

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, October 26, 2016**

Present: Chairman Trustee Haas, Stew Elliott, Marlee Jansen, Rebekah Schaefer, Christina Berger, John Galanis, Pete Moegenburg, Martha Kendler, Jan Schoenecker, and Joe Klein
Absent: None
Also Present: Stewart Wangard, CEO of Wangard Partners, Wayne Wiertzema, President of Wangard Partners, Mary Clair Lanser, President of Lanser Public Affairs, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Christopher Koehnke, and Zoning/Planning Administrator Thomas Harrigan, and members of the public

1. Bring the meeting to order and roll call

Chairman Trustee Haas brought the meeting to order at 6:08PM.

2. Review and act on September 28, 2016 minutes

Chairman Haas noted that his last name is misspelled in the September 28, 2016 minutes, and request the proper changes be made.

Mrs. Schoenecker noted the second paragraph from the bottom of page one should read Mary Claire Lanser.

Schoenecker motioned and Moegenburg seconded to approve the minutes as presented.
Motioned carried 10-0.

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

Chairman Trustee Haas opened the floor to Mr. Wangard and his team.

Mr. Wangard began by stating the changes made to the overall development as stated below:

Site Plan Updates:

- The existing Plank Road Plaza Building is now 12,274 SF, and the new mixed-use building is 10,341 SF.
- The mixed-use building shifted east from the setback
- The bike path has been realigned and extended directly to Watertown Plank Road for improved functionality and safety.
- The traffic study information is new
- All the green space on Elm Grove road will be retained, and the tree line will not be disturbed.

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 per acre
- Road Vacation – 56,000 SF of current Village Right-of-Way
- Reinders propose to dedicate 60 feet of the realigned roadway to the Village, 28,500 SF

Parking Overview:

- Total Parking – 352 spaces
- Indoor Parking – 254 spaces
- Surface Parking – 98 spaces
- Parking ratio – 2.02 spaces per unit

Building Overview: 174 total units

- Building A – 46 units
- Building B – 78 units
- Building C – 24 units
- Townhomes – 6 units
- Mixed-use – 20 units
- Mixed-use commercial – 10,341 SF

Mr. Wangard clarified that Richard and Robert Reinders will be partners in the development project, and Mark Reinders will be involved in the leasing of commercial space. The Wangard Group will oversee all levels of the rental property management.

The Committee Chairman encouraged everyone to attend the open house to be held from 4:30Pm – 7:30PM on Wednesday, October 5th.

4. **Other business**

None

5. **Adjourn**

Schoenecker motioned to adjourn, and Kendler seconded. Motion Carried 10-0.

Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator