

# **A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY**

December 2013

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SEWRPC Community Assistance Planning Report No. 46 (2<sup>nd</sup> Edition)  
A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY

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## Chapter I

# INTRODUCTION AND BACKGROUND

## INTRODUCTION

The loss of productive farms and agricultural resources is of increasing public concern. Agriculture is a vital part of Racine County’s economic, cultural, and ecological landscape. It continues to provide important economic, social, and ecological functions by controlling floodwater, recharging groundwater supplies, sustaining wildlife habitat, and providing scenic beauty.

In 2009, the Wisconsin Legislature passed the landmark Wisconsin Act 28 to repeal and recreate the Wisconsin farmland preservation law under Chapter 91 of the *Wisconsin Statutes* and related tax credits under subchapter IX of Chapter 71 of the *Statutes*. This new law, known as the “Working Lands Initiative,” also created other new programs described later in this chapter. Importantly, the law requires counties to update their farmland preservation plans. The current Racine County farmland preservation plan,<sup>1</sup> adopted in 1982, must be updated and recertified by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in order for farmers to be able to continue to participate in the State farmland preservation program. Racine County requested and was awarded a State farmland preservation planning grant to provide reimbursement for up to half of the County’s cost of preparing the plan. Racine County requested that the Southeastern Wisconsin Regional Planning Commission (SEWRPC) assist the County in preparing an updated farmland preservation plan to meet the requirements set forth in Chapter 91 of the *Statutes*. To further help guide this planning process, a Racine County Farmland Preservation Plan Advisory Committee was created. This report documents the planning effort and presents the resulting updated County farmland preservation plan, which replaces the plan adopted by the Racine County Board of Supervisors in 1982.

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<sup>1</sup> Documented in SEWRPC Community Assistance Planning Report No. 46, A Farmland Preservation Plan for Racine County, Wisconsin, August 1981.

The main intent of the original program was to encourage farmland preservation by providing tax credits to eligible farmland owners who voluntarily chose to enter into an agreement with the State through farmland preservation agreements or through exclusive agricultural zoning. The new Wisconsin Working Lands Initiative provides landowners the opportunity to continue to claim farmland preservation tax credits through participation in its program. The new tax credit program provides income tax credits that are applied against tax liability and are available annually, and are no longer income-based. The Working Lands Initiative program expands and modernizes the existing farmland preservation program, allows the establishment of Agricultural Enterprise Areas, and creates a Purchase of Agricultural Conservation Easement (PACE) Program.<sup>2</sup>

### **History and Overview of Farmland Preservation Planning in Racine County**

The initial Wisconsin Farmland Preservation Program was enacted in 1977 to provide income tax credits to eligible farmland owners. The program was administered by County and local governments, but the Wisconsin Land and Water Conservation Board (LWCB) had to first certify that the county farmland preservation plan met the standards specified in Chapter 91 of the *Wisconsin Statutes*. Of the 72 counties in Wisconsin, 70 had certified farmland preservation plans under the initial program. Racine County's Farmland Preservation Plan was adopted by the Racine County Board of Supervisors and certified in 1982.

To be eligible to enroll in the former State program, farmland preservation areas had to be designated in the county farmland preservation plan. Farmland preservation areas identified in the 1982 plan are shown on Map II-18 in Chapter II. At that time, qualified farm units had to contain a minimum of 35 contiguous acres and produce a minimum of \$6,000 in gross farm receipts in the previous year or \$18,000 in the previous three years. The 1982 County plan further identified "prime" agricultural land as being part of a relatively homogeneous concentration of similar farms or blocks of farmland having a minimum combined area of at least 100 acres in size, with at least 50 percent of each individual farm covered by soils meeting USDA-Soil Conservation Service (now called the USDA Natural Resources Conservation Service) criteria for national prime farmland or farmland of statewide importance. Generally, national prime farmlands are Class I or II soils and farmlands of Statewide significance are Class III soils. Map II-3 in Chapter II shows the farmland classification of soils in the County. Farmland owners could participate in the program in one of two ways: through exclusive agricultural zoning or through individual farmland preservation agreements with DATCP. Participation through exclusive agricultural zoning could only occur if the jurisdiction's zoning ordinance was certified by the LWCB as meeting the then-existing standards of Chapter 91. The only uses permitted in exclusive agricultural zoning districts at that time were agricultural uses and uses consistent with or related to agricultural uses, which were specified in the *Statutes*.

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<sup>2</sup> PACE contracts executed in 2010 were funded in the State of Wisconsin 2011-2013 Budget. No funding was included in the State Budget for PACE contracts in 2011 or 2012.

The continued preservation of Wisconsin's working lands (farmlands and forest lands) is important to sustain the State and its residents by producing food, fiber, and sources for bio-fuel. Over the years, the acreage of Wisconsin's working lands has continued to decrease and to be fragmented by encroaching urban development. In response to those concerns, the Working Lands Initiative (WLI) was launched by DATCP in 2005 and a steering committee was established to improve the program and develop a consensus vision on managing Wisconsin's farm and forest lands. In August 2006, the WLI Steering Committee issued a report with a set of recommendations intended to modernize and expand policies and programs affecting Wisconsin farmlands and forests. The report recommended an update to the Wisconsin Farmland Preservation Program, which would include setting a flat per-acre tax credit for landowners instead of basing the credit on household income, and streamline the process of applying for the program and claiming the tax credits. Proposed changes to the Farmland Preservation Program were included in DATCP's 2007-09 budget request. The Committee's report recommended establishing a number of new programs, including an Agricultural Enterprise Areas program under Subchapter VI of Chapter 91 of the *Statutes* and a purchase of agricultural conservation easements (PACE) program under Section 93.73 of the *Statutes*. Changes to the old Wisconsin Farmland Preservation Program were approved by the Wisconsin Legislature as part of the 2009-2011 budget bill. The 2011-2013 biennial budget amended the program to delete the provisions that required a conversion fee to be paid by property owners rezoning existing farmland preservation areas out of farmland preservation zoning districts in communities that have a State certified farmland preservation zoning ordinance. Table I-1 identifies the differences between the requirements in the original Wisconsin Farmland Preservation Program and the new Working Land Initiative Program under the amended Chapter 91.

### **Overview of Comprehensive Planning**

In 1999 the Wisconsin Legislature enacted a comprehensive planning law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requiring County and local governments that enforce general zoning, shoreland and floodplain zoning, subdivision, or official mapping ordinances to have an adopted comprehensive plan. The new requirements supplement earlier provisions in the *Statutes* for the preparation of county development plans (Section 59.69 (3) of the *Statutes*) and local master plans (Section 62.23 of the *Statutes*). The new law further includes a "consistency" requirement, whereby zoning, subdivision, and official mapping ordinance actions of counties, cities, villages, and towns must be consistent with the comprehensive plan adopted by the county board, common council, village board, or town board, respectively, beginning on January 1, 2010. To address the State comprehensive planning requirements, a multi-jurisdictional comprehensive planning process was undertaken by Racine County, all 17 local governments, UW-Extension, and SEWRPC. As a result of the multi-jurisdictional process, comprehensive plans that satisfy the planning requirements set forth in Section 66.1001 of the *Statutes* were developed for the County and each of the 17 local government partners. The Racine County Board of Supervisors adopted *A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*, on October 13, 2009.

Section 91.10(2) of the *Statutes* requires that, if a county has a comprehensive plan, the county shall include the farmland preservation plan in its comprehensive plan and ensure that the farmland preservation plan is consistent with the comprehensive plan. The county may incorporate information contained in other parts of the comprehensive plan into the farmland preservation plan by reference. This updated Racine County Farmland Preservation Plan, therefore, was prepared as part of, and as an amendment to, the adopted multi-jurisdictional County comprehensive plan.

The County comprehensive plan provides long-range goals, objectives, policies, and programs for Racine County officials and residents to help guide future development and preserve significant natural resources, including productive farmlands, in Racine County to the plan design year 2035. Important agricultural and related natural resource data is also provided in the comprehensive plan document. Farmland preservation was one of many issues identified during the comprehensive planning process and was considered a high priority in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis conducted as part of that process. Valuable agricultural information can be found throughout the County's comprehensive plan, including an inventory of agricultural resources. Relevant tables and maps found in the comprehensive plan report are cross-referenced, or updated and included in this report.

## **PURPOSE OF PROTECTING FARMLAND**

A vibrant agricultural presence in a rapidly urbanizing Racine County is important for economic health, quality of life, and business diversification. The preservation of agricultural lands can serve many purposes, including conserving energy, reducing urban sprawl, maintaining open space and rural character, retaining natural ecological systems, controlling public costs, preserving the local economic base, promoting sustainability or self-sufficiency, preserving the rural lifestyle and/or farm living, and preserving productive agricultural lands.

Farming is an important part of the Racine County economy. In 2007, agricultural revenues totaled \$101.9 million in Racine County. Farming operations serve as a foundation supporting a variety of other businesses, such as implement dealers, feed mills, granaries, crop consultants, veterinarians, retail stores, restaurants, and food processing plants. This is a symbiotic relationship, however, where the farm operations need the support businesses and vice versa. Thus, by promoting, supporting, and preserving agriculture and associated agricultural industries, communities also protect their local economic base.

The population of Racine County increased about 14 percent, from 170,838 residents in 1970 to 195,408 in 2010. This growth, combined with lower development densities in some areas, a decreasing number of persons per household, and a desire to live near open space, has created development pressures on the rural landscape of the County.

Farmers need lands with good soils to farm just as manufacturers need raw materials. Without basic resources, neither can survive. Productive agricultural soils require less energy to farm than other soils, and when maintained near primary markets such as urban centers, energy is conserved and transportation costs are reduced. Energy savings are due mainly to the natural characteristics of the soil, good moisture content, depth and texture, biochemical composition, good drainage, adequate sunlight, and proper wind protection. Because of these natural qualities, less energy is expended on soil and water conservation practices, fertilizer and pesticide applications, the development and application of irrigation and drainage systems, and the operation of farm equipment. By preserving highly productive, self-sufficient soils in agricultural use, including near urban centers, energy is conserved that would otherwise be spent in transportation and on the more energy-intensive practices required to farm inferior soils.

The urban growth map, Map II-14 in Chapter II shows the historic pattern of urban settlement, growth, and development in the County since 1850. This map identifies areas of urban development that have occurred over time in some rural portions of the County, away from municipal sewer and water services. This type of development frequently creates land use conflicts for the agricultural industry and can be costly to provide with community services. Communities that promote compact urban development discourage such growth into rural areas. The costs of supporting diffused low-density urban development may be high in terms of dollars and loss of nonrenewable natural resources and surface and groundwater recharge areas. Impervious roofs, roads, and parking lots do not allow rainwater to seep into the soil, but direct it off premises. By saving farmsteads, more compact and efficient forms of urban development can be attained.

Preserving farmland and open space provides locally grown food for markets, replenishes groundwater supplies, provides wildlife habitat, and preserves the County's rural heritage and scenic vistas. Farmland preservation helps maintain open space that can give desirable form and structure to urban and rural development and can significantly contribute to the overall environmental quality and scenic beauty of an area. In this context, farmland preservation may be considered as part of an overall program to protect resources by maintaining natural systems and natural processes, sometimes referred to as natural ecological systems, since farmland oftentimes contains natural features. These objectives are met by preserving wetlands, woodlands, floodplains, surface and groundwater resources including recharge areas, and aquatic and wildlife habitat areas, in addition to the preservation of productive agricultural soils. The preservation of these features and farmstead characteristics such as barns, silos, and stone walls contribute to the visual natural and agrarian countryside character of an area. By preserving existing farms and farmland, communities are able to maintain their rural lifestyle and the unique agrarian cultural heritage associated with farm living.

The public service costs of farmsteads are low in comparison to scattered low-density urban development. In general, the tax returns to the community from farms are greater than the public service and facility outlays that

farms require. Unplanned development and the conversion of productive land may increase a community's cost of services and impact its character. Scattered low-density urban development is less efficient and public costs to provide public services and facilities generally exceed tax revenues. By controlling the timing, rate, and/or location of such development through a farmland preservation program, communities maintain the stability of their tax base and control public costs.

Efforts to preserve farmland can provide increased certainty about the future to farmers who want to continue farming. They may be more likely to invest in their operations. In addition, tools such as purchase of development rights (PDRs) or purchase of agricultural conservation easements (PACE) programs may make productive farmland affordable for the next generation of farmers. In addition, many County residents will continue to enjoy the unique agricultural heritage of Racine County. By establishing a farmland preservation program and promoting compact development, Racine County can support a significant part of its economy, agriculture and its related businesses. Such a program will help farmers withstand some of the development pressures they face due to urban encroachment into rural areas.

In promoting compact urban development through preservation of local agricultural areas, communities also contribute to preserving agricultural resources. Without a farmland preservation program many farmers would likely be forced to turn to other more marginal lands for agricultural production. Additionally the State and Nation would lack the reserves of good productive agricultural lands that may be required to meet or help sustain national and international needs in times of disasters as well as in times of changing market conditions, such as increasing demands for food and bio-fuel.

## **STATUTORY REQUIREMENTS**

The specific planning requirements for obtaining State certification of a county farmland preservation plan are identified in Chapter 91, Subchapter II of the *Statutes*, and are summarized in the following paragraphs.

### **Plan Certification Expiration and Recertification Process**

In accordance with Chapter 91 of the *Statutes*, certifications of all existing county farmland preservation plans are scheduled to expire by December 31, 2015. Most counties in the State have an existing county farmland preservation plan. The *Statute* establishes a staggered time frame for plan expirations based on population growth per square mile from 2000 to 2007. Based on these criteria, Racine County's existing plan would have expired on December 31, 2011, unless an extension is approved by DATCP. The County requested and received an extension from DATCP to prepare and update the County farmland preservation plan to December 31, 2013.

Once a farmland preservation plan is developed or updated, the county must apply to DATCP for plan certification or recertification. By completing the “County Application for Farmland Preservation Plan Certification,”<sup>3</sup> a county self-certifies to DATCP that the plan meets the applicable requirements for certification identified in State law. Based on a county’s self-certification, DATCP can certify the plan if all certification requirements are met. DATCP must make a certification decision within 90 days if the application submitted is complete. There is no requirement to seek certification from a State level board such as the Land and Water Conservation Board, and a farmland preservation plan may be certified for a period of up to 10 years.

Self-certification of the plan requires the county corporation counsel and county planning director or county chief elected official to review the farmland preservation plan and certify that it meets State law. DATCP has the authority to conduct additional review of the plan to ensure that the plan meets the requirements of Chapter 91. If a county plan is denied certification, the county can re-submit a revised application that addresses the issues cited by DATCP in denying the earlier certification request.

### **Inventory and Trends**

Section 91.10(c) of the *Statutes* requires farmland preservation plans to identify, describe, and document the following agricultural resources and trends:

1. Agricultural uses of land in the county at the time the farmland preservation plan is adopted, including key agricultural specialties, if any.
2. Key agricultural resources, including available land, soil, and water resources.
3. Key infrastructure for agriculture, including key processing, storage, transportation, and supply facilities.
4. Significant trends in the county related to agricultural land use, agricultural production, enterprises related to agriculture, and the conversion of agricultural lands to other uses.
5. Anticipated changes in the nature, scope, location, and focus of agricultural production, processing, supply, and distribution.

The plan must also identify, describe, and document development trends, plans, or needs that may affect farmland preservation and agricultural development in the county, including:

- Population and Economic Growth
- Housing
- Transportation
- Utilities
- Communications
- Business Development

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<sup>3</sup> Available at <http://workinglands.wi.gov>.

- Community Facilities and Services
- Energy
- Waste Management
- Municipal Expansion
- Environmental Preservation

### **Designation of Farmland Preservation Areas**

A key component of development of a county farmland preservation plan is the identification of “farmland preservation areas.” The *Statutes* define a farmland preservation area as an area that is planned primarily for agricultural use or agriculture-related use, or both, which is identified as an agricultural or farmland preservation area in a state-certified farmland preservation plan. Essentially, a farmland preservation area (FPA) is an area where the county plans to preserve agriculture and agriculture-related uses. The plan may also include undeveloped natural resource areas, such as wetlands and woodlands, and open space areas, but not areas planned for nonagricultural development within 15 years from the adoption date of the farmland preservation plan. The rationale used to determine which areas to designate as farmland preservation areas must also be described in the plan. The mapping of FPAs has direct implications for development of farmland preservation zoning ordinances, since certification of farmland preservation zoning districts requires that lands placed in the zoning district be located within a FPA. Similarly, agricultural enterprise areas and PACE easements must be located in an area identified as a FPA.

### **Designation of Agricultural Enterprise Areas**

As described in Subchapter VI of Chapter 91 of the *Statutes*, DATCP may designate agricultural enterprise areas (AEAs) targeted for agricultural preservation and agricultural development, up to a combined area of not more than one million acres Statewide. Designation of an AEA allows owners of eligible land to enter into a Farmland Preservation Agreement with DATCP to receive farmland preservation tax credits. An AEA must meet the following criteria:

1. DATCP must receive a petition, which complies with Section 91.86 of the *Statutes*, requesting an AEA designation.
2. Parcels within an AEA must be contiguous. Parcels that are only separated by a lake, stream, or transportation or utility right-of-way are considered contiguous.
3. The area must be located entirely in a farmland preservation area identified in a certified County farmland preservation plan.
4. The area must be primarily in agricultural use.

DATCP will give preference to areas that include at least 1,000 acres of land when designating AEAs.

## **Identification of Issues, Goals, Policies, Strategies, and Actions**

A farmland preservation plan must state the county's policy related to farmland preservation, agricultural development, and the development of enterprises related to agriculture. In addition, the plan must identify, describe, and document the following:

- Key land issues related to preserving farmland and promoting agricultural development, and plans for addressing these issues.
- Goals for agricultural development in the county, including goals related to the development of enterprises related to agriculture.
- Actions that the county will take to preserve farmland and actions that the county will take to promote agricultural development.
- Programs and other actions that the county and local governmental units within the county may use to preserve designated farmland preservation areas.
- Policies, goals, strategies, and proposed actions to increase housing density in certain areas planned for non-agricultural development within 15 years from the date on which the plan is adopted.

## **Public Participation Plan**

In accordance with Section 91.10(3) of the *Statutes*, the adoption of a farmland preservation plan must follow the same procedures specified in Section 66.1001(4) of the *Statutes* for the adoption of a comprehensive plan, which includes the adoption of written procedures to ensure public participation in the development of a plan. The public participation plan must be designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a plan. A public participation plan for amending the Racine County Multi-Jurisdictional Comprehensive Plan was adopted by the Racine County Board of Supervisors on December 11, 2012, for amendments to the comprehensive plan and to allow for the Racine County Comprehensive Board to approve additional public participation procedures or separately-documented public participation plans to obtain public input. The Racine County Board of Supervisors approved a public participation plan (PPP) for the farmland preservation plan on December 11, 2012. The approved public participation procedures for the development of this updated Farmland Preservation Plan for Racine County meets the requirements of Section 66.1001(4)(a) of the *Statutes*. This full public participation plan is included in Appendix A. The PPP describes the methods the County used to distribute the farmland preservation plan, the opportunity for the public to submit written

comments on the plan, and the means used by the County to respond to such comments. The PPP also includes a description of public meetings and other methods used to solicit public input during the planning process, which are summarized in Chapter IV.

### **Plan Review and Adoption**

Section 91.10(3) of the *Statutes* requires that the County adopt the farmland preservation plan by following the same procedures under Section 66.1001(4) of the *Statutes* for the adoption of a comprehensive plan or amendments thereto. The farmland preservation plan or plan amendments, therefore, must be adopted by an ordinance enacted by the Racine County Board of Supervisors. The comprehensive planning law also requires that at least one public hearing be held prior to adopting the plan. Section 91.10(2) of the *Statutes* further requires that the County farmland preservation plan be included in its comprehensive plan and that the County ensure the two plans are consistent with each other. The farmland preservation plan will, therefore, be integrated into and be made a part of the multi-jurisdictional County comprehensive plan through a plan amendment process. Section 66.1001 requires that an adopted comprehensive plan, or an amendment to such a plan, be sent to all governmental units within and adjacent to the county or local government preparing or amending the plan; the Wisconsin Department of Administration; the regional planning commission (SEWRPC); and the public library that serves the area in which the county or local government is located. Information regarding the plan review and adoption process is provided in Chapter IV.

### **Consistency Between the Farmland Preservation Plan and Comprehensive Plans and Ordinances**

As indicated above, Section 91.10(2) of the *Statutes* requires counties to ensure that their farmland preservation plan is consistent with the county comprehensive plan if the county has such a plan. To comply with this consistency requirement of the farmland preservation planning law, Racine County will make the changes needed, if any, to ensure the multi-jurisdictional County comprehensive plan, as well as county shoreland and floodplain zoning regulations, are consistent with the County farmland preservation plan following its adoption. Each community participating in the State's farmland preservation program should also amend, if necessary, its comprehensive plan, as well as zoning, subdivision, and official mapping ordinances, to ensure that their comprehensive plan and implementation tools are consistent with the farmland preservation plan. Additional information regarding consistency between the farmland preservation plan and comprehensive plans and implementing ordinances is provided in Chapter IV.

## **PLANNING COMMITTEE AND PROCESS**

The new County farmland preservation plan was prepared under the guidance of the Racine County Farmland Preservation Plan Advisory Committee as established by the Racine County Executive. A complete membership

list of the Racine County Farmland Preservation Plan Advisory Committee is provided on the inside cover of this report. The Racine County Farmland Preservation Plan Advisory Committee recommendations were forwarded to the Racine County Economic Development and Land Use Planning Committee and to the County Board of Supervisors for their consideration.

### **Planning Process**

The farmland preservation plan presented in this report was developed through a process consisting of the following steps, along with ongoing public input during the process: 1) study organization, 2) inventory and analysis, 3) identification of trends and projections, 4) delineation of farmland preservation areas, 5) issue identification and recommendations, 6) preparation of implementation measures, and 7) plan review, refinement, and adoption. Throughout the planning process, the active participation and input of citizens, farmers, landowners, County and local government officials, and interest groups was essential for identifying important issues and preparing a farmland preservation plan with realistic goals.

### **Plan Implementation**

While planning provides many important public benefits, it is important to recognize that an adopted plan is not an “end result,” but rather provides recommendations for future action. Plan recommendations will be fulfilled over time in generally small, incremental steps. A farmland preservation plan provides a foundation and guide for implementing many preservation tools, which may include zoning ordinances and maps, subdivision ordinances, and other County and local ordinances, programs, and policies.

## **REPORT FORMAT**

The findings and recommendations of the farmland preservation planning effort are set forth in this report. Following this introductory chapter, Chapter II of this report is an inventory chapter which presents information on agricultural, natural, and cultural resources; historic, existing, and projected population, households, and employment; existing land use patterns; and existing plans, programs, and land use regulations affecting farmland preservation in the County. Chapter III provides farmland preservation goals, objectives, and policies. Chapter IV sets forth the recommended farmland preservation plan and identifies the actions required to carry out the recommended plan. A summary of the plan is presented in Chapter V.

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Table I-1

**COMPARISON OF PREVIOUS AND EXISTING FARMLAND PRESERVATION PLANNING REQUIREMENTS**

Category	Farmland Preservation Program (Prior to July 1, 2009)	Working Lands Initiative (January 15, 2011)
<b>Farmland Preservation Planning</b>		
Plan Certification Process	<ul style="list-style-type: none"> <li>- Required certification by the Land and Water Conservation Board (LWCB).</li> <li>- DATCP staff review all submissions and make recommendations for certification, denial or certification with conditions.</li> <li>- Minor plan amendments are subject to same review requirements as complete plans.</li> <li>- There is no deadline for turnaround of plan review.</li> </ul>	<ul style="list-style-type: none"> <li>- Required certification by Department of Agriculture, Trade and Consumer Protection (DATCP). DATCP staff have discretion to review plans or to accept self-certification by county.</li> <li>- Certification with conditions is avoided, except where county board has not yet adopted plan at time of review.</li> <li>- Staff have discretion to avoid certification review of minor plan amendments.</li> <li>- There is a 90-day turnaround time for plan review.</li> </ul>
Certification Expiration Date	<ul style="list-style-type: none"> <li>- No expiration date on original plans. Those submitted since 1995, and approved, were granted 10-year certification terms.</li> </ul>	<ul style="list-style-type: none"> <li>- May be certified for up to 10 years.</li> </ul>
Public Process	<ul style="list-style-type: none"> <li>- Public hearing under s. 59.69 required prior to plan adoption. Copies of the plan or plan amendment must be submitted, at least 60 days prior to the public hearing, to all cities, villages and towns within the county, to the Regional Planning Commission, and to all adjoining counties.</li> </ul>	<ul style="list-style-type: none"> <li>- Requires county to follow s. 66.1001(4) (comprehensive planning process) for plan adoption. This includes sending copies of the plan or amendment to all cities, villages and towns within the county, to the Regional Planning Commission, and to all adjoining counties.</li> </ul>
Focus Of Plans	<ul style="list-style-type: none"> <li>- Preservation of agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>- Preservation of agricultural land, and economic development of agriculture.</li> </ul>
Consistency Requirements	<ul style="list-style-type: none"> <li>- Ag Preservation Plan must be consistent with and a component of county development plan under s. 59.69.</li> </ul>	<ul style="list-style-type: none"> <li>- Farmland Preservation Plan must be included in and consistent with county comprehensive plan under s. 66.1001.</li> </ul>
Inclusion of Town Ag Preservation Plans	<ul style="list-style-type: none"> <li>- Ch. 91 recognizes only county ag preservation plans. However, the county ag preservation plan must include municipal ag preservation plans if these comply with requirements under s. 91.55 and s. 91.57, Stats. (2007)</li> </ul>	<ul style="list-style-type: none"> <li>- Ch. 91 recognizes only county ag preservation plans.</li> </ul>
Preservation Areas	<ul style="list-style-type: none"> <li>- Establish minimum size of 100 acres for each contiguous agricultural preservation area, and 35 acres for each contiguous ag transition area in plan.</li> <li>- Areas must be devoted to agricultural use, though natural resource and open space areas are allowed.</li> </ul>	<ul style="list-style-type: none"> <li>- No minimum size for farmland preservation areas.</li> <li>- No transition areas allowed.</li> <li>- Areas must be devoted to either primarily ag use, primarily ag-related uses, or both, though natural resource and open space areas are allowed.</li> </ul>
Rationale For Exclusion Areas	<ul style="list-style-type: none"> <li>- Under s. 91.05, Stats. (2007), reasons for excluding areas previously mapped for Farmland Preservation (FP) must be provided, and meet one of four criteria.</li> </ul>	<ul style="list-style-type: none"> <li>- All that is required is a general statement identifying differences from the previous plan; no specific rationale for removal of ag preservation lands in previous plan is required.</li> </ul>
Planning Assistance	<ul style="list-style-type: none"> <li>- No grant funding available for plan development.</li> </ul>	<ul style="list-style-type: none"> <li>- Planning grants available to reimburse counties for up to 50% of eligible costs to develop plan, not to exceed \$30,000 in State funding.</li> </ul>

**Table I-1  
(continued)**

Category	Farmland Preservation Program (Prior to July 1, 2009)	Working Lands Initiative (January 15, 2011)
<b>Farmland Preservation Zoning</b>		
Ordinance Certification Process	<ul style="list-style-type: none"> <li>- Required certification by the LWCB.</li> <li>- DATC staff review all submissions and make recommendations for certification, denial or certification with conditions.</li> <li>- Minor ordinance text and map amendments may be subject to same review requirements as comprehensive ordinance revisions.</li> <li>- There is no deadline for turnaround of ordinance review.</li> </ul>	<ul style="list-style-type: none"> <li>- Required certification by DATCP.</li> <li>- DATCP staff will review for certification in cases where there is: 1) a comprehensive revision; 2) ordinance coverage is being extended to a new town; or, 3) there are provisions that materially affect compliance with s. 91.38, Stats.</li> <li>- Certification is not required for routine rezones (s. 91.48 (1)), and DATCP may accept self-certification by county for minor ordinance text and routine map amendments submitted (rezones).</li> <li>- Certification with conditions is avoided, except where county board has not yet adopted zoning ordinance at time of review.</li> <li>- There is a 90-day turnaround time for zoning ordinance review.</li> </ul>
Certification Expiration Date	<ul style="list-style-type: none"> <li>- No expiration date on original ordinances. Those submitted and approved since 1995 were granted 10-year certification terms.</li> </ul>	<ul style="list-style-type: none"> <li>- May be certified for up to 10 years.</li> </ul>
Uses Allowed In FP Zoning Districts	<ul style="list-style-type: none"> <li>- Listed permitted and conditional uses; uses "consistent with ag use" as defined in s. 91.01, Stats. (2007).</li> <li>- Ag-related uses are required to be conditional uses.</li> <li>- Ancillary uses are required to be "consistent with ag use" or conditional uses.</li> </ul>	<ul style="list-style-type: none"> <li>- Listed permitted and conditional uses.</li> <li>- Ancillary uses are permitted uses.</li> <li>- Ag-related uses are permitted uses.</li> </ul>
Residential Uses	<ul style="list-style-type: none"> <li>- Farm residences can be permitted or conditional uses.</li> <li>- Non-farm residences are limited to prior nonconforming uses.</li> <li>- Other residences, which can be classified as permitted or conditional uses, must be found "consistent with ag use" as defined in s. 91.10, Stats. (2007), and occupied by the owner, or current or former family members of the farm owner or operator.</li> </ul>	<ul style="list-style-type: none"> <li>- Farm residences, including single-family or duplex structures, occupied by owner, farm family members or migrant labor camp under s. 103.92 are permitted uses.</li> <li>- Non-farm residences up to four in number, that don't exceed a 1:20 density ratio to farm acreage on the base farm parcel, and meeting requirements of s. 91.46 (2) for consistency with ag use are permitted uses as part of a non-farm cluster conditional use.</li> <li>- Individual non-farm residences must be a conditional use (see s. 91.44(1)).</li> </ul>
Minimum Lot Sizes	<ul style="list-style-type: none"> <li>- Local government must adopt a minimum lot size for parcels in exclusive ag districts; this lot size is at their discretion. Lot size may be more restrictive than the minimum 35 acres required in order to collect the tax credit.</li> </ul>	<ul style="list-style-type: none"> <li>- There are no minimum lot sizes required by Statute in farmland preservation districts, but local governments may establish one. The density ratio for non-farm residences may be more restrictive than the 1:20 ratio to farm acreage in s. 91.46 (2)(a).</li> </ul>
Requirements for Rezoning Land Out of Certified Ag Zoning Districts	<ul style="list-style-type: none"> <li>- Lands rezoned from an exclusive ag zoning district must be suitable for development with adequate public facilities, and not have an adverse impact on soil erosion or water pollution.</li> </ul>	<ul style="list-style-type: none"> <li>- Lands rezoned from FP zoning district must not impair or limit ag use on surrounding parcels, must be consistent with certified FP plan and adopted county comprehensive plan, must be better suited for non-farm use, and must not be able to be accommodated as a conditional use.</li> </ul>
Notification of Rezones to the State	<ul style="list-style-type: none"> <li>- Local government is required to notify DATCP of each rezoning out of Exclusive Agricultural Zoning (EAZ); in practice this was left to discretion of local governments and not audited.</li> </ul>	<ul style="list-style-type: none"> <li>- Local government must submit at least once every two years information on land rezoned out of FP zoning districts.</li> </ul>

**Table I-1  
(continued)**

Category	Farmland Preservation Program (Prior to July 1, 2009)	Working Lands Initiative (January 15, 2011)
<b>Farmland Preservation Zoning (continued)</b>		
Notification of Conditional Use Adoption	- Local government is required to notify DATCP of conditional use permits granted within EAZ districts; in practice this was not enforced.	- There are no requirements for reporting to DATCP.
Farm Family Businesses	- Non-farm businesses allowed as a conditional use, if limited to existing farm residences or structures, portions of existing farmstead not dedicated to ag use, and utilizing no more than two non-family employees.	- Non-farm businesses allowed as a permitted use if limited to existing farm residences or structures that are an integral part of an ag use, that does not impair or limit current or future ag use on the farm, or on other parcels under FP zoning or agreements, and that utilizes no more than four full-time employees annually.
Farm Consolidations	- Where two or more farm operations are consolidated, residences separated from a larger farm parcel as a result of the consolidation can be permitted or conditional uses, not subject to lien under rezoning.	- Not addressed.
Classes of Conditional Uses	- Limited to ag-related, religious, utility, institutional and government uses consistent with ag use, and necessary after considering alternative locations available for such uses; nonmetallic mineral extraction if subject to locally approved reclamation plan; farm family businesses, or to ag uses, ancillary uses or residences qualifying under s. 91.75 (2), Stats. (2007) at discretion of local government.	- Limited to uses specified under s. 91.46. This includes government, institutional, religious and non-profit community uses, nonmetallic mineral extraction, licensed oil and gas exploration, qualifying non-farm residences and residential clusters, transportation, communications, pipeline, electric transmission, utility and drainage uses, as well as ag, accessory and ag-related uses at discretion of local government. Subject to requirements of livestock siting law, s. 93.90.
Consistency with Farmland Preservation Plan	- Exclusive Ag zoning ordinance must be consistent with the certified Ag Preservation plan. All land zoned for exclusive ag must be in designated ag preservation or transition area of the plan.	- Farmland Preservation zoning ordinance must be "substantially consistent" with the certified farmland preservation plan. All land zoned for farmland preservation must be in a designated farmland preservation area of the plan.
"Consistency with Ag Use" Provision	- All non-ag uses, conditional or otherwise, as well as structures or improvements must be "consistent with ag use" as defined in s. 91.01, Stats. (2007), i.e. the activity will not convert land devoted primarily to ag use, limit potential ag use on surrounding land, conflict with ag operations on land subject to an agreement, or conflict with ag operations on other properties.	- Similar content to the previous statutory provision on "consistency with ag use" is provided for conditional uses, but not in general. Conditional uses must be consistent with the purpose of the FP zoning district, be sited reasonably and appropriately after considering alternative locations, be designed to minimize conversion from or damage to land in ag use, and not substantially impair to limit current or future ag use of surrounding parcels under FP zoning or agreements.

**Table I-1  
(continued)**

Category	Farmland Preservation Program (Prior to July 1, 2009)	Working Lands Initiative (January 15, 2011)
<b>Tax Credits</b>		
- Eligibility	<ul style="list-style-type: none"> <li>- Farmland owned must be 35 acres or more of contiguous land devoted “primarily to ag use”, and provide at least \$6,000 of gross</li> <li>- Farm profits (or \$18,000 over last 3 years), or be enrolled in the Conservation Reserve Program.</li> </ul>	<ul style="list-style-type: none"> <li>- There is no minimum acreage required to collect the tax credit. Farmland must be in common ownership and devoted “primarily to ag use”, and provide at least \$6,000 of gross farm profits (or \$18,000 over last three years), or be enrolled in a farm commodity or conservation program.</li> </ul>
Tax Credit Calculation	<ul style="list-style-type: none"> <li>- Complicated formula to compute tax credit based on landowner’s household income and excessive property taxes accrued. The schedule of credit amount increases with property taxes accrued, and decrease with household income up to a maximum \$4,200 a year. (s. 71.60, Stats. (2007)).</li> </ul>	<ul style="list-style-type: none"> <li>- Flat rate, not based on income or property taxes paid; based only on the qualifying acreage of land in parcel devoted primarily to ag use multiplied by fixed rate per acre. No maximum tax credit. (s. 71.613 (2)).</li> </ul>
Different Levels of Tax Credit	<ul style="list-style-type: none"> <li>- Landowners collect 100% of computed credit if their land is under a certified exclusive az zoning ordinance and ag preservation plan.</li> <li>- Landowners can collect 80% of computed credit if they are under an individual agreement.</li> <li>- Landowners can collect 70% of computed credit if they are under EAZ but not under a certified ag preservation plan.</li> <li>- Those under an agreement or EAZ are guaranteed a minimum credit of 10% on property taxes up to \$6,000.</li> </ul>	<ul style="list-style-type: none"> <li>- Landowners can collect \$5 per acre credit if their land is under an individual agreement, and after July 1, 2009, within a certified Ag Enterprise Area (AEA).</li> <li>- They can collect \$7.50 per acre if their land is within a certified Farmland Preservation Zoning District.</li> <li>- They can collect \$10 per acre if their land is both under an individual agreement within an AEA and within a FP zoning district. In all cases, to collect, they must be on land designated for farmland preservation under a certified FP plan.</li> </ul>
<b>Agreements</b>		
Land Eligibility	<ul style="list-style-type: none"> <li>- Eligible land must be either an ag preservation area or transition area of the certified county ag preservation plan map; or under a certified EAZ ordinance even if the county lacks a certified ag preservation plan.</li> <li>- Land is not eligible in counties with population density of over 100 persons per square mile unless the county has a certified EAZ ordinance.</li> </ul>	<ul style="list-style-type: none"> <li>- Requires location within an agricultural enterprise area certified by DATCP, and within a farmland preservation area of a certified county ag preservation plan. Application for AEA certification requires landowners of five eligible farms, and the local government’s participation.</li> <li>- Land which is expected to develop within 15 years (i.e. formerly transition areas) is not eligible.</li> </ul>
Criteria for Review of Application	<ul style="list-style-type: none"> <li>- County reviews agreement application based on criteria in s. 91.13 (4) including productivity of ag land, predominance of ag use, consistency with certified ag plan, in addition to eligibility of land, and other discretionary county criteria consistent with Ch. 91.</li> </ul>	<ul style="list-style-type: none"> <li>- County reviews agreement application based only on eligibility of land, specifically: 1) is land in FP area of certified FP plan map; and 2) is land within a certified Ag Enterprise Area. There is no county discretion in review criteria.</li> </ul>
Relinquishment	<ul style="list-style-type: none"> <li>- Owner may apply to the LWCB for an agreement relinquishment; a lien against the property assessed for the total amount of all credits received by all owners of such lands during the last 10 years plus compounding interest.</li> </ul>	<ul style="list-style-type: none"> <li>- Requires payment of a per acre conversion fee equal to three times the per acre value of the highest class of tillable ag land present in the municipality.</li> </ul>
Conditions for Relinquishment	<ul style="list-style-type: none"> <li>- Requires approval of local government based on “consistency with ag use” and approval of LWCB.</li> </ul>	<ul style="list-style-type: none"> <li>- Requires approval by DATCP based on condition that it “will not impair or limit ag use” of other farmland under FP zoning or under agreement.</li> </ul>
Agreement Length	<ul style="list-style-type: none"> <li>- Not less than 10 years nor more than 25 years.</li> </ul>	<ul style="list-style-type: none"> <li>- At least 15 years.</li> </ul>

**Table I-1  
(continued)**

Category	Farmland Preservation Program (Prior to July 1, 2009)	Working Lands Initiative (January 15, 2011)
<b>Agreements (continued)</b>		
Transition Area Agreement	- Allowed.	- Not allowed.
<b>Monitoring And Reporting</b>		
Soil and Water Standard Compliance Checks	- Checks required every 6 years.	- Checks required every 4 years.
Soils and Water Standards	- Requires county to develop standards and get approval from the LWCB based on ATCP 50.04 and 50.16, and s. 92.104 and s. 92.105, Stats. (2007)	- Relies on State standards identified in Ch. 281 and Ch. 92. (See s. 92.05 (3) (c) and (k); s. 92.14 (8); and s. 281.16(3) (b) and (c), Stats.)
PACE Easements	- Not applicable.	- State and county or local co-holder of easement will enforce the easement.
Rezoning Reports	- Requires notification of rezoning, no timeframe. Self-reporting, no DATCP oversight.	- Requires a report on the number of acres rezoned, a map of the location of the rezoned acres, and the total amount of conversion fees collected.
<b>Definitions</b>		
Agricultural Use	- Beekeeping; commercial feedlots; dairying; egg production; floriculture; fish or fur farming; forest and game management; grazing; livestock raising; orchards; plant greenhouses and nurseries; poultry raising; raising of grain, grass, mint and seed crops; raising of fruits, nuts and berries; sod farming; placing land in federal programs in return for payments in kind; owning land, at least 35 acres of which is enrolled in the Conservation Reserve Program; participating in milk production termination program; vegetable raising.	- Crop or forage production; keeping livestock; beekeeping; nursery, sod or Christmas tree production; floriculture; aquaculture; fur farming; forest management; enrolling land in a federal agricultural commodity payment program, or federal or state ag land conservation payment program.
Consistency with Ag Use	- Defined in s. 91.10, Stats, (2007).	- Similar content incorporated for conditional uses into s. 91.46(2)(c), s. 91.46 (4), s. 91.46 (5) and s. 91.46 (6).
Land Devoted "Primarily to Ag Use"	- Must have been in ag use for at least 12 months of the preceding 36 months.	- Not defined.
Development	- "Development" means change to any use other than agricultural use (s. 91.01 (4), Stats. (2007)).	- Agricultural development is distinguished from non-agricultural development, with the former consistent with ag preservation; some ag-related uses are allowed as a permitted use in FP zoning districts, and allowed within farmland preservation areas of the FP plan.

Source: Racine County, DATCP, and SEWRPC.

SEWRPC Community Assistance Planning Report No. 46 (2<sup>nd</sup> Edition)  
A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY

## **Chapter II**

# **INVENTORY AND ANALYSIS**

*Note: Chapter II tables, figures, and maps are located at the end of the chapter.*

## **INTRODUCTION**

This chapter provides data about agricultural and natural resources, existing and projected demographic and economic activity levels, past and present land use patterns, and adopted plans, programs, and regulations affecting farmland preservation. Such data are essential for identifying farmlands best suited for preservation and for designing a plan to accomplish long-term preservation. The planning recommendations set forth in Chapter IV are directly related to the information presented in this chapter.

## **SOILS**

The U.S. Department of Agriculture (USDA) Soil Conservation Service, now the Natural Resources Conservation Service (NRCS), issued a soil survey for Racine County in 1970. Soils were identified and mapped and organized by soil association, soil series, and soil type. This information can be used in managing farms and to help identify areas of the County that are suitable for agriculture, vulnerable to erosion, or contain wet soils, shallow bedrock, or other features that could limit development or farming.

### **Soil Associations**

A soil association is a landscape that has a distinctive pattern of soils. It normally consists of one or more major soils and at least one minor soil, and is named for the major soils. Soils associations provide an overview of the types and characteristics of the soils within a county. Planning decisions should be based on the more detailed soils information, including soil mapping units and interpretations for various land uses, contained in the soil survey. Map II-1 shows soil associations in Racine County. The following paragraphs describe the nine soil associations in the County:

The ***Boyer-Granby association*** consists of well-drained to very poorly-drained soils that have a loam-to-sand subsoil, underlain by sandy glacial outwash. The soils are nearly level or gently sloping, occupying a low, long terrace adjoining Lake Michigan. This association encompasses about 1 percent of the County.

The ***Casco-Rodman association*** consists of well-drained and excessively-drained soils that have a clay-loam or gravelly-loam subsoil, shallow over sand and gravel, on stream terraces and moraine ridges. This association encompasses about 2 percent of the County and is located along or near the Fox River in the western portion of the County in the Village of Rochester and Town of Burlington.

The ***Fox-Casco association*** consists of well-drained soils that have a clay loam and silty clay loam subsoil. The soils are nearly level to rolling and occur mainly on terraces and on hills. This association encompasses about 9 percent of the County and is located in the western portions of the County.

The ***Hebron-Montgomery-Aztalan association*** consists of well-drained to poorly-drained soils that have a loamy to silty clay subsoil. The soils are nearly level to rolling and are located on lake plains close to Lake Michigan, along the Fox, Root, North Branch of Root, and Pike Rivers, and along other streams. This association encompasses about 17 percent of the County, and is the third largest soil association in the County.

The ***Houghton-Palms association*** consists of very poorly-drained organic soils occurring in basins and depressions. This association encompasses about 5 percent of the County and is located in areas in the western portion of the County with a large concentration located in the Town of Norway.

The ***Miami association*** consists of well-drained soils that have silty clay-loam and clay-loam subsoil, formed in thin loess and the underlying loamy glacial till on ridges and knobs. This association encompasses about 4 percent of the County and is located in the western portion of the County with a large concentration located in the Town of Waterford.

The ***Morley-Beecher-Ashkum association*** consists of well-drained to poorly-drained soils that have a silty clay or silty clay-loam subsoil. These soils are nearly level or gently sloping and occupy low, broad ridges and knobs that are dissected by drainageways and depressions. This association occurs throughout much of the County from the Fox River eastward, and is the second largest soil association, encompassing about 30 percent of the County.

The ***Varna-Elliott-Ashkum association*** consists of well-drained to poorly-drained soils that have a silty clay-loam-to-clay subsoil. These soils are nearly level or gently sloping and occur on low, broad ridges and knobs. This association is located throughout much of the central and eastern portions of the County. This is the largest soil association within the County, encompassing about 31 percent of the County.

The *Warsaw-Plano association* consists of well-drained soils that have a loam to silty clay-loam subsoil, moderately-deep to deep over sand and gravel on stream terraces. This association encompasses about 1 percent of the County and is located in limited areas in the western portion of the County in the City and Town of Burlington and the Village and Town of Waterford.

### **Saturated Soils**

Soils that are saturated with water or that have a water table at or near the surface, also known as hydric soils, pose significant limitations for most types of development. High water tables often cause wet basements and poorly-functioning septic tank absorption fields. The excess wetness may also restrict the growth of landscaping plants and trees or prevent the use of land for crops, unless the land is artificially drained. Map II-2 depicts hydric soils in Racine County, as identified by the NRCS. About 25 percent of the County, or about 85 square miles, is covered by hydric soils, not including surface water areas. Although hydric soils are generally unsuitable for development, they may serve as important locations for restoration of wetlands, as wildlife habitat, and for stormwater detention.

### **Agricultural Soil Capability**

The NRCS has classified soils into capability groupings that indicate their general suitability for most kinds of farming. The groupings are based upon composition and limitations of the soils, the risk of damage when used, and the way they respond to treatment. Under the NRCS system, there are eight capability classes ranging from Class I, which have few limitations, to Class VIII, which have severe limitations due to soils and land forms so rough, shallow, or otherwise limited that they do not produce economically worthwhile yields of crops, forage, or wood products.<sup>1</sup> In general, Class I soils are more arable and suitable for cropland; Class II soils have some limitations that reduce the choice of plants that can be grown, or require moderate conservation practices to reduce the risk of damage when used; Class III and IV soils have severe limitations that reduce the choice of plants, require special conservation practices, or both. The soils in the remaining classes have progressively greater natural limitations not suitable for cropland, but can be used for pasture, grazing, woodland, wildlife, recreation, and aesthetic purposes. Generally, lands with Class I and II soils are considered “National Prime Farmlands” and lands with Class III soils are considered “Farmlands of Statewide Significance.”

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<sup>1</sup> *It should be noted that the NRCS has also developed a land evaluation system for farming that considers soil-based factors, including a soil productivity factor, the capability class, and others. The land evaluation rating may be combined with site assessment factors that are not related to soil characteristics, through a land evaluation and site assessment system (“LESA” system) that integrates soil-based and non-soil-based factors for evaluating farmland. Site assessment factors may include the level of on-farm investment, compatibility with adjacent uses, proximity to urban development, distance to public utilities, and others. Given the long history of reliance upon the capability class system in planning and zoning in Racine County and the widespread familiarity with that system, the capability class system was used for purposes of rating farmland under the multi-jurisdictional comprehensive plan and this farmland preservation plan update.*

The location and amount of Class I, II, and III soils were critical in identifying farmland preservation areas in the Racine County Farmland Preservation Plan, adopted by Racine County in 1982, and subsequently, in local land use and master plans. As part of that farmland preservation plan, prime farmlands were identified as consisting of farm units meeting all of the following criteria: 1) individual farm units of at least 35 acres in size; 2) individual farm units with at least 50 percent of soils classified as Class I, II, or III; and 3) individual farm units within a farming area of at least 100 acres.

Areas of Racine County covered by Class I, II, and III soils are shown on Map II-3. As shown on that map, the majority of the County is covered by soils which are well suited for agricultural use (mainly Class II soils).

## **AGRICULTURAL RESOURCES**

In addition to providing food and fiber, agricultural areas contribute to wildlife habitat; provide locations proximal to urban centers for the production of certain food commodities which may require nearby population concentrations for an efficient production-distribution relationship; and provide open space which gives form and structure to community development. The maintenance of lands in agricultural use also serves to prevent urban sprawl, control public costs, maintain the local economic base, and preserve the rural lifestyle which is part of the cultural heritage of Racine County and southeastern Wisconsin.

The following section provides basic information on agricultural land distribution and uses, farms and farm production, and current farmland preservation programs.

### **Existing Farmland**

In 2010, approximately 180.7 square miles, or 53 percent of Racine County, were in agricultural use. Map II-4 shows the extent of agricultural land in Racine County as identified in the year 2010 and also identifies those areas which are covered by soils in agricultural capability Class I, Class II, and Class III as classified by the U.S. Natural Resources Conservation Service. Lands covered by such soils meet the criteria for national prime farmland (largely Class I and Class II soils) and farmland of statewide importance (largely Class III soils). Agricultural lands covered by Class I, Class II, and Class III soils encompassed about 174.7 square miles, or 97 percent of all agricultural land in the County.

### **Number, Size, and Value of Farms**

Farms and farm production are valuable indicators in determining the economic impact of agricultural operations in Racine County and major types of agricultural products and operations. As part of the Federal Census of Agriculture, farms are defined as operations from which \$1,000 or more of agricultural products were sold, or

normally would be sold, during the year. Further, a farm includes land owned and operated by the farmer as well as lands rented from others.

As reported in the most recent Census of Agriculture, there were a total of 652 farms in Racine County in 2007. The average (mean) farm size<sup>2</sup> in the County was 185 acres in 2007, while the median farm size was 45 acres. This compares to 194 acres and 95 acres, respectively, for farms in the State. In 2002, there were 631 farms in the County with an average farm size of 197 acres and a median farm size of 42 acres. For the State overall, the average farm size was 204 acres, while the median farm size was 112 acres in 2002.

Of the 652 farms in Racine County, 350 encompassed less than 50 acres; 173 encompassed 50 to 179 acres; 80 encompassed 180 to 499 acres; and 49 encompassed more than 500 acres. Farms less than 50 acres in size accounted for about 54 percent of all farms in the County in 2007, compared to 32 percent for the State.

The total number of acres in farms in the County decreased by about 21 percent between 1978 and 2007 from 145,606 acres to 120,459 acres. During this time, there was a significant increase in the average sale price per acre of agricultural land in the County, from \$1,540 per acre in 1978 (equivalent to \$4,897 in 2007 dollars) to \$16,479 in 2007, or an increase of 236 percent in inflation-adjusted dollars.

### **Crops and Livestock**

Racine County farms produce an array of agricultural products, including many varieties of crops and livestock. Field crops account for much of the overall agricultural acreage in the County. The areal extent of the major field crops in the County has change over the past decades:

- **Corn**

About 37,000 acres were planted for corn in Racine County in 2010 (see Table II-1). This is somewhat less than the acreage planted in 2000 (40,800 acres), in 1990 (45,400 acres), and in 1980 (48,200 acres).

- **Soybeans**

About 34,900 acres were planted for soybeans in 2010. The soybean acreage in the County has increased dramatically since 1950, when the area planted for soybeans totaled just 1,400 acres.

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<sup>2</sup> *The farm size is the total land area of a farm as an operating unit and includes land owned and operated as well as land rented from others. Land rented to or assigned to a tenant was considered part of the tenant's farm and not part of the owner's.*

- **Hay**

The hay acreage in the County has decreased over the past several decades, a trend that coincides with the reduction in dairy farming in the County.

Long-term trends in the number of farms involved in the production of selected field crops in Racine County are presented in Table II-2.

Racine County farmers also grow significant amounts of vegetables and horticultural and nursery products. This includes the growing of cabbage, with about 2,400 acres of land planted for cabbage in 2007, the date of the most recent available Census of Agriculture census data.

While much of the agricultural land in Racine County is devoted to field crops, dairy farming continues in some locations. The number of dairy cows stood at about 3,900 in 2010, compared to about 9,000 in the mid-1980s.

## **Agricultural Product Sales**

### ***Agricultural Product Sales by Agricultural Sector***

As indicated in Table II-3, the agricultural sales for Racine County in 2007 totaled about \$101.9 million. This represents the total market value before taxes and production expenses of all agricultural products sold from farms. Of the total agricultural sales in the County in 2007, crops accounted for nearly \$62.5 million, or about 61 percent, and livestock, poultry, and their products accounted for nearly \$39.5 million, or about 39 percent. On a statewide basis, agricultural sales totaled \$8,967 million in 2007, consisting of about \$2,669 million, or about 30 percent, in crops and about \$6,298 million, or about 70 percent, in livestock, poultry, and associated products.

Of the crop-related sales in Racine County, the top commodity sales was corn—\$20.3 million, or 20 percent of all sales. Sales of other crops commodities included soybeans—\$9.0 million, or about 9 percent; other grains \$4.6 million, or 5 percent; nursery, greenhouses, floriculture, and sod—\$14.4 million, or 14 percent; and other crops such as wheat, sorghum, barley, rice, tobacco, cotton and cottonseed, vegetables, fruits, tree nuts, berries, Christmas trees, and hay—\$14.1 million, or 14 percent. It is apparent from the foregoing that Racine County agriculture is diverse and traditional crops such as corn, vegetables, and nurseries and greenhouses are very important for the County's farm economy.

### ***Agricultural Product Sales by Farm***

As reported in the Census of Agriculture, of the total of 652 reported farms in the County, 266 farms (41 percent) reported agricultural sales of less than \$2,500 in 2007; 92 farms (14 percent) reported agricultural sales of \$2,500 to \$9,999; 82 farms (13 percent) reported \$10,000 to \$24,999; 49 farms (7 percent) reported \$25,000 to \$49,999;

44 farms (7 percent) reported \$50,000 to \$99,999; and 119 farms (18 percent) reported \$100,000 or more. Since 2002, the number of farms in the County with sales of \$100,000 or more increased from 99 to 119. The number of farms with sales of less than \$2,500 increased from 258 to 266. By way of comparison, about 18 percent of farms statewide had sales of \$100,000 or more in 2007, while 39 percent had sales of less than \$2,500.

The average (mean) value of agricultural product sales for farms in Racine County was \$156,324, a 35 percent increase from the 2002 level of \$115,949. The average value of agricultural product sales for all farms in the State was \$114,288 in 2007.

To qualify for State farmland preservation tax credits based on the new State Farmland Preservation Program, the farmland must be in common ownership, devoted primarily to agricultural use, and produce a minimum of \$6,000 in gross farm receipts in the previous year (or \$18,000 in the previous three years).

### ***Farm Income and Labor***

Based on 2007 Census of Agriculture data, the average net cash income from a farm operation<sup>3</sup> in Racine County was \$38,826, compared to an average of \$34,909 for the State. Farming in the County was the principal occupation (50 percent or more of work time spent on farming or ranching) of the farm operator on 291 farms, or about 45 percent all farms in the County, and was not the principal occupation of the farm operator on 361 farms, or about 55 percent. Statewide, farming was the principal occupation of the farm operator on about 47 percent of farms and was not the principal occupation of the farm operator on about 53 percent of farms. Of the total 1,243 farm laborers hired on 144 farms in Racine County, 405 laborers, or about 33 percent, worked 150 days or more, while 838 laborers, or about 67 percent, worked less than 150 days in 2007. In comparison to the State, about 40 percent of the hired farm labor worked 150 days or more and about 60 percent worked less than 150 days.

### **Farm Drainage Districts**

Farm drainage districts are special-purpose units of government authorized under Chapter 88 of the *Wisconsin Statutes*. Farm drainage districts are formed to plan and carry out areawide drainage improvements to address problems of high water tables and poor drainage that interfere with agricultural uses and practices. A drainage district may lie in more than one local government and may also cross county lines. Drainage districts are governed by a three member board appointed by the County Circuit Court. The board has the authority to purchase land for the construction and maintenance of drainage systems, which may include ditches, canals, levees, reservoirs, silt basins, and pumps. The costs of improvements are assessed against the lands that are

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<sup>3</sup> *Total revenue are fees for producing under a production contract, total sales not under production contract, government payments, and farm-related income minus total expenses paid by operator. This does not include the value of commodities produced under production contract by the contract growers. Also, depreciation is not used in the calculation of net cash farm income.*

specifically benefited. A drainage board is also authorized to assess a single landowner for the costs of correction when a landowner adversely impacts downstream water quality. Landowners must receive drainage board approval before taking any drainage-related action.

Approximately one-third of Wisconsin farms depend on constructed drains to remove excess water from their land, primarily through small-scale drains. Most drains are operated by a single landowner or by voluntary cooperation among adjacent landowners. There are approximately 228 known drainage districts in the State, mainly in the eastern and southeastern portions of the State. Drainage districts are required to include a 20-foot corridor on each side of the ditch to be used as a maintenance corridor. No row cropping is permitted and vegetation is required. These requirements can be coordinated with soil and water conservation plans required under the Farmland Preservation Program.

There are five known active farm drainage districts in Racine County. The districts are shown on Map II-5 and include the Eagle Creek Drainage District, the Hoosier Creek Drainage District, the Norway-Dover Drainage District, the Waterford Drainage District, and the Yorkville-Raymond Drainage District. The Hoosier Creek District also includes land in the Town of Brighton in Kenosha County. The five districts encompassed an area of about 57 square miles in Racine County in 2010. All of the districts are governed by the Racine County Farm Drainage Board, and all of the farm drainage districts are considered “active” by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP), meaning all of the districts have had an assessment completed in recent years.

Wisconsin Act 121, enacted on March 20, 2008, amends Section 66.1001 (2) (g) of the *Statutes* to require that the Intergovernmental Cooperation Element of a comprehensive plan analyze the relationship of County and local governments to drainage districts located in the County or local government. The Act also requires the County or local government to notify the drainage district before taking action that would allow the development of a residential, commercial, or industrial property that would likely increase the amount of water that the main drain of the drainage district would have to accommodate. Drainage districts are required under Act 121 to file an annual report stating the practices and policies of the district with the Wisconsin Department of Agriculture, Trade and Consumer Protection; the town or village board or city council; the town, village, or city plan commission or plan committee; and the county zoning administrator in which the district is located.

Every three years, drainage districts must also provide written notice to every person who owns land in the district that such land is in the district, along with contact information for every member of the drainage board. Drainage districts are also required to annually provide contact information for every member of the drainage board to the State drainage engineer and to the clerk of every city, village, town, and county in which the drainage district is located, and to provide the clerk of each taxation district in which the drainage district is located a list of every

assessment issued by the district from November 1 of the previous year to October 31 of the current year, specifying the assessment amount for every parcel in the district.

### **Farms Enrolled in State and Federal Preservation Programs**

A number of government programs have been created to help protect farmland and other rural land. These include the Wisconsin Farmland Preservation Program and the Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve Programs. The utilization of these programs in Racine County is described below.

#### ***Wisconsin Farmland Preservation Program***

The Wisconsin Farmland Preservation Program was enacted in 1977 to encourage the preservation of farmland through a combination of planning and zoning provisions with tax incentives. This program was substantially altered by the Wisconsin Legislature in 2009.

Under the original program created in 1977, owners of farmland could receive an income tax credit if their land has been placed in a State-certified exclusive agricultural zoning district or is covered by a farmland preservation agreement, and if certain other program eligibility requirements are met. In this respect, the farmland involved must consist of at least 35 contiguous acres and must have produced gross farm profits of at least \$6,000 in the preceding year or at least \$18,000 in the preceding three years. Participating farmers are required to comply with soil and water conservation standards. Prior to 2001, exclusive agricultural zoning had to specify a minimum parcel size for a residence or farm of 35 acres; this requirement was replaced by a provision that an exclusive agricultural zoning district simply specify a minimum lot size.

In 2005, Working Lands Initiative (WLI) was launched by DATCP and a steering committee was established to improve the program and develop a consensus vision on managing Wisconsin's farm and forest lands. The WLI Steering Committee issued a report with a set of recommendations intended to modernize and expand policies and programs affecting Wisconsin farmlands and forests. The report recommended an update to the Wisconsin Farmland Preservation Program, which would include setting a flat per-acre tax credit for landowners instead of basing the credit on household income; requiring all land in the program to be zoned for exclusive agricultural use; and streamlining the process of applying for the program and claiming the tax credits. Proposed changes to the Farmland Preservation Program were included in DATCP's 2007-09 budget request. The Committee's report recommended establishing a number of new programs, including an Agricultural Enterprise Areas Program under Subchapter VI of Chapter 91 of the *Statutes* and a Purchase of Agricultural Conservation Easements (PACE) Program under Section 93.73 of the *Statutes*. Changes to the old Wisconsin Farmland Preservation Program were approved by the Wisconsin Legislature as part of the 2009-2011 budget bill. The 2011-2013 biennial budget amended the program to delete the provisions that required a conversion fee to be paid by property owners

rezoning farmland out of farmland preservation zoning districts in communities that have a State certified farmland preservation zoning ordinance. Table I-1 in Chapter I identifies the differences between the requirements in the original Wisconsin Farmland Preservation Program and the new Working Land Initiative Program under the amended Chapter 91.

The Racine County farmland preservation plan and exclusive agricultural zoning were certified by the State in 1982, enabling many farmland owners in Racine County to participate in the Farmland Preservation Program. Map II-6 shows the location of lands enrolled in the program in 2010. A total of 21 owners of farmland in Racine County claimed a Farmland Preservation Program tax credit in 2010. Lands enrolled in the program in Racine County encompassed 3,149 acres.

In addition to the Farmland Preservation Program, landowners can also claim an income tax credit under the Wisconsin Farmland Tax Relief Credit Program. The acreage and production requirements of this separate program are the same as for the original Wisconsin Farmland Preservation Program, indicated above; however, this is solely a tax relief program which the credit is not affected by the claimant's household income. In addition, there are no land use planning requirements or compliance with county soil and water conservation standards. A total of 398 owners of farmland residing in Racine County claimed an income tax credit under the Wisconsin Farmland Tax Relief Credit Program in 2005, with an average credit amount of \$269.

### ***Use-Value Assessment***

In 1995, the Wisconsin Legislature took additional action to lessen the property-tax burden on farmers by mandating the "use-value" assessment of agricultural land. Under this legislation, agricultural land is assessed based solely on its value for farming, without regard for its development potential. The legislation froze the assessed value agricultural land at 1995 levels through 1997; after that, assessed values were reduced to "use" values, gradually, over a 10-year period.

Landowners who sell their land after owning the land for less than five years are required to pay a modest penalty to the Wisconsin Department of Revenue—an amount equal to 5 percent of the difference between the sale price and the use value during the last year of ownership. Thus, while this program provides substantial property-tax relief to owners of farmland, it does so without attaching any additional restrictions to the land, so that there is no guarantee that the land will not be converted to urban use.

### ***Federal Conservation Reserve, Conservation Reserve Enhancement, and Wetland Reserve Programs***

The U.S. Department of Agriculture (USDA) administers several programs that contribute to water quality, reduce erosion, and provide wildlife habitat in agricultural areas. The USDA Conservation Reserve Program (CRP) encourages farmers to voluntarily convert highly erodible cropland and other environmentally sensitive

land to permanent vegetative cover. Farmers receive an annual rent payment for a period of 10 years or more; cost-share assistance is available to establish vegetative cover. The CRP is administered by the Consolidated Farm Service Agency (CFSA). The USDA Conservation Reserve Enhancement Program (CREP) is an off-shoot of the CRP. The USDA uses CRP funding to cover a portion of the program's cost; non-Federal sources provide the balance of funding. In Racine County, the non-Federal funding is provided by the Wisconsin Department of Natural Resources. Lands enrolled in the Conservation Reserve and Conservation Reserve Enhancement Programs in Racine County totaled 2,570 acres and about 240 acres, respectively, in 2006.

The USDA Wetland Reserve Program provides financial incentives to landowners to restore and enhance wetlands, retiring marginal agricultural land. Under this program landowners receive financial assistance for wetland restoration projects; they may be reimbursed for granting a conservation easement, depending upon the program option they chose. A total of 27 acres were enrolled in the Wetland Reserve Program in Racine County in 2006.

### **Agricultural Businesses and Support Services**

Existing agricultural businesses and services supporting agricultural industries are important in sustaining a viable agricultural industry in Racine County. Table II-4 sets forth key agricultural businesses and support services located in or serving the County in 2012.

The relationship between farmers and agricultural support services and businesses is mutually beneficial; farmers depend on support businesses and vice versa. If the farming industry decreases, the need for agricultural support businesses and services will decrease. Thus, it is essential for units of government to cooperatively preserve the quality and character of the local agricultural economic base.

### **Alternative Types of Agriculture**

Alternative farming enterprises have gained in popularity throughout the State of Wisconsin. Alternative types of farming may provide stability and profitably to farming businesses and industries, and possibly limit urban development in agricultural areas, which would otherwise threaten such opportunities. Such alternative farming operations include:

- *Raising and harvesting exotic animals and exotic cattle.* Examples existing within Racine County include Adoption Acres, Oak Hollow Acres, and Sherwood Game Farm.
- *Organic farming.* Organic farming maintains and replenishes soil production and fertility without the use of synthetically-produced fertilizers, pesticides, growth regulators, and livestock feed additives. An example of a certified organic farming operation within Racine County is the WCC Farm in the Town of Norway, which specializes in alfalfa, corn, oats, fruits, and berries. BSW Farm, LarryVille Gardens,

Nature's Niche Farm, and Piper Farms are examples of noncertified organic farming operations in the County.

- *Organic dairy farming.* In order to become a certified organic dairy operation, the pasture and cropland providing feed for the dairy herd must be managed organically for a minimum of 36 months, the dairy herd has to be fed 100 percent organic feed and receive organic health care for 12 months, and forage from grazing is required for all animals over six months of age.
- *Aquaculture.* This refers to the breeding, raising, and harvesting of plants and animals in all types of water environments, including ponds, rivers, and lakes, and can occur in natural or human-made environments. Techniques and technologies include growing, producing, culturing, and farming various types of freshwater and marine species.
- *Aquaponics.* This system for producing food that combines hydroponics (growing plants in water) with aquaculture. Toxins and waste products that accumulate in the water from aquaculture are filtered out by plants, which in turn use the waste products as nutrients.
- *Specialty crops and foods.* Cabbage is an important crop produced in the County.
- *Orchards.* Examples existing within Racine County include Apple Holler, Ela Orchard, Klee's Out on a Limb Acres, Old Homestead Orchard, Peterka Farms, and Squire's Strawberry and Pumpkin Farm.
- *Horticulture.* This involves the creation, production, distribution, and use of fruits, vegetables, ornamentals (landscape nurseries/horticulture), greenhouse, turf (sod farms), and specialty crops, particularly plants used for flavoring and medicine.
- *Agri-tourism.* This involves the use of a farm or ranch as a venue for educating/entertaining visitors. Activities may include farm tours for families and school children, day camps, crop or barn art, rural weddings, hay or sleigh rides, bed-and-breakfasts, farm and cannery tours, vineyards, petting farms, corn mazes, "pick-your-own" farms, community supported agriculture farms, on-farm retail outlets, and farmers' markets. Examples existing within Racine County include Apple Holler and Bear Den Zoo and Petting Farm.
- *Value-added agriculture.* This involves processing agricultural products, generally onsite, thereby enhancing the value of the products. Examples include converting strawberries into jam, processing meat into jerky, and converting milk into cheese products.
- *Equine industry.* This generally involves enterprises such as horse farms and commercial stables along with the associated recreation areas.
- *Apiculture.* This involves raising bees to collect honey or wax, pollinate plants, or produce bees to sell to other beekeepers. Examples existing within Racine County are located at Ela Orchard and Old Homestead Orchard.
- *Maple syrup farming.* This involves the collection of sap from maple trees and processing as maple syrup.

- *Renewable energy.* Includes wind, solar, and geothermal energy and anaerobic digesters, which is the biological process in which bacteria digest biomass in an oxygen-free environment and produce a gas principally composed of methane and carbon dioxide, or biogas.
- *Farmers' market.* Farmers can market their products directly to consumers either onsite or at public markets. Examples existing within Racine County are listed on Table II-4.
- *Community-supported agriculture (CSA) operations.* These operations allow consumers to subscribe to a season of produce at a local farm for a set fee. Products are usually provided weekly by the farmer with pick-ups or deliveries occurring on a designated day and time. Members purchase a portion of the farm's harvest either by the season or by the week. An example existing within Racine County is Kojis Produce in the Village of Waterford.

The scope of agriculture continues to become more diverse in Racine County as hobby farms and specialty farming operations have increased in popularity and have become as established as traditional dairy farming and crop and livestock farming.

### **Urban Agriculture**

Urban and peri-urban (perimeter of urban center) agriculture refers to the production, distribution, and marketing of food and other agricultural products within a metropolitan area, which includes community and school gardens, backyard and rooftop horticulture, or innovative food production methods. Types of urban agriculture may include the production of fruits and vegetables, institutional and demonstration gardens, and hobby farming, such as bee, poultry, or other small animal-related agriculture. Urban agriculture helps meet local food needs while promoting environmental sustainability, health, nutrition, and social interaction.

## **NATURAL AND CULTURAL RESOURCES**

The conservation and wise use of natural resources and the preservation of cultural resources are fundamental to achieving strong and stable physical and economic development as well as maintaining community identity, including a rural or “countryside” character. Information on the characteristics and location of such resources in the County is needed to help properly locate future urban and rural land uses to avoid serious environmental problems and to ensure protection of natural resources, including productive soils for farming. Natural features such as wetlands and woodlands adjacent to or within cultivated areas also play an important part in proper land management by acting as groundwater recharge and discharge areas or trapping sediments while slowing stormwater runoff from cultivated areas. Racine County recognizes that agricultural, natural, and cultural resources are limited and very difficult or impossible to replace if damaged or destroyed.

## **Physiography and Topography**

Glaciation has largely determined the physiography and topography, as well as the soils of Racine County. Of the four major stages of glaciation, the last and most influential in terms of present physiography and topography was the Wisconsin Stage, which is believed to have ended in this area about 11,000 years ago. Racine County varies from gently rolling glacial plains, or ground moraines, in the eastern half to steeper hills in the western half. Ground moraines are typically comprised of dense basal till, which frequently contains a combination of silt and clay. The eastern edge of Racine County also contains the lake terrace, which runs parallel to and contiguous with the shoreline of Lake Michigan. In the western area of Racine County, the western side of the Fox River is comprised of sand and gravel outwash deposits. Glacial outwash deposits are common along the major rivers and streams of Racine County. Outwash is alluvial in origin and was deposited by glacial meltwaters. A few places in the County also contain lacustrine deposits, which include the sediments of glacial lakebeds.

The topographic elevations in Racine County range from 580 feet above sea level at the Lake Michigan shoreline to approximately 950 feet in the far western portion of the County. It is important to recognize that the amount of slope or relief of the land is a main factor in soil erosion. Land surface slopes, based on soils classification interpretations, within Racine County range from zero percent to over 20 percent. Most of the steeply slope lands, slopes of at least 12 percent or greater, are located in the western portion of the County.

## **Geology**

The bedrock formations that underlie the unconsolidated surficial deposits in Racine County primarily consist of Silurian Age dolomite. Eastern Racine County has prominent areas in which the Racine formation, one of five Silurian formations of dolomite reef strata, are exposed either through natural outcroppings along the Root River and Lake Michigan or in old quarries. This reef strata has a rich diversity of fossil marine organisms. Southwestern Racine County provides good examples of glacial topography extending from Walworth County. Specifically, kettle and kame glacial formations can be found in this area. The advances of glacial ice sheets resulted in a wide range of glacial deposits over the bedrock. The most substantial glacial deposits, represented as depth to bedrock, are 100 to 300 feet thick, and located in the central portion of the County. Areas where bedrock ranges from zero to less than 100 feet are generally found in the eastern and western portions of the County.

## **Mineral Resources**

Mineral resources have significant commercial value and are an important economic source of construction materials. Similar to the entire region, Racine County only contains nonmetallic mineral resources in the form of crushed stone (gravel), building stone, sand, gravel, peat, and clay. Nonmetallic mines (quarries and pits) in Southeastern Wisconsin provide sand, gravel, and crushed limestone or dolomite for structural concrete and road building; clay for lining landfills; peat for gardening and horticulture; and stone for use in buildings, landscaping and monuments. Nonmetallic mineral resources should be taken into careful consideration whenever land is being

considered for development. Mineral resources, like other natural resources, occur where nature put them, which is not always convenient or desirable. Wise management of nonmetallic mineral resources is important to ensure an adequate supply of aggregate at a reasonable cost for new construction and for the maintenance of existing infrastructure in the future.

### ***Existing Nonmetallic Mining Sites***

There were 19 mining sites (see Map III-9 of the County comprehensive plan<sup>4</sup>) encompassing about 2,600 acres in the County in 2006. Most of the sites, 15 out of 19, are mined for sand and gravel. The exceptions are the mines operated by J. W. Peters & Sons, Inc. (two sites) in the Town of Burlington and Vulcan Construction Materials in the Village of Caledonia, which are sources of building stone and crushed stone, and the clay mine located in the Town of Yorkville. All of the sites identified had permits in 2006 in accordance with the County's Nonmetallic Mining Reclamation Ordinance (part of Chapter 12.5 of the County Code of Ordinances) which is intended to ensure the effective reclamation of nonmetallic mining sites in Racine County in compliance with Chapter 135 of the *Wisconsin Administrative Code* and Chapter 295 of the *Wisconsin Statutes*. Seventeen of the 19 sites are located in the western portion of the County, which reflects the abundance of stone, sand and gravel resources in that area.

### ***Potential Sources of Nonmetallic Mineral Resources***

Racine County has significant potential for commercially workable sources for both building stone and crushed stone (limestone/dolomite) from the bedrock and sand and gravel from the overlying glacial deposits.

The highest potential for sand and gravel production in Racine County is in glacial outwash deposits, most of which are located in the western quarter of the County. The glacial till deposits which cover much of the County generally consist of fine clay and silt material, but may contain local deposits of sand and gravel. These areas are considered to have medium to low potential for sand and gravel. In a number of areas the outwash sand and gravel is overlain by lake deposits, which are too fine to be a source of aggregate, but may contain clay deposits useful for landfill liners and caps and other construction uses. Peat deposits, which may also have economic value, are scattered throughout the County. The beach sediments along Lake Michigan are generally thin deposits of sand and sandy gravel, not considered to be a significant aggregate resource.

Potential sources of crushed or building stone in Racine County include areas where the underlying bedrock is within 100 feet of the surface. Areas within 50 feet of the surface have the best potential for production of crushed or building stone. Such areas are located in eastern Racine County including the area of the existing Vulcan

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<sup>4</sup>*Documented in SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035, November 2009.*

mining operation in the Village of Caledonia, and in the Burlington and Waterford areas in western Racine County. The areas with bedrock from 50 to 100 feet deep should be considered as potential future resources. It is not yet economical to quarry at these depths, but in the future, as sources nearer the surface are exhausted, these areas may present a practical source of stone and crushed stone.

Maps III-10 and III-11 in the County comprehensive plan show the areas of potential sources of sand, gravel, clay, and peat and crushed and building stone, respectively, in Racine County.

### **Water Resources**

Water resources consist of lakes, rivers, streams and their associated wetlands and floodplains, as well as groundwater, that form important elements of the natural resource base of the County and local communities. The contribution of these resources is immeasurable to economic development, recreational activity, and aesthetic quality of the County.

### ***Surface Water Drainage***

Surface water resources, consisting of streams and lakes and their associated wetlands, floodplains, and shorelands, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities, influence the physical development of the County, and enhance its aesthetic quality. Watersheds, subwatersheds, and the subcontinental divide within the County are shown on Map II-7.

As shown on Map II-7, there are five major drainage systems within Racine County, and several minor drainage systems, based upon the direction of surface water flow. The Root River and Pike River and their tributaries are part of the Great Lakes-St. Lawrence River drainage system; together these watersheds encompass 145.5 square miles, or 43 percent of the County. The Fox River drainage system covers the western portions of the County which drains to the southwest, and ultimately discharges into the Mississippi River system. In addition, a small portion of the south-central area of the County comprises headwaters of the Des Plaines River watershed and drains to the Mississippi River system. Together, the watersheds tributary to the Mississippi River system encompasses 175.0 square miles, or 51 percent of the County. A fifth watershed encompasses those areas adjacent to Lake Michigan which drain directly into the Lake through intermittent streams; this watershed encompasses 20.1 square miles, or 6 percent of the County.

### ***Lakes and Streams***

Surface water resources, consisting of streams and lakes, form a particularly important element of the natural resource base. Surface water resources provide recreational opportunities, influence the physical development of the County, provide for wildlife habitat, and enhance its aesthetic quality. Surface water resources in the County are shown on Map II-8.

Perennial streams are defined as those which maintain, at a minimum, a small continuous flow throughout the year except under unusual drought conditions. As shown on Map II-8, there are approximately 101 miles of such streams in Racine County. Perennial streams in the Des Plaines River watershed are the Des Plaines River and the Kilbourn Road Ditch. Perennial streams in the Fox River watershed are the Fox River, Eagle Creek, Honey Creek, Hoosier Creek, Wind Lake Drainage Canal, Goose Lake Drainage Canal, and Spring Brook. Perennial streams in the Pike River watershed are the Pike River and Pike Creek. Perennial streams in the Root River watershed are the Root River, East and West Branch Root River Canal, Husher Creek, and Hoods Creek.

There are 10 major lakes, lakes of 50 or more acres, located entirely within Racine County. These lakes encompass a total of 3,495 acres within the County. The three largest lakes within Racine County are Tichigan Lake, with a surface area of about 892 acres; Wind Lake, with a surface area of about 890 acres; and Eagle Lake, with a surface area of about 520 acres. In addition, the entire eastern side of the County is bounded by Lake Michigan with approximately 15 miles of shoreline.

Lakes and streams are readily susceptible to degradation through improper land use development and management. Water quality can be degraded by excessive pollutant loads, including nutrient loads, which enter from malfunctioning and improperly located onsite sewage disposal systems, from sanitary sewer overflows, from construction and other urban runoff, and from careless agricultural practices. The water quality of lakes and streams may also be adversely affected by the excessive development of riparian areas and by the filling of peripheral wetlands, which removes valuable nutrient and sediment traps while adding nutrient and sediment sources. It is important that existing and future development in riparian areas be managed carefully to avoid further water quality degradation and to enhance the recreational, wildlife, and aesthetic values of surface water resources.

### ***Floodplains and Shorelands***

Floodplains are the wide, gently sloping areas contiguous to, and usually lying on both sides of, a stream channel. For planning and regulatory purposes, floodplains are normally defined as the areas, excluding the stream channel, subject to inundation by the 100-year recurrence interval flood event. This is the flood that may be expected to be reached or exceeded in severity once in every 100 years—or stated another way, there is a one percent chance of this event being reached or exceeded in severity in any given year. Floodplain areas are generally not well suited to urban development, not only because of the flood hazard, but also because of the presence of high water tables and, generally, of soils poorly suited to urban uses such as hydric soils. Floodplain areas often contain important natural resources, such as high-value woodlands, wetlands, and wildlife habitat and, therefore, constitute prime locations for parks and open space areas. Every effort should be made to discourage incompatible urban development on floodplains, while encouraging compatible park and open space uses.

Floodplain mapping for Racine County was updated as part of a Wisconsin Department of Natural Resources (WDNR) “Map Modernization Program.” The updated maps were approved by the WDNR and Federal Emergency Management Agency (FEMA) in 2011.

Floodplains, as identified in the new FEMA mapping are shown on Map II-8. Approximately 42.0 square miles, or about 12 percent of the total area of the County, were located within the 100-year recurrence interval flood hazard area.

In accordance with the requirements set forth in Chapters NR 115 (shoreland regulations) and NR 116 (floodplain regulations) of the *Wisconsin Administrative Code*, the County Zoning Ordinance includes overlay districts with provisions for the protection of floodplains and shoreland-wetlands in compliance with State-mandated floodplain and shoreland-wetland regulatory requirements. Floodplain regulations limit the uses allowed in the 100-year floodplain to prevent damage to structures and property and to protect floodwater conveyance and storage capacity of floodplains. Shoreland-wetland regulations effectively protect wetlands five acres or greater in size located in shoreland areas.<sup>5</sup> While the County is responsible for administering floodplain and shoreland-wetland zoning, the County routinely receives and considers input from the towns on shoreland zoning matters.

Under Chapter NR 117 of the *Wisconsin Administrative Code*, cities and villages are required to restrict uses in wetlands five acres or larger located in the shoreland area. The provisions of NR 115, which regulate uses in unincorporated portions of the shoreland, apply in cities and villages only in shoreland areas annexed to a city or village after July 22, 1986. The same floodplain regulations set forth in NR 116 for unincorporated areas also apply within cities and villages. Each city and village administers the floodplain regulations within its corporate limits.

### ***Wetlands***

Wetlands are generally defined as areas that have a predominance of hydric soils and that are inundated or saturated by surface or groundwater at a frequency and duration that is sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The

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<sup>5</sup> *Shorelands are defined as lands within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds, and flowages; or within 300 feet of the ordinary high-water mark of navigable rivers and streams or to the landward side of the floodplain, whichever distance is greater. The shoreland protection established under the County Zoning Ordinance remains in effect on lands annexed to cities and villages after July 22, 1986; alternative administrative arrangements in this respect are set forth in Section 59.692(7) of the Wisconsin Statutes.*

location and extent of wetlands in the County in 2010, as delineated by the Regional Planning Commission, are shown on Map II-8.<sup>6</sup> In 2010, wetlands covered about 31.7 square miles, or about 9 percent of the County.

Wetlands are important resources for the ecological health and diversity of the County. They provide essential breeding, nesting, resting, and feeding grounds and provide escape cover for many forms of fish and wildlife. Wetlands also contribute to flood control, because such areas naturally serve to store excess runoff temporarily, thereby tending to reduce peak flows. Wetlands may also serve as groundwater recharge and discharge areas. In addition, wetlands help to protect downstream water resources from siltation and pollution by trapping sediments, nutrients, and other water pollutants.

In consideration of the important natural functions of wetland areas and their recreational value for hunting, fishing, and wildlife viewing, continued efforts should be made to protect these areas by discouraging wetland draining, filling, and urbanization, which can be costly in both monetary and environmental terms.

Included in the 31.7 square miles of wetlands are 1.9 square miles which have been classified as “farmed wetlands.” These areas meet the definition of a wetland but were being actively farmed in 2010.

### ***Groundwater Resources***

Like surface water, groundwater is susceptible to depletion in quantity and to deterioration in quality as a result of contamination and over-usage. The vulnerability of groundwater to contamination is a combination of several factors, including soil type, subsurface material characteristics, and depth to groundwater levels. Thus, land use and park and open space planning must appropriately consider the potential impacts of urban and rural development on this important resource.

Recharge of the aquifers underlying Racine County is derived largely by precipitation. Areas of groundwater recharge in 2010 are shown on Map II-9. The map identifies areas based upon the rate of annual groundwater recharge from precipitation in the County. Areas were placed into the following classifications: very high (more than six inches of recharge per year), high (four to six inches of recharge per year), moderate (three to four inches of recharge per year), and low (less than three inches of recharge per year). The protection of recharge areas classified as having a high or very high recharge potential is particularly important in the long term protection and preservation of groundwater resources in Racine County. The protection of these areas may be expected to be largely achieved through the implementation of the County comprehensive plan since that plan recommends the preservation of environmental corridors, isolated natural resource areas, significant natural areas, prime

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<sup>6</sup> *The wetlands shown on Map II-8 are those identified under the 2005 Wisconsin Wetlands Inventory. Wetlands have since been updated to 2010 as part of the 2010 regional land use inventory.*

agricultural lands, and other agricultural and open areas of the County. In addition, the use of low impact development designs, cluster developments, and other sustainable development designs have the potential to effectively maintain infiltration capabilities in urban areas.

As shown on Map II-9, about 3 percent of the County is rated “very high” for recharge potential, and about 13 percent is rated “high” for recharge potential. High and very high recharge potential areas are scattered throughout the County, with the largest concentration found in the County’s western area. About one-half of the County (about 49 percent) is classified as having “moderate” recharge potential, and about 3 percent is classified as having a “low” potential.

## **Forest Resources**

### ***Woodlands***

Woodlands are defined as those upland areas one acre or more in size having 17 or more deciduous trees per acre, each measuring at least four inches in diameter at breast height, and having 50 percent or more tree canopy coverage. Coniferous tree plantations and reforestation projects are also classified as woodlands.

Woodlands have both an economic and ecological value and provide an attractive natural resource of immeasurable value. Under good management, woodlands can serve a variety of beneficial functions. In addition to contributing to clean air and water and regulating surface water runoff, the maintenance of woodlands within the County can contribute to sustaining a diversity of plant and animal life. The existing woodlands in the County, some of which required a century or more to develop, can be destroyed through mismanagement within a comparatively short time. The deforestation of hillsides, ravines, and bluff areas contributes to rapid stormwater runoff, the siltation of lakes and streams, and the destruction of wildlife habitat.

Woodlands, as shown on Map II-8, occur in scattered locations throughout the County, with some of the largest concentrations found in the western portions of the County. In 2010, woodland areas covered about 19.6 square miles, or about 6 percent of the County. These woodlands should be maintained for their scenic, wildlife habitat, recreational, and air and water quality protection values.

### ***Managed Forest Lands***

The Managed Forest Land (MFL) Program is an incentive program intended to encourage sustainable forestry on private woodlands in Wisconsin with a primary focus on timber production. The MFL Program offers private owners of woodlands a reduced property tax rate as an incentive to participate. All Wisconsin private woodland owners with at least 10 acres of contiguous forestland in the same city, village, or town are eligible to apply provided the lands meet the other criteria: 1) a minimum of 80 percent of the land is in forest, 2) the land is

primarily used for growing forest products (croplands, pastures, orchards, etc. are not eligible), and 3) there are no recreational uses that interfere with forest management.

A number of landowners in Racine County participate in the MFL Program. Lands are enrolled in either a “closed” category, which is not available to the public or an “open” lands category, in which the public is allowed access for recreational activities such as hunting, fishing, and cross-country skiing. Enrollment is by contract between the Wisconsin Department of Natural Resources and the landowner, and the landowner can choose a 25- or 50-year contract. Landowners must also agree to follow a forest management plan. The MFL Program was created in 1985, replacing similar programs—the Wisconsin Forest Crop Law Program and Wisconsin Woodland Tax Law Program. As shown on Map II-8, a total of 1,256 “closed” acres and 23 “open” acres were enrolled in the MFL Program in Racine County in 2005.

### **Natural Areas, Critical Species Habitats, and Geological Sites**

A comprehensive update to the inventory of natural and geological resources in the County was conducted by the Regional Planning Commission in 2009 as part of an amendment to the regional natural areas and critical species habitat protection and management plan.<sup>7</sup> This update systematically evaluated physical changes to high-quality natural areas, critical species habitat sites, and sites having geological significance within the Region, including Racine County, and reflects new findings since the preparation of the original natural areas plan.

#### ***Natural Areas***

Natural areas are tracts of land or water so little modified by human activity, or sufficiently recovered from the effects of such activity, that they contain intact native plant and animal communities believed to be representative of the landscape before European settlement. Natural areas sites are classified into one of three categories: natural areas of statewide or greater significance (NA-1), natural areas of countywide or regional significance (NA-2), and natural areas of local significance (NA-3). Classification of an area into one of these three categories is based upon consideration of the diversity of plant and animal species and community types present; the structure and integrity of the native plant or animal community; the extent of disturbance from human activity, such as logging, agricultural use, and pollution; the commonness of the plant and animal community; unique natural features; the size of the site; and the educational value.

A total of 61 natural areas, encompassing about 5,672 acres, or about 3 percent of the County, were identified in Racine County in 2009. Of the 61 identified sites, seven are classified as NA-1 sites and encompass about 614

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<sup>7</sup> Documented in SEWRPC Planning Report No. 42, A Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997, as amended in 2010 and in SEWRPC Planning Report No. 134, 3rd Edition, A Park and Open Space Plan for Racine County.

acres, 20 are classified as NA-2 sites and encompass about 2,886 acres, and 34 are classified as NA-3 sites and encompass about 2,172 acres. Map II-10 depicts the locations of natural areas identified in 2009. A detailed description of each site can be found in the Racine County park and open space plan.

### ***Critical Species Habitat Sites***

Critical species habitat sites are those areas where the chief value lies in their ability to support rare, threatened, or endangered species. Such areas constitute “critical” habitat that is important to ensure survival of a particular species or group of species of special concern.

A total of 38 sites supporting threatened or rare plant or bird species have been identified in Racine County in 2009. These sites, which together encompass an area of about 1,426 acres, are shown on Map II-10. A detailed description of each site can be found in the Racine County park and open space plan.

### ***Significant Geological Sites***

A total of six sites of geological importance, including three glacial features and three bedrock geology sites, were identified in the County in 2009. The geological sites included in the inventory were selected on the basis of scientific importance, significance in industrial history, natural aesthetics, ecological qualities, educational value, and public access potential. The six sites selected in Racine County include one site of statewide significance (GA-1), one site of countywide or regional significance (GA-2), and four sites of local significance (GA-3). Together, these sites encompassed about 1,310 acres in Racine County in 2009, and are shown on Map II-10. A detailed description of each site can be found in the Racine County park and open space plan.

### **Environmental Corridors and Isolated Natural Resource Areas**

One of the most important tasks completed under the regional planning program for Southeastern Wisconsin has been the identification and delineation of those areas in the Region in which concentrations of the best remaining elements of the natural resource base occur. The preservation of such areas in essentially natural, open uses is vital to maintaining a high level of environmental quality in the Region, protecting its natural heritage and beauty, and providing recreational opportunities in scenic outdoor settings.

Identification of environmental corridors is based upon the presence of one or more of the following important elements of the natural resource base: 1) rivers, streams, lakes and associated shorelands and floodlands; 2) wetlands; 3) woodlands; 4) prairies; 5) wildlife habitat areas; 6) wet (hydric), poorly drained, and organic soils; and 7) rugged terrain and high relief topography. The presence of elements that are closely related to the natural resource base, including park and open space sites, natural areas, historic sites, and scenic viewpoints, are also considered in the delineation of environmental corridors. Many of the natural resource elements which form the basis for corridor delineation have been described in the preceding sections of this chapter.

The delineation on a map of the natural resource and resource-related elements specified above results in an essentially linear pattern of relatively narrow, elongated areas which have been termed "environmental corridors" by the Regional Planning Commission.<sup>8</sup> Primary environmental corridors are a minimum of 400 acres in size, two miles in length, and 200 feet in width. Secondary environmental corridors connect with the primary environmental corridors and are at least 100 acres in size and one mile in length. Areas at least five acres in size which contain important natural resource base elements, but are separated physically from primary and secondary environmental corridors by intensive urban or agricultural land uses have also been identified and have been termed "isolated natural resource areas". Environmental corridors and isolated natural resource areas within Racine County in 2010 are shown on Map II-11. At that time, such areas encompassed about 62.5 square miles, or about 18 percent of the County.

In any consideration of environmental corridors and isolated natural resource areas, it is important to note that the preservation of such resources serves many beneficial purposes, in addition to protecting the important natural resources that make up the corridors. Corridor lands provide areas for the storage of flood waters away from homes and other developed areas; help to protect water quality by filtering sediment and fertilizer from runoff before it enters surface waters; provide wildlife habitat and corridors for the movement of animals; and contribute to the scenic beauty of the County and the Region. Excluding urban development from environmental corridors helps to prevent problems such as water pollution, wet and flooded basements, and building and pavement failures.

In addition, because of the many interacting relationships between living organisms and their environment, the destruction or deterioration of any one element of the natural resource base may lead to a chain reaction of deterioration and destruction. The draining and filling of wetlands, for example, may destroy fish spawning grounds, wildlife habitat, groundwater recharge or discharge areas, and the natural filtration action and floodwater storage functions which contribute to maintaining high levels of water quality and stable streamflows and lake stages in a watershed. The resulting deterioration of surface water quality may, in turn, lead to the deterioration of the quality of the groundwater which serves as a source of domestic, municipal, and industrial water supply and on which low flows in rivers and streams may depend. Similarly, the destruction of woodland cover may result in soil erosion and stream siltation, more rapid stormwater runoff and attendant increased flood flows and stages, as well as destruction of wildlife habitat. Although the effects of any one of these environmental changes may not in and of itself be overwhelming, the combined effects will eventually create serious environmental and developmental problems. The need to maintain the integrity of the remaining environmental corridors and isolated natural resource areas thus becomes apparent.

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<sup>8</sup> A detailed description of the process of refining the delineation of environmental corridors in Southeastern Wisconsin is presented in SEWRPC Technical Record, Vol. 4, No. 2 (March 1981), pp. 1-21.

### ***Primary Environmental Corridors***

As shown on Map II-11, the primary environmental corridors in Racine County are located along the major rivers and their tributaries, along Lake Michigan, around the major lakes in the County, and in large wetland areas. In 2010, about 37.3 square miles, comprising about 11 percent of the total area of the County, were encompassed within the primary environmental corridors.

The primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas in the County and are, in effect, a composite of the best remaining elements of the natural resource base. Such areas have immeasurable environmental and recreational value. The protection of the primary environmental corridors from additional intrusion by incompatible land uses, and thereby from degradation and destruction, is one of the objectives of this farmland preservation plan.

### ***Secondary Environmental Corridors and Isolated Natural Resource Areas***

As shown on Map II-11, secondary environmental corridors in Racine County are located chiefly along the small perennial and intermittent streams within the County. About 11.5 square miles, comprising about 3 percent of the County, were encompassed within secondary environmental corridors in 2010. Secondary environmental corridors contain a variety of resource elements and are often remnant resources from primary environmental corridors that have been developed with agricultural or urban uses. Secondary environmental corridors facilitate surface water drainage and provide corridors for the movement of wildlife and for the dispersal of seeds for a variety of plant species. Such corridors should be considered for preservation in natural, open use or incorporated as drainage ways, stormwater detention or retention areas, or as local parks or recreation trails, in developing areas.

As also shown on Map II-11, isolated natural resource areas within Racine County include a geographically well-distributed variety of isolated wetlands, woodlands, and wildlife habitat; in 2010, these areas encompassed about 13.7 square miles, or about 4 percent of the County. Isolated natural resource areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature areas, and lend aesthetic character and natural diversity to an area. Such areas should be preserved in natural open uses insofar as practicable, being incorporated for use as parks and open space reservations or stormwater detention or retention areas where appropriate.

### **Park and Open Space Sites**

A comprehensive region wide inventory of park and open space sites was conducted in 1973 under the initial regional park and open space planning program conducted by SEWRPC. The inventory is updated periodically, and was updated in 2010 as part of a new Racine County park and open space plan. The 2010 inventory identified all park and open space sites owned by a public agency, including Federal, State, County, local units of

government, and school districts. Also identified in the inventory were privately owned resource-oriented outdoor recreation sites and lands held in conservation easements, including those held by private organizations such as the Caledonia Conservancy.

### ***Park and Open Space Sites Owned by Racine County***

Park and open space sites owned by Racine County in 2010 are shown on Map II-12 and listed on Table II-5. In 2010, Racine County owned 34 park and open space sites, encompassing a total of 2,788 acres, or about 1 percent of the total area of the County. There are eight existing major County parks<sup>9</sup> encompassing a total of 1,325 acres, which includes Browns Lake Golf Course and Bushnell Park in the Town of Burlington; Cliffside Park in the Village of Caledonia; Sanders Park in the Village of Mt. Pleasant; Pritchard Park in the City of Racine; Case Eagle Park and W.R. Wadewitz Nature Camp in the Village of Rochester; and Ives Grove Golf Links in the Town of Yorkville.

Also shown on Map II-12 and listed on Table II-5 are 26 other park and outdoor recreation sites encompassing a total of 1,442 acres, owned by the County. Included in these sites are parkway lands along the Fox River (38 acres) and Root River (704 acres).

### ***Park and Open Space Sites Owned by the State of Wisconsin***

As indicated in Table II-5 and shown on Map II-12, there were 21 State-owned park and open space sites in Racine County in 2010, encompassing 3,863 acres, or about 2 percent of the total area of the County. Of these 21 sites, 17 sites, encompassing 3,711 acres, were owned by the Wisconsin Department of Natural Resources; two sites, encompassing 141 acres, were owned by the University of Wisconsin; and two sites, encompassing 11 acres, were owned by the Wisconsin Department of Transportation.

### ***Park and Open Space Sites Owned by Local Governments or School Districts***

In 2010, there were a total of 238 sites owned by local units of government or school districts. Those sites, listed on Table A-1 and shown on Map A-1 in Appendix A of the Racine County park and open space plan, encompass 3,287 acres, or about 2 percent of the total area of the County. Local governments own 185 park and open space sites and public school districts own 53 sites. The acreage attributed to school district sites includes only those portions of the site used for recreational or open space purposes. Of the 238 locally-owned public parks, the largest is the 335-acre Johnson Park and Golf Course, which is a major park owned by the City of Racine, and provides a variety of resource-oriented recreational facilities, including a golf course, picnic areas, playfields, and nature center.

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<sup>9</sup> Major parks are defined as large, publicly-owned outdoor recreation sites containing significant natural resource amenities which provide opportunities for resource-oriented activities and which are generally 100 acres or more in size.

## **Private Resource-Oriented Park and Open Space Sites**

### ***Private Outdoor Recreation and Open Space Sites***

The 2010 inventory of park and open space sites also identified a total of 98 privately-owned resource-oriented recreation sites. Those 98 sites are listed on Table A-2 and shown on Map A-2 in Appendix A of the Racine County park and open space plan. Together they encompassed 2,473 acres, or about 1 percent of the total area of the County.

Examples of privately-owned recreation sites include hunting clubs, yacht clubs, golf courses, boat access sites, campgrounds, subdivision parks, and recreation areas associated with private schools.

### ***Privately-Owned Resource Protection Sites***

In addition, the 2010 inventory of park and open space sites identified a total of 14 sites owned by private organizations for natural resource protection purposes in Racine County. Those sites are listed on Table II-6 and shown on Map II-13. The 14 open space area sites owned for resource preservation purposes encompass 198 acres. Those sites include 13 sites owned by the Caledonia Conservancy and one site owned by the River Bend Nature Center.

### ***Conservation Easements***

There are 18 privately-owned open space and environmentally sensitive sites in Racine County that are protected under conservation easements. In general, conservation easements are voluntary contracts between a private landowner and a land trust or government body that limit, or in some cases prohibit, future development of the parcel. The property owner sells or donates a conservation easement for the property to a land trust or government agency, but retains ownership. The owner is not prohibited from selling the property, but future owners must abide by the terms of the conservation easement. Conservation easements typically do not include any provision for public access. The 18 easements in Racine County, listed on Table II-6 and shown on Map II-13, encompassed 510 acres in 2010. All of the conservation easements identified on the table and map provide for the permanent protection of resources on private land.

## **Cultural Resources**

### ***Historic Sites***

Historic sites in Racine County often have important recreational, educational, and cultural value. A number of inventories and surveys of potentially significant historic sites have been conducted by various units and agencies of government in Racine County. The results of these inventories and surveys, on file at such agencies as The Wisconsin Historical Society, indicate that there are more than 3,000 historic sites in Racine County.

Certain sites of known historic significance are listed on the National Register of Historic Places. In 2010, there were 41 individual sites and eight historic districts<sup>10</sup> within the County listed on the National Register. The location of sites and districts in Racine County listed on the National Register of Historic Places in 2010 are presented on Table III-6 and on Maps III-5 and III-5a, respectively, in the Racine County Park and Open Space Plan.

### ***Archaeological Resources***

Preservation of archaeological resources is also important in sustaining the sense of cultural heritage and identity in Racine County. Like historical places and districts, significant prehistoric and historic archaeological sites increase the understanding and awareness of the past and provide for economic opportunities through tourism if properly identified and preserved. The Office of the State Archaeologist, Historic Preservation Division of the Wisconsin Historical Society maintains a database on the location and nature of known archaeological sites in Wisconsin, the State Archaeological Site Inventory. This inventory has been compiled from a variety of sources. The information available for the sites varies considerably, and the Historical Society has not been able to verify all of the information. As of 2006, there were 335 known prehistoric and historic archaeological sites located in Racine County listed in the State Archaeological Site Inventory.

## **EXISTING AND PROJECTED POPULATION, HOUSEHOLD, AND EMPLOYMENT LEVELS**

Information on the size, characteristics, and distribution of the resident population, household, and employment levels in the County is needed to prepare projections of changes in these factors over time, which is essential for the preparation of a comprehensive plan including the farmland preservation plan component. This section provides information on existing and projected (2035) population, household, and employment levels.

### **Existing Population, Household, and Employment Data**

#### ***Population***

Population growth in Racine County from 1850 to 2010 is indicated in Table II-7 and shown on Figure II-1. The population grew steadily between 1850 and 1970. Since 1970, the population of the County continued to grow, but at a reduced rate, increasing to 195,408 in 2010. The population of Racine County increased more rapidly than the Southeastern Wisconsin Region and the State in each decade from 1940 to 1970. Between 1970 and 2010, the population of Racine County increased by 14 percent, compared to increases of 15 percent and 29 percent for the Southeastern Wisconsin Region and State, respectively.

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<sup>10</sup>A historic district is a geographically definable area, urban or rural, that contains a concentration of significant historic sites or structures from the same period of time.

The City of Racine is the most populous community in the County, with 78,860 residents, or about 40 percent of the County's population, in 2010. The next most populous communities are the Village of Mt. Pleasant (26,197 persons), the Village of Caledonia (24,705 persons), and the City of Burlington (10,464 persons)—accounting for a combined 31 percent of the County's population in 2010.

### ***Households***

Trends in the number of households in Racine County and the Region are shown on Table II-8. Both the County and Region experienced significant gains in the number of households between 1970 and 2010. The rate of increase in the number of households has exceeded the rate of population increase due to the decline in the average number of persons per household. Between 1970 and 2010, the rate of increase in the number of households was 52 percent in the County and 49 percent in the Region, compared to a population increase of 14 percent in the County and 15 percent in the Region.

The number of households is of particular importance in land use and public facility planning, because it influences the demand for converting rural land to urban use to accommodate additional residential development. It should be noted that Section 91.10(1)(c)7 of the *Statutes* indicates that county farmland preservation plans must include policies, goals, strategies, and proposed actions, as provided in Chapter III of this document, to increase housing density in areas that are not identified as a farmland preservation area. The number of households in an area is also an important component in creating demand for transportation and other facilities and services.

### ***Age Distribution***

The age distribution of the population may be expected to influence the continuation of farming by future generations. It will also have important implications for planning and the formation of public policies in the areas of health, education, housing, transportation, and economic development. The age distribution of the population in the County and Region in 1990, 2000, and 2010 is set forth in Table II-9. Between 1990 and 2010, there was a significant increase in the number of adults aged 45 to 64 in Racine County. Conversely, the population of adults aged 25 to 44 decreased in number. The population under age 25 in the County was relatively stable, although the population under age 5 decreased about 7 percent from 1990 to 2010. The Region as a whole also experienced a significant increase in the number of adults aged 45 to 64 and a decrease in those aged 25 to 44 and under age 5.

### ***Employment***

Trends in job growth in Racine County and Region are set forth in Table II-10. The jobs are enumerated at their location and the data therefore reflect the number of jobs within the County and Region, including both full- and part-time jobs. An increase in the number of jobs may be expected to attract additional residents to the County, thus influencing population growth.

As indicated in Table II-10, employment in Racine County increased by 16,400 jobs during the 1970s; increased by 7,900 jobs during the 1980s; increased by 4,900 jobs during the 1990s; and decreased by 5,600 jobs in the 2000s. The overall 37 percent increase in the number of jobs in the County between 1970 and 2010 compares to an increase of 50 percent in the Region during the same period.

It should be noted that according to data from UW-Extension and the University of Wisconsin, agricultural processing is the main agricultural-related industry in Racine County, contributing an estimated \$496 million to the County's economy. The agricultural industry also provided about 3,200 jobs in Racine County in 2011. This includes employment on farms and employment in other agricultural-related operations.

### *Farm Employment*

Farm employment accounted for 862 jobs, or about 1 percent of the total number of jobs in Racine County in 2010. It should be noted that farm employment groups include sole proprietors, partners, or hired laborers directly engaged in the production of agricultural commodities and excludes employment in some agricultural-related enterprises such as food processing plants, farm equipment and supply sales and services, and agricultural research and development laboratories. The number of jobs on farms has declined between 1970 and 2010 in the County and the Region, and in the State from 1980 to 2010. The 56 percent rate of decrease for the County from 1970 to 2010 matches the rate for the Region and is more than the State (37 percent).

As noted earlier in this chapter, in 2007, farming was the principal occupation of 45 percent of the farm operators in the County, while it was not the primary occupation for the other 55 percent of the farms. Also as indicated earlier, in 2007, about 266 farms, or about 41 percent, in the County had sales of agricultural products that accumulated less than \$2,500, while 119 farms, or about 18 percent, had sales of \$100,000 or more.

### **Projected Population, Household, and Employment Data**

In 2004, the Regional Planning Commission prepared a set of population, household, and employment projections for the Southeastern Wisconsin Region and its seven counties, looking ahead to the year 2035. As in prior projection efforts, the Commission prepared a range of projections: low, intermediate, and high. The intermediate projection is considered to be the most likely to be achieved, and was used as the basis for the preparation of the year 2035 regional land use plan. The high and low projections are intended to provide an indication of population, household, and employment levels that could conceivably be achieved under significantly higher and lower, but nevertheless plausible, growth scenarios. The Regional Planning Commission's projections were considered in the formulation of population, household, and employment projections under the multi-jurisdictional comprehensive planning program for Racine County.

### ***Population Projections***

During the preparation of the Racine County comprehensive plan, each of the cities, villages, and towns in Racine County chose a set of population projections for use in preparing the local components of the comprehensive plan. The community-level population projections that were used in the preparation of the County comprehensive plan sum to a total of 224,300 persons for the County overall in 2035. This figure is between the SEWRPC year 2035 intermediate population projection for the County (213,600 persons) and the SEWRPC year 2035 high population projection for the County (243,500 persons).

The population for Racine County, under the comprehensive plan projection, would increase by 28,900 persons, or 11 percent, over the 25-year projection period, from 195,400 persons in 2010 to 224,300 persons in 2035. Figure II-2 shows the actual and projected population increase from 1980 to 2035, using the County comprehensive plan projection.

Population projections also indicate that changes may be expected in the age composition of the population in the coming decades. The large baby-boom generation is expected to have a significant influence on the future age structure. By 2030, all baby-boomers will be 65 years of age or older; thus, persons age 65 and over may be expected to account for 20 percent of the County population in 2035, compared to 13 percent in 2010. Changes in age composition of the population may be expected to have many impacts, ranging from impacts on housing needs to impacts on the available labor force, particularly as baby-boomers move into their retirement years.

### ***Household Projections***

During the preparation of the Racine County comprehensive plan, each of the cities, villages, and towns in Racine County also chose a set of household projections for use in preparing the local components of the comprehensive plan. The community-level household projections that were used in the preparation of the County comprehensive plan sum to a total of 88,200 households for the County overall in 2035. This figure is between the SEWRPC year 2035 intermediate household projection for the County (84,000 households) and the SEWRPC year 2035 high household projection for the County (95,700 households).

Based on the County comprehensive plan, the number of households in Racine County would increase by 12,500, or 17 percent, over the 25-year projection period, from 75,700 households in 2010 to 88,200 households in 2035.

Commission projections indicate that the average size of households throughout the Region including Racine County may be expected to continue to decrease in the years ahead, though not as rapidly as in the past. In Racine County, the average household size is projected to decrease by 2 percent, from 2.52 persons per household in 2010 to 2.46 in 2035. The decrease in household size is anticipated as a result of a number of factors, including a continued change in household types, as well as the projected increase in the older population age groups for

which average household sizes tend to be smaller than for the total population. The proportion of the population living in group quarters, as opposed to the population living in households, is projected to increase slightly.

### ***Employment Projections***

During the preparation of the Racine County comprehensive plan, each of the cities, villages, and towns in Racine County chose an employment projection for use in preparing the local components of the comprehensive plan. The community-level employment projections that were used in the preparation of the County comprehensive plan sum to a total of 115,100 jobs for the County overall in 2035, as shown on Figure II-3. This projection is essentially the same as the SEWRPC year 2035 high employment projection for the County (114,700 jobs).

The Regional Planning Commission's projections indicate that a change may be expected in the types of jobs in the years ahead for Racine County. The largest increase is projected to be in the service sector, a 51 percent increase. Employment in the industrial sector is projected to decrease by 12 percent.

## **EXISTING LAND USES**

This section of the chapter presents an inventory of land uses and identifies existing transportation infrastructure, utilities, and community facilities to support urban and rural land uses. An understanding of the amount, type, and spatial distribution of urban, agricultural, and other rural land uses, as well as the historic conversion of rural lands to urban use, is essential to the preparation of a farmland preservation plan.

### **Historical and Existing Land Uses**

The Regional Planning Commission utilizes an urban growth analysis and a land use inventory to monitor urban growth and development in the Region. The urban growth analysis delineates concentrations of urban development and depicts the urbanization of the Region over the past 150 years. The Commission land use inventory places all land and water areas in the Region into detailed land use categories, providing a basis for analyzing specific urban and non-urban land uses. Both the urban growth analysis and the land use inventory for the Region have been updated to the year 2010 under the continuing regional planning program.

### ***Historical Urban Growth***

The historical urban development of Racine County from 1850 to 2010 is shown on Map II-14. Prior to 1900, urban development was largely confined to the City of Racine and the smaller settlement communities of Burlington, Rochester, Union Grove, and Waterford. The period from 1900 to 1950 saw expansion of urban development in the Cities of Burlington and Racine and around the County's inland lakes. The period from 1950 to 2000 saw significant urban growth adjacent to existing urban areas, along with growth in the form of small, isolated enclaves scattered throughout the County. The period from 2000 to 2010 saw a continuation of this

pattern, with considerable development occurring within and adjacent to existing urban centers, along with some additional development in scattered enclaves in outlying areas.

Despite significant urbanization, large tracts of agricultural and other open space and environmentally sensitive lands remain intact, relatively free of encroachment by urban development, particularly in portions of the County west of IH 94. Racine County has the opportunity to continue to plan for widespread preservation of these agricultural and other open space and environmentally sensitive lands.

### ***Existing Land Uses***

#### ***Urban Land Uses***

Land uses in Racine County in 2010 are set forth on Map II-15 and in Table II-11. In 2010, urban land uses—consisting of residential, commercial, industrial, governmental and institutional, recreational, and transportation, communication and utility uses—encompassed about 81.6 square miles, or 24 percent of the total area of the County. Residential land comprised the largest urban land use category, encompassing 41.8 square miles, or about 51 percent of all urban land use and 12 percent of the total area of the County.

Land uses categorized as transportation, communications, and utilities constituted the second largest urban land use category in 2010, encompassing about 22.7 square miles, or about 28 percent of all urban land and about 7 percent of the total area of the County. Streets and highways occupied about 19.6 square miles, or over 86 percent of this category. Major arterial highways serving the County include, IH 94/USH 41, which traverses the County in a north-south direction; US Highway 45; and State Trunk Highways 11, 20, 31, 32, 36, 38, 75, 83, 142 and 164. Other uses in the transportation, communications, and utilities category within the County include railway freight service lines—operated by the Union Pacific Railroad, Canadian National Railway, and Canadian Pacific Railroad—and the John H. Batten and Burlington Municipal Airports.

Recreational land uses constituted the third largest urban land use category within the County in 2010, encompassing about 5.3 square miles, or about 7 percent of all urban land and about 2 percent of the total area of the County. These figures include only those areas that are developed for intensive recreational use, such as tennis courts, baseball diamonds, playfields, golf courses, and accessory uses. Areas used for passive recreational purposes, such as hiking and nature study, are generally designated as open lands or woodlands.

#### ***Rural Land Uses***

Rural land uses consisting of agricultural lands, wetlands, woodlands, surface water, landfill and extractive, and other open lands encompassed about 259 square miles, or about 76 percent of the total area of the County. Agriculture was the largest single land use in the County, accounting for about 180.7 square miles (including “farmed wetlands”), or about 53 percent of the area of the County, in 2010.

## **Transportation**

This section presents inventories of key transportation facilities in Racine County that are of particular importance to the agricultural industry. Much of the existing transportation facilities and services inventory information for Racine County was derived from the 2035 regional transportation system plan and County comprehensive plan. Key facilities include arterial streets and highways, public transportation, and rail facilities, which are described below.

### ***Streets and Highways***

The street and highway system serves several important functions, including providing for the movement of through vehicular traffic; access of vehicular traffic to abutting land uses; movement of pedestrian and bicycle traffic; and location for utilities and stormwater drainage facilities. Street and highway system design is based on a functional grouping or classification of streets and highways, based on the primary function served, such as traffic movement or land access. The three functional classifications of streets and highways are: 1) arterial streets; 2) collector streets; and 3) land access streets. The arterial street and highway system is intended to provide a high degree of travel mobility, serving the through movement of traffic between and through urban areas. Racine County is well served by an extensive system of State, County, and local trunk highways consisting of 421 miles within Racine County. The primary function of land access streets is to provide access to abutting property. Collector streets are intended to serve primarily as connections between the arterial street system and the land access streets. Farmers rely on the street and highway system, including County and town roads, to receive many of the products they use in farming activities, to transport raw milk from dairy farms for processing and distribution, and to transport crops and other products produced on the farm to processing facilities and/or markets.

### ***Public Transportation***

General public transportation service in Racine County includes the following:

- Scheduled intercity passenger train service serving Racine County provided by Amtrak over Canadian Pacific Railway trackage.
- The Kenosha-Racine-Milwaukee Commuter Bus, operated by Wisconsin Coach Lines (WCL)/Coach USA.
- Local public transit provided by the Belle Urban System (BUS) in the City of Racine and surrounding area.
- Racine County Link providing bus service countywide during weekdays with stops in Burlington, Racine, Sturtevant, Union Grove, and Waterford.

Special public transportation service in Racine County includes paratransit service for disabled residents in the City of Racine, door-to-door service for elderly and disabled residents in the County, and fixed-route, fixed-schedule service to developmentally disabled individuals in the County. All of the services are administered by the Racine County Human Services Department.

### ***Rail Freight Services***

Three railway companies provide active mainline rail freight service within Racine County. The Union Pacific (UP) Railroad provided freight service over two parallel segments emanating from Chicago, and traversing the eastern tier of communities in a north-south direction. The Canadian Pacific (CP) Rail System, formerly known as the Soo Line, also provided freight service over a line emanating from Chicago and traversing the entire County east of IH 94 in a north-south direction. In addition, a short spur line served industries east of the main CP Rail line, and branch line connections to the west served customers in the Village of Union Grove. The Canadian National (CN) Railway, formerly the Wisconsin Central, Ltd., provided freight service over a north-south main line, traversing the western edge of the County.

### **Utilities**

Development in Racine County is dependent on public and private utilities that provide residents and businesses with electric power, natural gas, water, sewage disposal, and solid waste management facilities and services. This section inventories utilities in Racine County, with additional detailed information provided in Chapter V of the Racine County comprehensive plan.

### ***Public Sanitary Sewer Service***

Public sanitary sewer service allows for relatively dense residential, commercial, and industrial uses, which characterize urban areas. These areas are also generally served by a municipal water utility or, in some cases, a private water supply system. The area of Racine County that was served by public sanitary sewer service in 2010 is shown on Map II-16. About 36,487 acres (57 square miles), or 17 percent of the total area of the County, were served by public sanitary sewers in 2010. In 2010, about 90 percent of the Racine County population was served by public sanitary sewers. Nearly all of the sewered area in the County is tributary to one of seven public sewage treatment facilities located within the County, the locations of which are also shown on Map II-16. The Caddy Vista area and the portion of the WE Energies power plant site, both located in the Village of Caledonia, are tributary to the Milwaukee Metropolitan Sewerage District sewerage system.

Also shown on Map II-16 are the boundaries of planned sanitary sewer service areas in Racine County. Those boundaries are established in local sanitary sewer service area plans, which are long-range plans intended to guide the provision of sanitary sewer service over an approximately 20-year period. Sanitary sewer service area plans comprise a component of the regional water quality management plan, which is described later in this chapter.

### ***Private Onsite Wastewater Treatment***

Sewage treatment and disposal in areas of the County not served by public sanitary sewer service is provided through private onsite wastewater treatment systems (POWTS), for the most part serving individual landowners. There are a number of types of such systems, including, but not limited to, conventional soil absorption systems, in-ground pressure systems, mound systems, and holding tanks. Racine County regulates POWTS throughout the County in accordance with Chapter Comm 83 of the *Wisconsin Administrative Code*.

### ***Water Supply***

Map V-3 in Chapter V of the County comprehensive plan shows areas of existing development within Racine County served by public water utilities. Twelve municipal water supply systems provide water supply to about 38 square miles, or about 11 percent of the area of Racine County. These systems serve a population of about 147,000 persons, or about 76 percent of the residential population in Racine County in 2005. Eight of the municipal water supply systems in Racine County rely on Lake Michigan as the source of supply, either directly or indirectly through wholesale or retail purchase, and the remainder relies on groundwater as the source of supply. The City of Racine Water and Wastewater Utility, which owns and operates a water treatment plant with three intakes on Lake Michigan, is the largest supplier of treated water in Racine County, and provides retail and wholesale water to several municipal water systems within the County. Additionally, the City of Oak Creek Water and Sewer Utility, located in Milwaukee County, provides treated Lake Michigan water to portions of the Village of Caledonia on a wholesale basis.

In addition to the 12 municipal water supply systems, there was one other public water supply system in Racine County—the system operated in the Wisconsin Department of Health and Family Services, Southern Wisconsin Center, which supplies public water to approximately 950 residents.

The recently completed regional water supply plan includes recommended generalized water supply service areas for public water supply systems in the Southeastern Wisconsin Region, including Racine County. The recommended water supply service areas in Racine County are shown on Map II-17. The plan identifies certain areas of existing urban development that are currently served by private onsite wells that could potentially be served by new water supply systems (see “New Systems” on Map II-17). Service by a municipal water supply system in such areas is envisioned only if a local demonstrated need were to arise based upon groundwater quality or quantity issues, and if a local initiative were then undertaken to implement a municipal system. In the absence of such a need and initiative, the residents and businesses in these areas would be expected to continue to rely on private wells. The water supply plan is described later in this chapter.

In addition to public water supply systems, a number of smaller “private community” water supply systems operate in Racine County. Such systems served an estimated population of about 1,600 persons in the County in

2005—primarily in residential subdivisions, apartments, and condominiums. The areas of the County served by private community water supply systems are shown on Map V-4 in Chapter V of the County comprehensive plan.

Existing development not served by a municipal or private community water supply system, including most farms, relies for the most part on individual private wells for water supply.

### ***Stormwater Management Facilities***

Through a variety of planning and engineering methods, stormwater management facilities are designed to convey runoff, remove pollutants, and control flow rates. These facilities range from conventional curb and gutter storm sewers, catch basins, inlets, and underground storage facilities to systems such as ditches and swales. Within Racine County, the Cities of Burlington and Racine and the Village of North Bay primarily rely on a curb and gutter storm sewer system for stormwater drainage. The Villages of Caledonia, Elmwood Park, Mt Pleasant, Rochester, Sturtevant, Union Grove, Waterford and Wind Point, and the urban areas of the Towns of Dover, Waterford, and Yorkville rely on a combination of curb and gutter systems and roadside swales and ditches for stormwater drainage. Stormwater drainage in the rural areas of the aforementioned Towns, as well as in the Towns of Burlington, Norway, Raymond, and Rochester is generally provided by swales, roadside ditches, and natural watercourses.

Other engineered stormwater management facilities used in both urban and rural areas of the County include detention, retention, and infiltration basins. These facilities are specifically designed to capture, store, and then slowly release stormwater runoff downstream, or allow for infiltration, following rainstorms. In addition to the foregoing stormwater management facilities, municipalities, developers, and landowners may employ more innovative and low-impact design approaches including, but not limited to, the use of porous pavement surfaces and rain gardens.

### ***Electric Power Service***

Racine County is provided with electric power service by We Energies. Electric power service is available on demand throughout the County and does not constitute a constraint on the location or intensity of urban development in the County. There are no electric power generation facilities located within the County. An independent company, American Transmission Company, owns, maintains, and operates the major transmission facilities within Racine County. The general location of the major electrical transmission lines are shown on Map V-5 of the County comprehensive plan.

### ***Natural Gas Service***

We Energies-Gas Operations provide and distribute natural gas service in Racine County. ANR Pipeline provides the main gas supply, which owns main and branch gas pipelines in Racine County and the surrounding area. The major natural gas pipelines are shown on Map V-5 of the County comprehensive plan.

### ***Solid Waste Management Facilities***

Landfills and recycling centers are the primary methods of managing solid wastes generated in Racine County. There are two active, licensed, privately-owned landfills in the County—one in the Village of Caledonia and one in the City of Racine. The landfill in the Village of Caledonia is also licensed to accept fly ash. While the majority of communities provide curbside pick-up service through contract with private haulers, residents in certain communities may transport their solid waste and recyclables to local drop-off sites.

There is no consolidated countywide household hazardous waste drop-off program. However, a community may establish its own program for handling and disposing such items.

### ***Community Facilities and Services***

Development in Racine County is also dependent on various types of community facilities that provide residents and businesses with administrative, educational, fire and police protection, health, and other services. This section inventories community facilities and services in Racine County with additional detailed information provided in Chapter V of the County comprehensive plan.

### ***Health Care Facilities***

There were three hospitals in Racine County offering a full range of medical services, including All Saints Healthcare–St. Luke’s Hospital and All Saints Healthcare–St. Mary’s Medical Center, both located in the City of Racine, and Memorial Hospital of Burlington–Aurora Health located in the City of Burlington.

### ***Government and Public Institutional Centers***

Among the government administration and public institutional buildings in the County are 17 municipal halls, five local public libraries, seven County offices, six State offices, and 11 U.S. post offices. Table V-7 of the County comprehensive plan indicates the name and location of each government and public institutional building in the County.

### ***Police Services***

In Racine County in 2007, there were 10 municipal police department facilities and two Racine County Sheriff’s Department facilities. Table V-8 of the County comprehensive plan lists the number of full- and part-time officers employed by each municipal police department and the County Sheriff’s Department. The Villages of Elmwood

Park and North Bay and the Town of Yorkville also have appointed constables who provide law enforcement and related services consistent with municipal codes.

### ***Fire Protection Services***

A total of 14 fire departments, including 11 public departments and three private fire companies, serve the County. Map V-10 of the County comprehensive plan shows the locations of 27 fire department facilities and the fire protection service area of each of the 14 departments in the County. As indicated on Table V-9 of the County comprehensive plan, the City of Racine and the Villages of Caledonia and Mt. Pleasant rely heavily on full-time firefighter/emergency medical technicians (EMTs). The Villages of Elmwood Park and Wind Point contract with the City of Racine for firefighter/EMT services. The Village of North Bay contracts with the Village of Caledonia for firefighter/EMT services. The City of Burlington, the remaining Villages, and all of the Towns primarily rely on on-call firefighters and EMTs.

### ***Emergency Medical Services***

There are 12 emergency medical service (EMS) zones in the County. As further indicated on Table V-9 of the County comprehensive plan, 11 fire departments provide both fire protection and emergency medical services and four private ambulance companies respond to emergency medical calls in service areas throughout the County.

### ***Public and Private Schools***

Most of Racine County was served by three PK-12 school districts (Burlington Area, Muskego/Norway, and Racine Unified) and two 9-12 union high school districts (U.H.S.) (Union Grove and Waterford). The Union Grove U.H.S. District includes four feeder elementary school districts: Kansasville; Raymond; Union Grove; and Yorkville. The Waterford U.H.S. District includes four feeder elementary school districts: Drought J7; North Cape; Washington-Caldwell; and Waterford. In addition, a very small area of the Town of Dover is served by the Central/Westosha U.H.S. District (largely in Kenosha County) and includes the feeder elementary school district of Brighton. These districts include 56 public elementary, middle, and high school facilities in the County.

### ***Technical College Facilities***

Racine County is also home to three technical college facilities, all operated by Gateway Technical College. Gateway Technical College campuses are located in the Cities of Burlington and Racine and the Village of Sturtevant. The Racine campus specializes in cosmetology, auto shop and machine tool technology, engineering, health information technology, and nursing; the Burlington campus is designed to teach health care professionals as well as collaborate with Burlington High School through a program for students to earn college credits; the Center for Advanced Technology and Innovation (CATI) Resource Center in Sturtevant offers classes in supervisory management, accounting, and entrepreneurship.

### ***Nursing Homes and Assisted Living Facilities***

The demand for nursing homes and assisted living facilities in Racine County may be expected to increase, particularly with the aging of the baby-boom population, in the years ahead. In 2010, the number of persons 65 years of age and over in the County was about 25,700, representing about 13 percent of the total County population. Regional Planning Commission projections indicate that by 2035, the population 65 years of age and over may be expected to increase to about 43,200 persons, representing about 20 percent of the projected population. In 2007, there were seven nursing homes providing skilled nursing care and 41 licensed assisted living facilities in Racine County.

## **EXISTING PLANS AND PROGRAMS AFFECTING FARMLAND PRESERVATION**

The farmland preservation plan for Racine County is intended, in part, to review past agricultural/farmland preservation planning efforts and update those plans as necessary to comply with the State farmland preservation planning law enacted in 2009, and to reflect changes that have occurred since the previous County farmland preservation plan was adopted in 1982 for the design year 2000. This plan also takes into consideration areawide and local planning recommendations as those plans affect or relate to agricultural and other natural resource preservation in Racine County. Accordingly, an important step in the planning process was a review of the existing framework of areawide and local plans, summarized below.

### **Racine County Farmland Preservation Plan**

Prime agricultural lands in Racine County were identified as part of the previous Racine County farmland preservation plan,<sup>11</sup> which was adopted by the Racine County Board in 1982. The 1982 farmland preservation plan is shown on Map II-18. The County farmland preservation plan was certified by the Wisconsin Department of Agriculture, Trade and Consumer Protection. The plan qualifies eligible owners of farmland in Racine County to apply for Wisconsin Farmland Preservation Program tax credits.

This farmland preservation planning process is intended to update the 1982 Racine County farmland preservation plan in response to changes to the Wisconsin Farmland Preservation Program made by the Wisconsin Legislature in 2009.

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<sup>11</sup>*Documented in SEWRPC Community Assistance Planning Report No. 46, A Farmland Preservation Plan for Racine County, Wisconsin, August 1981.*

## Land Use and Comprehensive Plans

### *Regional Land Use Plan*

A regional land use plan<sup>12</sup> for the year 2035 was adopted by the Regional Planning Commission in 2006 and endorsed by the Racine County Board in 2007. The regional plan sets forth the fundamental concepts that are recommended to guide the development of the seven-county Southeastern Wisconsin Region and was used as a basis for the development of the County comprehensive plan. The regional land use plan map as it pertains to Racine County is shown on Map VI-1 in Chapter VI of the County comprehensive plan. The plan embodies the following vision for the Region:

- The development needs of the Region would be met while preserving the best remaining elements of the natural resource base, most of which are located within environmental corridors and isolated natural resource areas. The most productive farmland would also be preserved for long-term agricultural use and not be converted to either urban development or to other forms of rural development. An exception is prime agricultural land located adjacent to existing urban centers and within planned urban growth/sewer service areas, which is proposed to be converted to urban use to provide for the orderly growth of those urban centers.
- Areas beyond the planned urban service areas and outside environmental corridors are recommended to remain in primarily agricultural or rural density residential use. Prime agricultural land is recommended to be preserved for farming. The plan also encourages the preservation of nonprime farmland for agricultural use. This could be in the form of traditional agricultural use or alternative agricultural uses such as smaller hobby or specialty farms. The regional plan recommends that the development of nonprime farmland in planned rural areas be limited to rural residential development at a density of no more than one dwelling unit per five acres. Where rural residential development is accommodated, the regional plan encourages the use of conservation subdivision design, with homes grouped together on relatively small lots surrounded by permanently preserved agricultural, recreational, or natural resource areas such as woodlands, wetlands, or prairies sufficient to maintain the maximum recommended density of no more than one home per five acres. The regional plan recommends that county plans further refine and detail the identification of prime agricultural land.
- New urban development would be provided through the infilling and renewal of existing urban areas and through the orderly outward expansion of existing urban areas, resulting in a more compact and efficient

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<sup>12</sup> Documented in SEWRPC Planning Report No. 48, A Regional Land Use Plan for Southeastern Wisconsin: 2035, June 2006.

urban settlement pattern, one that is readily served by basic urban services and facilities and that maximizes the use of existing urban service and facility systems.

- Residential development and redevelopment would occur in a variety of residential neighborhood types and in mixed use settings—with an emphasis on low, medium, and high residential densities.
- Growth in the economic base of the Region would be accommodated through the development and redevelopment of major economic activity centers as well as community- and neighborhood-level centers.

### ***Racine County Multi-Jurisdictional and Local Comprehensive Plans***

Racine County and all of the cities, villages, and towns in the County completed a multi-jurisdictional County comprehensive plan in 2009.<sup>13</sup> As part of the planning process, the County and local governments identified existing and future land uses and important natural resources that should be preserved to maintain the high quality of life in Racine County. The desired land use pattern as adopted by all 17 local units of government and the Racine County Board of Supervisors is reflected on Map II-19.

The multi-jurisdictional County comprehensive plan was prepared to comply with the requirements of Wisconsin's comprehensive planning law, which took effect in 1999. The law, set forth in Section 66.1001 of the *Wisconsin Statutes*, requires County and local governments that enforce zoning, subdivision, or official mapping ordinances to have an adopted comprehensive plan. The law requires nine plan elements to be included as part of the comprehensive plan: an issues and opportunities element; agricultural, natural, and cultural resources element; land use element; housing element; transportation element; utilities and community facilities element; economic development element; intergovernmental cooperation element; and implementation element. The land use element includes the land use plan map for Racine County for the design year 2035, as shown on Map II-19.

Essentially, Racine County and participating local communities envision urban development to continue to occur mostly within planned urban (sanitary) service areas. The County and local communities also desire the preservation of agricultural resources, environmentally sensitive areas, and rural character. Many of the agricultural, natural, and cultural resource goals and objectives identified in Chapter X of the County comprehensive plan address these desires and are included in Chapter III of this farmland preservation plan report.

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<sup>13</sup> Documented in *SEWRPC Community Assistance Planning Report No. 301, A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035*. In addition, the City of Racine prepared a comprehensive plan report that was drawn from the multi-jurisdictional comprehensive plan, focusing on aspects of the multi-jurisdictional plan that pertain to the City. That plan report is published as *SEWRPC Community Assistance Planning Report No. 305, A Comprehensive Plan for the City of Racine: 2035*.

## **Regional Transportation System Plan**

A regional transportation system plan for the year 2035 was adopted by the Regional Planning Commission in 2006 and endorsed by the Racine County Board in 2007. The plan accommodates population, household, and employment levels anticipated in the Region through the year 2035. The plan recommends travel demand management, transportation systems management, public transit, bicycle and pedestrian, and arterial street and highway actions and improvements necessary to meet existing and year 2035 transportation needs and objectives within Southeastern Wisconsin.

Of particular importance to the farmland preservation plan are the recommendations of the regional plan with respect to arterial streets and highways, because those facilities are heavily relied on by farmers in transporting their products to markets. The plan includes recommendations for functional improvements to the arterial street and highway system as well as recommendations regarding which unit of government should have jurisdiction over each arterial street and highway, with responsibility for maintaining and improving the facility. The arterial street and highway system recommended for Racine County under the year 2035 regional transportation plan is presented on Map II-20. The regional transportation plan, like all regional plans, is advisory and depends upon the willingness and ability of State, county, and local governments for implementation.

## **Park and Open Space Plans**

### ***Racine County Park and Open Space Plan***

Racine County first adopted a county park and open space plan in 1989. That plan had a design year of 2000. In 2001, the County adopted a second-edition plan that looked ahead to the year 2020. An update to the County park and open space plan with a design year of 2035 was completed in 2012.<sup>14</sup> The County park and open space plan consists of an open space preservation element and an outdoor recreation element and is intended to maintain County eligibility to apply for and receive Federal and State aids in partial support of the acquisition and development of park and open space sites and facilities. The open space preservation element of the plan is particularly relevant to the farmland preservation plan update insofar as it includes specific recommendations for the preservation of environmental corridors, isolated natural resource areas, and other open space lands in the County.

### ***City, Village, and Town Park and Open Space Plans***

Eleven communities in Racine County, including two cities, six villages, and three towns, have adopted park and open space plans. Such plans are intended to guide the preservation, acquisition, and development of land for

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<sup>14</sup> *The County park and open space plan is documented in SEWRPC Community Assistance Planning Report No. 134 (3<sup>rd</sup> Edition), A Park and Open Space Plan for Racine County.*

park, outdoor recreation, and related open space purposes as needed to satisfy the recreational needs of local residents. These plans typically include recommendations for the provision of park sites, related facilities, and recreational trails and the preservation of open space sites within the community. Each plan is intended to further establish or maintain eligibility for Federal and State park and open space grants.

### ***Regional Natural Areas Plan***

The regional natural areas plan identifies the most significant remaining natural areas, critical species habitats, geological sites, and archaeological sites in the Region.<sup>15</sup> These sites were described earlier in this chapter (see Map II-10). The plan recommends which sites should be considered for public or private protective ownership and recommends which sites should be protected, insofar as it is possible, through zoning and other regulatory means without protective ownership. The County park plan incorporates the recommendations of the regional natural areas plan (see Tables II-6, II-7, and II-8 of the County park and open space plan).

### **Regional Water Quality and Supply Plans**

#### ***Regional Water Quality Management Plan***

In 1979, the Regional Planning Commission completed and adopted a regional water quality management plan for southeastern Wisconsin.<sup>16</sup> The plan consists of the following five major elements: land use; point source pollution abatement; nonpoint source pollution abatement; sludge management; and water quality monitoring. In 1995, the Commission updated the content and documented the implementation status of the regional water quality management plan.<sup>17</sup> In 2007, the Commission, in cooperation with the Milwaukee Metropolitan Sewerage District, updated the regional water quality management plan for the area encompassing the Kinnickinnic River, Menomonee River, Milwaukee River, Root River, and Oak Creek watersheds; the Milwaukee Harbor estuary; and adjacent near-shore areas draining to Lake Michigan.<sup>18</sup>

Much of the Commission's work on implementing the plan relates to the point source pollution abatement element of the regional water quality management plan. This element includes recommendations for major sewage conveyance and treatment facilities and identifies planned sanitary sewer service areas for each of the public sewerage systems in the Region. Under Wisconsin law, major sewerage system improvements and all

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<sup>15</sup> Documented in SEWRPC Planning Report No. 42, A Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin, September 1997. The plan was updated and amended in 2010.

<sup>16</sup> Documented in SEWRPC Planning Report No. 30, A Regional Water Quality Management Plan for Southeastern Wisconsin—2000, Volume One, Inventory Findings; Volume Two, Alternative Plans; and Volume Three, Recommended Plan, dated September 1978, February 1979, and July 1979, respectively.

<sup>17</sup> Documented in SEWRPC Memorandum Report No. 93, A Regional Water Quality Management Plan for Southeastern Wisconsin: An Update and Status Report, dated March 1995.

<sup>18</sup> Documented in SEWRPC Planning Report No. 50, A Regional Water Quality Management Plan Update for the Greater Milwaukee Watersheds, December 2007.

sanitary sewer extensions must conform to the water quality management plan. Sanitary sewers may be extended only to areas located within planned sanitary sewer service areas adopted as part of the regional water quality management plan. Sewer service area plans are prepared through a cooperative planning process involving the concerned local units of government, including the governmental unit responsible for the operation of the sewage treatment facility, the Regional Planning Commission, and the Wisconsin Department of Natural Resources. Such plans may be amended in response to changing local conditions as well as in response to new population projections, subject to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Currently adopted sanitary sewer service areas in Racine County are shown on Map II-16 of this report.

### ***Regional Water Supply Plan***

The Commission completed a regional water supply plan for the Southeastern Wisconsin Region in 2010.<sup>19</sup> The regional water supply plan includes the following major components:

- Recommended water supply service areas for public water utilities and forecast demand for water use.
- Recommended for water conservation efforts to reduce water demand.
- Recommended sources of supply for each service area, and recommendations for development of the basic infrastructure required to deliver that supply.
- Identification of groundwater recharge areas to be protected from incompatible development.
- Recommended new institutional structures necessary to carry out plan.

The recommended water supply service areas for public water utilities in Racine County are shown on Map II-17 of this report. Those areas are generalized in nature. It is intended that the areas will be refined and detailed in local water supply planning efforts.

### **Racine County Land and Water Resource Management Plan**

The county land and water resources management plan is intended to provide a comprehensive guide for addressing the full range of land and water resource management issues facing Racine County. Racine County adopted its first land and water resource management plan in 2000 and completed updates of the plan in 2007 and 2012.<sup>20</sup> The plan includes an assessment of land and water resource conditions in the County and describes land and water resource issues and concerns. The plan establishes goals ranging from reduction in sediment nutrient delivery to waterbodies from agricultural land; to protection of groundwater and surface water resources; to the

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<sup>19</sup> Documented in the two-volume *SEWRPC Planning Report No. 52, A Regional Water Supply Plan for Southeastern Wisconsin, Volume One – Chapters 1 through 12; Volume Two – Appendices*.

<sup>20</sup> The most recent update is documented in a report titled, *Racine County Land and Water Resource Management Plan, 2013-2022, 2<sup>nd</sup> Revision*.

improvement of overall water quality and wildlife habitat. For each goal the plan identifies implementation actions and activities. In this way, the plan provides the residents of Racine County a guide for targeting available staff and financial resources to land and water resource management issues.

## **EXISTING LAND USE CONTROLS**

Good community development depends not only on quality planning at all levels of government, but on practical implementation measures as well. Land use and development regulations affect the extent of agricultural and natural resources preserved and the type of uses allowed, as well as the detailed design of proposed developments. The following presents a summary of existing zoning, subdivision, official mapping, and other land use regulations adopted by Racine County and local governments.

Section 66.1001(3) of the *Wisconsin Statutes* requires the adoption or amendment of zoning, subdivision, or official mapping ordinances by local and county governments to be consistent with their comprehensive plans. Section 91.10(2) of the *Statutes* further requires that, if a county has a comprehensive plan, the county shall include the farmland preservation plan in its comprehensive plan and ensure that the farmland preservation plan is consistent with the comprehensive plan. This updated Racine County farmland preservation plan was prepared as part of, and as an amendment to, the adopted Racine County comprehensive plan.

### **Zoning**

A zoning ordinance is a public law that regulates and restricts the use of property in the public interest. The primary function of zoning should be to implement an adopted comprehensive plan and plan elements or components thereof, including land use and farmland preservation plans. A zoning ordinance divides a community into districts for the purpose of regulating the use of land and structures, including identifying areas to be preserved; the height, size, shape, and placement of structures; and the density of housing. A zoning ordinance typically consists of two parts: a text setting forth regulations that apply to each of the various zoning districts, together with related procedural and administrative requirements; and a map delineating the boundaries of zoning districts.

### ***County Zoning Ordinance***

The unincorporated areas of Racine County are under the jurisdiction of the Racine County Zoning Ordinance (Chapter 20 of the County Code of Ordinances). The County Zoning Ordinance has been approved by each town in Racine County; it is jointly administered by the County and the towns. Map II-21 shows the generalized pattern of zoning in Racine County towns based on zoning districts established under the Racine County Zoning Ordinance.

### ***County Shoreland and Floodplain Zoning Ordinances***

In addition to basic zoning districts, the County Zoning Ordinance includes overlay districts with provisions for the protection of floodplains and shoreland-wetlands in compliance with State-mandated floodplain and shoreland-wetland regulatory requirements. These overlay districts apply to 100-year recurrence interval floodplains and statutorily-defined shorelands within unincorporated areas of the County. While the County is responsible for administering floodplain and shoreland-wetland zoning, the County routinely receives and considers input from the towns on shoreland zoning matters. Shoreland and floodplain zoning areas in the unincorporated portions of Racine County in 2010 are shown on Map II-22.

### ***Local Zoning Ordinances***

The entire area of Racine County is subject to zoning. As already noted, town areas throughout Racine County are under the jurisdiction of the Racine County Zoning Ordinance. Each of the cities and villages in Racine County has adopted and administer its own general zoning ordinance governing the use of land within its incorporated area. In addition, all of the cities and villages, that were required to do so, have adopted and administer floodplain zoning and shoreland-wetland zoning as required under the *Wisconsin Statutes*.

### **County and Local Subdivision Regulations**

A land division ordinance is a public law that regulates the division of land into smaller parcels. Land division ordinances provide for appropriate public oversight of the creation of new parcels and help ensure that new development is appropriately located; lot size minimums specified in zoning ordinances are observed; arterial street rights-of-way are appropriately dedicated or reserved; access to arterial streets and highways is limited in order to preserve the traffic-carrying capacity and safety of such facilities; adequate land for parks, drainageways, and other open spaces is appropriately located and preserved; street, block, and lot layouts are appropriate; and adequate public improvements are provided. Land division ordinances can be enacted by cities, villages, towns, and counties, with the latter's approval authority applying only to unincorporated (town) areas and limited objecting authority applying within cities and villages. Thus, within towns, it is possible for both counties and towns to have concurrent jurisdiction over land divisions. Cities and villages also have "extraterritorial" plat approval jurisdiction over subdivisions proposed in town areas near their corporate boundaries, under the provisions of Section 236.10 of the *Wisconsin Statutes*.

Chapter 236 of the *Wisconsin Statutes* sets forth general requirements governing the subdivision of land, including, among others, surveying and monumenting requirements, necessary approvals, recording procedures, and requirements for amending or changing subdivision maps. The *Statutes* also grant authority to county and local governments to review subdivision maps, commonly referred to as plats, with respect to local plans and ordinances. Section 236.45 authorizes county and local governments to adopt their own land division ordinances, which may be more restrictive than State requirements.

Racine County has a subdivision ordinance that applies throughout the unincorporated areas of the County. All towns, villages, and cities in Racine County have also adopted land subdivision ordinances. Within the unincorporated areas of Racine County, land divisions are regulated under the Racine County Subdivision Control Ordinance (Chapter 18 of the County Code of Ordinances) and any town-adopted ordinance.

### **Official Mapping Ordinances**

Section 62.23(6) of the *Wisconsin Statutes* allows the Common Council of any City to establish an official map for the precise identification of right-of-way lines and boundaries of streets, highways, and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks, and playgrounds. An official map is intended to be used as a precise planning tool for implementing master and comprehensive plans and for insuring the availability of land for the above features. Villages and towns are also authorized to establish such maps. In Racine County, six local units of government—the Cities of Burlington and Racine and the Villages of Caledonia, Rochester, Union Grove, and Waterford—have adopted official maps.

### **Nonmetallic Mining Reclamation**

The Racine County nonmetallic mining reclamation ordinance (part of Chapter 12.5 of the County Code of Ordinances) was established to ensure the effective reclamation of nonmetallic mining sites in Racine County. The ordinance applies throughout Racine County. The ordinance adopts the uniform Statewide standards for nonmetallic mining required by Section 295.12(1)(a) of the *Statutes* and Chapter NR 135 of the *Wisconsin Administrative Code*. The requirements of the ordinance apply to most operators of nonmetallic mining sites within Racine County operating or commencing operation after May 22, 2001. All reclamation plans must meet the standards set forth by the Racine County nonmetallic mining reclamation ordinance including those addressing: surface water and wetland protection, groundwater protection, topsoil management, final grading and slopes, topsoil redistribution for reclamation, and revegetation and site stabilization. Reclamation plans prepared under the County ordinance may specify that all or parts of former mining sites will be restored to agricultural use.

### **Soil Erosion Control**

Sections 62.234 and 61.354 of the *Statutes* grant authority to cities and villages, respectively, to adopt ordinances for the prevention of erosion from construction sites and the management of stormwater runoff from lands within their jurisdiction. Under Section 60.627 of the *Statutes*, towns may adopt village powers and subsequently utilize the authority conferred on villages to adopt their own erosion control and stormwater management ordinances. Racine County does not have a construction erosion control ordinance. The Racine County Land Conservation Division regulates erosion control measures for development within shoreland areas.

In addition, a soil erosion control plan was completed for Racine County in 1988 and contained an inventory of cropland soil erosion in the County, set forth a goal to achieve countywide soil loss standards, and identified needed soil conservation practices. While the soil erosion inventory contained in that plan has not been updated, Racine County staff conduct annual transect surveys to determine the trend in cropland soil loss and tillage practices.

Chapter NR 216 of the *Wisconsin Administrative Code*, which is intended to reduce the discharge of pollutants carried by stormwater, requires county and local governments in urbanized areas, which are identified based on population and density, to obtain a Wisconsin Pollutant Discharge Elimination System (WPDES) Stormwater Discharge Permit. The code requires that the designated county or local government meet State standards to control pollution that enters a municipal storm sewer system and develop a storm sewer system map, a public information and education program, a stormwater and erosion control ordinance, an illicit discharge detection program, and a plan to reduce suspended solids. An annual report on progress in meeting the requirements must be submitted to the Wisconsin Department of Natural Resources (DNR).

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**Table II-1**

**TRENDS OF ACRES IN SELECTED FIELD CROPS IN RACINE COUNTY**

<b>Year</b>	<b>Acres of Corn Planted</b>	<b>Acres of Soybeans Planted</b>	<b>Acres of Hay Harvested</b>
1950	40,400	1,400	NA
1960	44,000	7,600	NA
1972	35,500	17,000	18,400
1980	48,200	35,800	13,900
1990	45,400	30,300	10,800
2000	40,800	43,700	6,700
2010	37,000	34,900	NA <sup>a</sup>

<sup>a</sup>The acreage of hay harvested within the County was 7,200 acres in 2008, the last year for which data was available.

Source: USDA-National Agricultural Statistics Service and SEWRPC.

**Table II-2**

**TRENDS IN SELECTED AGRICULTURAL PRODUCTS BY FARM IN RACINE COUNTY: 1987-2007**

Agricultural Product <sup>a</sup>	1987	1992	1997	2002	2007
Farms - Corn for Grain	358	291	225	213	205
Farms - Corn for Silage	119	117	78	62	40
Farms - Soybeans	250	256	213	199	195
Farms - Hay-Alfalfa (Forage)	343	297	234	260	254
Farms - Oats	152	111	62	59	33
Farms - Wheat	N/A	N/A	N/A	111	100
Total Farms	710	607	554	631	652

<sup>a</sup>The total number of selected agricultural products by farm per year is greater than total farms because many farms produce more than one agricultural product.

Source: USDA National Agricultural Statistics Service and SEWRPC.

Table II-3

VALUE OF SALES BY COMMODITY OR COMMODITY GROUP IN RACINE COUNTY AND WISCONSIN: 2007

Commodity or Commodity Group	Racine County		Wisconsin	
	2007 Sales (in thousands)	Percent of Total Agricultural Revenues	2007 Sales (in thousands)	Percent of Total Agricultural Revenues
Crops				
Corn .....	\$ 20,333	19.9	\$1,136,931	12.7
Soybeans .....	8,966	8.8	390,672	4.4
Other Grains, Oilseeds, Dry Beans, and Dry Peas .....	4,639	4.6	115,738	1.3
Nursery, Greenhouses, Floriculture, and Sod .....	14,380	14.1	244,216	2.7
Other <sup>a</sup> .....	14,138	13.9	781,769	8.7
Subtotal	62,456	61.3	2,669,326	29.8
Livestock				
Livestock, Poultry, and Their Products .....	39,467	38.7	6,298,032	70.2
Total	\$101,923	100.0	\$8,967,358	100.0

<sup>a</sup>Includes wheat, sorghum, barley, rice, tobacco, cotton and cottonseed, vegetables, fruits, tree nuts, berries, Christmas trees, and other crops and hay.

Source: USDA National Agriculture Statistics Service, 2007 Census of Agriculture.

Table II-4

**AGRICULTURAL BUSINESSES AND SUPPORT SERVICES  
 LOCATED IN OR SERVING RACINE COUNTY: 2012**

<b>Name</b>	<b>Location</b>	<b>Notes</b>
<b>Processors</b>		
Brossman's Meat Market and Catering	Village of Caledonia	Manufacturer and processor of meat
Earth Harvest Farms	Town of Lyons (Walworth County)	Processor of meat
Echo Lake Foods	Town of Burlington	Processor of eggs
Hansen Meat Service	Town of Raymond	Manufacturer and processor of meat
Maple Leaf Farms	Town of Raymond	Processor of poultry
Norm's Poultry	Town of Yorkville	Processor of poultry
R&S Foods	City of Racine	Processor of meat
Romari Farms	Town of East Troy (Walworth County)	Processor of meat
Sugar Creek Farm	Town of Spring Prairie (Walworth County)	Processor of meat
Uncle Harry's	Village of Waterford	Manufacturer of ice cream
World Pac International USA, Inc.	Village of Sturtevant	Processor of meat
<b>Cooperatives</b>		
Conserv FS	Town of Dover	Feed, seed, and other farm supplies
Henderson Seed Farm, Inc.	Town of Yorkville	Feed, seed, and other farm supplies
Klema Feeds	Village of Caledonia	Feed, seed, and other farm supplies
Landmark Services Cooperative	City of Burlington	Feed, seed, and other farm supplies
Landmark Services Cooperative	Town of Yorkville	Feed, seed, and other farm supplies
Racine Grain Company	Village of Union Grove	Feed, seed, and other farm supplies
<b>Supplier or Other Services</b>		
Baumeister's Blue Ridge, Inc.	Town of Lyons (Walworth County)	Hauling business
Blaine's Farm & Fleet	Village of Sturtevant	Farm supplies
Bob's Machinery Ranch	Town of Yorkville	Farm equipment dealer
Caledonia Feed & Supply Store	Village of Caledonia	Feed and other farm supplies
Case IH	Village of Mount Pleasant	Agriculture equipment manufacturer
CNH	Village of Mount Pleasant	Agriculture equipment business
Horn Brothers, Inc.	City of Muskego (Waukesha County)	Feed and other farm supplies
Ikadan System USA, Inc.	Village of Sturtevant	Farm equipment wholesale and manufacturer
Katzman Trucking	Town of Spring Prairie (Walworth County)	Hauling business
Mid-State Equipment	Town of Salem (Kenosha County)	Implement dealer
Mike's Repair Service	City of Burlington	Farm equipment parts and repair
Otter Sales and Service, Inc.	City of Burlington	Implement dealer
Proven Power	Town of Burlington	Small agricultural equipment dealer
Tractor Supply Company	City of Burlington	Farm supplies and feed
Tri-County Dairy Supply	Village of Union Grove	Dairy equipment and supplies
<b>Agricultural By-Products</b>		
Unco Industries	Village of Union Grove	Vermiculture
<b>Farm Veterinary Services</b>		
Bristol Veterinary Services - Equine	Town of Paris (Kenosha County)	Equine care services
Fox Valley Veterinary Service and Clinic	City of Burlington	Pet and farm animal services
<b>Public Farmers' Market</b>		
Historic Downtown Burlington Farmers' Market	City of Burlington	Community public farmers market
Racine Downtown Farmers' Market	City of Racine	Community public farmers market
Racine Elmwood Plaza Farmers' Market	City of Racine	Community public farmers market
St. Andrew's Farmers' Market	Village of Caledonia	Community public farmers market
Sturtevant Farmers' Market	Village of Sturtevant	Community public farmers market
Union Grove Farmers' Market	Village of Union Grove	Community public farmers market
Waterford River Market	Village of Waterford	Community public farmers market
West Racine Farmers' Market	City of Racine	Community public farmers market

**Table II-4  
(continued)**

<b>Name</b>	<b>Location</b>	<b>Notes</b>
<b>Agricultural Assistance</b>		
Kenosha/Racine Farm Bureau	Village of Union Grove	Agriculture agency
Manor Sales and Marketing	City of Burlington	Agricultural marketer
USDA – FSA - NRCS	Village of Union Grove	Agriculture agency

*Source: Local Governments, Southeastern Wisconsin Farm Fresh Atlas, UW-Extension, Racine County, and SEWRPC.*

Table II-5

EXISTING COUNTY AND STATE PARK AND OPEN SPACE SITES IN RACINE COUNTY: 2010

Number on Map II-12	Site Name	Location <sup>a</sup>	Size (acres)
<b>County</b>			
1	John Margis, Jr. Wildlife Area.....	T2N, R19E, Section 17	45
2	Fox River Parkway.....	T3N, R19E, Section 2, 14	38
3	W.R. Wadewitz Nature Camp.....	T3N, R19E, Section 3	176
4	Keucker Property.....	T3N, R19E, Section 10	85
5	Case Eagle Park.....	T3N, R19E, Section 11	245
6	Stenhouse Memorial Park.....	T3N, R19E, Section 13	10
7	Saller Woods.....	T3N, R19E, Section 14, 15	90
8	Saller Woods Addition.....	T3N, R19E, Section 15	28
9	Browns Lake Golf Course.....	T3N, R19E, Section 28	140
10	Bushnell Park.....	T3N, R19E, Section 33	95
11	Fischer Memorial Park.....	T3N, R19E, Section 34	65
12	Beaumont Park.....	T3N, R20E, Section 2	1
13	Eagle Lake Park.....	T3N, R20E, Section 22	25
14	Evans Park.....	T3N, R21E, Section 12	64
15	Ives Grove Golf Links.....	T3N, R21E, Section 13	289
16	Skewes Memorial Park.....	T3N, R21E, Section 14	4
17	Old Settler's Park.....	T3N, R21E, Section 31	12
18	Haban Park.....	T3N, R22E, Section 8	41
19	Pritchard Park.....	T3N, R22E, Section 24	73
20	Sanders Park.....	T3N, R22E, Section 36	84
21	Quarry Lake Park.....	T3N, R23E, Section 6	39
22	Horlick Park.....	T3N, R23E, Section 6	15
23	ReefPoint Marina.....	T3N, R23E, Section 9	45
24	Belle Harbor Marina.....	T3N, R23E, Section 9	4
25	Racine Harbor Park.....	T3N, R23E, Section 9	17
26	American Eagle Manor Outlot.....	T4N, R19E, Section 2	17
27	Fowler's Bay North.....	T4N, R19E, Section 24	6
28	Fowler's Bay Outlot 1.....	T4N, R19E, Section 25, 26	35
29	Whispering Hills Outlot.....	T4N, R20E, Section 7	43
30	Heg Park.....	T4N, R20E, Section 18	18
31	Koerber Property.....	T4N, R21E, Section 15	11
32	Cliffside Park.....	T4N, R23E, Section 7, 8	223
33	Tabor Sokol Memorial Park.....	T4N, R23E, Section 19	1
34	Root River Parkway.....	T3N, R23E, Section 6 T4N, R21E, Section 1 T4N, R22E, Sections 3,4,5,10,11,14,23,25 T4N, R23E, Sections 19, 30, 31	704
--	Total - 34 Sites	--	2,788
<b>State</b>			
Department of Natural Resources Sites			
35	Statewide Habitat Area.....	T2N, R19E, Section 9	44
36	Scattered Wetland.....	T2N, R19E, Sections 14, 23	157

**Table II-5  
(continued)**

Number on Map II-12	Site Name	Location <sup>a</sup>	Size (acres)
37	Karcher Marsh Wildlife Area .....	T2N, R19E, Sections 21, 22	279
38	Wind Lake Canal Access Site .....	T3N, R19E, Section 1	9
39	Honey Creek Wildlife Area .....	T3N, R19E, Sections 8,10,15,16,17,19, 20	1,010
40	Statewide Habitat Area.....	T3N, R19E, Section 34	227
41	Scattered Wetland .....	T3N, R20E, Section 12	81
42	Statewide Habitat Area.....	T3N, R20E, Section 12	10
43	Eagle Lake Fishery Area (North).....	T3N, R20E, Section 21	60
44	Eagle Lake Fishery Area (South).....	T3N, R20E, Section 28	37
45	Scattered Wetland .....	T3N, R22E, Section 10	5
46	Tichigan Wildlife Area.....	T4N, R19E, Sections 10,11,15,16,21,22	1,425
47	Statewide Public Access-Waubeseesee Lake .....	T4N, R20E, Section 7	1
48	Wind Lake Fishery Area .....	T4N, R20E, Section 8	20
49	State Wetland.....	T4N, R20E, Section 11	260
50	Statewide Public Access-Wind Lake .....	T4N, R20E, Section 17	1
51	Scattered Wetland .....	T4N, R20E, Section 17	85
	University of Wisconsin Sites		
52	Ranger Mac Fen .....	T2N, R19E, Section 17	33
53	Renak-Polak Maple-Beech Woods .....	T4N, R22E, Section 14	108
	Department of Transportation Sites		
54	WIS DOT Mitigation Site .....	T3N, R21E, Section 30	8
55	32nd Division Memorial Marker and Wayside.....	T4N, R22E, Section 12	3
--	Total - 21 Sites	--	3,863

<sup>a</sup>U.S. Public Land Survey Township, Range, and Section.

Source: Racine County Public Works Division and SEWRPC.

**Table II-6**

**PRIVATELY-OWNED RESOURCE PROTECTION SITES IN RACINE COUNTY: 2010**

Number on Map II-13	Site Name	Owner/Holder of Easement	Location <sup>a</sup>	Size (acres)
<b>Resource Protection Sites</b>				
1	Schumann Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 2	6
2	Rohner Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 11	1
3	Marshall Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 11	2
4	David I. Gordon Memorial-Tabor Woods	Caledonia Conservancy	T4N, R22E, Section 13	12
5	Wendy McCalvy-Tabor Woods	Caledonia Conservancy	T4N, R22E, Section 13	14
6	Caledonia Conservancy Property	Caledonia Conservancy	T4N, R22E, Section 13	2
7	Ehrlich Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 14	16
8	Halberstadt Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 14	1
9	Estes Family Right-of-Way	Caledonia Conservancy	T4N, R22E, Section 14	1
10	Caledonia Conservancy Property	Caledonia Conservancy	T4N, R22E, Section 24	31
11	King's Corner	Caledonia Conservancy	T4N, R22E, Section 24	2
12	Trout Ponds Prairie	Caledonia Conservancy	T4N, R22E, Section 24	28
13	Aboagye Acquisition	Caledonia Conservancy	T4N, R22E, Section 25	7
14	River Bend Nature Center	River Bend Nature Center	T4N, R23E, Section 31	75
--	Total - 14 Sites	--	--	198
<b>Conservation Easements</b>				
15	WDNR	WDNR	T2N, R19E, Section 14	4
16	WDNR	WDNR	T2N, R19E, Section 23	1
17	WDNR	WDNR	T3N, R19E, Section 8	31
18	WDNR	WDNR	T3N, R19E, Section 8	20
19	Kenosha Racine Land Trust (Haubrich)	Kenosha Racine Land Trust	T3N, R19E, Section 17	88
20	WDNR	WDNR	T3N, R19E, Section 17	1
21	WDNR	WDNR	T3N, R20E, Section 21	1
22	WDNR (Statewide Wetland Mitigation Program)	WDNR	T3N, R22E, Section 2	10
23	Village of Mt. Pleasant (Pike River Corridor)	Village of Mt. Pleasant	T3N, R22E, Section 22	30
24	WDNR	WDNR	T3N, R23E, Section 8	1
25	City of Racine (Case Corporation)	City of Racine	T3N, R23E, Section 9	3
26	Caledonia Conservancy (Racine Kennel Club)	Caledonia Conservancy	T4N, R22E, Section 11	1
27	Caledonia Conservancy (McCalvy)	Caledonia Conservancy	T4N, R22E, Section 12	26
28	Kenosha Racine Land Trust (Duda)	Kenosha Racine Land Trust	T4N, R22E, Section 14	12
29	Kenosha Racine Land Trust (Ryder)	Kenosha Racine Land Trust	T4N, R22E, Section 14	36
30	WDNR (Statewide Wetland Mitigation Program)	WDNR	T4N, R22E, Section 19	4
31	Kenosha Racine Land Trust (Myers)	Kenosha Racine Land Trust	T4N, R23E, Section 19	225
32	Kenosha Racine Land Trust (Urhausen)	Kenosha Racine Land Trust	T4N, R23E, Section 27	16
--	Total - 18 Sites	--	--	510

<sup>a</sup> Indicates location given in U.S. Public Land Survey Township, Range, and Section.

Note: All of the conservation easements listed above provide for the permanent protection of resources on private land.

Source: Caledonia Conservancy, Kenosha Racine Land Trust, Wisconsin Department of Natural Resources, and SEWRPC.

Table II-7

**HISTORIC RESIDENT POPULATION LEVELS IN RACINE COUNTY,  
 SOUTHEASTERN WISCONSIN, AND THE STATE OF WISCONSIN: CENSUS YEARS 1850-2010**

Year	Racine County			Southeastern Wisconsin			Wisconsin		
	Population	Change from Preceding Census		Population	Change from Preceding Census		Population	Change from Preceding Census	
		Absolute	Percent		Absolute	Percent		Absolute	Percent
1850	14,973	--	--	113,389	--	--	305,391	--	--
1860	21,360	6,387	42.7	190,409	77,020	67.9	775,881	470,490	154.1
1870	26,740	5,380	25.2	223,546	33,137	17.4	1,054,670	278,789	35.9
1880	32,922	6,182	23.1	277,119	53,573	24.0	1,315,497	260,827	24.7
1890	36,268	3,346	10.2	386,774	109,655	39.6	1,693,330	377,833	28.7
1900	45,644	9,376	25.9	501,808	115,034	29.7	2,069,042	375,712	22.2
1910	57,424	11,780	25.8	631,161	129,353	25.8	2,333,860	264,818	12.8
1920	78,961	21,537	37.5	783,681	152,520	24.2	2,632,067	298,207	12.8
1930	90,217	11,256	14.3	1,006,118	222,437	28.4	2,939,006	306,939	11.7
1940	94,047	3,830	4.2	1,067,699	61,581	6.1	3,137,587	198,581	6.8
1950	109,585	15,538	16.5	1,240,618	172,919	16.2	3,434,575	296,988	9.5
1960	141,781	32,196	29.4	1,573,614	332,996	26.8	3,951,777	517,202	15.1
1970	170,838	29,057	20.5	1,756,083	182,469	11.6	4,417,821	466,044	11.8
1980	173,132	2,294	1.3	1,764,796	8,713	0.5	4,705,642	287,821	6.5
1990	175,034	1,902	1.1	1,810,364	45,568	2.6	4,891,769	186,127	4.0
2000	188,831	13,797	7.9	1,931,165	120,801	6.7	5,363,675	471,906	9.6
2010	195,408	6,577	3.5	2,019,970	88,805	4.6	5,686,986	323,271	6.0

Source: U.S. Bureau of the Census and SEWRPC.

**Table II-8**

**NUMBER OF HOUSEHOLDS IN RACINE COUNTY AND THE  
 SOUTHEASTERN WISCONSIN REGION: CENSUS YEARS 1970-2010**

Year	Racine County			Southeastern Wisconsin		
	Number of Households	Change from Previous Census		Number of Households	Change from Previous Census	
		Number	Percent		Number	Percent
1970	49,796	--	--	536,486	--	--
1980	59,418	9,622	19.3	627,955	91,469	17.0
1990	63,736	4,318	7.3	676,107	48,152	7.7
2000	70,819	7,083	11.1	749,039	72,932	10.8
2010	75,651	4,832	6.8	800,087	51,048	6.8

Source: U.S. Bureau of the Census and SEWRPC.

Table II-9

**AGE DISTRIBUTION OF THE POPULATION OF RACINE COUNTY AND THE  
 SOUTHEASTERN WISCONSIN REGION: CENSUS YEARS 1990-2010**

Racine County								
Age Group	1990		2000		2010		Change 1990-2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent
Under 5.....	13,635	7.8	13,220	7.0	12,747	6.5	-888	-6.5
5-17 .....	34,986	20.0	37,731	20.0	35,763	18.3	777	2.2
18-24 .....	15,712	9.0	15,615	8.3	15,878	8.1	166	1.1
25-44 .....	56,240	32.1	56,535	29.9	49,532	25.4	-6,708	-11.9
45-64 .....	33,371	19.1	42,497	22.5	55,749	28.5	22,378	67.1
65 and Older.....	21,090	12.0	23,233	12.3	25,739	13.2	4,649	22.0
All Ages	175,034	100.0	188,831	100.0	195,408	100.0	20,374	11.6

Southeastern Wisconsin								
Age Group	1990		2000 <sup>a</sup>		2010		Change 1990-2010	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent
Under 5.....	138,286	7.3	132,390	6.8	133,503	6.6	-4,783	-3.5
5-17 .....	339,722	18.8	377,706	19.5	364,772	18.1	25,050	7.4
18-24 .....	181,211	10.0	179,500	9.3	194,877	9.6	13,666	7.5
25-44 .....	590,955	32.6	581,351	30.1	527,802	26.1	-63,153	-10.7
45-64 .....	333,818	18.4	420,937	21.8	545,009	27.0	211,191	63.3
65 and Older.....	226,372	12.5	241,024	12.5	254,007	12.6	27,635	12.2
All Ages	1,810,364	100.0	1,932,908	100.0	2,019,970	100.0	209,606	11.6

<sup>a</sup>The total population by age for 2000 reported by the Census Bureau as indicated in this table differs slightly from the Census Bureau final total population count presented in Table II-1.

Source: U.S. Bureau of the Census and SEWRPC.

**Table II-10**

**NUMBER OF JOBS IN RACINE COUNTY AND THE  
 SOUTHEASTERN WISCONSIN REGION: 1970-2010**

Year	Racine County			Southeastern Wisconsin		
	Number of Jobs	Change from Previous Time Period		Number of Jobs	Change from Previous Time Period	
		Number	Percent		Number	Percent
1970	64,600	--	--	784,900	--	--
1980	81,000	16,400	25.4	945,900	161,000	20.5
1990	88,900	7,900	9.8	1,054,000	108,100	11.4
2000	93,800	4,900	5.5	1,209,800	155,800	14.8
2010	88,200	-5,600	-6.0	1,177,800	-32,000	-2.6

Source: U.S. Bureau of Economic Analysis and SEWRPC.

**Table II-11**  
**LAND USES IN RACINE COUNTY: 2010**

Land Use Category	Square Miles	Percent of Subtotal	Percent of County
<b>Urban<sup>a</sup></b>			
Single-Family Residential .....	39.0	47.8	11.4
Multi-Family Residential <sup>b</sup> .....	2.8	3.4	0.8
Commercial.....	3.6	4.4	1.1
Industrial .....	4.3	5.3	1.3
Government and Institutional .....	3.9	4.8	1.1
Recreational.....	5.3	6.5	1.6
Transportation, Communications, and Utilities.....	22.7	27.8	6.7
<b>Subtotal</b>	<b>81.6</b>	<b>100.0</b>	<b>24.0</b>
<b>Rural</b>			
Agricultural .....	178.8	69.0	52.5
Woodlands .....	19.6	7.6	5.7
Nonfarmed Wetlands .....	29.8	11.5	8.7
Farmed Wetlands.....	1.9	0.7	0.6
Water .....	9.4	3.6	2.8
Landfill and Extractive.....	2.5	1.0	0.7
Other Open Lands .....	17.0	6.6	5.0
<b>Subtotal</b>	<b>259.0</b>	<b>100.0</b>	<b>76.0</b>
<b>Total</b>	<b>340.6</b>	<b>--</b>	<b>100.0</b>

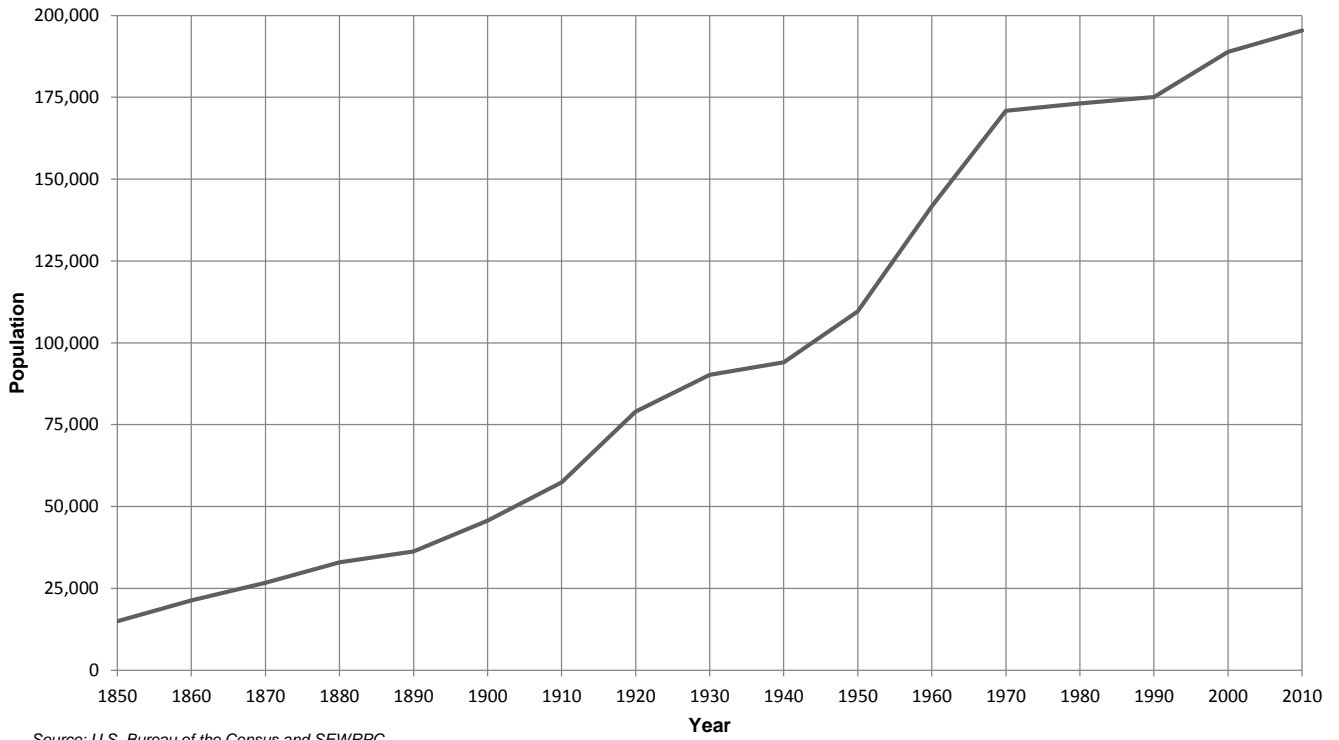
<sup>a</sup>Parking lots are included with the associated use.

<sup>b</sup>Includes two-family residential.

Source: SEWRPC.

Figure II-1

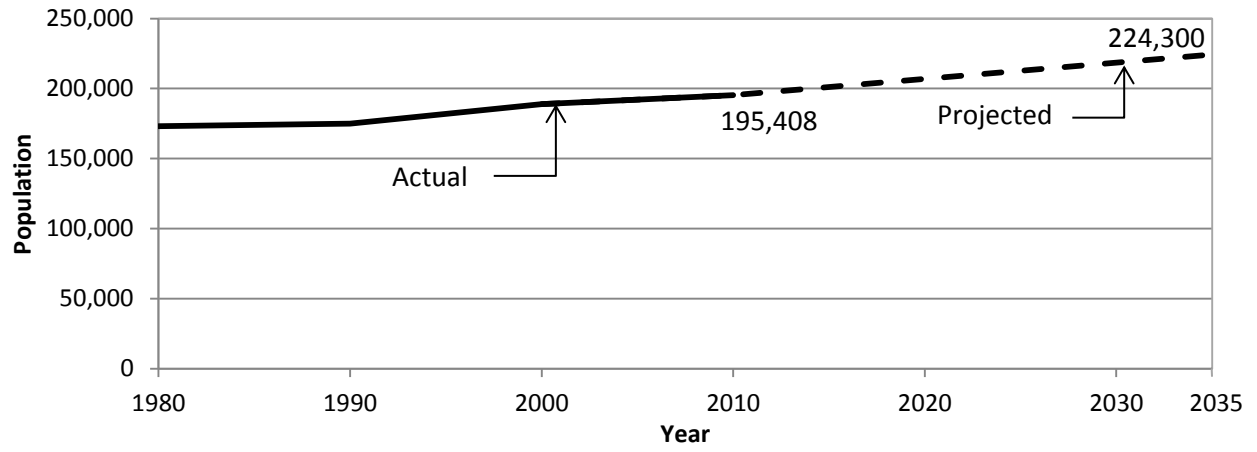
RESIDENT POPULATION OF RACINE COUNTY: 1850-2010



Source: U.S. Bureau of the Census and SEWRPC.

Figure II-2

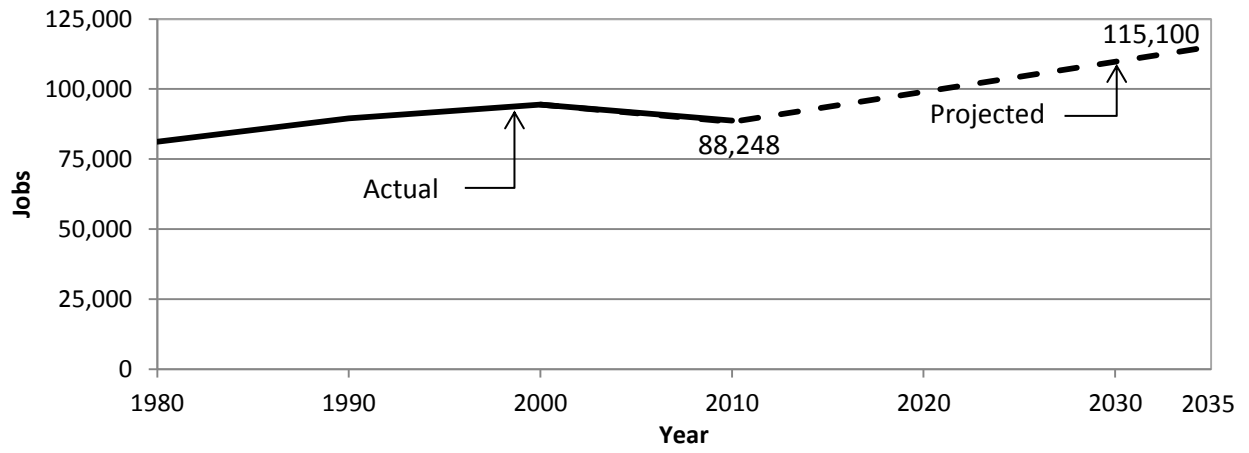
ACTUAL AND PROJECTED POPULATION IN RACINE COUNTY: 1980 - 2035



Source: Racine County Multi-Jurisdictional Comprehensive Plan and SEWRPC.

Figure II-3

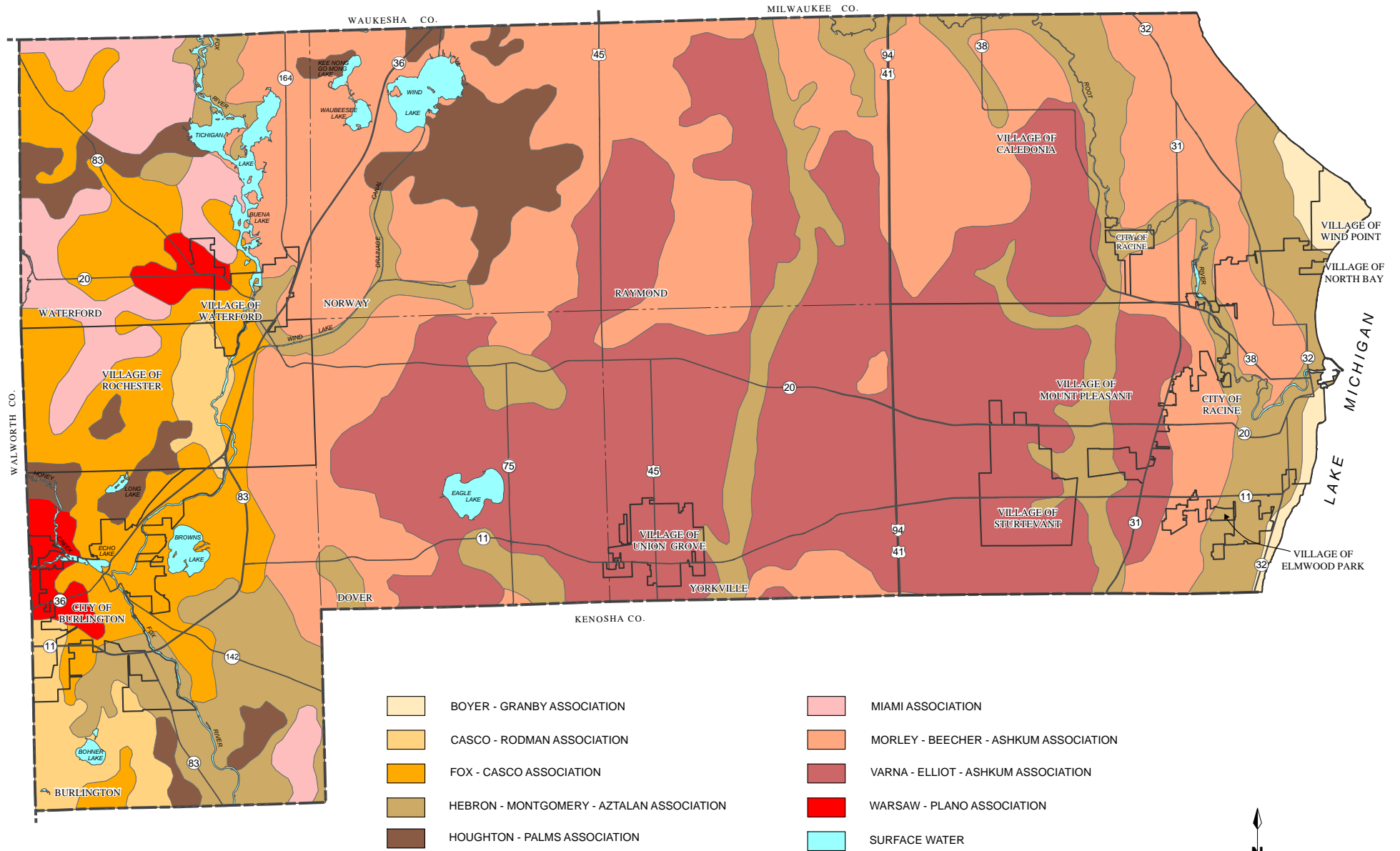
ACTUAL AND PROJECTED EMPLOYMENT (NUMBER OF JOBS) IN RACINE COUNTY: 1980 - 2035



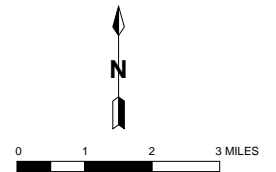
Source: Racine County Multi-Jurisdictional Comprehensive Plan and SEWRPC.

Map II-1

GENERAL SOIL ASSOCIATIONS IN RACINE COUNTY

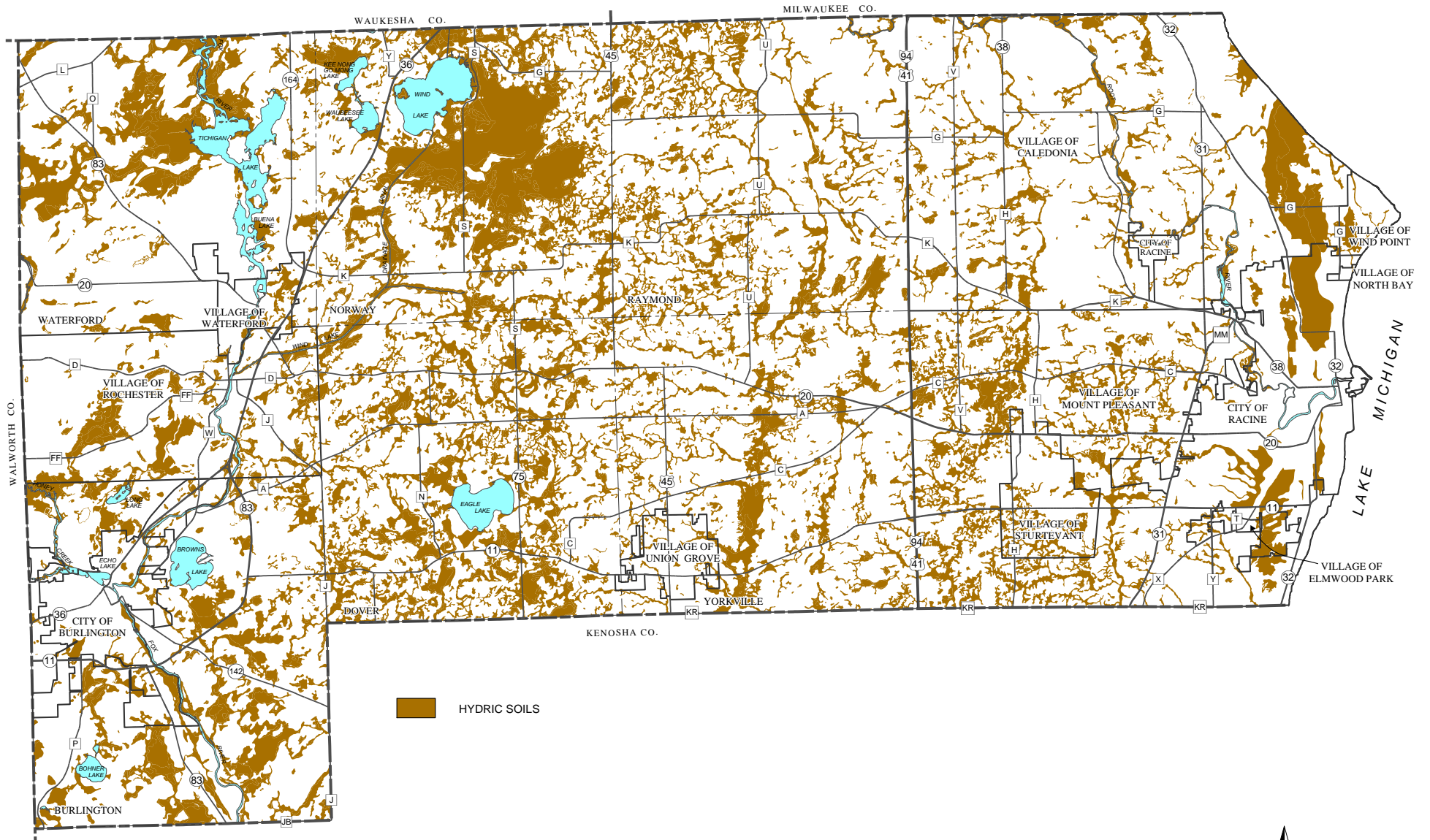


Source: USDA - Natural Resources Conservation Service and SEWRPC.

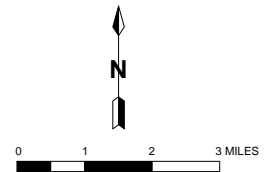


Map II-2

HYDRIC SOILS IN RACINE COUNTY

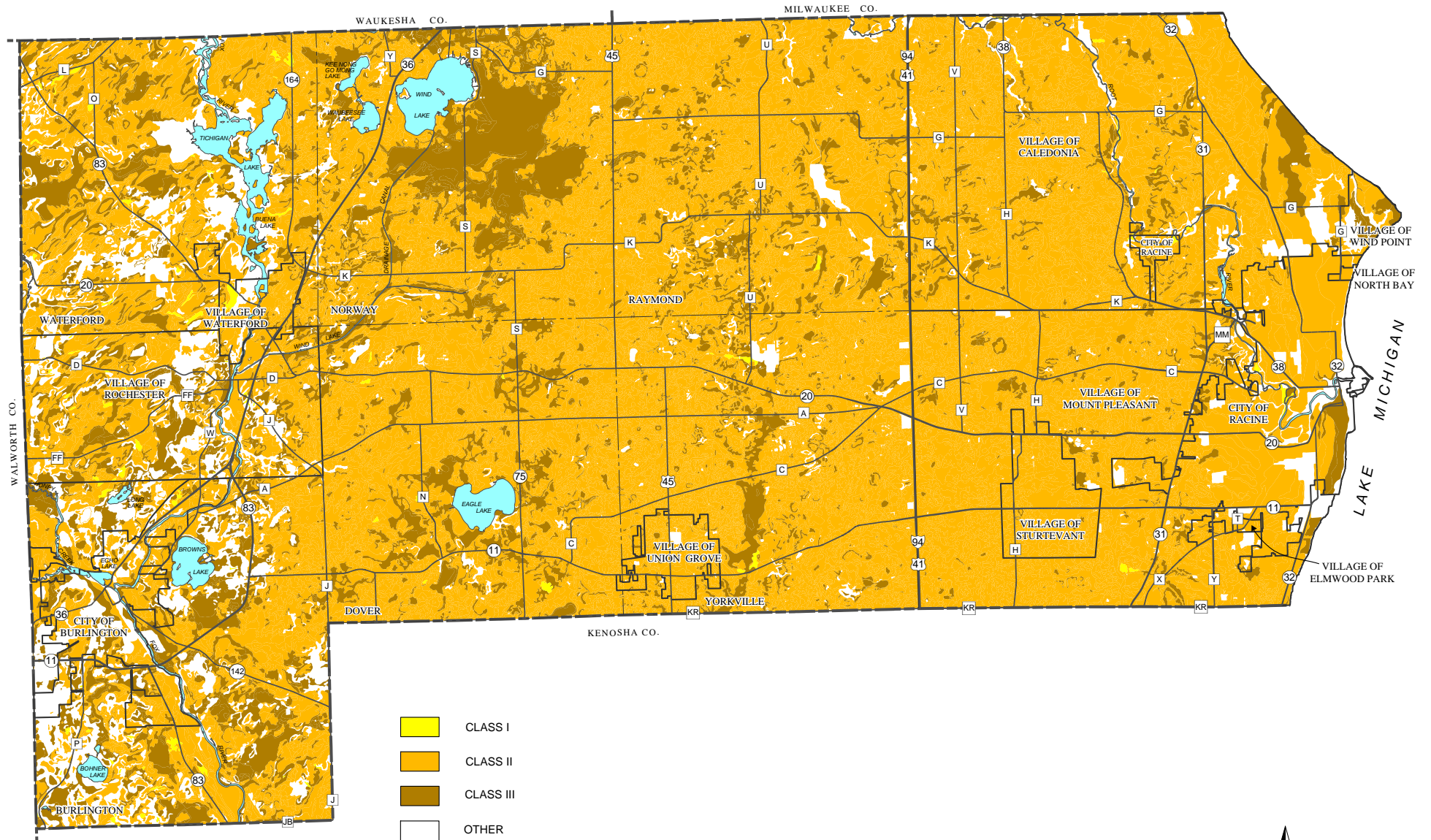


Source: USDA - Natural Resources Conservation Service, Racine County, and SEWRPC.

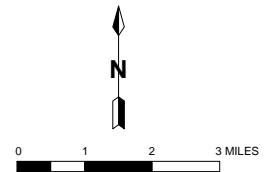


Map II-3

AGRICULTURAL SOIL CAPABILITY IN RACINE COUNTY

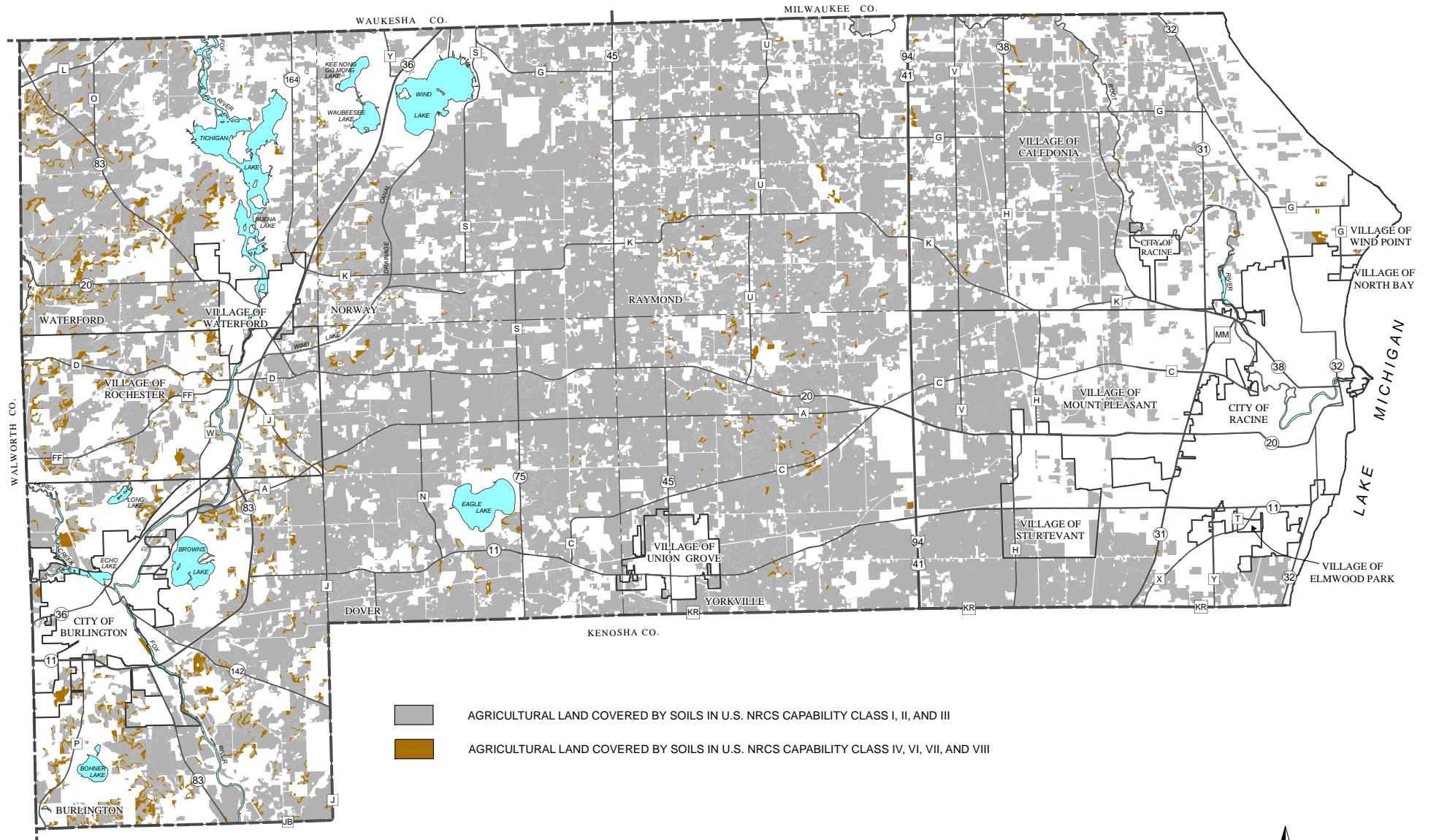




Source: USDA - Natural Resources Conservation Service and SEWRPC.

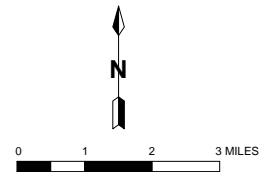


Map II-4

AGRICULTURAL LANDS IN RACINE COUNTY: 2010



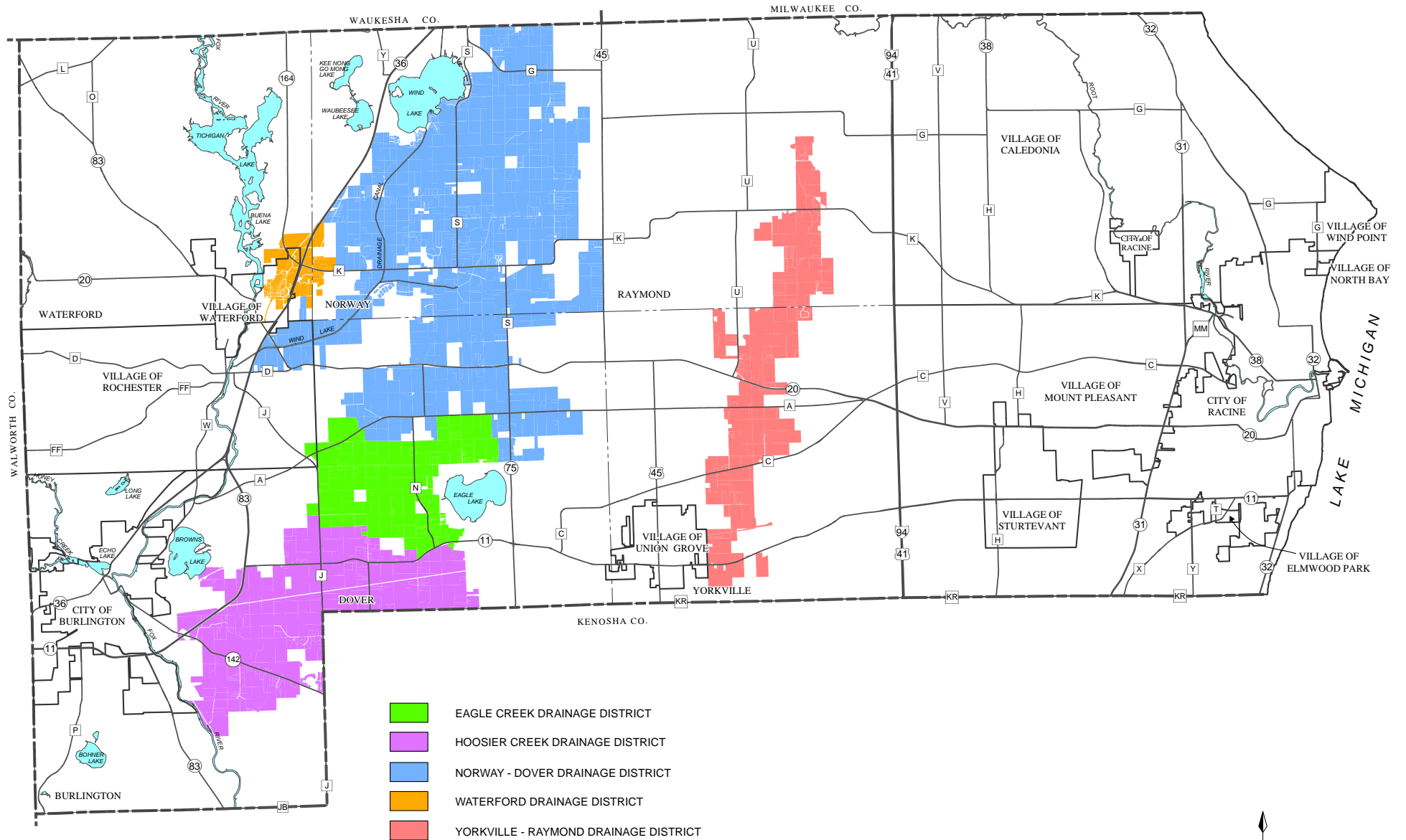
-  AGRICULTURAL LAND COVERED BY SOILS IN U.S. NRCS CAPABILITY CLASS I, II, AND III
-  AGRICULTURAL LAND COVERED BY SOILS IN U.S. NRCS CAPABILITY CLASS IV, VI, VII, AND VIII



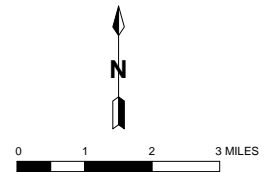
Source: USDA - Natural Resources Conservation Service and SEWRPC.

Map II-5

FARM DRAINAGE DISTRICTS IN RACINE COUNTY: 2010

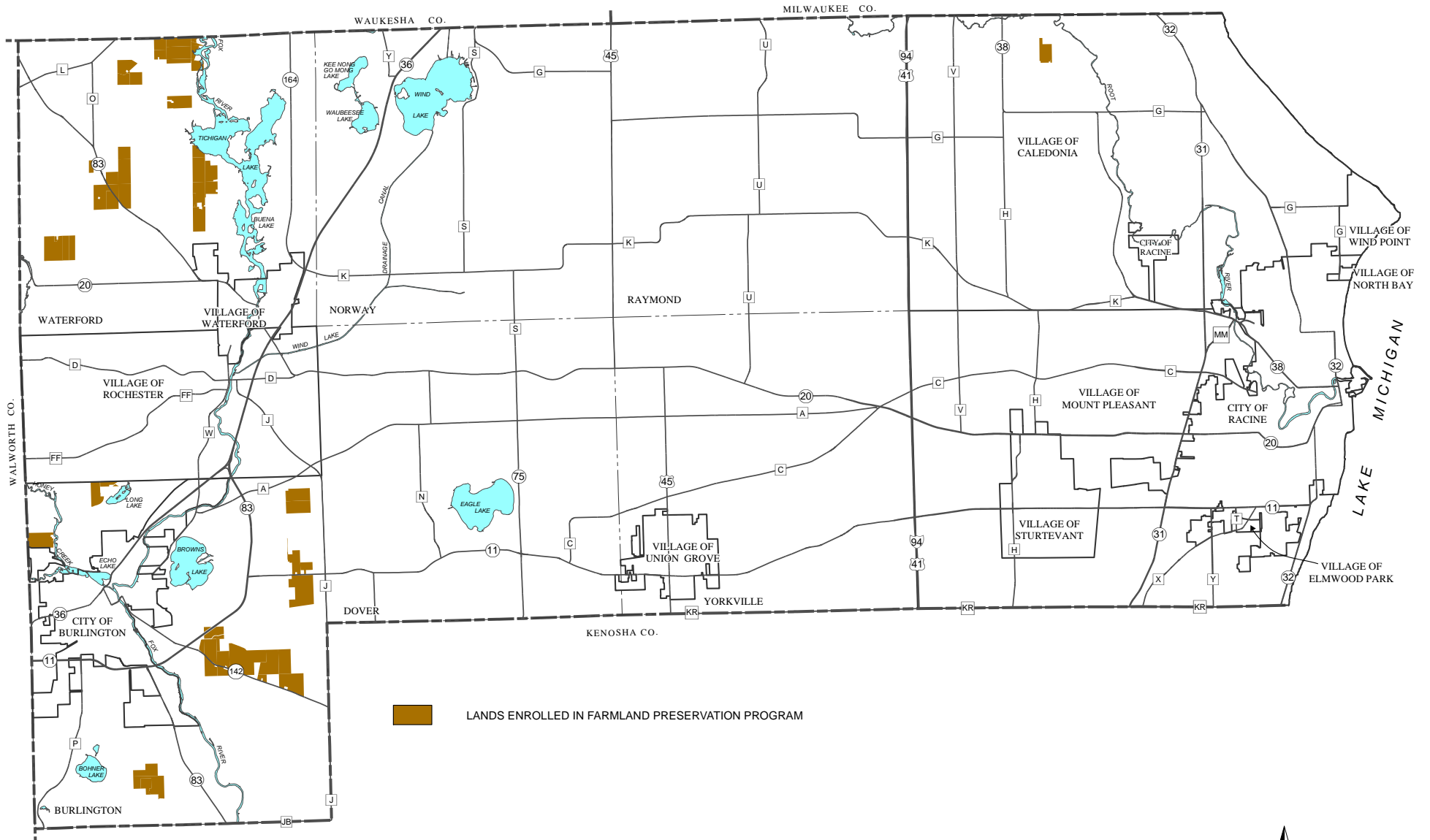


Source: Racine County and SEWRPC.



Map II-6

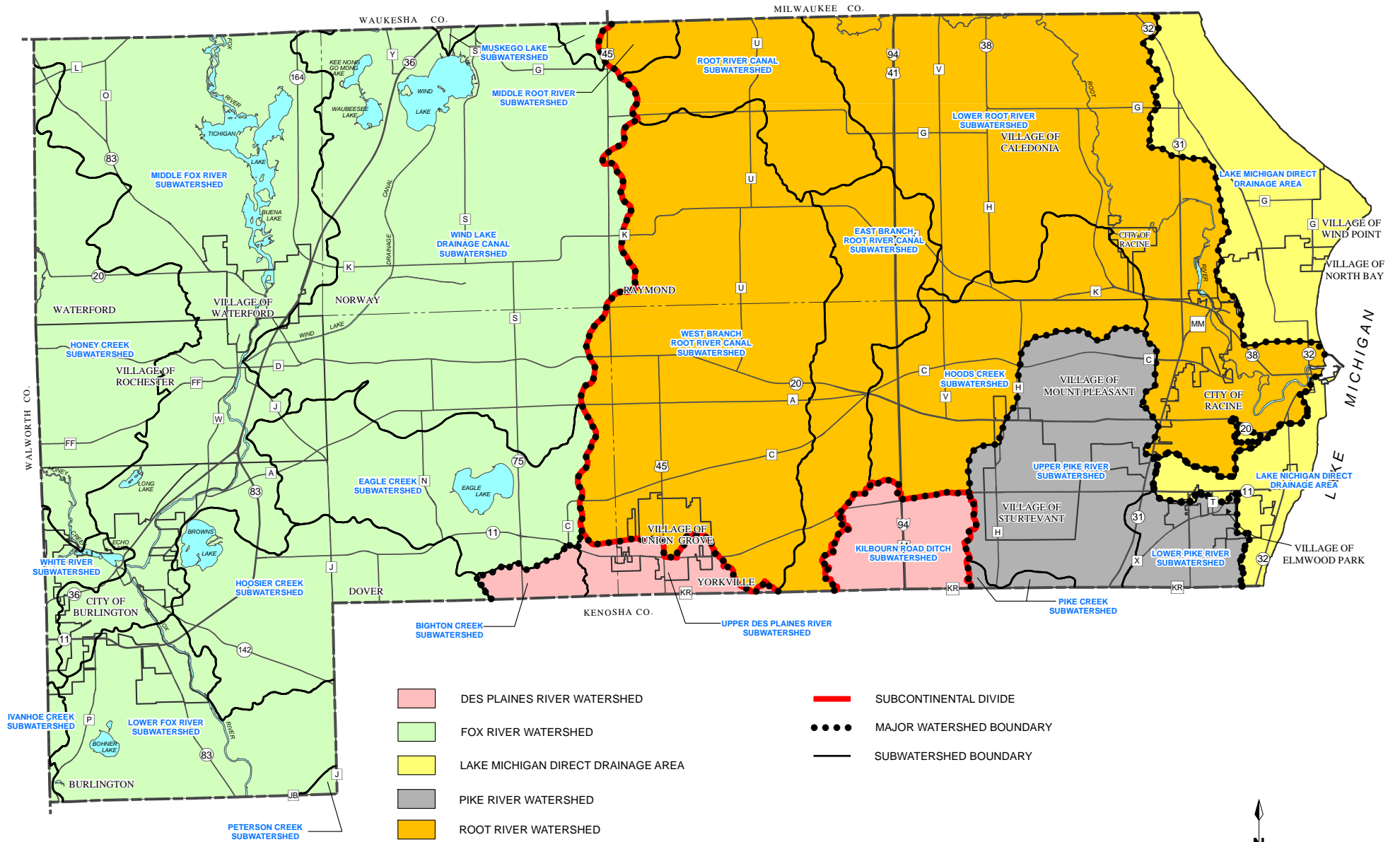
ENROLLED FARMLAND PRESERVATION PROGRAM LANDS IN RACINE COUNTY: 2010



Source: Racine County and SEWRPC.

Map II-7

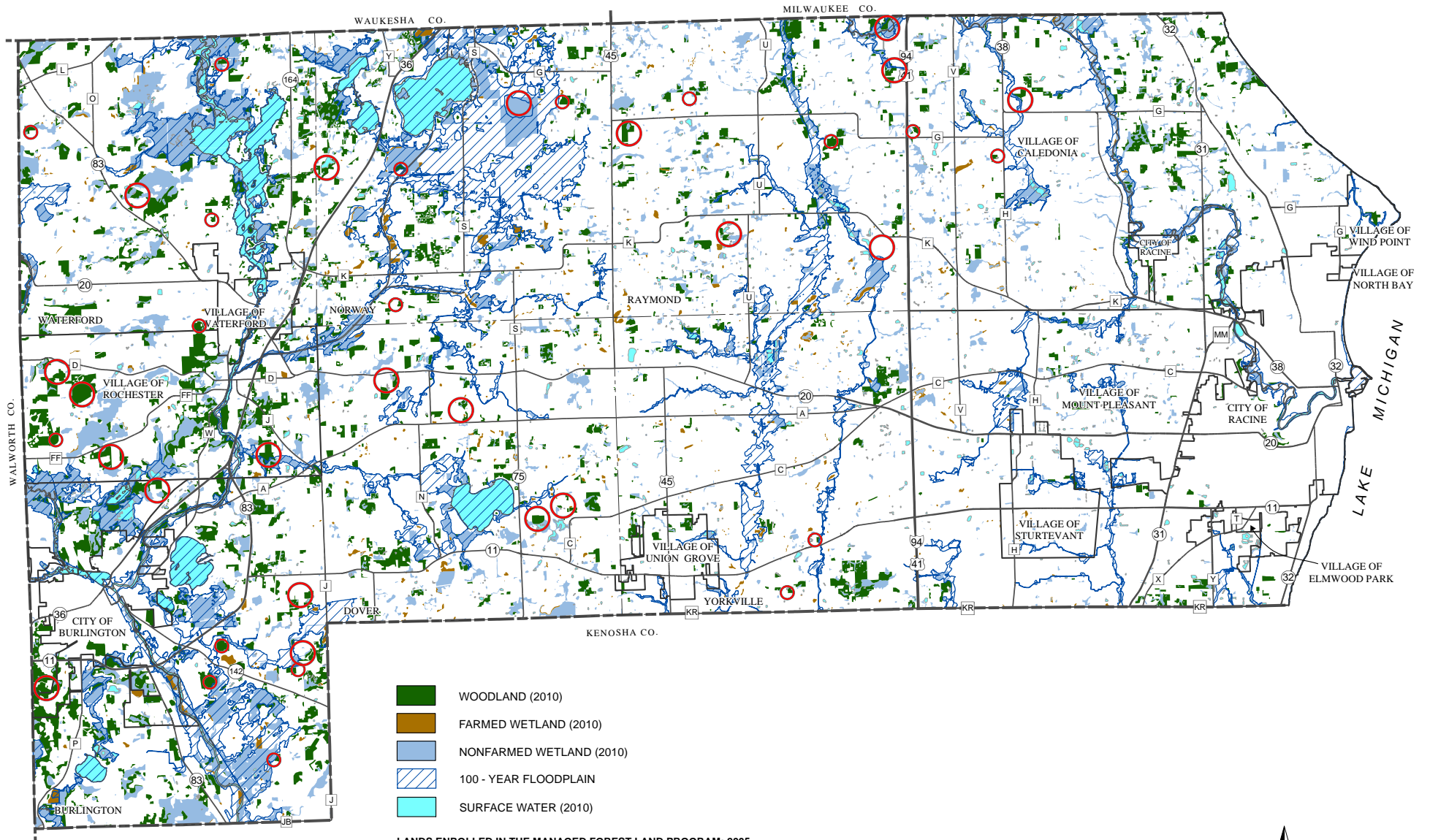
WATERSHED FEATURES IN RACINE COUNTY



Source: SEWRPC.

Map II-8

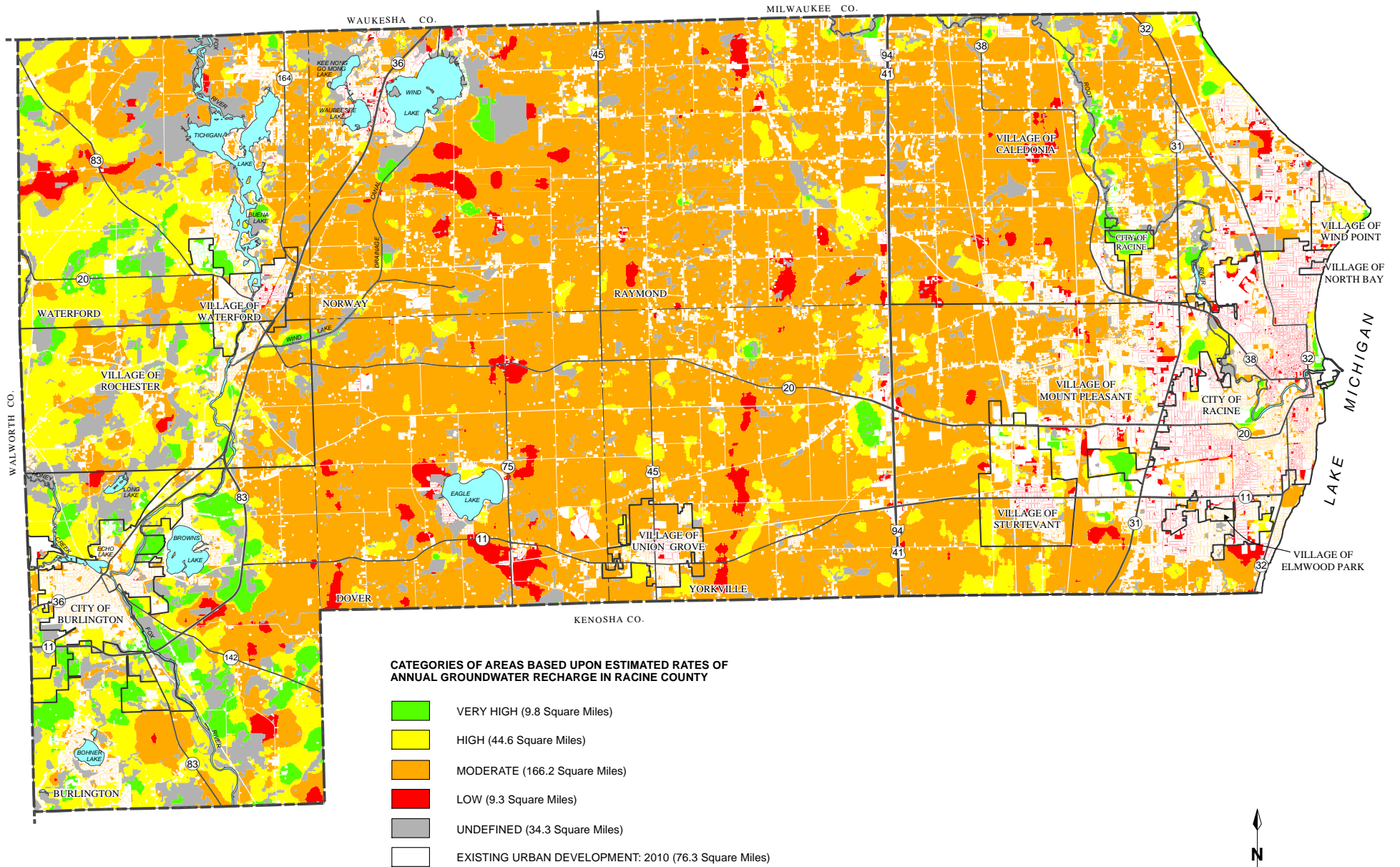
WOODLANDS, MANAGED FOREST LANDS, SURFACE WATERS, FLOODPLAINS, AND WETLANDS IN RACINE COUNTY



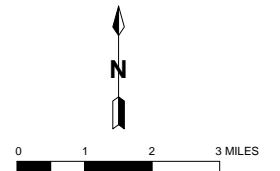
Source: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Racine County, and SEWRPC.

Map II-9

GROUNDWATER RECHARGE POTENTIAL IN RACINE COUNTY: 2010

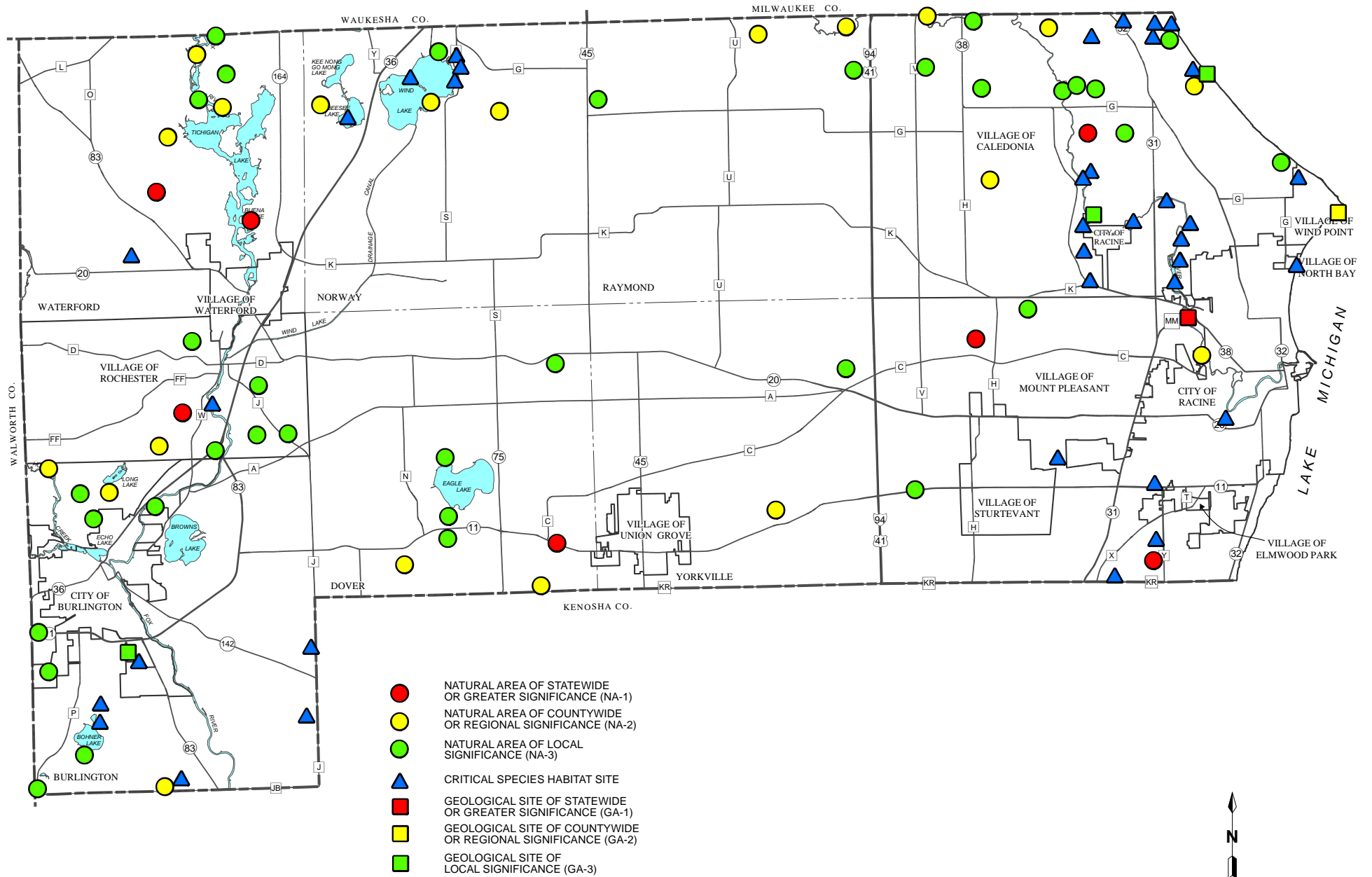


Source: Wisconsin Geological and Natural History Survey and SEWRPC.

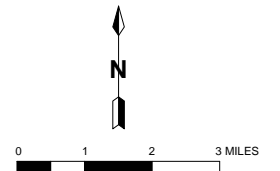


Map II-10

NATURAL AREAS, CRITICAL SPECIES HABITAT SITES, AND SIGNIFICANT GEOLOGICAL SITES IN RACINE COUNTY: 2009

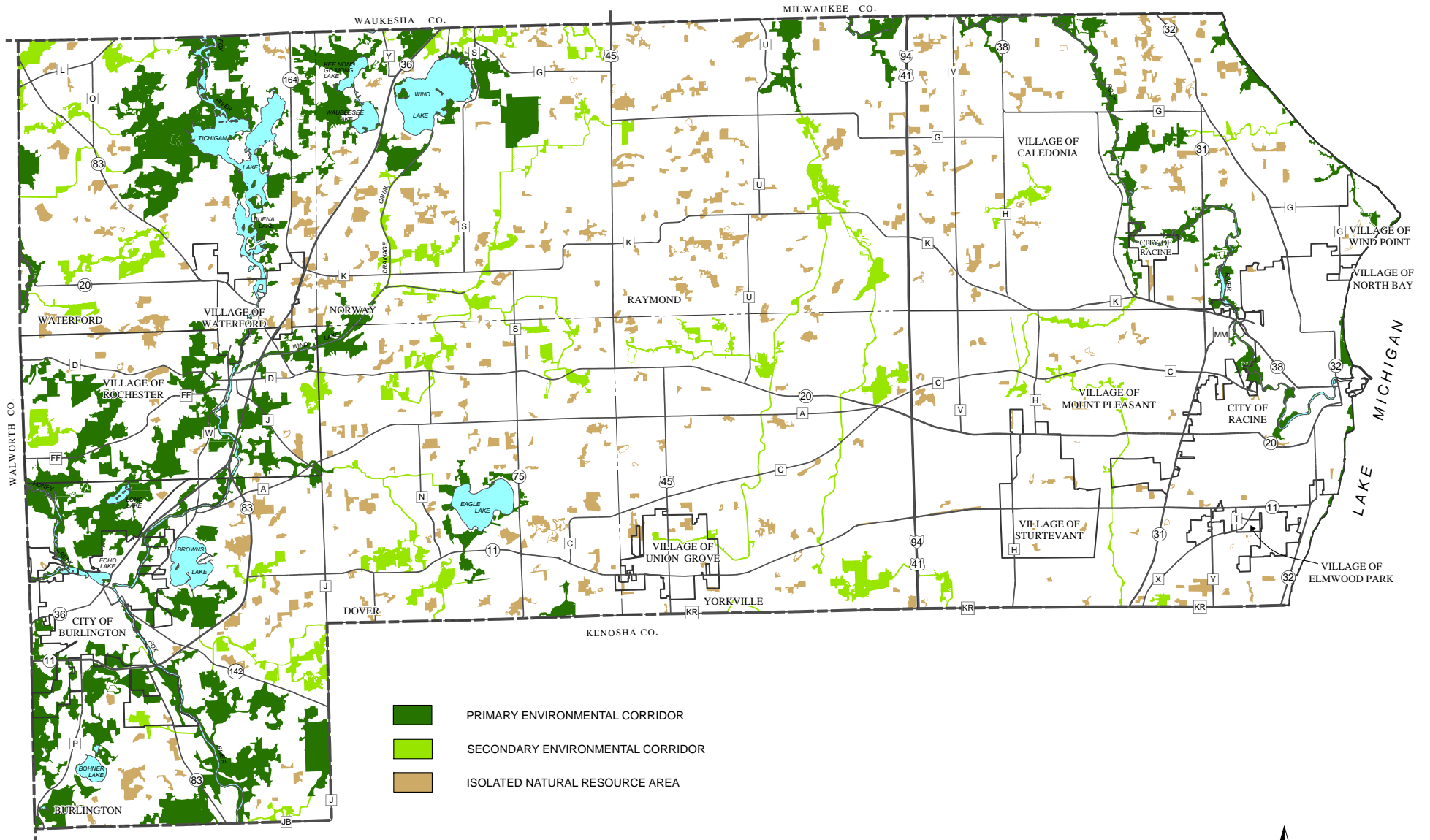


Source: Wisconsin Department of Natural Resources and SEWRPC.

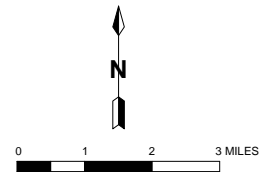


Map II-11

ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS IN RACINE COUNTY: 2010

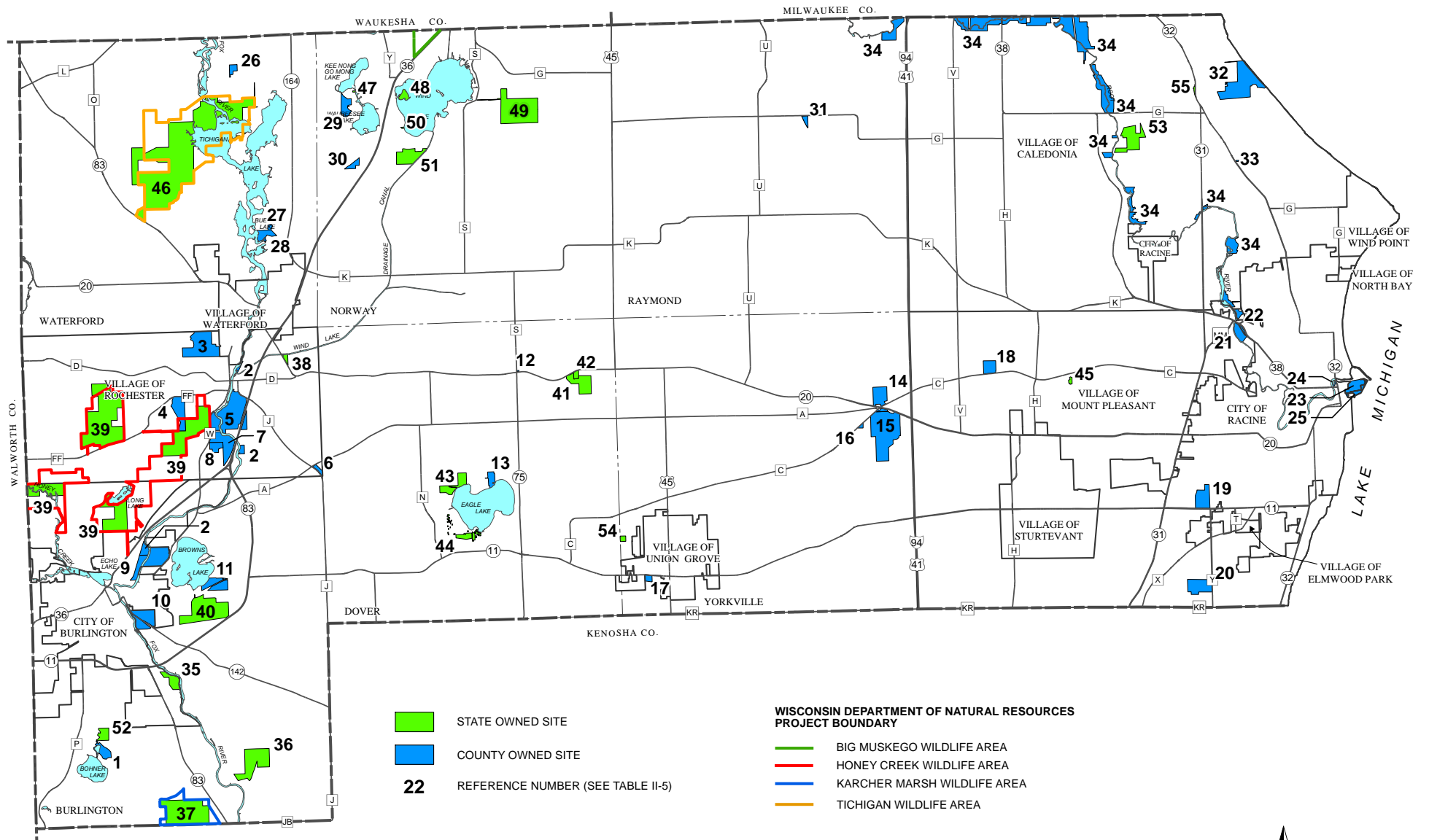


Source: SEWRPC.

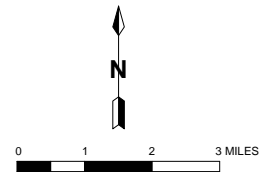


Map II-12

RACINE COUNTY AND STATE OF WISCONSIN PARK AND OPEN SPACE SITES: 2010

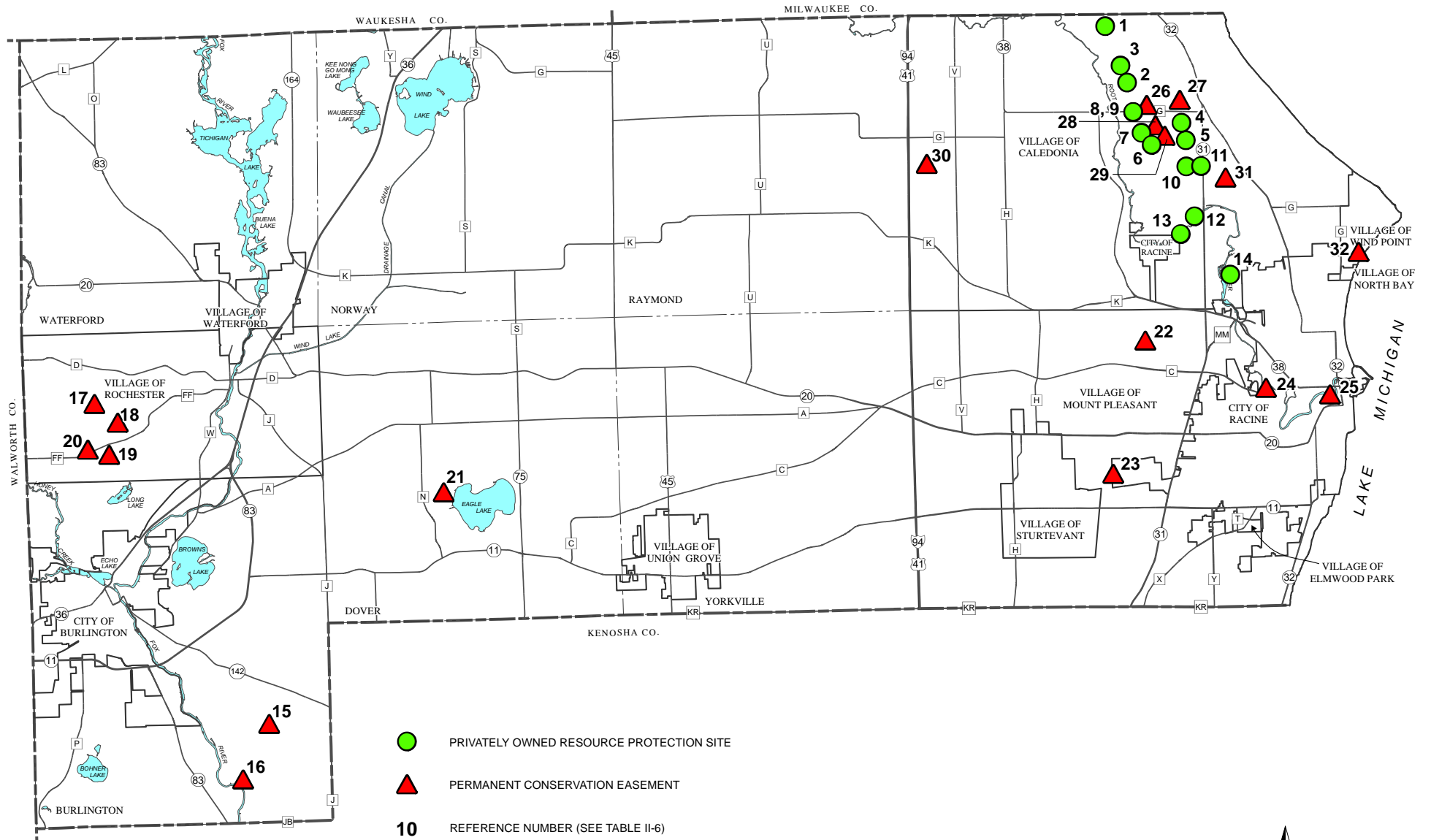


Source: Wisconsin Department of Natural Resources, Racine County, and SEWRPC.



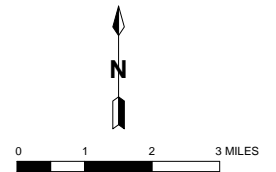
Map II-13

PRIVATELY OWNED RESOURCE PROTECTION SITES IN RACINE COUNTY: 2010



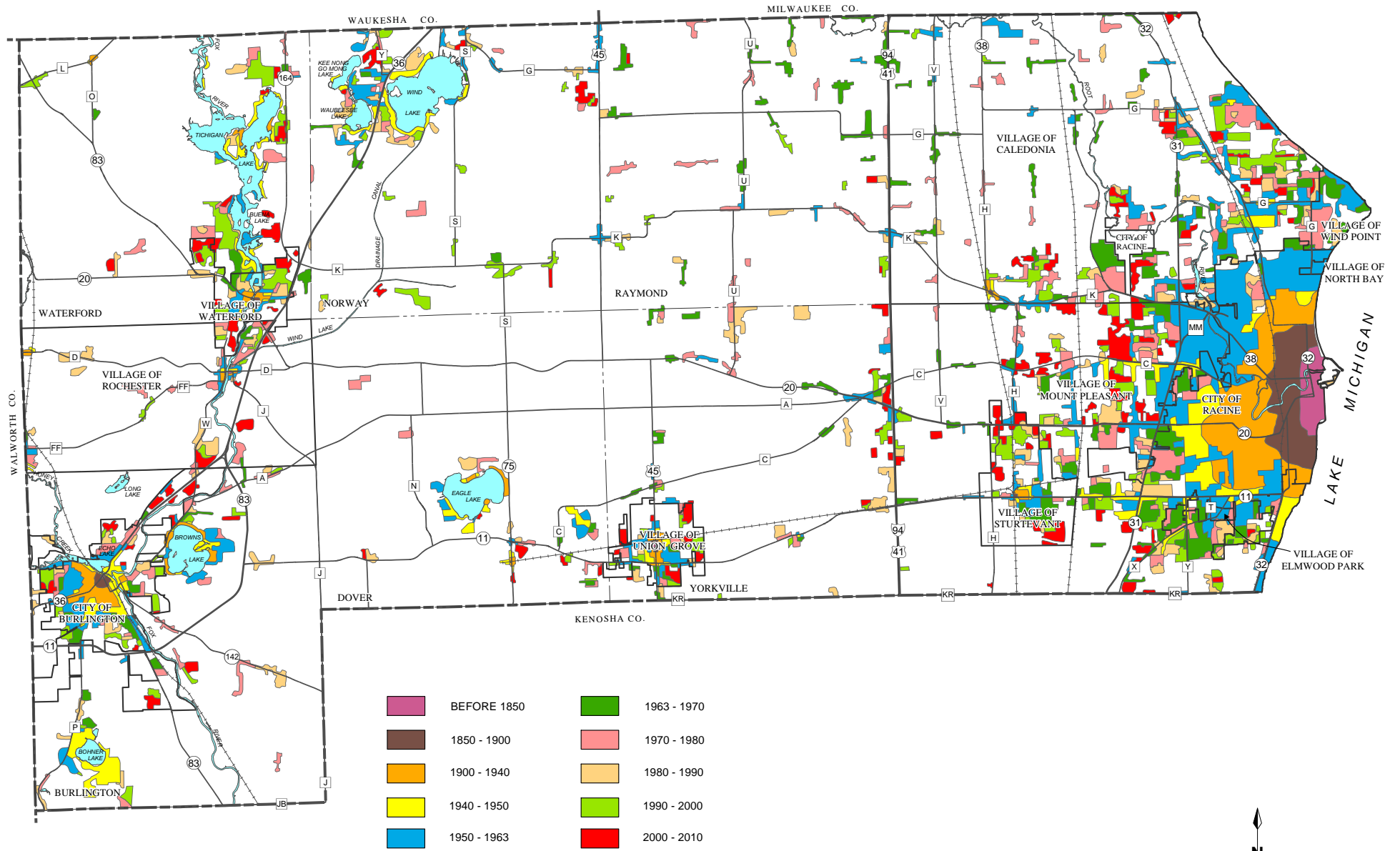
Note: All of the conservation easements shown on this map provide for the permanent protection of resources on private land.

Source: Caledonia Conservancy, Racine Kenosha Land Trust, Wisconsin Department of Natural Resources, and SEWRPC.

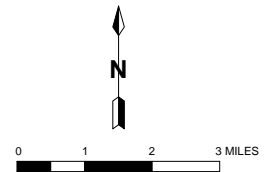


Map II-14

HISTORICAL URBAN GROWTH IN RACINE COUNTY: 1850 - 2010

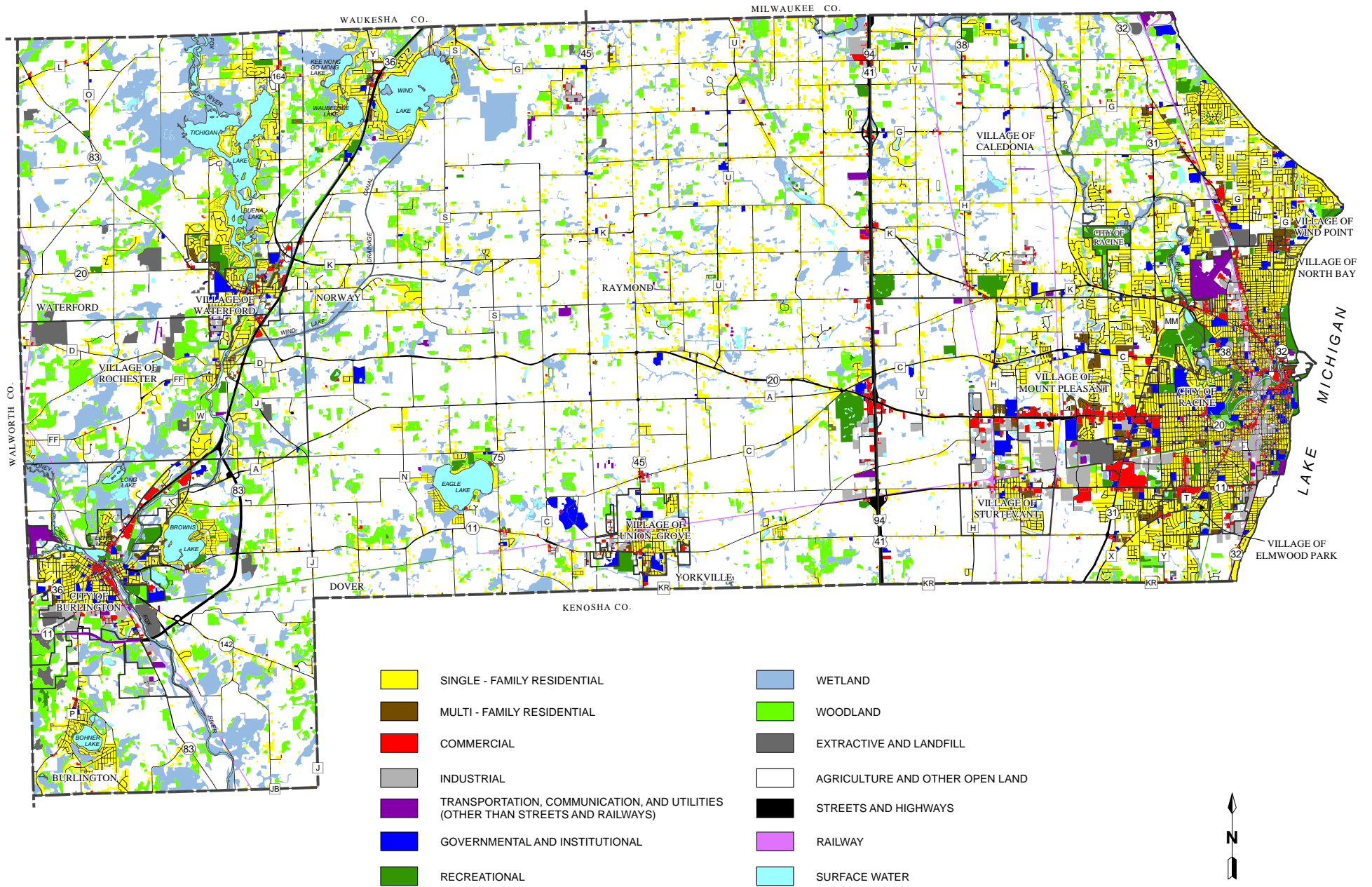


Source: SEWRPC.

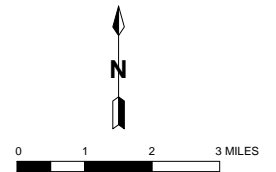


Map II-15

GENERALIZED LAND USE IN RACINE COUNTY: 2010

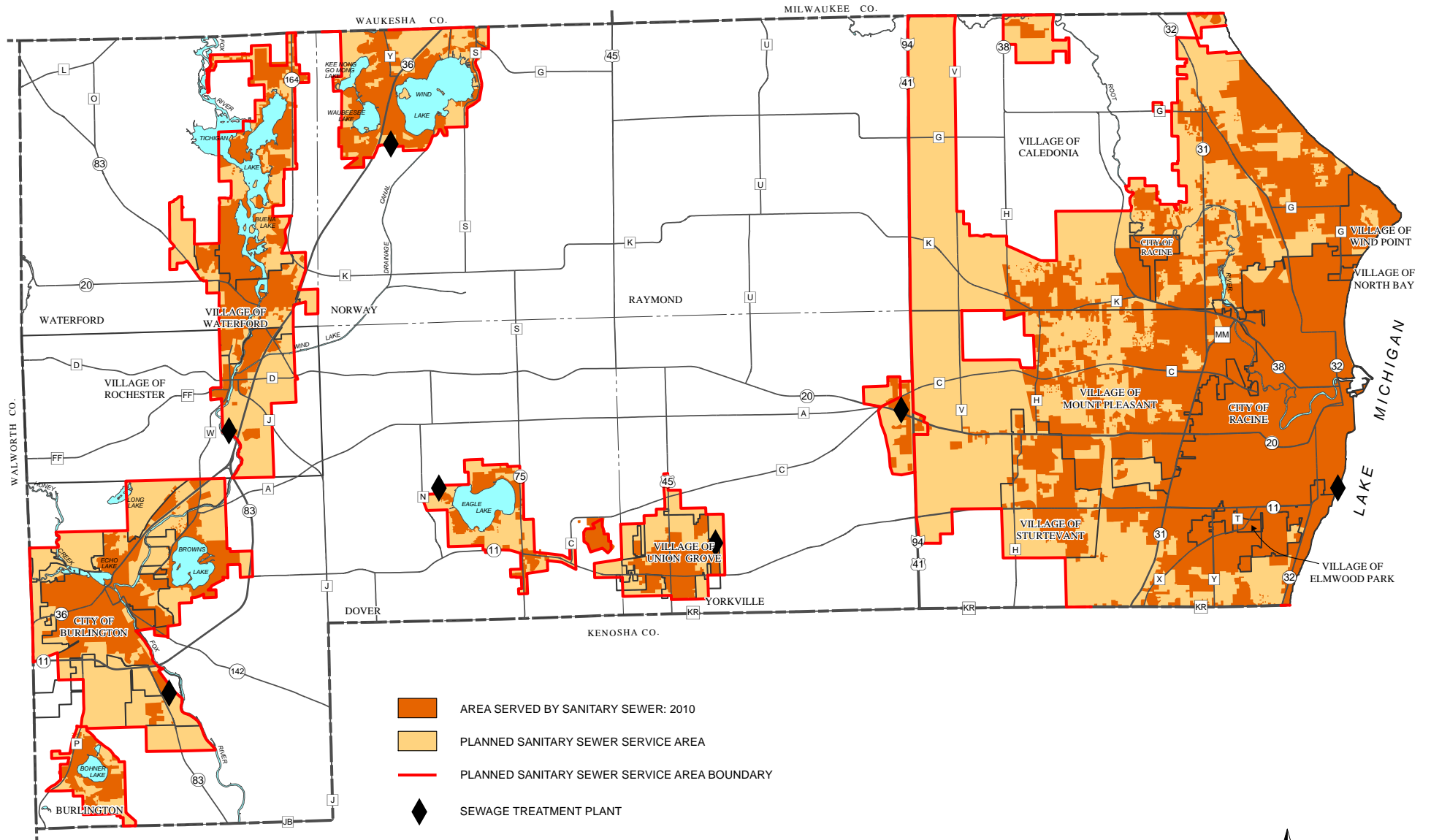


Source: SEWRPC.

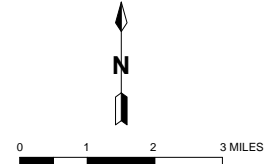


Map II-16

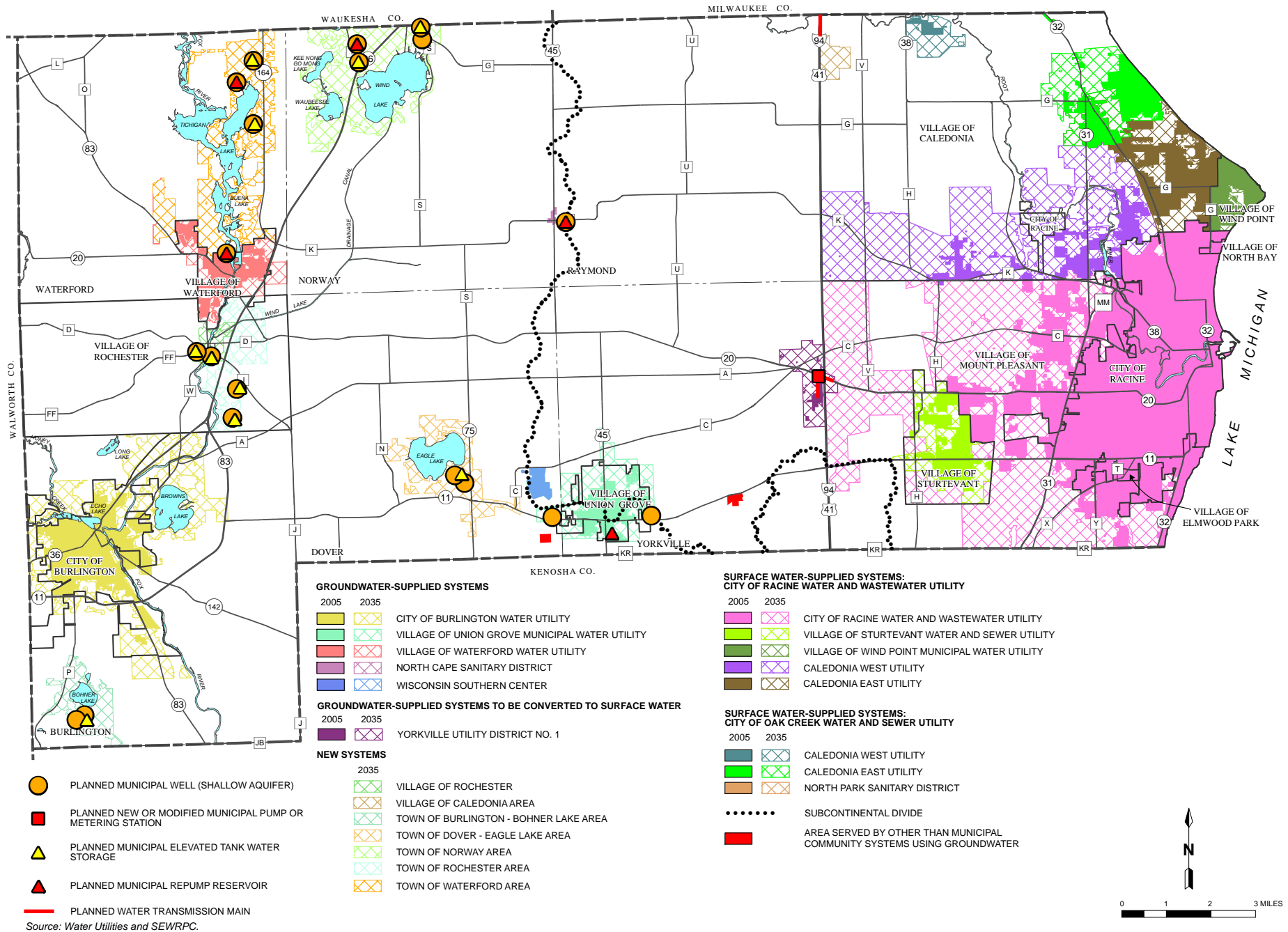
PLANNED SANITARY SEWER SERVICE AREAS AND AREAS SERVED BY SEWER IN RACINE COUNTY: 2010



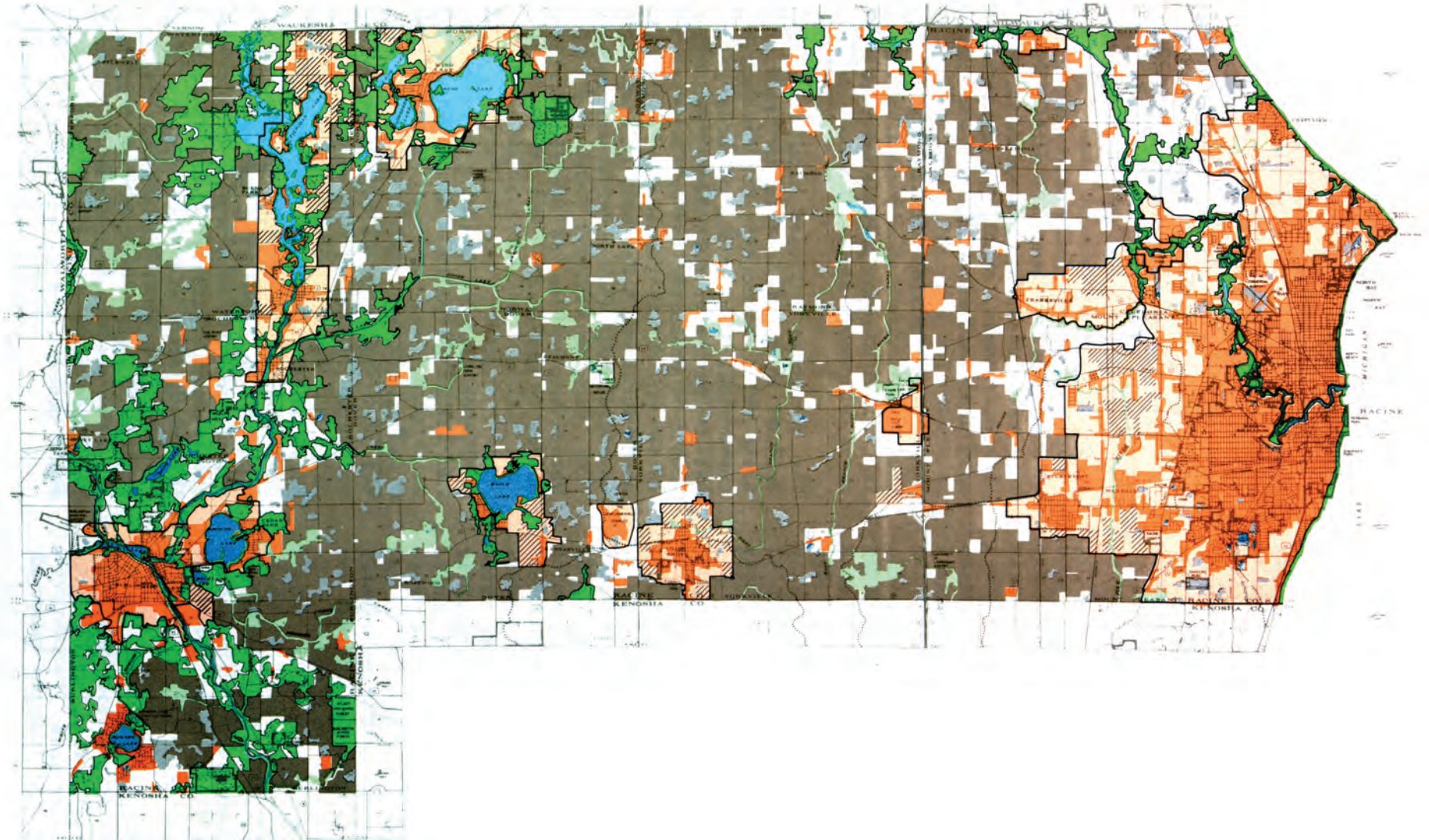
Source: Wisconsin Department of Natural Resources and SEWRPC.



AREAS RECOMMENDED TO BE SERVED BY PUBLIC WATER UTILITIES IN RACINE COUNTY: 2035



RECOMMENDED FARMLAND PRESERVATION PLAN FOR RACINE COUNTY: 2000



LEGEND

EXISTING URBAN, EXTRACTIVE, AND INTENSIVE RECREATION LANDS

ADDITIONAL URBAN LAND

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL AREA

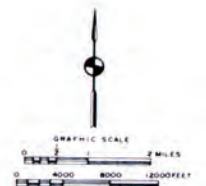
FARMLAND PRESERVATION AREA

TRANSITION FARM AREA

OTHER LAND

WATER

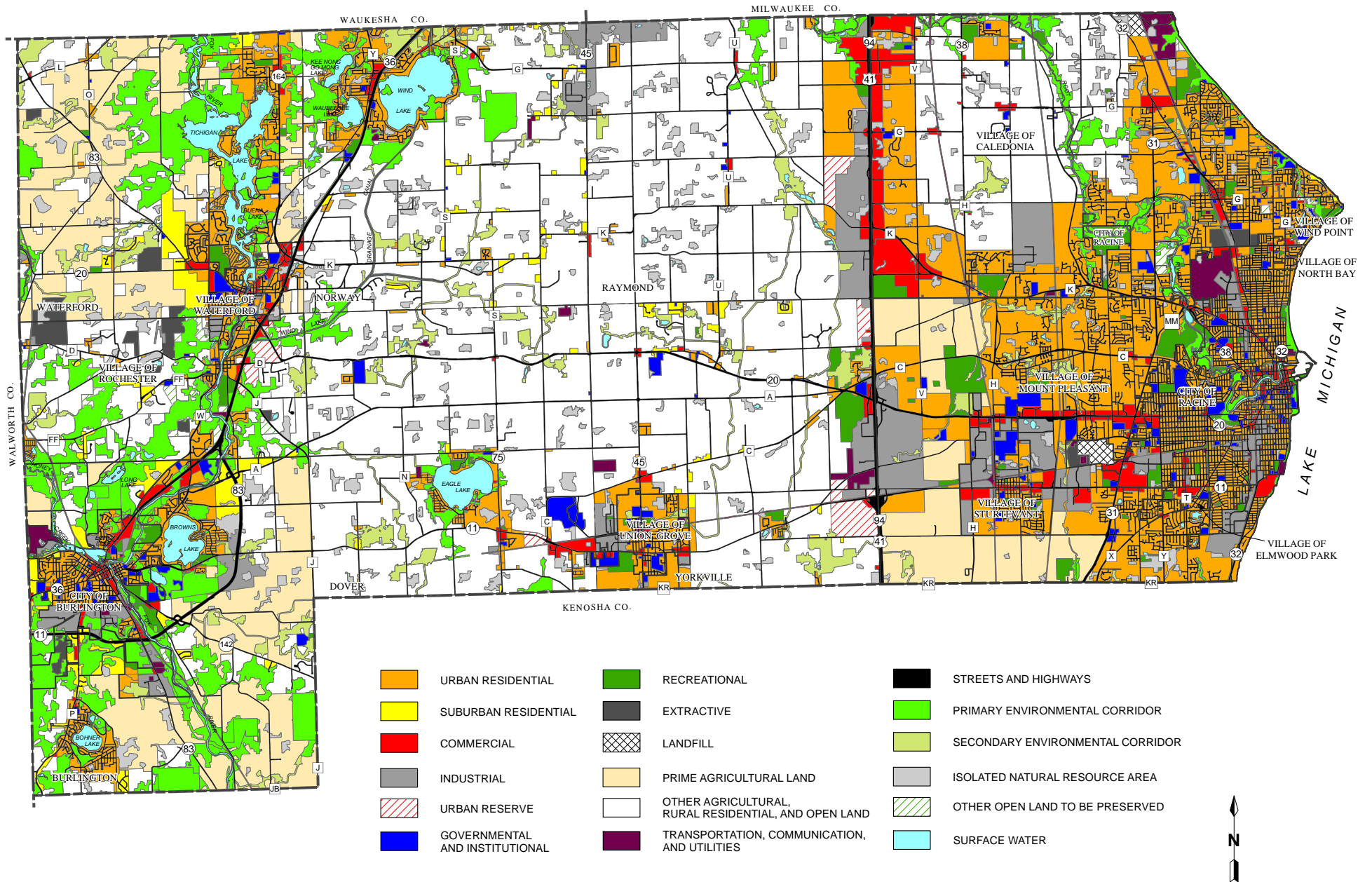
URBAN SERVICE AREA BOUNDARY



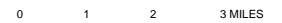
Source: SEWRPC.

Map II-19

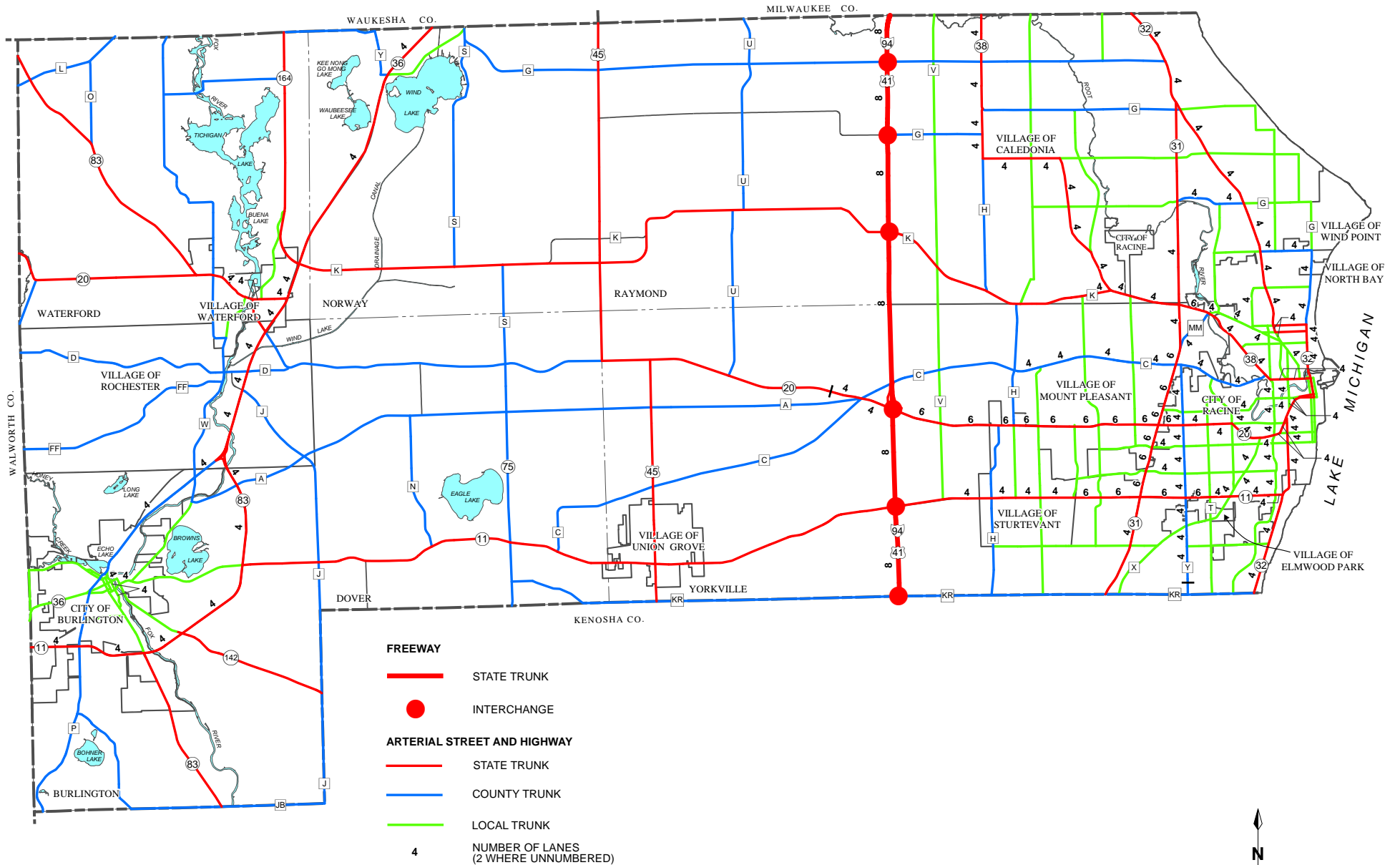
PLANNED LAND USE IN RACINE COUNTY: 2035



Source: Racine County Multi - Jurisdictional Comprehensive Plan and SEWRPC.

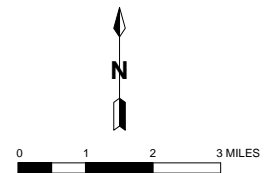


**Map II-20**  
**JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR RACINE COUNTY**  
**RECOMMENDED IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN**



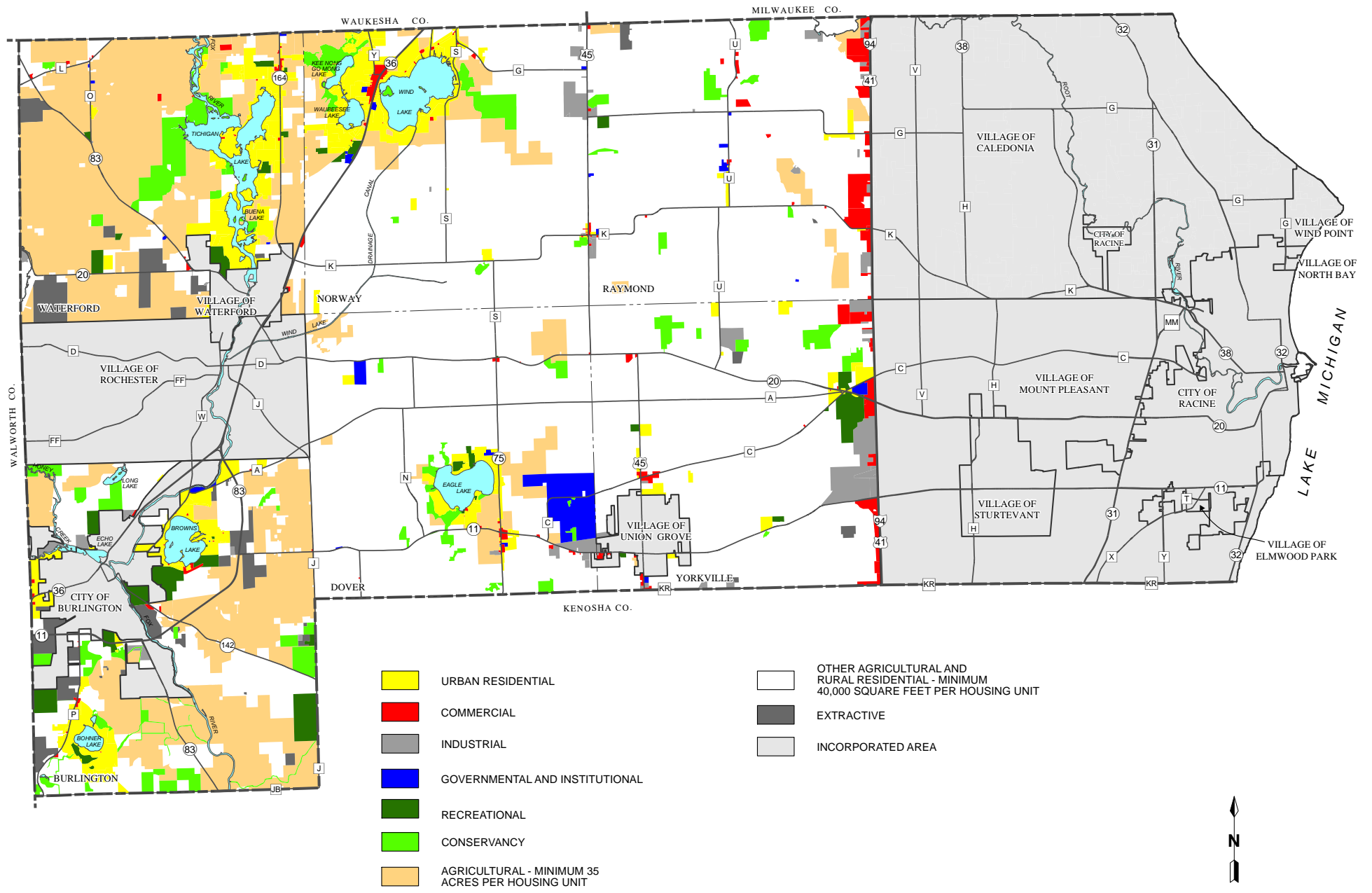
NOTE: THE JURISDICTIONAL CLASSIFICATION RECOMMENDATIONS IN THE YEAR 2035 REGIONAL TRANSPORTATION SYSTEM PLAN ARE BASED ON THE YEAR 2020 JURISDICTIONAL HIGHWAY SYSTEM PLAN FOR RACINE COUNTY.

Source: SEWRPC.

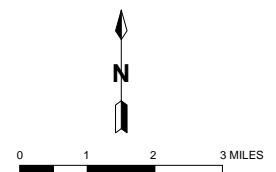


Map II-21

GENERALIZED EXISTING BASIC ZONING FOR THE UNINCORPORATED AREAS OF RACINE COUNTY: 2012



Source: SEWRPC.





SEWRPC Community Assistance Planning Report No. 46 (2<sup>nd</sup> Edition)  
A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY

**Chapter III**

**GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

**INTRODUCTION**

Planning is a rational process for formulating and meeting goals and objectives. As part of the farmland preservation planning process, a set of planning goals and objectives, along with supporting policies and programs, were formulated and are presented in this chapter. The goals and objectives help provide an overall framework for the preparation of the County farmland preservation plan. Key land use issues related to preserving farmland are also identified.

**BASIC CONCEPT AND DEFINITIONS**

This chapter sets forth goals, objectives, policies, and programs intended to promote the conservation and effective management of agricultural resources, including productive farmland, and to promote the economic viability of working farms in Racine County. The goals, objectives, policies, and programs for the Racine County farmland preservation plan are based largely on those prepared and developed under the agricultural, natural, and cultural resources element and other elements of the adopted multi-jurisdictional comprehensive plan for Racine County. The Racine County Farmland Preservation Plan Advisory Committee refined comprehensive plan goals, objectives, policies, and programs as appropriate based on the information presented in this document. Section 91.10(2) of the *Wisconsin Statutes* requires county farmland preservation plans and county comprehensive plans to be consistent with each other.

In accordance with the State comprehensive planning law (Section 66.1001 of the *Wisconsin Statutes*), the Racine County comprehensive plan consists of nine plan elements, including an “agricultural, natural, and cultural resources” element. The agricultural, natural, and cultural resources element of the County comprehensive plan includes “goals”, “objectives,” “policies,” and “programs” for the management and preservation of such resources, as required under the comprehensive planning law (Section 66.1001(2)(e) of the *Statutes*). As

suggested by the Wisconsin Department of Administration (which oversees the comprehensive planning program in Wisconsin), these terms were defined in the County comprehensive plan as follows:

**Goals:** Broad and general expressions of a community’s aspirations, towards which the planning effort is directed. Goals tend to be the ends rather than the means.

**Objectives:** More specific targets, derived from goals and necessary to achieve those goals. While still general in nature, objectives are more precise, concrete, and measurable than goals.

**Policies:** Rules or courses of action necessary to achieve the goals and objectives from which they are derived. They are precise and measurable.

**Programs:** A system of projects or services necessary to achieve plan goals, objectives, and policies.

Section 91.10 of the *Statutes* (the Farmland Preservation Statute) requires county farmland preservation plans to identify goals for agricultural development in the county; actions the county will take to preserve farmland and promote agricultural development; policies, goals, strategies, and proposed actions to increase housing density in areas outside designated farmland preservation areas; and key land use issues related to preserving farmland. Although these terms are not defined in Chapter 91 of the *Statutes*, “strategies” are considered to be the same as “objectives” and “actions” are considered to be the same as “policies and programs” in this report.

## **KEY LAND USE ISSUES RELATED TO PRESERVING FARMLAND**

Chapter 91, “Farmland Preservation,” of the *Statutes* requires the County farmland preservation plan to identify key land use issues related to preserving farmland and to promoting agricultural development and plans for addressing those issues. These issues were identified based upon a review of the inventory data summarized in Chapter II; existing plans, including the County comprehensive plan and the *Racine County Land and Water Resources Management Plan 2013-2022*; and related public input obtained as part of the County comprehensive planning program. Additional information on public participation opportunities pertaining to farmland preservation is included in Chapter IV. Overall, Racine County residents placed a high priority on farmland preservation, environmental conservation, and the preservation of rural character.

### **Land Use and Urban Development**

Agriculture and urban land use inventory data presented in Chapter II indicate there are significant areas of the County with soils that are suitable for agricultural production. The inventory data further indicates that there is a

high level of agricultural activity in the County and that agriculture and agricultural-related businesses are an important segment of the County economy. The data, however, indicates that certain agricultural lands have been converted to urban uses over the years. Much of the urban development occurred on farmland located on the periphery of expanding urban areas. Some of the urban development occurred as isolated enclaves on farmland in outlying rural areas. The conversion of agricultural land to urban development is one of the key issues affecting farmland preservation in Racine County.

### **Public Input—Agricultural, Natural, and Cultural Resources Issues**

The recently completed County comprehensive planning program included extensive public participation efforts providing the opportunity for County residents to raise issues and express concerns regarding farmland preservation and the conservation of natural and cultural resources. In particular, the countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—conducted as part of the comprehensive planning process—resulted in the identification of a number of agricultural, natural, and cultural resources related issues that should be addressed in the County farmland preservation plan. These issues include:

- The preservation of rural and small town character.
- The recognition of the importance of balancing urban and rural land uses.
- The preservation of open space land.
- The loss of productive farmland and natural resources.
- The continuation of farming as an important part of the County economy.
- The implementation of financial tools and incentives to preserve agricultural and open space lands.
- The balancing of the preservation of open space lands with property rights.
- The protection of wetlands, forest lands, areas of wildlife habitat, Lake Michigan, inland lakes, and park and open space lands.
- The protection of surface water and ground water quality and quantity.
- The maintenance of the environmental health of the County.
- The consideration of the impacts of new developments on agricultural and open space lands and uses.
- The preservation of cultural resources and historic sites and districts.

## **AGRICULTURAL-RELATED GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

This section sets forth agricultural resource goals, objectives, policies, and programs for Racine County. These were developed based upon a consideration of the agricultural resource data inventoried in Chapter II, the planning issue statements and goals and objectives related to agricultural resources identified in the

comprehensive plan, and the key issues identified in the preceding section. This section also includes agricultural resource policies for local government consideration. Local policies were prepared because local governments have influence over agricultural resources in the County, especially with regard to providing protection for agricultural lands through land division ordinances and implementation of the adopted comprehensive plan.

Goals, objectives, policies, and programs related to natural resources and land uses other than agriculture are set forth in the last section of this chapter. Planned farmland preservation areas are identified in Chapter IV.

### **Racine County Agricultural Resources Goals**

- Maintain the agricultural base, preserving productive farmland and environmentally sensitive areas.
- Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.

### **Racine County Agricultural Resources Objectives**

- Preserve the most productive farmlands within Racine County—lands covered by agricultural capability Class I, Class II, and Class III soils, as identified by the Natural Resources Conservation Service (NRCS)—to provide an agricultural reserve for future generations, to protect the agricultural economy of Racine County, and to preserve the rural character of its farming areas.
- Retain, identify, and encourage desirable and sustainable agri-businesses.
- Reduce farmland erosion and sustain and increase farmland productivity through the utilization of soil conservation practices.
- Preserve rural (agrarian) character and vistas outside of planned urban service areas.

### **Racine County Agricultural Resources Policies and Programs**

- Protect farmland identified as prime agricultural land in the Racine County farmland preservation plan. Such land should be preserved for agriculture use, with residential development generally limited to no more than one dwelling unit per 20 acres in the Village of Mt. Pleasant and no more than one dwelling unit per 35 acres in the Towns of Burlington and Waterford.

- For agricultural lands not identified as “prime agricultural land”, encourage the continuation of agricultural uses. In particular, the plan seeks to preserve, insofar as practicable, the most productive soils within these areas, namely NRCS capability Class I, Class II, and Class III soils. This could be in the form of traditional agricultural use or alternative agricultural uses such as smaller hobby farms or specialty farms including community supported agricultural operations.
- Where feasible, require new homes and other buildings to be located in areas that would have minimal impacts on the natural, scenic, and cultural resources of the site, that minimize impacts on adjacent agriculture land and avoid conflicts with agricultural practices, and that would not adversely impact the surface water drainage of the area.
- In areas of nonprime agriculture land outside of planned sewer service areas, where it is determined by the County and local unit of government that residential development could be accommodated, such development should be limited to rural residential development. Rural residential development at a density of no more than one dwelling unit per five acres would be allowed in the Village of Caledonia and the Towns of Burlington, Raymond (one dwelling unit per six acres if a conservation subdivision design is utilized) and Waterford. Rural residential development at a density of no more than one dwelling unit per three acres would be allowed in the Towns of Dover, Norway, Rochester and Yorkville.
- Encourage the use of conservation subdivision designs for new rural residential developments with an emphasis on clustering homesites in areas not covered by NRCS capability Class I, Class II, and Class III soils.
- For rural developments that utilize conservation subdivision designs, consider a minimum of 50 percent of the development parcel to be permanently maintained in open space or agricultural uses. Racine County and its communities should be encouraged to exceed the minimum open space requirements where feasible. An ordinance for conservation subdivision design should include the minimum open space requirements and define specific lands that can be counted toward the open space requirements. Generally, open space should be defined as undeveloped land consisting of agricultural land, woodlands, wetlands, waterways, floodlands, wildlife habitat, environmental corridors and isolated natural resource areas, significant historic or archaeological sites, and areas of steep slopes.
- Farmlands in planned sewer service areas should be encouraged to remain in agricultural use until public sewer service is extended to the parcel.

- Protect agricultural infrastructure in Racine County to support farm operations.
- Encourage niche farming operations in Racine County, such as organic farms, orchards, and landscape nurseries, and other community supported agriculture.
- Support local government efforts to preserve farmlands.
- Encourage the use of development transitions between urban development (served with sanitary sewer) and agricultural areas using, where practicable, open space development concepts such as cluster development as the transition development.
- Encourage the development of boundary agreements between towns and adjacent cities and villages to limit the conversion of farmland to urban uses.
- Encourage denser, more compact development within urban service areas to minimize the development of farmland.
- Consider developing growth control ordinances in rural areas to ensure a growth rate compatible with local services and long term land use objectives.
- Encourage development of streets, highways, and utilities in a manner that minimizes disruption of productive farmlands.
- Discourage development that is incompatible with agricultural uses.
- Implement strategies regarding soil sustainability and sedimentation as recommended in *Racine County Land and Water Resource Management Plan, 2013-2022 – 2<sup>nd</sup> Revision*, and subsequent updates.
- Continue to update the County’s land and water resource management plan every five years.
- Enforce the land and water management standards required of participants in the Wisconsin Farmland Preservation Program (FPP).

- Promote the removal of highly erodible land from agricultural use through implementation of the County Soil and Water Resource Management Program.
- Continue to identify croplands that do not have a conservation plan and help develop these plans. Also, continue to assist in updating existing conservation plans.
- Encourage wise soil management practices to protect farmland for continued agricultural use.
- Encourage the use of Best Management Practices (BMPs) by farmers.
- Develop methods to ensure that nutrient management plans required by Section NR 151.07 of the *Wisconsin Administrative Code* are implemented in the County.
- Continue to support the Racine County Land Conservation Division (LCD) in its efforts to protect and improve land and water resources: to implement recommendations set forth in the County land and water resource management plan; to provide technical assistance on controlling soil erosion and water pollution; and to implement and administer County and State soil and water conservation programs.
- Support educational programs which distribute educational materials regarding farming techniques that support soil conservation, such as no till and zone tilling farming, contour stripping, grass waterways, terracing, crop rotation, and nutrient management through soil sampling. The educational programs should include UW-Extension, local governments, and individual farmers and should include information and application assistance for Federal and State programs to implement farming practices that promote soil conservation.
- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to protect the agricultural uses.
- County and local governments should continue to participate in and support the Wisconsin Farmland Preservation Program which provides income tax credits to eligible farmland owners.
- Consider the establishment of an Agricultural Enterprise Area(s) containing contiguous lands devoted primarily to agricultural use. An AEA would be part of a broader strategy to protect farmland and promote agriculture and agricultural-related development.

- Study and develop a transfer of development rights (TDR) program and/or a purchase of development rights (PDR) program for local and County government use that focuses on the protection of agricultural areas.
- Develop and adopt a County right-to-farm ordinance that defines agricultural operations, normal agricultural practices, and the specific farmland that is affected by the ordinance; includes a reference to the State Statute<sup>1</sup> that protects farmers from nuisance law suits; and establishes a grievance procedure that outlines how complaints against agricultural operations will be resolved.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.
- Work with the Kenosha/Racine Land Trust (K/RLT) and other land trusts to protect productive agricultural lands through PDR, easements, and/or land purchases.
- Work cooperatively with appropriate State and Federal agencies to identify programs, grants, and tax credits that are available to help fund the implementation of the farmland preservation plan.
- Develop a cost/revenue model comparing the cost of County and local government services to various types of land use compared to agricultural land uses.
- Develop a fact sheet outlining the impact of agricultural land conversion in Racine County.
- Develop a public educational program and distribute educational materials to the public regarding the benefits of farming, including economic impacts, and the need to protect enough farmland in Racine County for farming to remain viable in the future.
- Support economic initiatives to ensure that farming remains viable in Racine County, including agritourism and direct marketing of farm products.

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<sup>1</sup>A “right-to-farm” ordinance is intended to provide protection to farmers from nuisance claims due to noise, dust, odors, and other effects of farm operations. Wisconsin’s right-to-farm law is set forth in Section 823.08 of the Wisconsin Statutes.

## **OTHER RELATED GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

In addition to the agricultural goals, objectives, policies, and programs set forth in the previous section, there are a number of goals, objectives, policies, and programs set forth in other elements of the County comprehensive plan which impact the preservation and management of agricultural lands. For example, concentrating urban development in compact urban centers or urban service areas will help preserve large blocks of farmland in outlying areas. Another example is the preservation of historic farmsteads including barns, silos, hedgerows and stone fencerows, thereby preserving the rural character of an area and maintaining the agrarian heritage. The preservation of pockets of natural vegetation that often exist on agricultural sites also contributes to the natural rural character of an area and helps improve water quality on the site (wetlands on the site capture sedimentation and may serve as groundwater recharge areas). Other policies that may affect farmland preservation include providing a range of affordable housing choices for all income levels and age groups, including persons who work in the farming industry; improving transportation infrastructure, including railway and trucking infrastructure, to help transport farm produce; maintaining and enhancing the existing level of public services, including those for the farming community such as health, education, and fire protection services; and supporting and encouraging sustainable energy options in public and private development, such as solar, wind, and geothermal.

The balance of this section presents goals, objectives, policies, and programs from other elements of the County comprehensive plan which directly or indirectly affect agriculture in Racine County.

### **Racine County Natural Resources Goals**

- Maintain the environmental assets of the County and develop methods to protect and preserve valuable natural features, including wetlands, wildlife habitats, lakes, woodlands, open spaces, groundwater resources, and floodplains.
- Preserve open space to enhance the total quality of the environment, maximize essential natural resource availability, give form and structure to urban development, and provide opportunities for a full range of outdoor recreation activities.

### **Racine County Natural Resources Objectives**

- 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

*PRELIMINARY DRAFT*

opportunities for recreational and educational activities; and to avoid serious environmental and developmental problems.

- Preserve the remaining natural areas and critical species habitat sites in Racine County as identified in the regional natural areas and critical species habitat protection and management plan..
- Preserve surface water and groundwater quality and quantity in Racine County.
- Protect floodplains from incompatible land uses.
- Protect natural and manmade/engineered drainage ways in the County to minimize the impacts of stormwater runoff on existing natural resources and urban and agricultural land uses.
- Preserve habitat for native plants and wildlife thereby preserving the biodiversity of Racine County.
- Preserve significant geological sites in Racine County.
- Preserve the natural character and vistas in Racine County.
- Preserve open spaces and natural resources as part of future development proposals in the County.
- Provide a comprehensive system of parks and open spaces within Racine County to enhance the quality of the environment and life.
- Ensure an adequate supply of nonmetallic resources at a reasonable cost for new construction and maintenance of existing infrastructure in the future through wise management of such resources in Racine County.

### **Racine County Natural Resources Policies and Programs**

- Encourage development to occur in areas outside of environmental corridors, isolated natural resource areas, natural areas, floodplains, wetlands, and critical species habitat sites in Racine County.

- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to protect the primary environmental corridors in Racine County.
- Based on local needs and concerns, review County and local regulatory tools, such as zoning and land division ordinances, to identify any necessary revisions to protect the secondary environmental corridors and isolated natural resources in Racine County.
- Encourage the protection of environmental corridors, natural areas, and critical species habitat sites through public and non-profit conservation organization (NCOs) fee simple purchase and conservation easements.
- Implement strategies regarding the preservation and protection of environmental corridors, natural areas, and critical species habitat sites recommended in the County land and water resource management plan, and the Racine County park and open space plan, including updates to the plans.
- Continue to support the Racine County Land Conservation Division (LCD) in its efforts to: protect and improve land and water resources; implement recommendations set forth in the County land and water resource management plan; provide technical assistance on controlling soil erosion and water pollution; and implement and administer County and State soil and water conservation programs.
- Implement strategies regarding the protection and restoration of wetlands, stream corridors, floodplain areas, the Lake Michigan shoreline and bluff; protection of natural systems; pollution reduction and control; and protection of public safety and public recreation and access recommended in the County land and water resource management plan.
- Implement the recommendations for acquisition and management of natural areas, critical habitat sites, and significant geological areas as set forth in the regional natural areas plan.
- Encourage the preservation of natural resources outside the environmental corridor network.
- Develop and implement programs to control and reduce the spread of invasive species in Racine County.
- Continue to administer and enforce existing Federal, State, County, and local regulations that protect wetlands, woodlands, floodlands, surface water, and groundwater resources.

- Implement the recommendations of the Racine County park and open space plan and any subsequent updates.
- Update County and local park and open space plans as necessary to maintain eligibility for Wisconsin Department of Natural Resources Stewardship funding.
- Support, and, where applicable, implement sanitary sewer and stormwater management standards recommended in the regional water quality management plan update and subsequent amendments.
- Continue to partner with appropriate Federal, State, and NCOs to promote natural resource enhancements and restorations in Racine 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.
- Develop an incentive program to promote the use of BMPs and new technologies to improve water quality and to reduce stormwater runoff, such as rain gardens and permeable pavement.
- Support educational programs that distribute educational materials regarding techniques that promote land use patterns that are sensitive to natural resource conservation such as overlay zoning, planned unit developments, conservation subdivision designs, and PDR/TDR programs, and promote the benefits of natural resources and the need to protect them from degradation. The educational programs should include UW-Extension, local governments, NCOs, and individual landowners, and should include information and application assistance for Federal and State programs to implement natural resource management and conservation activity.
- Study and develop a TDR program and/or a PDR program for local and County government use that focuses on the protection of natural resource areas. This program may be implemented in association with an agricultural TDR/PDR program.
- Explore other approaches to preserve agricultural and open space land that would reduce the financial burden of preserving such lands on landowners.

- Encourage the preservation of open spaces including, for example, natural and agricultural areas in conservation subdivisions as part of future development proposals in the County.
- Study the potential to establish a development-funded open space preservation program.
- Work with the Kenosha/Racine Land Trust and other NCOs to protect environmental corridors, natural areas, and critical species habitat sites through PDR, easements, and/or land purchases.
- Support local government efforts to preserve open space lands.
- Support and, where applicable, implement the objectives, principles, and standards recommended by the regional water supply plan.
- Support the development of land use patterns that minimize potential adverse impacts on surface and groundwater resources and that are sustainable relative to the long-term water supply needs of the County.
- Retain areas shown on Map II-9 as having high or very high potential for groundwater recharge in rural land uses in order to preserve the recharge potential.
- Consider the development of a Countywide mapping program to identify and map existing farm drain tiles as recommended in the *Racine County Updated Land Records Modernization Plan: 1999*, dated August 1999.
- Encourage the expansion, creation, and maintenance of stormwater utility districts and farmland drainage districts in the County and utilize the authority granted to them to maintain drainage systems and control flooding.
- Develop local ordinances that require landowners to maintain drainage systems on individual properties and that in lieu of landowner compliance with the ordinance, grant the local municipality the authority to repair and maintain drainage systems at the landowners expense.
- Prepare, update, and implement comprehensive stormwater management plans on a watershed, or subwatershed, basis to facilitate the implementation of the Racine County land and water resource management plan and the regional water quality management plan.

- Support the development of land use patterns and regulations to effectively meet the nonmetallic needs of the County while limiting the effects of extractive operations (dust, noise, and truck traffic) on County residents and without adversely impacting or destroying environmental corridors and isolated natural resource areas.
- Encourage full use of existing and future mining sites, in accordance with approved reclamation plans without adversely impacting or destroying environmental corridors and isolated natural resource areas.
- For future sites or the expansion of existing mining sites, promote the expansion as close as possible or adjacent to existing sites. Where a new site is not adjacent to an existing site, allow for the transportation of raw material to an existing site for processing where possible.
- Continue to enforce the County nonmetallic mining reclamation ordinance.
- The County and local governments should work cooperatively with aggregate producers to identify suitable areas with commercially viable sources of nonmetallic resources. Ideally, suitable areas should be located in sparsely populated areas and not have significant impacts on environmental corridors and isolated natural resource areas.

### **Racine County Cultural Resources Goals**

- Protect and enhance cultural structures, historic sites and districts, and archaeological sites.

### **Racine County Cultural Resources Objectives**

- Preserve and enhance the archaeological, historic and cultural resources and character of Racine County.
- Preserve archaeological and historical resources that contribute to Racine County's heritage.
- Preserve archaeological and historical resources that contribute to Racine County's distinct urban, rural, and small town characteristics.
- Preserve archaeological, historical, and cultural resources that contribute to tourism and educational opportunities in Racine County.

## **Racine County Cultural Resources Policies and Programs**

- Preserve historic structures, sites, and districts that have been listed on the National and/or State Registers of Historic Places.
- Encourage the preservation of local landmarks.
- Encourage the preservation of historical resources that contribute to the heritage and economy of Racine County, but have not yet been recognized or designated by a Federal, State, or local unit of government.
- Preserve known archaeological sites in Racine County, as well as any new sites that may be discovered in the future.
- Encourage development and redevelopment that is sensitive to the preservation of archaeological, historic, and cultural features, and is compatible with such uses.
- Encourage the development of site and architectural design guidelines that preserve the aesthetics that contribute to the County's rural and small town character.
- Encourage the preservation and reuse of older structures that reflect the historic rural character of Racine County such as farmsteads, barns, silos, fences, rock walls, and similar structures.
- Consider the development of model archaeological and historic preservation ordinances to help guide the County and its communities in their efforts to protect and preserve such areas.
- Continue to support the institutional framework for historic preservation, such as local landmark commissions, historical societies, and museums.
- Review County and local regulatory tools, such as zoning and land division ordinances and zoning maps, to identify any necessary revisions to promote the protection, reuse, and rehabilitation of historic structures.

- As appropriate, Racine County, local units of government, chambers of commerce, local historical societies, and private organizations should work cooperatively to promote archaeological, historic, and cultural resources with respect to tourism and educational opportunities.

### **Racine County Land Use Goals**

- Guide future growth in a manner that preserves and enhances the quality of life and character of urban and rural communities.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing existing residential, commercial, and industrial areas.

### **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.
- Provide for development of communities having distinctive individual character, based on physical and functional conditions, historical factors, and local desires.
- Provide for the conservation, renewal, and full use of existing urban areas of Racine County.
- Encourage compact and efficient development patterns within planned urban service areas.
- Maintain and enhance the economic vitality of the County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- Preserve open spaces and natural resources as part of future development proposals in the County.
- Seek to reduce conflicts between neighboring jurisdictions concerning annexations, urban and rural development, and development in transitional areas.

## **Racine County Land Use Policies and Programs**

- 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 in the County comprehensive plan.
- Encourage concentrated urban and infill development within urban (sewer) service areas to minimize the conversion of farmland to urban uses.
- Locate and design rural and suburban residential development to minimize impact on the natural resource base, minimize impacts on the scenic beauty and character of rural areas, and minimize the loss of farmland covered by agricultural soil suitability Class I, Class II, and Class III soils. When accommodated, rural residential development should be located in such a way as to minimize conflicts associated with dust, odors, and noise from farming activity that may arise when residences are located in the vicinity of agricultural operations.
- Encourage the use of conservation subdivision design concepts with attendant stewardship plans in rural- and suburban-density residential development to the extent practicable.

## **Racine County Housing Goals**

- Provide opportunities for an adequate housing supply that will meet the needs of all residents and a broad range of choice among housing designs, sizes, types, and costs, recognizing the changing trends in age-group composition, income, and household types.
- Promote redevelopment and infill in areas with existing infrastructure and services, enhancing residential, commercial, and industrial uses.

## **Racine County Housing Objectives**

- Provision of additional housing, including an appropriate mix of housing types and styles, sufficient to accommodate the projected increase in population, matching housing types to changing household characteristics and needs.
- Provision of housing at densities that are properly related to the availability of sanitary sewer service, water supply, and basic urban services and facilities.

*PRELIMINARY DRAFT*

## **Racine County Housing Policies and Programs Policies**

- Support the full range and variety of housing structure types, including single-, two-, and multi-family, accessory, and live/work dwellings, at flexible densities, as appropriate, including mixed-use development patterns.
- Encourage new housing to occur at urban densities in sewer service areas, thereby reducing the loss of farmland in rural areas of the County.
- Encourage the use of conservation design residential developments in areas suitable for limited residential development, to minimize impacts on farming areas and environmentally sensitive areas.
- Encourage infill housing development and redevelopment.

## **Racine County Economic Development Goals**

- Promote the expansion or stabilization of the current economic base and the creation of a range of employment opportunities.
- Maintain the agricultural base, preserving productive farmland and environmentally sensitive areas.

## **Racine County Economic Development Objectives**

- Promote a wide range of a range of employment opportunities and resources for all residents that improve and enhance the economic vitality of Racine County.
- Maintain and enhance the economic vitality of Racine County by encouraging a diversified tax base of agricultural, commercial, industrial, and residential uses.
- Encourage and promote a viable and sustainable agricultural economy through existing and new programs designed to support the farm economy.
- Foster tourism that promotes the natural features, cultural resources, and unique heritage of Racine County.

## **Racine County Economic Development Policies and Programs**

- Develop guidelines and implementation strategies to seamlessly integrate existing development with the planning and redevelopment of underdeveloped or in-fill properties in the current urban service area.
- Promote the redevelopment of underutilized, vacant, blighted, brownfield, or other environmentally contaminated industrial and commercial buildings to efficiently utilize existing public utilities and services.
- Support economic initiatives to ensure that farming remains viable in Racine County, including agri-tourism, and direct marketing of farm products.
- Protect the lands identified as best suited for long-term farmland preservation, in order to provide the land base needed to maintain agriculture and associated agricultural businesses.
- Promote coordination and cooperation between all of the communities in the County on economic development related issues including business creation, retention, expansion, programs, and design.
- Promote an adequate amount of available and suitable land with supporting infrastructure for businesses retention, expansion, and attraction.
- Promote educational programs to prepare workers for jobs in agricultural related businesses, including niche agriculture, crop production for bio-fuel industry, dairy farming, and other existing types of agriculture in the County.
- Promote agriculture and associated agricultural industries in Racine County.
- Promote the tourism industry, including agri-tourism and eco-tourism in Racine County.

## **Racine County Transportation Goals**

- Provide a multi-modal transportation system that provides appropriate types of transportation needed by all residents and businesses of the County at an adequate level of service, provides choices among transportation modes, and provides inter-modal connectivity.

## **Racine County Transportation Objectives**

- Implementation of the recommendations of the regional transportation system plan that pertain to Racine County.
- A multi-modal transportation system which, through its location, capacity and design will effectively serve the existing land use pattern and promote the implementation of County and local plans, meeting and managing the anticipated travel demand generated by the existing and proposed land uses.
- A multi-modal transportation system which facilitates the convenient and efficient movement of people and goods between component parts of the County, Region, State, and Nation.
- A multi-modal transportation system which serves to protect the overall quality of the natural environment and preserve scenic and aesthetic features in the rural areas of the County.

## **Racine County Transportation Policies and Programs**

- Work to implement the recommendations of the Racine County jurisdictional highway system plan and the regional transportation system plan.
- Work to ensure a balanced system of transportation options for the movement of agricultural goods and services in the County, Region, State, and Nation.

## **Racine County Utilities and Community Facilities Goals**

- 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.
- 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.

## **Racine County Utilities and Community Facilities Objectives**

- Utilities and community facilities should be maintained or enhanced to adequately serve future County and local population and business needs, and be consistent with County and local land use plans.

*PRELIMINARY DRAFT*

- Provide efficient and economical utility and community facilities and services at the lowest possible costs.
- Encourage future development to be concentrated within planned urban service areas.
- Encourage reinvestment in existing developed areas, including the promotion of green building and green infrastructure components.

### **Racine County Utilities and Facilities Policies and Programs**

- Implement, where appropriate, the recommendations of the regional water supply plan to help ensure an adequate supply of safe water for County residents and businesses.
- Develop educational programs that promote alternatives to greenfield development, such as infill and brownfield development.
- Support utility efforts to develop alternative sources of energy, such as solar, wind, and geothermal.

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SEWRPC Community Assistance Planning Report No. 46 (2<sup>nd</sup> Edition)  
A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY

## Chapter IV

# FARMLAND PRESERVATION PLAN

*Note: Chapter IV table, figures, and maps are located at the end of the Chapter.*

## INTRODUCTION

Since the adoption of the farmland preservation plan in 1982, the County has experienced a substantial conversion of farmlands and other open lands to urban uses. Despite that trend, the County still encompasses significant amounts of farmland and environmentally sensitive areas. Future population and employment increases may be expected to result in the conversion of additional land in the County from rural to urban uses. The impact of future development on remaining agricultural and other open lands can be managed through proper planning.

This chapter presents a farmland preservation plan for Racine County which is intended to meet, insofar as practicable, the agricultural land preservation and open space preservation goals and objectives presented in Chapter III of this report. The plan presented herein identifies farmland preservation areas that are recommended to be preserved through farmland preservation zoning. The plan reaffirms the recommendations of the County comprehensive plan for other agricultural lands not specifically identified for farmland preservation. This chapter also identifies programs and measures that can contribute to the preservation of agricultural and natural resources in the County. In addition, it recommends priorities for policies to be followed in implementing the plan.

## PUBLIC PARTICIPATION

For any planning process, it is good practice to provide opportunities for the public to become acquainted with the planning process and to solicit public involvement in the development of plan recommendations. In the case of a farmland preservation plan, it is beneficial to gather information related to public perceptions of agriculture as well as other related natural resources and open space lands. To ensure community involvement, a public participation plan (PPP) for the preparation of a farmland preservation plan was adopted by the Racine County Board of Supervisors, as presented in Appendix A. The PPP outlines a series of outreach efforts and public

participation sessions designed to gain input from County farmers as well as residents and business owners throughout the farmland preservation planning process.

The recommended farmland preservation plan for Racine County was presented in preliminary form at two public informational meetings hosted by the Racine County Land Conservation Division. The meetings were held on June 4, 2013, at the Burlington Town Hall in the Town of Burlington and on June 6, 2013, at the Ives Grove Office Complex in the Town of Yorkville. The purpose of the meetings was to acquaint public officials, interested citizens, and landowners with the key recommendations of the plan and to receive comments on and answer questions pertaining to the plan.

At the public informational meeting at the Burlington Town Hall, an owner of tax key parcel No. 21924009000, located in the southeastern portion of the Town of Burlington, questioned the inclusion of the parcel within the farmland preservation area and requested that consideration be given to including the parcel in the non-farmland preservation area. After reviewing the area in question, the Racine County Farmland Preservation Plan Advisory Committee determined that the identified farmland preservation area should not be changed, noting that the landowner could request that the plan be amended at some point in the future, if necessary. No other changes to the preliminary farmland preservation plan were suggested at the public informational meetings.

## **FARMLAND PRESERVATION AREAS AND ZONING**

### **Criteria Used to Identify Farmland Preservation Areas**

In accordance with Section 91.10(1)(d) of the *Wisconsin Statutes*, a county farmland preservation plan must clearly identify areas that the county plans to preserve for agricultural and agricultural-related uses. Such farmland preservation areas (FPAs) may include undeveloped natural resource and open space lands but may not include any areas that are planned for nonagricultural development within 15 years after the date on which the plan is adopted. This section describes the criteria used to identify FPAs in this update of the Racine County farmland preservation plan.

Section 91.10 of the *Statutes* requires that the rationale used to identify farmland preservation areas be described in the County plan and that maps be included that clearly delineate farmland preservation areas and parcels within such areas planned to be preserved for agricultural and agricultural-related uses. The rationale may include

criteria such as soil type, topography, agricultural productivity, current agricultural use, and proximity to incorporated areas, major arterials, and rural subdivisions.<sup>1</sup>

As part of the County farmland preservation plan update, a set of criteria for delineating farmland preservation areas (FPAs) in Racine County was established by the Racine County Farmland Preservation Plan Advisory Committee, with assistance from the Racine County Land Conservation Division staff and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) staff. Parcels in Racine County must meet all of the following criteria to be eligible for inclusion as a FPA, with minor exceptions as footnoted:

1. Are predominantly in active agriculture, agricultural accessory, agricultural-related, or natural resource use;
2. Are planned to support a predominance of agricultural, agricultural accessory, agricultural-related, or natural resource uses for 15 years or more from the time of plan adoption (generally, lands located outside of adopted planned sewer service areas);<sup>2</sup>
3. Include areas of productive soils, with at least 50 percent of the parcel covered by soils which meet the U.S. Department of Agricultural, NRCS standards for “National Prime Farmlands” (Class I and II soils) or “Farmlands of Statewide Significance” (Class III soils);
4. Are located in a block of similar parcels which together encompass at least 100 acres;<sup>3</sup>
5. Are identified as prime agricultural land or agricultural preservation on planned land use maps in town and village plans adopted as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035; and
6. Are currently zoned for agricultural preservation.

### **Farmland Preservation Areas**

Farmland preservation areas in Racine County were identified based upon the criteria described in the previous section. The resulting planned farmland preservation areas in Racine County are presented on Map IV-1.

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<sup>1</sup> Criteria are listed in the document entitled “County Application for Farmland Preservation Plan Certification” prepared by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP). Criteria for the identification of farmland preservation areas are not specified in Chapter 91 of the Statutes, and regulations to implement Chapter 91 have not yet been issued by DATCP.

<sup>2</sup> Exceptions include areas in the Town of Burlington (Sections 8, 15, and 16) that are included as farmland preservation areas to be consistent with the Town comprehensive plan, and small areas in the Town of Burlington (Sections 17 and 30), Town of Waterford (Section 13), and the Village of Mt. Pleasant (Section 5) that are part of larger parcels and which are unlikely to be developed for urban uses in the near future.

<sup>3</sup> Exceptions include two areas in the Town of Waterford (Sections 1 and 36) that are less than 100 acres in size but are included in the farmland preservation area to be consistent with the Town comprehensive plan.

Quantitative data relative to the plan is provided on Table IV-1. As shown on Map IV-1 and in Table IV-1, FPAs consist of about 21,500 acres, or about 10 percent of the County. Consistent with State guidelines, the FPAs include lands in agricultural or agricultural-related uses, as well as undeveloped natural resource and open space areas that are an integral part of the farming area. These undeveloped natural resource areas—consisting of environmental corridors and isolated natural resource areas—located within farmland preservation areas encompass about 3,400 acres, or about 16 percent of the FPAs.<sup>4</sup>

As further shown on Map IV-1, the identified farmland preservation areas in Racine County are located within the Towns of Burlington and Waterford and the Village of Mt. Pleasant. These areas have long been identified for farmland preservation under County and local plans and zoning. More detailed mapping of the farmland preservation areas within the Towns of Burlington and Waterford and the Village of Mt. Pleasant is presented on Maps IV-2, IV-3, and IV-4.

In general, the identified farmland preservation areas are intended to be preserved for agricultural and related uses, including resource protection. The specific types of uses recommended within farmland preservation areas are described in the next section of this chapter, which deals with farmland preservation zoning.

### **Farmland Preservation Zoning**

One of the most effective tools available to local governments to preserve farmland is zoning. In Racine County, all towns are subject to the County zoning ordinance, including general zoning and floodplain and shoreland zoning provisions. Cities and Villages administer their own zoning ordinances.

Section 91.44 of the *Wisconsin Statutes* specifies standards for farmland preservation zoning which must be met to obtain State certification of that zoning for purposes of the amended Wisconsin Farmland Preservation program. A certifiable farmland preservation district must limit land use to agricultural uses; specified accessory uses (including farm residences); specified agriculture-related uses; and very limited nonfarm residential development—this being allowed as a conditional use under certain circumstances, as explained later. Certifiable farmland preservation zoning must be substantially consistent with a State-certified farmland preservation plan. Land included in a farmland preservation zoning district must be included in a farmland preservation area identified in the farmland preservation plan. Under the law, an overlay zoning district intended to protect natural resource features may be superimposed on a farmland preservation zoning district, provided the overlay district does not remove land use restrictions from the underlying farmland preservation zoning district.

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<sup>4</sup> *The environmental areas are shown on the map in order to indicate the extent and general type of natural features that exist on parcels within farmland preservation areas and thereby assist in the identification of conservancy areas on zoning maps, as appropriate.*

The designated farmland preservation areas in the Towns of Burlington and Waterford are in the A-1 General Farming District of the Racine County zoning ordinance. This district establishes a minimum parcel size of 35 acres and generally limits land use to agriculture-related uses. The district regulations and the mapping of this district in the Towns of Burlington and Waterford were certified as meeting the requirements of the “old” farmland preservation program. Racine County, in cooperation with the two concerned Towns, should review the current district regulations of the County A-1 General Farming Zoning District in order to determine whether any revisions are needed to comply with the zoning standards established under the amended State Farmland Preservation program, consulting with the staff of the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) in this regard.

The designated farmland preservation areas in the Village of Mt. Pleasant are in the AG Agriculture District of Village zoning ordinance. This district establishes a minimum parcel size of 20 acres and generally limits land use to agriculture-related uses. The Village of Mt. Pleasant should review the current district regulations of its AG Agriculture Zoning District in order to determine whether any revisions are needed to comply with the zoning standards of the amended State Farmland Preservation program, likewise consulting with the DATCP staff in this regard.

#### ***Conditional Use Provisions to Accommodate Limited Nonfarm Residential Development***

The zoning standards established under the amended State Farmland Preservation program provide the option of allowing very limited nonfarm residential development as a conditional use within a farmland preservation zoning district. To comply with the State standards, the conditional use zoning provisions would have to meet the following standards:

- The ratio of nonfarm residential acreage to farm acreage on the base farm tract<sup>5</sup> on which the residence is or will be located will not be greater than one to 20 after the residence is constructed or converted to a nonfarm residence.

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<sup>5</sup> Section 91.01(5) of the Statutes defines a base farm tract as one of the following: 1) all land, whether one parcel or two or more contiguous parcels, that is in a farmland preservation zoning district and that is part of a single farm (all land under common ownership that is primarily devoted to agricultural use) on the date that DATCP first certifies the farmland preservation zoning ordinance covering the land or on an earlier date specified in the farmland preservation zoning ordinance, regardless of subsequent changes in the size of the farm, or 2) any other tract that DATCP by rule defines as a base farm tract. According to DATCP staff, contiguous means parcels which are part of a single farm operation under common ownership that are abutting or immediately adjacent to each other with the exception of being separated by a waterway or street, railway, or utility right-of-way. Contiguous does not include a situation where only the corner points of parcels are touching.

- There will not be more than four dwelling units in nonfarm residences, nor more than five dwelling units in residences of any kind, on the base farm tract if a residence is constructed or converted to a nonfarm residence.
- The location and size of a proposed nonfarm residential parcel does not:
  - Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if there is a reasonable alternative location on the farm for a nonfarm residential parcel or nonfarm residence.
  - Significantly impair or limit the current or future agricultural use of other protected farmland.

A local government may issue a conditional use permit that includes more than one nonfarm residence in a qualifying nonfarm residential cluster. The *Statutes* specify the following criteria for development of a nonfarm residential cluster:

- The parcels on which the nonfarm residences would be located are contiguous.
- The zoning authority imposes legal restrictions on the construction of the nonfarm residences so that if all of the nonfarm residences were constructed, each would satisfy the requirements listed previously for nonfarm residences.

County and local governments that choose to include the conditional use option for allowing nonfarm residential development in farmland preservation zoning districts must delineate the location and actual configuration of base farm tracts on zoning maps which are then “frozen” at the time of zoning certification by DATCP. Reconfiguration or removal of an established base farm tract may occur by amending the farmland preservation zoning ordinance and submitting it to DATCP for recertification.

Racine County and the Village of Mt. Pleasant have the option of including these conditional use provisions to accommodate limited nonfarm residential development in their respective farmland preservation zoning districts.

***Farmland Preservation Zoning Certification***

DATCP determines if a farmland preservation zoning ordinance meets the statutory requirements and is eligible for certification. DATCP also determines the certification period, which may not exceed 10 years. Near the end of that certification period, the local zoning jurisdiction would review its farmland preservation zoning provisions, make any necessary amendments, and submit the farmland preservation zoning for recertification. State certification is needed to enable eligible farmers to apply for the Wisconsin Preservation program tax credit on the basis of farmland preservation.

### ***Rezoning From the Farmland Preservation Zoning District***

The conditions to rezone land from a certified farmland preservation zoning district are specified in Section 91.48 of the *Statutes*. A county or local government may rezone land out of a farmland preservation zoning district without having to submit the local zoning ordinance and map to DATCP for recertification if the county or local government finds all of the following, after holding a public hearing on the requested rezoning:

- The rezoned land is better suited for a use not allowed in the farmland preservation zoning district.
- The rezoning is consistent with the local comprehensive plan.
- The rezoning is substantially consistent with the county's certified farmland preservation plan.
- The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels that are zoned for or legally restricted to agricultural use.

A county or local government with a certified farmland preservation zoning ordinance is required to provide a report to DATCP by March 1 of each year indicating the number of acres that the local government has rezoned out of a farmland preservation zoning district. The report must include a map that specifically identifies the location of the lands that were rezoned.

### **OTHER AGRICULTURAL LANDS**

It should be noted that, in addition to the farmland preservation areas shown on Map IV-1, there are large farming areas in other areas of the County, including the Towns of Dover, Norway, Raymond, and Yorkville. While they contain large areas of agricultural land having productive agricultural soils (largely Class II and Class III soils), these Towns have historically chosen to try to preserve their agricultural resources without specifically identifying farmland preservation areas in their local land use plans and without applying farmland preservation zoning. These Towns reaffirmed local policies along these lines in their recently completed comprehensive plans. Moreover, as part of this farmland preservation plan update, each of these Towns was contacted and presented with information regarding the amended State farmland preservation program, and each Town indicated that they want to continue to try to preserve their agricultural resources without specifically designating lands for farmland preservation and without applying farmland preservation zoning.

In general, this update of the farmland preservation plan reaffirms the recommendations of the Racine County comprehensive plan pertaining to other agricultural and rural lands not specifically included in the planned farmland preservation area. This plan encourages the continuation of agricultural-related activity in such areas, including conventional farming as well as niche agricultural uses such as orchards, hobby farms, equestrian farms, organic farming operations, and community-supported agriculture. The plan would accommodate rural-density

residential development at locally determined densities as appropriate, recommending the use of conservation subdivisions where possible to minimize the loss of farmland and other open land.

## **PLAN IMPLEMENTATION PROGRAMS AND MEASURES**

There are a number of programs and measures available to help implement this farmland preservation plan. Perhaps the most important of these, the application of farmland preservation zoning to lands within the identified farmland preservation areas, was described earlier in this chapter. A variety of other programs and measures exist that may contribute to the preservation of agricultural resources in Racine County. Some of these pertain to the identified farmland preservation areas and are linked to the State Farmland Preservation program, while others pertain more broadly to agricultural areas throughout the County. These programs and measures are described below.

### **Farmland Preservation Program Tax Credits**

Tax credits available to eligible farmers with land in the planned farmland preservation areas provide financial benefits that help to maintain the economic viability of farming. Beginning in the 2010 tax year, there was \$27 million available Statewide annually to provide farmland preservation tax credits to landowners. In 2010, there were 15,791 farmland preservation tax credit claims reported under the farmland preservation program, and those claims totaled about \$18 million Statewide with an average credit per claim of \$1,145.<sup>6</sup> The total acreage reported as the base for all claims was nearly 3 million acres with an average of about 187 acres per claim. There is no cap on the amount of credit that an individual can claim or on the amount of acreage eligible for a credit; however, if the total amount of claims Statewide exceeds \$27 million in a given year, the State is obligated to pro-rate the value of the credits available.

Chapter 91 of the *Statutes* requires landowners to meet the following criteria in order to be eligible to claim farmland preservation tax credits:

- The land must be located in a farmland preservation area identified in a certified county farmland preservation plan. In addition, the land must be in an area subject to certified farmland preservation zoning or in a designated agricultural enterprise area and under a farmland preservation agreement.<sup>7</sup>

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<sup>6</sup> Documented in a report titled, Wisconsin Farmland Preservation Program: 2010-2011 Biennial Report, December 2011, prepared by DATCP.

<sup>7</sup> Agricultural enterprise areas and farmland preservation agreements are described later in this chapter.

- The land must be operated as part of a farm that produced at least \$6,000 in gross farm revenue during the preceding tax year or \$18,000 in the prior three years. Income from rental receipts of farm acres does not count toward gross farm revenue; however, gross farm revenue produced by the renter on the landowner's farmland can be used to meet this eligibility requirement.
- Claimants must be able to certify that all property taxes owed from the previous year have been paid.
- Farmers claiming farmland preservation tax credits must certify on their tax form that they comply with State soil and water conservation standards. New claimants must also submit a certification of compliance with soil and water conservation standards that has been issued by the County land conservation committee.

If landowners achieve all of the above requirements, they may be considered eligible to collect tax credits with their income tax return for one of the following amounts:

- \$5.00 per acre for farmers located in an agricultural enterprise area (AEA) with a farmland preservation agreement signed after July 1, 2009.
- \$7.50 per acre for farmers in an area zoned for farmland preservation.
- \$10.00 per acre for farmers in an area zoned for farmland preservation and in an agricultural enterprise area, with a farmland preservation agreement signed after July 1, 2009.

### ***Soil and Water Conservation Compliance***

As part of the Working Lands Program under Sections 91.80 and 91.82 of the *Statutes*, farmers who claim a farmland preservation tax credit must comply with State soil and water conservation standards. Beginning with tax year 2010, farmers cannot claim the farmland preservation tax credit under the new program unless they certify on their tax returns that they are in compliance with State conservation standards. For a claimant to certify compliance on a tax return, the claimant's farm must:

- Comply with Chapter NR 151, "Runoff Management," of the *Wisconsin Administrative Code* runoff pollution performance standards and prohibitions incorporated into Chapter ATCP 50, "Soil and Water Resource Management Program," of the *Administrative Code*, or
- Have a schedule of compliance designed to meet State conservation standards by a specific deadline set by the County, which cannot extend beyond December 31, 2015.

Farmers who are uncertain about their compliance status can remain eligible for tax credits only if they contact a conservation professional to assess their farm's compliance status and take further actions to achieve compliance, if needed.

Counties have new responsibilities to monitor compliance with the standards, including farm inspections at least once every four years. If a claimant is found not in compliance with the standards, the County will take appropriate actions to address the concerns, and in certain cases, may issue a notice of noncompliance to the Wisconsin Department of Revenue. Once the claimant regains compliance, the County will notify the Department of Revenue that the claimant is again eligible to receive tax credits.

### **Agricultural Enterprise Areas**

The new farmland preservation law establishes a program that allows DATCP to designate by administrative rule certain lands as Agricultural Enterprise Areas (AEAs). AEAs may be established in response to resolutions adopted by local governing bodies petitioning identified contiguous farmlands to be preserved. DATCP defines an AEA as a contiguous land area devoted primarily to agricultural use and locally targeted for agricultural preservation or agricultural development. AEAs must be located within a farmland preservation area as identified in a certified farmland preservation plan. They may be established whether or not the local government adopts a farmland preservation zoning ordinance. Farmers within designated AEAs may enter into voluntary farmland preservation agreements with DATCP to establish eligibility to collect farmland preservation tax credits in exchange for agreeing to keep their farm in agricultural use for at least 15 years. The program requires a minimum of five individual farm owners to submit a petition for consideration with the support of their local government. There currently is no minimum size requirement for an AEA, but State law requires DATCP to give higher priority to any AEA application that contains at least 1,000 contiguous acres. "Contiguous" means parcels that meet at more than one point and are only separated by a lake, stream, or transportation or utility right-of-way. Eligible farms must have at least \$6,000 in gross farm revenues in the previous year, or \$18,000 over the previous three years. AEAs may also span political jurisdictions, which may involve two or more towns or counties. Chapter 91 of the *Statutes* gives DATCP the authority to designate AEAs with a combined area of not more than one million acres Statewide.

The overall boundary of a proposed AEA must enclose a contiguous area containing at least the land owned by each of the farm owners petitioning; however, the land owned by the petitioners need not be contiguous, and the boundary may include lands owned by others who are not petitioners. While AEAs are oriented towards agricultural preservation and agricultural development, they may include other compatible land uses such as significant natural resources or compatible infrastructure that supports agriculture.

The designation of an AEA does not control or limit land uses within the designated area nor does it protect such areas from encroaching incompatible development or land use conflicts. The designation of an AEA identifies the area as valuable for current and future agricultural use, with the potential to promote investment in agriculture and agricultural-related businesses. County and local governments may establish and enforce land use controls, such as farmland preservation zoning, to preserve, protect, and promote agricultural enterprises as appropriate. The designation of an AEA remains in effect unless the designation is terminated by the State through administrative rule, an action which requires a public hearing.

Agricultural enterprise areas could potentially be established in Racine County in the Town of Burlington, the Town of Waterford, and the Village of Mt. Pleasant as shown on Map IV-5. AEA in the Town of Burlington could potentially encompass about 9,396 acres. This AEA could also include lands to the south in the Town of Brighton in Kenosha County and/or lands to the west in the Town of Spring Prairie in Walworth County. An AEA in the Town of Waterford could potentially encompass about 9,628 acres. This AEA could also include lands to the west in the Town of East Troy in Walworth County and/or to the north in the Town of Vernon in Waukesha County. An AEA in the Village of Mt. Pleasant could potentially encompass about 2,613 acres. If Racine County and adjacent counties consider creating a joint AEA, the counties involved must jointly petition DATCP to be officially certified.

### ***Farmland Preservation Agreements***

Landowners within an AEA may voluntarily sign a farmland preservation agreement with DATCP to be eligible to receive tax credits where there is no farmland preservation zoning—or to receive a higher level of credit where such zoning is in place. The agreement requires the land to be in agricultural use for a minimum of 15 years. Proposed agreements must be submitted to the County for confirmation that the land subject to the proposed agreement is located within a farmland preservation area and an AEA. The County then forwards the proposed agreement to DATCP. Tax credits available to landowners in an AEA are:

- \$5 per acre for land that is covered by a farmland preservation agreement, or
- \$10 per acre for land that is covered by a farmland preservation agreement and located in a certified farmland preservation zoning district.

A landowner that signed and agreed to the terms of a farmland preservation agreement may terminate the agreement on any part or all of the land identified in the agreement prior to the expiration date, a minimum 15-year term, by paying a conversion fee. Conversion fees are equal to three times the Grade 1 Agricultural Land Assessment Value for each acre being released from the agreement. Land located within a designated AEA can only be removed from the AEA through the State administrative rule process. If the land is sold, it still remains part of the designated AEA.

## **Conservation Easements**

A conservation easement is a legally recorded agreement of deed restrictions that landowners voluntarily place on their property to protect agricultural, natural, or cultural resources, such as farmland, water resources, open space, wildlife habitat, or historic sites, by prohibiting specified uses. For example, most agricultural easements restrict uses other than those associated with agricultural practices, such as residential, commercial, or industrial uses. Land remains on the tax roll, sometimes at a reduced value. Easements could be conveyed to either a governmental unit or a qualified conservation organization such as a land trust (e.g., the Kenosha/Racine Land Trust) to monitor and enforce the restrictions set forth in the easement. In return, landowners can receive tax benefits for granting easements.

Usually, the terms of an easement are specific and include restrictions on allowable uses on the property and the time period set for the easement. Although most conservation easements are permanent, some impose restrictions for a specified number of years. The easement also binds future landowners to the terms set forth in a legally recorded easement attached to the land.

### ***Purchase of Development Rights (PDR) and Purchase of Agricultural Conservation Easements (PACE)***

Purchase of Development Rights, or “PDR” programs, represent another potential means to ensure the preservation of agricultural lands as well as other natural areas and open space. Under a PDR program, landowners are compensated for permanently committing their land to agricultural and open space use. Deed restrictions or easements are used to ensure that the lands concerned remain in agricultural or other open space use. Such restrictions are attached to the land in perpetuity and remain in effect regardless of future sale or other transfer of the land.

PDR programs may be administered and funded by State, county, or local units of government, land trusts and other private organizations, or combinations of these. The amounts paid to farmland owners under PDR programs may be calculated on the basis of the number of dwelling units permitted under existing zoning, on the basis of the difference between the market value of the land and its value solely for agricultural purposes, or on some other basis.

PDR programs provide assurance that farmland or other open space areas will be permanently retained in open use. Landowners receive a cash payment while retaining all other rights to the land, including the right to continue farming. The money paid to the landowner may be used for any purpose, such as debt reduction, capital improvement to the farm, or retirement income. Lands included in a PDR program remain on the tax roll and continue to generate property taxes.

Section 93.73 of the *Statutes* includes a voluntary program for the purchase of development rights, the Purchase of Agricultural Conservation Easements (PACE) program. Under this program, landowners would sell an agricultural conservation easement to a qualified government agency or nonprofit conservation organization. Presumed development rights to the land are relinquished in exchange for compensation. The landowner retains full ownership and uses the land for agricultural purposes. Only lands designated for farmland preservation in a certified County farmland preservation plan are eligible for participation in this program. Easements are voluntary and allow a landowner to be compensated for limiting development on their farmland. Easements are permanent and are transferred to subsequent landowners if the property is sold.

The PACE program provides State funds to cooperating local governments or nonprofit conservation organizations for up to 50 percent of the fair market value of the agricultural conservation easement, plus reasonable transaction costs. Land with an agricultural conservation easement cannot be developed for any purpose that would prevent its use for agriculture. Easements are intended to strengthen areas that have been planned and designated as a farmland preservation area in a certified county farmland preservation plan. Such easements may also provide additional protection to areas that have been designated as agricultural enterprise areas (AEAs). Permanent deed restrictions must be recorded with the land through the County Register of Deeds, which explicitly states the restrictions on the land's future use.

When appraising land for an agricultural conservation easement, both the development value and the agricultural value of the land must be computed. Consequently, the difference between the two values is the easement value, of which the State can fund up to 50 percent of the cost.

PACE is a competitive program where various criteria are used to rank applications for funding consideration. The State allocated \$12 million for the program during the 2009-2011 State fiscal years. In 2011, the Legislature eliminated funding for the program. Easement purchases that had been initiated in 2010 were funded through the Wisconsin Stewardship program. No new applications for the PACE program are being accepted at this time. The Legislature directed DATCP to identify options to replace the PACE program with a less costly program. DATCP completed its evaluative report on the PACE program, and as a result, the DATCP Board voted unanimously to develop a resolution supporting PACE and request the Legislature to find an appropriate funding source.

### **Other Conservation Techniques<sup>8</sup>**

Most of the plan implementation measures described to this point are linked to the State Farmland Preservation Program. Other conservation programs and techniques that have been successful in Wisconsin communities and

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<sup>8</sup>*Additional information relative to farmland preservation can be found in the report, Saving American Farmland: What Works, American Farmland Trust, 1997.*

across the nation in areas that have experienced development pressures may have relevance for Racine County communities. Examples of these are described in this section. Communities that do not include certified farmland preservation areas may use or encourage these alternative conservation methods to preserve other agricultural lands and natural resource areas, while allowing limited development.

### ***Transfer of Development Rights (TDR)***

A Transfer of Development Rights program, or “TDR” program, is a voluntary, incentive-based program that allows landowners to transfer the number of dwelling units allowed on a parcel under existing zoning from that parcel, which would be maintained in open space use, to a different parcel, where the number of dwelling units allowed would be correspondingly increased. When the parcels are held by the same owner, the development rights are, in effect, simply transferred from one parcel to the other by the owner. When the parcels are held by different landowners, the transfer of development rights involves a sale of rights from one owner to another, at fair market value. In either case, the result is a shift in density away from areas proposed to be maintained in farming or other open space use toward areas recommended for development. This allows a community to preserve natural features and agricultural land and at the same time concentrate urban development around existing urban centers and infrastructure. The process is managed through dual zoning that provides property owners a choice whether or not to participate. Landowners who sell development rights are compensated without having to develop their parcel. They can continue to generate income from agricultural, forestry, or other natural land uses. TDR’s are primarily feasible in areas where high-density urban development threatens valuable agricultural resources. The transfer of development rights may be permanent or may be for a specific period of time or set of conditions.

The transfer of development rights may be implemented only if authorized under local zoning. To enable the transfer of development rights, the zoning ordinance must establish procedures by which the TDR technique will be administered, including the formula for calculating the number of residential dwelling units which may be transferred from the “sending” area to the “receiving” area. The zoning district map must identify the sending and receiving areas, or at least identify the districts within which development rights can be transferred from one parcel to another.

While the creation and administration of a TDR program is somewhat complicated, the technique remains a potentially effective means for preserving open space and maintaining rural densities, while directing development to areas where it may best be accommodated.

### ***Conservation Subdivisions***

Conservation subdivision design, sometimes referred to as cluster development design, involves the grouping of dwellings on a portion of a development parcel in order to preserve the remainder of the parcel in open space. Management options for the open space areas include, among others, preservation of existing natural features, restoration of natural conditions, and new or continued agricultural use. The open space may be owned by a homeowners association, the local municipality or County, the State, a land trust or other non-profit conservation organization, or the original landowner. Conservation easements and attendant deed restrictions should be used to protect the common open space from future conversion to more intensive uses. Stewardship plans are also typically required to ensure proper management and maintenance of the common open space areas.

In comparison to conventional subdivision designs, conservation subdivisions afford greater opportunity for preserving open space, including farmland, and maintaining the natural resources of the parcel being developed, as illustrated in Figures IV-1 and IV-2. When properly designed, the visual impact of new residential development from surrounding streets and adjoining parcels can be minimized and significant natural features and agricultural lands can be protected from development. Infrastructure installation and maintenance costs may be reduced due to shortened street and utility lengths.

### ***Lot Averaging***

In some cases it may be determined that a cluster development is not appropriate for a particular parcel. In other cases, the community may be uncomfortable with the idea of joint ownership of common open space. In such cases, the community concerned could consider allowing lot averaging as a means of preserving rural areas, as illustrated in Figure IV-3. Maintaining an overall rural density, the lot sizes would be permitted to vary as long as the lot area that is taken from one lot is transferred to one or more other lots in the tract of land being developed, so that a minimum “average” lot size required by the zoning ordinance is maintained within the development site. Lots within the development larger than the minimum lot size required by the zoning ordinance would be deed restricted to prevent further division. Although no common open space is created, the advantage of lot averaging is flexibility of site design and the ability to concentrate some of the permitted dwellings on smaller lots in certain areas of the development parcel while the remaining dwellings would be located on a few larger lots. Alternatively, a large parcel could be maintained in agricultural use with smaller lots developed with homes. Features of the rural landscape or environmentally sensitive areas can be preserved, albeit on private lots.

### ***Density Bonus Incentive***

A density bonus is an incentive-based tool that permits developers to increase the maximum allowable development on a property if certain conditions are met. A density bonus is commonly used to promote the conservation or enhancement of natural resources, such as agricultural land and open space. A municipality may allow a developer to build more units than is permitted in an area, except State certified farmland preservation

areas, in exchange for permanently protecting natural resource areas, restoring environmental lands, or providing environmental improvements such as landscaping or developing a nature trail.

Density bonuses may be used to achieve an array of local government objectives, such as the preservation of agricultural land, open space, and vistas, and the conservation of wetlands, water bodies, woodlands, prairies, or other natural features that a local government values. Density bonus standards typically vary among local governments and must be incorporated into a local government's subdivision, zoning, or other development review regulations, if such regulations are to be implemented.

Within Racine County, the Village of Caledonia provides an example of how density bonuses may be used to promote resource conservation. The Village includes the mandatory use of conservation design within its land division ordinance. The Village offers developers up to an additional 20 percent density bonus in the number of lots initially allowed if the developers are willing to meet standards such as self-funding for open space management and designing external connections for trails and open space.

### ***Fee-Simple Purchase***

A fee-simple land purchase involves the acquisition of the full title to a parcel, along with the rights associated with it. This type of purchase allows for permanent open space protection. In most cases, fee-simple acquisition for open space is on a willing seller-willing buyer basis to obtain property. With open space preservation, fee-simple acquisition primarily involves a conservation organization, or the State, County, or local government working with a willing landowner.

Often, nonprofit conservation organizations purchase land and then lease it to the original owner or another individual. A conservation group may lease the land to a local farmer who may use the land for grazing or crop production. The conservation group benefits from this partnership by receiving rent and by having the land managed. The land also generates products and activities for the public, such as farm produce and recreational opportunities.

Fee-simple acquisition for open space purposes has its limitations, including, most importantly, the considerable cost of the outright purchase of lands. In addition, if a nonprofit agency purchases the land, it may or may not allow public access. Also, as land is acquired, it may be taken off the tax rolls, although studies indicate that land adjoining preserved open space typically increases in value, possibly offsetting the loss of taxes.

### ***Donations***

A donation occurs when a landowner transfers agricultural land or open space to a governmental entity or to a land trust in the form of a charitable gift. Land donations of real property can be arranged in various ways to suit

the needs and desires of a donor. The potential recipients of donated property should encourage donors to disclose their plans for a bequest, in advance, in order to assure that the donation is appropriate, and to discuss financial arrangements for the property's maintenance and operation.

Donations may also occur in the form of a conservation easement. As discussed earlier, land with such easements would remain under ownership of the property owner donating the easement while voluntarily placing deed restrictions on the land to protect agricultural, natural, or cultural resources. The land would remain on the tax roll, sometimes at a reduced rate.

### ***Right-To-Farm Ordinances***

Conflicts can occur between long-standing farming operations and new development near farming areas. The County comprehensive plan and this farmland preservation plan update recognize the need to protect farm operations that use good management practices from nuisance lawsuits that challenge acceptable farming practices and the ability to farm responsibly—in accordance with Wisconsin's "right-to-farm" law (*Wisconsin Statutes* Section 823.08). Implementation of this farmland preservation plan should help prevent the creation of conflicts between urban and agricultural uses.

### ***Agricultural Nuisance Notices***

Agricultural nuisance notices are used to alert buyers of agricultural land that agriculture is the primary economic activity of that area, and that the buyer may experience inconvenience or discomfort arising from accepted agricultural practices. In some cases, the notice may be recorded on the deeds to new homes. Such notices may help to ensure that people who purchase houses in an agricultural area will recognize and be more tolerant of the sometimes inconvenient impacts of agricultural activities.

### **Conservation-Related Funding/Support Programs**

Although this report focuses on farmland preservation, farms may also contain natural features that play an important role in land management, including wetlands and woodlands adjacent to cultivated areas. These areas may act as groundwater recharge areas or help trap sediments, or slow stormwater runoff from fields that may otherwise harm nearby streams or lakes. Farmers often may claim both farmland and conservation tax credits by voluntarily preserving agricultural and natural features while practicing certain land management measures. Programs that may help conserve natural features are also described on the following pages.

## ***Federal Programs***

### *Farm Loan Program (FLP)*

The USDA Farm Services Agency (FSA) administers the programs of the Federal Farm Bill. Programs include the Direct and Counter-Cyclical Payments (DCP), which provides producers with established crop bases and payment yields regardless of market prices, and the Milk Income Loss Contract Program (MILC), which compensates dairy producers when domestic milk prices fall below a specified level.

### *Conservation Reserve Program*

The Conservation Reserve Program (CRP) is a voluntary program for agricultural landowners that provide annual rental payments and cost-share assistance to establish long-term, resource-conserving covers on eligible farmland. The CRP goal is to reduce soil erosion, protect the Nation's ability to produce food and fiber, reduce sedimentation in streams and lakes, improve water quality, establish wildlife habitat, and enhance forest and wetland resources. It encourages farmers to convert highly erodible cropland or other environmentally sensitive areas to vegetative cover, such as a prairie-compatible, noninvasive forage mix; wildlife plantings; trees; filter strips; or riparian buffers. Farmers receive an annual rental payment for the term of the multi-year contract based on the agriculture rental value of the land, and up to 50 percent Federal cost sharing is provided to establish vegetative cover. The program is administered by the Farm Services Agency (FSA), an agency of the USDA, with technical assistance provided by the Natural Resources and Conservation Service (NRCS). NRCS works with landowners to develop their application, and to plan, design, and install the conservation practices on the land.

As noted in Chapter II of this report, lands enrolled in the Conservation Reserve Program in Racine County totaled 2,570 acres in 2006. Under the 2008 Federal Farm Bill, however, municipalities are no longer eligible to receive CRP payments, but private landowners remain eligible. The County-owned CRP land enrolled prior to the current Farm Bill will continue to receive an annual rental rate until the CRP contracts for these parcels expire.

### *Conservation Reserve Enhancement Program*

Like CRP, Conservation Reserve Enhancement Program (CREP) is administered by the Farm Service Agency (FSA) and contracts require a 10- to 15-year commitment to keep lands out of agricultural production. By combining CRP resources with State and private programs, CREP provides farmers and ranchers with a sound financial package for conserving and enhancing the natural resources of farms.

The program is intended to help protect water quality and wildlife habitat. Farmers enrolled in CREP remove land from agricultural production and plant native grasses, trees, and other vegetation to improve water quality, soil conditions, and wildlife habitat. CREP provides rental payments and other financial incentives to encourage producers to voluntarily enroll in 10- to 15-year contracts. Goals of CREP are to reduce fertilizer and

sedimentation runoffs (non-point pollution runoff), and establish riparian buffers and grassland habitat. It can provide a viable option to supplement farm income as well. Such land usually contains poor soils for agricultural production including flood-prone areas (low-yielding land). As noted in Chapter II of this report, lands enrolled in CREP in Racine County totaled about 240 acres in 2006.

#### *Conservation Stewardship Program (CSP)*

The Conservation Stewardship Program, which replaced the previous Conservation Security Program, is a voluntary program that encourages agricultural and forestry producers, regardless of size or crops produced, to undertake additional conservation activities as well as improve and maintain existing conservation systems. CSP provides financial and technical assistance to help land stewards conserve and enhance soil, water, air, and related natural resources on their land. CSP pays participants for conservation performances; the higher the performance, the higher the payment. Participants enter into a five-year contract and may choose between an annual payment for installing new conservation measures and maintaining existing practices or a supplemental payment for those who also adopt resource-conserving crop rotation.

#### *Environmental Quality Incentives Program*

The Environmental Quality Incentives Program (EQIP) is a voluntary conservation program that supports agriculture and environmental quality as compatible goals. Through EQIP, farmers may receive financial and technical help with structural and management conservation practices on agricultural land. EQIP offers contracts through the NRCS for conservation practice implementation for periods ranging from one to 10 years, and it pays up to 75 percent of the costs of eligible conservation practices. Incentive payments and cost share payments may also be made to encourage a farmer to adopt land management practices such as nutrient management, manure management, integrated pest management, or wildlife habitat management.

#### *Wildlife Habitat Incentives Program*

The Wildlife Habitat Incentive Program (WHIP) is a voluntary program for developing or improving high-quality habitat that supports fish and wildlife populations of National, State, tribal, and local significance. Through WHIP, the NRCS provides technical and financial assistance to private and tribal landowners for the development of upland, wetland, aquatic, and other types of wildlife habitat. Land eligible for WHIP includes private agricultural land including cropland, grassland, rangeland, pasture, and other land determined by the NRCS to be suitable for fish and wildlife habitat development, nonindustrial private forest land including rural land that has existing tree cover or is suitable for growing trees, and tribal land.

A WHIP plan of operations, which is required for the area covered in the application, becomes the basis for developing the WHIP cost-share agreement. Standard cost-share agreements between NRCS and the participant are for a minimum of one year after completion of the last conservation practice and they can extend up to 10

years. NRCS will reimburse up to 75 percent of the cost to install conservation practices for permanent priority fish and wildlife habitat. Participants are expected to maintain the cost-shared practices for their anticipated lifespans. Up to 25 percent of WHIP funds will be available for long-term cost share agreements with periods of 15 years or longer to protect and restore essential plant and animal habitat. NRCS can pay up to 90 percent of the cost to install conservation practices in these long-term agreements.

#### *Farm and Ranch Lands Protection Program*

The NRCS helps to keep productive farmland in agricultural use by providing assistance in purchasing development rights from farmers and placing an agricultural or conservation easement on eligible farmlands through the Farm and Ranch Lands Protection Program (FRPP), commonly referred to as purchase of development rights (PDR). The FRPP provides State or local governments, or non-profit organizations, with up to 50 percent of the purchase price of such perpetual voluntary easements. In order to be eligible, the farmland must be “prime” or of statewide importance, unique, or other productive farmland; meet highly erodible land provisions set forth in the Food Security Act; or include important historical or archaeological sites. Additionally, the farmland must have the location, size, and existing protections, including appropriate zoning, that support long-term agricultural use.

#### *Wetlands Reserve Program*

The Wetlands Reserve Program (WRP) is a voluntary program through the NRCS that offers landowners the opportunity to protect, restore, and enhance wetlands on their property. It provides landowners with technical assistance and financial incentives and assistance to restore and enhance wetlands in exchange for retiring marginal agricultural land. The program offers landowners three options: permanent conservation easements, 30-year conservation easements, and restoration cost-share agreements with a minimum 10-year duration. For permanent easements, the WRP provides an easement payment of up to the fair market value of the land concerned, and pays 100 percent of the costs of restoration. For 30-year easements, the WRP pays an easement payment of 75 percent of what would be paid for a permanent easement. In addition, the program pays 75 percent of restoration costs. For restoration cost-share agreements, the WRP pays 75 percent of restoration costs. Under the 2008 Federal Farm Bill, municipalities are no longer eligible for payments under WRP, but private landowners remain eligible. As noted in Chapter II of this report, a total of 27 acres were enrolled in the Wetland Reserve Program in Racine County in 2006.

#### *Grasslands Reserve Program*

The Grassland Reserve Program (GRP) is a voluntary program through the NRCS for landowners and operators to protect grazing uses and related conservation values by conserving grassland, including rangeland, pastureland, shrubland, and certain other lands. Participants voluntarily limit future development and cropping uses of the land while retaining the right to conduct common grazing practices and operations related to the production of forage

and seed. The program offers eligible landowners and operators two options: permanent easements and rental contracts of 10-year, 15-year, or 20-year duration. For permanent easements, the GRP offers compensation up to the fair market value of the land concerned less the grazing value of the land. For rental contracts, the GRP provides annual payments of 75 percent of the grazing value established by the Federal Farm Service Agency, up to \$50,000 to a single person or legal entity. Certain grassland easements or rental contracts may also be eligible for cost-share assistance of up to 50 percent of the cost to reestablish grassland functions and values where land has been degraded or converted to other uses. Payments of this cost-share assistance may not exceed \$50,000 per year to a single person or legal entity.

#### *Resource Conservation and Development*

The Resource Conservation and Development (RC&D) program was established by the Federal Agricultural Act of 1962. This act directs the USDA to help units of government conserve and properly utilize all resources in solving local issues. Wisconsin has seven RC&Ds, covering all Wisconsin counties. Racine County is a member of the Town and Country RC&D area which was organized to cover 13 counties in southeastern Wisconsin. The Town and Country RC&D helps to facilitate the development and coordination of existing and innovative projects, and will assist in finding funding to implement them. Town and Country RC&D has helped promote agricultural, energy, water quality, and educational projects and programs throughout the Region.

#### *Land and Water Conservation Fund (LAWCON or LWCF) Program*

The Land and Water Conservation Fund (LWCF) program was established by the U.S. Congress in 1964 to provide funding for the acquisition of land for park or open space preservation purposes and the development of outdoor recreation facilities. In Wisconsin, LWCF funds are administered by the DNR. Up to 50 percent of project costs are eligible for funding under this program. A portion of the awarded amount is available to local and county units of government for the acquisition of land and the development of parks and trails.

#### *Pittman-Robertson Wildlife Restoration Program*

The Pittman-Robertson Wildlife Restoration Program administered through the U.S. Fish and Wildlife Service provides grants to State fish and wildlife agencies for projects to restore, conserve, manage, and enhance wildlife and wildlife habitat. This program provides 75 percent Federal cost-share assistance for eligible projects and requires a 25 percent match from non-Federal sources. Eligible projects include identification, restoration, and improvement of areas of land or water adaptable as feeding, resting, or breeding places for wildlife.

#### *State Wildlife Grants Program*

The U.S. Fish and Wildlife Service through the State Wildlife Grants Program provides Federal grant funds to State fish and wildlife agencies for the development and implementation of projects for the benefit of fish and wildlife and their habitats, including species that are not hunted or fished. Priority is placed on projects that

protect species of greatest conservation concern. Two types of grants are made under this program: planning grants and implementation grants. Planning grants provide up to 75 percent Federal cost-share assistance for eligible projects and require a 25 percent match from non-Federal sources. Implementation grants under this program provide up to 50 percent Federal cost-share assistance for eligible projects and require a 50 percent match from non-Federal sources.

#### *Great Lakes Restoration Initiative*

The Great Lakes Restoration Initiative (GLRI) is a multiagency Federal effort that targets the most significant environmental problems affecting the Great Lakes, including toxic substances and areas of concern, aquatic invasive species, and nearshore health and nonpoint source pollution. The 2011 version of the GLRI is also intended to address accountability, education, monitoring, evaluation, communication, and partnerships. Funds are allocated strategically to implement both Federal programs and projects initiated by states, tribes, municipalities, universities, and other organizations. Grant funds are awarded competitively to projects which focus on achieving results in the identified target areas. During 2010, a total of \$475 million in Federal funds was appropriated for the GLRI. For 2011, \$300 million has been proposed in the President's budget, with \$40 million of that intended to be distributed through the U.S. Environmental Protection Agency (UESPA) competitive grant program.

#### *Farmers Market Promotional Program*

The Farmers Market Promotion Program (FMPP) is a Federal program administered by the USDA-Agricultural Marketing Service. The FMPP offers grants to help improve and increase the availability of local agricultural products through farmers' markets, roadside stands, community-supported agriculture programs, agri-tourism activities, and other direct producer-to-consumer market opportunities. Agricultural cooperatives, producer networks and associations, local governments, nonprofit organizations, public benefit and economic development corporations, regional farmers' market authorities, and tribal governments are among those eligible to apply.

Approximately \$10 million in FMPP grants are available. The maximum amount awarded for any one proposal cannot exceed \$100,000, and the minimum amount awarded is \$5,000. Matching funds are not required and an applicant that has received an FMPP grant in any year is not eligible to receive funds for the following year's funding cycle, but is eligible to apply for and receive funding after the one-year hiatus.

#### *State and Local Programs*

##### *Soil and Water Resource Management Program*

DATCP administers Wisconsin's Soil and Water Resource Management Program (SWRM) under the provisions of Chapter 92 of the *Wisconsin Statutes* and Chapter ATCP 50 of the *Wisconsin Administrative Code*. The SWRM was developed to support locally-led conservation efforts. Counties are awarded grant funds to pay for

conservation staff and provide landowner cost-sharing to implement their land and water resources management plan. ATCP 50, as revised in April 2009, relates specifically to agricultural programs and it establishes requirements and/or standards for:

- Soil and water conservation on farms,
- County soil and water programs, including land and water resource management plans,
- Grants to counties to support county conservation staff,
- Cost-share grants to landowners for implementation of conservation practices,
- Design certifications by soil and water professionals,
- Local regulations and ordinances, and
- Cost-share practice eligibility and design, construction, and maintenance.

#### *Wildlife Damage and Abatement Claims Program*

This program is a cooperative effort with the County, Wisconsin Department of Natural Resources (DNR), and U.S. Department of Agriculture-Wildlife Services to control damage to agricultural crops caused by deer, geese, turkey, and bear.

#### *Tree, Shrub & Native Prairie Grass/Wildflower Program*

This program offers a variety of pines, hardwoods, shrubs, wildflowers, and native prairie plants to encourage area residents to plant native trees, shrubs and prairies for the purpose of conservation and wildlife enhancement. Each year, the Racine County Land Conservation Department gives landowners the opportunity to purchase these items at a minimal cost.

#### *Wisconsin Department of Natural Resources Targeted Runoff Management and Notice of Discharge Grant Program*

The Targeted Runoff Management (TRM) Grant Program, in operation since 1999, was significantly revised effective January 1, 2011. Targeted Runoff Management Grants are administered under Chapters NR 153 and NR 154 of the *Wisconsin Administrative Code*. These grants provide technical and financial assistance to local governments for managing nonpoint source pollution. Most grants address nonpoint source pollution. Agricultural projects can vary in scale, from small-scale projects addressing a single farm to larger-scale projects that address agricultural sources on a watershed basis.

All TRM grants provide 70 percent cost sharing for construction of management practices, with up to 90 percent cost sharing available for agricultural projects where the farmer qualifies for economic hardship. Large scale TRM projects may also provide limited funding for staff support. Each year, the WDNR establishes caps on grant amounts consistent with available funding.

Chapter NR 153 is also used to administer Notice of Discharge Grants. Notices of Discharge Grants are issued by the WDNR under Chapter NR 243, “Animal Feeding Operations.” WDNR issues Notices of Discharge Grants to small and medium livestock operations that fail to meet Federal point source discharge requirements or that are causing fecal contamination of a drinking water well. In many of these cases, the farmer is required to correct the problem regardless of cost sharing. However, the WDNR may decide to offer a grant to help facilitate site clean-up. Problem sites that are not cleaned up are issued Wisconsin Pollutant Discharge Elimination System permits or referred directly to the Wisconsin Department of Justice for prosecution. The WDNR and DATCP work jointly to address these sites.

#### *Wisconsin Department of Natural Resources Knowles-Nelson Stewardship Program*

The Knowles-Nelson Stewardship Program was established to preserve the State’s most significant land and water resources for future generations and to provide the land base and recreational facilities needed for quality outdoor experiences. The program achieves these goals by funding the acquisition of land and easements for conservation and recreation purposes, developing and improving recreational facilities, and restoring wildlife habitat. The administrative rules for the program are set forth in Chapters NR 50 and NR 51 of the *Wisconsin Administrative Code*. The program provides 50 percent matching grants to local units of government and qualified nonprofit conservation organizations for the acquisition of land and easements.

#### *Wisconsin Coastal Management Program*

The Wisconsin Coastal Management Program (WCMP) is administered by the Department of Administration, Bureau of Intergovernmental Relations. The WCMP is a voluntary State-Federal partnership that works through a council appointed by the Governor to provide policy coordination among State agencies and to award Federal funds to local governments and other entities for the implementation of initiatives related to the management of coastal zones in the State. The program has identified wetlands protection, habitat restoration, public access, land acquisition, nonpoint source pollution control, land use and community planning, natural hazards, and Great Lakes education projects as current priorities. The program also provides assistance to local governments in the management and protection of shorelands, wetlands, and floodplains through zoning and permitting.

#### *Working Lands Initiative*

In 2005, the Department of Agriculture, Trade and Consumer Protection (DATCP) launched the Working Lands Initiative and established a steering committee to develop a consensus vision on managing Wisconsin’s farm and forest lands. The Working Lands Initiative Steering Committee in August 2006 issued a report with a set of recommendations intended to modernize and expand policies and programs affecting Wisconsin farmlands and forests. The report recommended an update to the Wisconsin Farmland Preservation Program, established in 1976, which would include setting a flat per-acre tax credit for landowners instead of basing the credit on

household income and streamlining the process of applying for the program and claiming the tax credits. Proposed changes to the Farmland Preservation Program were included in DATCP's budget request and were enacted as part of the State's 2009-2011 biennial budget. The 2011-2013 biennial budget amended the program to delete the provisions that required a conversion fee to be paid by property owners rezoning parcels out of farmland preservation zoning districts where the community has a State certified farmland preservation zoning ordinance. The present Farmland Preservation Program can be found in Chapter 91, "Farmland Preservation," of the *Wisconsin Statutes*. The updated Farmland Preservation Plan documented in this report was prepared to comply with the requirements of Chapter 91.

#### *Buy Local, Buy Wisconsin Program*

In accordance with Sections 93.45 and 93.48 of the *Statutes*, DATCP may award grants to individuals or organizations to fund projects that are designed to increase the sale of agricultural products grown in Wisconsin which are purchased in close proximity to where they are produced. Specific intents of the program are to create, promote, and support regional food and cultural tourism trails and to promote development of regional food systems through activities such as creating or expanding facilities for the processing or distribution of food for local consumption; creating or supporting networks of producers; and strengthening connections between producers, retailers, institutions, and consumers and nearby producers.

#### *Farm to School Program*

DATCP administers the "farm to school program" in accordance with Section 93.49 of the *Statutes* to connect schools with nearby farms to provide children with locally produced fresh fruits and vegetables, dairy products, and other locally produced foods in school breakfasts, lunches, and snacks; help children develop healthy eating habits; provide nutritional and agricultural education; and improve farmer's incomes and direct access to markets. DATCP provides grants under this program to school districts, in coordination with the Department of Public Instruction, and to nonprofit organizations, farmers, and other entities for the creation and expansion of farm to school programs. DATCP will give preference to proposals that are innovative or that provide models that other school districts can adopt.

#### *Nonprofit Conservation Organizations*

The Kenosha/Racine Land Trust and the Caledonia Conservancy have worked with Racine County and its communities to implement plans for acquiring or otherwise preserving lands with important natural resources and farmlands. The Kenosha/Racine Land Trust was formed in 1993 by a group of Kenosha and Racine County citizens concerned about the loss of natural areas. The land trust is focused on protecting open space and natural areas and identifying and prioritizing the most critical resources in Kenosha and Racine Counties. The land trust owns one property, but mainly holds private easements and monitors conservation subdivisions. The Caledonia Conservancy was founded in 1994 as an effort to protect the Village of Caledonia's network of equestrian trails. In

addition to protecting land, the Conservancy partners with landowners to maintain trails east of the Root River, including trail segments that are owned by the Conservancy and open to the public.

## **RELATIONSHIP BETWEEN THE COUNTY FARMLAND PRESERVATION PLAN AND THE COUNTY COMPREHENSIVE PLAN**

This update of the Racine County farmland preservation plan was prepared within the framework of the Racine County comprehensive plan. The farmland preservation plan update reaffirms the basic goals and policies of the County comprehensive plan related to farmland preservation and provides detailed mapping of farmland preservation areas, refining the mapping of prime agricultural lands and related open space lands set forth in the County comprehensive plan.

Map B-1 in Appendix B shows the farmland preservation areas identified in this County farmland preservation plan update in relation to other planned urban land and other planned open space as recommended in the County comprehensive plan. It should be noted that, in preparing Map B-1, individual urban land use categories shown on the comprehensive plan—residential, commercial, industrial, and governmental/institutional—were combined and shown as “existing and planned urban uses.” Similar community-level maps are presented for the Towns of Burlington and Waterford and the Village of Mt. Pleasant in Appendix B.

## **HIGH PRIORITY POLICIES AND PROGRAMS**

In Section 66.1001(2)(i) of the *Statutes*, the State comprehensive planning law requires that comprehensive plans include a compilation of policies and programs, in a specified sequence, to implement the recommendations of the comprehensive plan. This requirement applies to this update of the County farmland preservation plan, since it is intended to be adopted as part of the County comprehensive plan. To fulfill this requirement, the Racine County Farmland Preservation Plan Advisory Committee reviewed the policies and programs developed for the farmland preservation plan and established a priority ranking for their implementation. Most of the policies and programs related to farmland preservation were previously identified in the comprehensive plan. The highest priority policies and programs are as follows:

- Protect farmland identified as farmland preservation areas in the Racine County farmland preservation plan. Such land should be preserved for agriculture use, with residential development generally limited to no more than one dwelling unit per 20 acres in the Village of Mt. Pleasant and no more than one dwelling unit per 35 acres in the Towns of Burlington and Waterford.
- For agricultural lands not identified as farmland preservation areas, encourage the continuation of agricultural uses. In particular, the plan seeks to preserve, insofar as practicable, the most productive soils within these areas, namely NRCS capability Class I, Class II, and Class III soils. This could be in the form of traditional

agricultural use or alternative agricultural uses such as smaller hobby farms or specialty farms including community supported agricultural operations.

- Implement strategies regarding soil sustainability and sedimentation as recommended in *Racine County Land and Water Resource Management Plan, 2013-2022 – 2<sup>nd</sup> Revision*, and subsequent updates.
- Enforce the land and water management standards required of participants in the Wisconsin Farmland Preservation Program (FPP).
- Encourage the use of Best Management Practices (BMPs) by farmers.
- Consider the establishment of an Agricultural Enterprise Area(s) containing contiguous lands devoted primarily to agricultural use. An AEA would be part of a broader strategy to protect farmland and promote agriculture and agricultural-related development.
- Encourage development to occur in areas outside of environmental corridors, isolated natural resource areas, natural areas, floodplains, wetlands, and critical species habitat sites in Racine County.
- Implement strategies regarding the preservation and protection of environmental corridors, natural areas, and critical species habitat sites recommended in the County land and water resource management plan, and the Racine County park and open space plan, including updates to the plans.
- Encourage the use of conservation subdivision design concepts with attendant stewardship plans in rural- and suburban-density residential development to the extent practicable.<sup>9</sup> In general, in conservation subdivisions, at least 50 percent of the development parcel should be permanently maintained in open space use, in order to preserve existing farmland and natural resource features.
- Encourage concentrated urban and infill development within urban (sewer) service areas to minimize the conversion of farmland to urban uses.
- Encourage new housing to occur at urban densities in urban (sewer) service areas, thereby reducing the loss of farmland in rural areas of the County.
- Support economic initiatives to ensure that farming remains viable in Racine County, including agri-tourism, and direct marketing of farm products.
- Provide a balanced system of transportation options for the movement of agricultural goods and services in the County, Region, State, and Nation.

\* \* \* \* \*

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<sup>9</sup> *This recommendation is most applicable to nonfarm residential development that may be accommodated outside the identified farmland preservation areas. Conservation subdivisions could potentially be used to accommodate limited nonfarm residential development in the identified farmland preservation areas provided that the farmland zoning includes conditional use provisions for nonfarm residential cluster development consistent with Section 91.46(2) of the Wisconsin Statutes.*

**Table IV-1**

**FARMLAND PRESERVATION AREAS IN RACINE COUNTY: 2035**

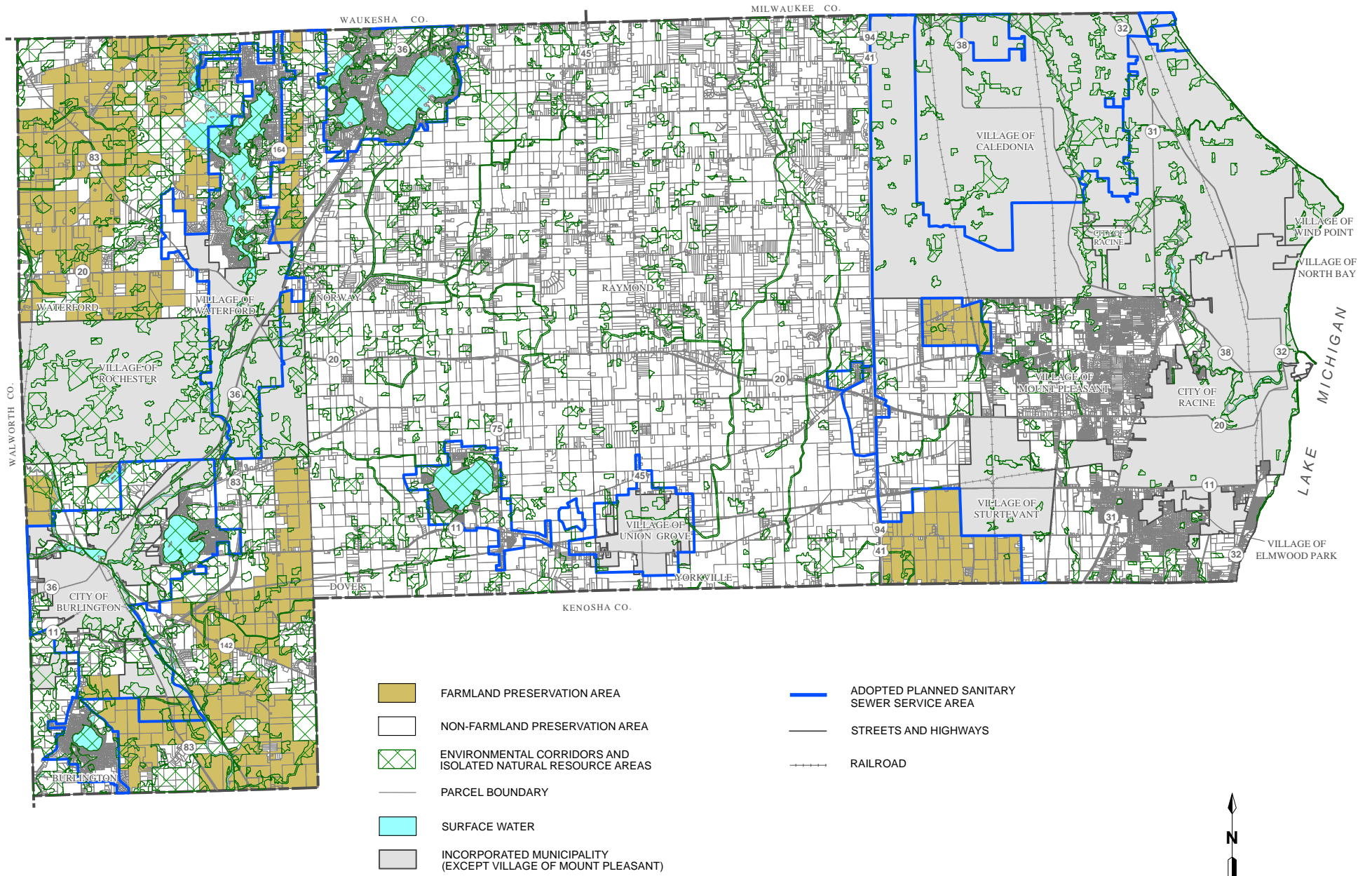
Community	Farmland Preservation Area (Acres)	Environmental Corridors <sup>a</sup> within Farmland Preservation Areas (Acres)	Total (Acres)
Town of Burlington .....	6,910	1,490	8,400
Town of Waterford .....	7,980	1,826	9,806
Village of Mt. Pleasant .....	3,193	113	3,306
Racine County	18,083	3,429	21,512

<sup>a</sup>Includes primary environmental corridors, secondary environmental corridors, isolated natural resource areas, and associated surface water.

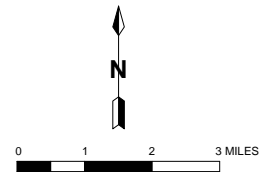
Source: Racine County and SEWRPC.

Map IV-1

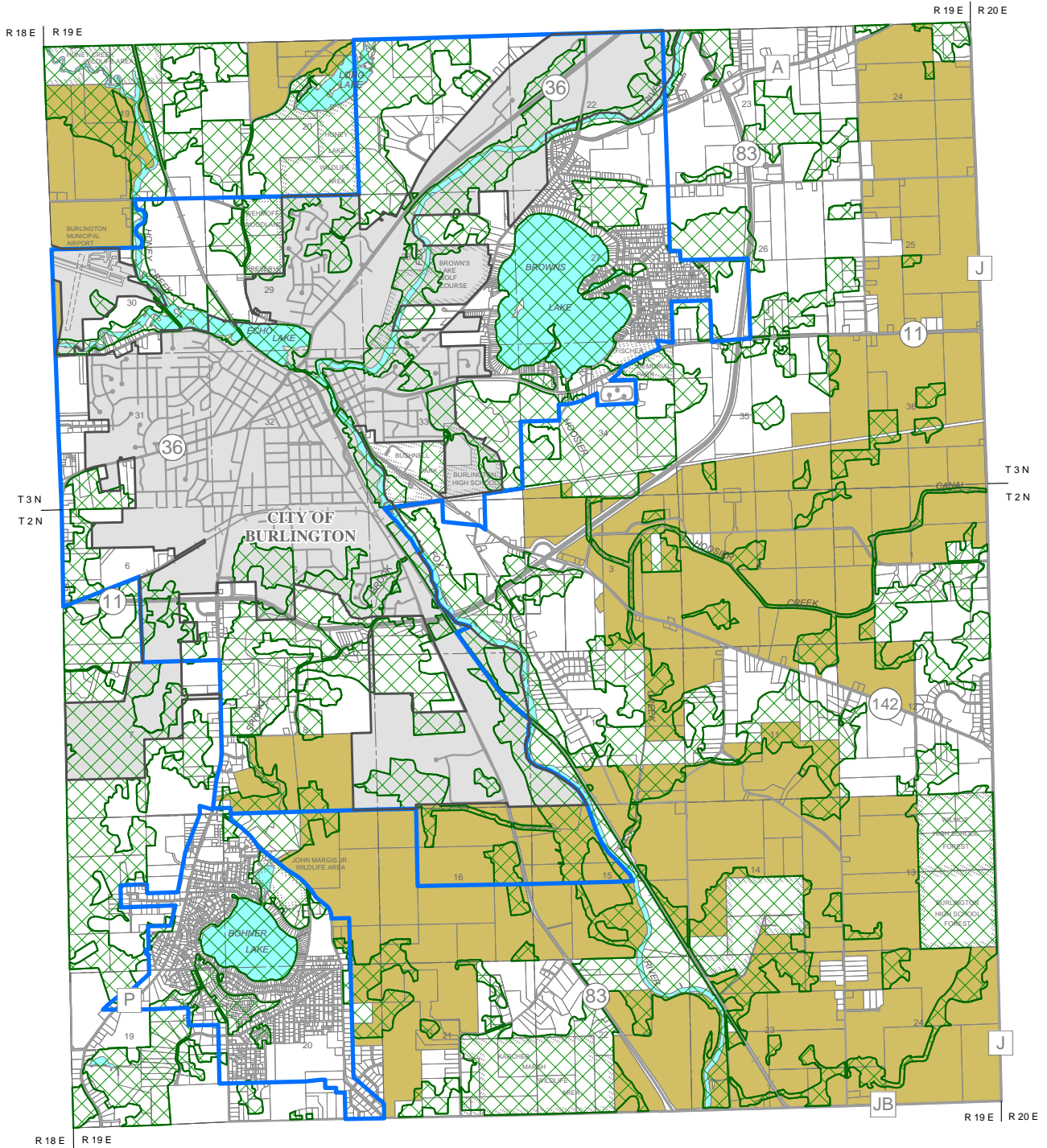
FARMLAND PRESERVATION AREAS FOR RACINE COUNTY: 2035



Source: SEWRPC.

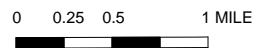


**Map IV-2  
FARMLAND PRESERVATION AREAS FOR THE TOWN OF BURLINGTON: 2035**

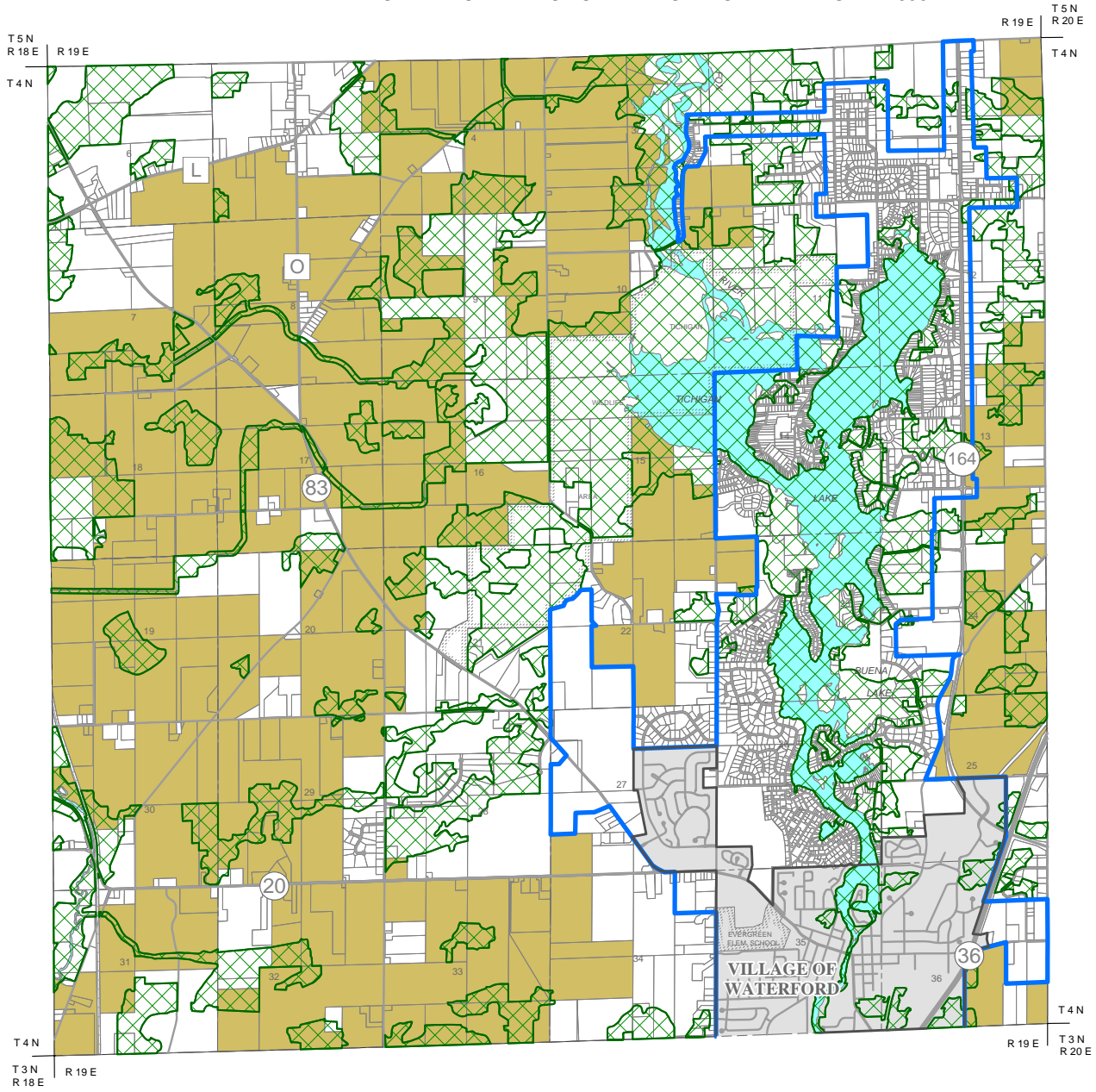


- FARMLAND PRESERVATION AREA
- NON-FARMLAND PRESERVATION AREA
- ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PARCEL BOUNDARY
- SURFACE WATER
- INCORPORATED MUNICIPALITY
- ADOPTED PLANNED SANITARY SEWER SERVICE AREA
- STREETS AND HIGHWAYS
- RAILROAD

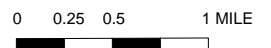
Source: SEWRPC.



**Map IV-3  
FARMLAND PRESERVATION AREAS FOR THE TOWN OF WATERFORD: 2035**

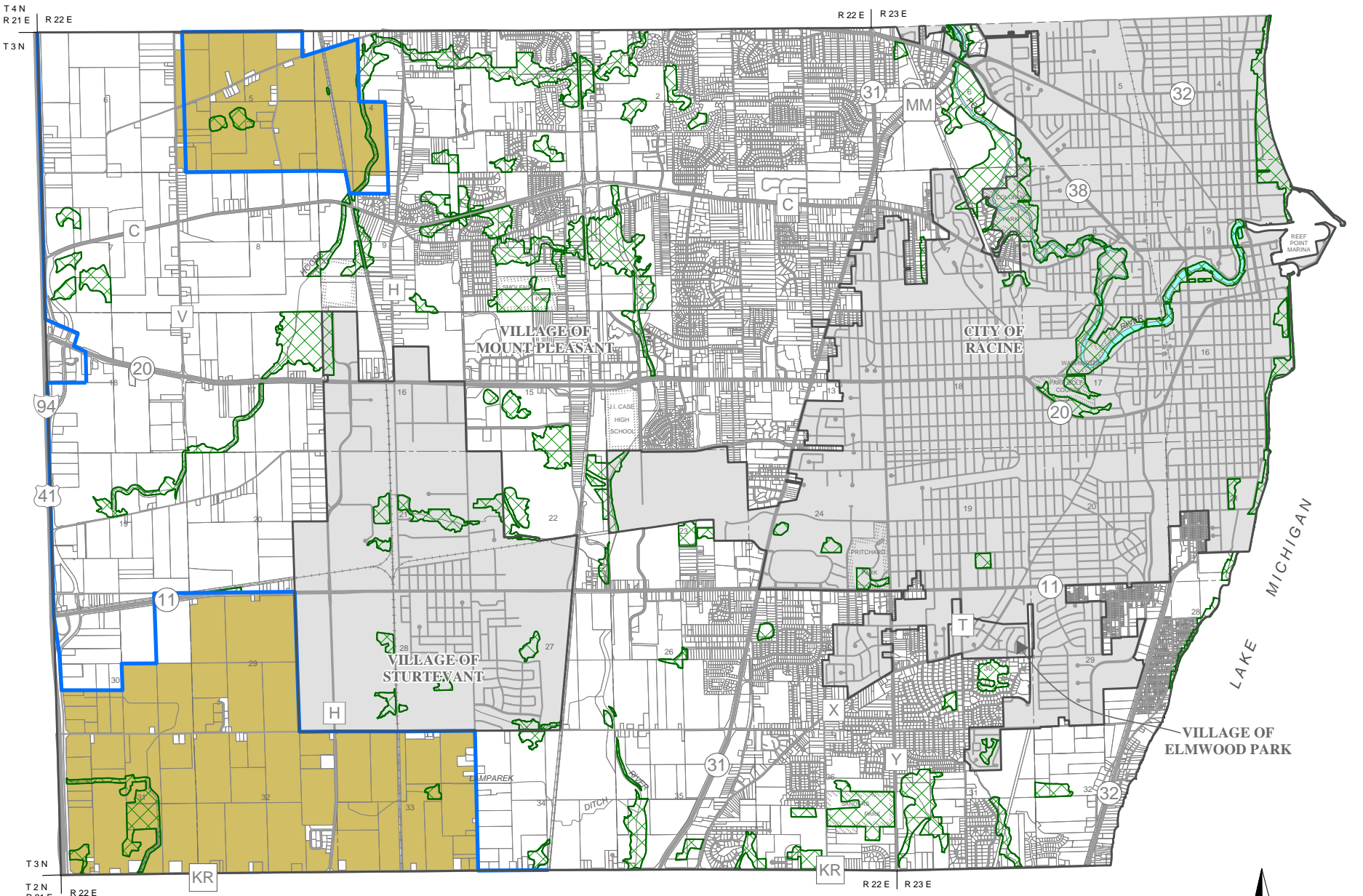











- FARMLAND PRESERVATION AREA
- NON-FARMLAND PRESERVATION AREA
- ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PARCEL BOUNDARY
- SURFACE WATER
- INCORPORATED MUNICIPALITY
- ADOPTED PLANNED SANITARY SEWER SERVICE AREA
- STREETS AND HIGHWAYS
- RAILROAD



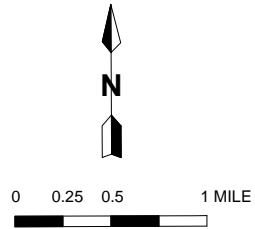
Source: SEWRPC.

Map IV-4  
**FARMLAND PRESERVATION AREAS FOR THE VILLAGE OF MOUNT PLEASANT: 2035**



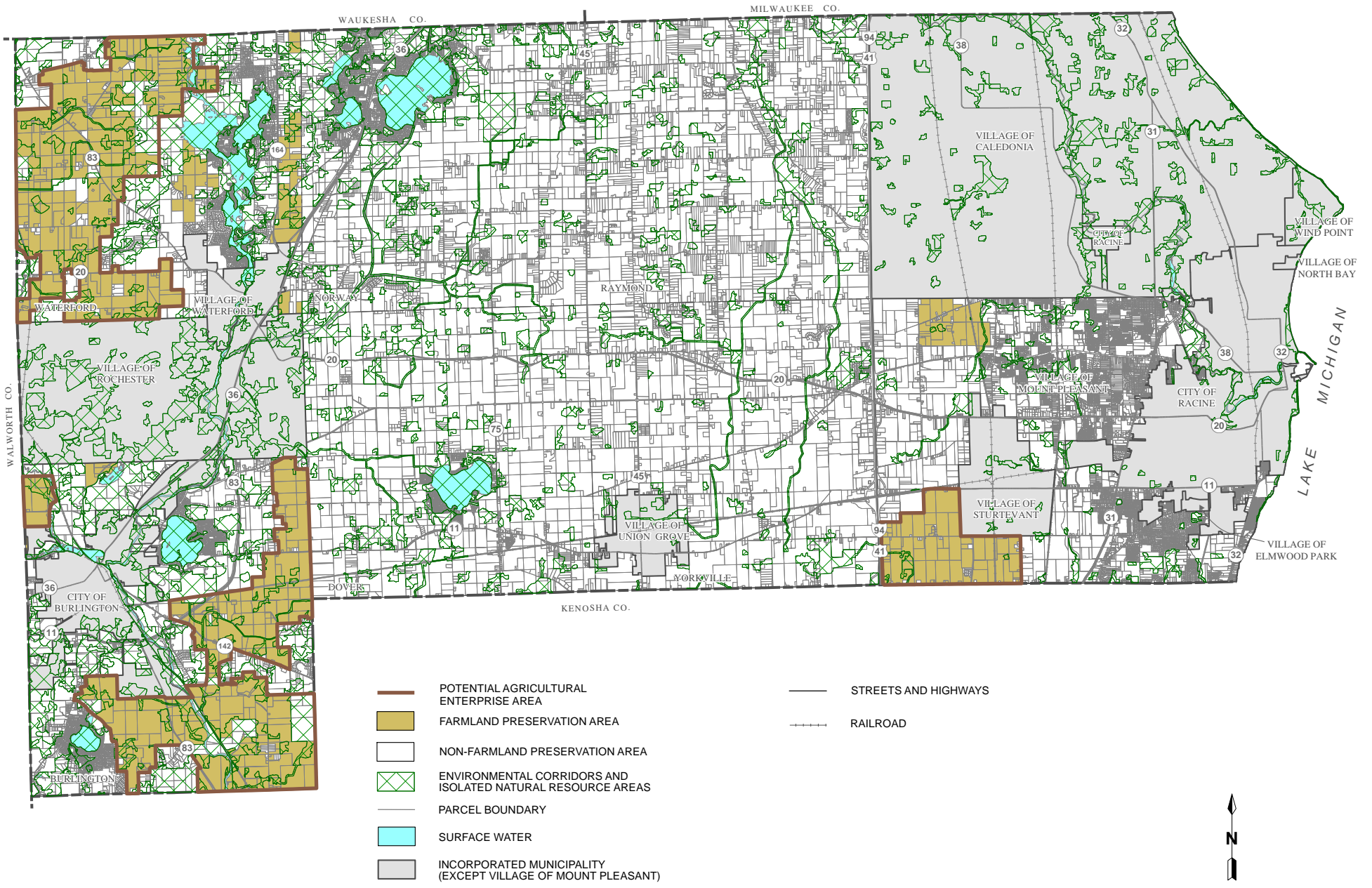
- |   |   |   |                           |   |   |
|---|---|---|---------------------------|---|---|
|  | FARMLAND PRESERVATION AREA                                  |  | PARCEL BOUNDARY           |  | ADOPTED PLANNED SANITARY SEWER SERVICE AREA |
|  | NON-FARMLAND PRESERVATION AREA                              |  | SURFACE WATER             |  | STREETS AND HIGHWAYS                        |
|  | ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS |  | INCORPORATED MUNICIPALITY |  | RAILROAD                                    |










Source: SEWRPC.



Map IV-5

POTENTIAL AGRICULTURAL ENTERPRISE AREAS IN RACINE COUNTY



-  POTENTIAL AGRICULTURAL ENTERPRISE AREA
-  FARMLAND PRESERVATION AREA
-  NON-FARMLAND PRESERVATION AREA
-  ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
-  PARCEL BOUNDARY
-  SURFACE WATER
-  INCORPORATED MUNICIPALITY (EXCEPT VILLAGE OF MOUNT PLEASANT)
-  STREETS AND HIGHWAYS
-  RAILROAD

Source: SEWRPC.

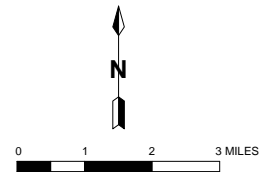
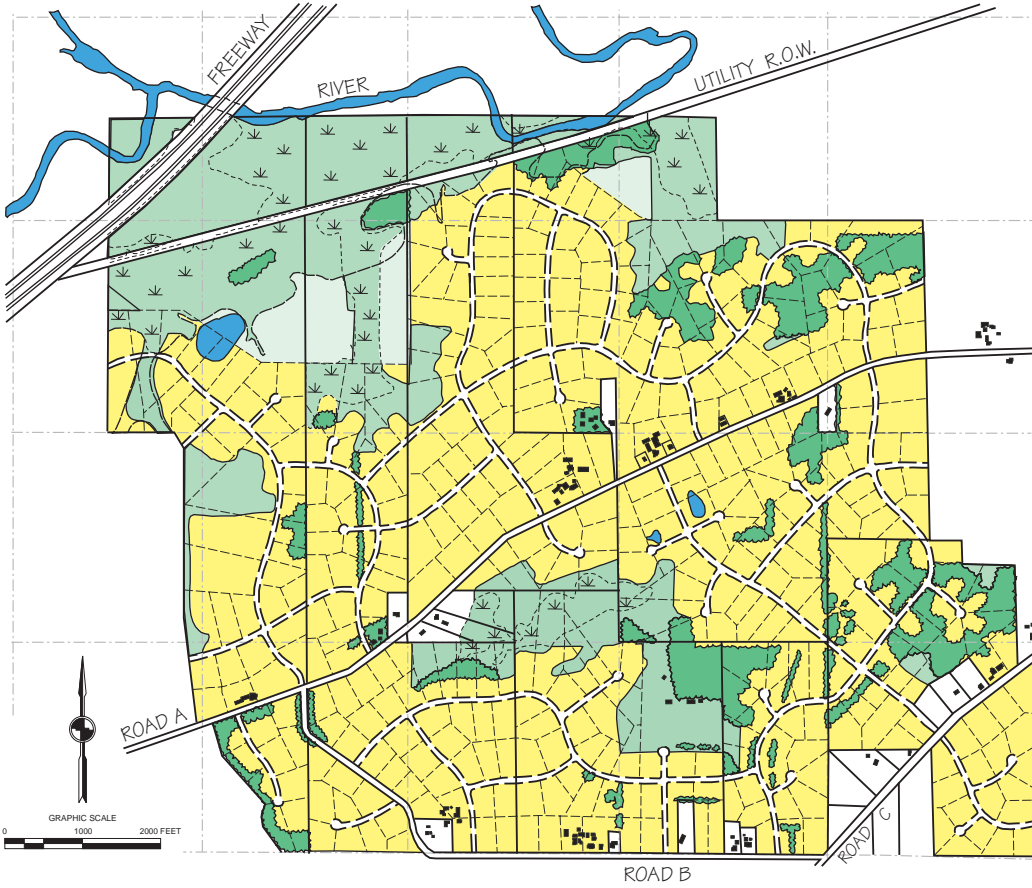














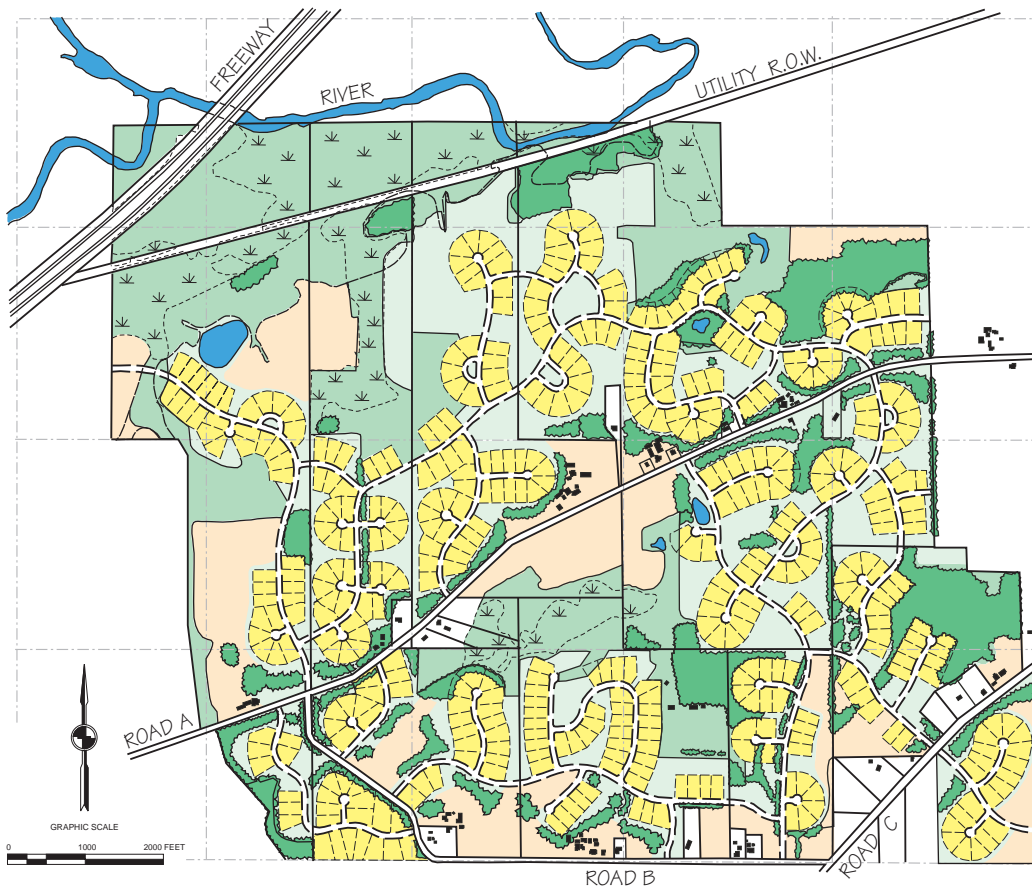
Figure IV-1

COMPARISON OF CONVENTIONAL AND CONSERVATION SUBDIVISION DESIGNS



A-1. CONVENTIONAL SUBDIVISION DESIGN

-  PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND ISOLATED NATURAL RESOURCE AREAS
-  OTHER COMMON OPEN SPACE
-  WOODLANDS AND HEDGEROWS AND LANDSCAPED BUFFERS
-  100-YEAR RECURRENCE INTERVAL FLOODPLAIN
-  WETLANDS
-  SURFACE WATER
-  EXISTING HIGHWAY OR STREET RIGHT-OF-WAY
-  EXISTING PROPERTY LINE
-  EXISTING STRUCTURES
-  PROPOSED LOT AREA
-  PROPOSED STREET RIGHT-OF-WAY
-  PROPOSED PROPERTY LINE



A-2. CONSERVATION SUBDIVISION DESIGN














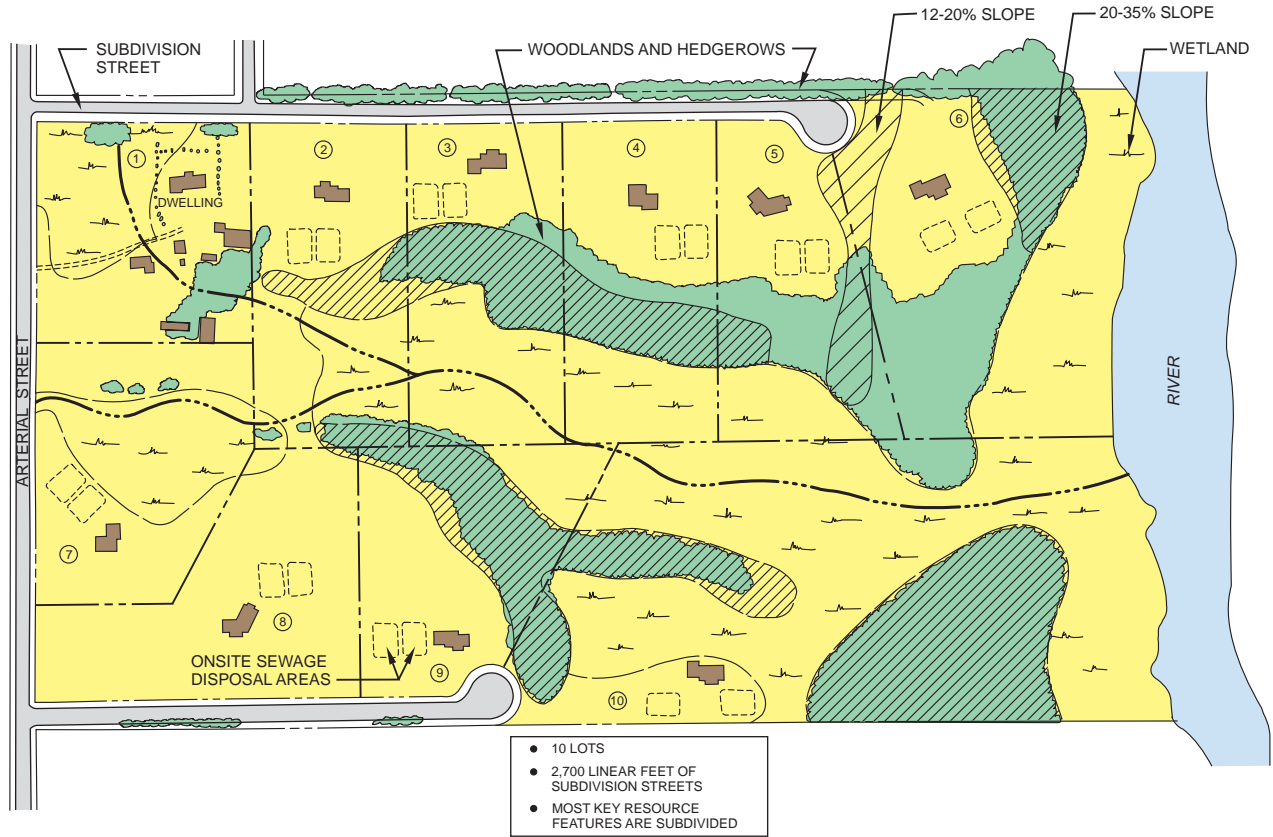
-  PRIMARY ENVIRONMENTAL CORRIDOR, SECONDARY ENVIRONMENTAL CORRIDOR, AND ISOLATED NATURAL RESOURCE AREAS
-  OTHER OPEN SPACE TO BE PRESERVED
-  PRESERVED FARMLAND
-  WOODLANDS AND HEDGEROWS
-  100-YEAR RECURRENCE INTERVAL FLOODPLAIN
-  WETLANDS
-  SURFACE WATER
-  EXISTING HIGHWAY OR STREET RIGHT-OF-WAY
-  EXISTING PROPERTY LINE
-  EXISTING STRUCTURES
-  PROPOSED LOT AREA
-  PROPOSED STREET RIGHT-OF-WAY
-  PROPOSED PROPERTY LINE

Figure IV-1 (continued)

B-1. CONVENTIONAL SUBDIVISION DESIGN



B-2. CONSERVATION SUBDIVISION DESIGN

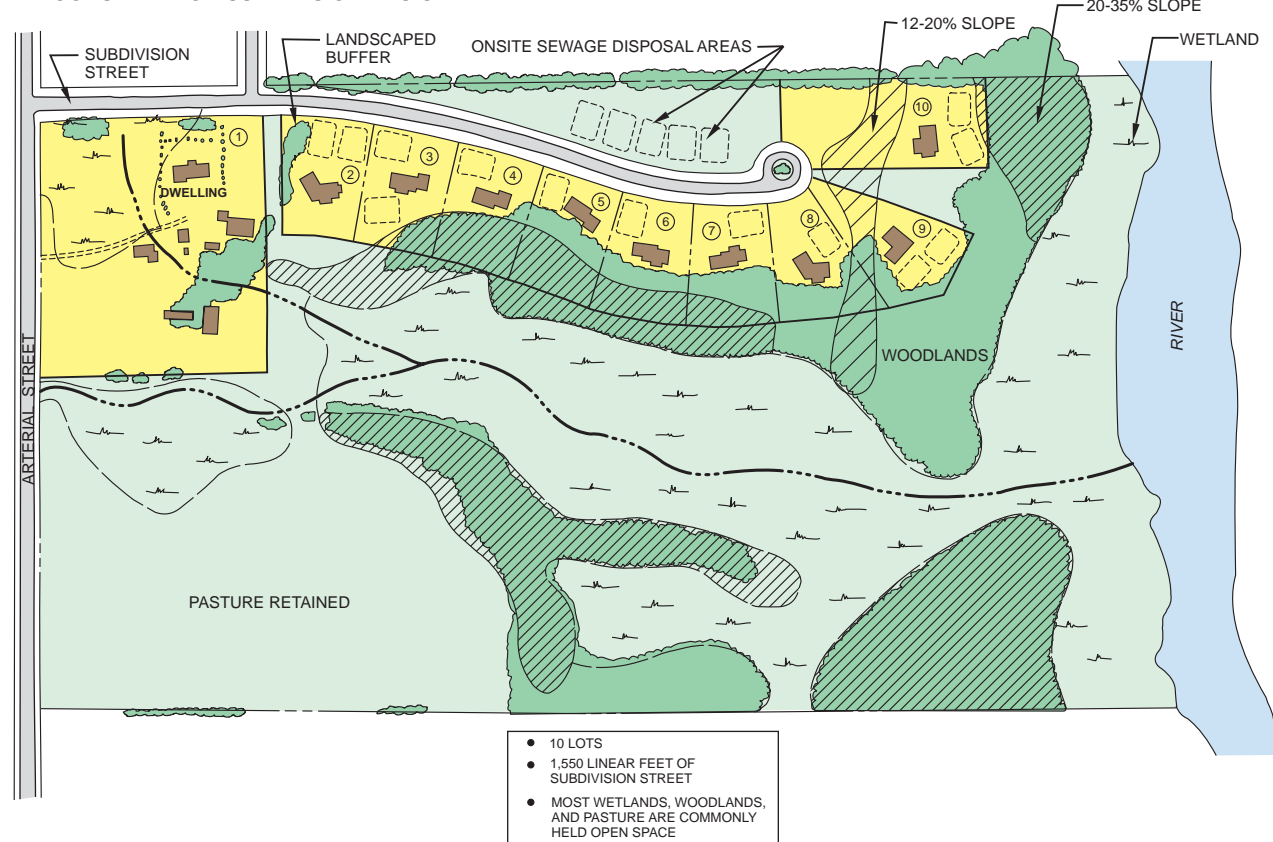
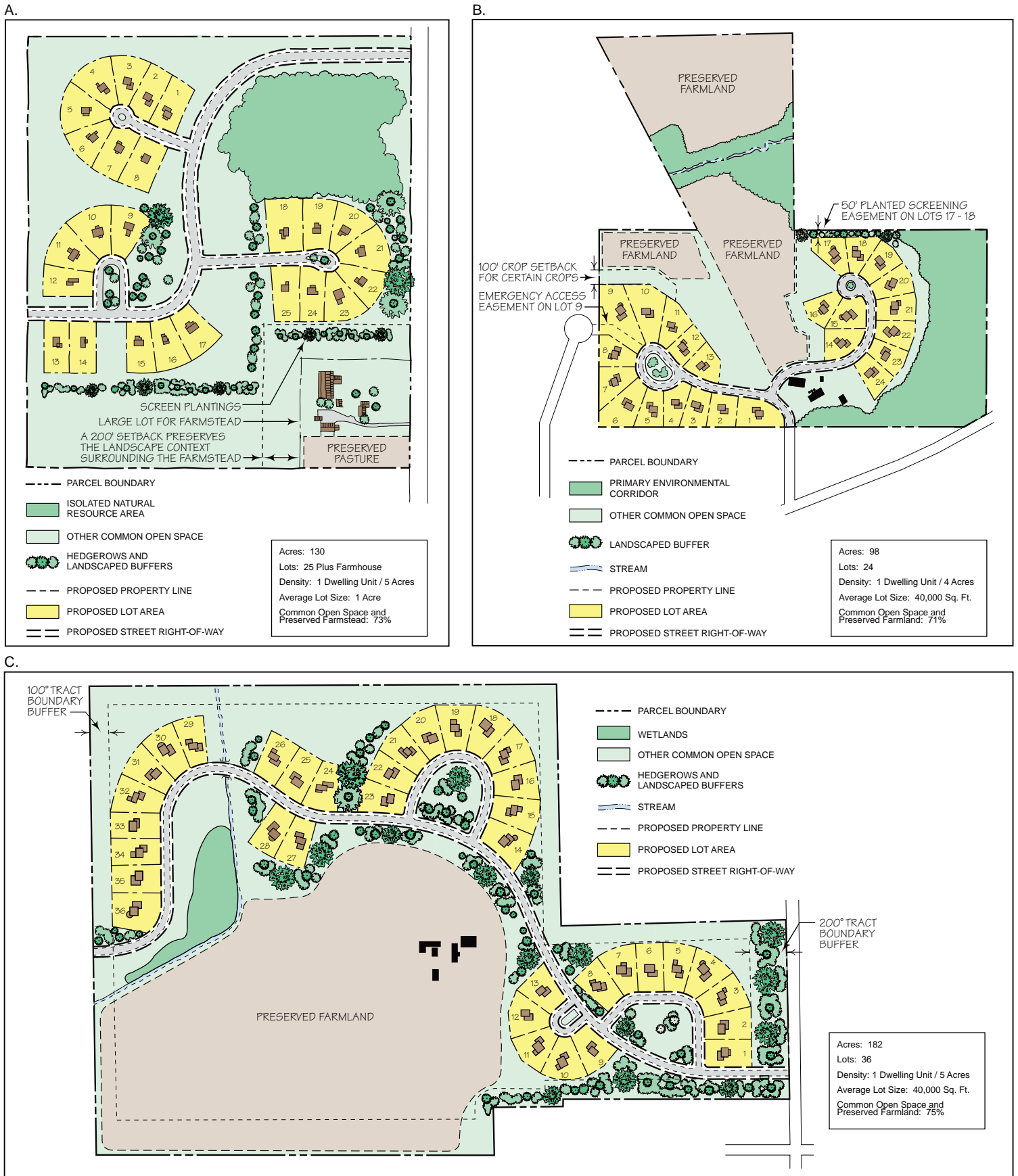


Figure IV-2

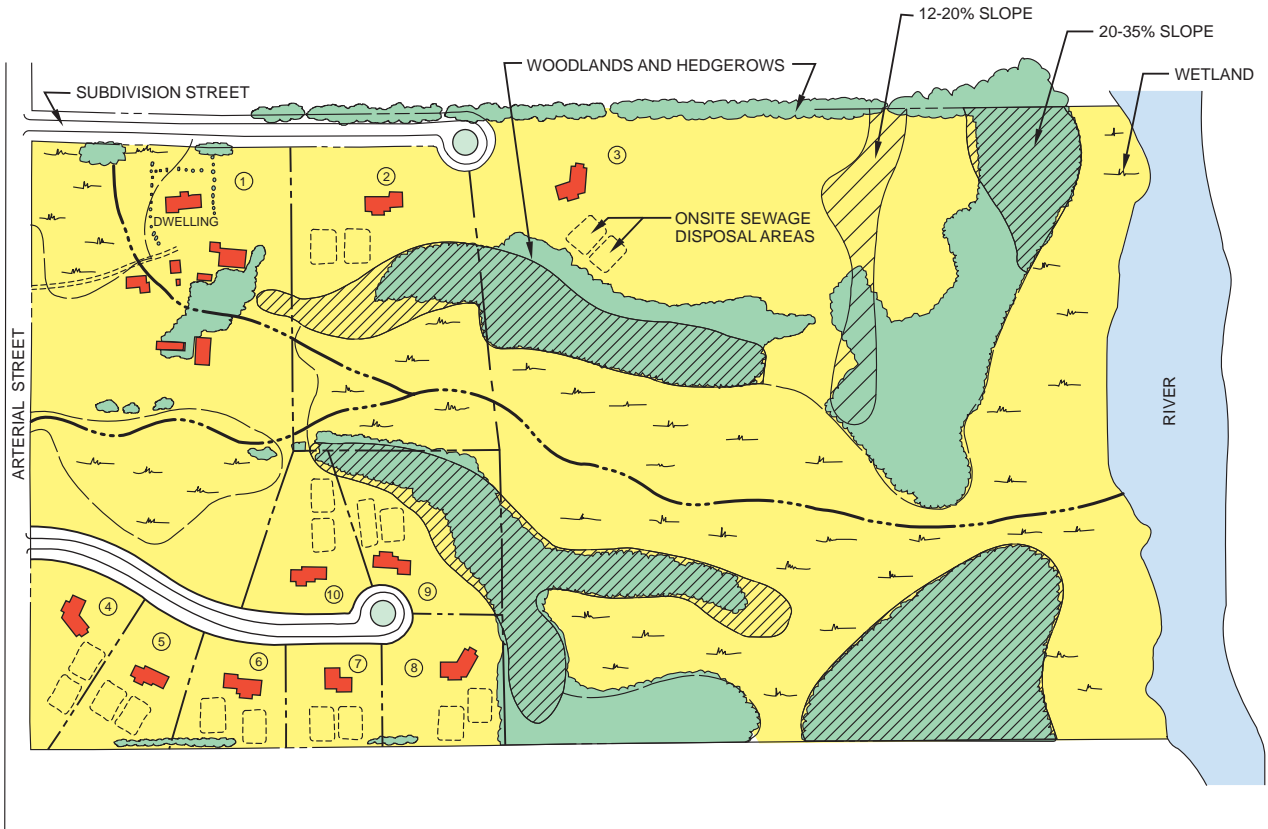
CONSERVATION SUBDIVISION DESIGNS WITHIN AGRICULTURAL AREAS



Source: SEWRPC.

Figure IV-3

EXAMPLE OF LOT AVERAGING



- 10 LOTS
- 1,700 LINEAR FEET OF SUBDIVISION STREETS
- MOST NATURAL FEATURES ARE PRESERVED

Source: SEWRPC.

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SEWRPC Community Assistance Planning Report No. 46 (2<sup>nd</sup> Edition)  
A FARMLAND PRESERVATION PLAN FOR RACINE COUNTY

## Chapter V

# SUMMARY

### INTRODUCTION

In 2009, the Wisconsin Legislature enacted Wisconsin Act 28, which repealed and recreated the Wisconsin Farmland Preservation Program set forth in Chapter 91 of the *Wisconsin Statutes*, and related tax credits under subchapter IX of Chapter 71 of the *Statutes*. The new program, which is also referred to as the “Working Lands Initiative,” created new tools to help identify and preserve important farmland. The law also requires counties to update their farmland preservation plans. The Racine County farmland preservation plan adopted in 1982 must be updated and recertified by the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) by the end of 2013, under an extension approved by DATCP, to maintain eligibility for farmers to receive tax credits under the State Farmland Preservation Program. With assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC), Racine County in conjunction with cooperating local governments has prepared this updated farmland preservation plan to meet the requirements set forth in Chapter 91 of the *Statutes*. The Racine County Farmland Preservation Plan Advisory Committee was formed to help guide the planning work and to encourage public participation throughout the process. This new County farmland preservation plan updates and replaces the plan adopted by the Racine County Board of Supervisors in 1982.

The intent of the original farmland preservation program was to encourage farmland preservation by providing tax credits to eligible farmland owners who voluntarily chose to enter into an agreement with the State through farmland preservation agreements, or through the enactment of exclusive agricultural zoning by the local government in which the land is located. The new Wisconsin Farmland Preservation Program provides landowners the opportunity to continue to claim farmland preservation tax credits through zoning or through agreements with DATCP for areas within Agricultural Enterprise Areas (AEAs). The new State program also includes a process for establishing AEAs and created a Purchase of Agricultural Conservation Easements (PACE) Program.

Agriculture is an important part of the County's economy and, due to changes in agricultural practices as well as the demand for new agricultural products and technologies, there is potential growth for agricultural industries and supporting businesses. In addition to its impact on the economy, farmland preservation is considered important to providing scenic beauty, preserving natural ecological systems, producing fresh locally-grown produce, and preserving the rural character and lifestyle in much of the County. Agriculture continues to be a vital element of Racine County's economic, cultural, and ecological landscape. The new farmland preservation plan will help retain these values, providing a foundation and guide for many preservation methods and tools that can be utilized by County and local governments and nonprofit conservation organizations to protect farmlands.

## **PLANNING COMMITTEE AND PROCESS**

The new County farmland preservation plan was prepared under the guidance of the Racine County Farmland Preservation Plan Advisory Committee as established by the Racine County Executive. The Racine County Farmland Preservation Plan Advisory Committee recommendations were forwarded to the Racine County Economic Development and Land Use Planning Committee and to the County Board of Supervisors for their consideration. The farmland preservation plan presented in this report was developed through a process intended to meet all of the planning requirements set forth in the State farmland preservation law.

### **Public Participation**

For any planning process, it is good practice to provide opportunities for the public to become acquainted with the planning process and to solicit public involvement in the development of plan recommendations. To ensure community involvement, a public participation plan (PPP) for the preparation of this farmland preservation plan was adopted by the Racine County Board of Supervisors in December 2012, and is presented in Appendix A of this report. The PPP outlines a series of outreach efforts and public participation sessions designed to gain input from County farmers as well as residents and business owners throughout the farmland preservation planning process. Throughout the planning process, the active participation and input of citizens, farmers, landowners, County and local government officials, and interest groups were essential for identifying important issues and preparing a farmland preservation plan with realistic goals.

## **INVENTORY AND ANALYSIS**

The first step in the planning process involved the collection and collation of basic information on the agricultural resource base, the natural resource base, the man-made environment of Racine County. Such data is needed for identifying farmland preservation areas and designing a plan to achieve long-term preservation. Inventory data

assembled for and considered in the planning process is presented in Chapter II of this report. The types of data presented in Chapter II include the following:

- Soils including information on agricultural soil capability and hydric soils
- Agricultural resources and activity including information on existing agricultural lands; trends in major crops, agricultural products, and commodity sales; agricultural business and support services; and farmland drainage districts
- Natural resources including individual components of the natural resource base (e.g., wetlands, woodlands, and surface water) and environmental corridors, which contain concentrations of natural resource and resource-related features
- Existing land use and historic development trends
- Existing transportation facilities and utilities
- Community facilities and services
- Existing regional, county, and local plans that affect or relate to agricultural land preservation
- Existing zoning and other land use regulations
- Existing and projected population, household, and employment levels

## **GOALS, OBJECTIVES, POLICIES, AND PROGRAMS**

As part of the farmland preservation planning process, a set of planning goals and objectives, along with supporting policies and programs, were formulated and are presented in Chapter III of this report. The goals and objectives help provide an overall framework for the preparation of the Racine County farmland preservation plan. In addition, key land use issues related to preserving farmland are also identified. The goals, objectives, policies, and programs for the updated farmland preservation plan are based largely on those prepared and developed under the agricultural, natural, and cultural resources element and other elements of the adopted multi-jurisdictional comprehensive plan for Racine County. The Racine County Farmland Preservation Plan Advisory

Committee refined the comprehensive plan goals, objectives, policies, and programs, as appropriate, based on the information presented in this report.

## **FARMLAND PRESERVATION PLAN**

The farmland preservation plan presented in Chapter IV seeks to retain, in essentially rural uses, the most productive farming areas of Racine County. The plan also seeks to discourage incompatible urban uses in agricultural and environmentally significant areas, and recommends that intensive urban development occur only in the planned sewer service areas of the County. In addition, the plan outlines the actions which should be taken by various units and agencies of government to help implement the plan, and describes program priorities associated with implementing the farmland preservation plan.

Since the adoption of the County farmland preservation plan in 1982, the County has experienced a substantial conversion of farmlands and other open lands to urban uses. Despite that trend, the County still consists of significant amounts of farmland and environmentally sensitive areas. Future population and employment increases may be expected to result in the conversion of additional land in the County from rural to urban uses, which will have an impact on remaining agricultural and other open lands. Urban development and preserving agricultural and other open lands can be managed through proper planning.

### **Farmland Preservation Areas and Zoning**

In accordance with Section 91.10(1)(d) of the *Wisconsin Statutes*, a county farmland preservation plan must clearly identify areas that the county plans to preserve for agricultural and agricultural-related uses. Farmland preservation areas may include undeveloped natural resource and open space lands, but may not include any areas that are planned for nonagricultural development within 15 years after the date on which the plan is adopted, in accordance with the *Statutes*. Criteria for identifying farmland preservation areas (FPAs) were developed as part of the planning process. Parcels in Racine County must meet all of the following criteria to be eligible for inclusion as a farmland preservation area:

1. Are predominantly in active agriculture, agricultural accessory, agricultural-related, or natural resource use;
2. Are planned to support a predominance of agricultural, agricultural accessory, agricultural-related, or natural resource uses for 15 years or more from the time of plan adoption (generally, lands located outside of adopted planned sewer service areas);

3. Include areas of productive soils, with at least 50 percent of the parcel covered by soils which meet the U.S. Department of Agricultural, NRCS, standards for “National Prime Farmlands” (Class I and II soils) or “Farmlands of Statewide Significance” (Class III soils);
4. Are located in a block of similar parcels which together encompass at least 100 acres;
5. Are identified as prime agricultural land/area or agricultural preservation on planned land use maps in town and village plans adopted as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035; and
6. Are currently zoned for agricultural preservation.

FPAs for Racine County are shown on Map IV-1 in Chapter IV and encompass about 21,500 acres, or about 10 percent of the County. Consistent with State guidelines, FPAs include lands in agricultural or agricultural-related uses, as well as undeveloped natural resource and open space areas. Undeveloped natural resource areas consisting of environmental corridors located within farmland preservation areas encompasses about 3,400 acres, or about 16 percent of the FPAs. FPAs have been identified in the Towns of Burlington and Waterford and in the Village of Mt. Pleasant. Uses within farmland preservation areas are set forth in Chapter 91 of the *Statutes*, and include crop production; keeping livestock; beekeeping; nursery, sod, and Christmas tree production; floriculture; fur farming; forest management; and land enrolled in a Federal or State agricultural land conservation or agricultural commodity payment program. Agricultural-related uses such as agricultural equipment dealerships and storage and processing facilities for agricultural products are also listed as allowable uses in Chapter 91.

One of the most effective tools available to local governments to preserve farmland is zoning. Section 91.44 of the *Wisconsin Statutes* specifies standards for farmland preservation zoning which must be met to obtain State certification of that zoning for purposes of the amended Wisconsin Farmland Preservation program. A certifiable farmland preservation district must limit land use to agricultural uses; specified accessory uses (including farm residences); specified agriculture-related uses; and very limited nonfarm residential development. Certifiable farmland preservation zoning must be substantially consistent with a county farmland preservation plan. Land included in a farmland preservation zoning district must be included in a farmland preservation area identified in the farmland preservation plan. The designated farmland preservation areas in the Towns of Burlington and Waterford are in the A-1 General Farming District of the Racine County zoning ordinance, while the designated farmland preservation areas in the Village of Mt. Pleasant are in the AG Agriculture District of the Village zoning ordinance.

### **Other Agricultural Lands**

In addition to the identification and location of farmland preservation areas, there are large farming areas in certain other communities in the County. Even though there are large areas of agricultural land having productive agricultural soils (largely Class II and Class III soils), the governing bodies of these communities have historically chosen to try to preserve their agricultural resources without specifically identifying farmland preservation areas in their local land use plans and without applying farmland preservation zoning. These local governments reaffirmed local policies along these lines in their recently completed comprehensive plans.

### **Plan Implementation Programs and Measures**

In addition to zoning, a variety of other programs and measures exist that may contribute to the preservation of agricultural resources in Racine County. Some of these pertain to the identified farmland preservation areas and are linked to the State Farmland Preservation program, while others pertain more broadly to agricultural areas throughout the County. Chapter IV of this report also provides a description of a number of Federal, State, and local programs and measures that are available to help implement this farmland preservation plan.

### **Potential Agricultural Enterprise Areas**

The new farmland preservation law authorizes DATCP to designate by administrative rule certain lands as Agricultural Enterprise Areas (AEA) to foster agriculture in specific geographical areas. DATCP defines an AEA as a contiguous land area devoted primarily to agricultural use and locally targeted for agricultural preservation and agricultural development. Designation as an AEA is voluntary, with those who elect to participate being eligible for greater tax benefits. Once an area is officially designated as an AEA, eligible farmers owning land within the area may enter into a farmland preservation agreement with the State. This enables the landowners to receive tax credits in exchange for agreeing to keep their land in agricultural use for at least 15 years. The program allows for a minimum of five individual farm owners to submit a petition for consideration with the support of their local government. There currently is no minimum size for an AEA, but state law requires DATCP to give higher priority to any AEA application that contains at least 1,000 contiguous acres. As shown on Map IV-5 in Chapter IV, AEAs could potentially be established in Racine County in the Town of Burlington, the Town of Waterford, and the Village of Mt. Pleasant.

### **Relationship Between the County Farmland Preservation Plan and the County Comprehensive Plan**

Section 91.10(2) of the *Statutes* requires that, if a county has a comprehensive plan, the county shall include the farmland preservation plan in its comprehensive plan and ensure that the farmland preservation plan is consistent with the comprehensive plan. This updated Racine County farmland preservation plan was prepared as part of, and as an amendment to, the adopted Racine County comprehensive plan.

This farmland preservation plan update reaffirms the basic goals and policies of the County comprehensive plan related to farmland preservation and provides detailed mapping of farmland preservation areas, refining the mapping of prime agricultural lands and related open space lands set forth in the County comprehensive plan. The farmland preservation areas for Racine County are shown in Appendix B (Map B-1). The map depicts FPAs in relation to primary environmental corridors, secondary environmental corridors, isolated natural resource areas, existing and planned urban land uses, open space and recreational land uses, and rural and agricultural land uses outside FPAs—providing a general overview of farmland preservation in relation to other land uses and natural resources in the County, as recommended in the County comprehensive plan.

### **High Priority Policies and Programs**

The State comprehensive planning law requires that comprehensive plans and all plan components, including the farmland preservation plan, provide a compilation of policies and programs, in a specified sequence, to implement the recommendations of the comprehensive plan, per Section 66.1001(2)(i) of the *Statutes*. To fulfill this requirement, the Racine County Farmland Preservation Plan Advisory Committee reviewed the policies and programs developed for the farmland preservation plan and established a priority ranking for their implementation. Most of the policies and programs related to farmland preservation were previously identified in the County comprehensive plan.

## **PLAN REVIEW AND ADOPTION**

In accordance with the public participation plan described earlier, a preliminary draft of the Racine County farmland preservation plan was presented for public review and comment at public informational meetings in the County, the meetings being held on June 4 and June 6, 2013. Relatively minor revisions to the plan were made in response to the public input from these meetings. The plan was subsequently approved by the Racine County Farmland Preservation Plan Advisory Committee.

*[Text will be added to the final report indicating the results of the following steps that are required to complete the planning process:*

*Review of the preliminary plan by DATCP for compliance with the State farmland preservation plan requirements and possible revision of the plan as appropriate in response to DATCP's review comments.*

A public hearing on the plan was held at a meeting of the Racine County Economic Development and Land Use Planning Committee (EDLUPC) on November 18, 2013. No objections to the plan were expressed at the hearing

and no revisions were necessary as a result of the hearing. Following the public hearing, the EDLUPC approved a resolution for adoption of the plan to be forwarded to the Racine County Board for their consideration.

The Racine County farmland preservation plan was adopted by the Racine County Board on December 10, 2013. A copy of the County Board resolution to adopt the plan is included in Appendix C.

Following publication of the plan report, the plan will be adopted by ordinance as a formal amendment to the Racine County comprehensive plan.

### **Plan Amendment Procedure**

Section 91.10(3) of the *Statutes* requires a county to follow the procedures outlined in Section 66.1001(4), the comprehensive planning law, when amending, as well as adopting, a farmland preservation plan. These adoption and amendment procedures are summarized in Chapter XV (Implementation Element) of the Racine County comprehensive plan. Any amendment to this farmland preservation plan requires a review and recertification of the farmland preservation plan by DATCP, which involves a timeframe not to exceed 90 days.

A plan amendment may be initiated by the County Board, a County Board committee, a Common Council, a Village Board, or a Town Board. Because land use within cities and villages is regulated under city and village zoning ordinances, landowners wanting to amend the plan must first receive approval from the common council or village board. Within Towns in Racine County, land use is regulated under the County zoning ordinance, so town landowners wanting to amend the plan should work cooperatively with their town board and the County. The mayor, village president, or town chairman should then submit a written request to amend the County farmland preservation plan to the Racine County Public Works and Development Services Department prior to approving local plan or zoning amendments. Racine County and the respective local government(s) will coordinate and work cooperatively through the amendment process.

County-local government cooperation is important because Chapter 91 of the *Statutes* requires farmland preservation zoning to be consistent with the County farmland preservation plan. Continuing intergovernmental cooperation provides effective communication and coordination between units of government with the goal of establishing consistent development policies for urbanized areas and the preservation of farmlands. Cooperation is especially important with regard to the implementation of this plan, because Chapter 91 of the *Statutes* assigns the responsibility for identifying farmland preservation areas to the County; but the authority to adopt and map farmland preservation zoning districts is under the authority of both the County and local governments.

## **Plan Updates**

Section 91.16(2) of the *Statutes* defines the certification period for a farmland preservation plan. DATCP may certify a farmland preservation plan for a period that does not exceed 10 years; therefore, this farmland preservation plan must be updated at least every 10 years to remain in compliance with the law. The County may choose to update the farmland preservation plan prior to the 10-year maximum certification period, to coincide with an update to the Multi-Jurisdictional Comprehensive Plan for Racine County. Procedures such as public participation, plan review, and plan adoption that are required for a comprehensive plan also apply to the farmland preservation plan.

## **CONCLUSION**

The purpose of this County farmland preservation plan is to provide information and recommendations that the general public and County and local officials can use when making decisions about future development and the preservation of agricultural lands and environmentally significant areas in Racine County. The plan provides farmers and other private interests, such as supporting businesses that provide supplies and services to the farmers, a clear indication of the County's agricultural planning goals and objectives. This enables farmers, developers, and the public to understand the goals and objectives when development and redevelopment proposals are prepared or reviewed. It also provides the basis for the enactment of farmland preservation zoning in county and local governments, and makes owners of parcels within designated farmland preservation areas eligible to receive tax credits available under the Wisconsin Farmland Preservation Program, if other statutory requirements are met.

\* \* \* \* \*

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## Appendix A

# Public Participation Plan for the Racine County Farmland Preservation Plan

Adopted by the Racine County Board of Supervisors  
on December 11, 2012

### Introduction and Background

In 2009, the Wisconsin Legislature enacted a new law under Chapter 91 of the *Wisconsin Statutes* known as the “Working Lands Initiative.” The new law completely overhauled the old Farmland Preservation Program and requires counties to update their farmland preservation plans. In accordance with Section 91.10(3) of the *Statutes*, the adoption of a farmland preservation plan must follow the same procedures specified in Section 66.1001(4) of the *Statutes* for the adoption of a comprehensive plan, which includes the adoption of written procedures to ensure public participation in the development of the plan. Such procedures are set forth in this document.

### Need for Public Participation

Citizens participating in government decision-making are fundamental to our system of governance. While it is true that our government officials are elected to represent citizens, it is also true that elected officials need to interact with the public on an ongoing basis if their representation is to be meaningful. Regular and continuing involvement in government decision-making is the very basis for the idea of citizenship.

Citizens and interest groups are the source of tremendous creativity, and their creativity and comments will help produce better planning decisions. Because the decisions represented by Racine County's farmland preservation plan will help influence what Racine County will look like for many years to come, public participation is critical.

### Public Participation Activities

There are many methods of public participation available to provide meaningful public involvement, while meeting the requirements of Section 66.1001(4) of the *Wisconsin Statutes*. A description of the methods approved by the Racine County Board is given below.

- A Racine County Farmland Preservation Plan Advisory Committee (FPPAC) was formed at the onset of the planning process. The FPPAC is intended to guide the development of the plan and to make recommendations to the Racine County Land Use and Economic Development Committee. The FPPAC will hold regular meetings that will be open to the public.
- The recently completed County comprehensive planning program included extensive public participation efforts providing the opportunity for County residents to raise issues regarding farmland preservation. In particular, the countywide public opinion survey, and strengths, weaknesses, opportunities, and threats (SWOT) analyses—conducted as part of the comprehensive planning process—resulted in the identification of a number agricultural, natural, and cultural resources related issues that should be addressed in the County farmland preservation plan.
- A public informational meeting was held in February 2009, to provide information on the Wisconsin Agricultural Land Preservation Program to elected officials in Racine and Kenosha Counties.

- A public informational meeting was held in March 2010, to provide information on the Working Lands Initiative to members of the Racine County Farm Bureau Federation.
- A public informational meeting was held in April 2010, to provide information on farmland preservation planning and the Working Lands Initiative to Racine County residents.
- Racine County staff contacted Racine County towns and villages in June 2010, offering to provide a presentation on the farmland preservation plan update to planning commissions/boards.
- Racine County staff made a presentation on the farmland preservation plan update to the Town of Burlington Board (July 2010), Town of Dover Planning Commission (August 2010), and Town of Waterford Planning Commission (July 2010).
- If necessary, meetings will be held with individual communities to review the farmland preservation plan as it relates to the individual Town/Village.
- An open house meeting will be held upon completion of the draft farmland preservation plan to solicit additional citizen comments and input.
- Consistent with the requirements established in Section 66.1001 of the *Wisconsin Statutes*, a public hearing on the recommended Racine County farmland preservation plan will be held.

The County will provide opportunities for the public review of materials describing the proposed farmland preservation plan, including the following:

- Printed copies of the draft farmland preservation plan will be made available at the following locations:
  - Racine County Public Works and Planning Services Department  
Ives Grove Office Complex  
14200 Washington Avenue  
Sturtevant, WI 53177
  - Public libraries serving Racine County
- Printed or electronic copies of the farmland preservation plan will be provided to all units and agencies of government and other parties listed in Section 66.1001(4)(b).
- Electronic copies of materials describing the proposed farmland preservation plan and related materials will be posted on the County website: [www.racineco.com](http://www.racineco.com)

### ***Consideration of Public Comments***

The following procedures will be followed to ensure that decision-makers have the opportunity to consider public comments:

- Time will be reserved subsequent to the close of a meeting, hearing, or comment deadline and prior to the actual decision or recommendation being made to ensure that decision-makers can adequately review all relevant materials or comments.

- The record (written comments or testimony, tape recordings, or minutes) of hearings and meetings will be compiled by County staff and made available to decision makers for their review and consideration prior to a recommendation or decision being made.

### ***Racine County Economic Development and Land Use Planning Committee Recommendation (EDLUPC)***

The Racine County Economic Development and Land Use Planning Committee (EDLUPC) will hold a public hearing on proposed farmland preservation plan. The hearing will include a presentation describing the proposed plan and provide an opportunity for the public to comment orally or to submit written comments on the proposed plan. The EDLUPC will take the public testimony into account in its deliberations and actions on the proposed plan.

The public hearing will be preceded by a Class 1 notice that is published at least 30 days before the hearing is held. In accordance with Section 66.1001(4)(d), the notice will include the date, time, and place of the hearing; a brief summary of the proposed farmland preservation plan; a person who may be contacted for additional information about the proposed plan; and information regarding where and when the proposed plan may be inspected before the hearing and how a copy of the proposed plan may be obtained.

Following the public hearing, the EDLUPC will make a recommendation to the County Board to approve, deny, or modify the farmland preservation plan. The Committee's recommendation will be in the form of a resolution approved by a majority of the full membership of the Committee.

### ***County Board Action***

Following EDLUPC action, the County Board will consider the farmland preservation plan and the EDLUPC recommendation and approve, deny, or refer the proposed amendment back to the EDLUPC. If approved, County Board approval will be in the form of an ordinance adopted by a majority of the full membership of the Board.

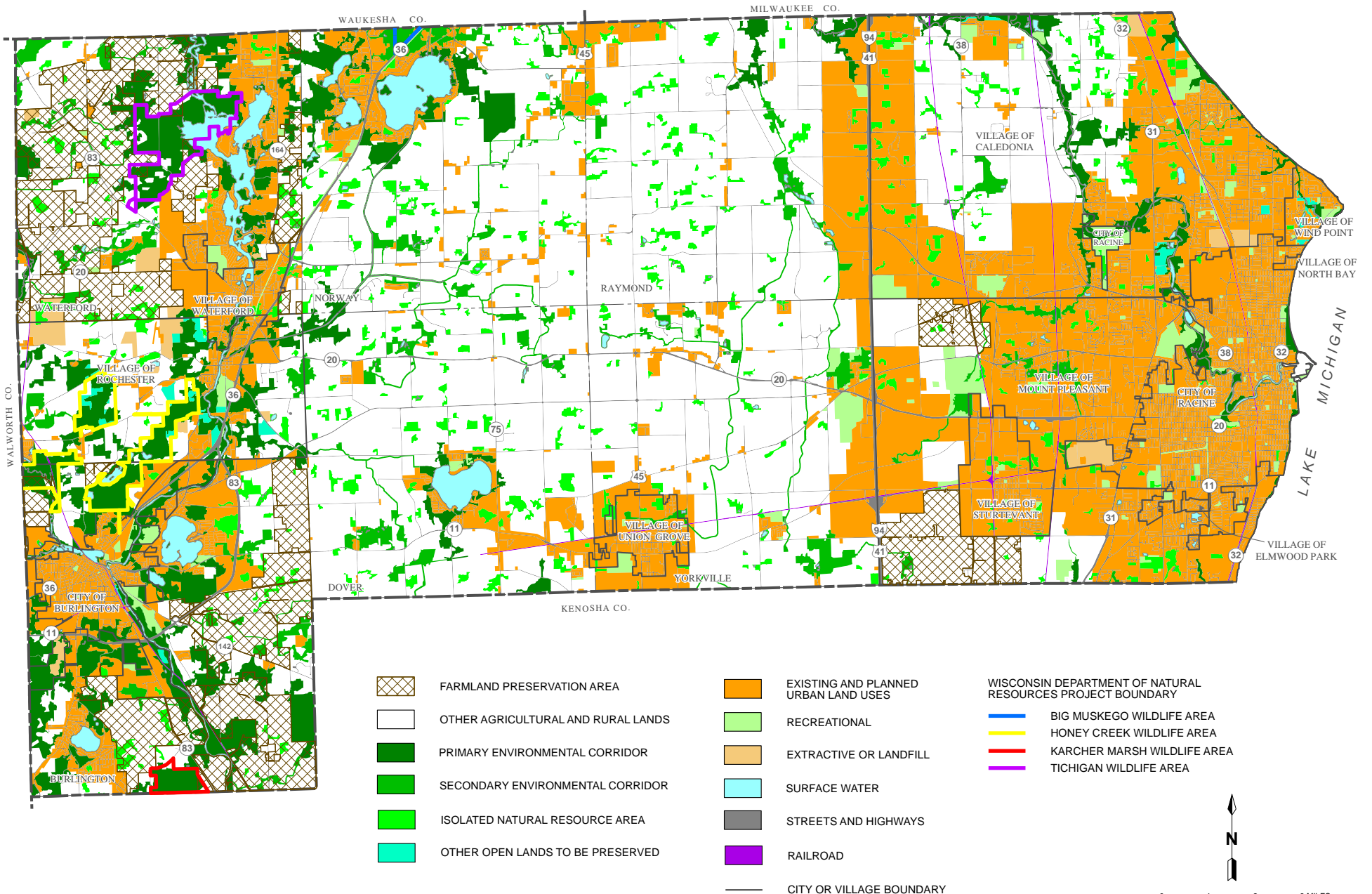
### ***Distribution of Racine County Farmland Preservation Plan***

If approved by the County Board, printed or electronic copies of the farmland preservation plan will be sent by the County Clerk to the parties listed in Section 66.1001(4)(b) of the *Statutes*. Plan amendments may be distributed by e-mail to the required parties.

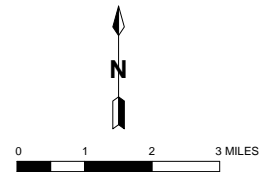
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Map B-1

FARMLAND PRESERVATION PLAN AS IT RELATES TO THE RACINE COUNTY COMPREHENSIVE PLAN: 2035

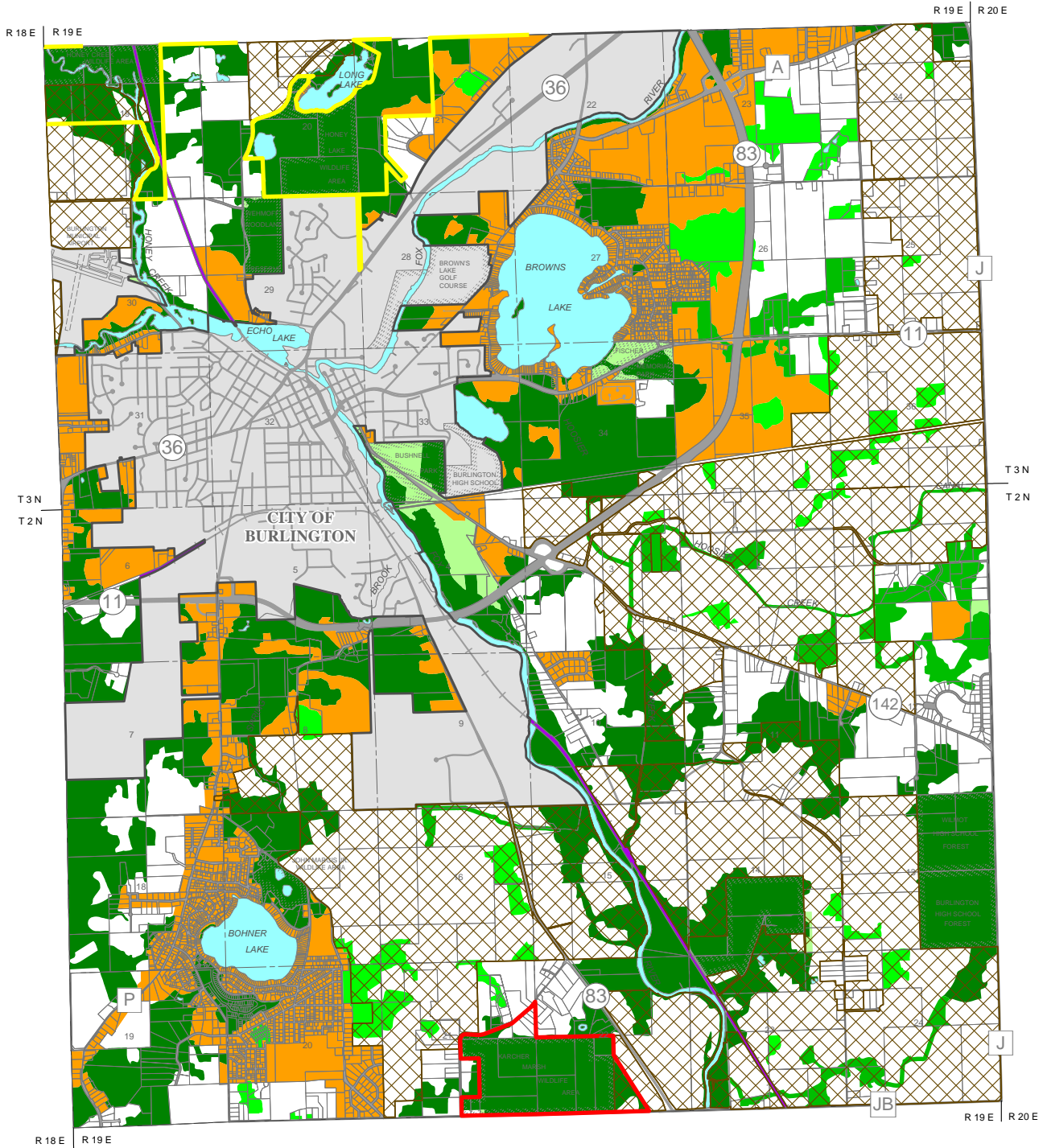


Source: SEWRPC.



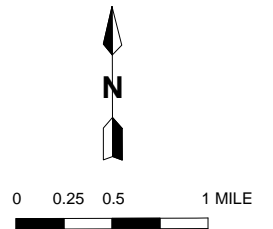
Map B-2

FARMLAND PRESERVATION PLAN AS IT RELATES TO THE TOWN OF BURLINGTON COMPREHENSIVE PLAN: 2035



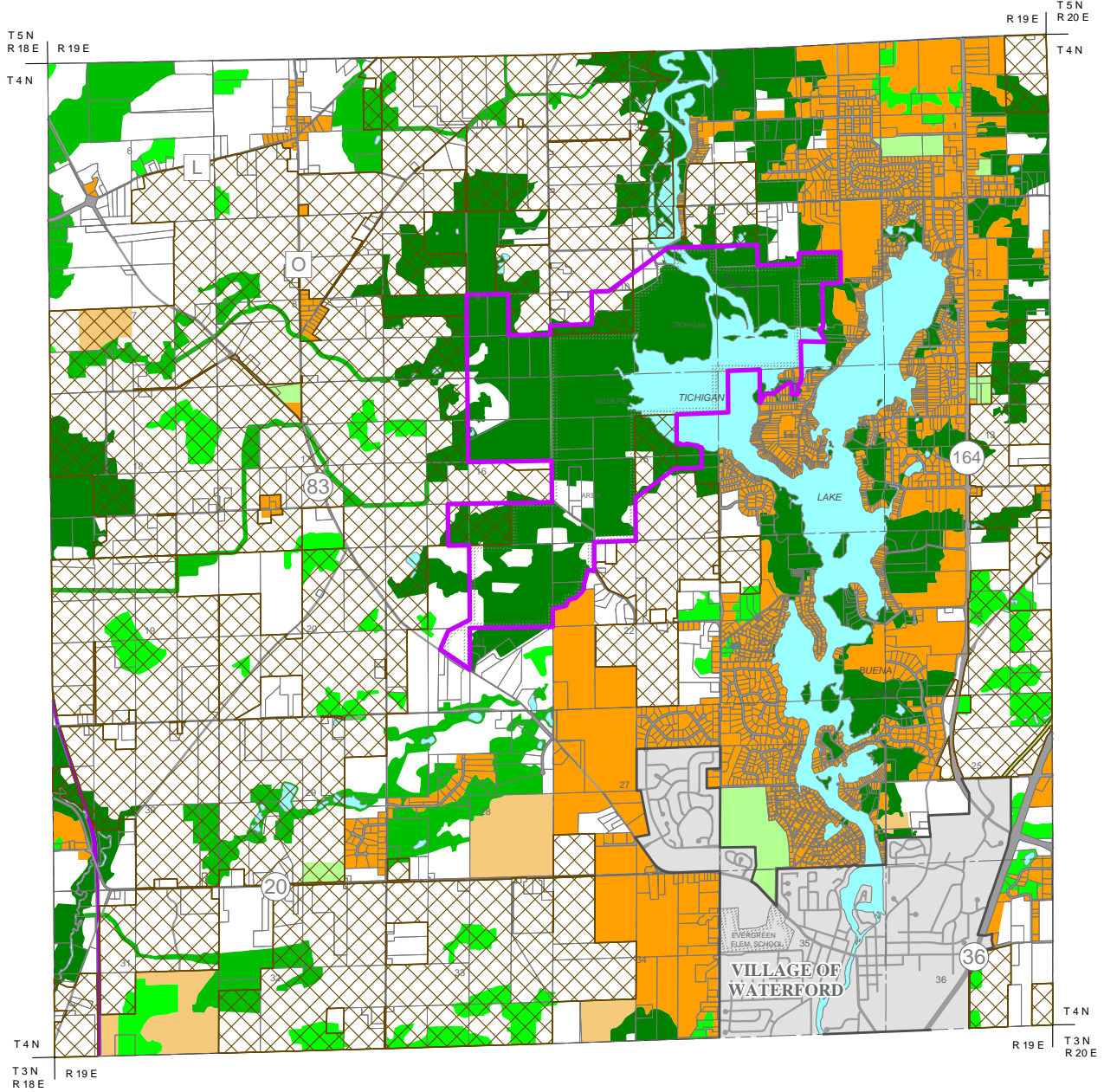
- |  |                                      |  |                             |
|--|--------------------------------------|--|-----------------------------|
|  | FARMLAND PRESERVATION AREA           |  | PARCEL BOUNDARY             |
|  | OTHER AGRICULTURAL AND RURAL LANDS   |  | STREETS AND HIGHWAYS        |
|  | PRIMARY ENVIRONMENTAL CORRIDOR       |  | RAILROAD                    |
|  | SECONDARY ENVIRONMENTAL CORRIDOR     |  | CITY OF BURLINGTON          |
|  | ISOLATED NATURAL RESOURCE AREA       | WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY |                             |
|  | EXISTING AND PLANNED URBAN LAND USES |  | HONEY CREEK WILDLIFE AREA   |
|  | RECREATIONAL                         |  | KARCHER MARSH WILDLIFE AREA |
|  | SURFACE WATER                        |  |                             |














Source: SEWRPC.




Map B-3

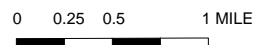
FARMLAND PRESERVATION PLAN AS IT RELATES TO THE TOWN OF WATERFORD COMPREHENSIVE PLAN: 2035



-  FARMLAND PRESERVATION AREA
-  OTHER AGRICULTURAL AND RURAL LANDS
-  PRIMARY ENVIRONMENTAL CORRIDOR
-  SECONDARY ENVIRONMENTAL CORRIDOR
-  ISOLATED NATURAL RESOURCE AREA
-  EXISTING AND PLANNED URBAN LAND USES
-  RECREATIONAL
-  EXTRACTIVE OR LANDFILL
-  SURFACE WATER
-  PARCEL BOUNDARY
-  STREETS AND HIGHWAYS
-  RAILROAD
-  VILLAGE OF WATERFORD

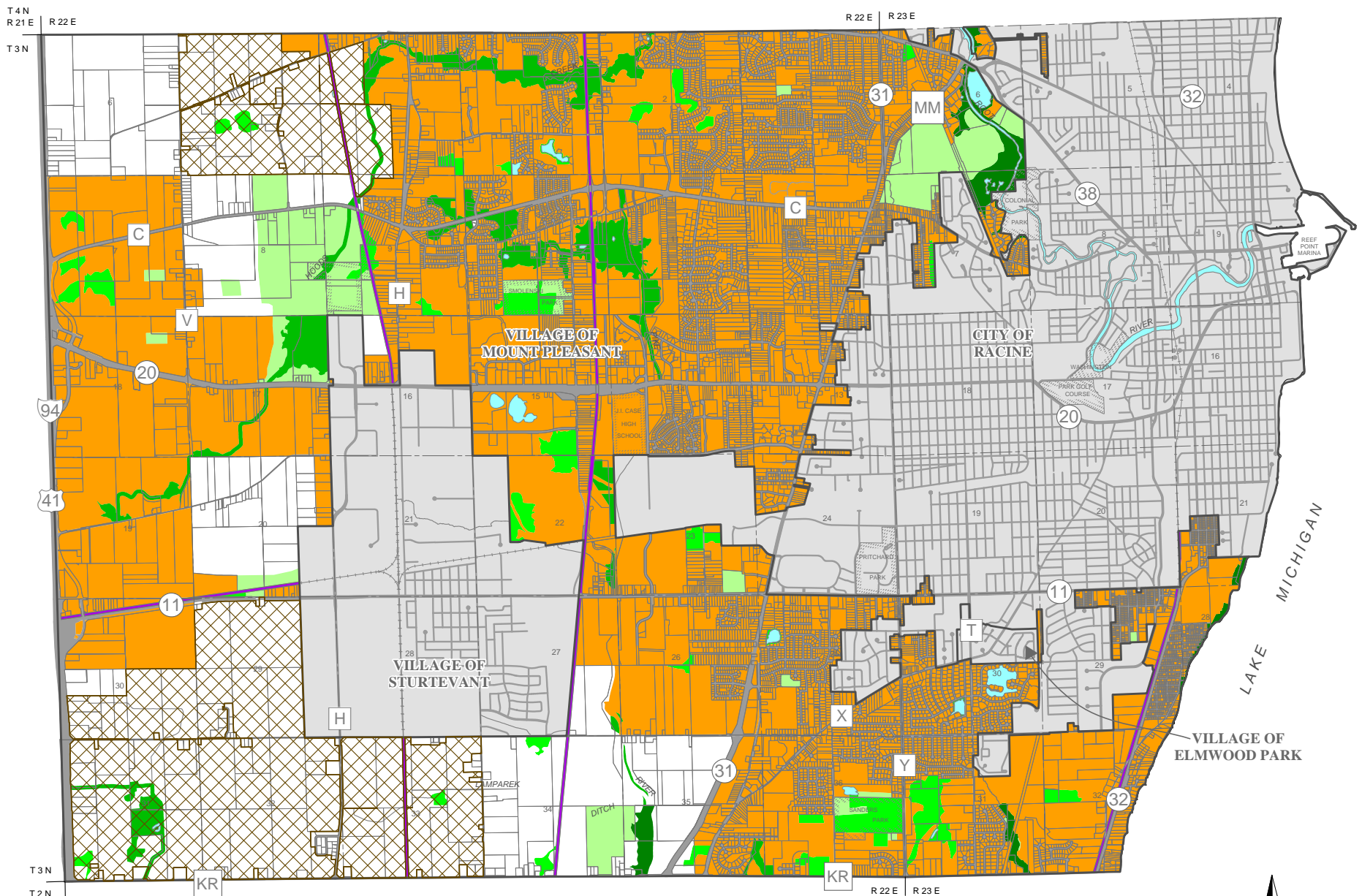
- WISCONSIN DEPARTMENT OF NATURAL RESOURCES PROJECT BOUNDARY
-  TICHIGAN WILDLIFE AREA













Source: SEWRPC.



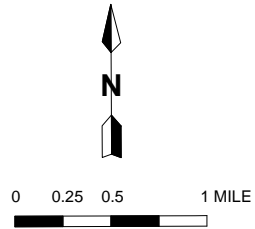
Map B-4

FARMLAND PRESERVATION PLAN AS IT RELATES TO THE VILLAGE OF MOUNT PLEASANT COMPREHENSIVE PLAN: 2035



- |   |                                    |   |                                      |   |  |
|---|------------------------------------|---|--------------------------------------|---|--|
|  | FARMLAND PRESERVATION AREA         |  | ISOLATED NATURAL RESOURCE AREA       |  | PARCEL BOUNDARY  |
|  | OTHER AGRICULTURAL AND RURAL LANDS |  | EXISTING AND PLANNED URBAN LAND USES |  | STREETS AND HIGHWAYS   |
|  | PRIMARY ENVIRONMENTAL CORRIDOR     |  | RECREATIONAL                         |  | RAILROAD   |
|  | SECONDARY ENVIRONMENTAL CORRIDOR   |  | SURFACE WATER                        |  | CITY OF RACINE, VILLAGE OF ELMWOOD PARK, VILLAGE OF STURTEVANT |

Source: SEWRPC.



**Appendix C**

**Adoption Resolutions**

[Resolutions to be inserted when adopted by the EDLUPC and the County Board of Supervisors]