

# Large Elm Grove apartment plans revised



**Tom Daykin**, Milwaukee Journal Sentinel 8:49 p.m. CDT October 10, 2016



(Photo: AG Architecture)

Plans for a large Elm Grove apartment development have been revised to include retail space in one building, and to reduce the heights of other buildings.

Wangard Partners Inc.'s proposal for a site at N. Elm Grove and W. Watertown Plank roads still has 186 apartments. But the site has additional acreage, including more green space, which reduces the overall density.

The firm in February proposed (<http://archive.jsonline.com/blogs/business/370320071.html>) two three-story buildings, two four-story buildings and two-story townhouses. It would be the largest multi-family housing

development in Elm Grove.

The initial development site was north of commercial buildings on Watertown Plank Road. The apartment buildings would replace some older Reinders Inc. warehouses, which would be razed.

The revised plan expands the site to include a small office building on Watertown Plank Road, which would be demolished, said Stewart Wangard, Wangard Partners chief executive officer.



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Greenfield apartments proceeding at 84 South

(<http://www.jsonline.com/story/money/real-estate/commercial/2016/10/10/greenfield-apartments-proceeding-84-south/91862214/?from=global&sessionKey=&autologin=>)

It would be replaced with a three-story building that has restaurant and shop space on the first floor and apartments on two upper floors, he said Monday.

The original site still includes the townhouses. But it now has three, not four, additional buildings, each with three stories. Studio apartments have been removed from the unit mix, which includes one- and two-bedroom units, Wangard said.

It also removes traffic access to the development site from Elm Grove Road, and realigns Elm Grove Road north to create a new main entrance to the development site at Watertown Plank Road. That would create "a calmer traffic pattern," Wangard said.

Wangard said the changes were made in response to concerns raised by residents. Younger families want more restaurants and stores that are within walking or biking distance, he said.

The revised proposal is drawing positive responses, said Neil Palmer, Village Board president, according to [BrookfieldElmGroveNow.com](http://BrookfieldElmGroveNow.com). ([/story/news/local/elm-grove/2016/10/04/elm-grove-reinders-redevelopment-plans-revamped/91519614/](http://news/local/elm-grove/2016/10/04/elm-grove-reinders-redevelopment-plans-revamped/91519614/))

Wangard Partners is seeking village funds to help finance the development. The proposed amount hasn't yet been specified.

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

The Plan Commission could make a recommendation on a rezoning request for the development at its Nov. 7 meeting, according to a tentative schedule. The commission, at the same meeting, also could have a public hearing on a village financing proposal.

Village Board approvals could come in December, which would allow Wangard Partners to begin construction next spring. The buildings would take about 18 months to complete.

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