



# Racine County Facility & Space Use Strategic Master Plan **Final Report Summary**

August 31, 2018 | FINAL



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Racine County Facility & Space Use Strategic Master Plan  
Final Report Summary

**ACKNOWLEDGEMENTS**

This expansive study, formally titled the Racine County Facility & Space Use Strategic Master Plan, was an undertaking that included various components and team members to accomplish. The yearlong plus study included various meetings, interviews, site visits, walkthroughs, emails, and phone calls, and would not have been possible without the passion, knowledge, and enthusiasm of the Racine County staff. On behalf of Founders 3 Real Estate, Venture Architects, Harwood Engineering Consultants, and Rasch Construction & Engineering, we thank all of those who contributed to the completion of the study. Some honorary contributors of recognition include but are not limited to:

**KEY RACINE COUNTY STAFF**

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*Office of Child Support Enforcement*

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**County Clerk**

Wendy M. Christensen, County Clerk

**Communications Department**

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Director

**Medical Examiner**

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Bruce Fishbain, Register in Probate

**Register of Deeds / Land Description**

Tyson Fettes, Register of Deeds

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Division

Daniel Adams, Captain, Support Services  
Division

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*Parks & Highways Department*

Dave Prott, Superintendent

*Development Services*

Brian Jensen, Superintendent

*Buildings and Facilities Management*

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Jeffrey M. Davis, Maintenance  
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**Treasurer**

Jane F. Nikolai, County Treasurer

**UW-Extension**

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*FoodWise (Nutrition Education),*

*Kenosha/Racine Counties*  
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**Rasch Construction and Engineering**

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## EXECUTIVE SUMMARY

### OVERVIEW

With the arrival of Foxconn and the development that will come with it, Racine County is recognizing that now is the time to put in place a new long-range facility master plan for Racine County for the next 5 to 10 years and beyond. While current needs are being met by the existing facilities, future needs will require a new plan of action.

In 2017, Founders 3, in association with Venture Architects and its team of consultants, was hired by Racine County to work with elected officials and department heads to prepare a master plan for all County facilities that will be implemented over the next 5 to 10 years and beyond.

### HISTORY

In 1930, Racine County constructed the now historic 10 story downtown County Courthouse. With the exception of the County Highway Department, all County departments could be found in this building. The County's population at that time was 90,200. Since then and to meet the needs of a growing population, the County constructed the Ives Grove Complex in 1963, the Law Enforcement Center in 1980, 1989, and 2007, and the Dennis Kornwolf Service Center in 1996. With a current county population of 198,500, all of these facilities are full. There is only limited available room in any of these buildings. It has been over 20 years since the County has completed a major building project. Now is the time to plan for the next 5 to 10 years and beyond.

### FOXCONN IMPACT

The arrival of Foxconn to Racine County, and the associated development that will take place in Racine County and Southeastern Wisconsin, has the potential to greatly impact County services, including law enforcement, social services, public works, etc. At full operations, Foxconn is projected to employ over 13,000 direct jobs. Comparable developments around the United States suggest that for every one direct job, three to four indirect jobs are created. This is the equivalent of three new Cities of Burlington.

### MASTER PLAN STUDY GOALS

The Master Plan includes the following Goals:

- To complete a space needs study for all County Departments with the exception of the Highway Department
- To develop a long range facilities master plan for the next 5 to 10 years and beyond
- To address the following existing facility topics:
  - o Existing functional department inefficiencies because of department layout
  - o Existing functional adjacency issues between departments and within departments
  - o Existing departmental space inadequacies
  - o Safety & Security issues in all buildings



## RECOMMENDATIONS

The Study recommends the adoption of a facility master plan that will:

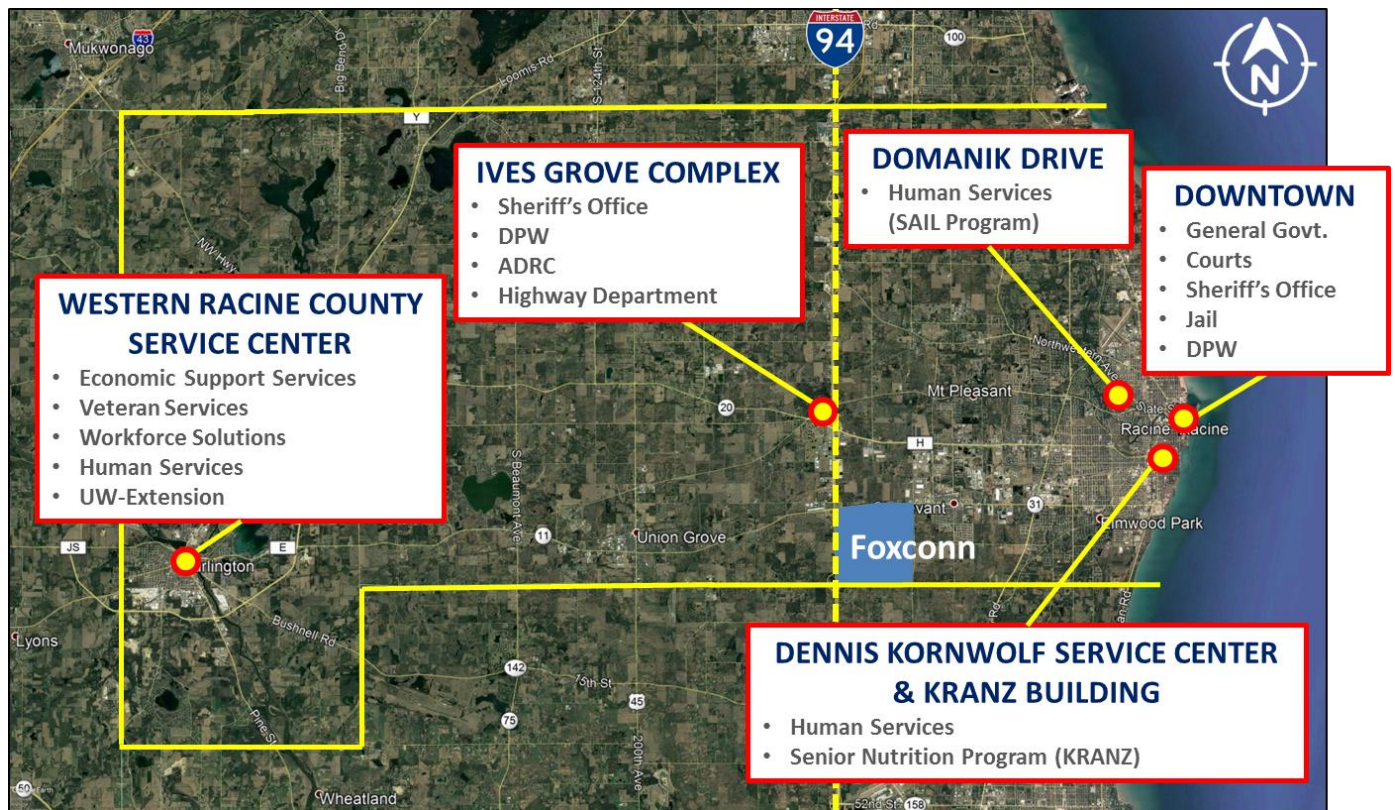
- Consolidate the different divisions of county government at specific locations in the County
  - o Downtown Courthouse and Law Enforcement Center to become the Justice Center
  - o Dennis Kornwolf Service Center to become the Human Service Center
  - o Ives Grove to become the General Government and Public Works Center
  - o Ives Grove to become the Sheriff's Office Center
  - o Western Racine County Service Center to continue to provide services to the western portion of the County
- Develop a 5 to 10 year Phasing Plan for implementing the Master Plan

The benefits to Racine County include:

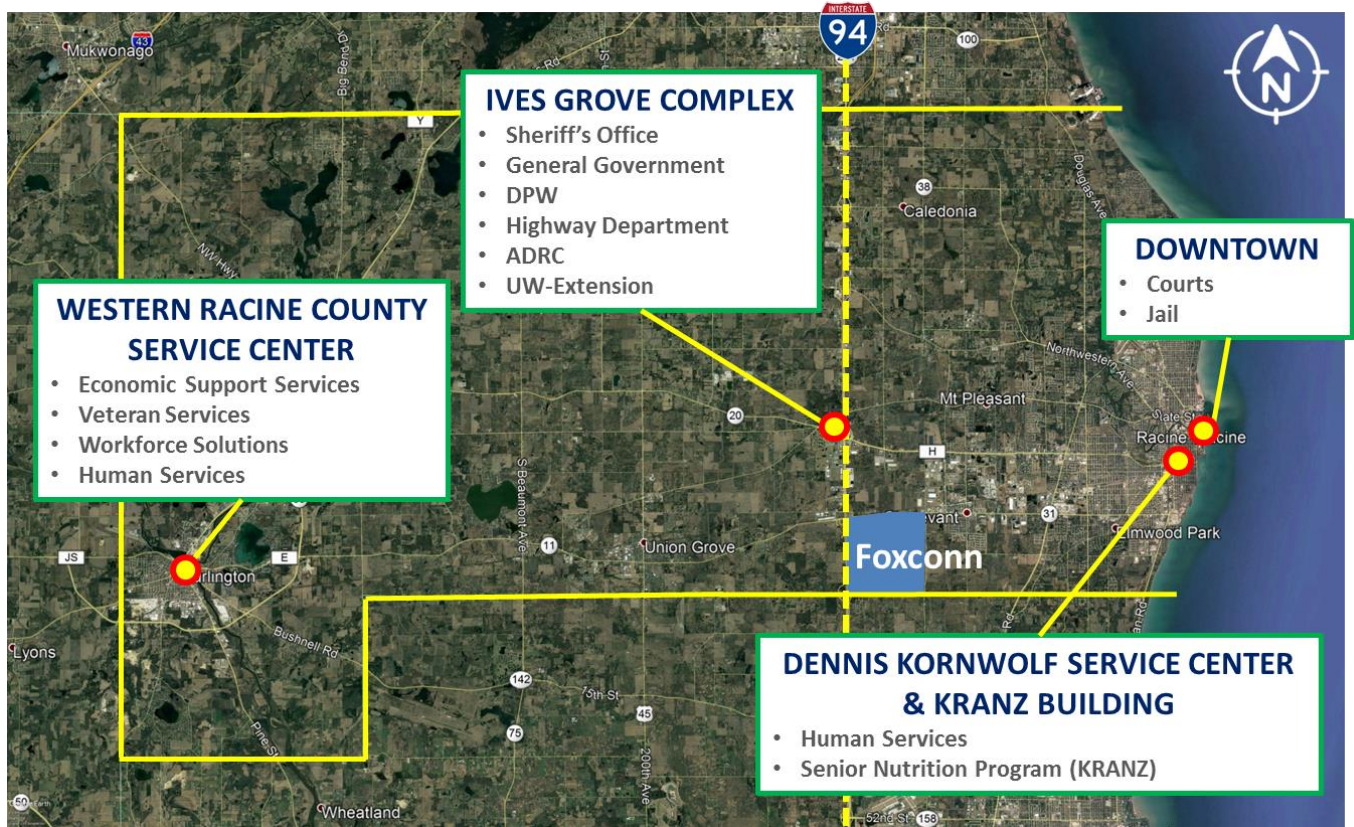
- Better service accessibility to all County residents
- Improved department operations through consolidation
- Room for future growth and expansion
- Improved parking for all

The following diagrams illustrate current and recommended locations for County Departments.

### Racine County Departments – Current Locations



Racine County Departments – Recommended Locations





Recommendations for:

**Human Services ..... \$12.7 M to \$13.8 M Project Cost**

- Consolidate all services to the Dennis Kornwolf Service Center
- Construct a new building for Behavioral Health/SAIL Program at the Dennis Kornwolf Service Center
- Construct a new Juvenile Detention Facility/Juvenile Courtroom
- Restructure the Dennis Kornwolf Service Center

**Human Services – Recommendation**

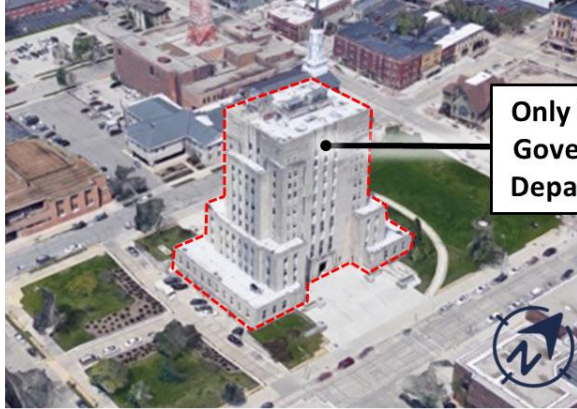


Recommendations for:

**General Government..... \$15.9 M to \$17.1 M Project Cost**

- Consolidate all General Government operations to the Ives Grove Complex
- Explore opportunities to bundle departments for greater efficiency

**General Government – Recommendation**



**Courthouse**



**Ives Grove Complex (Optional Sites)**

**Only General  
Government  
Departments**

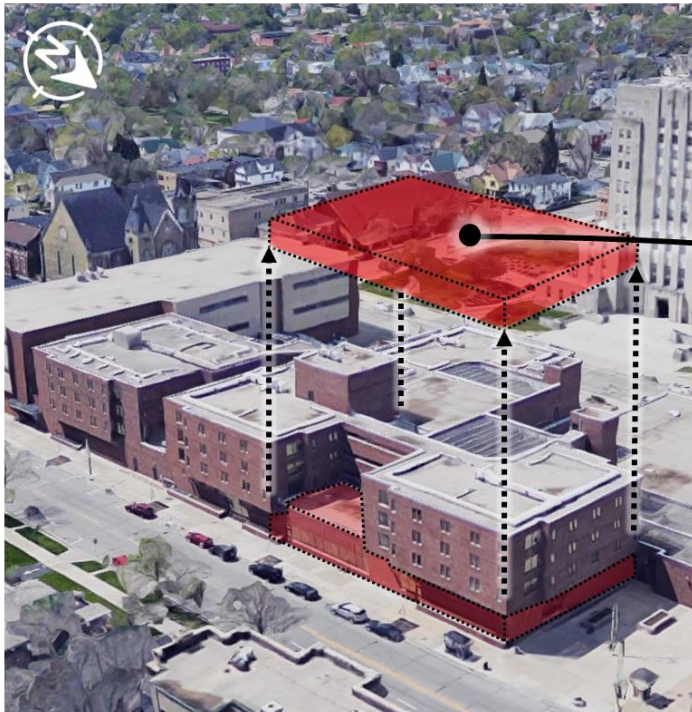


Recommendations for:

**Sheriff's Office ..... \$18.4 M to \$20.0 M Project Cost**

- Consolidate the Operations Division to the Ives Grove Complex
- Records are to stay at the Downtown Law Enforcement Center
- Jail is to stay at the Downtown Law Enforcement Center
- Provide additional enclosed storage for Vehicle Fleet and Evidence

**Sheriff's Office – Recommendations**

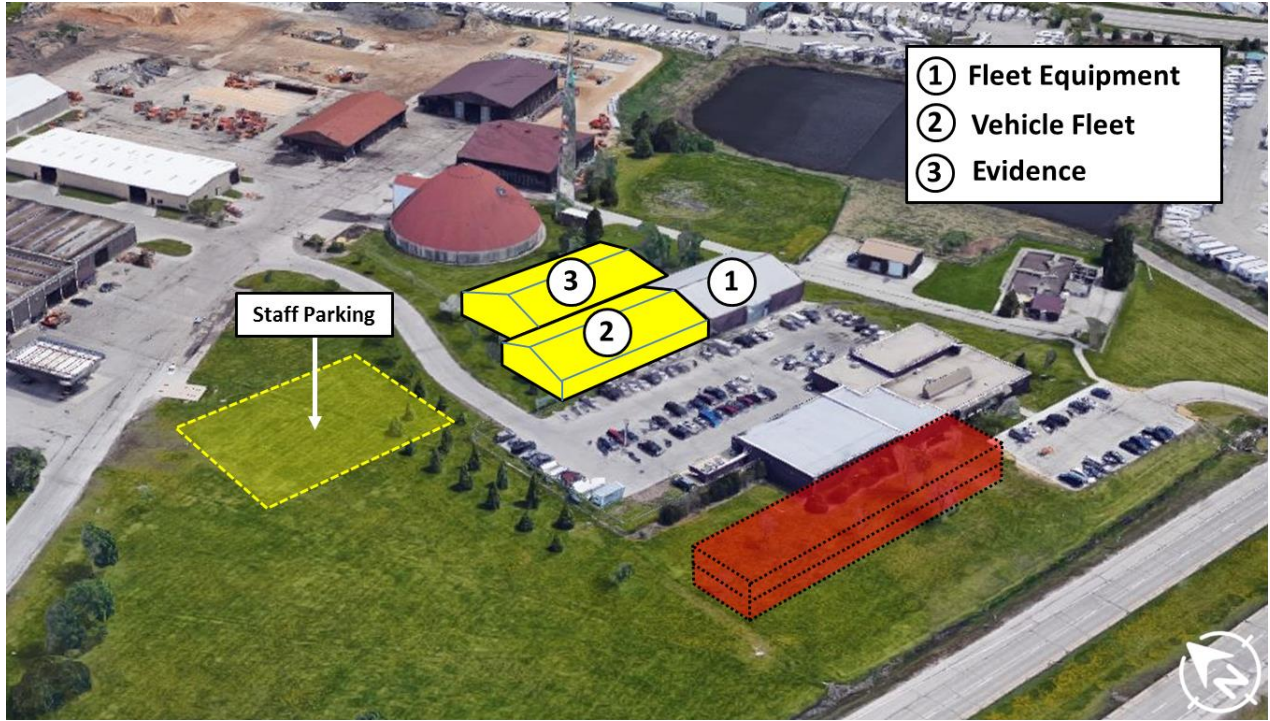


Law Enforcement Center



Sheriff Patrol Station

Sheriff's Office – Vehicle Storage Recommendation





Recommendations for:

**Courts ..... \$6.0 M to \$6.5 M Project Cost**

- Move In-Custody Courtrooms from the Courthouse to the Law Enforcement Center
- Relocate the Juvenile Courtroom to the New Juvenile Detention Facility
- Remodel existing Juvenile Courtroom for Future Felony Courtroom

**Courts – Recommendation**





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Recommendations for:

**Public Works & Development Services ..... \$2.0 M to \$2.2 M Project Cost**

- Consolidate all operations to the Ives Grove Complex
- Expand into the former ADRC space

**Public Works & Development Services – Recommendations**



Recommendations for:

**Western Racine County Service Center** ..... N/A

- Relocate WRCSC to new leased facility at the Fox River Plaza, 1071 Milwaukee Avenue Burlington, Wisconsin
- UW-Extension to move to Ives Grove to better serve Racine and Kenosha Counties



## COMPANION REPORTS

### Companion Report A – Budget Assessment

The Racine County Budget Presentation was originally presented as a supplemental handout to the County Board Presentation on July 24th, 2018. The creation and verification of the Budget Presentation's numbers was a joint effort between Venture Architects and Rasch Construction and Engineering. Figures in the Budget Presentation are based on commonly used industry standards for a 2019 bid date.

### Companion Report B – Floor Plans

The Building Plans section of the report consists of a collection of building floor plans from select Racine County buildings. These County buildings could be thought of as living entities that are constantly morphing and adapting to meet the needs of the departments and the inhabitants who work within them. As the buildings change overtime, a form of housekeeping becomes necessary every so often to revitalize the vitality and communication skills of the drawings.

### Companion Report C – Space Program

The Racine County Space Program is an extensive Excel spreadsheet, and an accumulation of various departments within the County and their associated staff members, position titles, room locations, and square footages. The Space Program also serves as an essential tool for identifying what the County currently has and what the County should have going into the future. This data was generated through interviews, walkthroughs, and commercial standards that identify what space recommendations the departments should have going forward.

### Companion Report D – Building Physical Assessment Report

The Building Physical Assessment Report is a two part report compiled by Venture Architects and Harwood Engineering: Part One Architectural and Part Two Engineering.

### Companion Report E – Parking Study

The Parking Study Report deals with the County's current and projected parking needs. In many locations throughout the County, there is currently not enough County owned parking spaces to meet the current parking needs of the staff's and public's volume of motor vehicles. This area of the study was to identify where parking currently is, where the potential parking could be, how much future parking could be estimated, and what plan of action is recommended to take the best course of action and solve the County's parking issues.

### Companion Report F – Burlington

The Burlington Report determines what is in the best interest of Racine County with respect to providing essential services to western Racine County, and specifically the Burlington area.

### Companion Report G – Safety & Security

The Safety and Security Report includes various elements, as well as our professional recommendations, input from the Racine County Sheriff's Office, furthered research, and specific examples of safety and security measures that can be utilized on a national level.