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## MEMORANDUM

**TO:** Plan Commission  
Village of Union Grove

**FROM:** GRAEF  
Craig Huebner

**DATE:** February 28, 2020

**SUBJECT:** Summary of Land Use Workshop (held on January 29, 2020)

### A. SUMMARY OF WORKSHOP

On the evening of January 29, 2020 GRAEF planners and Village Staff held a public Land Use Workshop at Village Hall to discuss the future of Union Grove. Approximately 50 people attended the meeting throughout the evening, which featured the following stations and exhibits:

#### Station One: Community Background

- Aerial of the Village
- Demographics of the Village
- Parks & Trails maps / information (for the Village and the larger region)
- Highlights of recent developments in the Village
- School district information
- Property tax levy information

#### Station Two: Planned Land Use, Zoning and the Comprehensive Plan

- Existing zoning and planned land use maps for the Village
- Information about planned land use maps, zoning maps, and the comprehensive plans
- Development projections based on the Village's existing planned land use map

#### Station Three: Inspiration Boards

- Requests for ideas for target development areas
- Inspiration and requests for ideas for outdoor recreation facilities
- Information and requests for ideas for subdivision design

In addition to the above stations, a ten-minute presentation was held half-way through the meeting, which provided background on the purpose of the meeting and included a short poll that sought additional feedback from participating attendees.



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## B. SUMMARY OF FEEDBACK RECEIVED

The following summaries highlight the feedback that was received during the meeting.

### Poll Feedback:

- Participating meeting attendees represented a diversity of age
- 56% participating meeting attendees have lived in the Village 11+ years
- 88% of all participating meeting attendees rate the current quality of life in the Village as either “good” or “excellent”
- The school system was identified as one of the best things about living in the Village

### “What I Want for Union Grove” Banner Feedback:

- More restaurants and stores (Target, brewpubs, Kwik Trip, pharmacies, grocery)
- More trails, bike paths, and walking paths
- Recreation center and soccer fields
- Public composting
- More condominium-type developments

### Target Development Areas Feedback:

- Downtown / Main Street:
  - New / updated library
  - Destination restaurants
- East Gateway:
  - Commercial development (gas stations, restaurants, retail)
- North Gateway:
  - Residential development
  - Walking trails
- Railroad Corridor:
  - Conservation subdivision
  - Walking trails
- Highway 11 Corridor:
  - Deli / café
  - Retail business

### Inspiration Boards:

- Outdoor Recreation:
  - Forest trails received the most “likes”
  - Paved paths for bicycles / pedestrians received the second-most “likes”
- Subdivision Design:
  - Conservation subdivision design and place-based subdivision design both received the most “likes”



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Other Feedback (through conversation or other input forms):

- A mixture of office and industrial uses would be desirable
- Union Gove should not become a community of workforce housing for businesses located outside the Village
- The Village should develop more parkland that is well-advertised and includes shelters or buildings that can be rented for events
- The Village should have more community parks and friendly places to connect with neighbors
- It would be nice to have facilities similar to Franksville Park
- It would be nice to have another grocery store that is more affordable than the Piggly Wiggly
- There should be restaurants across from the Piggly Wiggly
- The intersection of Highway 45 and Highway 11 should have a stronger character with new, mixed-use buildings
- It would be nice to have light industrial development north of the railroad tracks to create more jobs for the community
- The school system is a major attraction – the community is a great place to raise a family
- The community needs more single-family housing options
- The community needs more cute, boutique shops (like “The Corners” at Brookfield)
- The new apartments are good
- It would be nice to have more sidewalks, parks, and gazebos
- The Village should pursue opportunities for renewable energy incentives and facilities
- The old railway could be used as a bike trail
- The conservation area should be expanded and feature more walking trails
- There should be weekly concerts in the summer at the parks
- There should be at least one public transportation option to get to Racine

### **C. DRAFT 2050 FUTURE LAND USE MAP**

Attached to this memo is a draft 2050 Future Land Use Map for Union Grove. Municipal boundaries, parcel lines, and recently approved Land Use Amendments have been updated and incorporated into the draft map. The draft map includes two new Land Use Categories, “High-Density Residential” and “Mixed Use”. “High Density Residential” was already existing at with the recently approved Residences of Dunham Grove and Granary Developments, but the category was not listed on the legend or map. The “Mixed Use” category shown on the draft 2050 Future Land Use Map is a proposed new category for the Village to consider. This category is used in many municipalities for “downtown” or “main street” areas, or in areas where either commercial or residential would be desirable. Union Grove’s existing Main Street already exists as a mixed-use area with ground level commercial and residential above. In place of listing the properties along Main Street as “Commercial” Land Use category, GRAEF is

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[www.graef-usa.com](http://www.graef-usa.com)



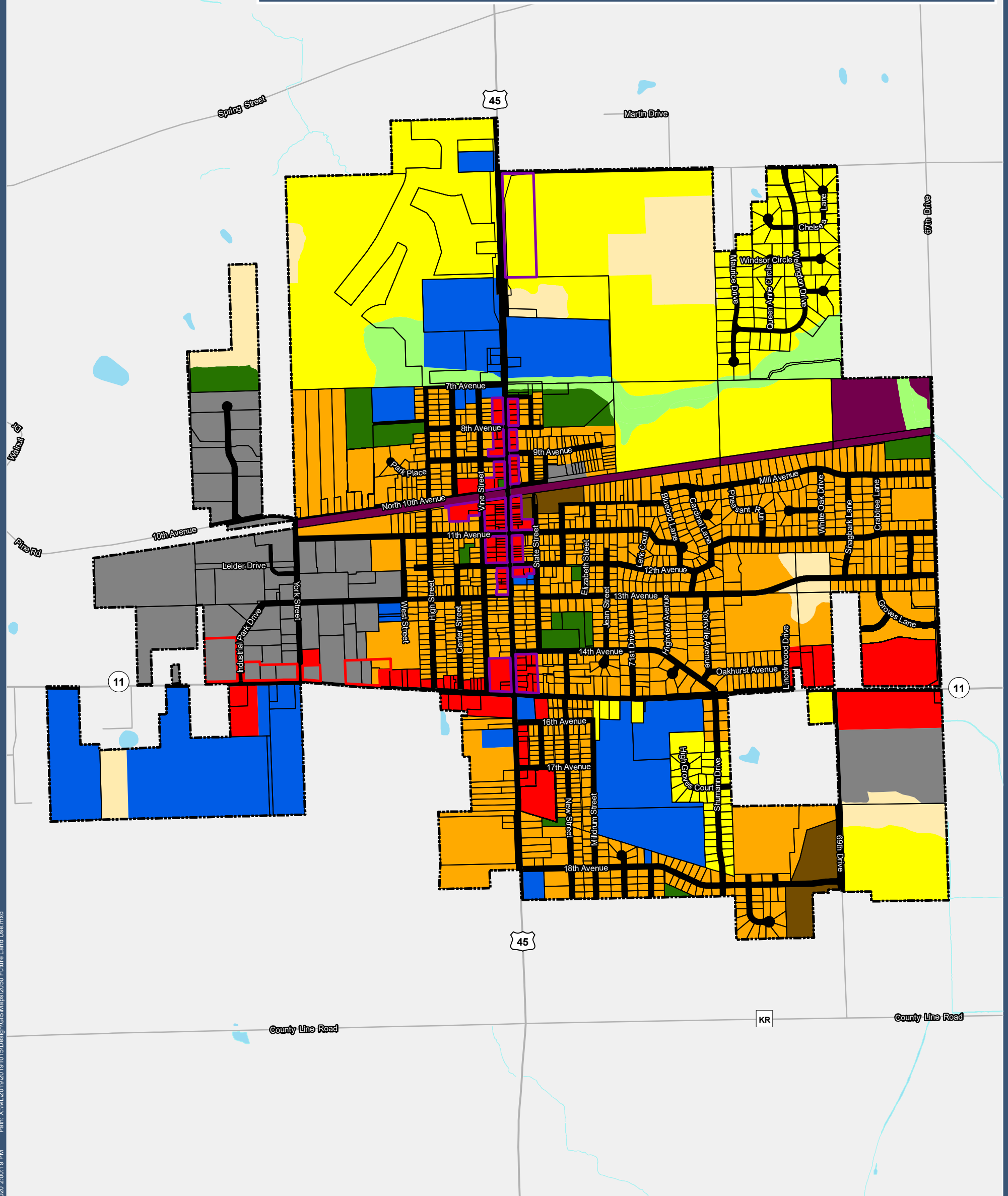
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proposing to change certain areas to “Mixed Use” Land Use Category (identified as purple outline on map). The “Mixed Use” Land Use category would allow zoning for Commercial (C-1, C-2, C-3) or Multiple Family Residential (RM). One other recommended change identified on the draft map are additional properties categorized as “Commercial” Land Use along the north edge of Hwy 11 (identified as red outline on map). The high visibility of properties along Hwy 11 should include a higher design aesthetic (building materials, landscape) that is not as important in Industrial areas.

Enclosed: “2050 Future Land Use Map”

## 2050 Future Land Use Categories

- |   |   |
|---|---|
|  LOW DENSITY RESIDENTIAL<br>(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT) |  TRANSPORTATION, COMMUNICATION AND UTILITIES |
|  MEDIUM DENSITY RESIDENTIAL<br>(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)   |  STREETS AND HIGHWAYS                        |
|  HIGH DENSITY RESIDENTIAL<br>(LESS THAN 6,200 SQUARE FEET PER DWELLING UNIT)     |  GOVERNMENTAL AND INSTITUTIONAL              |
|  COMMERCIAL  |  RECREATIONAL                                |
|  INDUSTRIAL  |  ISOLATED NATURAL RESOURCE AREA              |
|  MIXED USE   |  SECONDARY ENVIRONMENTAL CORRIDOR            |
|   |  PARCEL                                      |



## 2050 FUTURE LAND USE MAP

VILLAGE OF UNION GROVE

RACINE COUNTY, WISCONSIN

**DRAFT**



0 600 1,200  
Feet  
1 in = 1,200 ft