

VILLAGE OF ELM GROVE
13600 Juneau Blvd
Elm Grove WI 53122

AD HOC COMMITTEE - REINDERS DEVELOPMENT
Wednesday, October 26, 2016 * 6:00 p.m. * Parkview Room

AGENDA

1. Bring meeting to order and roll call
2. Review and act on September 28, 2016 minutes

Documents:

ahreinders092816md.pdf

3. Review, discussion, and possible recommendation regarding Wangard-Reinders conceptual development plans

Documents:

wangard open house summary.pdf
presentation summary 10-26-16 draft.pdf
summary of traffic items.pdf
wangard_reinders 10-26-2016 draft.pdf

4. Other business
5. Adjourn

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice.

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, September 28, 2016**

Present: Chairman Trustee Hass, Christina Berger, Stew Elliott, Marlee Hansen, Rebekah Schaefer, John Galanis, Pete Moegenburg, Martha Kendler, and Jan Schoenecker
Absent: Joe Klein
Also Present: Stewart Wangard, CEO of Wangard Partners, Wayne Wiertzema, President of Wangard Partners, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Hector de la Mora, and Zoning/Planning Administrator Tom Harrigan, and members of the public

1. Bring the meeting to order

Chairman Trustee Hass brought the meeting to order at 6:00PM.

2. Review and approve minutes dated May 18, 2016 - June 15, 2016 - July 27, 2016 - and August 10, 2016

Schoenecker motioned and Elliott seconded to approve the minutes as presented. Motioned carried 9-0.

3. Presentation by Wangard Partners Inc. for conceptual review of possible development plan at 13400 Watertown Plank Road

Chairman Trustee Hass began by restating that the Ad Hoc Committee is an advisory committee. The purpose is to investigate this proposal and provide input to other committees within the municipality such as the Plan Commission, Police and Fire, Public Works, and so on.

The Chairman provided a brief overview of the topics which the Ad Hoc Committee has reviewed in past meetings. It was mentioned the Ad Hoc Committee does not entertain public comments, rather there will be ample opportunity to voice comments at the open house to be hosted by Wangard Partners in the following days.

Chairman Hass introduced Wangard Partners CEO, Stewart Wangard.

Mr. Wangard began by introducing Wayne Wiertzema, President of Wangard Partners, Mary Claire, of Wangard Partners, and Eric Harrmann, AG Architecture.

Mr. Wangard stated that stakeholder input is valued and attempted to be incorporated in every Wangard project. Mr. Wangard then began to provide an overview of what the original development proposal consisted of.

Mr. Wangard then began to walk through the new design proposal, highlights the changes that have been made. There has been considerable focus on “green space” for public use and benefit. This would be achieved by providing a pathway along the west side of the development on Elm Grove Road, and a public patio area.

Mr. Wiertzema explained the realignment of Elm Grove Road. All the traffic coming from the north on Elm Grove Road would be channeled through a controlled intersection. The old plan had too many access point onto Watertown Plank Road.

Committee member Moegenburg asked if the Elm Grove Road point of connection would traverse across Watertown Plank Road.

Mr. Wiertzema stated that all of the proposed realignment would be north of Watertown Plank Road. The design is intended to be pedestrian and bicycle friendly.

Committee member Kendler asked if the Wangard team could walk through the development along Elm Grove Road starting from the north end and proceeding toward Watertown Plank Road.

Mr. Wiertzema stated there will be an ingress and egress point at the northern end of the development. The pedestrian path will follow along Elm Grove Road. The “Denny building” will be razed. Building height has been lowered from the initial development proposal to three stories. The new proposal has also been opened up in order to read east to west, and there will be heavy landscaping. There will be greenspace on top of the underground parking structures. This will be achieved by constructing green roof infrastructure.

Mr. Wiertzema was asked by the Committee if they plan to do any environmental testing. Mr. Wiertzema stated that a remedial action plan will be created. There will also be venting systems used where there are pockets of peat.

Mr. Wiertzema added that the inclusion of “building A” and the “Elm Building” are the biggest changes to the development proposal.

The Committee asked if mixed use is part of the overall development.

Mr. Wiertzema confirmed that it will be.

Density in each of the buildings is as follows:

Building A: Under 50 units

Building B: 70 Units

Building C: 30 Units

Mixed Use: 20 Units

Townhouses: 6 Units

Mr. Wangard stated the units would be offering 1, 2 and 3 bedrooms plus den options. The townhomes are in excess of 2,000 square feet. If someone wanted to customize the unit, they have that option. Monthly rents will increase to accommodate the higher quality and value.

Committee member Moegenburg stated that if a unit is being rented for \$2,500 per month, the tenant would have to be making approximately \$100,000 annually in order to afford the rent. This is the profile of the typical resident that would be moving into the development.

4. **Adjourn**

Meeting adjourned at 6:46PM.

Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator

Wangard/Reinders

October 5 Open House at The Elm Grove Women's Club

Summary of Exit Questionnaires

Number of People Who Signed In: 52

Number of Questionnaires Completed: 35

1. Was your visit helpful in understanding the proposal?

Yes: 28

No: 3

"Somewhat": 3

2. Are there things that you like about the proposal? If yes, which things and why?

- Entrance road, open spaces
- Reinvigorating "downtown" Elm Grove
- Nice design
- Area – walk to things in the village, different sizes of apartments and townhouses
- I am happy to see the land used...hopefully adding to the tax base
- The bike/walk path, the new building for mixed use, the parking space realignment, PROGRESS!
- Improvements over the previous version, especially no studio apartments, moving Elm Grove Road to connect @stoplight
- Bike path
- Lower # of units, care for water drainage, keeping Cave Road trees, managing the Elm Grove Road light/traffic issue
- Added retail, less rental
- Retail and green space
- Elm Grove Road rerouting, walking path, retail space
- Road realignment, path
- The redirection of Elm Grove Road, Stu is an excellent managing partner – have him oversee the entire property
- Elm Grove Road going through site, green space, bigger units, new commercial building
- Land use with apartments is okay, better than industrial use
- Intersection changes (are)clever improvement
- Grade level, retail space
- Think Elm Grove needs development – looks good
- It is downsized from the first proposal!
- I remain open to convincing arguments – so far much is still open to speculation
- Location, rental
- Mixed use building, townhomes (would like to see more), the road proposal, the bike path
- Bike path, incorporating Watertown Plank
- Development of the area is needed

- Improve the appearance of the Reinders property as it had until recently existed
- 2 or 3 bedroom apartments
- Bike path
- Would have loved to see a model!

3. Are there things about which you have questions or concerns? If yes, which things and why?

- Density, height, change in population, apartment vs condos, increased traffic, use of public funds for private development
- Less than 50 housing units might add some economic activity, density is extreme, the “quaint” rural village will look like Brookfield. Rerouting Elm Grove Road will slow traffic, cause congestion and anger. TIF financing should not be used, we have enough TIF. Travel from the Village to Indian Hills will be grossly slowed down. Proposed prices/rents raise questions about viability.
- Bike path – roads to cross
- Quality of soil, safety of bike path
- Traffic flow into/out of the complex
- Traffic, population density, rentals vs condos
- Sheer volume of population in small area, use of Elm Grove Road, renters (prefer owner occupied – more vested interest in property)
- Size of buildings, understand the dimensions, water run-off, size of TIF
- Coffee shop is needed, more restaurants
- Please provide ERD calculation, need TNR and ARU along with acreage and unit count
- Density, height, nonowner occupied, all brick and stone, more townhouses, put the resident and buildings on Watertown Plan Road on the elevation board, include the entire triangle
- The relocation of Elm Grove Road I think is a bit much. The project is going to require TIF money. How much? And with a project of this size and the amount of return. It should be developer cost.
- Increased Elm Grove population density and assoc traffic increase to village a concern
- Too much density, traffic heavier than now
- Number of units
- Too dense, rather 2 stories than 3
- I have a great concern about “Elm Grove” and the fact that this project will irrevocably change the village and not necessarily for the better, the project will dominate central Elm Grove
- Traffic, unit density, rental vs ownership. I want this Village to remain a small town without too much traffic and too many people.
- Density, height of building, any govt \$ being considered
- It’s too big, building remains too tall
- Ongoing concern about long-term effect on traffic
- Density – human and vehicular, the attraction of our village is privacy in a spacious and rural setting with adequate conveniences
- Heights and dimensions of buildings B & A from Elm Grove Road and inside property
- It overcrowds Watertown Plank Road, the development changes the quaintness of Elm Grove. We presently have retail that is not being used – do we want more closer to Watertown Plank Road? Will this look like the corner of North Avenue and Swan Blvd? (way overcrowded)
- Soil and water contamination, height of apartments, plan for building very generic, so many apartments being built in the area (what happens if you can’t rent them?), wish you had a sound buffer for trains – businesses, is there additional storage available?

- I am concerned about 170+ family rental units with multiple vehicles, traffic at all hours, pressure at existing shopping areas
- No rentals wanted, too many people in a small area, what are other options for space? Enough shopping on Bluemound, no extra needed
- Density way too high, not enough green space/parks, don't want apartment buildings – condo/townhouse only
- (three respondents asked about a referendum)

Reinders Property Redevelopment Fact Sheet
October 26th, 2016

Site Plan Updates:

- ✓ Existing Plank Road Plaza Building 12,274 SF, new mixed-use building 10,341 SF
- ✓ Mixed-use building shifted east from setback
- ✓ Bike path extended directly to WTP Road

Site Overview:

- ✓ Total Parcel Size – 9.72 acres
- ✓ Building Site Coverage - 30%
- ✓ Green Space Ratio - 40%
- ✓ Impervious Surface - 56.5% (71.3% Existing)
- ✓ Density Calculation – $174/9.72=17.90$ units/acre
- ✓ Acres
 - ✓ 1.30 Plank Road Plaza
 - ✓ 6.42 Main Parcel
 - ✓ 1.29 Road Vacation
 - ✓ (0.65) Road Dedication
 - ✓ 1.36 Mill Shops
 - ✓ 9.72 Acres Total

Parking Overview:

- ✓ Parking – 254 enclosed stalls; 1.4 Stalls/Unit
- ✓ Total Parking – 352 spaces
- ✓ Indoor Parking – 254 spaces
- ✓ Surface Parking – 98 spaces
- ✓ Parking Ratio – 2.02 spaces/unit

Buildings Overview:

- ✓ Total Units – 174
 - ✓ Building A – 46 Units
 - ✓ Building B – 78 Units
 - ✓ Building C – 24 Units
 - ✓ Townhomes – 6 Units
 - ✓ Mixed-use – 20 Units
 - ✓ Mixed-use commercial - 10,341sf

Units:

- ✓ Mix:
 - ✓ (75) 1-Bedroom
 - ✓ (17) 1-Bedroom + Den
 - ✓ (76) 2-Bedroom/2 Bath
 - ✓ (4) 2-Bedroom Townhome
 - ✓ (2) 3-Bedroom Townhome
- ✓ Rents:
 - ✓ Apartments \$1,300 - \$2,300/month
 - ✓ Townhomes \$3,100 - \$3,500/month
 - ✓ Average Apartment Size – 1,054 SF
 - ✓ Townhome size – 2,075-2,300 SF

Building Height:

- ✓ Townhomes, 2-stories
- ✓ Buildings A, B, and C, 3-stories
- ✓ Mixed-Use, 1-story commercial, 2-story apts.
- ✓ Partially Recessed Basement Parking

Improved Traffic Conditions:

- ✓ Reduced number of access points on WTP
- ✓ Eliminated perpendicular parking and backing onto WTP
- ✓ Realigned Elm Grove Road
- ✓ Controlled intersection at Elm Grove Road and WTP

Public Benefit:

- ✓ Improved Traffic Flow
- ✓ Public Plazas
- ✓ Green Space
- ✓ Bike Path – 8' wide from Juneau Avenue to WTP
- ✓ New \$47M mixed-use development



October 20, 2016

RE: Traffic Overview for Wangard-Reinders Site Development

The final traffic analysis is not complete but certain items were presented at the Public Information Meeting Wednesday October 5, 2016 and are summarized below.

- Residential Trip Distribution Exhibit 4-4A is described below:
176 units with 10,000sf Retail Less Current Office Space = 897 New Trips Daily
- Distribution of new traffic to and from adjacent streets
27% west along Watertown Plank Road
35% east along Watertown Plank Road and divided to 7% on Legion Drive with 28% on Watertown Plank Road
26% south along Elm Grove Road
12% north along Elm Grove Road and divided 4% west on Juneau Blvd with 8% east on Juneau Blvd
- Weekday traffic added to the adjacent streets and increase to daily traffic
185 - 3.1% west along Watertown Plank Road
35% east along Watertown Plank Road and divided to 36 - 1.6% on Legion Drive with 101 - 1.3% on Watertown Plank Road
167 - 2.2% south along Elm Grove Road
137 - 7.4% north along Elm Grove Road and divided 24 - 0.6% west on Juneau Blvd with 48 - 1.4% east on Juneau Blvd
- Access is focused at Elm Grove Rd and Watertown Plank Road traffic signal
- Pedestrian and bicycle travel between Watertown Plank Road and Juneau Blvd paths will be on dedicated pathway off of pavement for Elm Grove Road (Cave Road)
- Access to Watertown Plank Road is closed west of Snap Dragon Flower Shop reducing vehicle conflicts.
- Alignment with Park and Shop Driveways is improved as one-way pattern is implemented.
- A safer parking arrangement is proposed along the development on Watertown Plank Road with parallel parking including 4 to 5 foot buffer to traveled way.
- The offset of Elm Grove Road is removed with the internal connection maintaining the change in roadway character to discourage through traffic.
- Internal walking paths connect residential and retail uses.
- The new intersection focuses pedestrian traffic crossing Watertown Plank Road at the traffic signal.
- Initial design for Elm Grove Road out of the development will have two lanes one for right turns and the other for left and thru traffic. One lane will be entering with potential for parallel parking with 4 to 5 foot buffer to traveled way along a seating and green space.

By: Wayne R. Higgins, PE. PTOE
President

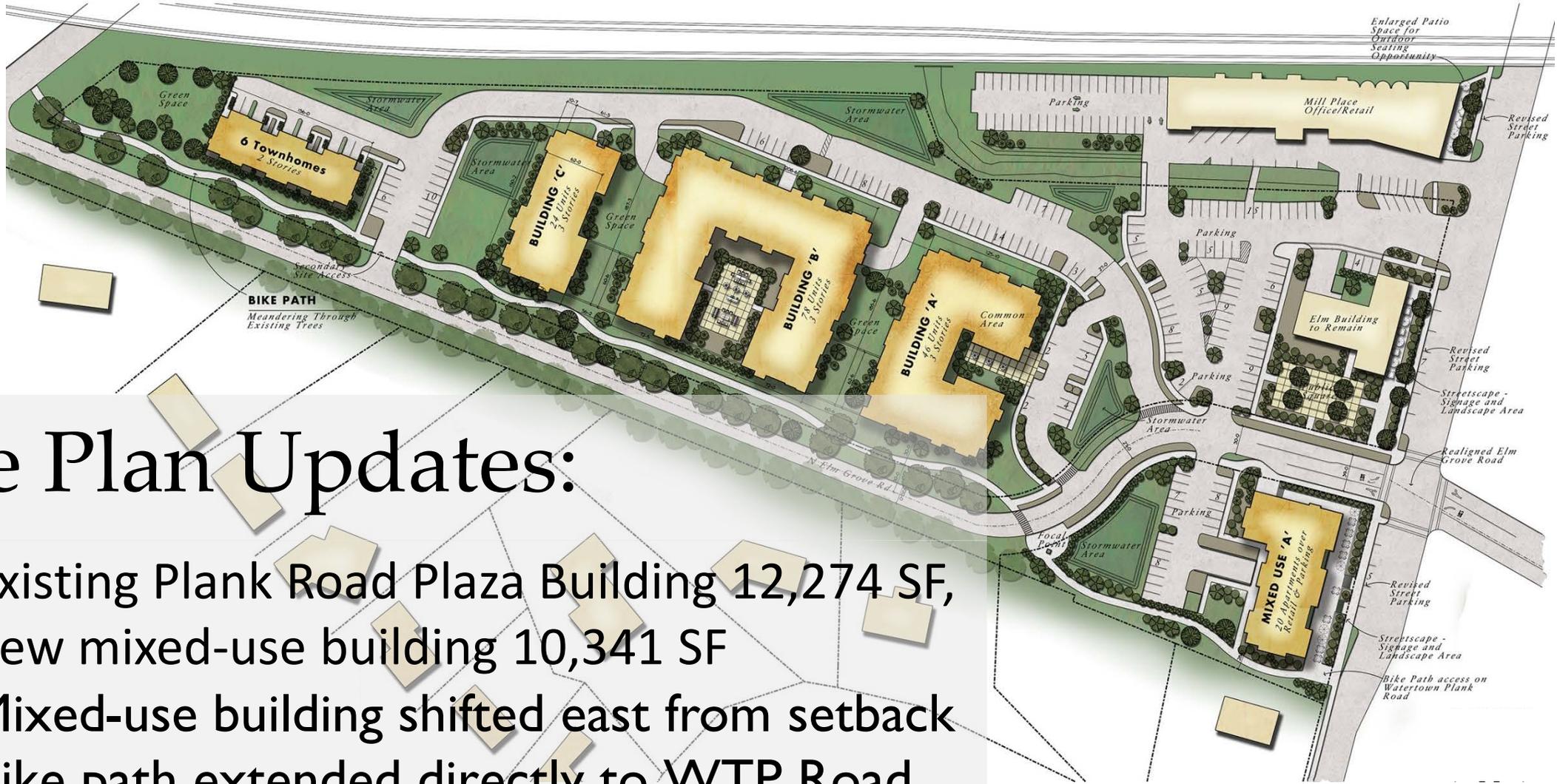


Reinders Property Redevelopment

Ad Hoc Committee Meeting
October 26th , 2016

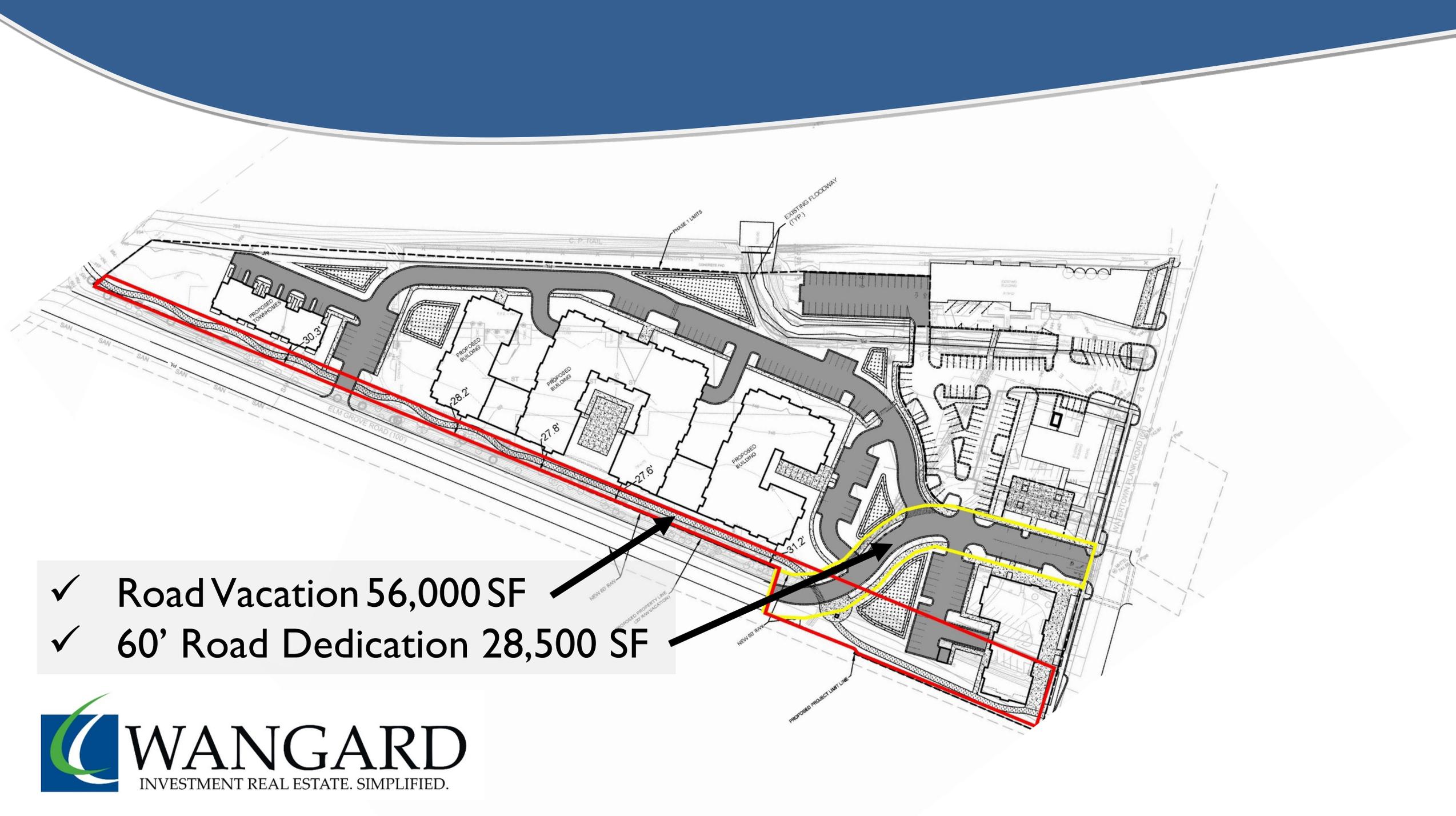
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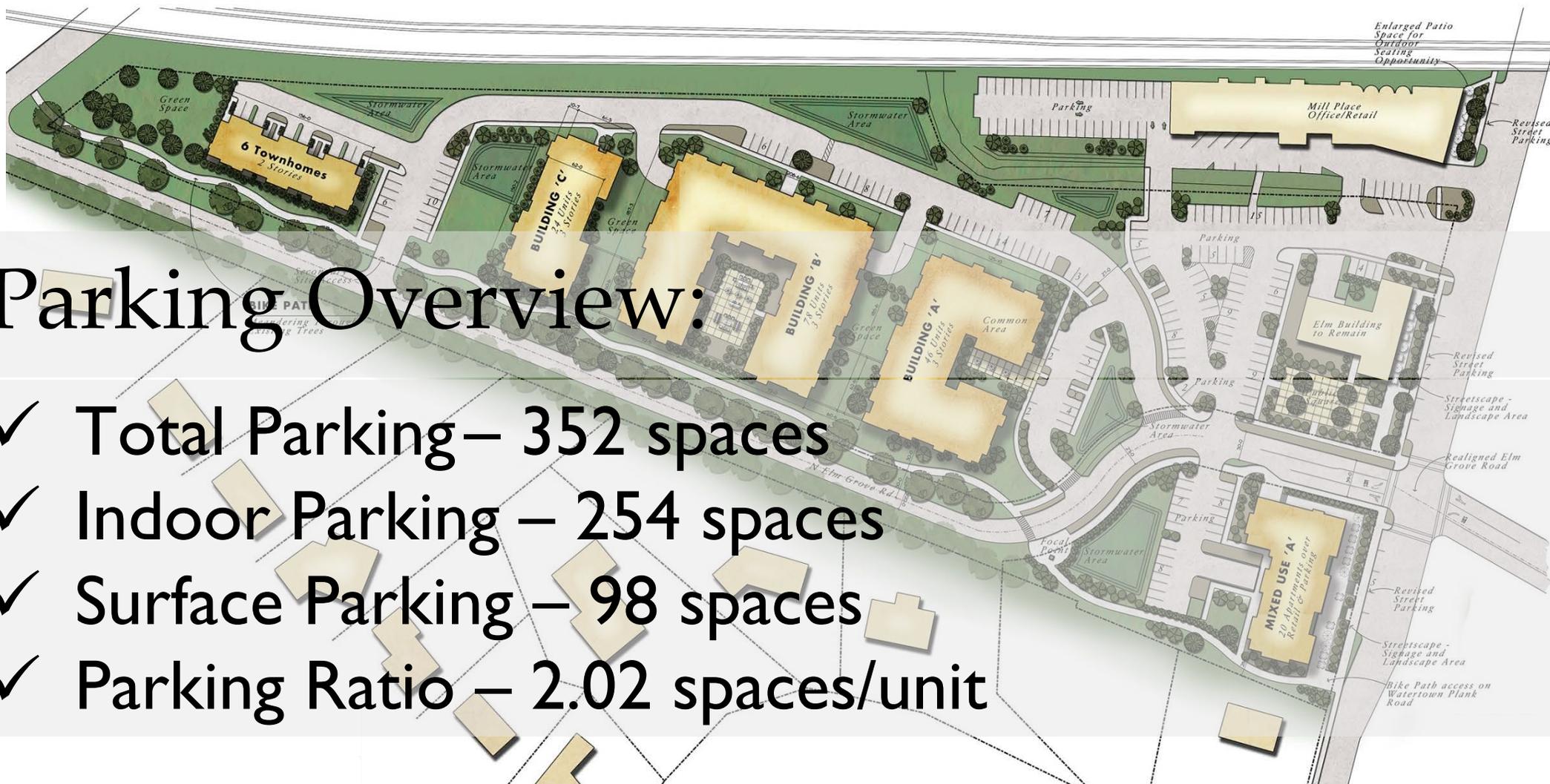


Site Overview:

- ✓ Total Parcel Size – 9.72 acres
- ✓ Building Site Coverage - 30%
- ✓ Green Space Ratio - 40%
- ✓ Impervious Surface - 56.5% (71.3% Existing)
- ✓ Density Calculation – 17.90 units/acre



- ✓ Road Vacation 56,000 SF
- ✓ 60' Road Dedication 28,500 SF



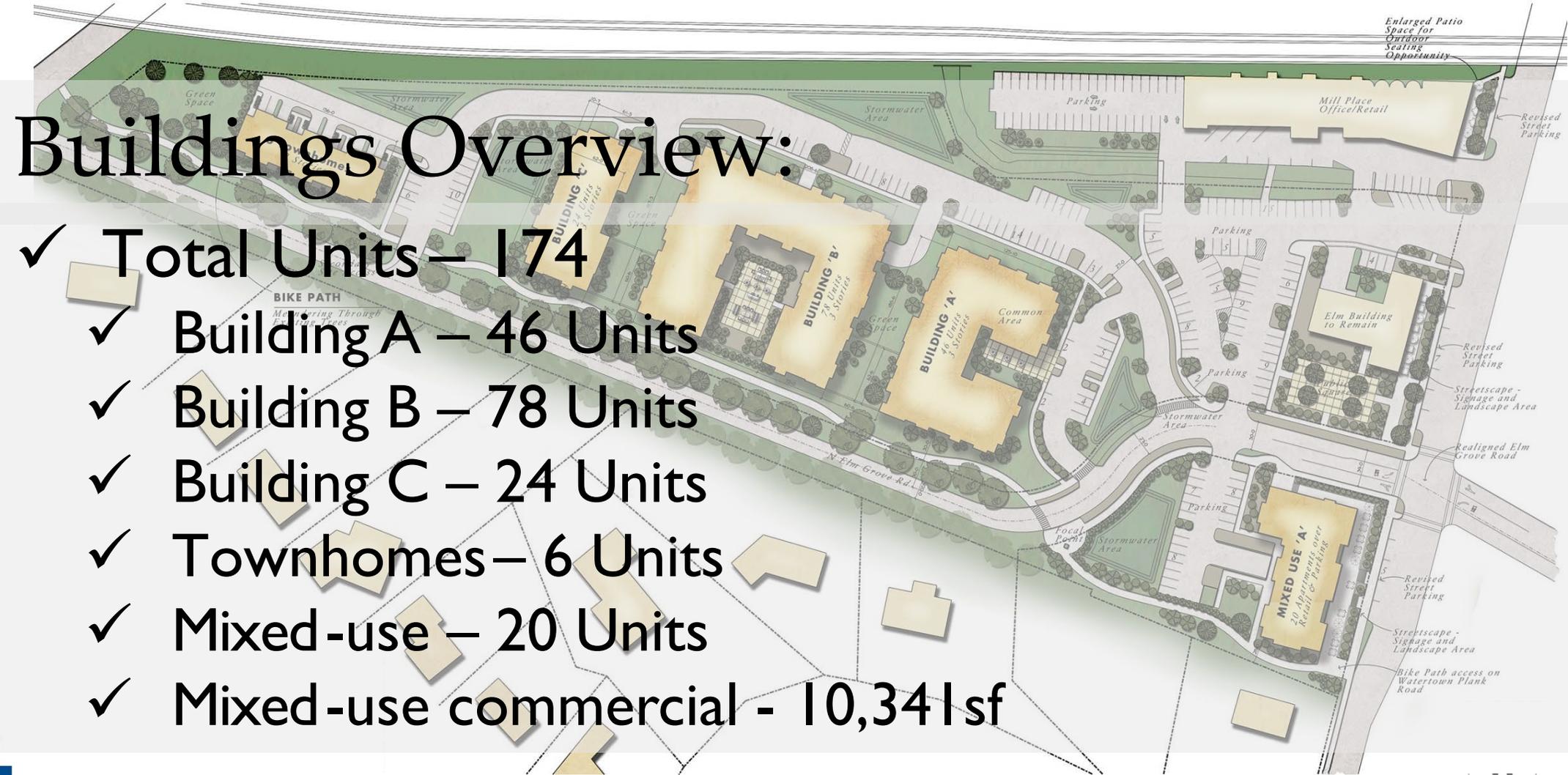
The site plan illustrates a residential and commercial development. It features several buildings: '6 Townhomes 2 Stories' on the left, 'BUILDING 'C'' (24 Units, 3 Stories), 'BUILDING 'B'' (28 Units, 3 Stories), 'BUILDING 'A'' (40 Units, 3 Stories), and 'MIXED USE 'A'' (20 Apartments over Retail & Parking). Other structures include 'Mill Place Office/Retail' and 'Elm Building to Remain'. The plan also shows various parking areas, green spaces, stormwater management areas, and streets like 'N Elm Grove Rd' and 'Waterdown Plank Road'. Annotations include 'Enlarged Patio Space for Outdoor Seating Opportunity', 'Revised Street Parking', 'Streetscape - Signage and Landscape Area', and 'Bike Path access on Watertown Plank Road'.

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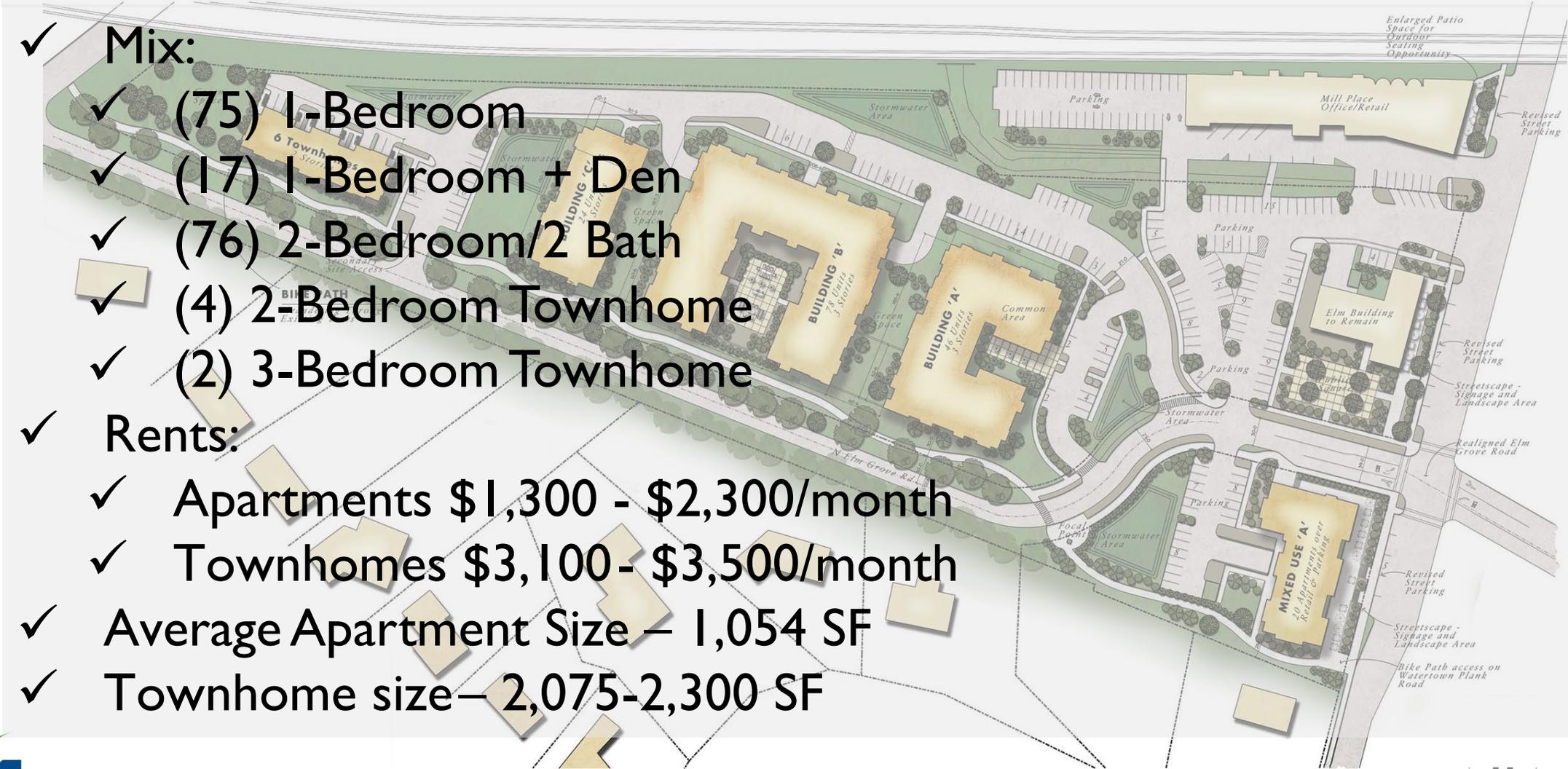
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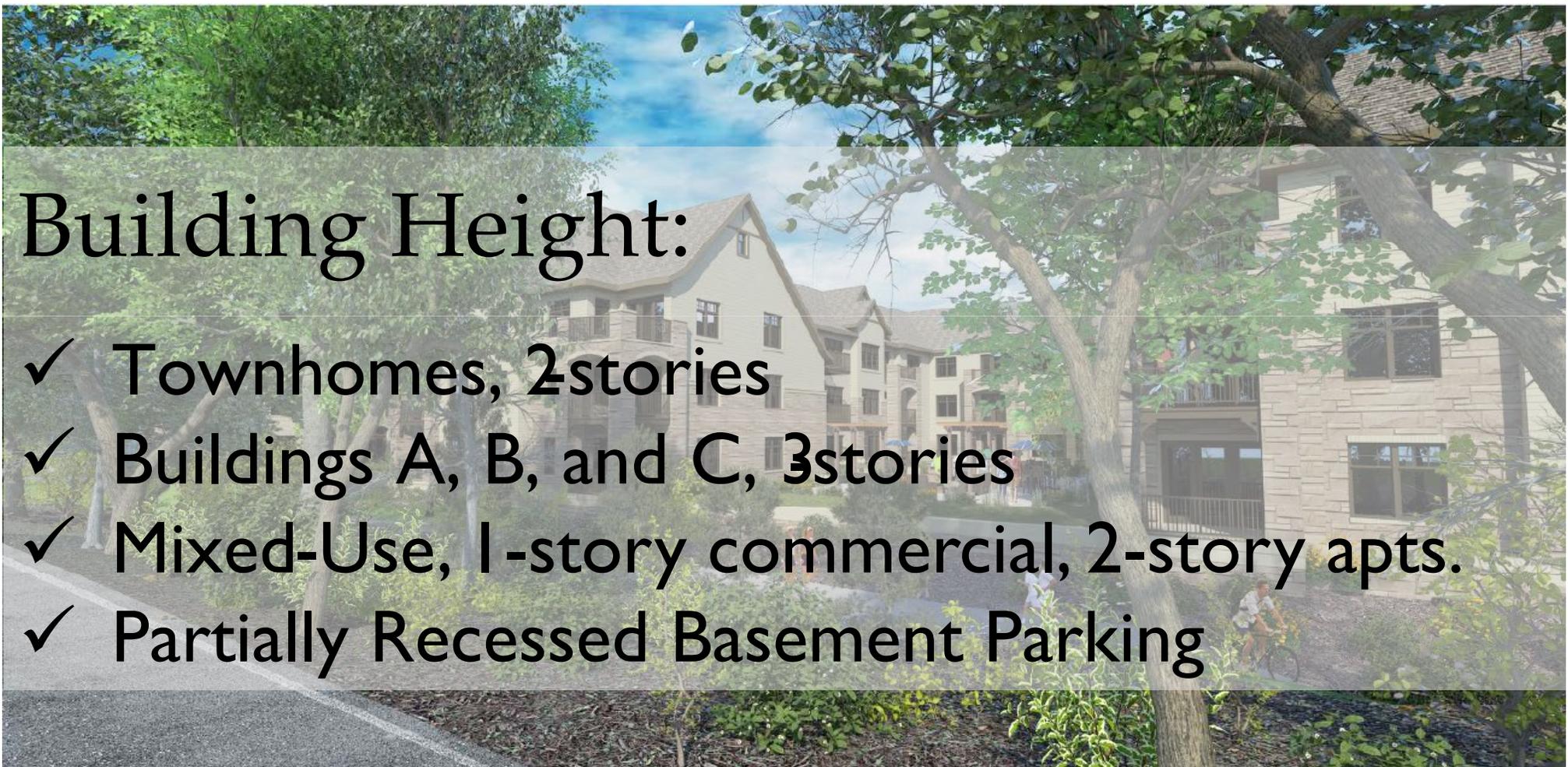
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- ✓ Average Apartment Size – 1,054 SF
- ✓ Townhome size – 2,075-2,300 SF



An architectural rendering of a residential development. The scene shows a row of townhomes with gabled roofs and stone accents. In the foreground, there are lush green trees and a paved path. A person is seen riding a bicycle on the path. The sky is blue with light clouds. The text is overlaid on a semi-transparent grey box.

Building Height:

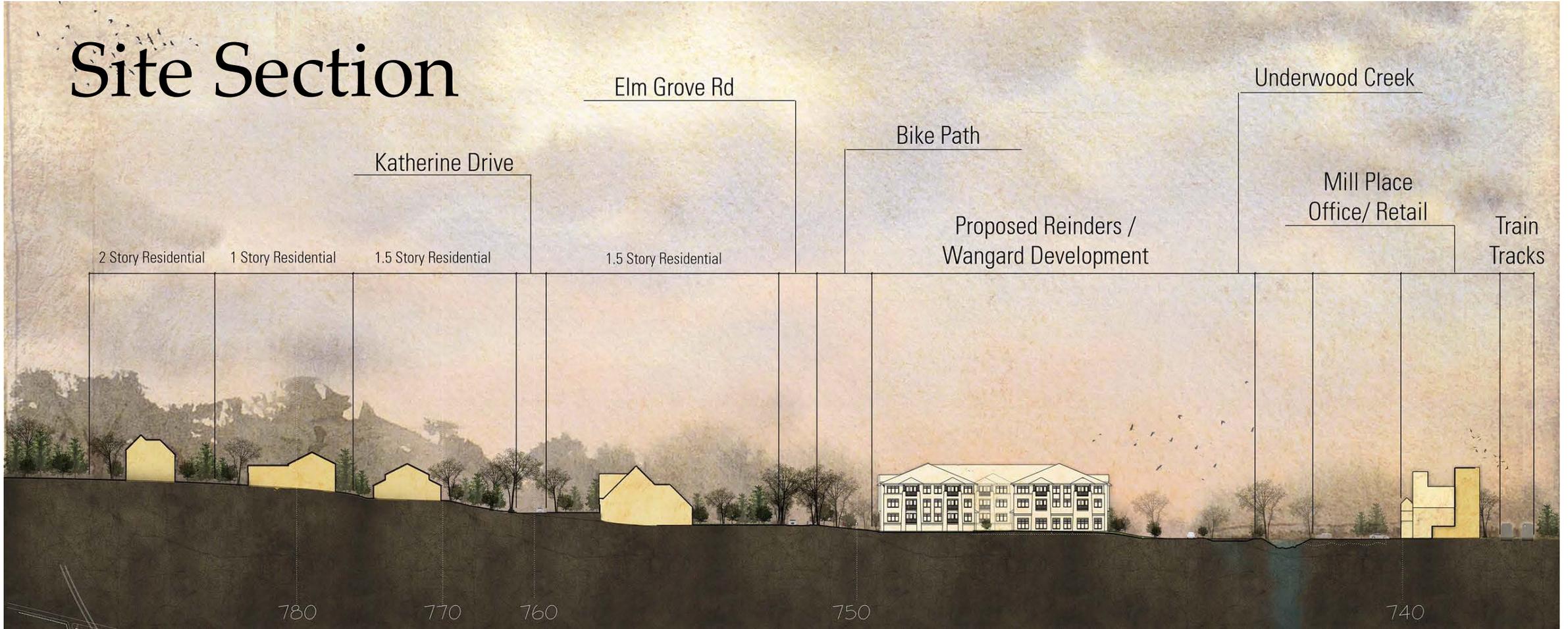
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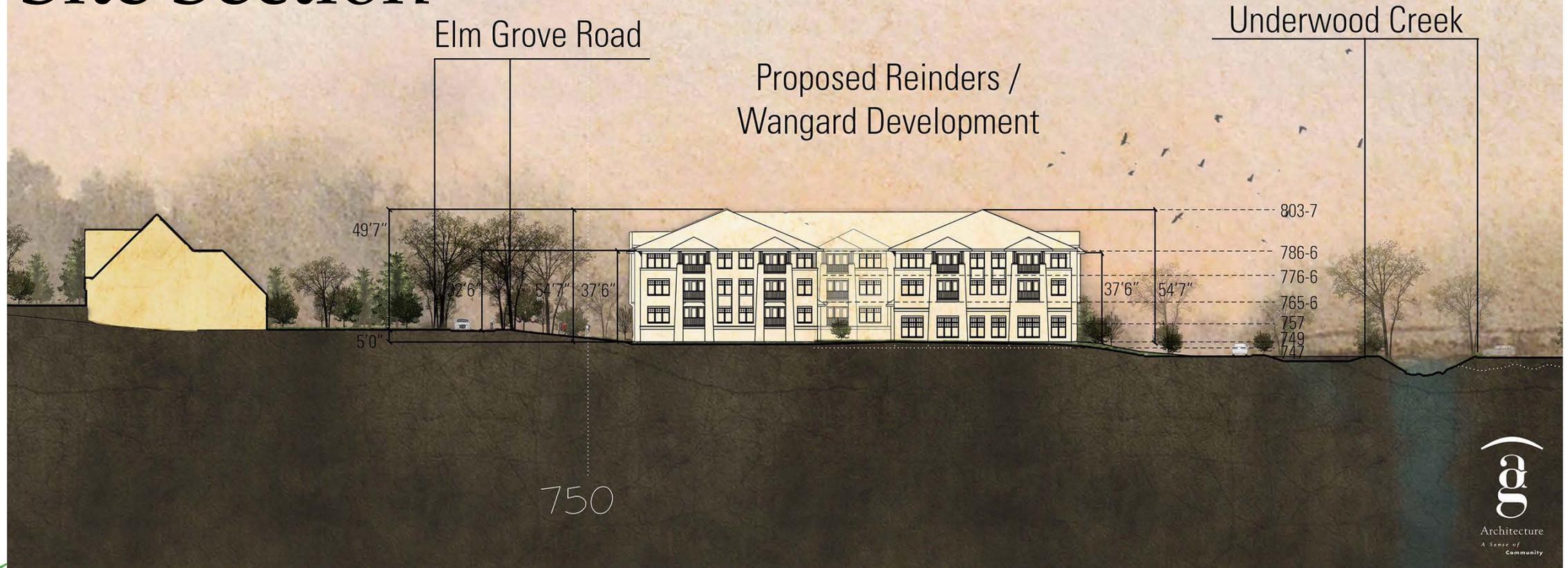
WANGARD

INVESTMENT REAL ESTATE. SIMPLIFIED.

Site Section



Site Section



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- ✓ Realigned Elm Grove Road
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Open House Feedback

LANSER

public affairs LLC



Comments/ Questions?

