

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

LEGISLATIVE COMMITTEE

Thursday, September 20, 2018 * 7:00 PM * Parkview Room

AGENDA

1. Call the Meeting to Order

2. Review and act on meeting minutes dated 8/22/18.

Documents:

[LC082218md.pdf](#)

3. Review and act on creation of Rm-2 Multiple-family Residential District.

Documents:

[DRAFT Rm-2 Multiple-Family Residential District 9.13.18.pdf](#)
[Parking and Footprint Submittal 9-13-2018.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
LEGISLATIVE COMMITTEE MINUTES
Wednesday, August 22, 2018**

Present: Chairman Domaszek, Trustee Haas, President Palmer. David De Angelis Village Manager, Village Attorney Hector de la Mora and Thomas Harrigan, Zoning & Planning Administrator.

Excused: Angie Jodie

1. Call meeting to order
Chairman Domaszek brought the meeting to order at 7:02 p.m. Thomas Harrigan took the roll.
2. Minutes
Haas and Palmer moved and seconded to approve the November 16th, 2017 minutes. Motion carried.
3. Review and act on creation of Rm-2 Multiple-Family Residential District
Committee reviewed the amendments to the original draft.

The committee discussed adding this as a new section as a .1 versus a renumbering of the entire section.

§335-21.1 Multiple-Family Residential District definition, in line two, the words "for those" should be replaced with "in which all residents are".

§335-21.1A(1) delete entire paragraph and renumber the subcategories in §335-21.1A

§335-21 1B (1) Eliminate all reference to two family dwellings

§335-21.1C(3) capitalize the "o" in Home Occupations.

§335-21.1C(4) delete the entire paragraph.

§335-21.1D(1) delete the entire paragraph and replace it with "Lots shall not be less than one acre (43,560 square feet) in area."

§335-21.1E(d) delete the entire paragraph.

335-21.1 E (2) delete the entire paragraph

335-21.1 (4) Committee requested research regarding minimum and maximum unit sizes for age restricted housing.

335-21.1 F. (1) Change minimum building setback to 25 feet.

The Committee advised staff to collect additional information as it relates to §335-21.1E through §335-21.1H to research language for tying height to adjoining property underlining zoning height.

The Committee directed staff to research parking requirements of existing age restricted living facilities specifically related to visitor parking requirements.

4. Other business
No other business.
5. Adjourn
Palmer motioned and Haas moved and seconded to adjourn at 8:53 p.m. Motion carried.

Respectfully submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant Village Manager

DRAFT

1 *The following Code does not display images or complicated formatting. Codes should be viewed online.*
2 *This tool is only meant for editing.*

3 § 335-21.1 **Rm-2 Multiple-Family Residential District.**

4 The Rm-2 Residential District is intended to provide for multiple-family residential development for
5 Independent Senior Living facilities in which all residents are over the age of 55 years as defined by
6 Section 2 of the Housing for Older Persons Act of 1995 (Pub. L. 104-76, 109 Stat.787, approved
7 December 28, 1995). District densities are not to exceed 16 dwelling units per net acre served by
8 municipal sanitary sewer facilities and municipal water.

9 A. Permitted principal uses.

10 (1) Multiple-family dwellings with densities not to exceed 16 dwelling units per net acre.

11 (2) Essential services.

12 B. Permitted accessory uses.

13 (1) Accessory structures and uses customarily incident to the above uses, including private garages
14 when located on the same lot and not involving the conduct of a business; provided, however, that no
15 principal structure shall be erected unless a garage with a minimum of one parking space per
16 dwelling unit is erected simultaneously with the principal structure; and carports shall not be
17 permitted in such district. Each required indoor parking space shall be a minimum of 240 square feet
18 in area. Every garage so erected shall be directly connected with the main structure, either by
19 common wall, portico, porch or similar connection, roofed over, said roof to be connected to the roof
20 or walls of the main structure. The Plan Commission may allow the required garage for a
21 multifamily development (three or more dwelling units) to be a detached structure. In addition to
22 garages, servants' quarters shall be considered accessory structures; provided, however, that such
23 quarters shall be occupied only by servants employed on the premises and shall not be rented as a
24 separate domicile, and such quarters shall be connected with the principal structures in the same
25 manner as garages.

26 C. Conditional uses. **[Amended 9-10-2001]**

27 (1) Utility substations.

28 (2) Multiple-family residential units as part of a Residential Planned Development Overlay District
29 project under §335-30. Densities of up to 32 dwelling units per net acre may potentially be granted
30 subject to the adjustments provided for in §335-30F(3) and (4).

31 (3) Home Occupations.

32 (4) Driveways, patios, walkways or other hardscape constructed using a permeable surface to exceed the
33 allowable percentage of maximum impervious surface area as defined within this chapter. **[Added 3-**
34 **24-2014]**

35 D. Lot area and width.

36 (1) Lots shall not be less than one acre (43,560 square feet) in area.

37 (2) Lots shall not be less than 120 feet in width at the front building line.

38 E. Building height and area.

39 (1) Height. [Amended 9-10-2001]

40 (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet;
41 provided, however, that the building height for a principal structure may be increased by one foot for
42 every two feet added to all side yard and the rear setback requirements for the district in which the
43 structure is located. A maximum of five feet of additional building height may be added under this
44 subsection.

45 (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at
46 that location shall not exceed 46 feet; provided, however, that the vertical height at that location may
47 be increased by one foot for every two feet added to all side and rear setback requirements of the
48 district up to a maximum of five feet of additional vertical height.

49 (c) The building height of accessory structures, other than servants' quarters and garages, shall not
50 exceed 10 feet.

51 (2) No multiple-family structure shall be less than 3,500 square feet in area, excluding garage area.

52 (3) No two-family or multifamily dwelling unit shall contain less than 1,000 square feet in living area
53 per unit.

54 F. Yards.

55 (1) There shall be a minimum building setback of 25 feet from the abutting street right-of-way.

56 (2) There shall be a side yard setback on each side of any principal structure not less than 20 feet in
57 width.

58 (3) There shall be a rear yard setback of not less than 25 feet.

59 G. Maximum building footprint area: 30% of lot area.

60 H. Maximum impervious surface: 65% of lot area.



September 13, 2018

Tom Harrigan
Zoning & Planning Administrator
13600 Juneau Blvd
Elm Grove, WI 53122

via email: tharrigan@elmgrovewi.org

re: Senior Housing Zoning Research
Surface Parking Requirements; Building Footprint; Minimum/maximum unit sizes

Dear Tom,

Thank you for the opportunity to assist in researching senior housing characteristics for the proposed RM-2 district. After the last Legislative Committee meeting, you requested research demonstrating surface parking, building footprint, and minimum and maximum unit square footages for senior housing. As you know, we previously submitted materials in July demonstrating density and parking ratios for a number of successful senior housing projects. For consistency, we utilized the same projects to present the metrics for surface parking and building footprint ratios.

Parking Ratio Analysis:

The same five projects demonstrate an average surface parking ratio of 0.22, or just over 1 surface stall for every 5 units. The Elm Grove Heights proposal provides additional surface parking, with a ratio of 0.24 surface stalls per unit, or just under 1 surface stall for every 4 units.

Building Footprint Analysis:

The building footprint for these projects covers an average of 33.1% of the total site acreage. At 28%, the Elm Grove Heights proposal covers less of the total site acreage.

The Case Against Minimum and Maximum Unit Sizes:

Horizon's portfolio does contain a general range of square footages that we are happy to share. Our projects typically contain a mix of 1 and 2-bedroom unit types, with 1-bedroom units ranging approximately from 600 sf to 850 sf, and 2-bedroom units ranging from 950 sf to 1,300 sf (we typically

avoid 3-bedroom unit types in senior housing, and occasionally provide 2-bedroom plus den units, which represent the higher end of the 2-bedroom range). We recommend, however, against prescribing minimum and maximum unit sizes in the RM-2 district for two reasons.

The primary driver behind unit sizes is market demand. While household income, rents, and unit sizes for competitors in the primary market area generally inform whether a project should include larger or smaller units, the question really depends on the most ideal unit type for the community. Elm Grove, for example, is a high income community with moderate- to- larger-sized homes. Seniors in this area will be down-sizing considerably and most will have the financial capacity and desire to pay for more space. Not surprisingly, we have seen trends towards larger unit sizes commanding higher rents in similar communities surrounding Milwaukee, Chicago, and the Twin Cities. These market features, however, do not speak for every segment of renters attracted to a senior apartment community in Elm Grove.

Another component of unit sizing relates to how the building lays out on the site. Topography frequently impacts the most ideal building shape, which can lead to segments in every building where smaller units make the most sense. For example, the topography of the land for our Elm Grove Heights proposal lent itself to a U-shaped building where one wing was shorter than the other. Minimum or maximum limitations on unit sizes could make it considerably more difficult to achieve an ideal unit mix for unique segments of the building's footprint.

Avoiding minimum and maximum unit size requirements in the zoning code will lead to more successful projects. We have developed 75 independent senior living projects in 3 states and we almost always have units that deviate from what the typical resident in that market area would desire. Flexibility allows the project to appeal to a broader range of households and ultimately bolsters occupancy.

Thank you in advance for your consideration and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Rutherford', written over a horizontal line.

Will Rutherford,
Development Associate

Elm Grove Heights

Building Footprint Analysis



Project Name	Site Square Footage	Building Footprint	Footprint %
Elm Grove Heights	87,120	24,432	28%

Project Name	Site Square Footage	Building Footprint	Footprint %
Uptown Commons I	35,327	14,340	40.6%
Uptown Commons II	19,776	9,052	45.8%
Cedar Glen	111,731	22,620	20.2%
Riverwalk Place	39,204	15,686	40.0%
Woodfield Village	82,328	22,320	27.1%
Woodfield Village II	65,340	16,444	25.2%
Average			33.1%

Elm Grove Heights
 Parking Ratio Analysis



Project Name	Surface Stalls	Surface Stalls / Unit	Underground Stalls	Total Units
Elm Grove Heights	18	0.24	70	75

Project Name	Surface Stalls	Surface Stalls / Unit	Underground Stalls	Underground Stall Per Unit	Total Units
Uptown Commons I	4	0.10	37	0.93	40
Uptown Commons II	3	0.13	24	1.00	24
Cedar Glen (see note)	36	0.45	80	1.00	80
Riverwalk Place	14	0.20	40	0.57	70
Woodfield Village	17	0.28	61	1.02	60
Woodfield Village II	9	0.18	43	0.88	49
Average		0.223668		0.8984	

NOTE: Cedar Glen Surface Parking is shared with assisted living building next door.

Elm Grove Heights
Density & Parking Ratio Analysis



Project Name	Location	Project Type	Construction	Zoning	Total Parking	Stalls / Unit	Total Units	Site Size (acres)	Units/Acre
Elm Grove Heights	Elm Grove, WI	Independent Senior Living	3 and 4-story residential	Current Zoning: B-3	88	1.173	75	2.000	37.5

Horizon Projects

Project Name	Location	Project Type	Construction	Zoning	Total Parking Stalls	Stalls / Unit	Total Units	Site Size (acres)	Units/Acre
Uptown Commons I	Chilton, WI	Independent Senior Living	3 stories residential	Senior Housing PUD	43	1.075	40	0.811	49.3
Uptown Commons II	Chilton, WI	Independent Senior Living	3 stories residential	Senior Housing PUD	24	1	24	0.454	52.9
Cedar Glen	Wauwatosa, WI	Independent Senior Living	3 stories residential	Residential - High Density	117	1.463	80	2.565	31.2
Riverwalk Place	Appleton, WI	Independent Senior Living	3 stories residential	Senior Housing Planned Development Overlay - General Commercial 2	54	0.77	70	0.900	77.8
Woodfield Village	Howard, WI	Independent Senior Living	residential over first floor	Senior Housing PDD	78	1.300	60	1.890	31.7
Woodfield Village II	Howard, WI	Independent Senior Living	3 stories residential	Senior Housing PDD	52	1.06	49	1.50	32.7
Avalon Square	Waukesha, WI	Independent Senior Living; <i>(there are an additional 48 units of assisted living and 27 units of memory care which were not included in density calculation)</i>	3 stories residential over first floor commercial	B-2 Business	Not available	Not available	68	1.830	37.2

AVERAGE STALLS PER UNIT 1.112 AVG UNITS/ACRE 44.7