

4th

DOWNTOWN MASTER PLANNING CHARRETTE PUBLIC MEETING OCTOBER 2, 2018

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ELM GROVE DOWNTOWN MASTER PLAN
Open House Comment Sheet
October 4th, 2018

Welcome! The overall goal of the planning process is to provide direction, process and context for the future of the district that will achieve locally established goals:

- To provide guidance for public and private investment.
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- To establish recommendations to make downtown a year-round walkable destination
- Leverage the Underwood Creek daylighting project to enhance the downtown's identity and create a sense of place

The purpose of this exercise is to gather your feedback on possible future land uses for downtown Elm Grove. Please review the plans and ask staff questions. Then tell us what you think by answering the questions below. Keep in mind the Village does not intend to "choose" one of these alternatives as its desired future land use. Instead, your feedback will be used to help generate a draft land use plan for further discussion by the Village Board, Building Board, and Plan Commission.

DOWNTOWN VISION & GUIDING PRINCIPLES

Please review the draft guiding principles and let us know what you think:

Do you agree with the downtown vision and guiding principles? Why or why not?

Yes!!! *Need retail walking, restaurants. Give us an urban feel in our beautiful community*

LAND USE ALTERNATIVES

ALTERNATIVE 1	ALTERNATIVE 2
<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <p><i>- Like plan but seems unlikely to be executed as is given all the building movement. Hard to believe actual plan building will look like this. - Cohesive. - Feels like a real town - like that parking is hidden/spread out</i></p>	<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <p><i>- Doesn't seem as cohesive as Alt 1. - Like the extension of Downtown to the east - Parking area is big. Kind of an eye sore to have it all in one spot.</i></p>

General Comments

What additional feedback for the consultant team or Village do you have?

Next Steps

1. Prepare Draft Land Use Plan (October)
2. Identify Implementation Strategies (Oct-Nov)
3. Prepare Draft and Final Plans (Nov-Dec)
4. Plan Adoption (Dec)

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<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <p>→ Road next to Underwood Creek? * want pathway next to tracks from park to creek - more straight shot then diverting to west road → Share creek w/ riverwalk for park and some restaurants w/ outdoor dining like → public space mixed w/ retail/restaurant (tot lot nearby outdoor coffee shop/ dining)</p>	<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <p>* trail along tracks from park is what seems natural to get to downtown * don't like huge parking area on Reinders property * public space needed in downtown village shopping area</p>

Best spot for this?

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yes - to housing in downtown!
 highend + medium
 (diversity + variety)

Why can't put retail/restaurant at Elm Grove Rd + Inneau?
 (mixed use w/ housing) above

Back Range

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LAND USE ALTERNATIVES

I like both alternatives.

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Since both land use concepts/layout work, next is the design guidelines which will be very critical as well as type of uses allowed including trending/emerging use. I have left specific notes with Tom Harrisgay related to these matters.

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If possible pending flooding and groundwater level, encourage underground parking and perhaps give density bonus if developer does this.

Set minimum % of green open space that must be provided at least for multi-family develop.

Kania, Richard R.

From: Kania, Richard R.
Sent: Thursday, October 04, 2018 3:08 PM
To: Kania, Richard R.
Subject: info

Small-Scale Manufacturing or Production. When used in describing a limited production /processing of products [significantly less intense than typical manufacturing/industrial plants/operations] and may be located, for example, in an agricultural or residential accessory building or a live/work unit with no adverse/detrimental effect to residence, occupants, or surrounding neighborhood. Such uses include artisans (artists, textile weavers, iron/metal workers, blacksmiths, woodworkers, cabinet makers, sculpturers), computer software or digital printing or other production 93-D products), tailors and fashion productions, and urban agriculture/farming or aquaculture, including aquaponics (i.e. raising fish and plants in water) and hydroponics (growing plants in water), etc.

Very rough draft

* ~~See~~ In addition to "live-work" units

"Shared" office space = tenants rent

office room/space along with other businesses

and tenants share different ideas as well as

amenities (i.e. restroom, internet, ^{lunch} cafe area, conf. room.)
Colocation

(tenants = consultants, computer programmers, artisans)

Check out "We Works" - google

*SEE SKETCH ON REVERSE SIDE!!!

JEFFREY BOGART ASID
jeffb@ema.com

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<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <ul style="list-style-type: none"> • BLDGS & OUT DOOR SPACE ON THE RIVER - NOT A DRIVE & PARKING. • LACK OF CONCENTRATED PUBLIC GREENSPACE/VILLAGE SQUARES - NO SENSE OF PLACE? • LINEAR GREENSPACE SPINE VS. A CENTRAL PARK 	<p><u>LAND USE, PUBLIC REALM, & VEHICULAR FRAMEWORK</u> What do you like or dislike about the frameworks? Why?</p> <ul style="list-style-type: none"> • LIKE THE ELM GROVE ROAD INTERSECTION/ CONNECTION • BREAK DOWN SCALE OF BUILDINGS & SPACES "IN BETWEEN" IS NICELY SCALED. • LIKE THE GREENSPACE BEHIND SENDIKS - RETAIN SUNSET PLAYHOUSE SUPPORT WITH BAR/RESTAURANTS • LOVE THE IDEA OF "MIDDLE HOUSING" OPTICS OF SCALE, CHARM, CHARACTER DIFFERENT TYPOLOGIES -

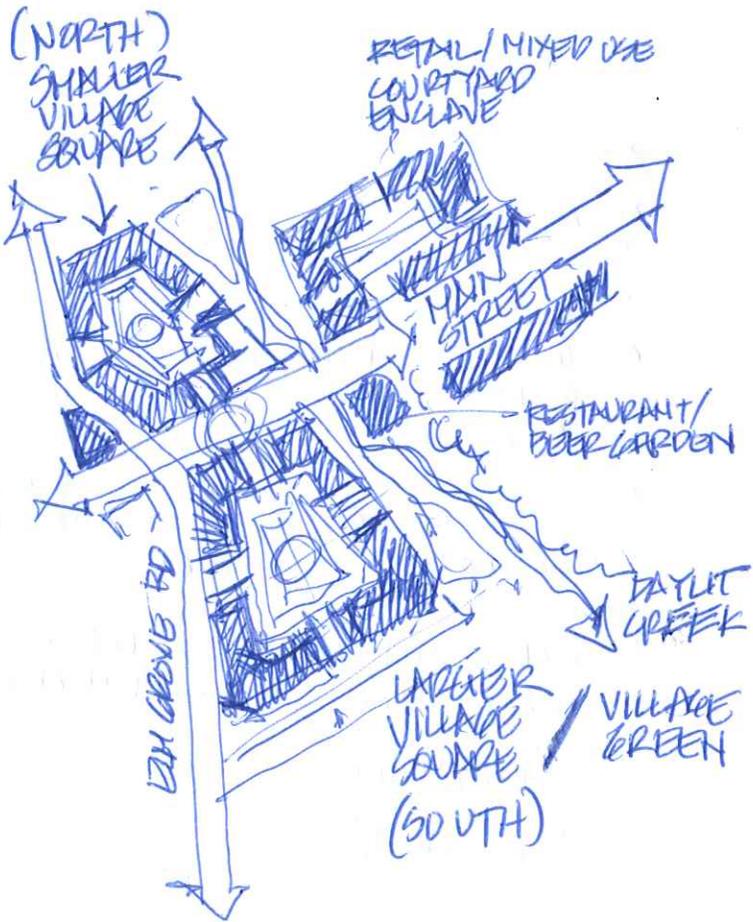
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• ARCHITECTURAL CHARACTER?
CHARMING VS. MODERN "GENERIC"
"STARS HOLLOW"
GILMORE GIRLS
OR
"MAYBERRY"



Thomas Harrigan

From: Pat Cashin <PCashin@HNTB.com>
Sent: Wednesday, October 3, 2018 12:30 PM
To: Thomas Harrigan
Subject: Downtown Master Plan Comments
Attachments: Aerial at UPRR Crossing.pdf; Kanavas Street View.pdf

Tom

Hopefully you had a good start yesterday for input to Downtown Master Plan 2.0... or perhaps 3.0. One of the comments was to better connect and unify our beautiful park to the downtown to encourage more foot traffic to downtown. I mentioned the possibility of creating a crossing under the tracks at the north end of Reinder's property to make a safe and inviting connection for kids and others. I attached a couple screen snips with marks to convey the concept. Obviously some property issues and extensive railroad coordination required but figured you are still working with a blank slate in planning phase.

This will definitely add cost and complexity of coordinating with UPRR but it has the potential following benefits:

- Unifies and connects the heart of Elm Grove...which should also generate more activity downtown supporting local businesses.
- Track crossing could be designed to pass emergency vehicles in the event of stalled train or slow train on Juneau.
- Perhaps an opportunity to add parking in the Village Grounds (or Kanavas if they are interested in relocation) to supplement future Reinders property development
- Some benefit to UPRR as it would reduce pedestrian crossings of their track and perhaps lessen their liability a bit.
- Pedestrian and Bicycle safe connection from east to west Elm Grove as well Park to Downtown

There are ways to construct the crossing with short term railroad closure windows coordinated with UPRR. Would likely only close 1 track at a time and then potentially for less than 8 hour durations (multiple short term closure events). This is not a complicated structure and the railroad does this all the time. That doesn't mean they will be eager to discuss and cooperative but it is definitely viable.

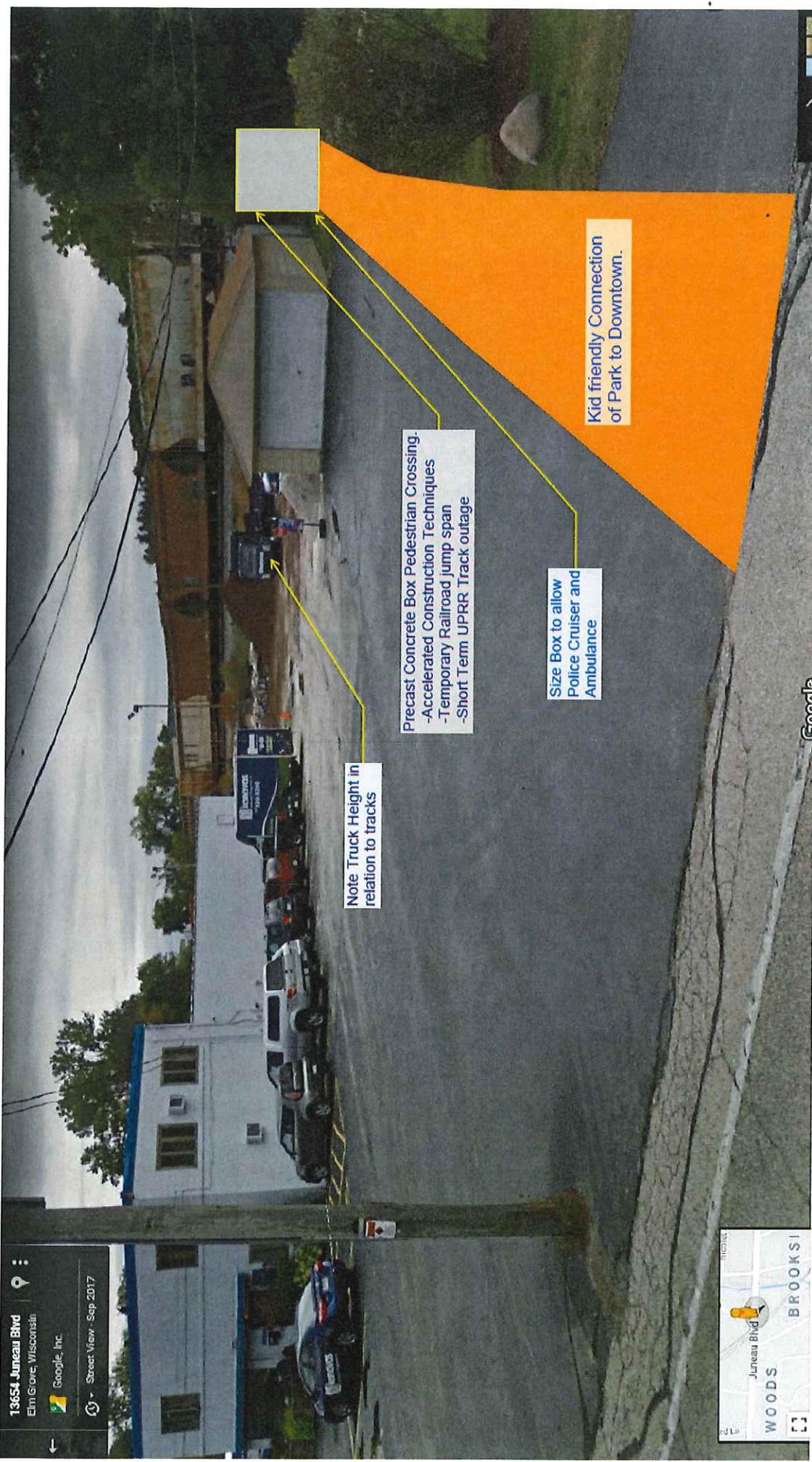
Please add this note and the attachments to the public comments for the Downtown Master Plan. Feel free to discuss with your planning consultants if you feel this merits consideration as you are generating ideas for the improved "Connectivity" discussed last night.

I hope your Thursday meeting goes well. I have a couple conflicts and I am not able to attend. Feel free to call if you have any questions or wish to discuss.

Pat

414-315-7040

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13654 Juneau Blvd
Elm Grove, Wisconsin
Google, Inc.
Street View - Sep 2017



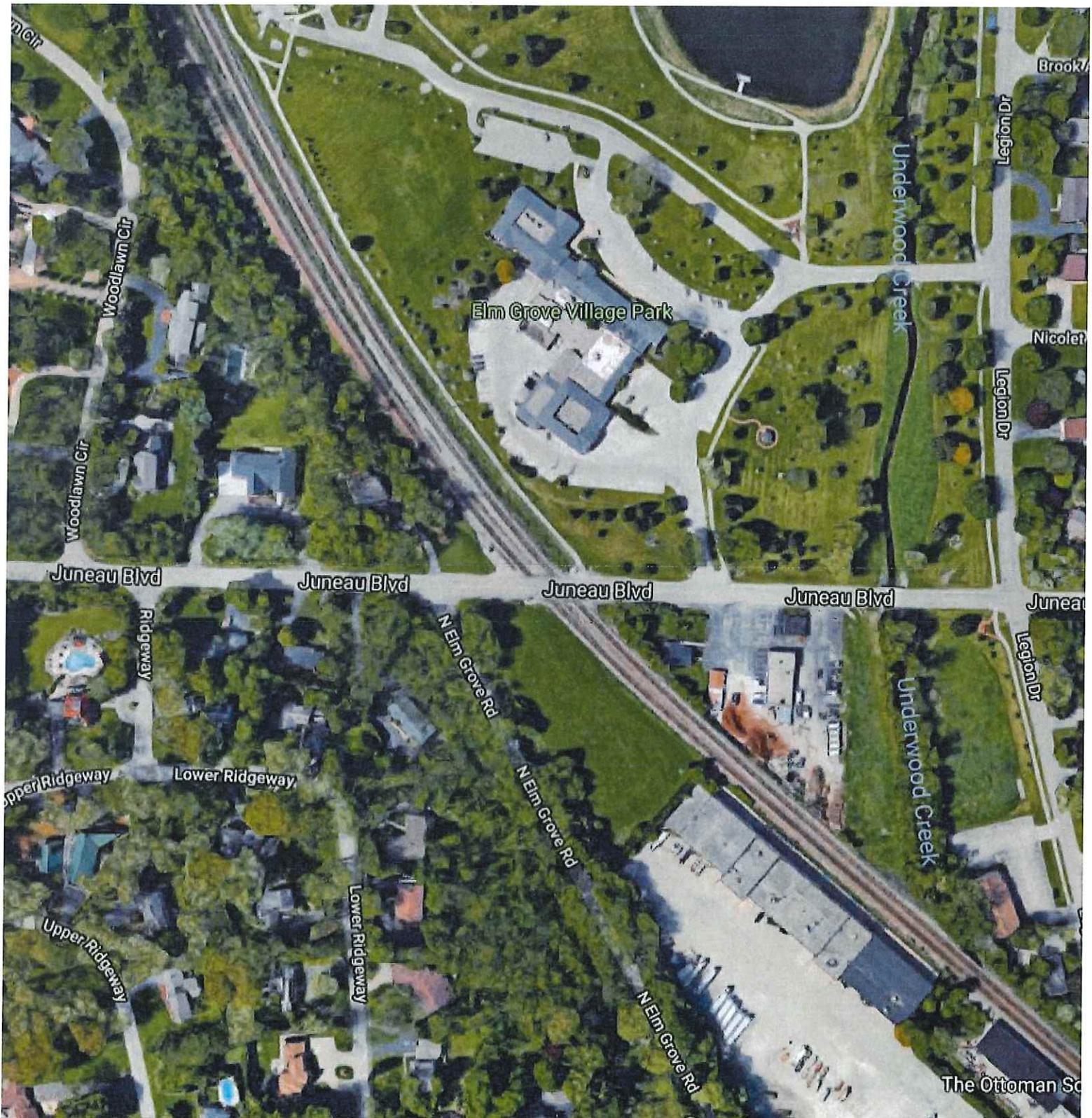
Note Truck Height in relation to tracks

Precast Concrete Box Pedestrian Crossing.
-Accelerated Construction Techniques
-Temporary Railroad jump span
-Short Term UPRR Track outage

Size Box to allow Police Cruiser and Ambulance

Kid friendly Connection of Park to Downtown.

Google



Elm Grove Village Park

Juneau Blvd

Juneau Blvd

Juneau Blvd

Juneau Blvd

Juneau Blvd

Upper Ridgeway
Lower Ridgeway
Ridgeway

Lower Ridgeway

Upper Ridgeway

Lower Ridgeway

N Elm Grove Rd

N Elm Grove Rd

N Elm Grove Rd

Underwood Creek

Underwood Creek

Legion Dr

Legion Dr

Legion Dr

Brook

Nicolet

The Ottoman Sc