

**PLAN COMMISSION  
MEETING MINUTES  
Thursday, April 15, 2021**

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Meeting was called to order at 6:00 p.m. by President Palmer

**1. Roll Call.**

Present: (In person) President Palmer, Mr. Michalski, Mr. Long

Video Conference: Mr. Kujawa, Mr. Jodie, Mr. Cashin

Absent: Mr. Reineke

Also: Thomas Harrigan - Zoning and Planning Administrator/Assistant to the Village Manager, David De Angelis - Village Manager, Hector de la Mora – Village Attorney and Applicants.

**2. Review and act on meeting minutes dated 3/29/21.**

Mr. Michalski motioned to approve the meeting minutes dated 3/29/21, Mr. Long seconded. Motion carried 6-0.

**3. Continued review and discussion on the request for approval of a Certified Survey Map, Comprehensive Plan Amendment, Rezoning and Redevelopment Plan for the School Sister of Notre Dame Campus, pursuant to §305-7, §335-92.1 and §335-30.**

Phil Aiello and Dan Romnek of Mandel Development Group were present before the Commission. Pete Moegenburg, of Moegenburg Research, Inc., was also present before the Commission.

President Palmer reviewed the outstanding items which have yet to be reviewed, or acted upon, related to the applicant's request.

Mr. De Angelis stated that at the April 12<sup>th</sup>, 2021 Public Works and Utilities meeting, the committee discussed the Traffic Impact Analyses as prepared by both Ayres and Associates as well as TADI Inc. The Committee ultimately accepted the findings of these reports and did not make any recommendations for changes. There was discussion on the request to investigate the merits of a left turn lane into the proposed development on Watertown Plank Road. It was determined by both Ayres and Associates as well as TADI Inc. that the left turn lane into the site is unwarranted.

Mr. Jodi requested for the installation of a left-turn lane at the School Sisters of Notre Dame driveway with Watertown Plank Road for west bound Watertown Plank Road traffic and for the School Sister of Notre Dame driveway approach to be widened to accommodate 3 travel lanes at the Watertown Plank Road intersection.

Mr. Cashin asked to confirm the conclusion from the left turn lane report and study was that the left turn lane would create a more hazardous situation, rather than improving safety.

Mr. De Angelis confirmed.

President Palmer than reviewed the proposed items to be reviewed for upcoming meetings

It was noted by several Commissioners that scheduling conflicts have arisen with the upcoming meeting dates.

President Palmer directed Mr. Harrigan to re-poll the Commissioners for new potential meeting dates. President Palmer stated that the purpose of the meeting this evening is for the Mandel Group to present information related to condominium versus apartment market realities.

As a side note, President Palmer for the next iteration of the floor plans for each building to identify how many units are on each floor and the type of bedroom configuration.

Mr. Aiello provided an overview of the presentation materials. Please reference the April 15<sup>th</sup>, 2021 presentation by the Mandel Group here: <https://www.elmgrovetwi.org/DocumentCenter/View/3461/SSND---Plan-Commission-Meeting---20210415>

Mr. Aiello introduced Mr. Moegenburg who presented information on the market realities of condominiums and apartments within southeastern Wisconsin.

Mr. Moegenburg stated that his presentation will be focusing on a holistic viewpoint of the real estate market. Specifically addressing a notion that many people share, that the apartment market is over saturated with product. Mr. Moegenburg cautioned a general belief in the marketplace cannot be applied to one specific site.

To be clear, this discussion and analysis will be focusing on the luxury Class A market place.

Mr. Moegenburg explained the competing marketplace is found within a five mile radius of the SSND campus. This includes Brookfield and Wauwatosa markets.

Mr. Moegenburg noted that Elm Grove, Wauwatosa and Brookfield have seen a steady growth in the single-family sector of the marketplace. However the general marketplace is beginning to achieve an equilibrium between owner occupied versus non-owner occupied product. The competitive marketplace is realizing it is healthy to have both owner and non-owner occupied product available. The Mandel Group has indicated the average rental rate of one apartment at the SSND site would be \$2,500 a month in rent. The demographic of such a prospective renter would indicate these individuals are established. Additionally, there is a misunderstanding related to the commercial downtown district in Elm Grove, specifically some residents say it could be improved and more vibrant. In order for the commercial sector to thrive in the downtown, there needs to be additional head count in place, in proximity to the downtown. The businesses in downtown will capture their fair share of the market activity from the redevelopment of the SSND campus. In summary, the market is attempting to achieve equilibrium, there continues to be a sustained level of development and the equation supports an increase to the existing supply of Class A apartment stock. This portends a positive outlook.

Mr. Moegenburg thanked the Commission for their time and attention.

Mr. Kujawa stated it would be helpful to hear more information related to the condominium marketplace.

Mr. Aiello explained the risks which developers assume when undertaking a condominium development.

President Palmer asked if Mr. Aiello explain why there is still a large cost if the SSND property is to be sold for single family home development.

Mr. Aiello stated that whatever eventually becomes constructed on the site, that development will need to bear the costs of demolition, site preparation and the preservation of the historic buildings.

President Palmer asked if there are any opportunities for commercial, or public use within Notre Dame or Maria Hall.

Mr. Aiello stated the most promising prospect would be the heritage room for public use, this is still being explored.

President Palmer again stated the purpose of the meeting, to provide a background of the existing marketplace realities, what makes this a unique situation and that doing nothing is simply not an option for the Village.

**7. Other Business**

None.

**8. Adjournment**

Mr. Long motioned to adjourn, seconded by Mr. Kujawa, Motion carried 6-0.  
Meeting adjourned at 7:42 P.M.

Respectfully Submitted,

Thomas Harrigan  
Zoning and Planning Administrator/Assistant to the Village Manager