



January 18, 2017

Mr. David DeAngelis & Mr. Tom Harrigan
Village of Elm Grove
13600 Juneau Blvd.
Elm Grove, WI 53122

Dear Mr. DeAngelis & Mr. Harrigan,

Please find enclosed our submittal for the proposed multi-family development located at 13420 and 13500 Watertown Plank Road, Elm Grove, WI, tax ID numbers EGV 1106997 and 1106995 for review at the January 23rd, 2017 Village Board of Trustees meeting. Enclosed you will find a proposed site plan and density calculation for a mixed-compatible PDO for your review. Please note the development also includes 13400 and 13452 Watertown Plank Road for the purposes of planning, tax ID numbers EGV 1106996 and 1106998.

The proposed project contains the development of 174 luxury residential units on the 9.68-acre site consisting of a townhouse, three multi-family buildings, and one mixed-use residential/retail building. The development accommodates parking for 254 vehicles in enclosed below-grade structures and an additional 264 vehicles on surface parking areas. The development also realigns Elm Grove Road through a controlled intersection at Watertown Plank Road, thus, improving traffic flow and pedestrian safety. This realignment will require both vacation and dedication of right-of-way as outlined in the attached Schedule A.

It is our understanding that our proposed project will require a comprehensive plan amendment, rezoning, and ordinance amendment. The project will also require financial TIF assistance from the Village for certain components. The Comprehensive Plan Amendment is for the rezoning of the property to a mixed-compatible PDO with B-2 and Rm-1 underlying districts. We are requesting limited departures from the zoning ordinance of the underlying districts for the following items:

- Maximum building height of 3 stories above a partially exposed basement parking level and 56'-6"
- Effective Residential Density (ERD) of 21 units per acre per Chapter 335: Zoning, § 335-30F(3) Planned Development Overlay District (see attachment for calculations)
- Minimum dwelling unit size of 834 SF (average dwelling unit size overall is 1,118 SF)
- Minimum setbacks as shown on the enclosed drawing including 27' from the abutting street right-of-way for the residential buildings and 25' for the mixed-use building.

While we are requesting an ordinance amendment and limited zoning variances we believe the development is in alignment with the Village-wide Goals and Guiding Principles outlined in the Village's Comprehensive Plan and that the architectural style and quality of design, construction, and material finishes will complement the existing character of surrounding Elm Grove.

The project will also require Tax Incremental Financing in order for it to be economically viable. We have had initial discussions with Village officials on the matter of TIF. As we develop construction budgeting and overall costs, we will work with Village officials on the specific allocation the project will require. The majority of TIF proceeds will be used for items such as realigning Elm Grove Road and curing the identified site conditions, which will include cost of demolition, stormwater management infrastructure, poor soils, environmental remediation and utility extensions. This project will provide a



substantial benefit to the businesses in the central village area by improving traffic and pedestrian safety in addition to providing a significant increase in population that is within walking distance of the shops in the village, thereby stimulating the local economy. The project anticipates the extension of the municipal water main from further south on Elm Grove Road to the property. We understand this extension will also provide opportunity for service to other properties in the village center area. Our plan also anticipates both a right-of-way vacation and dedication.

Please do not hesitate to reach out with any questions regarding any of the items enclosed or described above. We look forward to your comments and working together with the Village on making this a successful development that benefits Elm Grove residents and businesses.

Sincerely,

A handwritten signature in black ink that reads 'Wayne A. Wiertzema'.

Wayne Wiertzema
President
Wangard Partners, Inc.

Attachments:

- Schedule A – Site Size Calculation
- Schedule B – Effective Residential Density (ERD) Calculation
- Schedule C – Proposed Site Plan (separate attachment)

Schedule A – Site Size Calculation

Parcel	Acres	SF	Vacation (SF)	Dedication (SF)	TOTAL (SF)	Acres
Reinders - 13420	6.367	277,351	20,451	(883)	296,919	6.82
Mill Shops - 13400	1.342	58,450	-	-	58,450	1.34
*Plank Road Plaza - 13500	1.339	58,319	31,886	(20,977)	69,228	1.59
*Elm Building - 13452	0.656	28,591	-	-	28,591	0.66
*PRP/Elm Overlap	(0.069)	(3,027)			(3,027)	(0.07)
TOTAL	9.635	419,684	52,337	(21,860)	450,161	10.33

***Note:** An overlap in parcel descriptions has been accounted for in the final site area calculation

Schedule B – Effective Residential Density (ERD) Calculation

ARU	The average net interior square footage of all residential units (DNI utility space, garage areas, halls or common areas)	1,059
TNR	The total interior square footage of all space devoted to nonresidential (DNI utility space, garage areas, halls and common areas)	28,710
TRU	Total number of residential units anticipated upon completion of the project	174
Land Size	Acres	9.68
ERD	$ERU = [TRU + (TNR/ARU)] / \text{Land Size}$	20.78
Note: Does not include Elm Building property		