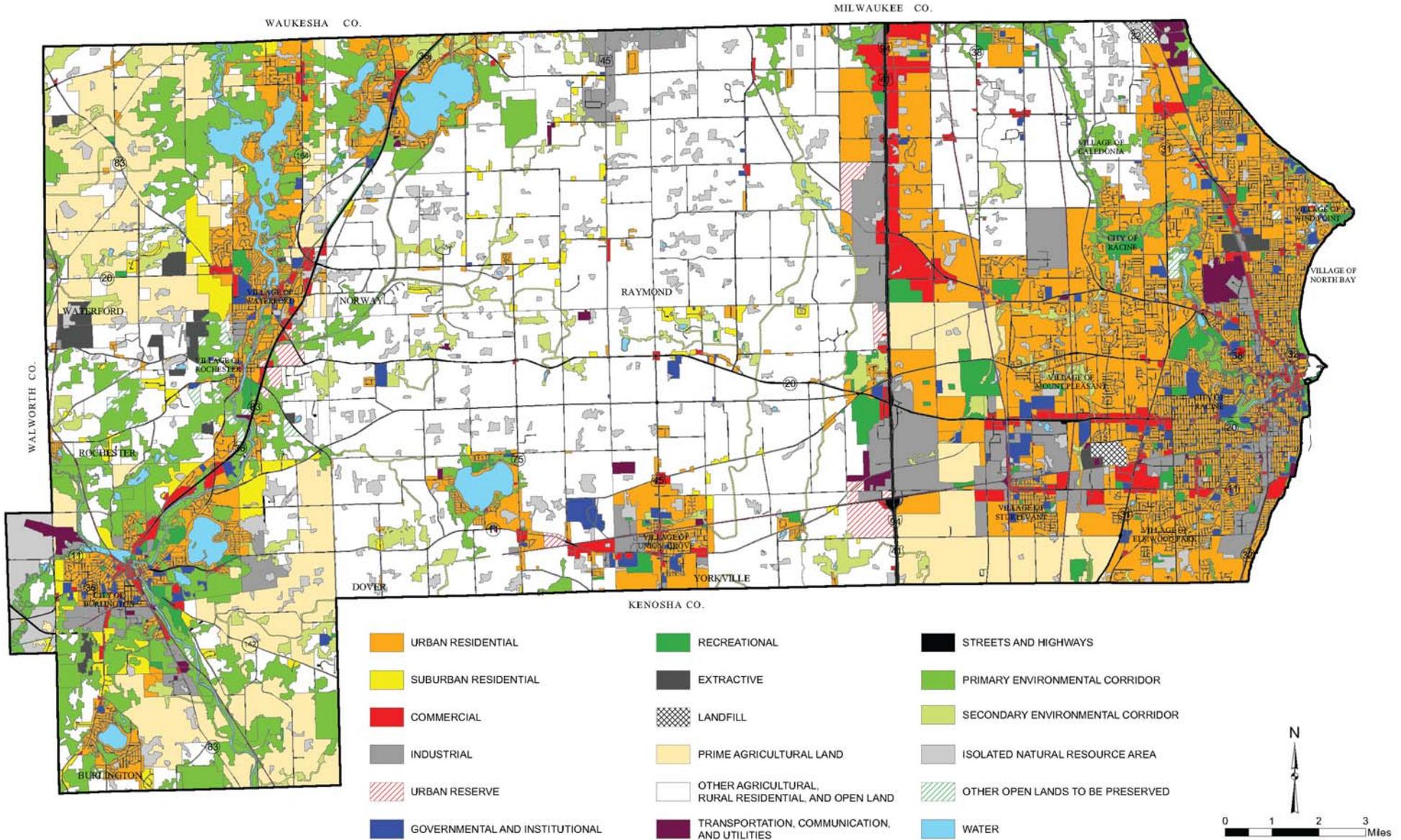


Table IX-2

PLANNED LAND USE IN THE RACINE COUNTY PLANNING AREA: 2035

Land Use Category ^a	2000		Planned Change: 2000-2035		2035		5-Year Increment (acres)
	Acres	Percent of Planning Area	Acres	Percent Change	Acres	Percent of Planning Area	
Urban							
Urban Residential ^b	18,032	8.3	11,904	66.0	29,936	13.7	1701
Suburban Residential ^c	1,099	0.5	1,628	148.1	2,727	1.3	232
Subtotal	19,131	8.8	13,532	70.7	32,663	15.0	1,933
Commercial	1,929	0.9	2,696	139.8	4,625	2.1	385
Industrial	2,429	1.1	5,025	206.9	7,454	3.4	718
Transportation, Communication, and Utilities	13,353	6.1	5,210	39.0	18,563	8.5	744
Governmental and Institutional	2,278	1.0	652	28.6	2,930	1.4	93
Recreational	3,001	1.4	1,398	46.6	4,399	2.0	200
Urban Reserve	--	--	1,152	--	1,152	0.5	165
Urban Subtotal	42,121	19.3	29,665	70.4	71,786	32.9	4,238
Nonurban							
Agricultural, Rural Residential, and Open Land ^d	137,196	62.9	-31,765	-23.2	105,431	48.3	-4,538
Primary Environmental Corridor	22,468	10.3	1,049	4.7	23,517	10.8	150
Secondary Environmental Corridor	6,653	3.1	521	7.8	7,174	3.3	74
Isolated Natural Resource Areas	7,592	3.5	202	2.7	7,794	3.6	29
Other Open Lands To Be Preserved	401	0.2	227	56.6	628	0.3	32
Extractive and Landfill	1,619	0.7	101	6.2	1,720	0.8	15
Nonurban Subtotal	175,929	80.7	-29,665	-16.9	146,264	67.1	-4,238
Total ^e	218,050	100.0	--	--	218,050	100.0	--

^a Parking areas are included in the associated land use category.

^b Less than 1.5 acres per dwelling unit.

^c 1.5 to 4.99 acres per dwelling unit or 1.5 to 2.99 acres per dwelling unit, as defined by local community.

^d Includes prime agricultural lands.

^e Total does not include the portions of the Towns of Lyons and Spring Prairie located in the planning area.

Source: SEWRPC.

MAP IX-2

CITY AND VILLAGE PLANNING AREAS FOR THE RACINE COUNTY MULTI-JURISDICTIONAL COMPREHENSIVE PLAN: 2035

