

**VILLAGE OF ELM GROVE
BOARD OF TRUSTEES
January 23, 2017**

Present: President Palmer, Trustees Haas, Cornell, Michalski, Domaszek, Kressin. Trustee Kujawa excused.

Also Present: Village Manager David De Angelis, Village Clerk Mary Stredni, Zoning Administrator Thomas Harrigan, and Attorney de la Mora and member of the public and the press.

Roll Call

President Palmer brought the meeting to order at 7:30 p.m. Mary Stredni took the roll.

Pledge of Allegiance

President Palmer led the Pledge of Allegiance.

1. No Public Hearing.

President Palmer and Trustee Michalski moved and seconded to move Item 10A – Reinders/Wangard rezoning request – to after Public Comment. Motion carried.

2. Public Comment

Betsy Haushalter – 13245 Lee Court – Stated that according to the Timetable for Elm Grove “Reinders Site” provided under the Village Managers report, there should be a legal notice posted in three locations for the noted public hearing, and that the Village of Elm Grove does not have an official newspaper. She cannot find three places for legal notices and wondered why the Village does not have an official newspaper, as the Brookfield-Elm Grove Now is published weekly. Ms. Stredni explained that the Village passed an ordinance several years ago which no longer requires the Village to post notices in the newspaper because of the expense. Notices are currently posted by the front door at Village Hall and posted on the web page. Ehlers and Associates put together the Timetable and they were not aware of the changes.

Mary Inden – 14745 Watertown Plank Road – Inquired as to her request for the Village to do an environment and economic impact study. De Angelis explained that until there is an actual proposal for the Wisconsin Avenue extension there is no way to do either study.

Speaking as a resident stated that she is for the development of the Reinders property; it would be good for the Village. Speaking as the President of the Elm Grove Business Association, stated that the Association is in favor of adding residents to the downtown area.

Michael Bonis – 1085 Lower Ridgeway - Opposed to the development. Opined that whatever you think the new tax base will be, it never is and this development will put a strain on Village resources. In his opinion, none of his neighbors are for the development.

James Nortman – 1700 Notre Dame Blvd. – Thanked Chief Gage, Chief Selzer, and Village Manager De Angelis for putting together the Knox box program.

In regard to the proposed development, under a TIF you don’t see any tax increase for at least 15 years, but it is still worth it. The use of this property should be changed; don’t want semi-trucks and light manufacturing in the downtown area. Elm Grove Road should be realigned. Not in favor of a three story building; not a fan of the current Elm Building – it should be improved.

Richard Fronberry – 1025 Lower Ridgeway – Opined that the submission by Wangard is incomplete according to the Village Ordinance. De Angelis explained that the entire packet must be submitted before the item goes before the Plan Commission, but not necessary to go before the Village Board of Trustees. Fronberry opined that is not what he feels the ordinance states.

Thanked the Ad Hoc Committee, but does not believe that Wangard took any of the recommendations to heart. Believes the project is still too large; the Village Board of Trustees should take into consideration the Ad Hoc

Committee recommendations. Stated that he believes that for the project to make financial sense Wangard feels project must be this large.

Betsy Haushalter – 13245 Lee Court – Stated that she is against this project. Would not live there because of the contaminated soil. Rather see more commercial in that area or condominiums. Cannot imagine living so close to the railroad tracks. Wondered what would happen if the apartments do not rent; not as desirable as the developer portrays.

Andrew Williams – 955 Grandview Dr. – Opposed to plan. The developer is ignoring the Ad Hoc Committee recommendations which shows that they are trying to strong arm the Village Board. The Village Board should realize the value of the property.

Jim Koleski – 940 Katherine Dr. – Questioned whether a Development Agreement has been negotiated yet. President Palmer stated that no it has not; for a development the actual agreement is the last document agreed upon. Koleski stated that the timeline presented in February 2016 showed that an agreement would take a minimum of over 200 days, but the current timeline presents a minimum of less than 90 days. Which is correct? De Angelis stated that the current draft timeline in the packet is for a TIF only, it does not include the entire process and the draft timeline from a year ago included most of the process. This draft timeline was put together by Ehlers and Associates to show the minimum times for a TIF. Palmer reviewed the process of a development; the Plan Commission, Building Board, and other committees all work through the process at the same time. Not all developments take the same amount of time. It could take a year to a year and half to complete the process. Koleski stated that there is a strong interest in the community to participate in TIF financing. Encouraged the Trustees to use these people in the community and to let them participate in the development process.

Tadeo Balderrama – 920 Katherine Dr. – Opined that the majority of people want a development, but not this one. Stated frustration with process. Doesn't believe he is being heard; should be able to come to a consensus, but after a year the project design has not changed.

As there were no other comments, President Palmer closed the public comments.

10. A Reinders/Wangard Rezoning Request

Presentation of applicant – Wangard Partners

The partnership between Wangard Partners and Reinders is Elm Grove LLC. Briefly reviewed the proposed site plan and density calculation for a mixed-compatible PDO. At 13420 and 13500 Watertown Plank Road. Contains 174 luxury residential units consisting of a townhouse, three multi-family buildings, and one mixed-use residential/retail building. The proposed development realigns Elm Grove Road to improve traffic flow. They are requesting that the property be rezoned and also TIF assistance. Wiertzema stated that the majority of the TIF funding will be used for items such as realigning Elm Grove Road and curing the identified site conditions.

Trustee Haas inquired as to the recommendations of the Ad Hoc Committee. Wangard stated that the three story building is partly due to underground parking. Otherwise there would be more surface parking and less green space.

Trustee Domaszek inquired as to the economic viewpoint of the project; if the three story building was only two stories with underground parking it would not be as economically viable. Wangard stated that by adding what is known as the Denny Building the cost is increased. The building is almost fully rented out at this time. This is one of the best office buildings in the Village; taking it down is very different than taking down the industrial buildings in the back of the property. They did change the number of units to meet the requests of the Ad Hoc Committee.

Trustee Domaszek inquired as to the responses at the informational meetings at the Woman's Club. Wangard stated that there were about 130 present in total and about 30 noted their objections. Domaszek stated that 100% of the residents who have contacted him are against the project.

Trustee Michalski stated that he is in favor of the project, but disappointed that the density has not been reduced more. Michalski moved to not move the item Plan Commission for rezoning. Trustee Cornell seconded. Discussion.

Trustee Haas stated his concern about denying rather than table the item which would give the developer the idea that they are against any development and not giving any guidance in regard to the development. Trustee Haas noted that he is not in favor of having a three story mixed use building on Watertown Plank Road. Stated that if the Board does not refer to Plan Commission they should provide guidance to the developer.

President Palmer asked for an amendment to the motion so that the Village Board can review the issues raised in the Ad Hoc Committee report and give some guidance to the developer as to what would be acceptable. Trustee Haas agreed that the Board of Trustees should have a discussion in regard to the development. A Committee of the Whole will be arranged for the Board of Trustees to review the Ad Hoc Committee recommendations.

Trustees Michalski and Cornell withdrew their motions. Trustee Michalski moved to table the issue and move to Committee of the Whole for further discussion. Trustee Cornell seconded. Motion carried 5-0. Trustee Kressin abstained.

3. Agenda

President Palmer and Trustee Domaszek moved and seconded to approve the amended agenda. Motion carried.

4. Minutes

Trustees Kressin and Domaszek moved and seconded to approve the December 19, 2016 minutes. Motion carried.

5. Report of the Village President

President Palmer reviewed his memo regarding wildlife concerns. Consensus of the Board of Trustees to move item to Public Safety Committee.

6. Fire Department – monthly report in binder

7. Police Department- monthly report in binder

8. No EMS report

9. No Report of the Village Clerk

10. Report of the Village Manager

- Have identified final billing costs for AT&T and OHM properties in regard to Watertown Plank Road Bridge – they will be invoiced soon.
- Waiting for information from Ayers and will have another open house regarding Wisconsin Avenue extension in mid-March.
- Still finalizing MMSD grant; request for proposal for final engineering should go before the next Public Works meeting in draft form.

11. No Report of the Village Attorney

12. Standing Committees

A. No Plan Commission

B. No Library Board

C. No Public Works/Utilities

D. No Public Safety

- E. No Legislative Committee
- F. No Park and Recreation Committee
- G. No Administrative and Personnel
- H. Finance and Licensing

1. Trustees Haas and Kressin moved and seconded to approve the following vouchers:

ACH – December	89601.49
AP – Library December	1776.28
Chase – Library December	938.76
Chase December	13477.55
AP December 2016	51898.12
Tax refunds December 2016	8608.33
AP 2 December 2016	175542.84
AP Library January	2223.85
AP January	214848.56
Chase – January	3842.14
	\$562,757.92

Motion carried.

2. John’s Disposal Contract

Trustee Haas noted that the Finance and Licensing Committee has reviewed. The Village Board will review and discuss in closed session.

13. No Other Business

14. Closed session

By roll call vote at 9:40 p.m. the Board of Trustees convened into closed session as permitted under Wisconsin §19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session with respect to Johns’ Disposal contract.

15. Reconvene into open session to take action on any closed session item

Reconvened into open session at 9:59 p.m. Trustees Haas and Kressin moved and seconded to approve limiting the rate reduction to 5.2% as recommended by the Finance and Licensing Committee for John’s Disposal Contract. Motion carried.

16. Adjourn

Trustees Haas and Kressin moved and seconded to adjourn at 10:00 p.m. Motion carried.

Respectfully submitted,

Mary S Stredni
Village Clerk