



# Memo

To: Village Board of Trustees  
From: Thomas Harrigan, Zoning and Planning Administrator/Assistant to the Village Manager  
Date: January 19, 2017  
Re: Reinders Development- 13420 & 13500 Watertown Plank Road

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On March 7<sup>th</sup>, 2016, the Village Plan Commission reviewed an application for a multi-family redevelopment of the Reinders property located at 13400 . 13430 Watertown Plank Road. This meeting was for conceptual review of the redevelopment proposal and to solicit comments from the Plan Commission and the public. After hearing comments from the Plan Commission and the public, Wangard Partners Inc. requested an ad hoc committee be formed to review all aspects of the proposed redevelopment and offer public input. The Reinders/Wangard ad hoc committee met on ten separate occasions and reviewed topics relevant to the redevelopment proposal such as, financing, environmental remediation, and emergency services (police/fire). Wangard Partners presented multiple conceptual design plans, and the committee members provided feedback on each iteration.

On December 15<sup>th</sup>, 2016, the Reinders/Wangard ad hoc committee formally approved recommendations on the conceptual redevelopment proposal to the Village Board. Please find the ad hoc committee recommendations attached.

An application has been received for a proposed multi-family mixed-use development located at 13420 and 13500 Watertown Plank Road. Wangard Partners Inc. and R&R Investments of Wisconsin, LLC are proposing to rezone and redevelop the properties into mixed-use multiple family residential. The proposal includes a townhouse, three multi-family apartment buildings, and one mixed-use residential/retail building. As proposed, the development also includes 13400 and 13452 Watertown Plank Road for the purposes of future planning.

The Village's rezoning process requires the Village Board to refer the request to the Plan Commission, after review and consideration of the overall development proposal, for consideration of re-zoning of the properties to a mixed-compatible Planned Development Overlay District (PDO).

Summary of the development proposal is as follows:

### Units

The proposal includes a mix of 174 luxury multi-family housing units including apartments and townhomes.

- Minimum dwelling unit size of 834 SF (average dwelling unit size 1,118 SF)

### Demolition

To facilitate the development, the warehouse building located directly to the north of the Mill Place shops and the Quontset storage building are proposed to be removed, as is the Plank Road building currently located at 13500 Watertown Plank Road.

### Zoning

The existing parcels are currently zoned as M-1 Limited Manufacturing District (Reinders), B-1 Local Business District (Mill Place Shops), and B-2 Office Business District (Elm Building, Plank Road Building). The applicants are requesting a rezoning of all of the properties to a mixed compatible PDO with B-2 and Rm-1 underlying districts. As this is one development, it would be a mixed compatible use PDO. Under §335-30 of the Village Code, an applicant may petition for the redevelopment of a site utilizing a PDO, which may encompass one or more individual lots, with allowed compatible uses. Allowed uses under the PDO include those uses expressly provided for as permitted, conditional and/or accessory. The Rm-1 district's permitted uses include multiple-family dwellings.

Per Village ordinance, the intent of the PDO overlay district is to allow for development and redevelopment of a property through the use of coordinated site planning and diversification of location of structures and types and the mixing of allowable compatible uses. The PDO district is to allow for design flexibility, while at the same time maintaining use requirements in the underlying zoning district.

The proposed development will require a rezoning of the property from M-1 Limited manufacturing to Rm-1 Multiple Family Residential District, B-2 Office Business District, and to a Planned Development Overlay District.

### Density

The proposed density for the development is 174 units. The overall development parcel size is 9.68 acres. A mixed compatible use PDO District's minimum acreage is 1.5 acres, provided that it is within the Village's Downtown Design Overlay District (defined under §335-12). The primary parcel was removed from the Downtown Design Overlay in 2003 at the request of the owner, and would need to be placed back into it to allow for this development to meet the PDO acreage requirements. Under the Rm-1 District, the maximum density requirements are 8 units per net acre. Under the PDO overlay, the density may be increased to a maximum density of 12 units through a conditional use. The developer is seeking an enhanced density of 21 units per net acre. This density is also possible under §335-30F(3) provided that the Plan Commission determines the proposed project uniformly contains exterior and interior materials, design details, workmanship and features of an exceptionally high quality. The factors that allow for an enhanced density to be granted are as follows:

*[1] Whether the project will provide better utilization of the land and better preservation of natural resources than would otherwise be realized if the site were developed either in conformity with the density requirements of the underlying district or as a PDO District without the enhanced density.*

*[2] Whether the project makes adequate provision such that an increase in residential density will not have an unreasonable adverse effect on neighboring properties, existing and/or proposed public*

*rights-of-way and/or municipal and other public services as a result of the type, intensity and frequency of the use(s) associated with the proposed project;*

*[3] Whether the structures proposed for the project are harmonious with existing surrounding structures and land uses.*

*[4] Whether building materials have been selected and are proposed to be utilized in a manner that is harmonious with the natural environment and the general character of other buildings and structures in the vicinity of the proposed development.*

*[5] Whether the proposed project will result in the construction or upgrading of specific public infrastructure improvements that will benefit the public without cost to the Village.*

*[6] Whether the proposed project will enhance an existing structure that is deemed beneficial to the character of the neighborhood where it is situated.*

Under 335-30F(4), the applicants were required to complete a residential density calculation as required for a mixed compatible use PDO. This calculation takes into account the amount of nonresidential use in the proposed project. The applicants have provided the Village with a calculation regarding the density, factoring in the total interior square footage for all residential units and all nonresidential units, the number of anticipated residential units and the total land area. The calculation is provided in the application materials as Schedule B . *Effective Residential Density (ERD) Calculation..*

#### Height

Under Rm-1 zoning the maximum allowable height for principal structures cannot exceed 36 feet. Principal structures that have exposed foundations on side or rear yards cannot exceed 46 feet. Per §335-30D(2), PDO districts may deviate from requirements of the underlying zoning district with respect to maximum building height. The Plan Commission would need to determine if the proposed height of the project's building is acceptable. As proposed, there is a maximum building height of three stories above a partially exposed basement parking level, totaling 56q6+.

#### Setbacks

The Rm-1 district requires a setbacks of 50 feet from the street right of way, 20 feet side yard setback and 25 feet rear yard. Per §335-30D(2), the PDO overlay allows for a development to deviate from the setback requirements of the underlying zoning district. The applicant has proposed the following setbacks as shown on the enclosed site plan drawing:

- 27qfrom the abutting street right-of-way for the residential buildings (From Elm Grove Road)
- 25qfor the mixed-use building (From Watertown Plank Road)

#### Building Footprint & Impervious Surface

The Rm-1 district places the maximum allowable building footprint at 30% of the lot area and maximum impervious surface at 65% of the lot area. The proposed building footprints and impervious surface calculations are not available at this time.

#### Parking

§335-32 requires that multiple family dwellings provide 2 parking spaces per dwelling unit, and 1 parking space for each 200 square feet of floor area for retail usage. The proposed development is 174 units, which requires a minimum of 348 spaces for the residential component. The applicants have proposed a total of 518 parking spaces, which includes 254 enclosed in underground parking and 264 surface parking spaces.

Right of Way Vacation

The development would realign Elm Grove Road through a controlled intersection at Watertown Plank Road. The applicants will be requesting that the Village vacate a total of 52,337 square feet of right-of-way, and dedicating a total of 21,860 square feet of right-of-way to the development. Please see Schedule A . *Site Size Calculation* for the total vacation and dedication of right-of-way breakout.

Tax Incremental Financing

The applicants are requesting TIF financing. Currently we have not received any detailed information from the applicants describing how much TIF funding will be requested or for what project costs in terms of what they will be requesting.

Ad Hoc Committee Recommendations

Changes made to the development proposal that reflect the recommendations from the Ad Hoc Committee:

- Parking for residential use is held to a minimum of two parking spaces per unit.

Please do not hesitate to contact me with any questions.