

**VILLAGE OF ELM GROVE
COMMITTEE OF THE WHOLE
November 5, 2019 * 8:00 a.m.
Minutes**

Present: President Palmer, Trustees Irwin, Domaszek, Cornell, Kressin, Haas, and Michalski.
Village Manager David De Angelis, Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan and two members of Short Elliot Hendrickson.

1. Bring Meeting to Order and Roll Call

President Palmer brought the meeting to order at 8:07 a.m. Mary Stredni took the roll.

2. Discussion regarding Downtown Master Plan Draft

Page 70 - Trustee Haas pointed out that the diagram does not depict parking for the Mill Place Shops and the Elms Building, and no good parking nearby for the Chocolate Factory building is shown. President Palmer stated that this is just a concept and any building approved would have to provide adequate parking.

Page 72 – Trustee Haas opined that under Targeted Retail Opportunities more should be listed – ie grocery store.

Page 73 – Trustee Haas noted the typographical error under Market rate rental units

Pages 74 and 75 – Trustee Haas stated that the two boxes should be the same. Consensus that box on page 75 was the correct one. After discussion, President Palmer stated that the written paragraph should be expanded to include language as to what the Trustees are trying to accomplish. Stories should be ‘occupied stories’. Any bonus type language should go in the Design Guidelines/Code of Ordinances.

Discussion regarding two story vs three story buildings – where a three story should be allowed. It was noted that in today’s world, developers rarely can afford to build a two story building.

Page 75 - Trustee Kressin suggested that language be incorporated into the introductory paragraph which should state the Village is willing to entertain development proposals that have a bonus extra half story in height, if there is some kind of public benefit included in the development, I.E. public parking or greenspace.

Page 75 – Trustee Kressin opined that Building “O” would be an ideal candidate to utilize a bonus half story if some form of public parking is provided.

President Palmer noted the existing Planned Development Overlay District Ordinance §335-30 **would need to** be amended to include a section which addresses the conditions which must be met in order for a potential “bonus” half story to be approved. Those public benefits should be identified, namely public parking and greenspace.

Page 75 – Trustee Haas requested for language to be included in the top paragraph which defines “occupied space”.

Trustee Irwin would like more visual examples. Trustee Domaszek stated that it might be helpful to show the height of the Watermark and Town Bank to show the elevation and heights to give people an example of how the height of a new building might compare.

Village Manager, Dave De Angelis, asked if the Board would like to see two elevation renderings of the existing housing and building stock. One elevation depiction of the properties east of the Rail Road tracks, and another elevation starting from the Mill Place shops and moving west toward Elm Grove Road. The Board was in agreeance.

President Palmer suggested the Downtown Design Guidelines document be revisited for possible amendments in order to verify there are no conflicts with the Downtown Master Plan Guidelines. This should take place after the Downtown Master Plan Guidelines have been adopted.

Page 76 – Trustee Haas verified that the Underwood Creek plan shows a 10' wide multiuse trail. The Master Plan should be changed to reflect the 10'. Trustee Kressin noted that 'dedicated bike lanes' should be changed to 'bike accommodations'. Consensus to eliminate the picture of the bike lane on page.

Page 81 – Trustee Haas noted that both diagrams should depict three stories only.

Page 87 – Trustee Haas opined that developers expect a TIF or other financial type aid from the Village, not to cost share. Consensus to add the word 'all' to 1. Municipal Water – second sentence – The Village 'may' also need to team with developers

Page 93 – Trustee Haas noted that the Plan does not include the 'Patterns of Visitation to Downtown Elm Grove' Document. Harrigan verified that it does not and will follow up
Consensus to remove the Downtown District Site Design Guidelines from the plan as it needs to be updated. President Palmer stated that as soon as the Downtown Master Plan has been adopted then the Board should begin on updating the Design Guidelines. On page 93 references directing readers to the Downtown Design Guidelines and the Zoning Code should be added to refer to.

Page 83 – remove photo of examples

Page 84 – remove photo of example of town homes. Discussion regarding removing example photos as they do not depict what might actually happen. Also discussion as to surveys have shown that residents want 'quaint, charming, walkable' so any photos or examples should depict that type of architecture and not extremely modern or industrial.

Page 67 – Trustee Michalski stated that he liked the prior few pages on the economic analysis with graphs, but this page is very difficult to follow. The consultants will prepare graphs of this page also.

President Palmer inquired as to what the Board would prefer after the updates are complete. Recommend adoption after a public hearing before the Board; schedule additional public information meetings with the intention of obtaining additional public input, or no action. Consensus of Board that taking no action is not preferred. President Palmer recommended hosting another open house and to have a couple days/times for some of the Board to be available for residents to come in to comment. It was agreed that the goal is to have the Downtown Master Plan be ready for a vote during the January 2020 meeting.

3. No other business

4. Adjourn

Trustees Haas and Cornell moved and seconded to adjourn at 9:27 a.m. Motion carried.

Respectfully submitted,

Mary S Stredni, Village Clerk