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VILLAGE OF ELM GROVE

February 8, 2016

Mr. David De Angelis & Mr. Casey Griffiths  
Village of Elm Grove  
13600 Juneau Blvd.  
Elm Grove, WI 53122

Dear Mr. De Angelis &amp; Mr. Griffiths,

Please find enclosed our submittal for the proposed multi-family development located at 13420 Watertown Plank Road, Elm Grove, WI, tax ID number EGV 1106997 for Conceptual Review at the March 7<sup>th</sup> Plan Commission meeting. Enclosed you will find a proposed site plan, building plans, elevations and a density calculation for a mixed-compatible PDO for your review.

Civil Plans including proposed Surface Water Drainage Plan and Stormwater Management along with a Landscaping Plan and 3D renderings are currently in the design stages and will be provided in the following weeks, prior to the Plan Commission Meeting.

The proposed project includes the development of five, multi-family buildings consisting of a total of 182 units and 238 enclosed parking spaces and an additional 164 surface parking spaces.

It is our understanding that our proposed project will require a comprehensive plan amendment, rezoning, and ordinance amendment. The project will also require financial TIF assistance from the Village for certain components.

The Comprehensive Plan Amendment is for the rezoning of the property to a mixed-compatible PDO. Under Chapter 335: Zoning, § 335-30 Planned Development Overlay District the maximum allowable residential density for the site is 182 units. Please find density calculations enclosed. Included in the calculation is the right of way vacation of Elm Grove road and the Reinders Mill property to the east.

We are requesting an ordinance amendment to allow for a four-story residential building on the site. While this height may exceed the maximum height in Elm Grove, we have been sensitive to the positioning of a four-story building within our plans. For example, the two buildings that front Elm Grove road will be three stories in height, the allowable maximum height. The two four-story buildings are set back farther from Elm Grove road to allow for a gradual change in height to better fit the profile of Elm Grove. Additionally, the clubroom and leasing center will be located at the front branch of the central four-story building, closest to the street. The height of the clubroom will be at most two-stories tall. We also gave considerable attention to the north east end of the site, as it is most visible from the single-family homes nearby. As such, we have proposed a two-story, townhome concept that will match the scale of the surrounding neighborhood. The variation in building heights along with timeless architecture will allow the development to blend seamlessly into the neighborhood and truly enhance what currently exists on the site.

The project will also require Tax Incremental Financing in order for it to be economically viable. We have had initial discussions with Village officials on the matter of TIF. As we fine tune construction budgeting and overall costs, we will work with Village officials on the specific allocation the project will require. The majority of TIF proceeds will be used for items such as curing the identified site conditions, which will include cost of demolition, stormwater management infrastructure, poor soils, environmental remediation and utility extensions. This project will provide a substantial benefit to the businesses in the



central village area by providing a significant increase in population that is within walking distance of the shops in the village, thereby stimulating the local economy. The project anticipates the extension of the municipal water main from further south on Elm Grove Road to the property. We understand this extension will also provide opportunity for service to other properties in the village center area. Our plan also anticipates a right of way vacation. The addition of this right of way to the property allows us to maximize the density for the site.

Please do not hesitate to reach out with any questions regarding any of the items enclosed or described above. We look forward to your comments and working together with the Village and Plan Commission on making this a successful development that benefits the residents and businesses within Elm Grove.

Sincerely,

A handwritten signature in black ink that reads 'Wayne A. Wiertzema'. The signature is written in a cursive style with a large, prominent 'W' at the beginning.

Wayne Wiertzema  
President  
Wangard Partners, Inc.

Reinders/ Wangard Development  
 Elm Grove Density Calculation

# Units	Residential SF	Stories	SF/ Floor	Parking SF	Common Area	15% circulation	
36	44,000	4	11,000	11,000	6,000	6,600	
36	48,000	3	16,000		1,000	7,200	
70	84,000	4	21,000		1,000	12,600	
36	48,000	3	16,000		1,000	7,200	
6	16,000	2	8,000	82,000	-		
184	240,000					33,600	
<b>Common Area Space</b>		6,000					
<b>Reinders Mill Property</b>		27,966.00					

<b>ARU</b>	The average net interior square footage of all residential units (DNI utility space, garage and areas, halls or common areas)	1,089
<b>TNR</b>	The total interior square footage of all space devoted to nonresidential (DNI utility space, garage areas, halls and common areas)	27,966
<b>TRU</b>	Total number of residential units anticipated upon completion of the project	184.00
<b>Land Size</b>	Reinders Mill	1.36
	Reinders Site	6.42
	Elm Grove Road Vacation	0.50
<b>ERD</b>	$ERU = [TRU + (TNR/ARU)] / \text{Land Size}$	25.31
<b># Units *</b>	Total number of residential units	210

\* The enhanced residential density allowable in the PDO District is found under §335-30F(3)(c), which is 22 units per net acre. So the allowable density for this property would be 182 units.

