

**VILLAGE OF ELM GROVE
COMMITTEE OF THE WHOLE
May 7, 2019 – 9:00 a.m.
Minutes**

***DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES
AND ARE SUBJECT TO CHANGE UPON APPROVAL
OF THE BOARD OF TRUSTEES***

Present: President Palmer, Trustees Haas, Cornell, Kressin, and Michalski. Trustee Irwin on phone. Trustee Domaszek excused.
Village Manager David De Angelis, Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan.

1. Bring Meeting to Order and Roll Call
President Palmer brought the meeting to order at 9:00 a.m. Mary Stredni took the roll.
2. Discussion regarding Downtown Master Plan
President Palmer reviewed his memo with summary of comments from residents after the last open house regarding the downtown master plan.
 1. Residents want more discussion / listening sessions.
 2. Residents are interested in seeing the Village pursue expansion of a municipal water system.
 3. Residents favor setting a maximum elevation for new construction. Three stories are the most often stated maximum height.
 4. Residents are concerned about the potential amount of future multifamily housing a plan identifies.
 5. Residents support a more walkable and bike friendly downtown area.
 6. Residents seem to support more food and retail, but fear traffic increases and parking problems.

Item 1. Residents want more discussion / listening sessions.

Trustee Haas commented that a draft final version of the whole planning document is needed to provide the public for review at the next Public Open House.

Trustee Kressin stated that the final draft recommended plan should be provided to the Trustees for comment prior to the next Public Open House (at least two weeks prior). The existing 3rd concept plan map should be modified and incorporated into the draft final version. The next Public Open House should be scheduled for the first or second week of June, prior to school being out for the summer.

The Board was in agreeance that after the next Public open House, the final recommended plan may be taken to a Public Hearing for final action.

Item 2. Residents are interested in seeing the Village pursue expansion of a municipal water system.

President Palmer indicated the Village may engage R&M for design ideas/concepts for a future water main expansion and pricing. President Palmer will initiate a conversation Brookfield to see if they have investigated connection to water service from Lake Michigan. Trustee Kressin stated that if the Village is going to conduct a study, Brookfield should be approached regarding potential cost sharing.

President Palmer will renew discussions with Brookfield, Wauwatosa and Milwaukee regarding municipal water.

Item 3. Residents favor setting a maximum elevation for new construction. Three stories are the most often stated maximum height.

The general takeaway from the recent Public Open house is that most residents are uncomfortable with 4 stories in the downtown area. Trustee Kressin stated that the Board needs to consider the possibility of allowing 4 stories in the event a potential development would provide community benefits. The 4th story could be considered a bonus if for example, additional public parking is provided by the developer.

Trustee Haas stated concerns regarding the setback of a redevelopment with buildings too close to the street and specifically what a 4 story building in the downtown would result in if a smaller setback was created.

President Palmer agreed that significant public benefit would be a case for allowing for a bonus of a 4th story.

Trustee Haas proposed a limit of 2 stories with the possibility of allowing for 3 stories as a bonus. Trustee Cornell stated that the possibility of 4 stories should be site specific. From what she has gathered from public comments, most people would not be opposed to this. Trustees Michalski and Irwin agreed.

Trustee Haas stated that specific guidelines should then be developed as to when and where 4 stories would be appropriate. Trustee Kressin noted that the Zoning Code can be written to accommodate that.

President Palmer then initiated discussion on the Reinder's storage development proposal. Trustee Michalski stated that the revised draft final recommendation of the Downtown Master Plan should reflect the Reinder's site as continuing M-1 zoning. Trustee Kressin disagreed, as he has not heard this sentiment from the public stakeholders. Suggested developing a subset plan to show the public the continued M-1 use and allow for comment. President Palmer stated that the final recommendation should reflect the change in property boundaries on the Reinder's site as that has already been done and the proposed storage development area as M-1 should be reflected.

Trustee Irwin asked if utilization of the existing Village CDA is a possibility? Trustee Kressin stated that it is generally not a wise idea for a municipality to purchase land as there is often no justification for the rate of return. He suggested to have the conversation with the Reinder's as to their appetite for selling the land to the Village.

Item 4. Residents are concerned about the potential amount of future multifamily housing the current draft plan identifies.

President Palmer asked if the Trustees are interested in setting a percentage or total number of allowable multi-family? Trustee Kressin noted the plan does not comment on the type of multi-family housing. Also, showing more multi-family housing than you think you can get is generally OK. Stated that 400 units is not a lot, residential traffic causes no significant impact to traffic counts/flow.

President Palmer suggested setting a target total number of new units. The School Sisters of Notre Dame property is not included in these projected numbers and the property is in play now.

Trustee Kressin opined that the 3rd concept plan demonstrates too many residential units in the park and shop location. There should be more commercial use identified. Using 1,500 square feet as the benchmark for unit size is possibly too large of a benchmark.

Trustee Cornell left the meeting.

Consensus of the Board to remove all projected residential units from the park and shop location, add the School Sisters of Notre Dame possible units to the count, and project a three story maximum on all buildings in the total unit count.

Item 5. Residents support a more walkable and bike friendly downtown area.

Trustee Kressin stated that he has heard comments from residents that the plan needs to have better connectivity to the Village Park. Additionally, the proposed parking by the Creek and pedestrian path needs to be relocated. The proposed road through the park and shop should "follow" the creek and not be a straight shot.

Item 6. Residents seem to support more food and retail, but fear traffic increases and parking problems.

Trustees agreed this item has been covered in previous discussion.

Trustee Irwin commented that she feels the one thing that is lacking is a more clear vision as to why the Village is undertaking the plan at this time, and planning for future redevelopment. Asked if SEH needs to have more time to interview a cross section of group of resident stakeholders.

Trustee Haas asked if there is a clear vision statement in the draft final recommendation. Does SEH need more input, this information was previously gathered prior to the Charrette. Again, having the entire draft final recommendation for review would be helpful.

Consensus of the Board that staff will work with SEH on all of the comments. The revised draft will be available to the Board at least two weeks prior to another public open house which will be scheduled for the first or second week of June to present to the public.

3. No other business

4. Adjourn

President Palmer and Trustee Domaszek moved and seconded to adjourn at 7:08 p.m. Motion carried.

Respectfully submitted,

Mary S Stredni, Village Clerk