

RESOLUTION FOR THE REZONING OF EGV 1106 039, 1106 038, 1106 997 001, 1106 997 002 and 1106 997 003 from M-1 LIMITED MANUFACTURING DISTRICT TO B-2 PURSUANT TO VILLAGE ORD. §335-76

WHEREAS, the Elm Gove Village Board of Trustees is concerned that although it adopted its first Comprehensive Plan in November, 2007 wherein it was acknowledged:

*Nearly 60% of respondents to the Elm Grove community survey expressed an interest in mixed-use development for the downtown area. It is conceivable that, should market conditions warrant, industrial-land could convert to residential and/or mixed-use. (p.23)*

Completed rezoning initiatives in its downtown area to provide residential housing and mixed-use redevelopment have been insufficient and inadequate to meet the goals of the Village; and

WHEREAS, the Board of Trustees reasonably believes that the Downtown Master Plan, which is nearing completion, will underscore the feasibility and the existence of demand for residential housing and mixed-use redevelopment within its study area; and

WHEREAS, the Board of Trustees desires to facilitate residential housing redevelopment on its largest tracts in its general downtown area which might not be available but for a significant public investment in reducing the floodplain impacts and related improvements to implement the 2003 Flood Management Plan; and

WHEREAS, the Board of Trustees has the authority to initiate rezoning within the Village of Elm Grove pursuant to Ordinance §335-76, and

WHEREAS, the Board of Trustees adopted Resolution 060619B initiating the rezoning process, and

WHEREAS, the Plan Commission on June 18, 2019 has made the recommendation to approve rezoning as stated in Paragraph 2 below, pursuant to §335-78, and

WHEREAS, the Board of Trustees pursuant to §335-79 held a public hearing on June 24<sup>th</sup>, 2019 to hear public comments.

NOW, THEREFORE, BE IT RESOLVED, that the Village of Elm Grove Board of Trustees hereby makes the following determinations:

1. All of the above WHEREAS clauses are adopted and incorporated in this resolution as *findings* of the Village Board.
2. After careful consideration of the Plan Commissions recommendation and public comments, as provided by the ordinances and Wisconsin Statutes, the Board of Trustees do hereby:
  - (A) rezone any portion of the parcels having the following tax key numbers:  
EGV 1106 039, 1106 038, 1106 997 001, 1106 997 002 and 1106 997 003

from M-1 Limited Manufacturing District to the B-2 District classification as will allow residential units through mixed use development as called out in the 2007 Comprehensive Land Plan and further contemplated in the anticipated Downtown Master Plan and

(B) direct that the Village Zoning Map be accordingly modified.

Approved this 24<sup>th</sup> day of June 2019

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Neil H. Palmer, Village President

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Mary S. Stredni, Village Clerk