

PLANNING FOR THE FUTURE OF UNION GROVE

January 29, 2020



WHAT ARE COMPREHENSIVE PLANS?

- Synonymous with 'general plan' and 'master plan'
- Smart Growth Legislation: 1999 by Governor Tommy Thompson
- 3 General Requirements:
 1. Completes Public Participation Process
 2. Is Adopted by the Government Entity
 3. Includes 9 elements

9 Elements

1. Issues and Opportunities
2. Housing
3. Economic Development
4. Agricultural, Natural, & Cultural Resources
5. Land Use
6. Transportation
7. Utilities and Community Facilities
8. Intergovernmental Cooperation
9. Implementation

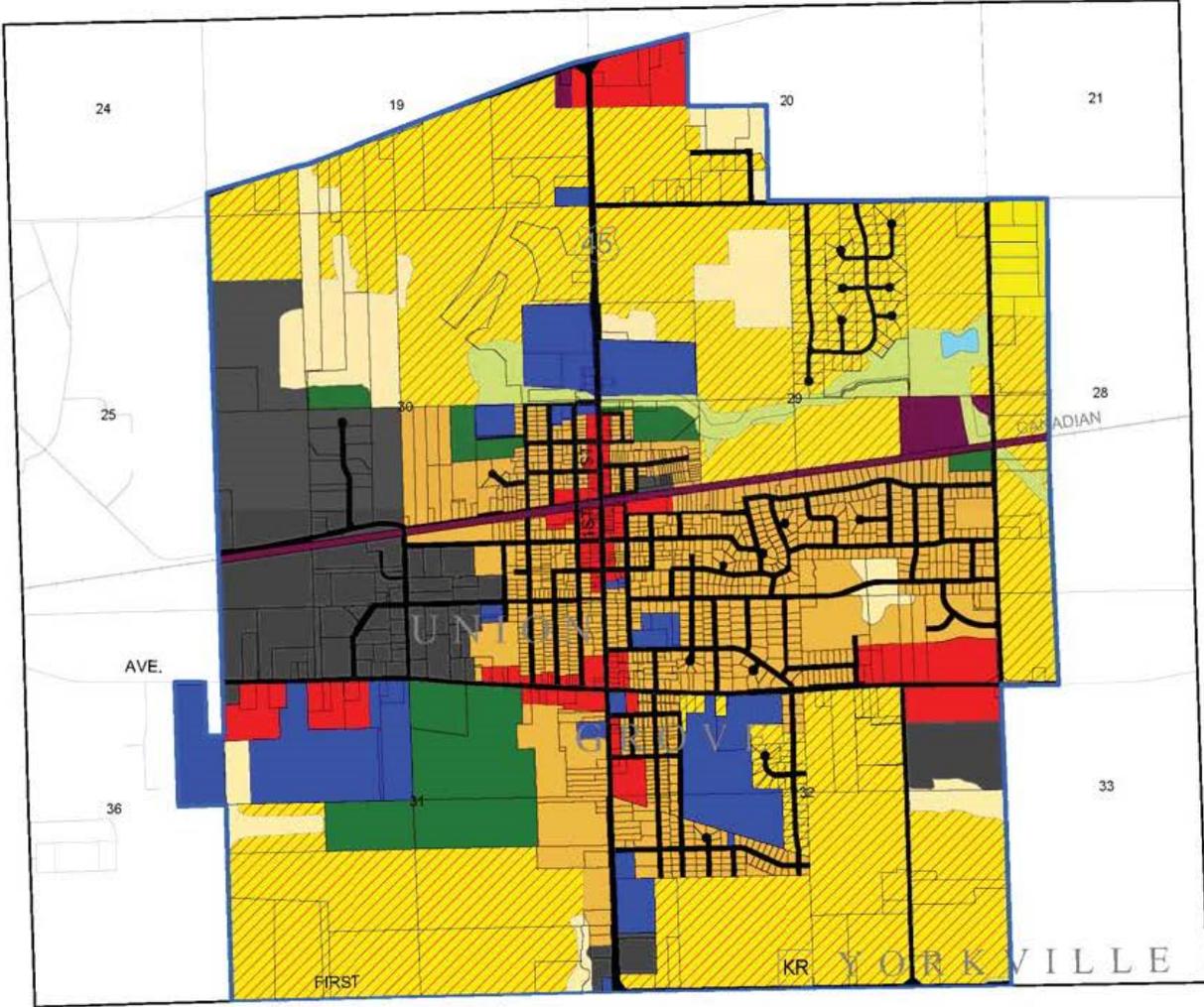
Union Grove's "current" Comprehensive Plan

Adopted in 2009. State Statute requires updates be completed every 10 years.

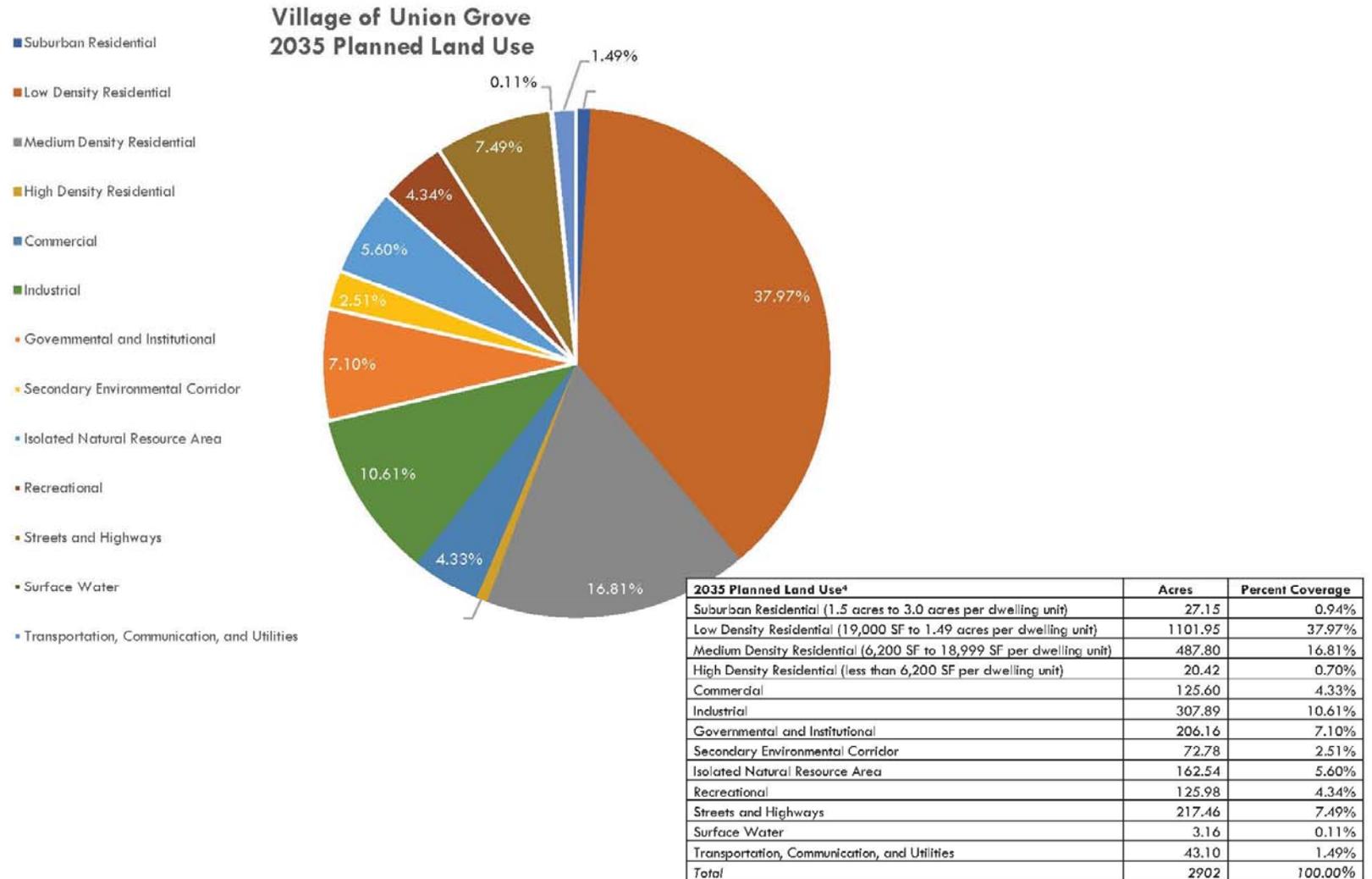


2035 PLANNED LAND USE MAP

- SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
- COMMERCIAL
- INDUSTRIAL
- TRANSPORTATION, COMMUNICATION, AND UTILITIES
- STREETS AND HIGHWAYS
- GOVERNMENTAL AND INSTITUTIONAL
- RECREATIONAL
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SURFACE WATER
- UNION GROVE PLANNING AREA
- PARCEL LINE
- CIVIL DIVISION

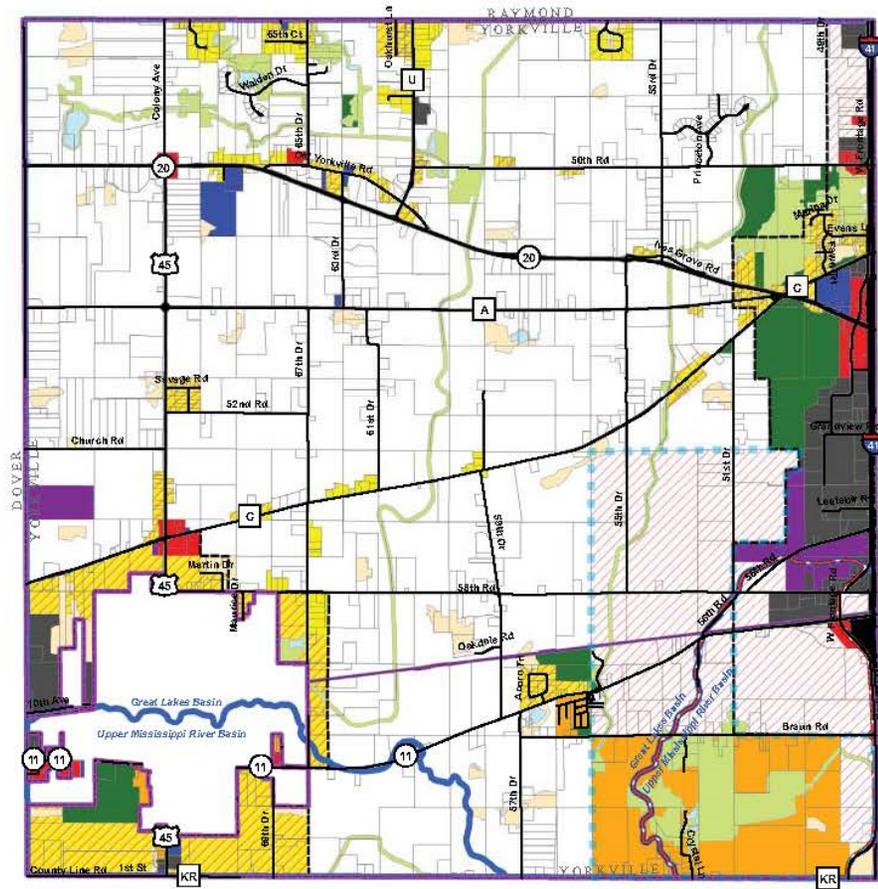


2035 PLANNED LAND USE MAP



2035 PLANNED LAND USE MAP

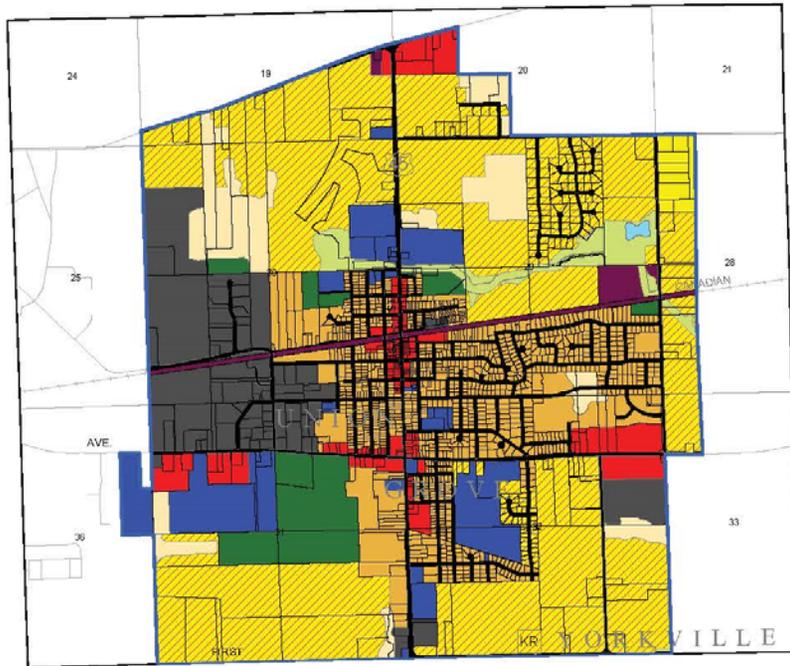
YORKVILLE, WISCONSIN YEAR 2035 MASTER PLAN



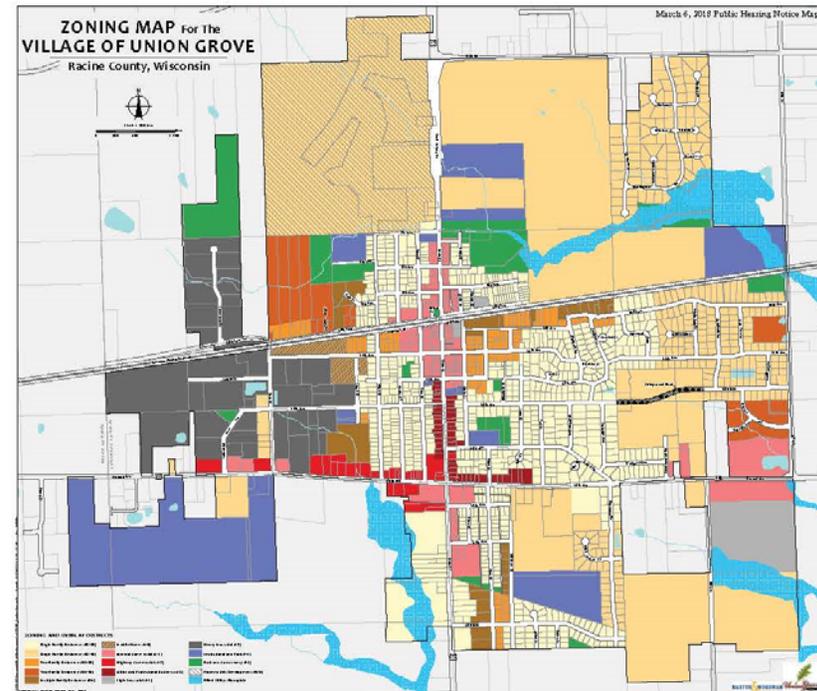
- ROAD CENTERLINE
 - ▭ PLANNED URBAN SERVICE AREA
 - ▭ TOWN BOUNDARY
 - ▭ PARCEL BOUNDARY
 - ▭ PROPOSED LAND USE CHANGES
 - ▭ DIVERSION AREA BOUNDARY
 - ▭ GREAT LAKES BASIN BOUNDARY
- YORKVILLE LAND USE PLAN**
- ▭ SUBURBAN RESIDENTIAL (1.5 TO 3.0 ACRES PER DWELLING UNIT)
 - ▭ LOW DENSITY RESIDENTIAL (18,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
 - ▭ MEDIUM DENSITY RESIDENTIAL (6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)
 - ▭ COMMERCIAL
 - ▭ INDUSTRIAL
 - ▭ TRANSPORTATION, COMMUNICATION, AND UTILITIES
 - ▭ STREETS AND HIGHWAYS
 - ▭ GOVERNMENTAL AND INSTITUTIONAL
 - ▭ RECREATIONAL
 - ▭ URBAN RESERVE
 - ▭ AGRICULTURAL, RURAL RESIDENTIAL, AND OPEN LAND
 - ▭ SECONDARY ENVIRONMENTAL CORRIDOR
 - ▭ ISOLATED NATURAL RESOURCE AREA
 - ▭ SURFACE WATER

PLANNED LAND USE MAP vs. ZONING MAP

Planned Land Use Map



Zoning Map



PLANNED LAND USE MAP vs. ZONING MAP

Planned Land Use Map

The Planned Land Use Map is about the future...

The Planned Land Use Map is part of the Village's Comprehensive Plan. The Map depicts a long-term vision of how and where the village will grow and change over the next 20 years to accommodate expected population and job growth.

Zoning Map

The Zoning Map is about what is allowed today...

Decisions about Comprehensive Plan designations directly guide subsequent decisions about zoning. The Village's Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Comprehensive Plan designations and come with a set of rules (included in the Village's Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

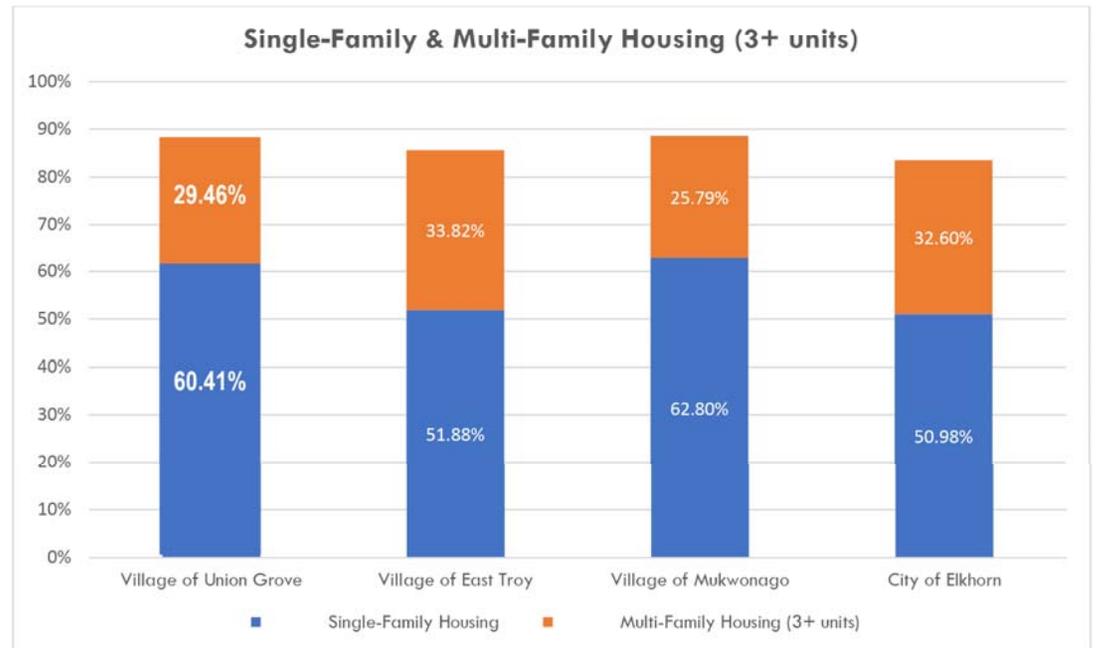
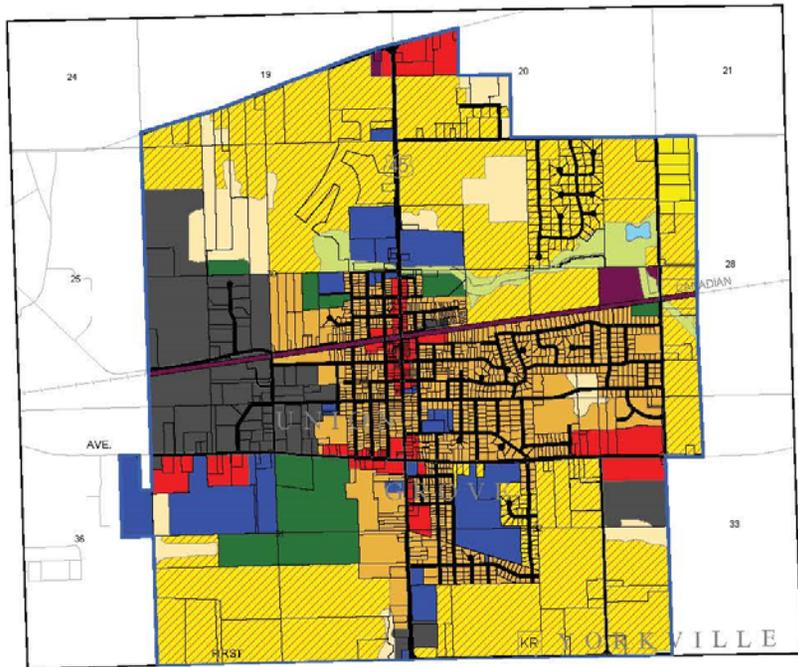
The Planned Land Use Map and the Zoning Map are like a leader and a follower. The plan map is the leading map and the zone map is the following map. The zone map can "catch up" to the plan map, but it can't go past it.

The plan map is a long-range map saying what will be allowed 20 years from now, while the zone map says what is allowed now. For most properties in the village, what is allowed now and what will be allowed 20 years from now are essentially the same.

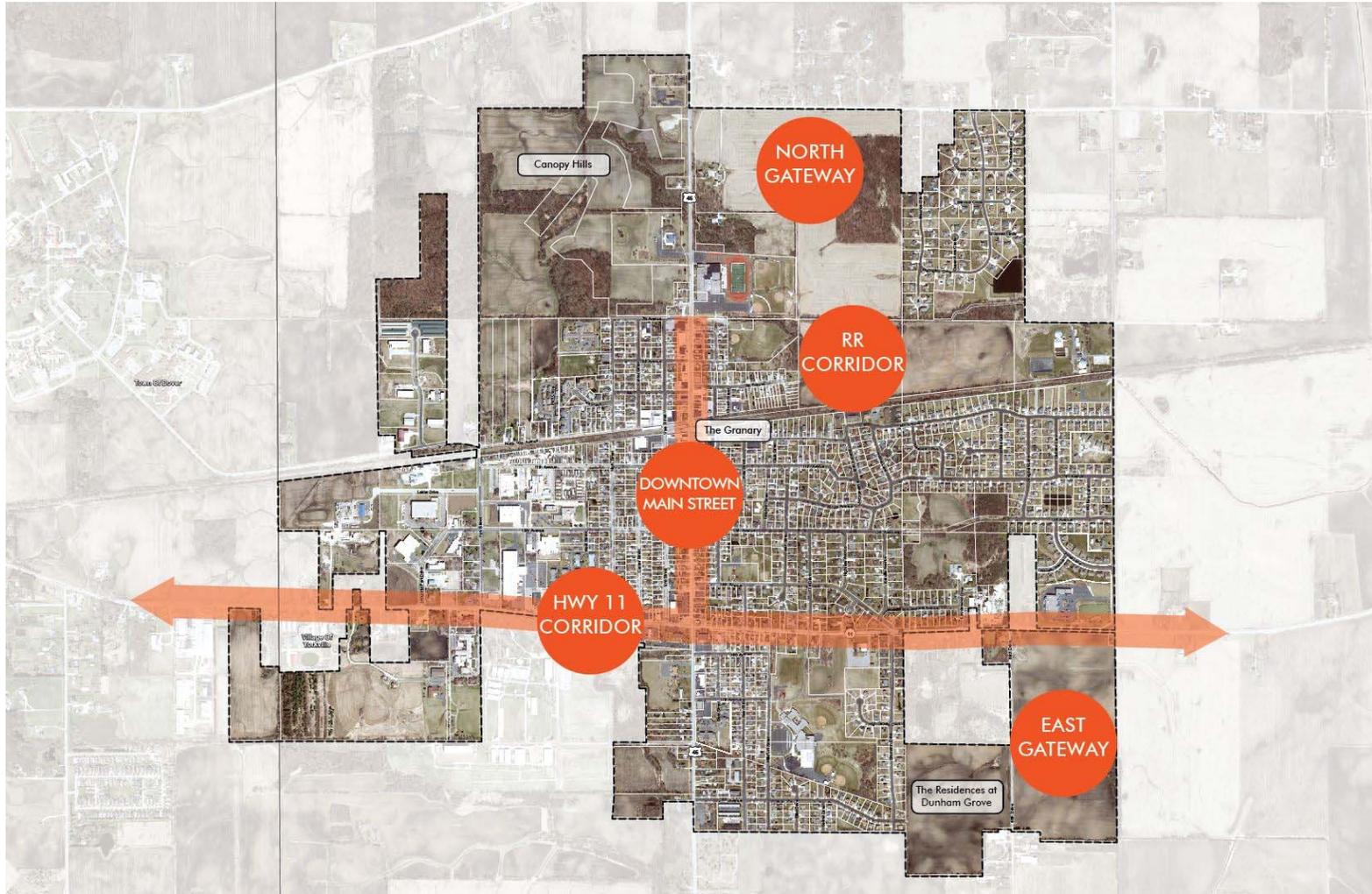
2035 PLANNED LAND USE MAP

Comparison with other communities

Municipality	Single-Family Housing Units	% Single-Family Housing	Multi-Family Housing Units (3+ Units)	% Multi-Family Housing	Ratio of Single-Family Housing Units to Multi-Family Housing Units
Village of Union Grove (Current)	1,185	56.13%	607	28.75%	2.0
Village of Union Grove (Possible)	1,901	60.41%	927	29.46%	2.1



TONIGHT: PROVIDING YOUR FEEDBACK



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STATION 1: Your Community

- This station includes the following:
 - ✓ Existing Demographics
 - ✓ Aerial Map
 - ✓ Existing Parks / Trails
 - ✓ Existing TID Maps
 - ✓ Existing Utility Maps
 - ✓ School District Facts
 - ✓ Recent Developments

STATION 2: Planned Land Use

- This station includes the following:
 - ✓ Zoning & Land Use Map
 - ✓ What is a Comprehensive Plan?
 - ✓ Possible Development Impacts
 - ✓ “What I want...”

STATION 3: Future Opportunities

- This station includes the following:
 - ✓ Sub-Area Planning
 - Hwy 11 Corridor
 - Main St/Downtown
 - East Gateway
 - North Gateway
 - RR Corridor
 - ✓ Visual Preference Survey

TONIGHT: PROVIDING YOUR FEEDBACK

- **Village Staff**
 - Planner
 - Engineer
 - DPW
 - Administration
 - Others
- **Elected Officials**
- **Plan Commission**
- **Regional Partners**
 - Racine County Economic Development Corp. (RCEDC)
 - Others