

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
COMMITTEE RECOMMENDATIONS TO THE VILLAGE BOARD OF TRUSTEES**

Committee Members: Chairman Trustee Haas, Marlee Jansen, Rebekah Schaefer, Christina Berger, John Galanis, Martha Kendler, Joe Klein, Jan Schoenecker, Stew Elliott, and Pete Moegenburg

The following is a summary of recommendations provided by the Reinders Ad Hoc Committee on Wednesday, December 7, 2016 and as approved December 15, 2016

1. Land Use

The Committee was in agreement that the proposed use as a mixed-use, residential Planned Development Overlay is more preferable than the current use and zoning as M-1 Limited Manufacturing.

2. Building Sizes, heights, and elevations

The Committee was in consensus for the proposed apartment buildings be limited to two (2) floors.

Building Footprints

Committee decided to provide no recommendation on building footprint alone.

Elevations

The Committee discussed whether the Village Board and its committees are the more appropriate bodies for reviewing building elevations, exterior, and aesthetic value.

The Ad Hoc Committee agreed not to provide a recommendation in regard to building elevation.

3. Proposed Residential Unit Density

The proposed residential unit density is just over 21 units per acre.

The Committee voted that the density, as proposed, is too high at 21 units per acre. The Committee did not feel comfortable recommending an acceptable density above 8 units per acre without more information.

The committee felt that the major concerns raised by the proposed density are increased traffic, impact on the community's culture (look and feel of the Village), and impact on the surrounding neighborhoods.

Chairman Haas noted the general public sentiment is that the development has too much density.

4. Impacts of development on Village services for police, fire, and EMS

Committee defers this topic to the appropriate departments and agencies.

5. Should the Village evaluate providing Tax Incremental Financing (TIF) for those allowable project components which provide benefit to the Village?

Potential project components eligible for TIF funding

Municipal Water
Hazardous Soil Remediation
Soil Stabilization (geo-piles)
Re-route Elm Grove Road
Streetscaping
Underground Parking

Consensus of the committee is that where there is public benefit, TIF funding would be appropriate.

The majority of the Committee felt as follows

TIF funding should not be utilized for:

Hazardous soil remediation
Soil Stabilization (geo-piles)
Underground Parking

TIF funding could potentially be utilized for

Municipal water
Re-routing Elm Grove Road
Public Streetscaping

Note* TIF funding could be considered for financial support in soil stabilization (Geo-piles) so long it does not unduly enrich the economic benefit of the developers.

6. Site Development and Design

Re-routing of Elm Grove Road at Watertown Plank Road

There was consensus that the re-routing of Elm Grove Road at Watertown Plank Road would be an improvement. However, there is concern regarding that proposed re-routing, specifically whether there would be adequate protection/shielding for homes located west of Elm Grove Rd.

Traffic Impact of new development

Consensus of the committee is that the traffic impact of the proposed new development is an issue that needs to be addressed by a more comprehensive traffic study.

View shed of proposed project from surrounding properties

Committee members commented that the overall mass and height of the development will have an effect on the look and feel of the Village's downtown. The mass and height of the buildings should be screened by landscaping that includes larger caliper trees.

Greenspace

The committee is in agreement that the green space component is acceptable.

Public space and pathway

The committee is in agreement that the proposed public space and pathway are positive elements.

Parking

The committee would like to see the number of parking spaces for residential units held to a minimum of two parking spaces per unit.

Sound reflection by buildings

The committee agrees this is a non-issue.

7. In Addition to the Above - Benefits/Detriments to Village

Benefits

The proposed redevelopment would eliminate an eye sore, enhance the downtown, increase tax base, and enhance the Village's walkability.

Detriments

Public safety is a concern for people/children on the pathway and attempting to cross Elm Grove Road to Watertown Plank Road and crossing Juneau Boulevard to get to the Village Park.