

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, September 28, 2016**

Present: Chairman Trustee Hass, Christina Berger, Stew Elliott, Marlee Hansen, Rebekah Schaefer, John Galanis, Pete Moegenburg, Martha Kendler, and Jan Schoenecker
Absent: Joe Klein
Also Present: Stewart Wangard, CEO of Wangard Partners, Wayne Wiertzema, President of Wangard Partners, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Hector de la Mora, and Zoning/Planning Administrator Tom Harrigan, and members of the public

1. Bring the meeting to order

Chairman Trustee Hass brought the meeting to order at 6:00PM.

2. Review and approve minutes dated May 18, 2016 - June 15, 2016 - July 27, 2016 - and August 10, 2016

Schoenecker motioned and Elliott seconded to approve the minutes as presented. Motioned carried 9-0.

3. Presentation by Wangard Partners Inc. for conceptual review of possible development plan at 13400 Watertown Plank Road

Chairman Trustee Hass began by restating that the Ad Hoc Committee is an advisory committee. The purpose is to investigate this proposal and provide input to other committees within the municipality such as the Plan Commission, Police and Fire, Public Works, and so on.

The Chairman provided a brief overview of the topics which the Ad Hoc Committee has reviewed in past meetings. It was mentioned the Ad Hoc Committee does not entertain public comments, rather there will be ample opportunity to voice comments at the open house to be hosted by Wangard Partners in the following days.

Chairman Hass introduced Wangard Partners CEO, Stewart Wangard.

Mr. Wangard began by introducing Wayne Wiertzema, President of Wangard Partners, Mary Claire, of Wangard Partners, and Eric Harrmann, AG Architecture.

Mr. Wangard stated that stakeholder input is valued and attempted to be incorporated in every Wangard project. Mr. Wangard then began to provide an overview of what the original development proposal consisted of.

Mr. Wangard then began to walk through the new design proposal, highlights the changes that have been made. There has been considerable focus on “green space” for public use and benefit. This would be achieved by providing a pathway along the west side of the development on Elm Grove Road, and a public patio area.

Mr. Wiertzema explained the realignment of Elm Grove Road. All the traffic coming from the north on Elm Grove Road would be channeled through a controlled intersection. The old plan had too many access point onto Watertown Plank Road.

Committee member Moegenburg asked if the Elm Grove Road point of connection would traverse across Watertown Plank Road.

Mr. Wiertzema stated that all of the proposed realignment would be north of Watertown Plank Road. The design is intended to be pedestrian and bicycle friendly.

Committee member Kendler asked if the Wangard team could walk through the development along Elm Grove Road starting from the north end and proceeding toward Watertown Plank Road.

Mr. Wiertzema stated there will be an ingress and egress point at the northern end of the development. The pedestrian path will follow along Elm Grove Road. The “Denny building” will be razed. Building height has been lowered from the initial development proposal to three stories. The new proposal has also been opened up in order to read east to west, and there will be heavy landscaping. There will be greenspace on top of the underground parking structures. This will be achieved by constructing green roof infrastructure.

Mr. Wiertzema was asked by the Committee if they plan to do any environmental testing. Mr. Wiertzema stated that a remedial action plan will be created. There will also be venting systems used where there are pockets of peat.

Mr. Wiertzema added that the inclusion of “building A” and the “Elm Building” are the biggest changes to the development proposal.

The Committee asked if mixed use is part of the overall development.

Mr. Wiertzema confirmed that it will be.

Density in each of the buildings is as follows:

Building A: Under 50 units

Building B: 70 Units

Building C: 30 Units

Mixed Use: 20 Units

Townhouses: 6 Units

Mr. Wangard stated the units would be offering 1, 2 and 3 bedrooms plus den options. The townhomes are in excess of 2,000 square feet. If someone wanted to customize the unit, they have that option. Monthly rents will increase to accommodate the higher quality and value.

Committee member Moegenburg stated that if a unit is being rented for \$2,500 per month, the tenant would have to be making approximately \$100,000 annually in order to afford the rent. This is the profile of the typical resident that would be moving into the development.

4. **Adjourn**

Meeting adjourned at 6:46PM.

Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator