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Subject: Citizens for the Essence of Elm Grove - Updates
Attachments: Wangard Partners Open House Summary 11.14.16.pdf

Citizens for the Essence of Elm Grove - Updates
Good evening everyone,

As many of you are aware there was an open house yesterday and an ad hoc committee meeting this evening. Below are the notes from both of them. Some key points that I gathered from the meetings:

-There will be an ad hoc committee meeting on **November 29th at 6pm** that is **strictly for public comment on the development**. In the interest of time they want to limit the comments to 3 minutes and they will listen to what the residents bring up. Someone suggested having your statements available so they can be handed to the committee and passed to other committees rather than summarized. Board of trustees meeting is also open for public comment to anyone who wishes to attend. **For those of you who want a public forum this is the opportunity to voice your concerns on public record. It is going to be important as this is supposed to be passed on to the other boards as well (but there will be opportunity for public comment at those meeting as well). I personally plan to have statement ready and leave a copy with the board for them to pass on to other boards.**

-There will be a final Ad hoc committee meeting on December 7th to summarize what their thoughts on the development

-Wangard is eager to move forward and would like to present at the December/January meetings. He cited increasing interest rates and building costs.

-They had presentations and handouts that I will try to get ahold of and send to the group. I did include the survey summary that Mary Claire Lanser talked about with this email

Tadeo

11/14/16 Open house

-The design remains the same, they presented the same posters and had pictures of the current site.

-Mary Claire collected forms similar to those she previously had out. From what I heard there were >170 people in attendance.

11/15/16 ad hoc committee meeting notes

-Board members suggested a meeting for public opinion to be discussed with limitations and moderating to help keep it productive

-Some board members were open to public comment at that meeting but there was consensus that there should be open notice to the residents

-Some board members wanted to have people speak at more appropriate forums (board of trustees meeting, planning commission meetings, etc) but the majority were in favor of a public forum

-An public forum meeting will take place on November 29th at 6pm in the court room where it can be televised.

Comments can also be mailed to be read that evening

3 minutes per comment

Wangard presentation

-Wayne, Tim and Mary Claire were introduced.

-Wangard briefed his history with EG

lived here in the 1960's

Peak population in EG was 7000 in 1990's, bigger families back then, now ~1000 less people

Elliott's ACE was downtown along with Phillips pharmacy

People would come to shop and do usual business, it was "bustling"

Community has aged, not as vibrant now

They hope to bring vibrance back but they don't know for sure if it will happen

EG does have walkability on its side

They feel that housing is to "meet the needs of the community" but this is the job of other committees to decide

Main improvement would be in traffic flow

There will be a light increase in traffic based on what traffic is today but much less than what traffic was at it's peak (I think he meant when the village had the maximum population in the 90's)

-Wayne presentation

March - proposal just for Northern part of site - 182 units, 4 stories in center

Only thing that has not changed in current proposal is the town homes

Re-oriented smaller ends of the buildings towards EG, decreased height to 3 stories, dropped units from 182 to 154 in the back of the property, more green space and less surface parking

Biggest issue at the first meetings was to include the front buildings

They negotiated for 3 months and were able to get one building to be included in the current plan to align EG road and have an additional building (first floor commercial, 2 floors of residential with 20 units)

The Plaza, parking changes to avoid back up into traffic along Watertown plank road and lots of other changes were to enhancements due to input from village and community.

-Tim presentation

ERD calculation for their property lead to a density of 20.94 units per acre

TRU - 174, TNR 28710, ARU 1014, Lot size - 9.66

Straight density (174/9.66) - 18

Presented density of other developments around EG

Watermark - ERD 19.5 (lot of 2.1 acres), Straight density of 24 (lot of 1.5 acres)

They selected properties around EG that compare in scale but non were apartment complexes.

They mentioned that there is no other apartment complex of similar scale

Overviewed building coverage

Their development has lowest building coverage, comparable stories, they are in the middle with regards to density

A Board member asked about the number of units in the properties being compared

Watermark - 36 units

EG terrace - ~52 units

Heritage - 98 units (mixed assisted living and memory care units)

Emerald woods - 99 units

Without Heritage, putting together all the other developments it would be about the same size as their development (with regards to units)

A board member pointed out that units/acre were higher in some of these

A second board member brought up that there was no true comparison

Tim mentioned that it is a factor of size, there are not many 9 acre lots in EG

Parking

1.95 spaces/unit residential

1 space /250sq ft of commercial (162 spaces, up to current coe

Garage for mixed use building is below the building

12 additional spaces were added without changes to the structure

They presented pictures with photoshopped buildings from the vantage point of properties along EG road, Watertown plank road and the intersection.

The view from Watertown plank road showed that the buildings were set back from the road and would be behind a mix of evergreens and deciduous trees.

Pictures of the neighboring properties were taken ~1.5 weeks prior.

One of the board members was interested in knowing what the development would look like when looking at it straight from EG road as you enter the village, they did not have that vantage but could provide it.

A board member felt that the view from other peoples houses was helpful to them

Tim felt that the "worse case scenario" property would be 920 Katherine.

They committed to doing their best to screen off neighboring properties as well

Wayne went through the current traffic study

-There was an extensive discussion of numbers, details on when the data was collected and why it certain parameters were chose over others that would be difficult to summarize. I jotted down the following details:

-Development would add 897 new trips daily

-Many changes made to improve pedestrian friendliness and to help traffic

-Little overall changes in total traffic in EG road based on calculations (using baseline traffic from 2013, lowest number of ongoing projects at that time)

-He included PM peak traffic for 1 hour in parenthesis and AM peak traffic for 1 hour without parenthesis

-His exhibit 4-11 is the increase in traffic from the development , projected 2% increase in traffic with 172 units.

-Projected a 6% increase in traffic by 2026

-Realignment of EG road separates pedestrian traffic from car traffic

-Successful business traffic addition is not in the equation

-Current office building has 265 daily trips, 983 if you include reinders traffic as well

-Ayr's and associates would carefully review the study and plans and make recommendations (hired by the Village)

-Ultimately Wayne Higgins stated that traffic will change but the changes won't be drastic enough that people will feel a significant impact.

Mary Claire Lanser discussed the summary of the surveys she collected.

-Meeting notifications were sent to 2400 EG residents, 6 people didn't receive it in time

-172 people attended open house, most everyone felt their questions were answered.

-Some of the liked parts - EG realignment, bike path

-There was mention of 5 people who asked to be informed where they could sign up to live there

-Issues - density, traffic, changes to EG character

-Ms. Lanser is available to anyone who wants to speak to her as well

Wangard mentioned that all but 1 building would be pet friendly (for those with allergies)

-They don't allow certain breeds due to safety issues

-They are talking to 4 different builders but haven't decided yet. They look at multiple aspects in builders but generally work with large contractors. Due to a shortage of qualified trades they work with those that have availability to those trades.

-Train noise would be reduced to neighboring residents

-Tim confirmed this with a prior sound engineer partner. Would see a 0-8 decibel decrease (0 to half noise reduction), no indication of increased sound for neighboring property.

A board member brought up why not make the 2 stories in the mixed use building office space since they are removing 2400 sq ft of office space and it would be an opportunity to decrease residential units. Wangard explained that returns on office buildings are down, net rents are flat. Higher returns in residential rentals. The

retail was added to the mixed use building because it was asked for by the community. If it was for pure profit they would eliminate all commercial buildings from their proposal. Wangard also stated that it is tough to develop small office buildings, they need a bigger size to support amenities.

There was a question of capping vs removal of contamination

- Wayne explained that the property has petroleum products and heavy metals at higher levels than allowed.
- They would work with DNR on a remediation action plan
- They can use landscaping, capping or paving to create a cap
- Hot spots would be dug out to control contamination as well
- All guided strictly by DNR with an environmental firm monitoring activities on the site.
- There is no full phase 2 on the site per Wayne, just additional testing that was done

They went on to say that mixed use would be better use than what we have now, bringing people is better too

The committee went through the 11 points that were sent to them

#4 is well established (impact on village services) - felt to be negligible

Wangard went on to say there are a number of people who want to be on the list to move in but want 3 bedroom apartments. may need to put in a limited amount of them.

Can combine units on longer leases as well (someone asked that question at open house)

Someone brought up the idea of seeing "snowbirds" as a market for these apartments if they were high end enough.

The board then went back to stating

- They like the amount of green space and public space
- Support the bike path
- No increase in sound
- Parking is adequate
- There was some talk about TIF the consensus seemed to be that people would be for it if it was for public benefit (beautification, safety, helpful to residents overall)

Wangard mentioned that he made a commitment to be 1/2 owners, committed to make improvements

throughout ownership. Mentioned that at some point the community has to say if the benefits are worth it or not

-Mentioned that at the open house some people were saying they want to live here and gave him specific direction as well (I think he meant with the 3 bedroom apartments)

-Also mentioned that some people stated that because of some peoples lobbying they want to get in touch with him at a later time to talk about moving there.

-Many things in EG are unique but people not wanting change is not

-These will be the highest quality multifamily project, commercial with be of the same quality

- "In some ways it will exceed residential places to west...we won't have the details like indian hills"

-Materials will be of the highest industry standards

-Landscape architect and input from building board and neighborhoods will help guide the greenspaces

-They are looking at the long term, they won't transplant large evergreens but plant for future instead

-Watermark has some excellent materials that will exceed Reinders development quality

The board discussed that they do want public opinion to make comments on the other points.

A board member stated that they want the public to have the opportunity to talk to the people making the decisions (board of trustees, plan commission, etc)

A board member asked for Wangards timeline

-He sees interest rates increasing, building costs increasing. Wangard feels there will be public input in other boards and he feels it is time to move ahead. Stated that our building board is one of the most qualified in Waukesha county and they would like present in the December or January meetings

There was some discussion about presentation to the village parallel to the ad hoc committee meetings but ultimately it was decided to have a final meeting on 12/7/16 to summarize board members opinions.

-Wangard wants to present at January Planning commission meeting, he asked that group recommends we move forward for January planning commission meeting since they need 30 days to submit materials and the cost of plans is significant.

-Dave from the Village stated that his first step would have to be the Village board for a petition to rezone where he wouldn't need all the plans submitted.

The meeting was adjourned at this time with plans to meet at the above times.