



Village of Union Grove Downtown Redevelopment Plan

2026 Update



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Introduction

The Village of Union Grove 2025 Downtown Redevelopment Plan Update (“Plan”) provides the necessary analysis, vision, and direction for the Village and the Community Development Authority (CDA) to conduct revitalization activities Downtown. The Plan update builds on the work in the 2005/2006 Downtown Redevelopment Plan, incorporating updated data and objectives to reflect the progress made since the previous plan. The Plan provides a roadmap for Downtown revitalization over the next decade using the most recent market trends, demographic and employment data, and community input from residents and stakeholders.

Historical Context and Achievements

The 2005/2006 Downtown Redevelopment Plan provided a comprehensive opportunity analysis, identifying key assets such as quality schools, a small-town setting, central location, and historic building stock. It emphasized the importance of infill development, mixed-use districts, and leveraging regional attractions. The plan also highlighted the need for public improvements, such as streetscape enhancements and the creation of a Community Development Authority (CDA) and Tax Increment District (TID) to facilitate redevelopment efforts. Plan objectives included eliminating blight, promoting orderly growth, and enhancing the aesthetic and economic welfare of the area. It also introduced specific redevelopment activities, including

land acquisition, rehabilitation standards, and public improvements, to create a vibrant and economically viable Downtown.

Vision for 2025

The 2025 Downtown Redevelopment Plan Update aims to build on past successes while addressing new challenges and opportunities. The Plan will facilitate the continued development of a dynamic, economically vibrant, and aesthetically pleasing Downtown that serves as the heart of Union Grove. This plan will guide redevelopment efforts over the next decade, ensuring that Downtown remains a place where businesses thrive, residents enjoy a high quality of life, and visitors are drawn to its unique charm.

Redevelopment Objectives

This update to the Village’s Redevelopment Plan recognizes complementary past planning initiatives that inform and influence this plan. The 2005/2006 Redevelopment Plan included several objectives that were applicable to the broader redevelopment area from that plan. This plan carries forward the redevelopment objectives from the previous plan in Appendix B. A consolidated list of objectives is identified to carry out this plan’s redevelopment activities:

Economic Growth and Vitality:

- Attract new businesses and support existing ones through targeted incentives and infrastructure improvements.
- Foster a diverse economic base with a mix of retail, office, residential, and recreational uses.

Community Engagement and Inclusivity:

- Engage residents, business owners, and stakeholders in the planning and implementation process.
- Ensure that redevelopment efforts reflect the needs and aspirations of the entire community.

Sustainable Development:

- Promote environmentally sustainable practices in all redevelopment activities.
- Enhance green spaces, improve walkability, and encourage the use of alternative transportation.

Historic Preservation and Aesthetic Enhancement:

- Preserve and restore historic buildings and landmarks.
- Implement streetscape improvements and design that enhance the visual appeal of Downtown.

Public Infrastructure and Services:

- Upgrade and expand public infrastructure, including utilities, transportation, and public spaces.
- Ensure that Downtown is accessible and

welcoming to all residents and visitors.

Racine County Multi-Jurisdictional Comprehensive Plan: 2035 Objectives

The Village of Union Grove adopted the County Multi-Jurisdictional Comprehensive Plan on June 22, 2009 which serves as the basis community's comprehensive plan. The following objectives from the plan are affirmed by this redevelopment plan:

- Accommodate future land use development in areas recommended to be developed or redeveloped for specific land use as identified on the land use plan map.
- Implement detailed design guideline recommendations contained in adopted local and neighborhood plans with respect to building size, building design, and streetscapes.
- Encourage the use of mixed-use development, traditional neighborhood development, and transit-oriented development designs that facilitate the long term sustainability of urban communities.
- Preserve historic structures, sites, and districts that have been listed on the National and/or State Registers of Historic Places.
- 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.

- Enable the elderly and disabled to remain in their community as their needs change by supporting smaller homes, accessory dwellings, nursing homes, community based residential facilities, and other types of assisted living in residential arrangements.
- Encourage infill development, rehabilitation, and revitalization practices that benefit existing residents, prevent their displacement, and improve the tax base, availability of jobs, and community facilities.
- Continue the cooperation among local governments, non-profit entities, and the housing development community to utilize available housing funding and assistance programs that facilitate the provision of affordable owner-occupied, rental, and rehabilitated or adaptively reused housing in the County.
- Improve accommodations for safe bicycle travel on the arterial street and highway system as that system is resurfaced and restructured on a segment-by-segment basis.
- Provide a system of off-street bicycle paths located primarily within natural resource and utility corridors to provide reasonably direct connections between the urban areas of Racine County as set forth in the plan.
- Work cooperatively with the Wisconsin Department of Transportation to identify State and Federal grants and programs that are available to fund the implementation of the transportation system plan and apply for such funds as appropriate.
- Develop methods to study effective cost savings and timely police, fire and rescue, and emergency management services between cities, towns, villages, and the County Sheriff's Department.
- Work with local governments to provide a system of public neighborhood and community parks in urban areas that complement the County park and trail system.
- Continue to implement and aggressive and targeted existing business growth and business attraction program for Racine County that is based on: industries with a recent history of competitiveness and export orientation; and emerging industries that show a potential for future growth.
- Direct commercial and industrial development to those targeted areas identified for such uses on the comprehensive plan 2035 land use plan map.
- Racine County and its communities should continue to work with the RCEDC with respect to business development and expansion in the County.

Statutory Authority

The Village of Union Grove Downtown Redevelopment Plan (Redevelopment Plan) is prepared by the Community Development Authority (CDA) following the requirements specified in Chapter 66.1301 through 66.1339 Wisconsin Statutes (Wis. Stats.). The Plan is part of the Village of Union Grove's planning efforts and is aligned with the Village's Comprehensive Plan, A Multi-jurisdictional Comprehensive Plan for Racine County: 2035 adopted by the Village of Union Grove Village Board on June 22, 2009 and updated Future Land Use Map adopted by the Village of Union Grove Village Board shown in Exhibit 3.

Existing Conditions

Blight Determination

Downtown Union Grove has seen a mix of occupancy and vacancy, with varying conditions of commercial properties. While many properties are occupied, there are notable vacancies. There is also a clear need for targeted improvements to enhance the aesthetic appeal and functionality of commercial buildings. Issues range from surface-level such as the need for fresh paint, window and door repairs, and awnings and landscaping; to more complex issues such as varying degrees of rear access and relationships between businesses and parking areas. A complete listing of blight determination data for each property within the Redevelopment Plan Boundary is included in Appendix A.

Opportunity Assessment

Regional growth in the industrial employment base represents a major opportunity for the Downtown to provide a mixed-use, amenity-rich environment for new and existing residents working in the region. However, housing is generally missing from the Downtown building stock and presents a challenge to the commercial success of businesses Downtown in need of sufficient residential density to provide customers.

A few key opportunities also exist for public investment in Downtown facilities and public spaces/parks such as the planned relocation of the Joint Union Grove/Yorkville Fire Station

and regional trail access via the White River State Trail as a new entry point into the Downtown.

Existing Land Use

The properties within the Redevelopment Plan Boundary consist of a mix of commercial, residential, professional office, and mixed-use land uses. There are also a number of governmental and quasi-governmental uses and parks.

Character of Existing Residences

Most residences in the Redevelopment Plan Boundary consist of a mix of single- and two-family buildings with a few multi-family buildings with up to 5 units per structure. There are also several mixed-use buildings with ground-floor commercial and upper level and/or rear residential units. While some of the residences appear to have had recent updates, they are all older construction.

Number of households in Redevelopment Plan Boundary: There are approximately 91 housing units within the Redevelopment Plan Boundary. Using the Village-wide vacancy rate of 4.8% (± 6.5), there are likely around 87 households within the Redevelopment Plan Boundary.

Housing Costs

Prevailing rents: The median rent in 2023 was \$1,051 (± 197) across the Village of Union Grove.

Vacancy rates: The rental vacancy rate in 2023 was estimated at 4.8% (± 6.5)

Prevailing asking rents in vacant housing units for rent: According to apartment listing websites access October 21, 2025 including Apartments.com, Zillow.com, and Redfin.com, available market rate rentals in the Village of Union Grove range from approximately \$1,025-2,055/month depending on unit size and whether they are new or old construction. The average price per square foot was \$1.70/square foot. Older units (over ten years old) averaged \$1.54/square foot while newer units (under 10 years old) averaged \$1.77/square foot. The locations of the units for rent in Union Grove were mostly in proximity to Main Street with a few units located further away.

Existing Zoning

Most properties within the Redevelopment Plan Boundary are zoned C-1 General Commercial and C-3 Office and Professional Business. Some properties are also zoned C-2 Highway Commercial and P-1 Institutional and Park or PC Park and Conservancy. In general the properties that are the focus of this plan are zoned C-1 General Commercial for existing and future redevelopment.

The Redevelopment Plan Boundary also contains portions of the Downtown Core Overlay and the Extended Core Overlay which, in addition to the requirements of the Zoning Code, are also required to follow the requirements of the Downtown Design Guidelines. These guidelines provide for additional controls on building height, design, and site layouts. Even outside of these overlays, the Downtown Design Guidelines provide useful design recommendations for any redevelopment envisioned in this plan.

Future Land Use Plan

The Future Land Use Plan identifies all properties within the Redevelopment Plan Boundary for Mixed Use which may consist of commercial, residential, office, or a combination of those uses consistent with a walkable, economically vibrant, urban core.

Exhibit 1: Existing Zoning

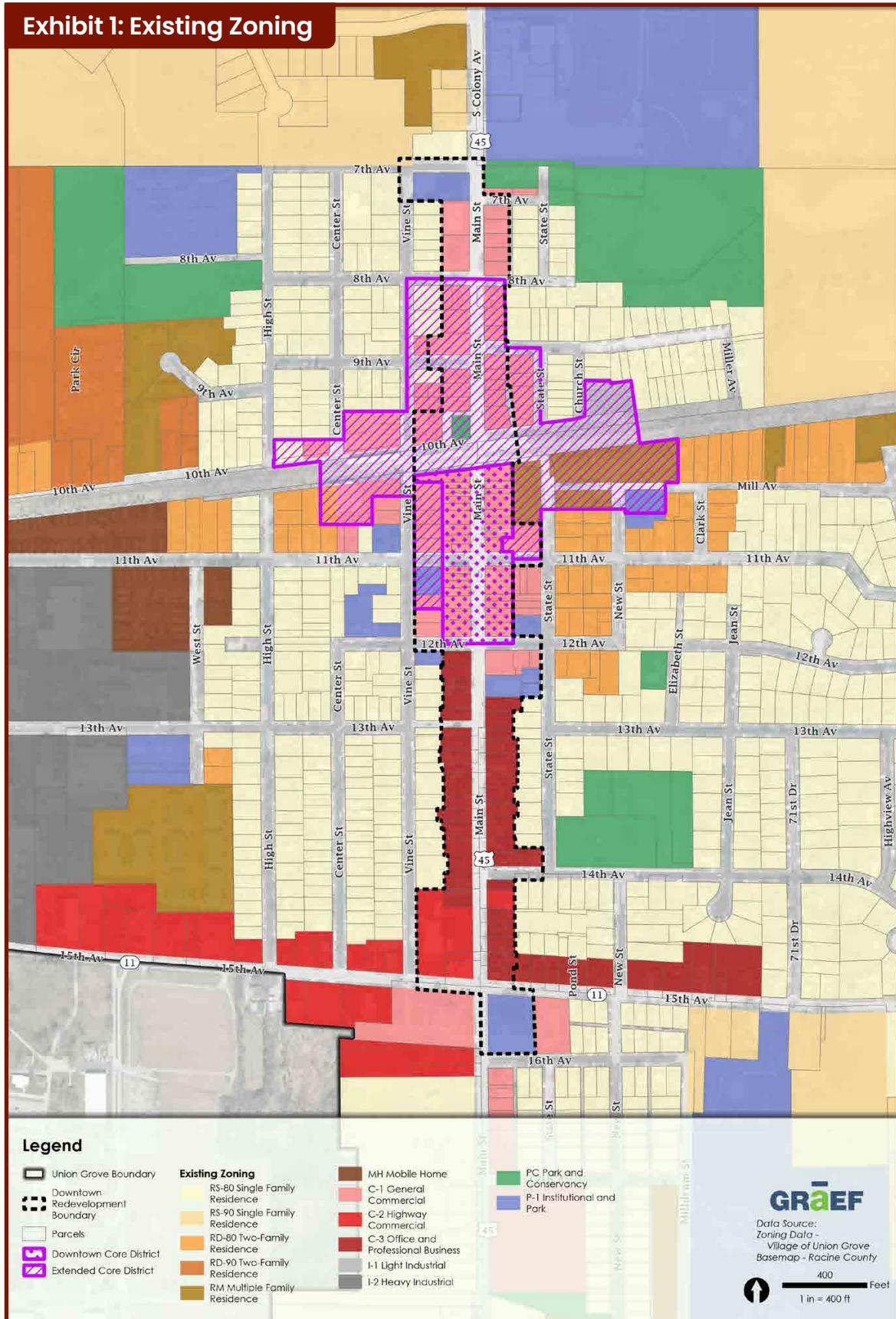
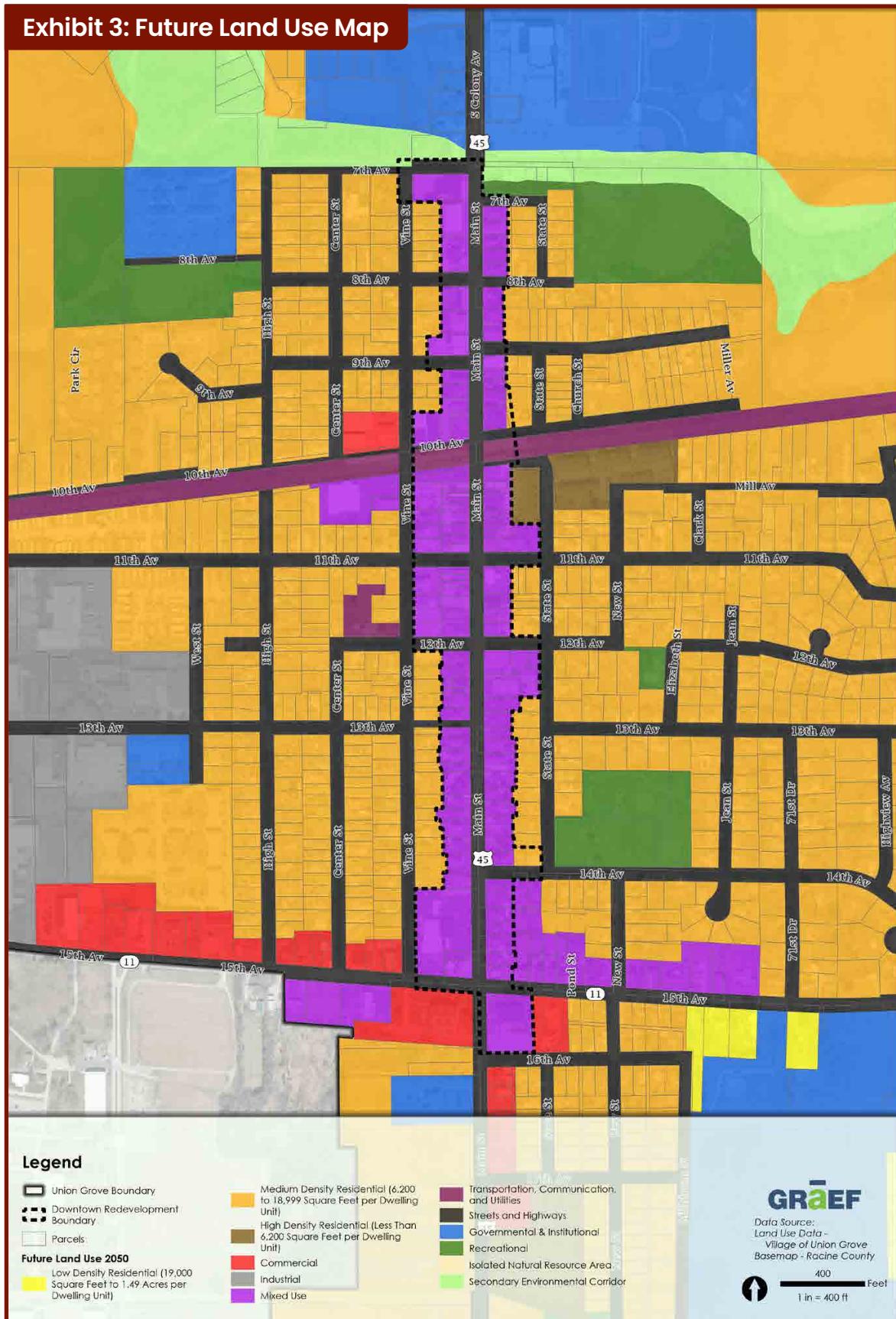


Exhibit 2: Existing Land Use



Exhibit 3: Future Land Use Map



Proposed Redevelopments

Downtown Redevelopment Plan Boundary

The Village of Union Grove's Downtown Redevelopment Plan Boundary is bounded generally by the contiguous side and rear property lines of properties fronting Main Street/State Trunk Highway 45 between 7th Avenue and 15th Avenue and also the property boundary of the Union Grove Municipal Center and the adjacent rights-of-way of streets abutting each property within the redevelopment plan boundary. The district comprises approximately 38.7 acres of developed land, public rights-of-way, parking lots and vacant lands. It is further described in Appendix D: Redevelopment Plan Boundary Legal Description.

Proposed Redevelopments

A number of locations within the Redevelopment Plan Boundary are identified in this section for redevelopment for the purposes of blight elimination, economic development, and improving circulation and safety in and around the redevelopment area. The Redevelopment Plan Boundary includes other properties beyond those identified for specific redevelopment options below, but there are no specific plans to redevelop those properties at the time of writing this

plan. As additional properties are identified for redevelopment, they may be added to this plan section following and amendment to the plan. Properties identified for redevelopment are shown on the Redevelopment Plan Boundary Map:

- 1) Union Grove/Yorkville Joint Fire Department
- 2) Union Grove/Yorkville Municipal Center
- 3) 1000-1036 Main Street Circulation (West)
- 4) 1007-1035 Main Street Circulation (East)
- 5) West Side of 800-900 Main Street
- 6) Northwest Corner of Main Street and Durand Avenue
- 7) 919 Main Street
- 8) White River State Trail Head

Proposed Redevelopments Legend:

Each proposed redevelopment involves a number of impacted public and/or private properties, proposed improvements, and potential property acquisitions. When acquired, property will either be retained for public purposes or conveyed for private development. The different legend entries for each development are explained below:

 **Parcels:** Property lines are shown for all properties. When parcel lines are shown with thin black outlines, the property is not affected by the proposed redevelopment.

 **Affected properties:** Property lines for properties impacted by proposed redevelopments. When parcel lines are shown in red, some or all of the property is impacted by proposed redevelopments. The parts of the property that are impacted are shaded by one of the colors (orange, blue, or green) below.

 **Private property acquisition(s):** Properties to be acquired for public purposes by the Village of Union Grove. When portions of a property are shaded solid orange, that portion of the property is proposed to be acquired by the Village of Union Grove for public purposes. These purposes include, but are not necessarily limited to, streets, alleys, right-of-way, public parking, sidewalks, public open spaces, parks, and similar public purposes. This category also includes any private property acquisition for the purpose of constructing a public facility such as a fire department, library, or municipal building.

 **Potential acquisition(s):** In addition to the proposed private property acquisitions, there are some areas listed as potential acquisitions that may be considered as an alternative to the proposed acquisition shown in solid orange. These alternatives are shown in hatched orange stripes and may be acquired if the proposed acquisition is determined to be less preferable to the alternative shown. Further study and due diligence for proposed redevelopments is necessary before finalizing whether these areas would be acquired for public purposes.

 **Proposed improvement(s):** Areas shown in a bold black outline are proposed for public improvements such as roadways, alleys, sidewalks, public open spaces, parks, and similar public purposes.

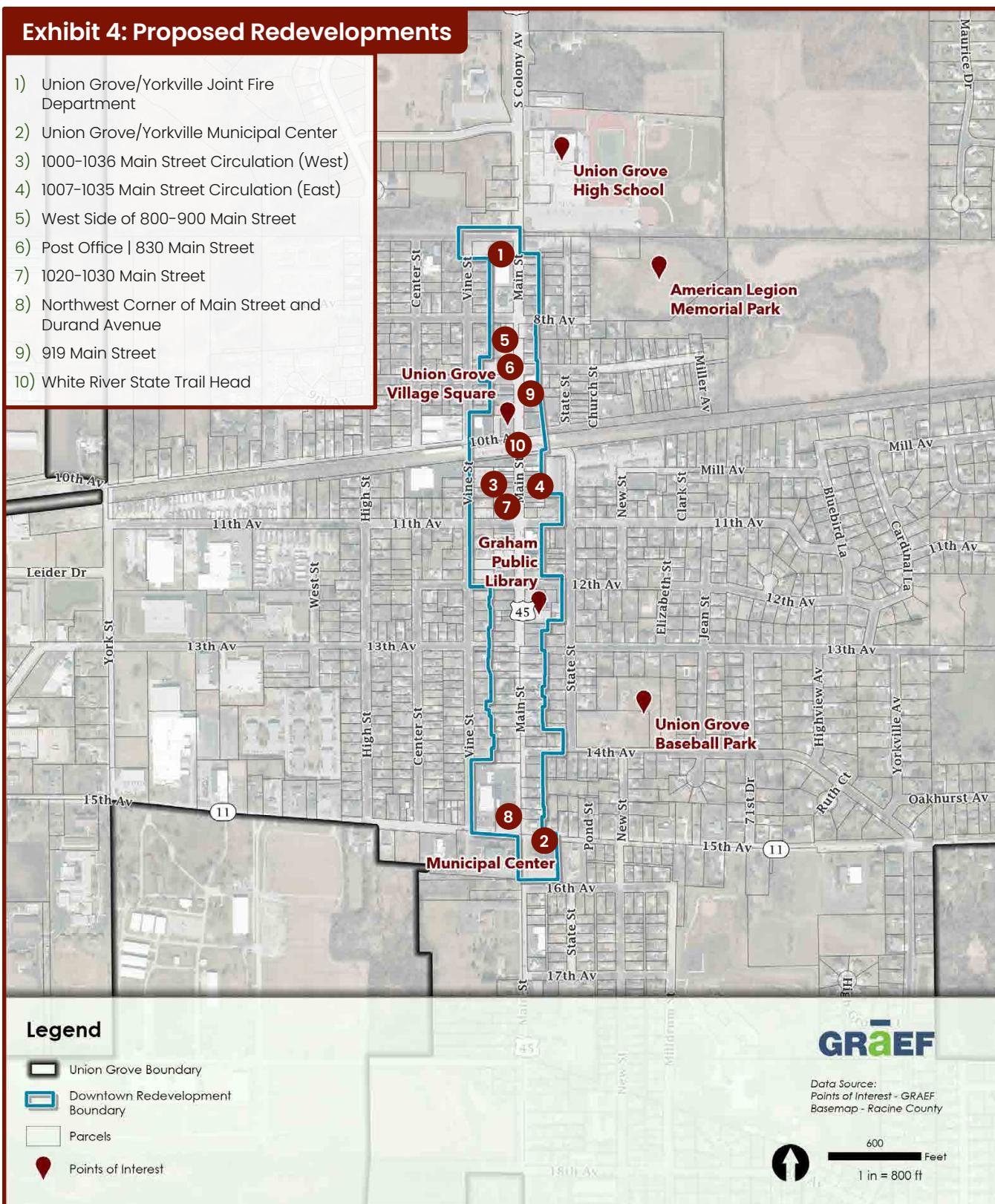
 **Alternative improvement(s):** Areas shown in a dashed bold black outline are potential alternative locations for proposed public improvements such as roadways, alleys, sidewalks, public open spaces, parks, and similar public purposes. These alternatives may be pursued if the proposed improvements are determined to be less preferable to the alternative shown. Further study and due diligence for proposed improvements is necessary before finalizing whether these areas would be acquired for public purposes.

 **Conveyed for private development:** Properties to be acquired and sold for private development by the Village of Union Grove. When properties are shaded solid blue, that property is proposed for private redevelopment. Each proposed redevelopment is described with its intended range of potential land uses, zoning, and site design that will control the development.

 **Public access easement(s):** Portions of property proposed to be covered by a public access easement but not acquired by the Village of Union Grove. When portions of properties are shaded solid green, that portion of the property is proposed to be covered by a public access easement. Such an easement would provide public access to a street, sidewalk, parking area, or public open space without needing to be owned by the Village of Union Grove.

Exhibit 4: Proposed Redevelopments

- 1) Union Grove/Yorkville Joint Fire Department
- 2) Union Grove/Yorkville Municipal Center
- 3) 1000-1036 Main Street Circulation (West)
- 4) 1007-1035 Main Street Circulation (East)
- 5) West Side of 800-900 Main Street
- 6) Post Office | 830 Main Street
- 7) 1020-1030 Main Street
- 8) Northwest Corner of Main Street and Durand Avenue
- 9) 919 Main Street
- 10) White River State Trail Head



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Former Union Grove/ Yorkville Joint Fire Department

The Joint Fire Department facility is being vacated and operations moved to another location. The adjacent property immediately to the south is also suitable for redevelopment. The two properties, being in a prime location on Main Street and across the street from Union Grove High School, are suitable for a range of commercial and mixed-use redevelopment opportunities.

Property Acquisition(s):

The Village of Union Grove will seek to take full ownership of the jointly-owned property and acquire the property immediately to the south.

Timeline:

The properties may be redeveloped under two scenarios following acquisition by the Village. First, the Village may immediately demolish the existing structures and prepare the site for redevelopment. This allows Village to market the site to developers through a Request for Proposals (RFP) process and select a redevelopment concept with an agreement to convey the site to the developer through that process.

Under the second scenario, the Village may choose not to demolish one or both structures and market the site to developers through an RFP process with potential demolition(s) being the responsibility of the developer. This option may lead to a less attractive redevelopment site to prospective developers, but it would also reduce up front costs for the Village of Union Grove forgoing demolition costs. It also leaves the possibility of reusing the structure to the south which may be suitable for supplementing a commercial use in a new building to the north. However, since any new development is likely to require financial assistance, the cost of demolition may not be a significant factor in getting the site redeveloped.

The existing fire station structure will not be considered for preservation.

In each case, the Village of Union Grove would release an RFP for the site. Preference should be given to proposals for the site that match the desired aesthetic character of the Downtown Design Guidelines, even though the site is not within the Design Guidelines Boundary.

Proposed New Improvements:

- **Land Use:** The site is being considered for commercial uses with potential for a multi-family residential element with ground-floor commercial included as a mixed-use development.
 - Commercial: The site has potential for up to 4,000 square feet of new ground-floor commercial space located on the Main Street frontage.
 - Residential: The site could also accommodate up to fifty-four (54) residential units in mixed-use building on upper floors.
- **Proposed Zoning:** Upon redevelopment, the site should be rezoned to C-1 General Commercial which includes the bulk limitations as shown in Table 1.
- **Site Design:** The new building should be located as close to the corner of Main Street and 7th Avenue as setbacks allow while still allowing for landscaping in order to give adequate space from the adjacent smaller-scale residential buildings in the vicinity.

Open Space and Public Improvements:

The development may provide streetscaping and outdoor seating improvements, particularly near the corner of Main Street and 7th Avenue at the northeast of the site. Street trees must be installed along Main Street to improve the appearance of the site. All public space improvements must be maintained at the sole responsibility of the private landowner after it is sold by the Village.

Exhibit 5: Former Union Grove/Yorkville Joint Fire Department

Site area:

- Lot 1 (north): 0.80 ac
- Lot 2: (south): 0.49 ac
- Total: 1.29 ac

Proposed Use(s):

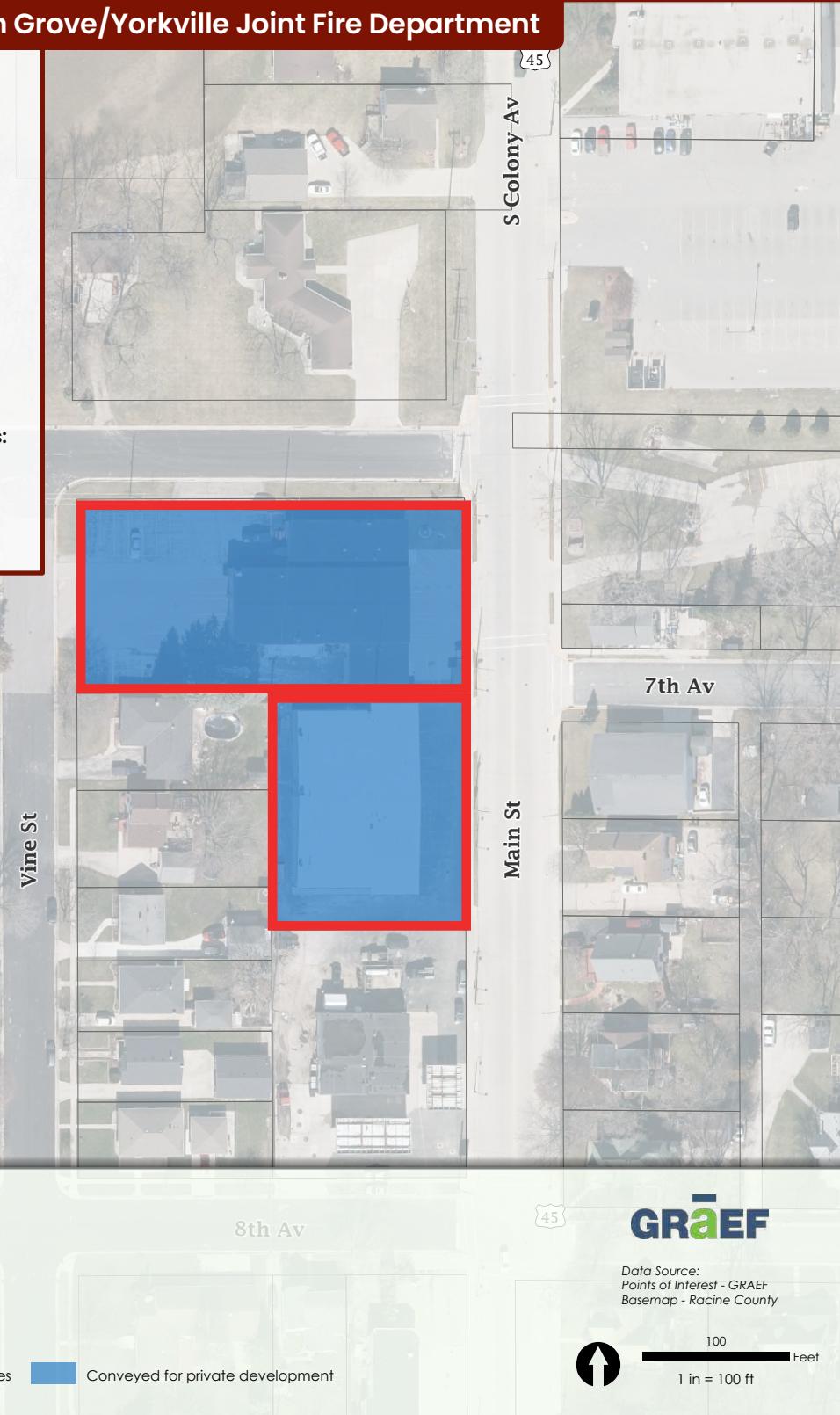
- Commercial or Mixed-use
- Commercial/Residential (1-2 buildings, up to 4,000 sq ft commercial, up to 54 residential units, 3-4 stories)

Proposed Demolition(s):

- One (1) existing structure (fire station)

Proposed Improvements, Repairs:

- Potential reuse of existing warehouse building on south parcel.
- Streetscaping



Union Grove/Yorkville Municipal Center

The Municipal Center has become economically obsolete as the Joint Municipal Center for the Villages of Union Grove and Yorkville. New locations are being considered for relocating municipal operations. There are also a number of community and quasi-public uses in the building such as offices for the Greater Union Grove Area Chamber of Commerce and community event space. The site, located on the corner of US Highway 45/Main Street and State Trunk Highway 11/Durand Avenue, is a prime location for commercial uses benefiting from high levels of traffic visibility. Considerations for site redevelopment may also include options for operating some or all of the existing public and quasi-public uses, but these are not considered essential to the redevelopment.

Property Acquisition(s):

None, already owned by Village of Union Grove

Timeline:

At such time that the Villages of Union Grove and Yorkville have secured an alternative space for municipal operations, the Village of Union Grove will pursue redevelopment of the site for a multitude of potential uses involving redevelopment of the existing building.

The Village will preserve the existing structure and market the site to developers through an RFP process for adaptive reuse with the possibility of building additions in the rear (south) of the property. Any new construction may only be considered that preserves the historical integrity of the existing structure where facing the street. A separate structure could also be constructed in the rear (south) half of the property, rather than a building addition.

The Village of Union Grove will release an RFP for the site. Preference should be given to proposals for the site that maximize the potential taxable value of the land.

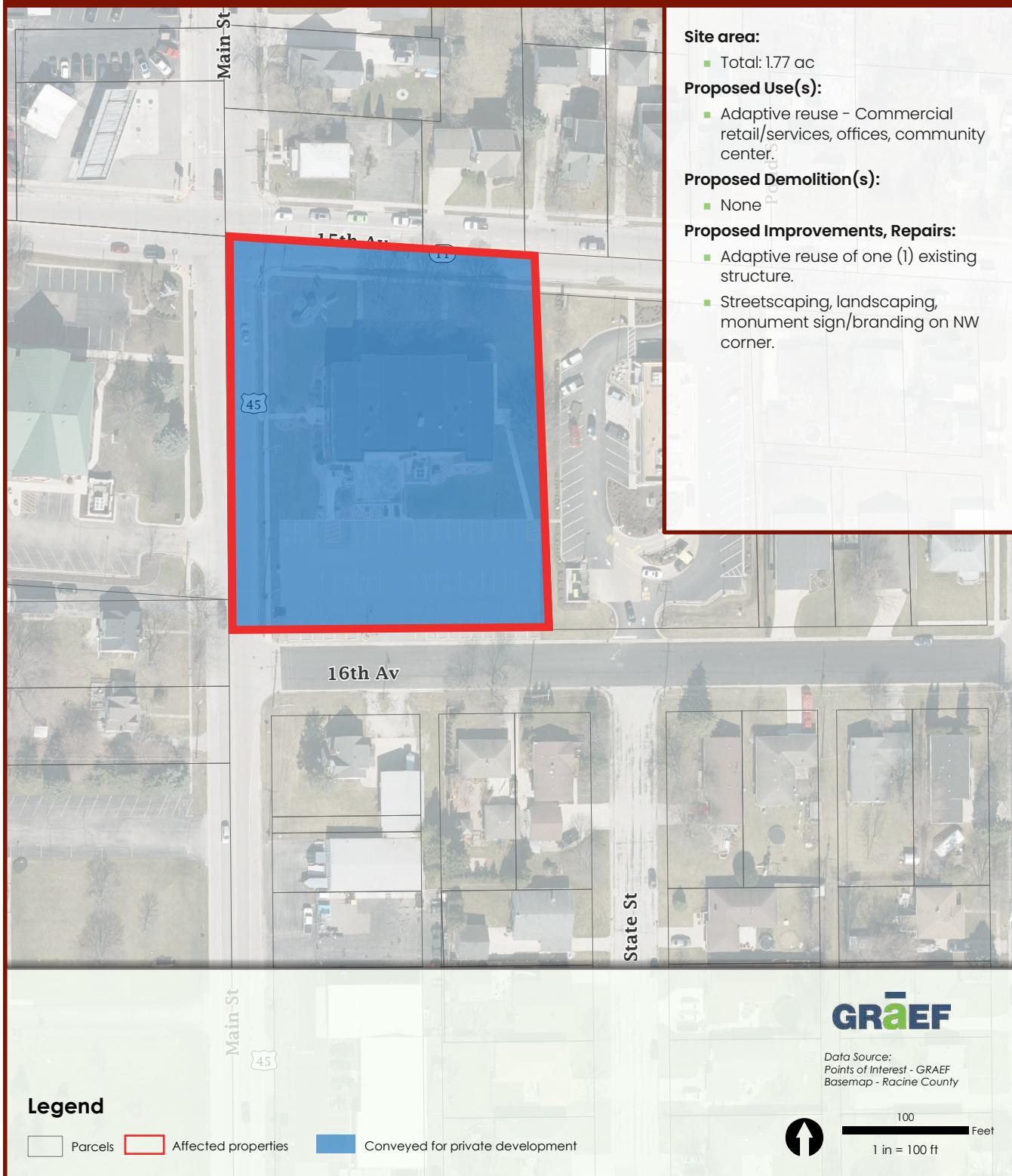
Proposed New Improvements:

- **Land Use:** The site is being considered for commercial, public/quasi-public, or a combination thereof.
- **Commercial:** The site has potential for up to 15,000 square feet of ground-floor commercial retail space located on the Main Street and USH 45 frontages with potential rear and upper-level office and/or professional services. Potential ground-level uses range from food and beverage and services to event space and hospitality.
- **Public:** The site could include governmental offices, a senior/community center, or other similar tenants.
- **Proposed Zoning:** Upon redevelopment, the site should be rezoned to C-1 General Commercial which includes the bulk limitations as shown in Table 1.
- **Site Design:** Parking for the development may be surface parking, structured/underground parking, or a combination thereof. Parking access and surface parking should generally be located towards the south, southeast portion of the site behind buildings fronting USH 45 and STH 11.

Open Space and Public Improvements:

An area on the northwest corner of the site should be preserved for gateway/entry/monument signage for the Village of Union Grove signaling to motorists along both highways that they are entering the downtown area. The existing monument signage could be preserved, or new signage and landscaping could be installed. This signage could be shared with signage for the property owner/development. Street trees and landscaping must be planted along all street frontages. Additional decorative streetscaping consistent with the streetscaping along Main Street in the Downtown Core District should be used. All streetscaping, landscaping, and signage must be maintained at the sole responsibility of the private landowner after it is sold by the Village; except, in such case that the land for Village of Union Grove signage is dedicated to the Village of Union Grove, the Village of Union Grove will assume maintenance responsibilities for the signage and landscaping around it.

Exhibit 6: Union Grove/Yorkville Municipal Center



1000-1036 Main Street Circulation Plan (West)

The properties on the 1000-1036 block of Main Street bounded by Main Street on the east, 11th Avenue on the south, Vine Street on the west, and the rear property line of tax parcel #186-03-21-30-036-000 (1000 Main Street) on the north lack adequate circulation due to the arrangement of buildings and properties preventing continuous alley and driveway access. The proposed redevelopment of this area would facilitate the creation of an alley to promote safety and efficient circulation in and around these properties.

Property Acquisition(s):

The rear portions (12 feet) of most properties within the block will be acquired to for public right-of-way. The area to be acquired is further described in Appendix D.

Timeline:

One residential structure on tax parcel #186-03-21-30-022-000 located at 1010 11th Avenue will be demolished immediately following property acquisition. No other structures will be demolished on affected properties.

Proposed New Improvements:

A 24-foot wide alley will be constructed along the rear property lines of the properties fronting Main Street and Vine Street, centered on the existing rear property lines. The alley will turn to connect to Vine Street on the north along the rear property line of 1000 Main Street through the existing parking lot owned by the Village of Union Grove. There are three potential routes for the alley alignment. These routes will be assessed with an engineering review including review of existing and proposed

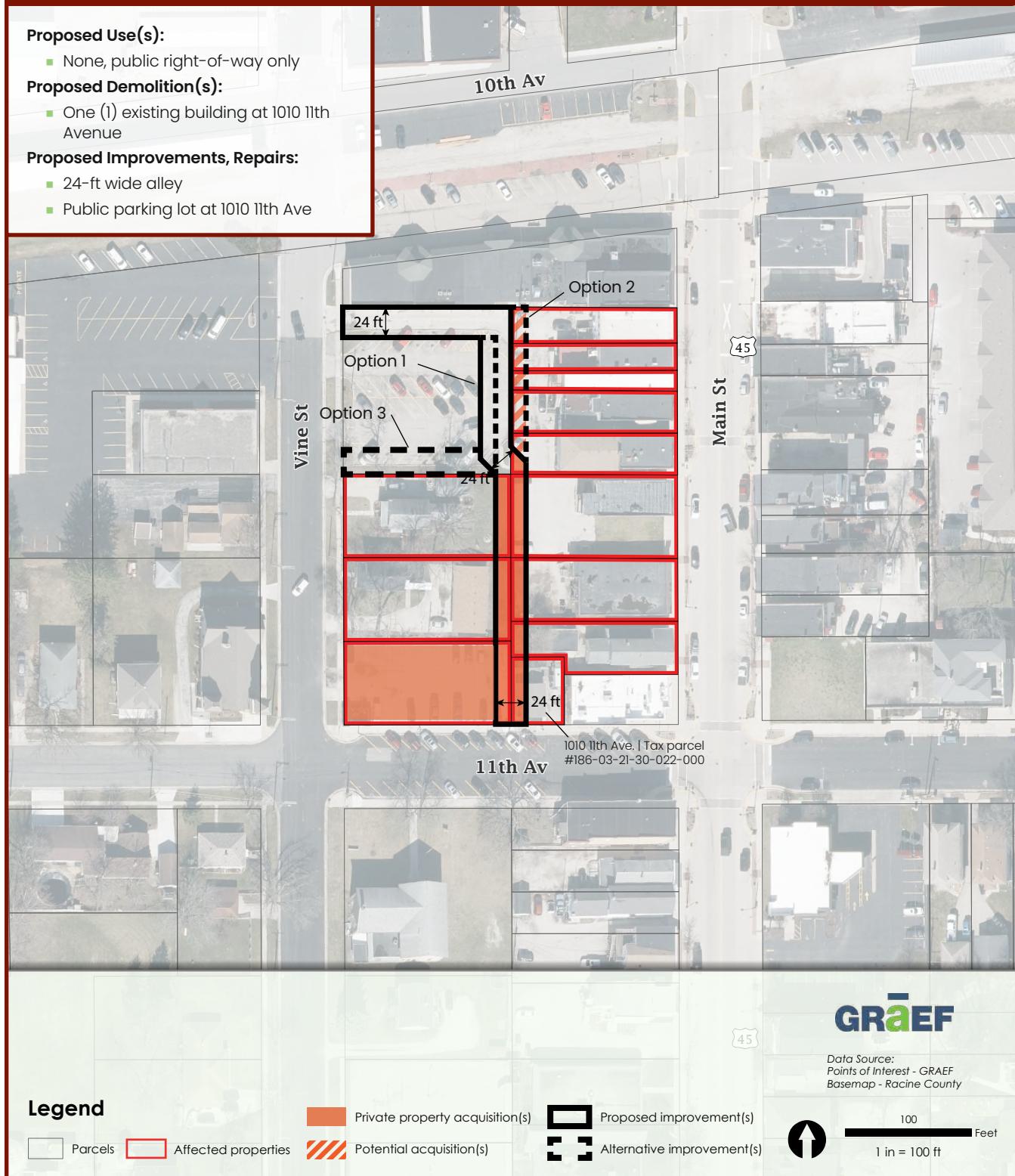
utilities, drainage, and other issues. The three options include:

- 1) Acquire the rear 12 feet of the properties south of the Village-owned parking lot on Vine Street, then shift the alley west 12 feet through the rear of the parking lot, turning west at the north edge of the parking lot to connect to Vine Street.
- 2) Acquire the rear 12 feet of the properties south of the Village-owned parking lot on Vine Street, then turn the alley west to run along the south edge of the parking lot to connect to Vine Street.
- 3) Acquire the rear 12 feet of all the properties between Main and Vine Street except for the northernmost property, turning the alley west at the north edge of the parking lot to connect to Vine Street.

Open Space and Public Improvements:

Public improvements are limited to the construction of the 24-foot-wide alley and the existing parking lot to the west will be acquired and converted to public parking. Properties along the new alley will be permitted to use the space for loading and waste collection functions.

Exhibit 7: 1000-1036 Main Street Circulation Plan (West)



1000-1036 Main Street Circulation Plan (East)

The properties on the 1007-1035 block of Main Street bounded by Main Street on the west, 11th Avenue on the south, State Street on the east, 10th Avenue on the north, and the side and rear property lines of tax parcel #186-03-21-29-218-050 (1012 State Street) on the east lack adequate circulation due to the arrangement of buildings and properties preventing continuous alley and driveway access. The proposed redevelopment of this area would facilitate the creation of an alley to promote safety and efficient circulation in and around these properties.

Property Acquisition(s):

The rear portions (24 feet) of most properties fronting Main Street and 11th Avenue and the north side yard of tax parcel #186-03-21-29-002-000 will be acquired to for public right-of-way purposes. The area to be acquired is further described in Appendix D.

Timeline:

A public access easement will be sought along a 12-foot-wide portion of the rear yard of 908 11th Avenue to provide necessary space to facilitate the construction of the alley. No structures will be demolished on affected properties.

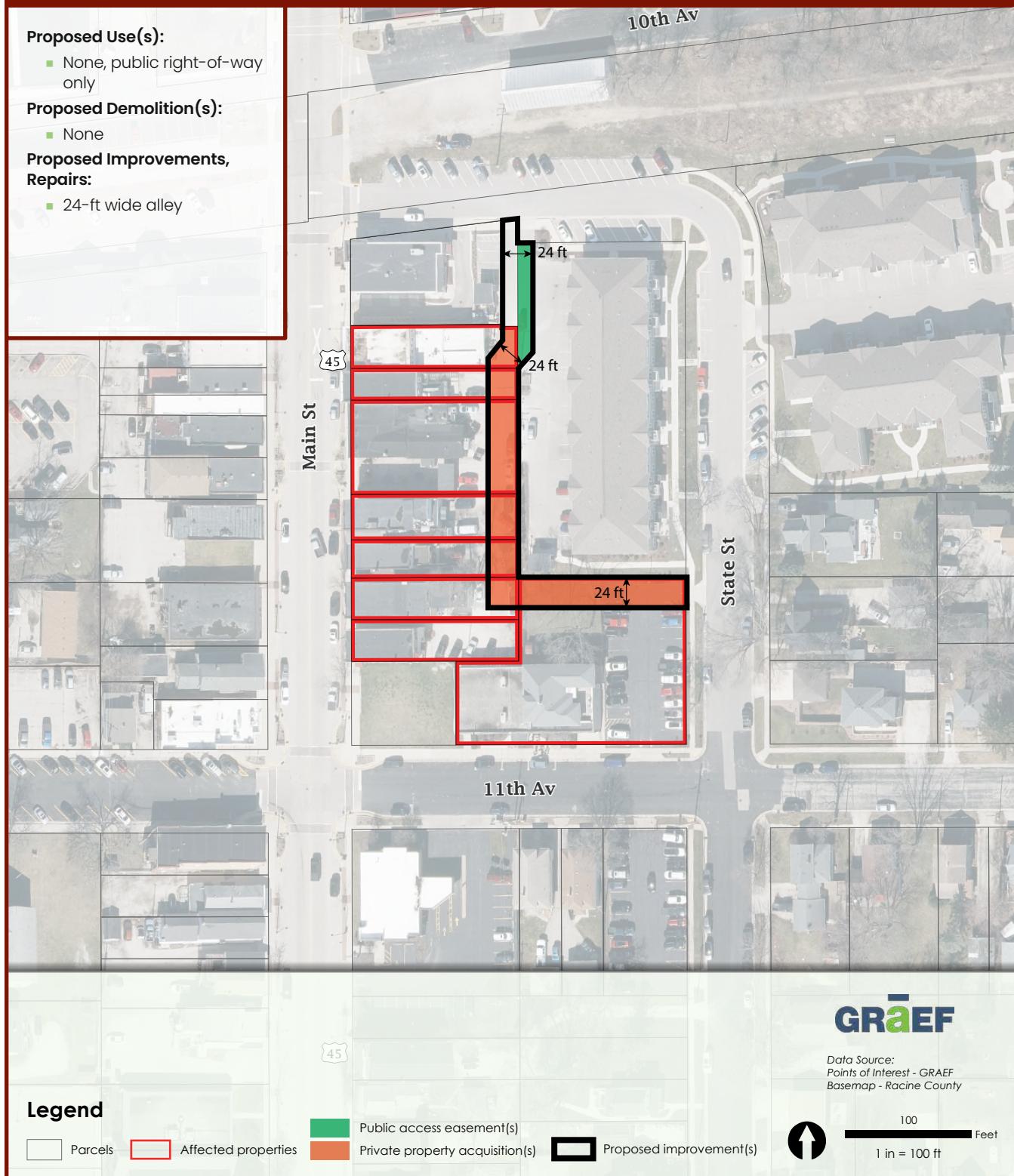
Proposed New Improvements:

- **Land Use:** A 24-foot-wide alley will be constructed along the rear property lines of the properties fronting Main Street and 11th Avenue. The alley will terminate on the south on State Street.

Open Space and Public Improvements:

Public improvements are limited to the construction of the 24-foot alley. Properties along the new alley will be permitted to use the space for loading and waste collection functions.

Exhibit 8: 1000-1036 Main Street Circulation Plan (East)



West Side of 800-900 Main Street

Two properties along Main Street in this location containing a convenience store and gas station are in need of facade improvements and better streetscaping.

Property Acquisition(s):

No property acquisition is proposed.

Timeline:

The Village of Union Grove will consider providing assistance for facade improvements to address sun fading and deteriorating appearance on the facade.

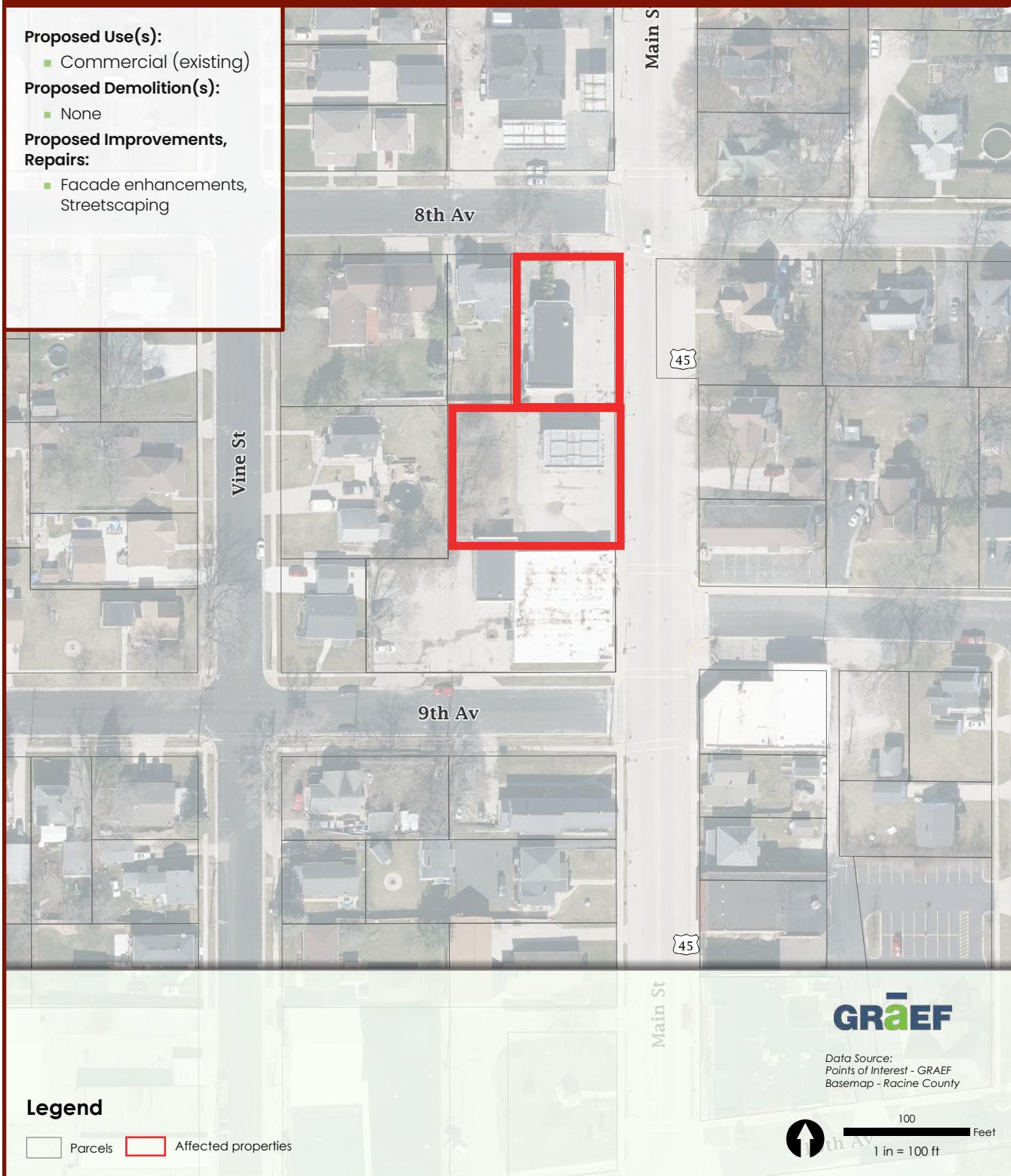
Proposed New Improvements:

- **Facade:** The convenience building and gas canopy should be improved with updated materials and/or fresh paint following private investments by the owner in the new fueling bays and lot resurfacing.

Open Space and Public Improvements:

Streetscaping in the right-of-way, especially landscaping including street trees, should be installed along the entire Main Street frontage.

Exhibit 9: West Side of 800-900 Main Street



Post Office | 830 Main Street

The US Postal Service (USPS) Building at 830 Main Street is an underutilized site. The site is suitable for redevelopment and reconstruction of a new building in which USPS could remain a tenant and additional uses could be accommodated.

Property Acquisition(s):

The entire property will be acquired. The area to be acquired is further described in Appendix D.

Timeline:

The property may be redeveloped under two scenarios following acquisition by the Village. First, the Village may immediately demolish the existing structure and prepare the site for redevelopment. This allows the Village to market the site to developers through a Request for Proposals (RFP) process and select a redevelopment concept with an agreement to convey the site to the developer through that process.

Under the second scenario, the Village may choose not to demolish the structure and market the site to developers through an RFP process with potential demolition(s) being the responsibility of the developer. This option may lead to a less attractive redevelopment site to prospective developers, but it would also reduce costs for the Village of Union Grove forgoing demolition costs.

In each case, the Village of Union Grove would release an RFP for the site. Preference should be given to proposals for the site that match the desired aesthetic character of the Downtown

Design Guidelines, meet the site design requirements in this Plan, and represent the greatest future taxable value of the property.

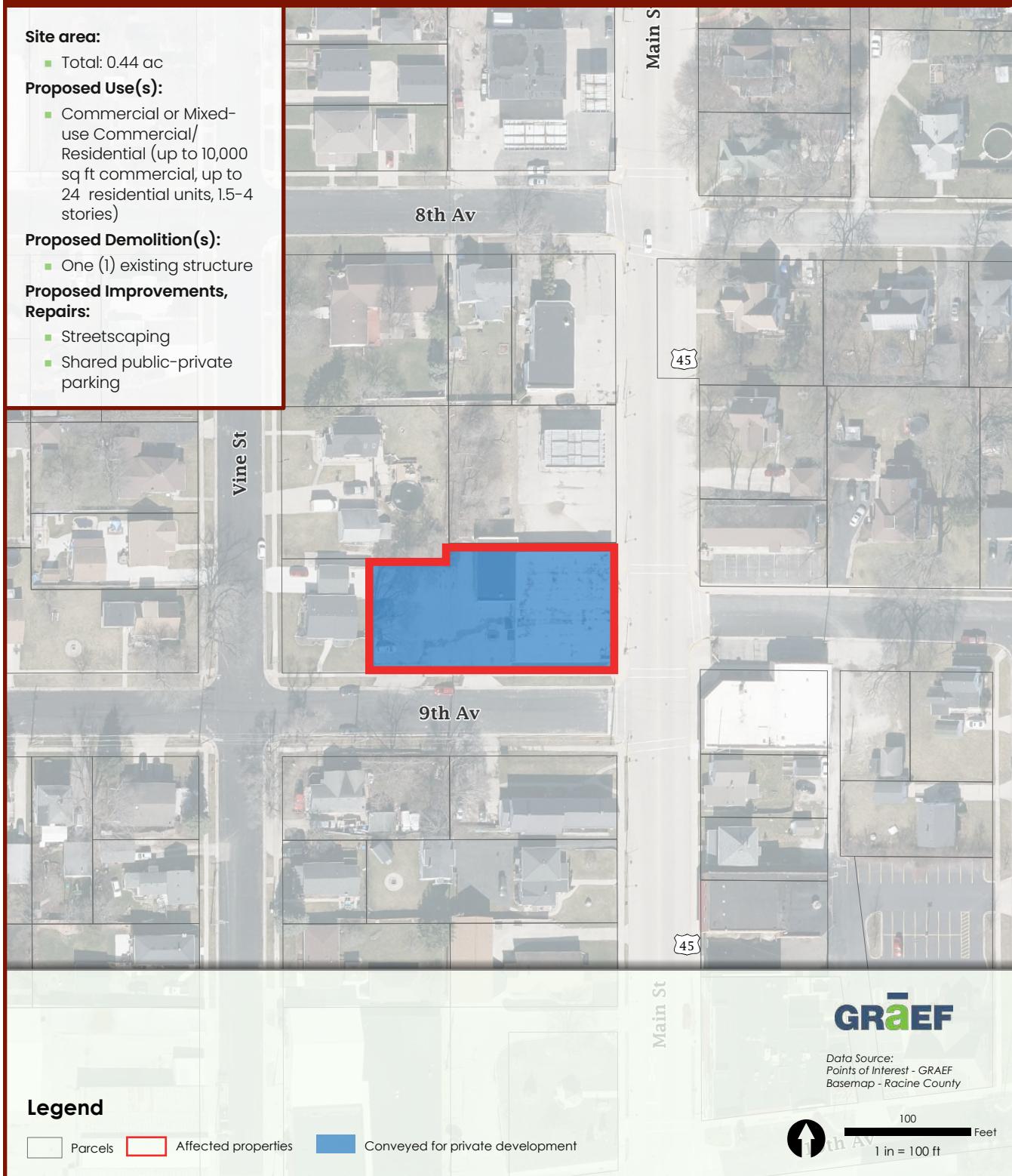
Proposed New Improvements:

- **Land Use:** The site is being considered for commercial uses with potential for a multi-family residential element with ground-floor commercial included as a mixed-use development.
- Commercial: The site has potential for up to 10,000 square feet of ground-floor commercial space located on the Main Street and 9th Avenue frontages.
- Residential: The site could also accommodate up to twenty-four (24) residential units in a mixed-use building on upper floors.
- **Proposed Zoning:** Upon redevelopment, the site should be rezoned to C-1 General Commercial which includes the bulk limitations as shown in Table 1.
- **Site Design:** Parking should be structured or underground with minimal surface parking to maximize the potential building area and minimize visual impacts to Main Street and surrounding properties. Setbacks along Main Street should be minimized and ground-level retail entry should be as close to the corner of Main and 9th as possible.

Open Space and Public Improvements:

Streetscaping in the right-of-way, especially landscaping including street trees, should be installed along the entire Main Street frontage. Shared parking on the property should be explored to allow for public use of on-site parking via public-private partnership with the Village of Union Grove.

Exhibit 10: Post Office | 830 Main Street



1020-1030 Main Street

Two nearby properties and buildings at 1020 & 1030 Main Street are strong candidates for redevelopment. Each has experienced significant underutilization for extended periods and the buildings pose significant challenges for renovation. The existing buildings will be demolished to clear the sites for redevelopment with new construction.

Property Acquisition(s):

Both properties will be acquired. The area to be acquired is further described in Appendix D.

Timeline:

The properties may be redeveloped under two scenarios following acquisition by the Village. First, the Village may immediately demolish the existing structures and prepare the sites for redevelopment. This allows the Village to market the site to developers through a Request for Proposals (RFP) process and select redevelopment concept(s) with an agreement to convey the sites to the developer through that process.

Under the second scenario, the Village may choose not to demolish one or both structures and market the sites to developers through an RFP process with potential demolition(s) being the responsibility of the developer. This option may lead to less attractive redevelopment sites to prospective developers, but it would also reduce costs for the Village of Union Grove forgoing demolition costs.

In each case, the Village of Union Grove would release an RFP for the sites. Preference should be given to proposals for the sites that match the desired aesthetic character of the Downtown Design Guidelines and represent the greatest future taxable value of the properties.

Proposed New Improvements:

- **Land Use:** The sites is being considered for commercial with a potential multi-family residential component on upper floors, totaling up to 3.5 stories.
 - Commercial: Lot 1 has potential for up to 7,500 square feet of ground-floor commercial retail space located on the Main Street frontage. Lot 2 has potential for up to 4,000 square feet of ground floor commercial retail space. Potential uses range from food and beverage, retail, services, and craft goods.
 - Residential: Lot 1 could accommodate up to 16 residential units, and Lot 2 could accommodate up to 9 residential units on upper floors. Upper floors should be stepped back at least 5 feet to reduce the visual impacts of height.
- **Proposed Zoning:** Upon redevelopment, the site should be rezoned to C-1 General Commercial which includes the bulk limitations as shown in Table 1.
- **Site Design:** Parking for the developments may be surface parking, structured/underground parking, or a combination thereof. Large amounts of nearby public parking could accommodate most traffic to the site, and no on-street parking is necessary to support commercial uses. All parking access and surface parking should be through the rear alley.

Open Space and Public Improvements:

No open space or public improvements besides maintenance of the existing streetscaping should be required, although options for private provisions of public or semi-public space for outdoor dining/seating is encouraged to serve building users.

Exhibit 11: 1020 & 1030 Main Street

Site area:

- Lot 1 (north): 0.20 ac
- Lot 2: (south): 0.11 ac
- Total: 0.31 ac

Proposed Use(s):

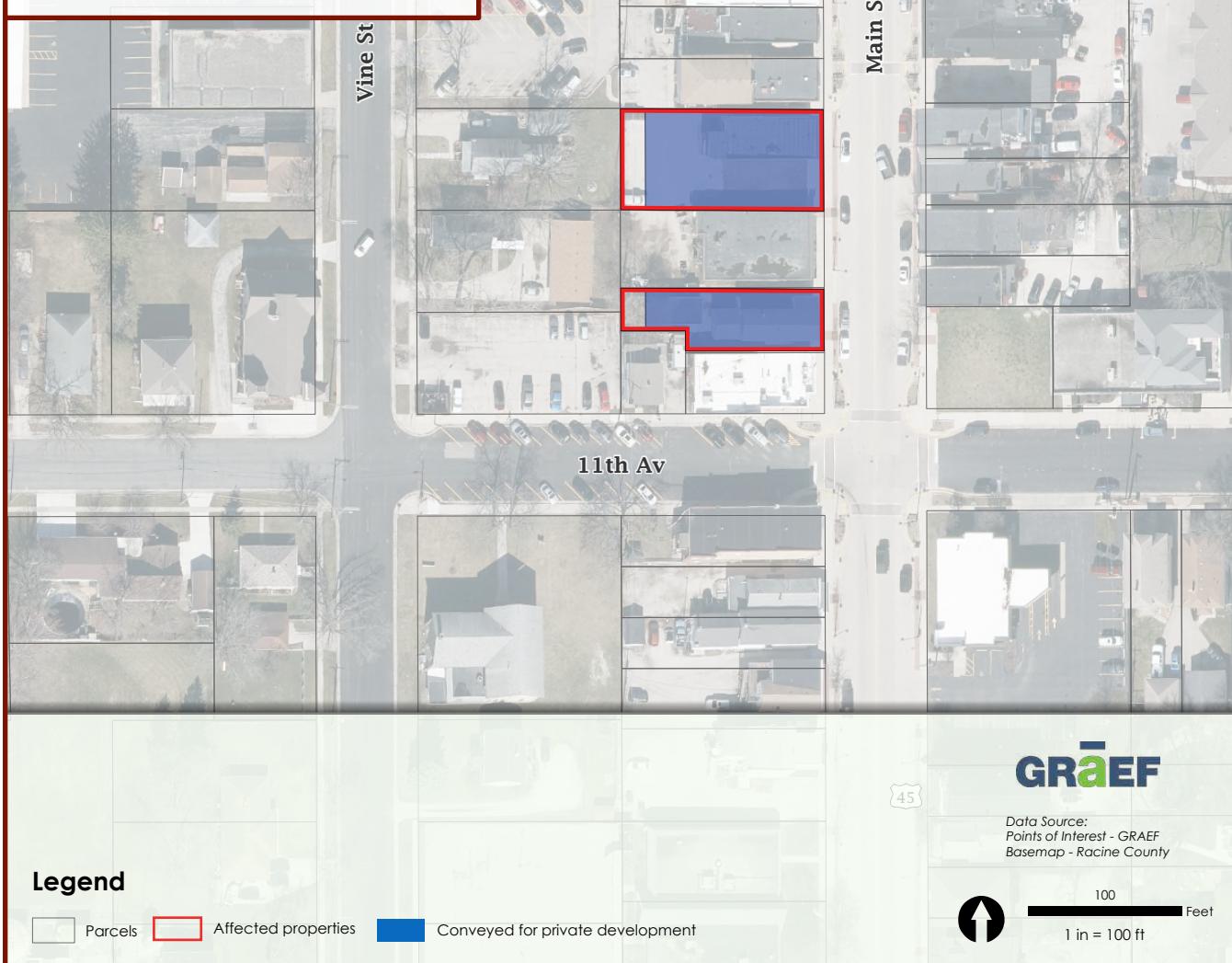
- Lot 1: Up to 7,500 sf ground-floor commercial with potential 16 units upper floor residential mixed-use.
- Lot 2: Up to 4,000 sf ground-floor commercial with potential 9 residential units upper floor residential mixed-use.

Proposed Demolition(s):

- Two (2) existing buildings

Proposed Improvements, Repairs:

- None



Northwest Corner of Main Street and Durand Avenue

A fueling station on the northwest corner of Main Street (US Highway 45) and Durand Avenue (State Trunk Highway 11) presents poor and unsafe circulation for the intersection it fronts. Most of the property frontage is driveway curb cuts and it interferes with safe and efficient traffic flow in the surrounding area. The existing driveway curb cuts will be consolidated and/or eliminated.

Property Acquisition(s):

None

Timeline:

The site will be improved following an engineering study to determine the safest means of improving access and circulation throughout the site. Easements to the site will be sought on the adjacent properties if necessary to facilitate safe circulation.

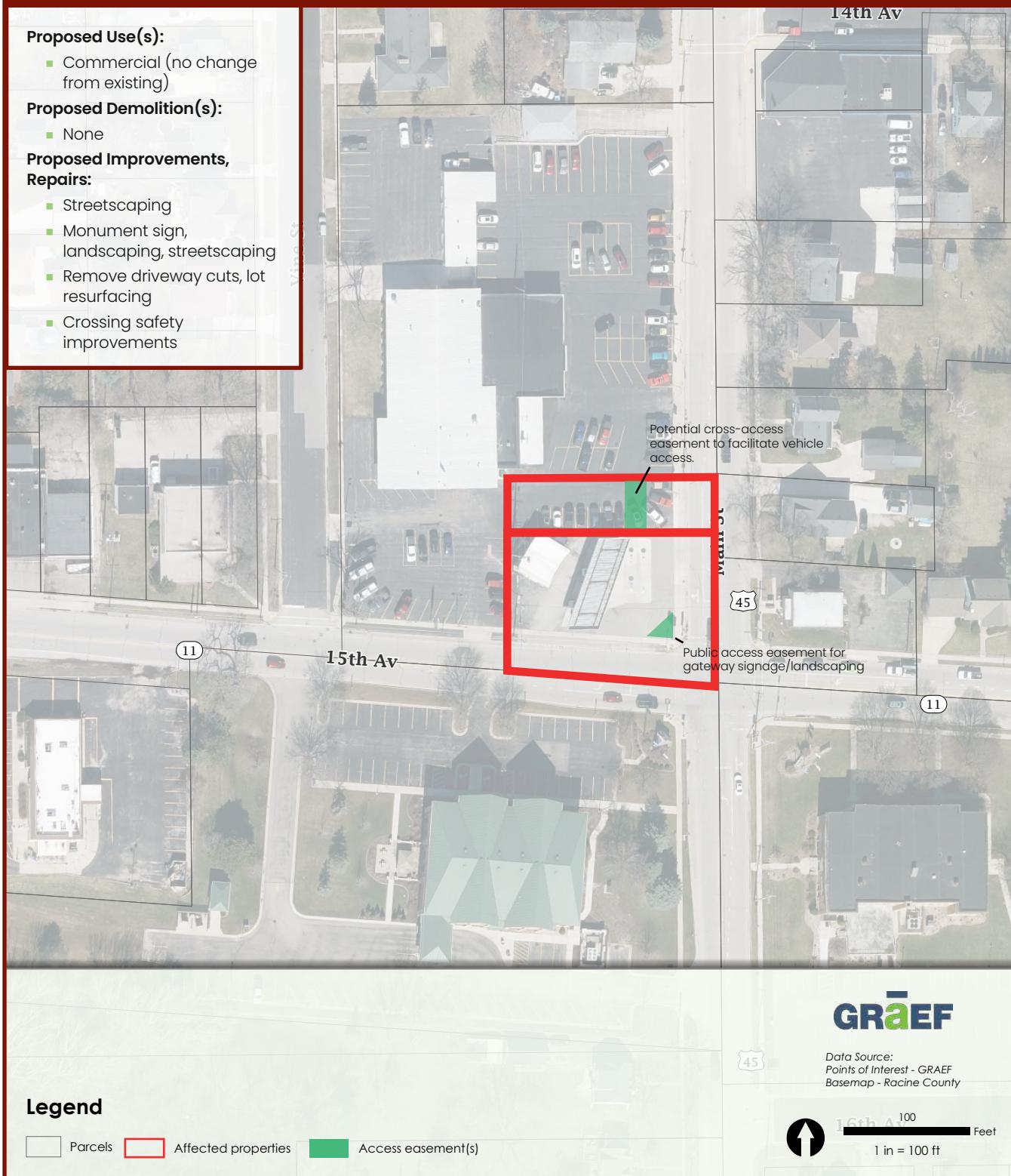
Proposed New Improvements:

No new structures will be built on the site and the existing C-1 zoning should remain in place.

Open Space and Public Improvements:

The Village of Union Grove will seek a public access easement for the purposes of installing gateway monument signage, landscaping, and other streetscaping along the removed driveway areas.

Exhibit 12: Northwest Corner of Main Street and Durand Avenue



919 Main Street

The two-story structure is vacant and in an unknown state of disrepair. The building appears to be worth preserving and repairing as a mixed-use commercial structure. The property also includes a large amount of outdoor space in the side yard that is suitable for outdoor seating.

Property Acquisition(s):

The entire property will be acquired. The area to be acquired is further described in Appendix D.

Timeline:

The existing building would not be demolished unless it is determined it cannot be salvaged and repaired. The Village of Union Grove will acquire the building for the purposes of conveying it to a new owner who will restore and occupy it. If the building is not salvageable, the Village will convey it to a developer for demolition and redevelopment.

Proposed New Improvements:

- **Land Use:** The site is suitable for ground-level commercial with upper level office, services, or residential.
- **Commercial:** The ground floor can accommodate retail commercial uses such as food and beverage, general merchandise sales, or convenience. The upper level is suitable for offices, professional or personal services, or other similar uses. The outdoor space on the south side of the structure is suitable for outdoor dining or a small plaza/pocket park.

■ **Residential:** One residential unit may be accommodated on the upper floor.

■ **Proposed Zoning:** The property should remain zoned to C-1 General Commercial which includes the bulk limitations as shown in Table 1.

■ **Site Design:** Development on both properties should occur based on the guidelines of the Extended Core District as specified in the Downtown Design Guidelines.

Open Space and Public Improvements:

The development may provide streetscaping improvements, particularly along Main Street. All public space improvements must be maintained at the sole responsibility of the private landowner after it is conveyed to them by the Village.

Exhibit 13: 919 Main Street

Site area:

- Total: 0.17 ac

Proposed Use(s):

- Commercial (restore existing structure, 4,000 sq. ft. per floor)
- Residential unit on upper floor of existing building

Proposed Demolition(s):

- None

Proposed Improvements, Repairs:

- Facade enhancements
- Landscaping/streetscaping
- Outdoor seating



Proposed Changes to Streets

White River State Trail Head

The planned development of the White River State Trail through Downtown Union Grove along vacated railroad tracks traveling east-west will require associated improvements to the surrounding area to enhance the public space as a new entry point for Downtown. This area includes the existing Village of Union Grove Square and large areas of existing rights-of-way that will be redesigned to accommodate the new circulation pattern represented by the trail and the redevelopment of the Main Street Circulation Plans described earlier in this Redevelopment Plan. Minor changes to USH 45/Main Street, 10th Ave, Swantz Pl, and alleys are planned.

Property Acquisition(s):

None, already owned by Village of Union Grove

Timeline:

No demolitions of existing buildings will occur to facilitate the development of the White River State Trail Head. Several streets and parking areas need to be reconfigured, and the Union Grove Village Square gazebo will be relocated to the area within the former rail right-of-way to allow for the reconfiguration of parking in the area to the north.

Proposed New Improvements:

The Village of Union Grove will coordinate with the State of Wisconsin and Racine County to advance improvements to the White River State Trail Head area so that improvements by the State and County within the lands owned by the Wisconsin Department of Natural Resources match into the planned improvements by the Village of Union Grove on municipally owned lands. The planned improvements are expected to increase public parking by approximately 30-40 spaces.

All planned improvements affecting roadways are conceptual in nature for planning purposes and are subject to engineering review and coordination with the Wisconsin Department of Transportation and Racine County.

Open Space and Public Improvements:

The Village of Union Grove will explore a maintenance agreement with Racine County and/or the Wisconsin Department of Natural Resources to determine maintenance responsibilities for trail, open space, and public improvements. Private maintenance of public improvements in this area is not anticipated, except potentially for maintaining wayfinding. At least two locations are identified for potential wayfinding improvements to direct people from parking areas and the trail to destinations around the downtown. These are located to the north and south of the planned intersection of the White River State Trail Head and Main Street/US Highway 45.

Exhibit 14: White River State Trail Head



Proposed Changes to Zoning

To facilitate the implementation of this plan, the existing zoning code must be amended to reflect the vision in the plan. While most of the existing standards in the zoning code do not conflict with this plan, some standards related to permitted land uses must be expanded to reflect current market conditions. Most of the proposed redevelopments are zoned, and should remain zoned, C-1 General Commercial to facilitate their redevelopment as residential properties. Some properties are also affected by the Downtown Core District Overlay which includes additional design guidelines. Implementation of the Plan may also involve rezoning portions of the project area to PUD - Planned Unit Development Overlay District. The PUD Overlay District allows more flexibility of overall development design with benefits from design flexibility intended to be derived by both the developer and the community while at the same time maintaining insofar as possible the land use density and other standards or use requirements as set forth in the underlying basic zoning district. The following information specifies the proposed changes to the zoning code:

Table 1: C-1 General Commercial Zoning

Bulk Standards:	Existing	Proposed
Lot Width, min.	50 feet	50 feet
Height, max.	None; 45 feet for non-fireproof construction	None; 45 feet for non-fireproof construction or residential
Height, min.	Downtown Core District: 1.5 stories	Downtown Core District: 1.5 stories
Street yard, min.	5 feet	5 feet
Street yard, max.	Downtown Core District: 0 feet Extended Core District: 10 feet	Downtown Core District: 0 feet Extended Core District: 10 feet
Side yard, min.	9 feet from residential districts	9 feet from residential districts
Rear yard, min.	15 feet	15 feet
Land Uses:	Permitted/Conditional/ Not Allowed	Proposed
Single-family, detached	Not Allowed	Not allowed
Single-family, attached/ townhomes	Not allowed	Conditional
Two-family	Not allowed	Conditional
Multi-family	Not allowed	Conditional
Mixed-use	Permitted (1 unit only)	Permitted (with multi-family component)
Commercial retail	Permitted	Permitted
Personal/ Professional Services	Permitted	Permitted

Implementation

Union Grove Community Development Authority (CDA) members are responsible for the implementation of all redevelopment activities shown in this plan. CDA members will coordinate with the Union Grove Village Administrator and the Racine County Economic Development Corporation (RCEDC). The Village Administrator will be responsible for coordinating development approval processes for planning, zoning, engineering, and building permits. RCEDC will be consulted by the CDA and Village Administrator for identifying private investors in development projects involving RFPs and assistance identifying future commercial tenants.

Land Acquisition and Redevelopment

Properties identified for acquisition will be used for the following purposes:

- To remove buildings which are structurally substandard,
- To remove buildings which are economically infeasible of rehabilitation,
- To remove buildings, other than those building which are substandard, in order to effectively eliminate blighting influences which are exerted on the area and assemble land into parcels of adequate size and shape to meet contemporary development needs and standards,

- To hold, improve, or prepare building for redevelopment or urban renewal, and
- To purchase parcels, unimproved or improved, for the development of public uses, including, but not limited to, open space, roadways, and parking areas.

Timing of Land Acquisition

Properties identified for acquisition in the Redevelopment Area will be acquired by the CDA of the Village of Union Grove. The timing of land purchases will be dependent on the availability of funds; specifically, it is proposed to fund the acquisition and other expenses of the project with Tax Increment District funds. It is anticipated that all properties will be acquired over a 15-year period commencing with the approval of this Redevelopment Plan by the Village Board of Trustees.

Relocation of Displaced Individuals, Families, and Businesses

In the event that any property is acquired for the Plan, the CDA and Village may provide for expenses including the cost of a relocation plan, staff, publications, appraisals, land and property costs and relocation benefits as required by Wis. Stats. 66.1333 and section 32.05 Wis. Stats. as amended.

Rehabilitation and Conservation

The CDA and Village may conduct rehabilitation of property to provide safe, sanitary, functional, and attractive conditions in which to live, work,

shop, and transact business within any area of the Redevelopment Plan Boundary. This may include the following activities:

- Maintenance of exterior of premises
- Restoration of walls and exterior surfaces
- Improving the appearance and aesthetic control of exterior of premises
- Repair or removal of exterior appurtenances

Disposition of Community Development Authority Owned Property

The CDA upon the acquisition of real property in the project area has the power, under State law, to lease, sell, or otherwise transfer all or any part of said real property to a redevelopment company, association, corporation, or public body, or to an individual or partnership, for use in accordance with the redevelopment plan.

Before the transfer, lease, or sale of any real property owned by the CDA in the Redevelopment Plan Boundary occurs, a report as to the terms, conditions, and other material provisions of the proposed sale, lease or other disposition of either a part of or all of the land assembled will be submitted to the Village Board of Union Grove, who shall approve such report prior to the CDA's proceeding with the disposition of the real property.

Site Improvements and Utilities

Site work may be required to support the development of community facilities within the Redevelopment Plan Boundary. Improvements required within rights-of-way include, but are not limited to:

- Water mains, laterals, and related

- appurtenances,
- Sanitary sewer lines, laterals and related appurtenances,
- Stormwater lines, laterals, and related appurtenances,
- Streets and traffic signalization,
- New water storage facilities,
- Recreational trails and sidewalks, and
- Landscaping and urban design enhancements including, but not limited to, decorative benches, wayfinding signage, banners, and "place making" appurtenances.

Financing

Financing the implementation of this plan involves a combination of strategies to pay for improvements and private development. Some financing will be initiated and completed by the Village of Union Grove, while others will be initiated through individual, private redevelopment proposals.

Tax Increment Financing Districts (TIF/ TID)

Tax Increment District (TID) #4 covers the Redevelopment Plan Boundary and some areas outside the boundary. Increment captured by developments in this area may be spent to fund public improvements and to support private redevelopment opportunities where gaps in financing exist.

Capital Improvement Funding

Funds in the Capital Improvement Plan may be spent towards public improvements in infrastructure such as the proposed improvements to streets, alleys, parking areas,

and public spaces in the proposed Main Street Circulation Plan and White River State Trail Head.

Grants

State and federal grants may be pursued to pay for various improvements. Grant types are typically geared towards specific types of expenses and should be spent where appropriate.

- Economic development grants: These grants may be spent to support private developments including helping to support commercial occupancy of newly developed commercial spaces.
- Transportation grants: These grants may be spent on public transportation infrastructure to improve safety, circulation, and mitigation congestion.
- Brownfield redevelopment grants: These grants may be spent on addressing issues with redevelopment sites that are suspected of being contaminated or in need of remediation.

Public-Private Partnerships

Public-private partnerships may be used in the joint development of facilities where the new development includes a combination of public and private uses. The Village of Union Grove may enter into an agreement with a developer to finance a new facility jointly where the new facility includes governmental or public functions within it, and the rest of the facility is private.

Value of Development

The present and estimated potential equalized tax value for the redevelopment area is as follows:

Present equalized tax value (2025):

\$31,207,500

Potential equalized tax value:

\$61,540,698

Amending the Redevelopment Plan

This Plan may be amended by resolution of the CDA at any time after it has been approved by the CDA and the Village Board. The Village Board must approve any plan amendment by a two-thirds vote before it can become effective. The boundaries of the Redevelopment Area may be changed only after a public hearing conducted by the CDA under the provisions of Sec. 66.1333(6)(d) Wis. Stats.

Termination of Plan

This Plan is self-renewing unless terminated by action of the Community Development Authority of the Village of Union Grove or its designated successor agency.

Appendix

Appendix A: Blight Determination

Appendix B: Past Plan Objectives

Appendix C: Community Input

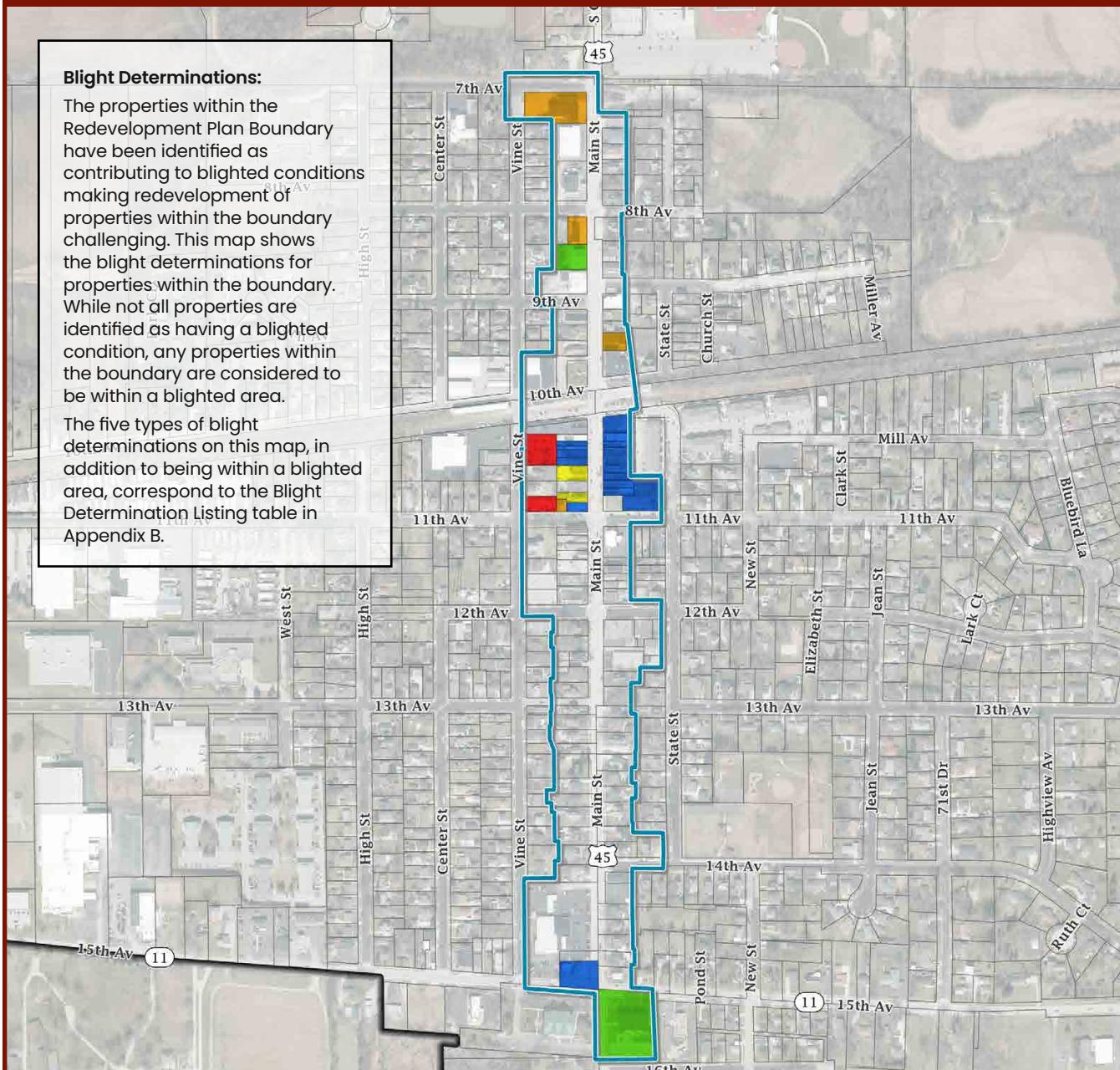
Appendix D: Redevelopment Plan Boundary Legal Description

Appendix A: Blight Determination Map

Blight Determinations:

The properties within the Redevelopment Plan Boundary have been identified as contributing to blighted conditions making redevelopment of properties within the boundary challenging. This map shows the blight determinations for properties within the boundary. While not all properties are identified as having a blighted condition, any properties within the boundary are considered to be within a blighted area.

The five types of blight determinations on this map, in addition to being within a blighted area, correspond to the Blight Determination Listing table in Appendix B.



Legend

- Union Grove Boundary
- Downtown Redevelopment Boundary
- Parcels

Blight Determinations

- Deteriorating site or other improvements
- Deteriorating structure(s)
- Dilapidation
- Economically obsolete use
- Poor or unsafe circulation for vehicles and pedestrians

GRAEF

Data Source:
Blight Determination - GRAEF
Basemap - Racine County



600
1 in = 600 ft

Appendix A: Blight Determination Listing

Tax Key	Address	Blight Determination	Acres	Zoning
186-03-21-30-057-000	700 Main St	Deteriorating structure(s)	1	P-1
186-03-21-30-056-003	720 Main St	Not blighted, but within blighted area	0.488	C-1
186-03-21-29-129-004	715 Main St	Not blighted, but within blighted area	0.19	C-1
186-03-21-29-129-009	727 Main St	Not blighted, but within blighted area	0.182	C-1
186-03-21-29-129-010	733 Main St	Not blighted, but within blighted area	0.182	C-1
186-03-21-30-056-000	740 Main St	Not blighted, but within blighted area	0.512	C-1
186-03-21-29-129-018	739 Main St	Not blighted, but within blighted area	0.182	C-1
186-03-21-29-129-019	916 8th Ave	Not blighted, but within blighted area	0.182	C-1
186-03-21-30-050-000	802 Main St	Deteriorating structure(s)	0.224	C-1
186-03-21-30-051-000	1011 8th Ave	Not blighted, but within blighted area	0.137	C-1
186-03-21-29-151-000	803 Main St	Not blighted, but within blighted area	0.29	C-1
186-03-21-29-076-000	809 Main St	Not blighted, but within blighted area	0.202	C-1
186-03-21-30-049-000	816 Main St	Economically obsolete use	0.333	C-1
186-03-21-29-075-000	815 Main St	Not blighted, but within blighted area	0.158	C-1
186-03-21-30-048-010	830 Main St	Not blighted, but within blighted area	0.147	C-1
186-03-21-30-048-020	862 Main St	Not blighted, but within blighted area	0.148	C-1
186-03-21-30-048-030	826 Main St	Not blighted, but within blighted area	0.148	C-1
186-03-21-29-062-000	901 Main St	Not blighted, but within blighted area	0.154	C-1
186-03-21-29-063-000	907 Main St	Not blighted, but within blighted area	0.115	C-1
186-03-21-30-045-000	1005 9th Ave	Not blighted, but within blighted area	0.2	C-1
186-03-21-29-064-000	909 Main St	Not blighted, but within blighted area	0.115	C-1
186-03-21-30-044-000	908 Main St	Not blighted, but within blighted area	0.3	C-1
186-03-21-29-065-000	919 Main St	Deteriorating structure(s)	0.179	C-1
186-03-21-30-043-000	914 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-29-055-010	951 Main St	Not blighted, but within blighted area	0.29	C-1
186-03-21-30-047-000	1024 10th Ave	Not blighted, but within blighted area	0.488	C-1
186-03-21-30-042-000	Russell Dr	Not blighted, but within blighted area	1	PC
186-03-21-29-999-000	10th Ave	Poor or unsafe circulation for vehicles and pedestrians	0.1	C-1
186-03-21-29-009-000	1007 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.207	C-1
186-03-21-30-036-000	1000 Main St	Not blighted, but within blighted area	0.29	C-1
186-03-21-29-011-000	1009 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.103	C-1
186-03-21-30-037-000	Vine St	Deteriorating site or other improvements	0.165	C-1
186-03-21-30-033-000	1002 Main St	Not blighted, but within blighted area	0.085	C-1
186-03-21-30-032-000	1010 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.064	C-1
186-03-21-29-012-000	1013 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.076	C-1
186-03-21-30-031-000	1012 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.048	C-1
186-03-21-29-013-000	1017 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.2	C-1
186-03-21-30-030-000	1014 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.1	C-1
186-03-21-30-029-000	1018 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.1	C-1

Tax Key	Address	Blight Determination	Acres	Zoning
186-03-21-29-015-000	1023 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.344	C-1
186-03-21-30-039-000	1021 Vine St	Not blighted, but within blighted area	0.2	C-1
186-03-21-30-028-000	1020 Main St	Dilapidation	0.2	C-1
186-03-21-29-016-000	1027 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.091	C-1
186-03-21-29-002-000	908 11th Ave	Poor or unsafe circulation for vehicles and pedestrians	0.176	C-1
186-03-21-29-017-000	1029 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.1	C-1
186-03-21-30-040-000	1027 Vine St	Not blighted, but within blighted area	0.2	C-1
186-03-21-30-025-000	1024 Main St	Not blighted, but within blighted area	0.148	C-1
186-03-21-29-018-000	1033 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.1	C-1
186-03-21-30-024-000	1030 Main St	Dilapidation	0.112	C-1
186-03-21-29-003-000	1035 Main St	Not blighted, but within blighted area	0.124	C-1
186-03-21-30-041-000	1010 11th Ave	Deteriorating site or other improvements	0.2	C-1
186-03-21-30-022-000	1010 11th Ave	Deteriorating structure(s)	0.051	C-1
186-03-21-30-023-000	1036 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.083	C-1
186-03-21-29-033-000	1101 Main St	Not blighted, but within blighted area	0.4	C-1
186-03-21-30-020-000	1100 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-021-000	1021 11th Ave	Not blighted, but within blighted area	1	P-1
186-03-21-30-019-000	1104 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-018-000	1106 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-017-000	1110 Main St	Not blighted, but within blighted area	0.118	C-1
186-03-21-29-029-000	1113 N Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-016-000	1115 Vine St	Not blighted, but within blighted area	0.2	C-1
186-03-21-30-015-000	1114 Main St	Not blighted, but within blighted area	0.182	C-1
186-03-21-29-027-000	1117 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-29-025-000	1121 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-013-000	1120 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-30-014-000	1120 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-29-023-000	1125 Main St	Not blighted, but within blighted area	0.1	C-1
186-03-21-30-011-000	1120 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-29-021-000	1129 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-30-012-000	1120 Main St	Not blighted, but within blighted area	0.2	C-1
186-03-21-29-170-000	1201 Main St	Not blighted, but within blighted area	0.102	C-1
186-03-21-29-168-000	1201 Main St	Not blighted, but within blighted area	0.145	C-1
186-03-21-29-167-000	1201 Main St	Not blighted, but within blighted area	0.112	C-1
186-03-21-30-009-000	1200 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-30-007-000	1208 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-29-173-000	State St	Not blighted, but within blighted area	0.145	P-1
186-03-21-29-171-000	1215 Main St	Not blighted, but within blighted area	0.407	P-1
186-03-21-30-005-000	1216 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-29-172-000	1216 State St	Not blighted, but within blighted area	0.14	P-1

Tax Key	Address	Blight Determination	Acres	Zoning
186-03-21-30-005-001	1222 Main St	Not blighted, but within blighted area	0.031	C-3
186-03-21-30-003-000	1222 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-29-174-000	1221 Main St	Not blighted, but within blighted area	0.261	C-3
186-03-21-30-001-000	1228 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-29-176-000	1231 Main St	Not blighted, but within blighted area	0.248	C-3
186-03-21-32-001-000	1301 Main St	Not blighted, but within blighted area	0.152	C-3
186-03-21-31-091-000	1300 Main St	Not blighted, but within blighted area	0.122	C-3
186-03-21-31-088-000	1304 Main St	Not blighted, but within blighted area	0.215	C-3
186-03-21-32-003-000	1305 Main St	Not blighted, but within blighted area	0.237	C-3
186-03-21-31-086-000	1312 Main St	Not blighted, but within blighted area	0.199	C-3
186-03-21-32-005-000	1313 Main St	Not blighted, but within blighted area	0.329	C-3
186-03-21-31-085-000	1320 Main St	Not blighted, but within blighted area	0.271	RS-80
186-03-21-31-083-000	1326 Main St	Not blighted, but within blighted area	0.312	C-3
186-03-21-32-007-000	1319 Main St	Not blighted, but within blighted area	0.241	C-3
186-03-21-32-008-000	1325 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-31-082-000	1332 Main St	Not blighted, but within blighted area	0.403	C-3
186-03-21-32-009-000	1333 Main St	Not blighted, but within blighted area	0.229	C-3
186-03-21-31-081-000	1336 Main St	Not blighted, but within blighted area	0.223	C-3
186-03-21-32-010-000	1341 Main St	Not blighted, but within blighted area	0.312	C-3
186-03-21-31-077-000	1342 Main St	Not blighted, but within blighted area	0.254	C-3
186-03-21-32-014-000	1347 Main St	Not blighted, but within blighted area	0.206	C-3
186-03-21-31-079-000	1348 Main St	Not blighted, but within blighted area	0.236	C-3
186-03-21-32-015-000	1355 Main St	Not blighted, but within blighted area	0.206	C-3
186-03-21-32-013-000	910 14th Ave	Dilapidation	0.26	C-3
186-03-21-31-076-000	1358 Main St	Not blighted, but within blighted area	0.28	C-3
186-03-21-31-074-000	1400 Main St	Not blighted, but within blighted area	0.224	C-3
186-03-21-32-023-000	909 14th Ave	Not blighted, but within blighted area	0.2	RS-80
186-03-21-32-025-000	1401 Main St	Not blighted, but within blighted area	0.155	C-3
186-03-21-32-022-000	901 14th Ave	Not blighted, but within blighted area	0.205	RS-80
186-03-21-31-071-000	1422 Main St	Not blighted, but within blighted area	2.45	C-2 & C-3
186-03-21-32-024-000	1409 Main St	Not blighted, but within blighted area	0.245	C-2
186-03-21-32-026-000	1417 Main St	Not blighted, but within blighted area	0.2	C-3
186-03-21-32-027-000	1423 Main St	Not blighted, but within blighted area	0.85	RS-80 & C-3
186-03-21-32-028-000	1429 Main St	Not blighted, but within blighted area	0.206	C-3
186-03-21-32-029-000	1437 Main St	Not blighted, but within blighted area	0.223	C-3
186-03-21-31-070-000	1430 Main St	Not blighted, but within blighted area	0.159	C-2
186-03-21-31-069-000	1436 Main St	Poor or unsafe circulation for vehicles and pedestrians	0.273	C-2
186-03-21-32-030-000	1443 Main St	Not blighted, but within blighted area	0.238	C-3
186-03-21-32-075-000	925 15th Ave	Economically obsolete use	1	P-1

Appendix B: Past Plan Objectives

2006 Redevelopment Plan Objectives

- To eliminate slum and blight areas and prevent their reoccurrence;
- To eliminate substandard and obsolete buildings, blighting influences, and environmental deficiencies which detract from the functional unity, aesthetic appearance, and economic welfare of the area and also to prevent the occurrence of blight and blighting influences;
- To provide for orderly physical and economic growth through managed redevelopment and rehabilitation;
- To provide for the improvement of and extension of utilities to promote the economic growth of Union Grove;
- To assemble land into parcels functionally adaptable with respect to shape and size for disposition and redevelopment in accordance with contemporary development needs and standards;
- To make physical improvements that will be sufficient in scope and character to bring about a distinct and visible renewal of the area;
- To encourage coordinated development of parcels and structures in order to achieve efficient building design, unified off street parking, and internal pedestrian connections;
- To minimize the points of friction between pedestrian and vehicular traffic and to maximize the opportunities for pedestrian activity;
- To achieve architectural, site planning, and landscape design of the highest standards on all public and private property including streets;
- To establish a pattern of land use activities arranged in compact, compatible groupings to increase efficiency of operation and economic relationships;
- To encourage the renovation, rehabilitation and conservation of existing structures not scheduled for removal;
- To strengthen the image of Union Grove as a place to do business, work and invest;
- To enhance the appearance of public places and rights of way;
- To improve the usefulness of the public and private open spaces in the area.

Appendix C: Community Input – Stakeholder Interviews

The project team conducted interviews with real estate and business leaders in the local and regional area that are familiar with the development and business landscape in and around Union Grove. Nine stakeholders were interviewed in 45-minute sessions in June 2025, providing useful insights and guidance as to what types of developments and local support are needed to make the Downtown Redevelopment Plan a success. Below is a summary of the key themes and feedback received during these interviews. Information attributable to individual stakeholders has been removed.

1) Development & Redevelopment Opportunities: Stakeholders consistently expressed that new construction in downtown is expensive and challenging to justify without strong market demand or incentives. Many noted that national tenants are not driving growth in the area, with local and regional leaders being more relevant, though more information is needed regarding their unique needs. There is interest in redeveloping vacant or underutilized land, such as the old joint fire station property and areas north of the high school, but concerns remain about the feasibility without improved infrastructure and cross-streets to attract desired retailers. Multifamily development was mentioned multiple times as a potential use, but stakeholders emphasized the need to first assess space requirements and market demand.

2) Municipal Center & Public Facilities: The future of the Union Grove/Yorkville

Joint Municipal Center was a recurring topic. Stakeholders questioned whether the current space is sufficient or if relocation is needed. There was broad agreement that any redevelopment should carefully consider the mix of uses—potentially integrating multifamily housing with public/quasi-governmental functions. The need for flexible space planning was highlighted, with several stakeholders suggesting that the building's future should be determined by a thorough analysis of space needs and community priorities. Many noted how adaptation of the existing building would be challenging compared to demolition and reconstruction on the site, but some specific uses may be appropriate for the existing building.

3) Business Environment & Local Economy:

Feedback repeatedly emphasized the importance of supporting existing businesses during redevelopment. Stakeholders identified obstacles such as dilapidated properties, maintenance issues, and the layout of buildings as detracting from the viability of new investments. There was consensus that public investments such as streetscaping, new public places, and public-private partnerships could catalyze private sector activity. Many called for targeted incentives and improvements to help local entrepreneurs and small businesses thrive.

4) Zoning, Permitting, and Infrastructure:

Zoning and permitting issues were frequently cited as barriers to redevelopment. Stakeholders advocated for policy changes to streamline processes and make it easier for businesses to invest and expand. Infrastructure improvements, especially related to parking, traffic flow, and pedestrian access, were mentioned in nearly every interview. There was a strong

desire for better parking management and shared parking solutions, as well as enhancements to public-private partnerships for structured parking.

5) Community Vision & Public

Participation: Many stakeholders expressed uncertainty about the clarity of the vision for downtown. While some shared the existing vision, others felt it needed to be better defined and communicated. There was a repeated call for the plan to reflect the values and characteristics that should define the downtown experience for residents, workers, and visitors. Stakeholders wanted assurance that the plan would lead to real change, not just another document that "collects dust on the shelf." Public participation, including open houses, was seen as essential for building consensus and confidence in the plan's outcomes.

6) Activation of Public Spaces & Events:

Feedback highlighted the potential for seasonal and cultural events to activate public spaces and revitalize downtown. Stakeholders suggested leveraging existing events and creating new ones to draw people into the area. There was interest in learning from other communities' successes and adapting best practices to fit local needs.

7) Property-Specific Issues: Several interviews referenced specific properties and sites and discussed the need for targeted interventions—whether demolition, rehabilitation, or new development—to address site-specific challenges and opportunities. The relationship of these sites to public spaces and the potential for public improvements was a common theme.

Public Open House/ Visioning Session Feedback

29 July 2025



Postcard sent to properties within the
Redevelopment Plan Boundary for the Open House

Community feedback at the Downtown Redevelopment Plan Open House provided useful feedback for private and public improvements along Main Street. Participants expressed a clear preference for mixed-use and plaza-style developments, such as restaurants, outdoor cafes, and modern retail spaces with residential units above, while strip-style shopping centers with front parking received minimal support. Suggestions for redeveloping municipal properties for commercial and residential uses were well received, and many called for entertainment venues, retail, and specialty stores to enhance Main Street's vibrancy and appeal.

Engagement around traffic, parking, and circulation revealed strong concerns about parking and safety with many urging stricter enforcement or reform. There is also interest in creating a community center, particularly at the fire station and at the municipal center, with a focus on offering resources for children and families.

1) **General Feedback:** Concerns about Main Street parking enforcement, suggestions for a community center at Main Street and Vine Street, and ideas for mixed-use development at the municipal center, with additional comments on resources for kids and safety at intersections.

- Main Street Parking Enforcement: Parking enforcement on Main Street is a major issue for local businesses, with multiple participants suggesting stricter enforcement or changes to current parking regulations.
- Community Center Proposals: Suggestions included establishing a community center at the intersection of Main Street and 7th Street, as well as at the municipal center building on the south end of the redevelopment boundary, with a focus on resources for kids and youth.
- Intersection Safety Concerns: Unsafe sight lines at the Main Street and Vine Street intersection, indicating a need for safety improvements.
- Mixed-Use Development Ideas: A proposal was made for a mixed-use development at the municipal center, featuring an outdoor cafe with residential units above, reflecting interest in combining commercial and housing uses.
- Use of Old Fire Department Property: Suggestions included repurposing the old fire department property for outdoor cafes and retail with apartments above, which received additional support.

Development Types

Place a green dot on the images you prefer!

What is missing along Main Street? What do you think will benefit Union Grove?

Main Street Plaza

Main Street Residential

Commercial Shopping Center (strip)

Mixed-Use

Townhouses

New Apartments/Housing Options

Multi-Unit Residential (over 10 units)

Visual preference survey responses for development types at the Open House

2) **Development Types:** Strong support for restaurant and plaza-style commercial centers, modern retail spaces, and housing above shops, while strip-style developments with front parking received minimal support.

- Preferred Development Types: Clear preference for restaurants, commercial shopping centers with plazas, and modern retail spaces, with many green dots indicating support for these options.
- Opposition to Strip-Style Centers: Only one dot was placed over commercial shopping centers with parking in front, indicating a strong preference against strip-style developments on Main Street.

- Interest in Mixed-Use and Entertainment: Comments highlighted interest in housing above shops, entertainment spaces, and retail, as well as clothing and gift stores.

Visual preference survey results for business types at the Open House

3) **Business Types:** Strong support for boutiques, fast casual and sit-down restaurants, bike shops, and entertainment venues, with little to no support for pharmacies or strip-style food outlets.

- Popular Business Types: Boutiques, fast casual restaurants, bike shops, sit-down restaurants, and entertainment or performance venues received significant support from participants.
- Limited Support for Convenience

Stores: There was some support for gas stations, fueling stations, and event spaces, but these were less popular compared to other business types.

- Additional Suggestions: Written comments included requests for specialty stores, light meal or beverage shops, hotels or motels, and greater use of historic venues for family and youth entertainment.

Visual preference survey results for streetscaping and public space improvements at the Open House

4) Streetscaping and Public Space

Improvements: Strong support for street markets, outdoor cafe seating, wayfinding, and family-friendly entertainment areas with less support for street-focused improvements like crossings and street plazas.

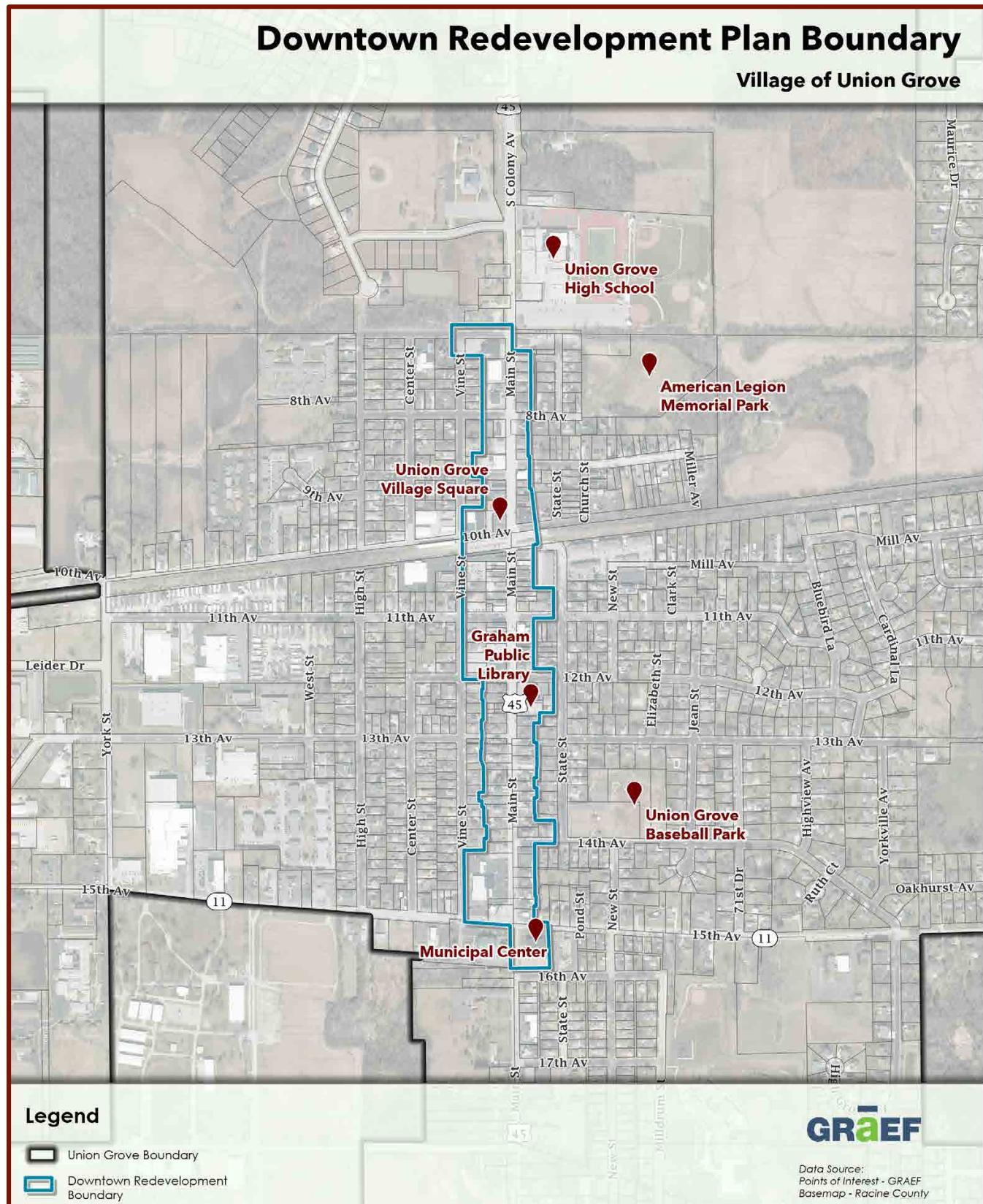
- Preferred Streetscape Features: Street markets, outdoor cafe seating, wayfinding, picnicking areas, bike parking, pocket parks, and outdoor stages or amphitheaters were the most supported improvements.
- Dog Park Debate: Comments reflected disagreement about the dog park, with some advocating for its conversion back to a public park and others supporting its retention and increased use of the school yard park.
- Family-Friendly Entertainment: Support for combining street markets with music and entertainment to create a family and youth-friendly area, drawing comparisons to downtown Shawano, WI.
- Bike Rental Facility Proposal: A suggestion was made to reuse a shed/storage building in the railroad area as a bike rental facility, and to add more parking along the trail, especially west of Main Street.

5) White River State Trail Area

Improvements: Support for redesigning the Village Square, adding bike infrastructure, public amenities, and various parking solutions, as well as ideas for green space and mixed-use redevelopment along the trail.

- Village Square Redesign: Redesigning the driveway area, moving the gazebo, consolidating driveway access points, and adding seating, bike racks, and bike repair stations.
- Public Amenities and Parking: Supported adding a drinking fountain, permanent public market, public bathrooms, playground, business signage, and snowmobile parking.
- Parking and Green Space Concepts: Sketches proposed converting existing parking areas into green spaces, creating new parking to support retail, and consolidating parking and driveway access points along the trail.

Appendix D: Redevelopment Plan Boundary Legal Description



Appx. D: Redevelopment Plan Boundary Legal Description

Part of the Northwest quarter of the Southwest quarter and part of the Southwest quarter of the Southwest quarter of Section 29, And part of the Northeast quarter of the Southeast quarter and part of the Southeast quarter of the Southeast quarter of Section 30, And part of the Northeast quarter of the Northeast quarter and part of the Southeast quarter of the Northeast quarter of Section 31, And part of the Northwest quarter of the Northwest quarter and part of the Southwest quarter of the Northwest quarter of Section 32, all in Township 3 North, Range 21 East of the Fourth Principal Meridian, Village of Union Grove, County of Racine, State of Wisconsin more particularly described as follows:

Commencing at the intersection of the West line of the Northwest quarter of the Northwest quarter of said Section 32 and the centerline of 15th Avenue (formerly known as Racine and Burlington Road);

Thence South along the West line of the Northwest quarter of the Northwest quarter of Section 32, said line also being the West line of lands described in deed recorded as document 249130, to a point on the South line of 15th Avenue and the point of beginning;

Thence Westerly along the South line of 15th Avenue to a point on the Southerly extension of the East line of Vine Street;

Thence North along the Southerly extension of the East line of Vine Street and continuing North along the East line of Vine Street to the Northwest corner of lands described in deed recorded as document 2595278;

Thence Easterly along the North line of said lands described in deed recorded as document 2595278 to the Southwest corner of lands described in deed recorded as document 2631305;

Thence North along the West line of lands described in deed recorded as document 2631305 to the Northwest corner of said lands described in deed recorded as document 2631305;

Thence East along the North line of lands described in deed recorded as document 2631305 to the Southwest corner of lands described in deed recorded as document 2496579;

Thence North along the West line of lands described in deed recorded as document 2496579 to the Northwest corner of said lands described in deed recorded as document 2496579, said corner being on the South line of lands described in deed recorded as document 2538369;

Thence West along the South line of lands described in deed recorded as document 2538369 to the Southwest corner of said lands described in deed recorded as document 2538369;

Thence North along the West line of lands described in deed recorded as document 2538369 to the Northwest corner of said lands described in deed recorded as document 2538369, said corner also being the Southwest corner of lands described in deed recorded as document 2415252;

Thence Northerly along the West line of lands described in deed recorded as document 2415252 to the Northwest corner of said lands described in deed recorded as document 2415252, said corner also being the a point on the south line of lands described in deed recorded as document 1859751;

Thence West along the South line of lands described in deed recorded as document 1859751 to the Southwest corner of said lands described in deed recorded as document 1859751;

Thence North along the West line of lands described in deed recorded as document 1859751 to the Northwest corner of said lands described in deed recorded as document 1859751;

Thence East along the North line of lands described in deed recorded as document 1859751 to the intersection with the Southerly extension of the West line of lands described in deed recorded as document 1375489;

Thence North along the Southerly extension of the West line of lands described in deed recorded as document 1375489 to the Southwest corner of said lands described in deed recorded as document 1375489;

Thence North along the West line of lands described in deed recorded as document 1375489 to the Northwest corner of said lands described in deed recorded as document 1375489;

Thence Northwesternly along a line to the Southeast corner of lands described in deed recorded as document 2484346;

Thence North along the East line of lands described in deed recorded as document 2484346 to the Northeast corner of said lands described in deed recorded as document 2484346;

Thence East along a line to the Southwest corner of said lands described in deed recorded as document 1847824;

Thence North along the West line of lands described in deed recorded as document 1847824 to the Northwest corner

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of said lands described in deed recorded as document 1847824;

Thence East along the North line of lands described in deed recorded as document 1847824 to the Southwest corner of lands described in deed recorded as document 1701105;

Thence North along the West line of lands described in deed recorded as document 1701105 to the Northwest corner of said lands described in deed recorded as document 1701105, said corner being on the South line of 13th Avenue;

Thence Northerly along a line to the Southwest corner of lands described in deed recorded as document 2425278, said corner being on the North line of 13th Avenue;

Thence North along the West line of lands described in deed recorded as document 2425278 to the Northwest corner of said lands described in deed recorded as document 2425278;

Thence East along the North line of lands described in deed recorded as document 2425278 to the Southwest corner of Lot 2 of Block 1 of the Original Plat of Union Grove;

Thence North along the West line of Lots 2 & 3 of Block 1 of the Original Plat of Union Grove to the Northwest corner of said Lot 3 in Block 1;

Thence West along the South line of Lot 7 of Block 1 of the Original Plat of Union Grove to a point on the West line of the East 9 feet of said Lot 7 of Block 1;

Thence North along the West line of the East 9 feet of said Lot 7 of Block 1 to a point on the North line of said Lot 7 of Block 1;

Thence East along the North line of said Lot 7 of Block 1 to the Southwest corner of Lot 5 of Block 1 of the Original Plat of Union Grove;

Thence North along the West line of Lot 5 of Block 1 of the Original Plat of Union Grove to a point on the South line of 12th Avenue;

Thence West along the South line of 12th Avenue to the intersection with the East line of Vine Street;

Thence North along the East line of Vine Street to the Northwest corner of Lot 9 of Block 4 of the Original Plat of Union Grove;

Thence East along the North line of Lot 9 of Block 4 of the Original Plat of Union Grove to the Northeast corner of said Lot 9 of Block 4;

Thence North along the West line of Lots 3, 4, and 5 of Block 4 of the Original Plat of Union Grove to the Northwest corner of Lot 5 of Block 4 of the Original Plat of Union Grove, said corner also being on the South line of 9th Avenue;

Thence West along the South line of 9th Avenue to the intersection with the Southerly extension of the West line of lands described in document 2312214;

Thence North along the Southerly extension of the West line of lands described in document 2312214 and continuing North along the West line of said lands to the Northwest corner of said lands;

Thence East along the North line of lands described in document 2312214 to a point on the West line of lot 2 of Block 5 of the Original Plat of Union Grove;

Thence North along the West line of Lots 2 thru 5 of Block 5 of the Original Plat of Union Grove to a point on the South line of 8th Avenue;

Thence North along a line to the Southwest corner of Lot 1 of Block 6 of the Original Plat of Union Grove;

Thence North along the West line of Lots 1 thru 5 of Block 6 of the Original Plat of Union Grove to the Northwest corner of Lot 5 of Block 6 of the Original Plat of Union Grove;

Thence West along the South line of Lot 9 of Block 6 of the Original Plat of Union Grove to Southwest corner of Lot 9 of Block 6 of the Original Plat of Union Grove

Thence continuing West along the Westerly extension of the South line of Lot 9 of Block 6 to a point on the West line of Vine Street;

Thence North along the West line of Vine Street to the intersection with the North line of 7th Avenue;

Thence East along the North line of 7th Avenue to the intersection with the East line of Main Street;

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Appx. D: Redevelopment Plan Boundary Legal Description

Thence South along the East line of Main Street to the intersection with the North line of 7th Avenue;

Thence East along the along the North line of 7th Avenue to the Northerly Extension of the East line of Lot 7 of McFarland Addition to Union Grove;

Thence South along the Northerly extension of the East line of Lot 7 McFarland Addition to Union Grove and continuing South along the East line of Lots 7, 12, 13, 18 and 19 of McFarland Addition to Union Grove to the intersection with the South line of 8th Avenue;

Thence West along the South line of 8th Avenue to the Northeast corner of the lands described in deed recorded as document 2231560;

Thence South along the East line of lands described in deed recorded as document 2231560 to a point on the North line of lands described in deed recorded as document 1674479;

Thence East along the North line of lands described in deed recorded as document 1674479 to the Northeast corner of said lands described in deed recorded as document 1674479;

Thence South along the East line of lands described in deed recorded as document 1674479 to the Northeast corner of Lot 1 of Block 3 of Taber's Addition to the Village of Union Grove;

Thence South along the East line of Lot 1 of Block 3 of Taber's Addition to the Village of Union Grove to the Southeast corner of said Lot 1 of Block 3;

Thence South along a line to the Northeast corner of Lot 18 of Block 1 of Taber's Addition to the Village of Union Grove;

Thence South along the East line of Lots 18, 15, 14, 11, 10 and 7 of Block 1 of Taber's Addition to the Village of Union Grove to a point on the North line of Lot 1 in CSM 2988 recorded as document 2254024;

Thence Easterly along the North line of Lot 1 in CSM 2988 to the Northeast corner of said Lot 1 in CSM 2988;

Thence Southeasterly along the East line of Lot 1 in CSM 2988 to the Southeast corner of said Lot 1 in CSM 2988;

Thence Southerly along a line to the Northwest corner of Lot 2 in CSM 3315 recorded as document 2503819;

Thence South along the West line of Lot 2 in CSM 3315 to the Southwest corner of said Lot 2 in CSM 3315;

Thence East along the South line of Lot 2 in CSM 3315 to the Southeast corner of said Lot 2 in CSM 3315, said corner being on the West line of State Street;

Thence South along the West line of State Street to the intersection with the South line of 11th Avenue;

Thence West along the South line of 11th Avenue to the Northeast corner of Lot 6 of Block 2 of Salsbury's Addition to the Village of Union Grove;

Thence South along the East line of Lots 6 thru 10 of Block 2 of Salsbury's Addition to the Village of Union Grove to the Southeast corner of Lot 10 of Block 2, said corner also being a point on the North line of 12th Avenue;

Thence East along the North line of 12th Avenue to the intersection with the West line of State Street;

Thence South along the West line of State Street to the Southeast corner of lands described in deed recorded as document 1273840;

Thence West along the south line of lands described in deed recorded as document 1273840 to the Southwest corner of said lands described in deed recorded as document 1273840, said corner also being the Northeast corner of lands described in deed recorded as document 2030210;

Thence South along the East line of lands described in deed recorded as document 2030210 to the Southeast corner of said lands described in deed recorded as document 2030210;

Thence West along the South line of lands described in deed recorded as document 2030210 to the Northeast corner of lands described in deed recorded as document 2468027;

Thence South along the East line of lands described in deed recorded as document 2468027 to the Southeast corner of said lands described in deed recorded as document 2468027;

Thence continuing South along the East line of lands described in deed recorded as document 2309387 to a point on the North line of lands described in deed recorded as document 2628969;

Thence East along the North line of lands described in deed recorded as document 2628969 to the Northeast corner

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Appx. D: Redevelopment Plan Boundary Legal Description

of said lands described in deed recorded as document 2628969;

Thence South along the East line of lands described in deed recorded as document 2628969 to the Southeast corner of said lands described in deed recorded as document 2628969;

Thence West along the South line of lands described in deed recorded as document 2628969 to the Northeast corner of lands described in deed recorded as document 2609016;

Thence South along the East line of lands described in deed recorded as document 2609016 to the Southeast corner of said lands described in deed recorded as document 2609016;

Thence West along the South line of lands described in deed recorded as document 2609016 to the Northeast corner of lands described in deed recorded as document 2553936;

Thence South along the East line of lands described in deed recorded as document 2553936 to the Southeast corner of said lands described in deed recorded as document 2553936;

Thence East along the North line of lands described in deed recorded as document 2227397 to the Northeast corner of said lands described in deed recorded as document 2227397;

Thence South along the East line of lands described in deed recorded as document 2227397 to the Southeast corner of said lands described in deed recorded as document 2227397;

Thence West along the South line of lands described in deed recorded as document 2227397 to the Northeast corner of lands described in deed recorded as document 2670775;

Thence South along the East line of lands described in deed recorded as document 2670775 to the Southeast corner of said lands described in deed recorded as document 2670775;

Thence East along the North line of lands described in deed recorded as document 2219432 to the Northeast corner of said lands described in deed recorded as document 2219432;

Thence South along the East line of lands described in deed recorded as document 2219432 to the Southeast corner of said lands described in deed recorded as document 2219432;

Thence continuing South along the East line of lands described in deed recorded as document 1813119 to a point on the North line of 14th Avenue;

Thence East along the North line of 14th Avenue to the intersection with the West line of State Street;

Thence South along a line to the Northeast corner of lands described in deed recorded as document 2545449;

Thence South along the East line of lands described in deed recorded as document 2545449 to the Southeast corner of said lands described in deed recorded as document 2545449;

Thence Southerly along a line to the Northeast corner of lands described in deed recorded as document 1721432;

Thence South along the East line of lands described in deed recorded as document 1721432 to a point on the North line of 15th Avenue;

Thence Westerly along the North line of 15th Avenue to a point on the Northerly extension of the East line of lands described in deed recorded as document 249130;

Thence South along the East line of lands described in deed recorded as document 249130 to the Southeast corner of said lands described in deed recorded as document 249130;

Thence West along the South line of lands described in deed recorded as document 249130 to the Southwest corner of said lands described in deed recorded as document 249130;

Thence North along the West line of lands described in deed recorded as document 249130 to the point of beginning.

About the Report

The Village of Union Grove 2025 Downtown Redevelopment Plan Update ("Plan") provides the necessary analysis, vision, and direction for the Village and the Community Development Authority (CDA) to conduct revitalization activities Downtown. The Plan update builds on the work in the 2005/2006 Downtown Redevelopment Plan, incorporating updated data and objectives to reflect the progress made since the previous plan. The Plan provides a roadmap for Downtown revitalization over the next decade using the most recent market trends, demographic and employment data, and community input from residents and stakeholders.