

Developer plans apartments in Elm Grove

Village funds sought for 186-unit project

TOM DAYKIN
tdaykin@journalsentinel.com

An apartment development, with five buildings totaling 186 units, is being proposed for a warehouse site in Elm Grove. Wangard Partners Inc. wants to develop the buildings north of Watertown Plank Road and east of N. Elm Grove Road, according to plans filed with the village. The firm also plans to seek village funds to help finance the project. It would be the largest multifamily housing development in Elm Grove, said Casey Griffith, village engineering and planning administra-

tor. The village's largest such project is a condominium community with nearly 100 units, he said.

The apartments would be north of stores that front on Watertown Plank Road and would replace some older warehouses, which would be razed.

Wangard is proposing two four-story buildings and two three-story buildings, which together would house most of the apartments.

One of those buildings would have 72 apartments, according to the conceptual plans. The three other buildings would each have 36 units.

There also would be a two-story building with six townhouse-style



AG ARCHITECTURE

An apartment development, with five buildings totaling 186 units, is being proposed by Wangard Partners for a warehouse site in Elm Grove north of W. Watertown Plank Road and east of N. Elm Grove Road.

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APARTMENTS

Proposal calls for 186 units

apartments.

The complex would include 402 parking spaces, divided between underground spaces and surface lots. The main access to the site would be from Watertown Plank Road, with two additional access points from Elm Grove Road.

Most of the apartments would have one or two bedrooms. There also are a smaller number of studio and three-bedroom units.

The plans, by AG Architecture, show buildings with several balconies and a walking path that connects the development to Watertown Plank and Elm Grove roads.

Wangard Partners also plans to seek village funds to help finance the development, according to the proposal. It doesn't specify an amount.

Those funds, if approved by the Village Board, would be repaid through the new property taxes generated by the apart-

ments.

"As we fine-tune construction budgeting and overall costs, we will work with village officials on the specific allocation the project will require," said a letter from Wangard President Wayne Wiertzema.

The village funds would be used for such items as demolition, environmental cleanup and utility extensions, Wiertzema's letter said.

The development would provide a substantial economic benefit by adding a significant number of residents within walking distance of Elm Grove businesses, the letter said.

The Plan Commission is to conduct an initial review of the proposal at its March 7 meeting.

The property was used by Reinders Inc. as a distribution center for commercial mowing equipment, fertilizer and other items, according to a village report. That business has moved to Sussex.

Along with the apartments, future additional development on the site, which extends north to Juneau Blvd. and east to the Canadian Pacific railroad tracks, could include retail, office and residential use, according to that report.

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