



# 2020 Housing Affordability Report

## A. EXECUTIVE SUMMARY

In 2018, the Wisconsin State Legislature approved new legislation which requires municipalities with populations of 10,000 people or more to report on development activity and analyze the impact of their residential development regulations on the cost of developing new housing.

## B. REPORT REQUIREMENTS

Requirements of this report include the following elements (note: the sections and subsections in this report refer to specific sections and subsections in **Wis Stats. 66.10013**):

(1) In this section, “municipality” means a city or village with a population of 10,000 or more.

(2) Not later than January 1, 2020, a municipality shall prepare a report of the municipality's implementation of the housing element of the municipality's comprehensive plan under s. 66.1001. The municipality shall update the report annually, not later than January 31. The report shall contain all of the following:

- a. The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- b. The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- c. A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- d. A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- e. An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
  - (i) Meet existing and forecasted housing demand, and;
  - (ii) Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

## C. DATA SOURCES AND PROCESS

This report was prepared by City of Racine Department of City Development staff for the calendar year ending December 31, 2020 using the data on adopted Fee Schedules, permit/development records maintained by the Department of City Development, adopted City of Racine Ordinances and annual budgets, and review of planning and analysis documents listed below. This report has been posted on the City's website ( [www.cityofracine.org](http://www.cityofracine.org) ) and has been shared with the City of Racine Plan Commission and Common Council. Projects are reported in the year in which they were permitted (approved). Projects permitted in prior calendar years but completed and occupied in 2020 are not included in the data below, but may be referenced herein.

#### **D. POPULATION PROJECTIONS**

By the year 2030, the Wisconsin Department of Administration has projected a state-wide population growth of 8.6%, totaling approximately 40,000 residents.

The City of Racine Comprehensive Plan published in 2009 in collaboration with the Southeastern Wisconsin Regional Planning Commission (SEWRPC) outlines regional and City population and housing projections through 2035.

Under the SEWRPC intermediate projection, the City population would decrease by 1,340 persons, or 2 percent, over the 35-year projection period, from 81,850 persons in 2000 to 80,510 persons in 2035. The decrease in population is generally attributable to the continuing decrease in household sizes. SEWRPC projections indicate that changes may be expected in the age composition of the population in the coming decades. Particularly noteworthy is the expected influence of the large baby-boom generation on the future age structure. By 2030, all baby-boomers will be 65 years of age or older. Persons age 65 and over would account for 20 percent of the County population in 2035, compared to 12 percent in 2000. 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 (City of Racine Comprehensive Plan, 2009, p29).

Since the completion of the City of Racine Comprehensive Plan (2009), several public and private investments in the region have been completed which stalled or reversed these population trends. These include industrial developments along the Interstate 94 corridor, specifically the Amazon Distribution Center, U-line corporate facilities, the UNFI distribution facility, various corporate expansions, and the proposed FOXCONN development.

During the summer of 2017, Foxconn, an international electronics manufacturer, announced that it was planning to build a manufacturing facility [in *Racine County*] and research and development centers in cities throughout the state of Wisconsin. At the time of the announcement, the company was planning for 13,000 jobs and \$10 billion of capital investment statewide, with most of the jobs at the [Racine County] manufacturing facility. During 2018, the company reported that it had invested \$200 million, employed 180 people, and supported 850 construction jobs statewide. (Wisconsin U.S. Department of Housing and Urban Development, Office of Policy Development and Research: Comprehensive Housing Market Analysis Racine, 2019, p5)

These developments combined with infrastructure improvements and continued expansion of the Metro-Chicago and Metro-Milwaukee corridors have ushered modest population growth in the City of Racine.

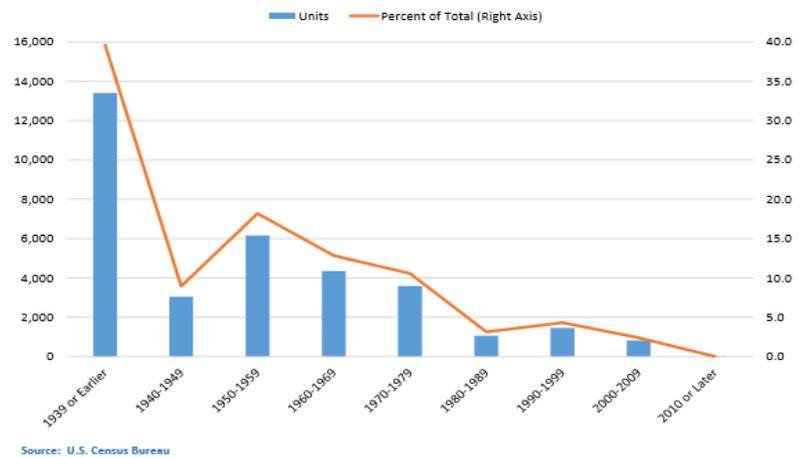
#### **E. HOUSING PROJECTIONS**

As outlined in the Comprehensive Plan, several factors are leading to increasing demand for new housing. Some of these factors may include, but are not limited to, decreasing average household sizes and senior residents remaining in their family homes longer. In recent public meetings hosted by the Department's Division of Neighborhood Services for the 2020-2024 Consolidated Plan, staff were told that of the seniors choosing to move, many were looking to downsize into low-maintenance condominiums or townhomes. These options are not readily available in the City of Racine. Additionally, staff were told that of the families seeking homes, many are struggling to find 3+ bedroom housing units in the City of Racine. Finally, a recurring theme during these meetings was the need for 1 and 2 bedroom ADA accessible housing units.

To compound these housing trends very few new units were constructed in the City after year 2000 (See Table 1). The limited inventory of new housing, recovery of national/state/regional economies, and continued expansion of the Chicago-Milwaukee metro areas have contributed to a renewed demand for new and rehabbed rental and owner-occupied housing units in the City of Racine.

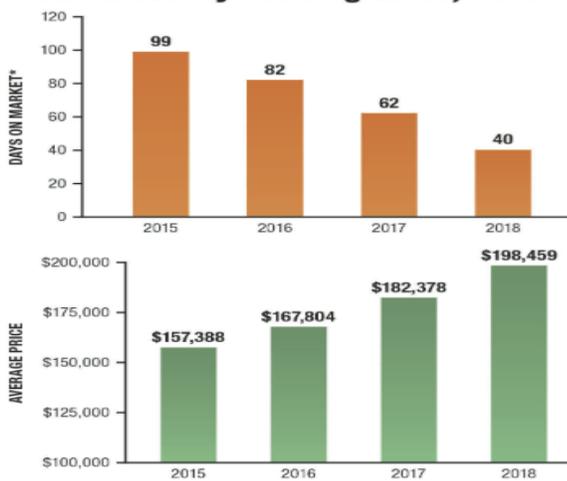
**Housing Units by Year of Construction**  
City of Racine, WI

**Table 1**



**Table 2**

**Racine County Housing Sales, 2015-18**



\*Days on market, or DOM, is the time from when a property is listed until an offer is accepted.  
Source: Multiple Listing Service

Increased housing demand has raised regional housing prices by 9% in 2018 over 2017 rates, and market rents by an estimated 25% since 2017 (See Table 2). Overall housing prices in Racine are quickly catching up to the square foot values realized in neighboring communities.

[image courtesy of the Racine Journal Times, Burke, 2019]

By Census Bureau estimates, there are a total of 33,874 housing units within the City of Racine. Of these, 29,851 were occupied as of 2015 ACS estimates. Among occupied housing units, 55.2 percent were owner-occupied, while 44.8 percent were renter occupied. (See Table 3)

Per the City of Racine Market Overview & Opportunity Analysis (2017), the dominate form of housing within Racine is the detached single family home. Detached single family homes encompass 61.5 percent of all occupied housing units within the City. The City has relatively few attached single family homes (primarily attached town homes and side by side “single address” duplexes). However, among multifamily forms, the most dominant housing type is the two unit form (i.e., two attached units that share a common street address).

**Table 3**

**Occupied Housing Units by Type**  
City of Racine, WI

Type of Structure	Total Units	Percent of Total
1-unit, detached	18,350	61.5
1-unit, attached	765	2.6
2 units	4,537	15.2
3-4 units	1,311	4.4
5-9 units	1,242	4.2
10-19 units	1,134	3.8
20-49 units	1,232	4.1
50 or more units	1,137	3.8
Mobile home	143	0.5
<b>Total</b>	<b>29,851</b>	<b>100.0</b>

Source: U.S. Census Bureau

The 2017 Analysis outlines that ‘within the near term (i.e., one to three years), residential market opportunities within the City will be found primarily in expanding housing options and providing new housing types that could be attractive to both current and incoming residents while helping to restore balance to the localized market. More specifically, our analysis of the localized market suggests that, within a near term planning context, absorption potentials for new market rate apartments amount to approximately 90 units annually (See Table 4). Adaptive reuse has been a successful development strategy in Racine, and given the City’s large stock of vacant and/or underutilized industrial and commercial buildings, projects of this type could constitute many or all of these units.

**Table 4**

**Forecast of New Market Rate Apartment**

**Absorption Potentials**

City of Racine, WI

Attribute	Estimate
Income-Qualifying Households <sup>(1)</sup>	3,000
Mobility Rate (%)	20.0
Refined Primary Target Market	600
New Development Capture Potential (%)	15.0
<b>Estimated Annual Absorption Potential (units)</b>	<b>90</b>

<sup>(1)</sup>i.e., renter households earning roughly \$40k - \$65k per year.

Source: Residential Planning Partners, LLC

Additionally, there is support for the development of a limited number of new urban-style for sale townhomes in Downtown and Downtown-adjacent neighborhoods. In the near term, 6-12 (townhome) units priced generally from \$200,000 to \$250,000 could likely be absorbed per year, with absorption and pricing potentials growing as the market strengthens.’ (City of Racine Market Overview & Opportunity Analysis, 2017, Residential Planning Partners).

**F. REACTIVATION AND INFILL**

Scattered throughout the City of Racine are approximately 459 vacant residential parcels located in established residential areas (See Exhibit A). Many of these parcels are former home-sites where the previous structures fell into disrepair. Property owners are provided notices and citations requiring them to address the issues that are posing a threat to health and human safety. Properties that remain out of compliance, and continue to pose a substantial threat to area residents are condemned and demolished by the City of Racine Building Dept. Though property ownership remains with property owner, and the demolition fees are assessed as special fees to their annual property taxes. These residential lots are well-positioned for reinvestment with all utilities and infrastructure available.

The City of Racine has an established and aging housing stock. Over 79% of housing structures within the City of Racine were constructed before 1960. Of these structures, approximately 4,000 remain vacant in any given year. The City of Racine is actively encouraging reactivation of these properties by offering qualifying property owners low-interest loans and forgivable grants to spur rehabilitation activity.



## G. CITY INITIATIVES

The City of Racine Department of City Development currently manages several housing programs to directly address housing needs through a combination of Dept. of Housing and Urban Development grants and the state-permitted one-year expansion of a Tax Increment Financing district to address affordable housing needs throughout the City (*Section 66.1105(6)(g) of the Wisconsin Statute*). The Housing Rehab Loan Program offers income-qualifying property owners in the City of Racine low interest loans to finance rehab of existing homes. In 2018 the City of Racine approved 12 housing rehabilitation project loans for a total of \$246,244. In 2020, the Department supported construction of 5 new single-family housing units.

The Department also manages a Multi-Family Revolving Loan Fund. In 2018, the City of Racine approved loans to four multi-family projects in the City of Racine for a combined total allocation of \$2,520,000 in CDBG and HOME funds. Two of these projects, Gold Medal Lofts and Ajax Apartments, began construction in 2019. When completed, these projects will create a combined 200+ new housing units in Racine's Uptown neighborhood, and represent a net investment of approximately \$45 million dollars of private financing and tax credits.

## H. HOUSING UNITS PROPOSED AND APPROVED

In fiscal year 2020, the City of Racine approved no new subdivision plats, and no new condominium plats. The City of Racine planning department reviewed four and approved three certified survey map for residential development.

Table 5

Building Permit Type	Number of Projects
Plumbing - Plumbing Permit	541
Electric - Electrical Permit	676
Residential - Garage Alteration	5
Residential - Garage Slab	5
Residential - Garage/Shed New	70
Residential - Swimming Pool	16
Residential - Roof	341
Residential - Two-Family New	0
Residential - New Single Family	1
Residential - Multi-Family Addition	0
Residential - Addition	56
Residential - Multi-Family Alteration	2
Residential - Alteration	276
Residential - Miscellaneous Buildings	7
Building - Heating	332
Building - HVAC Distribution	32
Certified Survey Map	5

## I. ANALYSIS OF RESIDENTIAL DEVELOPMENT REGULATIONS:

All properties in the City of Racine are subject to the City of Racine Zoning Ordinance, infrastructure requirements, and permitting procedures. The Zoning Ordinance requires that a proposed development be in line with the existing zoning of the proposed site. If the proposed development does not meet the existing zoning standards, then the developer will be required to petition for the necessary changes, which could include rezoning, variances, comprehensive plan amendments, or other changes as needed. All requests will be referred to public bodies including the Planning, Heritage, and Design Committee, the Board of Zoning Appeals, and the Common Council.

All developments are required to integrate with City-wide infrastructure, including accepting water provision through the Racine Water and Wastewater Utility, installing sidewalks in the subdivision, and connecting to the municipal electrical grid.

For new construction of housing, permits are typically required for building, plumbing, and electrical installation. Permits are managed through the City Development Department. Other regulatory charges may be imposed on a developer by other units of government or governmental agencies, including those at the State and Federal levels.

**J. FINANCIAL IMPACT OF REGULATIONS**

Per Wis Stats. 66.10013, the City of Racine has analyzed the cost of each regulation on proposed new subdivisions. A potential new subdivision would be required to comply with the City of Racine Zoning Ordinance, various permitting fees appropriate for the style of development, and infrastructure improvement requirements, among others. These costs could vary widely for different types of development. For example, activities such as alteration of a historic property, or construction in the downtown area could trigger various regulations that are vital to preserving the character of Racine’s unique neighborhoods. Similarly, conversion of properties from commercial or industrial land uses to housing could trigger extensive infrastructure costs, such as water/sewer connection fees and internet connectivity, which would be the responsibility of the developer.

The City of Racine lacks substantial agricultural or greenfield development land, which complicates the development process for most properties. It is difficult to discuss a “typical” development situation because almost every development site presents a unique set of opportunities and challenges; consequently, this analysis will examine only the costs directly related to zoning changes, basic infrastructure installation, and permitting. The table below illustrates the assumed costs for a developer seeking to create a new subdivision for this analysis.

**Table 6**

<b>Cost Category</b>	<b>Estimated Cost</b>
Subdivision Plat	Base cost: \$6,000 (staff, fees)*
Certified Survey Map Approval	Base Cost: \$2,000 (staff, fees)*
Zoning Modification (variances, zoning changes, etc.)	Base cost: \$2,000 (staff, fees)*
Infrastructure Installation	\$15,000 per unit
Permitting	\$2,500 per unit
	*NOTE: staff time calculated @ \$100/hr

The estimated costs for a subdivision featuring 15 new-construction single-family houses amount to roughly \$274,500, per regulations. The following strategies and cost-saving measures could be adopted to reduce these costs up to 50%:

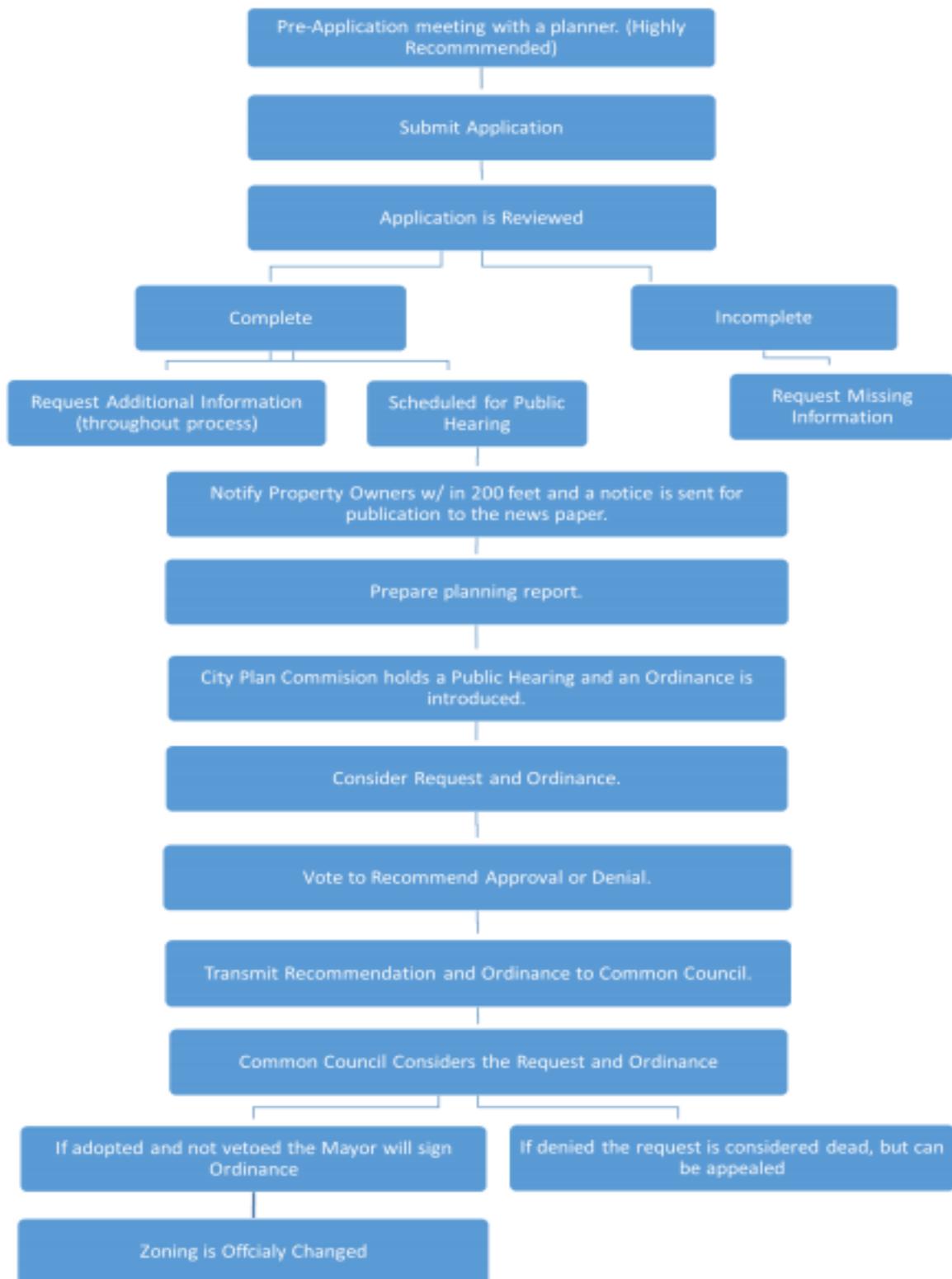
- City Development may require a staff review to provide assistance in subdivision design to ensure that proposed infrastructure aligns with existing infrastructure in such a way that costs are limited [to the extent that staff time allows]. This step is currently optional, and changes required are address further in the process.
  - This is often seen in regards to water and wastewater infrastructure, where site design may require longer than necessary sewer and water connections, which in turn add to the per unit infrastructure costs
- Staff may proactively review and streamline various planning documents, which would minimize the number of documents and meetings that would be required of a developer seeking to create a new subdivision
  - For example, instances exist where the zoning of a site may not align with its intended future land use in the City’s Comprehensive Plan, and staff may propose rezoning certain potential development parcels in advance to minimize the time that a developer would need to prepare for a rezoning request
- If found to be in compliance with Federal regulations, developers may apply for gap financing through the City of Racine’s allocations of funding from the U.S. Department of Housing and Urban Development (HUD)
  - Specifically, the City receives funds from the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs, both of which can be used to subsidize development in return for compliance with affordability requirements.

**K. UNDEVELOPED PARCELS SUITABLE FOR RESIDENTIAL DEVELOPMENT**

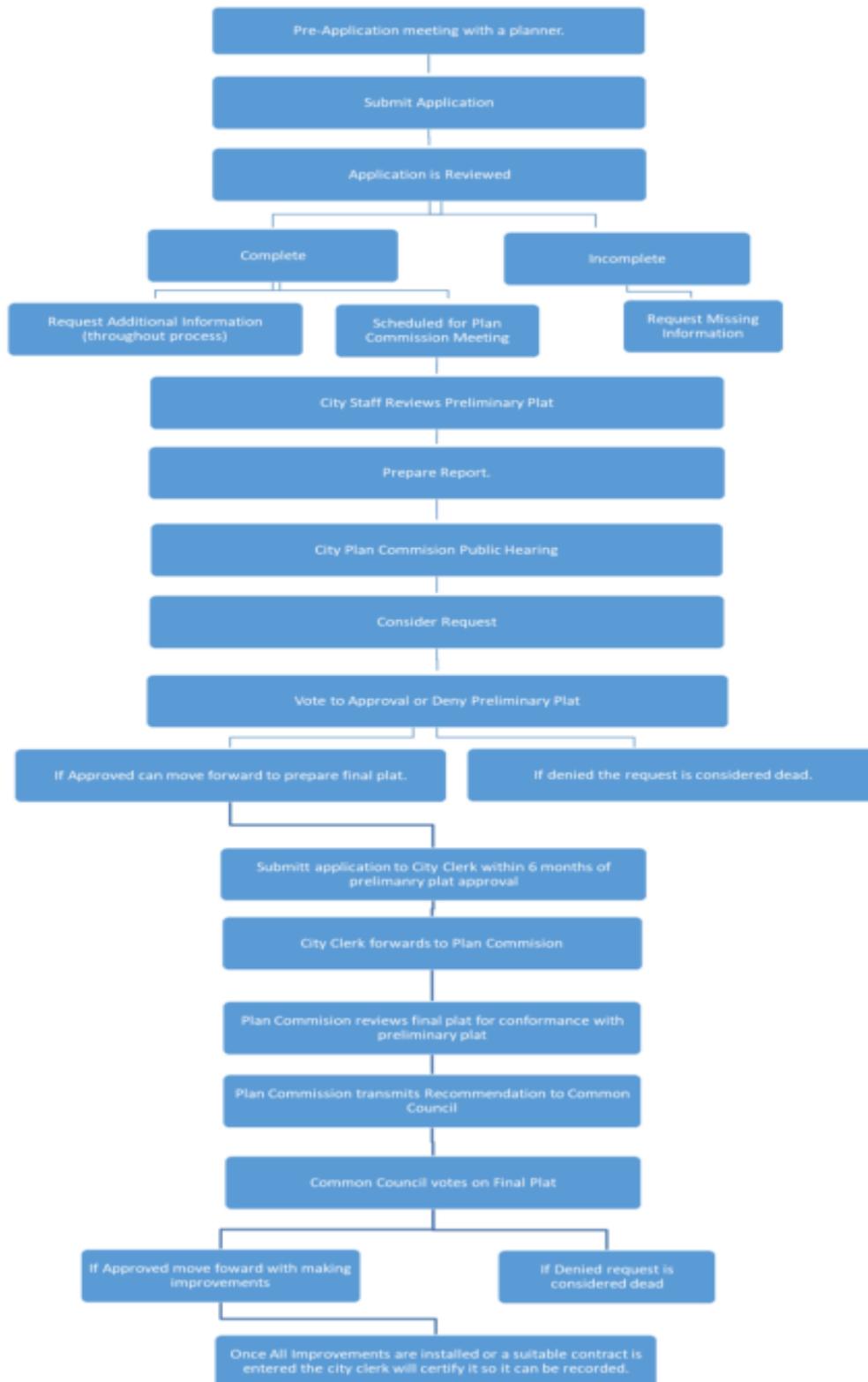
According to the City of Racine Assessor’s Office, a total of 459 vacant residentially-zoned lots are located within the City of Racine. A list of those parcels, including their zoning classification, is attached to this report as Exhibit B. A map of the same parcels is attached as Exhibit A. A separate list of properties suitable but not zoned for residential development is attached as Exhibit C. This list consists of vacant lots with various non-residential zoning classifications. Conversion of these

properties to residential uses would require standard development due diligence practices, including preparation of an ASTM Phase I & II Environmental Site Assessment on properties that may have been, or are perceived to have been affected by on-site or nearby industrial processes. In this sense, a property “suitable” for residential development is defined as one that has the capability of eventually becoming a site for safe and sanitary housing, though potentially significant cleanup or other site modifications may be necessary prior to use of the property for housing.

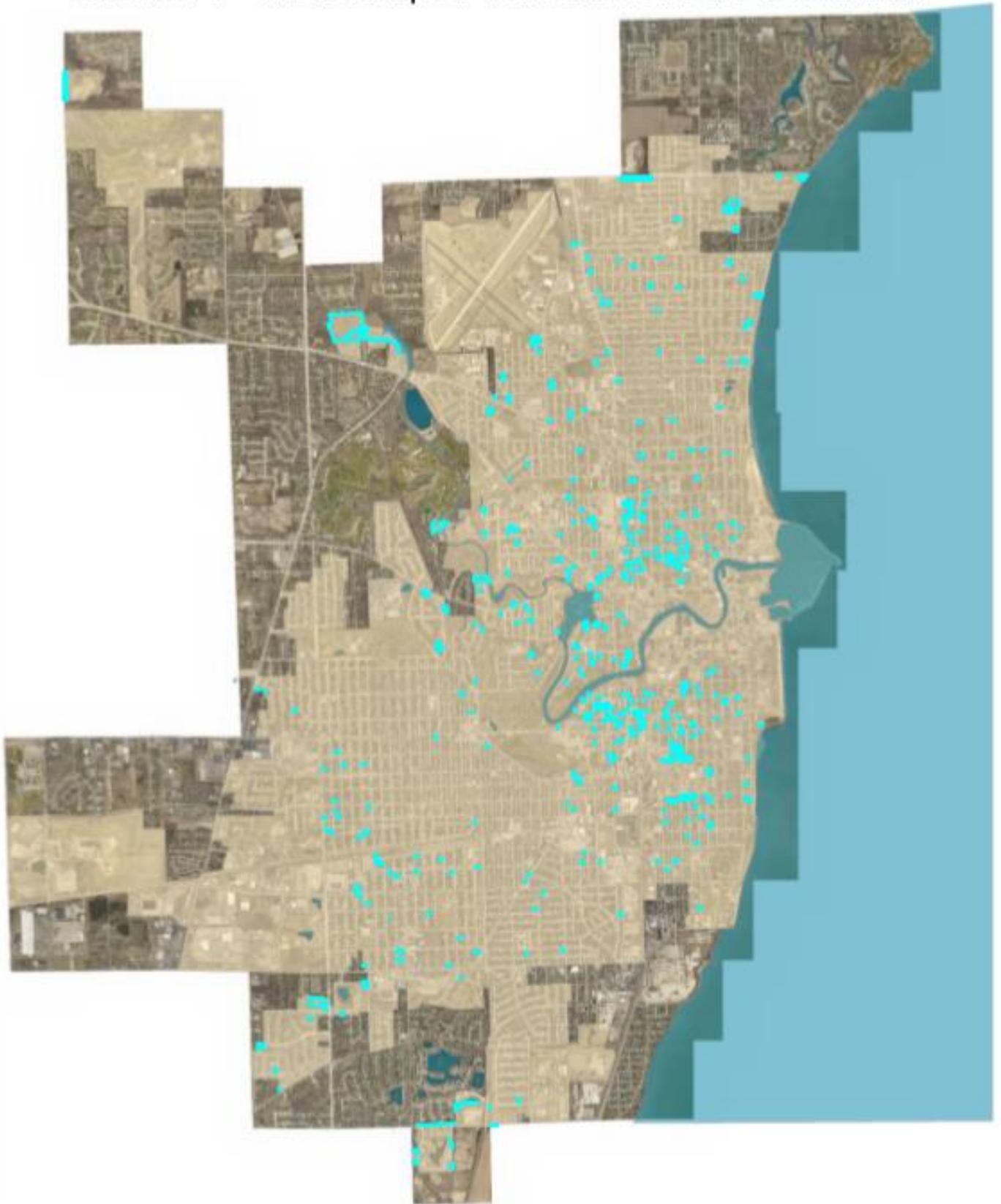
# Application Review Process



# Application Review Process



## Exhibit A - Undeveloped Parcels Zoned Residential



All selected parcels were identified as vacant by the City of Racine Assessor's Office and are zoned for residential activity.  
Map prepared by the City of Racine Neighborhood Services Division, City Development Department.

<b>Address</b>	<b>Zoning Designation</b>	<b>Zoning Description</b>
1000 WISCONSIN AVE	R-4	General Residence
1001 LOMBARD AVE	R-2	Single Family Residence
1005 PERRY AVE	R-2	Single Family Residence
1006 SUPERIOR ST	R-3	Limited General Residence
1009 BIRCH ST	R-3	Limited General Residence
1009 DELAMERE AVE	R-3	Limited General Residence
1009 PARK AVE	R-4	General Residence
1010 DELAMERE AVE	R-3	Limited General Residence
1012 HARBRIDGE AVE	R-3	Limited General Residence
1012 SUPERIOR ST	R-3	Limited General Residence
1013 WILLIAM ST	R-3	Limited General Residence
1014 KING DR M L JR DR	R-3	Limited General Residence
1015 BIRCH ST	R-3	Limited General Residence
1015 LA SALLE ST	R-3	Limited General Residence
1015 RIVERBROOK DR	R-1	Single Family Residence
1016 DAVIS PL	R-3	Limited General Residence
1017 LA SALLE ST	R-3	Limited General Residence
1017 PARK AVE	R-4	General Residence
1019 HILKER PL	R-3	Limited General Residence
1023 GIDEON CT	R-3	Limited General Residence
1024 DELAMERE AVE	R-3	Limited General Residence
1025 BIRCH ST	R-3	Limited General Residence
1025 DELAMERE AVE	R-3	Limited General Residence
1027 GROVE AVE	R-2	Single Family Residence
1027 HARBRIDGE AVE	R-3	Limited General Residence
1027 LOCKWOOD AVE	R-3	Limited General Residence
1030 TWELFTH ST	R-3	Limited General Residence
1036 PEARL ST	R-3	Limited General Residence
1042 BIRCH ST	R-3	Limited General Residence
1042 LOCKWOOD AVE	R-3	Limited General Residence
1045 S MEMORIAL DR	R-3	Limited General Residence
1046 HARBRIDGE AVE	R-3	Limited General Residence
1046 LOCKWOOD AVE	R-3	Limited General Residence
107 HOWLAND AVE	R-3	Limited General Residence
1100 KING DR M L JR DR	R-3	Limited General Residence
1100 WISCONSIN AVE	R-4	General Residence
1102 ELEVENTH ST	R-3	Limited General Residence
1103 LA SALLE ST	R-3	Limited General Residence
1105 METRON CT	R-3	Limited General Residence
1106 LA SALLE ST	R-3	Limited General Residence
1106 MARQUETTE ST	R-3	Limited General Residence
1108 N WISCONSIN ST	R-3	Limited General Residence
1109 TWELFTH ST	R-3	Limited General Residence

1110 MARQUETTE ST	R-3	Limited General Residence
1113 ELEVENTH ST	R-3	Limited General Residence
1113 HAMILTON ST	R-3	Limited General Residence
1114 IRVING PL	R-3	Limited General Residence
1114 S MEMORIAL DR	R-3	Limited General Residence
1115 ELEVENTH ST	R-3	Limited General Residence
1115 VILLA ST	R-3	Limited General Residence
1116 S MEMORIAL DR	R-3	Limited General Residence
1118 LA SALLE ST	R-3	Limited General Residence
1119 METRON CT	R-3	Limited General Residence
1120 ELEVENTH ST	R-3	Limited General Residence
1122 FAIRCHILD ST	R-3	Limited General Residence
1122 GENEVA ST	R-3	Limited General Residence
1123 S MEMORIAL DR	R-3	Limited General Residence
1124 SEVENTEENTH ST	R-3	Limited General Residence
1129 FREDERICK ST	R-3	Limited General Residence
1130 CENTER ST	R-3	Limited General Residence
1132 CENTER ST	R-3	Limited General Residence
1134 CENTER ST	R-3	Limited General Residence
1134 S MEMORIAL DR	R-3	Limited General Residence
1135 FREDERICK ST	R-3	Limited General Residence
1136 RACINE ST	R-3	Limited General Residence
1140 CENTER ST	R-3	Limited General Residence
1142 ERIE ST	R-3	Limited General Residence
1147 LAKE AVE	R-2	Single Family Residence
120 HOWLAND AVE	R-3	Limited General Residence
1202 ST PATRICK ST	R-3	Limited General Residence
1205 SCHILLER ST	R-3	Limited General Residence
1206 KEWAUNEE ST	R-3	Limited General Residence
1208 SCHILLER ST	R-3	Limited General Residence
1211 ST PATRICK ST	R-3	Limited General Residence
1214 CENTER ST	R-3	Limited General Residence
1214 KING DR M L JR DR	R-3	Limited General Residence
1216 CHATHAM ST	R-3	Limited General Residence
1218 SUPERIOR ST	R-3	Limited General Residence
1220 KEWAUNEE ST	R-3	Limited General Residence
1222 ALBERT ST	R-3	Limited General Residence
1222 REEDS CT	R-3	Limited General Residence
1223 S MEMORIAL DR	R-3	Limited General Residence
1228 ERIE ST	R-3	Limited General Residence
1228 LA SALLE ST	R-3	Limited General Residence
1229 ENGLISH ST	R-3	Limited General Residence
1232 S MEMORIAL DR	R-3	Limited General Residence
1235 CHERRY ST	R-3	Limited General Residence

1235 SUPERIOR ST	R-3	Limited General Residence
1239 HIGHLAND AVE	R-3	Limited General Residence
1240 SUPERIOR ST	R-3	Limited General Residence
1244 ILLINOIS ST	R-2	Single Family Residence
1300 HOWE ST	R-3	Limited General Residence
1301 KING DR M L JR DR	R-3	Limited General Residence
1304 HOWE ST	R-3	Limited General Residence
1309 HOWE ST	R-3	Limited General Residence
1310 DEANE BLVD	R-3	Limited General Residence
1311 N WISCONSIN ST	R-3	Limited General Residence
1313 TENTH ST	R-3	Limited General Residence
1314 BEAUGRAND CT	R-3	Limited General Residence
1316 BEAUGRAND CT	R-3	Limited General Residence
1318 TERRACE AVE	R-3	Limited General Residence
1319 FREDERICK ST	R-3	Limited General Residence
1320 LA SALLE ST	R-3	Limited General Residence
1321 ELEVENTH ST	R-3	Limited General Residence
1321 TERRACE AVE	R-3	Limited General Residence
1322 CHATHAM ST	R-3	Limited General Residence
1323 DE ROSE CT	R-3	Limited General Residence
1323 KEWAUNEE ST	R-3	Limited General Residence
1325 ILLINOIS ST	R-2	Single Family Residence
1325 TERRACE AVE	R-3	Limited General Residence
1326 TWELFTH ST	R-3	Limited General Residence
1327 HOWE ST	R-3	Limited General Residence
1327 INDIANA ST	R-2	Single Family Residence
1328 S MEMORIAL DR	R-3	Limited General Residence
1328 TWELFTH ST	R-3	Limited General Residence
1329 ILLINOIS ST	R-2	Single Family Residence
1330 HOWE ST	R-3	Limited General Residence
1332 KEWAUNEE ST	R-3	Limited General Residence
1335 ELEVENTH ST	R-3	Limited General Residence
1335 W SIXTH ST	R-4	General Residence
1336 ELEVENTH ST	R-3	Limited General Residence
1336 MARIA ST	R-1	Single Family Residence
1337 OHIO ST	R-2	Single Family Residence
1339 TERRACE AVE	R-3	Limited General Residence
1339 W SIXTH ST	R-4	General Residence
1340 ELEVENTH ST	R-3	Limited General Residence
1343 HOWARD ST	R-3	Limited General Residence
1343 PROSPECT ST	R-3	Limited General Residence
1343 TERRACE AVE	R-3	Limited General Residence
1346 MAIN ST	R-2	Single Family Residence
1347 ALBERT ST	R-3	Limited General Residence

1400 ELEVENTH ST	R-3	Limited General Residence
1406 BLAKE AVE	R-3	Limited General Residence
1406 ELEVENTH ST	R-3	Limited General Residence
1410 BUCHANAN ST	R-3	Limited General Residence
1413 BLAKE AVE	R-3	Limited General Residence
1413 FREDERICK ST	R-3	Limited General Residence
1413 TENTH ST	R-3	Limited General Residence
1413 TWELFTH ST	R-3	Limited General Residence
1417 FREDERICK ST	R-3	Limited General Residence
1417 KING DR M L JR DR	R-3	Limited General Residence
1417 SUPERIOR ST	R-3	Limited General Residence
1419 BLAKE AVE	R-3	Limited General Residence
1421 FREDERICK ST	R-3	Limited General Residence
1424 RIVERVIEW TER	R-3	Limited General Residence
1425 GRAND AVE	R-3	Limited General Residence
1426 TENTH ST	R-3	Limited General Residence
1429 GRAND AVE	R-3	Limited General Residence
1429 JOHNSTON PL	R-3	Limited General Residence
1429 TWELFTH ST	R-3	Limited General Residence
1430 TENTH ST	R-3	Limited General Residence
1431 KING DR M L JR DR	R-3	Limited General Residence
1432 KING DR M L JR DR	R-3	Limited General Residence
1434 BUCHANAN ST	R-3	Limited General Residence
1437 GRAND AVE	R-3	Limited General Residence
1445 CARLISLE AVE	R-3	Limited General Residence
1460 TWELFTH ST	R-3	Limited General Residence
1501 THREE MILE RD	R-2	Single Family Residence
1510 WILLMOR ST	R-3	Limited General Residence
1511 FREDERICK ST	R-3	Limited General Residence
1511 WILLMOR ST	R-3	Limited General Residence
1515 FREDERICK ST	R-3	Limited General Residence
1515 FREDERICK ST	R-3	Limited General Residence
1521 S MEMORIAL DR	R-3	Limited General Residence
1524 SHORELAND DR	R-3	Limited General Residence
1524 WEST ST	R-3	Limited General Residence
1524 WINSLOW ST	R-3	Limited General Residence
1525 WISCONSIN AVE	R-2	Single Family Residence
1528 SHORELAND DR	R-3	Limited General Residence
1531 VIRGINIA ST	R-2	Single Family Residence
1537 OAK CT	R-3	Limited General Residence
1538 WESTWOOD CIR	R-1	Single Family Residence
1549 WOLFF ST	R-3	Limited General Residence
1551 NORTH ST	R-3	Limited General Residence
1606 OAK CT	R-3	Limited General Residence

1607 PARK AVE	R-2	Single Family Residence
1608 MORTON AVE	R-3	Limited General Residence
1610 HOWE ST	R-3	Limited General Residence
1610 LA SALLE ST	R-3	Limited General Residence
1611 ELEVENTH ST	R-3	Limited General Residence
1612 LIBERTY ST	R-3	Limited General Residence
1613 GRAND AVE	R-3	Limited General Residence
1613 HOWE ST	R-3	Limited General Residence
1614 MEAD ST	R-3	Limited General Residence
1615 ELEVENTH ST	R-3	Limited General Residence
1615 MEAD ST	R-3	Limited General Residence
1616 FRANKLIN ST	R-3	Limited General Residence
1617 VIRGINIA ST	R-2	Single Family Residence
1617 WISCONSIN AVE	R-2	Single Family Residence
1618 MEAD ST	R-3	Limited General Residence
1621 ALBERT ST	R-3	Limited General Residence
1621 ELEVENTH ST	R-3	Limited General Residence
1623 GRAND AVE	R-3	Limited General Residence
1624 STATE ST	R-3	Limited General Residence
1625 MEAD ST	R-3	Limited General Residence
1628 MAIN ST	R-2	Single Family Residence
1628 WOODROW AVE	R-3	Limited General Residence
1630 ALBERT ST	R-3	Limited General Residence
1638 CENTER ST	R-3	Limited General Residence
1641 CHARLES ST	R-3	Limited General Residence
1641 MORTON AVE	R-3	Limited General Residence
1641 S MEMORIAL DR	R-3	Limited General Residence
1645 ST CLAIR ST	R-3	Limited General Residence
1646 CARLISLE AVE	R-3	Limited General Residence
1703 ELEVENTH ST	R-3	Limited General Residence
1707 SPRING PL	R-4	General Residence
1708 LINDEN AVE	R-3	Limited General Residence
1709 W SIXTH ST	R-3	Limited General Residence
1715 CENTER ST	R-3	Limited General Residence
1720 FRANKLIN ST	R-3	Limited General Residence
1722 OAK CT	R-3	Limited General Residence
1725 RACINE ST	R-3	Limited General Residence
1732 INDIANA ST	R-2	Single Family Residence
1735 GRAND AVE	R-3	Limited General Residence
1740 NINTH ST	R-3	Limited General Residence
1753 GRAND AVE	R-3	Limited General Residence
1761 ELEVENTH ST	R-3	Limited General Residence
1763 ELEVENTH ST	R-3	Limited General Residence
1774 HILL ST	R-3	Limited General Residence

1787 DOMANIK DR	R-4	General Residence
1800 ELEVENTH ST	R-3	Limited General Residence
1803 ELEVENTH ST	R-3	Limited General Residence
1804 NINTH ST	R-3	Limited General Residence
1805 ELEVENTH ST	R-3	Limited General Residence
1805 PROSPECT ST	R-3	Limited General Residence
1807 ELEVENTH ST	R-3	Limited General Residence
1808 DOMANIK DR	R-3	Limited General Residence
1810 ALBERT ST	R-3	Limited General Residence
1816 FRANKLIN ST	R-3	Limited General Residence
1819 ST PATRICK ST	R-3	Limited General Residence
1821 LA SALLE ST	R-3	Limited General Residence
1821 N MAIN ST	R-3	Limited General Residence
1823 WOODLAND AVE	R-3	Limited General Residence
1824 TWELFTH ST	R-3	Limited General Residence
1825 ST PATRICK ST	R-3	Limited General Residence
1829 ST PATRICK ST	R-3	Limited General Residence
1836 ERIE ST	R-3	Limited General Residence
1836 ST CLAIR ST	R-3	Limited General Residence
1838 ROE AVE	R-3	Limited General Residence
1840 CENTER ST	R-3	Limited General Residence
1843 CARLISLE AVE	R-3	Limited General Residence
1844 LINDEN AVE	R-3	Limited General Residence
1848 NINTH ST	R-3	Limited General Residence
1907 MONROE AVE	R-3	Limited General Residence
1914 ORCHARD ST	R-3	Limited General Residence
1914 W HUBBARD ST	R-3	Limited General Residence
1918 ORCHARD ST	R-3	Limited General Residence
1923 HARRIET ST	R-3	Limited General Residence
1930 ARTHUR AVE	R-3	Limited General Residence
1937 CASE AVE	R-3	Limited General Residence
1937 PHILLIPS AVE	R-3	Limited General Residence
1940 PROSPECT ST	R-3	Limited General Residence
1943 MEAD ST	R-3	Limited General Residence
1945 CLARK ST	R-3	Limited General Residence
2009 DE KOVEN AVE	R-3	Limited General Residence
2010 TAYLOR AVE	R-3	Limited General Residence
2012 BLAINE AVE	R-3	Limited General Residence
2013 RACINE ST	R-3	Limited General Residence
2019 RUSSET ST	R-3	Limited General Residence
2019 WASHINGTON AVE	R-3	Limited General Residence
2023 RUSSET ST	R-3	Limited General Residence
2023 WASHINGTON AVE	R-3	Limited General Residence
2034 TWELFTH ST	R-3	Limited General Residence

2044 TAYLOR AVE	R-3	Limited General Residence
2049 CARTER ST	R-3	Limited General Residence
2050 SUPERIOR ST	R-3	Limited General Residence
2059 MOUNT PLEASANT ST	R-3	Limited General Residence
2062 CARLISLE AVE	R-3	Limited General Residence
210 HUBBARD ST	R-3	Limited General Residence
2106 WASHINGTON AVE	R-4	General Residence
2112 CARLISLE AVE	R-3	Limited General Residence
2121 BLAKE AVE	R-3	Limited General Residence
2122 N MAIN ST	R-3	Limited General Residence
2141 CLARENCE AVE	R-3	Limited General Residence
215 WOLFF ST	R-2	Single Family Residence
2203 INDIANA ST	R-2	Single Family Residence
2230 CENTER ST	R-3	Limited General Residence
225 CHICAGO ST	R-2	Single Family Residence
2303 SPRING ST	R-2	Single Family Residence
2309 ANTHONY LN	R-2	Single Family Residence
2312 ASHLAND AVE	R-3	Limited General Residence
2313 WEST LAWN AVE	R-2	Single Family Residence
2325 ORCHARD ST	R-2	Single Family Residence
238 WILNETTE SPRING DR	R-2	Single Family Residence
2406 SPRING ST	R-2	Single Family Residence
2407 ANTHONY LN	R-5	General Residence
2410 SHOOP ST	R-3	Limited General Residence
2413 HAMILTON AVE	R-2	Single Family Residence
2414 SHOOP ST	R-3	Limited General Residence
2414 SPRING ST	R-2	Single Family Residence
2419 DOUGLAS AVE	R-3	Limited General Residence
2420 LAWN ST	R-3	Limited General Residence
2420 W HIGH ST	R-3	Limited General Residence
2426 ARLINGTON AVE	R-3	Limited General Residence
2430 SHOOP ST	R-3	Limited General Residence
246 JONES ST	R-3	Limited General Residence
2500 ANTHONY LN	R-5	General Residence
2503 MAPLE GROVE AVE	R-2	Single Family Residence
2514 HOMESTEAD ST	R-2	Single Family Residence
252 JONES ST	R-3	Limited General Residence
256 N MEMORIAL DR	R-3	Limited General Residence
2605 PROSPECT ST	R-3	Limited General Residence
2605 SPRING ST	R-2	Single Family Residence
2606 MICHIGAN BLVD	R-2	Single Family Residence
2611 N MAIN ST	R-2	Single Family Residence
2613 BLAINE AVE	R-2	Single Family Residence
2614 DWIGHT ST	R-2	Single Family Residence

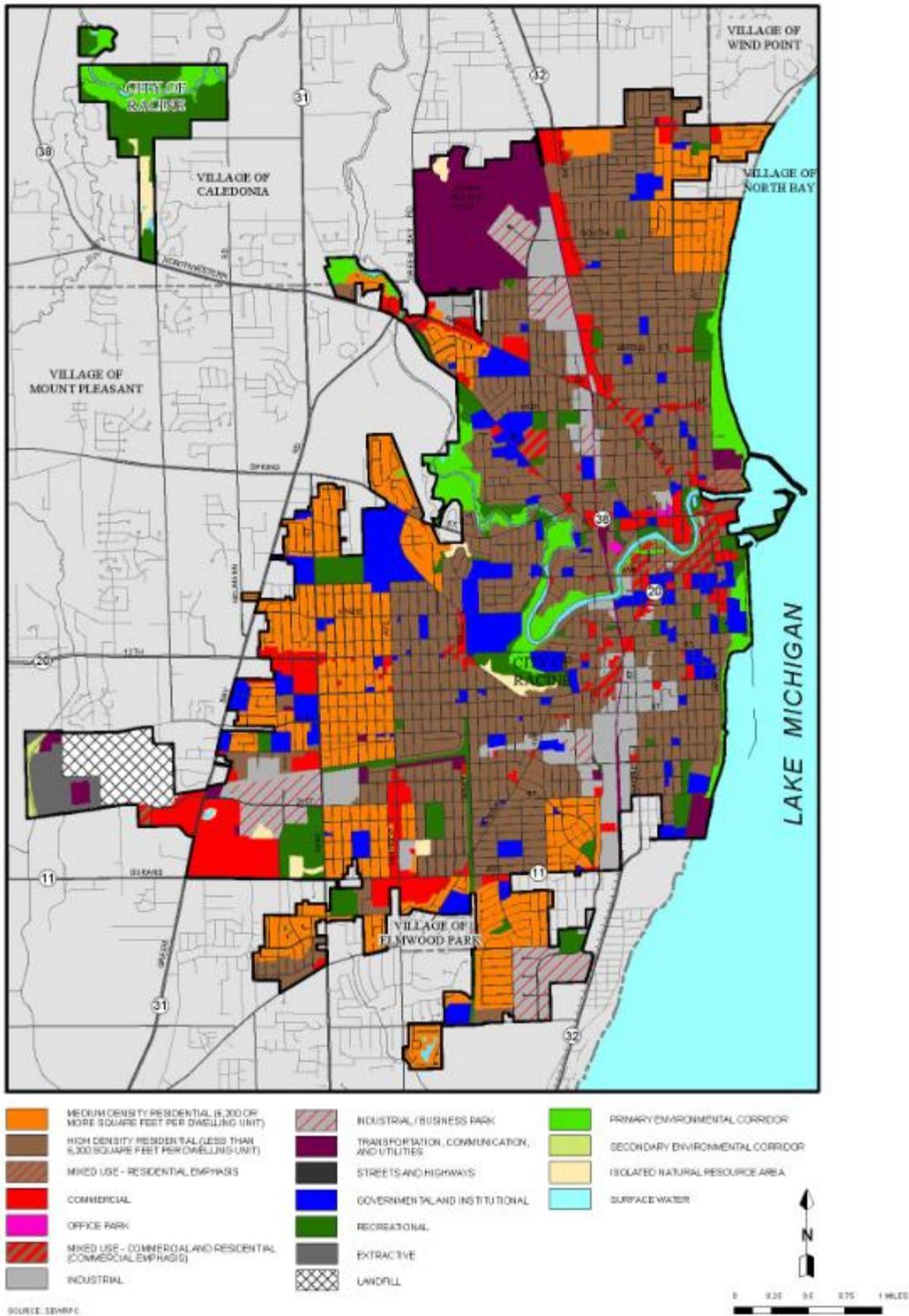
2614 MICHIGAN BLVD	R-2	Single Family Residence
2616 ERIE ST	R-3	Limited General Residence
2705 MAPLE GROVE AVE	R-2	Single Family Residence
2711 CECELIA PARK DR	R-2	Single Family Residence
2720 DOUGLAS AVE	R-3	Limited General Residence
2728 CONCORD DR	R-2	Single Family Residence
2800 RAPIDS DR	R-2	Single Family Residence
2801 DIANE AVE	R-2	Single Family Residence
2808 KEARNEY AVE	R-2	Single Family Residence
2811 RUSSET ST	R-3	Limited General Residence
2814 TAYLOR AVE	R-3	Limited General Residence
2822 DIANE AVE	R-2	Single Family Residence
284 FRANK AVE	R-3	Limited General Residence
2843 RUSSET ST	R-3	Limited General Residence
2854 CROSSRIDGE DR	R-4	General Residence
2908 INDIANA ST	R-2	Single Family Residence
2913 WILLOW TREE CIR	R-2	Single Family Residence
2920 DIANE AVE	R-2	Single Family Residence
2921 DIANE AVE	R-2	Single Family Residence
2943 CONCORD DR	R-2	Single Family Residence
3003 CHATHAM ST	R-1	Single Family Residence
301 CHICAGO ST	R-2	Single Family Residence
3012 MICHIGAN BLVD	R-1	Single Family Residence
3015 CHICORY RD	R-2	Single Family Residence
3024 MICHIGAN BLVD	R-1	Single Family Residence
3025 WHEELLOCK DR	R-4	General Residence
307 TENTH ST	R-4	General Residence
308 CLIFF AVE	R-3	Limited General Residence
3080 OLD MILL RD	R-4	General Residence
3081 OLD MILL RD	R-4	General Residence
309 CHICAGO ST	R-2	Single Family Residence
310 SHELLEY DR	R-2	Single Family Residence
3100 KENTUCKY ST	R-3	Limited General Residence
3109 CALEDONIA ST	R-3	Limited General Residence
3115 CALEDONIA ST	R-3	Limited General Residence
3119 CALEDONIA ST	R-3	Limited General Residence
312 CLIFF AVE	R-3	Limited General Residence
312 MERTENS AVE	R-2	Single Family Residence
3121 SEVENTEENTH ST	R-3	Limited General Residence
3213 MICHIGAN BLVD	R-1	Single Family Residence
3217 MICHIGAN BLVD	R-1	Single Family Residence
3220 MEACHEM RD	R-2	Single Family Residence
3238 MEACHEM RD	R-2	Single Family Residence
3305 TENTH AVE	R-3	Limited General Residence

3311 FIRST AVE	R-2	Single Family Residence
3313 FIRST AVE	R-2	Single Family Residence
3315 FOURTH AVE	R-2	Single Family Residence
3317 FOURTH AVE	R-2	Single Family Residence
3318 MONARCH DR	R-2	Single Family Residence
3325 FOURTH AVE	R-2	Single Family Residence
3338 CHATHAM ST	R-1	Single Family Residence
3415 FOXWOOD RD	R-2	Single Family Residence
3416 CHICORY RD	R-1	Single Family Residence
3421 SIXTH AVE	R-2	Single Family Residence
3421 SPRING ST	R-2	Single Family Residence
3424 DURAND AVE	R-2	Single Family Residence
3430 CHICORY RD	R-1	Single Family Residence
3446 CHARLES ST	R-2	Single Family Residence
3447 THIRD AVE	R-2	Single Family Residence
3500 CANADA GOOSE XING	R-1	Single Family Residence
3508 CHICORY RD	R-1	Single Family Residence
3509 WASHINGTON AVE	R-4	General Residence
3518 CHICORY RD	R-1	Single Family Residence
3521 SPRING ST	R-2	Single Family Residence
3538 DOUGLAS AVE	R-5	General Residence
3601 SPRING ST	R-2	Single Family Residence
3608 CHICORY RD	R-1	Single Family Residence
3614 CHICORY RD	R-1	Single Family Residence
3624 N MAIN ST	R-1	Single Family Residence
3626 CHICORY RD	R-1	Single Family Residence
3652 GREEN ST	R-2	Single Family Residence
3710 CHICORY RD	R-1	Single Family Residence
3711 KASPER ST	R-1	Single Family Residence
3714 KASPER ST	R-1	Single Family Residence
3720 N MAIN ST	R-1	Single Family Residence
3726 CHICORY RD	R-1	Single Family Residence
3727 TWENTIETH ST	R-3	Limited General Residence
3808 CHICORY RD	R-1	Single Family Residence
3813 CANADA GOOSE XING	R-1	Single Family Residence
3840 CANADA GOOSE XING	R-1	Single Family Residence
3939 LIGHTHOUSE DR	R-1	Single Family Residence
40 MC KINLEY AVE	R-3	Limited General Residence
4011 TWENTIETH ST	R-3	Limited General Residence
403 HARVEY DR	R-2	Single Family Residence
406 FLOWER LN	R-1	Single Family Residence
4118 NINETEENTH ST	R-3	Limited General Residence
4120 NORTHWESTERN AVE	R-4	General Residence
4121 NINETEENTH ST	R-3	Limited General Residence

413 LUEDTKE AVE	R-3	Limited General Residence
4207 SIXTEENTH ST	R-2	Single Family Residence
4217 BYRD AVE	R-2	Single Family Residence
4225 BYRD AVE	R-2	Single Family Residence
4244 WOOD DUCK WAY	R-1	Single Family Residence
4307 WOOD DUCK WAY	R-1	Single Family Residence
4313 TWENTYFIRST ST	R-2	Single Family Residence
4317 TWENTYFIRST ST	R-2	Single Family Residence
434 CLIFF AVE	R-3	Limited General Residence
4510 VICTORY AVE	R-2	Single Family Residence
4523 MARYLAND AVE	R-2	Single Family Residence
454 BLAINE AVE	R-2	Single Family Residence
458 BLAINE AVE	R-2	Single Family Residence
4600 BYRD AVE	R-2	Single Family Residence
4621 SEVENTEENTH ST	R-2	Single Family Residence
4624 VICTORY AVE	R-2	Single Family Residence
4912 MARYLAND AVE	R-2	Single Family Residence
516 TENTH ST	R-3	Limited General Residence
5200 BISCAYNE AVE	R-3	Limited General Residence
5202 TAYLOR AVE	R-4	General Residence
5219 KINZIE AVE	R-2	Single Family Residence
527 RANDOLPH ST	R-3	Limited General Residence
5313 EMSTAN HILLS RD	R-2	Single Family Residence
5315 KINZIE AVE	R-2	Single Family Residence
5323 KINZIE AVE	R-2	Single Family Residence
54 STEEPLECHASE DR	R-1	Single Family Residence
601 CHICAGO ST	R-3	Limited General Residence
612 FIFTEENTH ST	R-3	Limited General Residence
618 RANDOLPH ST	R-3	Limited General Residence
6204 NORTHWESTERN AVE	R-1	Single Family Residence
6206 NORTHWESTERN AVE	R-1	Single Family Residence
701 SIXTEENTH ST	R-3	Limited General Residence
708 TENTH ST	R-3	Limited General Residence
711 TWELFTH ST	R-3	Limited General Residence
739 WEST BLVD	R-2	Single-Family Residence
807 HAMILTON ST	R-3	Limited General Residence
812 HAMILTON ST	R-3	Limited General Residence
815 VILLA ST	R-3	Limited General Residence
819 JACKSON ST	R-3	Limited General Residence
820 FOURTEENTH ST	R-3	Limited General Residence
823 NINTH ST	R-3	Limited General Residence
824 VILLA ST	R-3	Limited General Residence
900 PROSPECT ST	R-3	Limited General Residence
901 HAMILTON ST	R-3	Limited General Residence

901 HAYES AVE	R-2	Single Family Residence
902 TENTH ST	R-3	Limited General Residence
904 FOURTEENTH ST	R-3	Limited General Residence
905 HAYES AVE	R-2	Single Family Residence
916 DELAMERE AVE	R-3	Limited General Residence
916 TWELFTH ST	R-3	Limited General Residence
917 CENTER ST	R-3	Limited General Residence
920 SUPERIOR ST	R-3	Limited General Residence
921 THIRTEENTH ST	R-3	Limited General Residence
923 ELEVENTH ST	R-3	Limited General Residence
924 LOCKWOOD AVE	R-3	Limited General Residence
925 JACKSON ST	R-3	Limited General Residence
930 WILSON ST	R-3	Limited General Residence
932 RACINE ST	R-3	Limited General Residence
934 WALNUT ST	R-3	Limited General Residence
940 PECK AVE	R-3	Limited General Residence
943 N MEMORIAL DR	R-3	Limited General Residence
945 SUPERIOR ST	R-3	Limited General Residence
946 N MEMORIAL DR	R-3	Limited General Residence
950 PECK AVE	R-3	Limited General Residence

**Map 5  
LAND USE PLAN FOR THE CITY OF RACINE: 2035**



## **REFERENCED PLANS:**

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Residential Planning Partners: Market Overview and Analysis (2017).