

# **SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT**

Plan Commission Meeting

Concept Review

September 14, 2020

6:00 PM

# Team Members

- **Phillip Aiello** – Chief Operating Officer – Mandel Group
- **Barry Mandel** – Chief Executive Officer – Mandel Group
- **Dan Romnek** – Development Associate – Mandel Group
  
- **Mary Claire Lanser** – Lanser Public Affairs
- **Chris Korjenek** – Lanser Public Affairs
  
- **Design Team**
  - Architect – **Eric Ponto, Michael Duncan** – Engberg Anderson
  - Civil Engineer – **Ajay Singh** – K Singh & Associates
  - Ecological Services – **Steve Apfelbaum, Cole Clayton** – AES
  - Traffic Engineer – **Ken Voigt, Alex Cowan** – Ayres Associates
  
- **Sister Deb Sciano** – Provincial Leader – SSND Central Province



# **School Sisters Background**

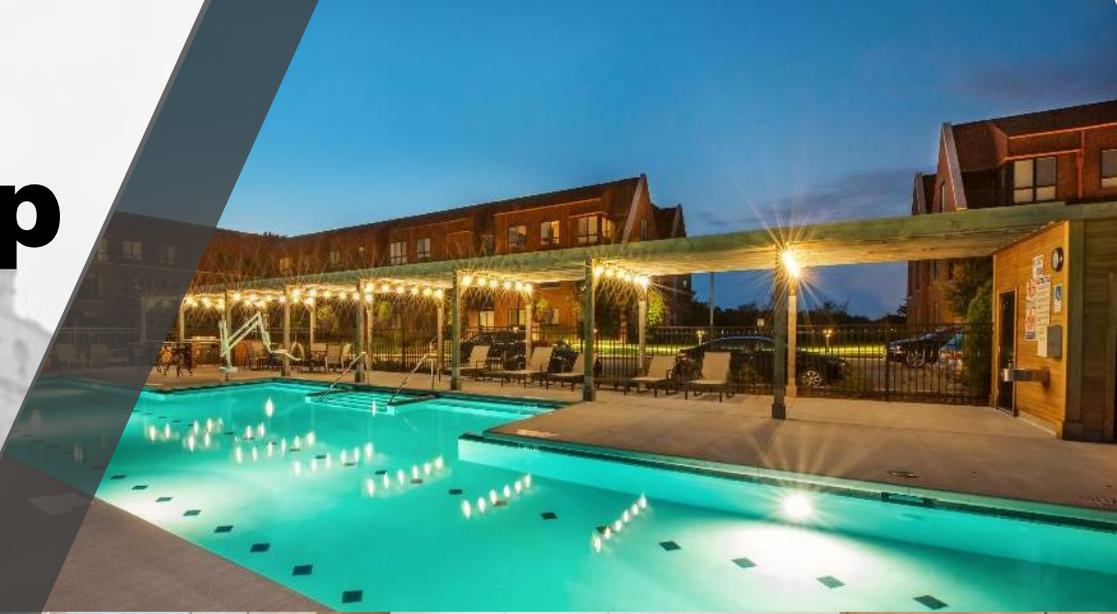
# School Sisters of Notre Dame



# Mandel Group

# About Mandel Group

- Luxury apartment and mixed-use developer, manager, and owner
- Developed, owned or managed nearly \$1.5 billion in assets since inception
- Decades of expertise in development, construction, acquisition, and management
- Focus on Milwaukee area for development
- Develop, Own, and Hold Strategy
- Developed The Watermark



# Development Goals

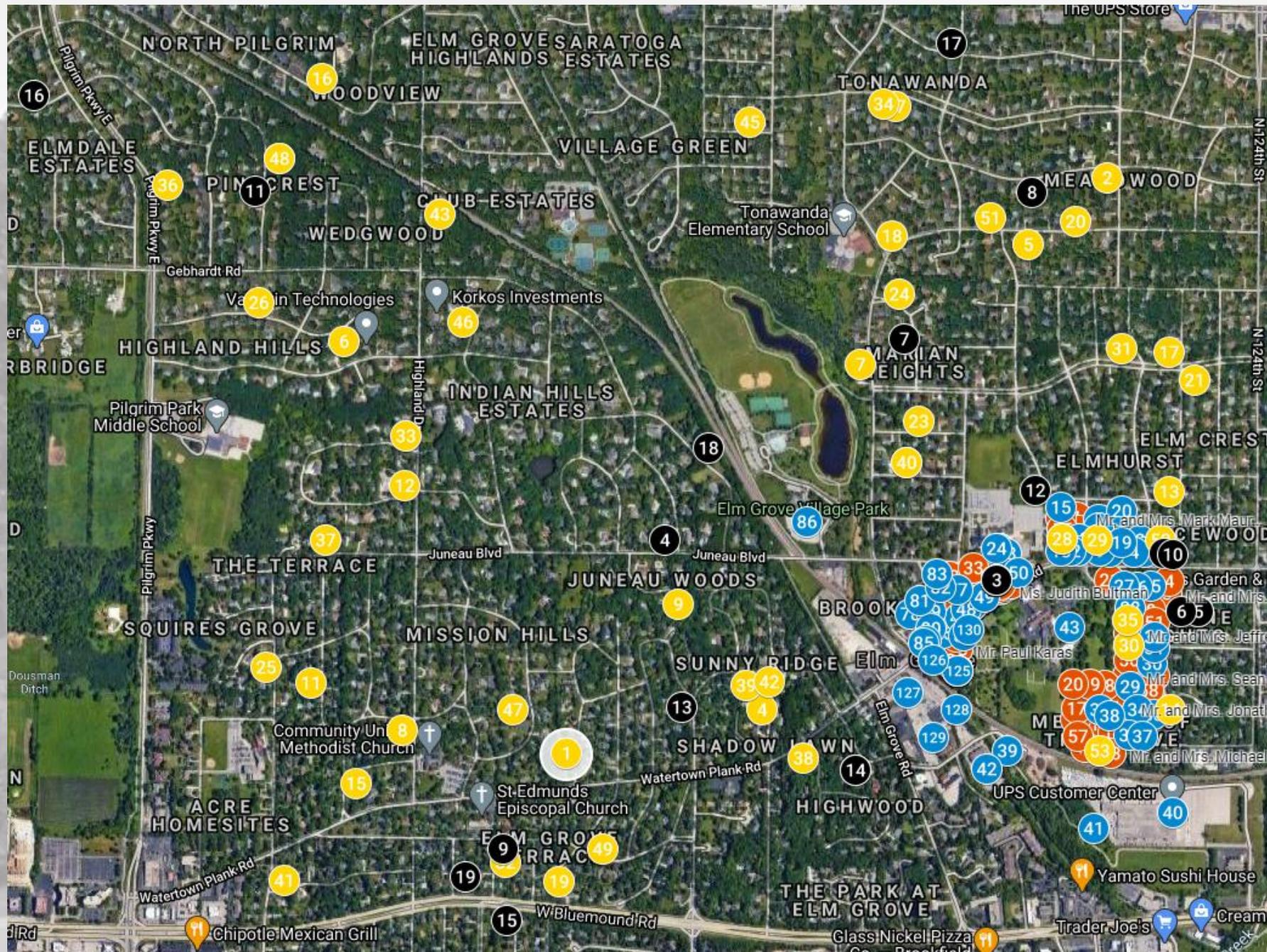
# Development Goals

- Create high-quality multifamily community
- Pay tribute to School Sisters heritage
- Design contextually sensitive buildings
- Create aesthetic consistent with Elm Grove
- Work with community to enhance the development
- Include community amenities like public walkways
- Enhance downtown area

# Village Benefits

- Provides housing option for residents to remain in Elm Grove area without the demands of home ownership
- Defrays significant portion of cost to expand municipal water
  - Allow for business development and improve downtown vitality
  - Resolve poor well-water quality issues in parts of Elm Grove
- Expands Elm Grove tax base by over \$1.0 million
  - ~25% increase in property tax revenue based on 2020 budget
  - ~15% increase in overall revenue based on 2020 budget
- Provides 71% green space
- Minimizes impact on traffic

# Community Outreach



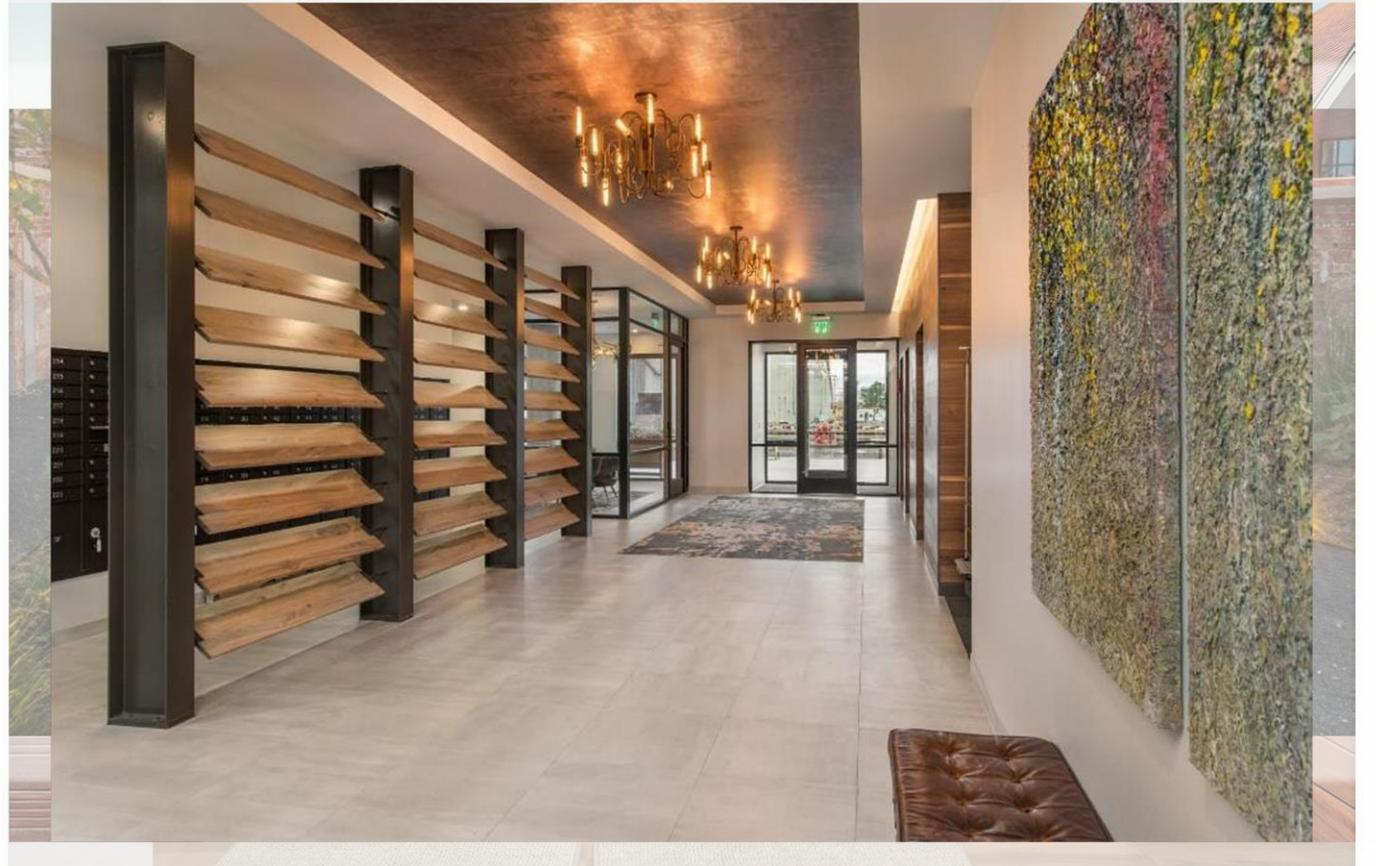
# Community Outreach

- **Neighborhood Meetings**
  - **Neighbors within 500'**
  - **Junior Guild**
  - **Elm Grove Business Association**
  - **Immediate Neighbors to East**
  - **Neighbors Expressing Interest to Trustees or through Elm Grove News - Independent**
- **Other Outreach**
  - **Outreach through Facebook Group**
  - **Phone Calls/Emails with Individuals**
  - **Nearest Downtown Businesses**
- **Outcome**
  - **Adjusted Plans to Address Concerns**

# Apartments

# Mandel Group Apartments

- Are Luxury Homes
- Create a Sense of Place
- Are Well Maintained
- Are Professionally Managed
- Provide Single Point of Contact
- Have Respectful Residents
- Are Defined by the Community



# Demographics

	Beaumont Place (Whitefish Bay)	Chiswick (Fox Point)	Village of Elm Grove
Average Age	63	46	48 <sup>1</sup>
Average Per Capita Income	\$177,000	\$183,422	\$61,322 <sup>2</sup>
Median Household Income	215,000	166,954	115,972 <sup>2</sup>
Average Household Income	258,218	255,621	
Average Rent	\$2,490	\$2,412	

<sup>1</sup>2017, Source: [www.datausa.io](http://www.datausa.io)

<sup>2</sup>2014-2018, Source: [www.census.gov](http://www.census.gov)



# Conceptual Plan



**Historic Rehabilitation**  
Preservation of Notre Dame and Maria Halls  
66 Apartments

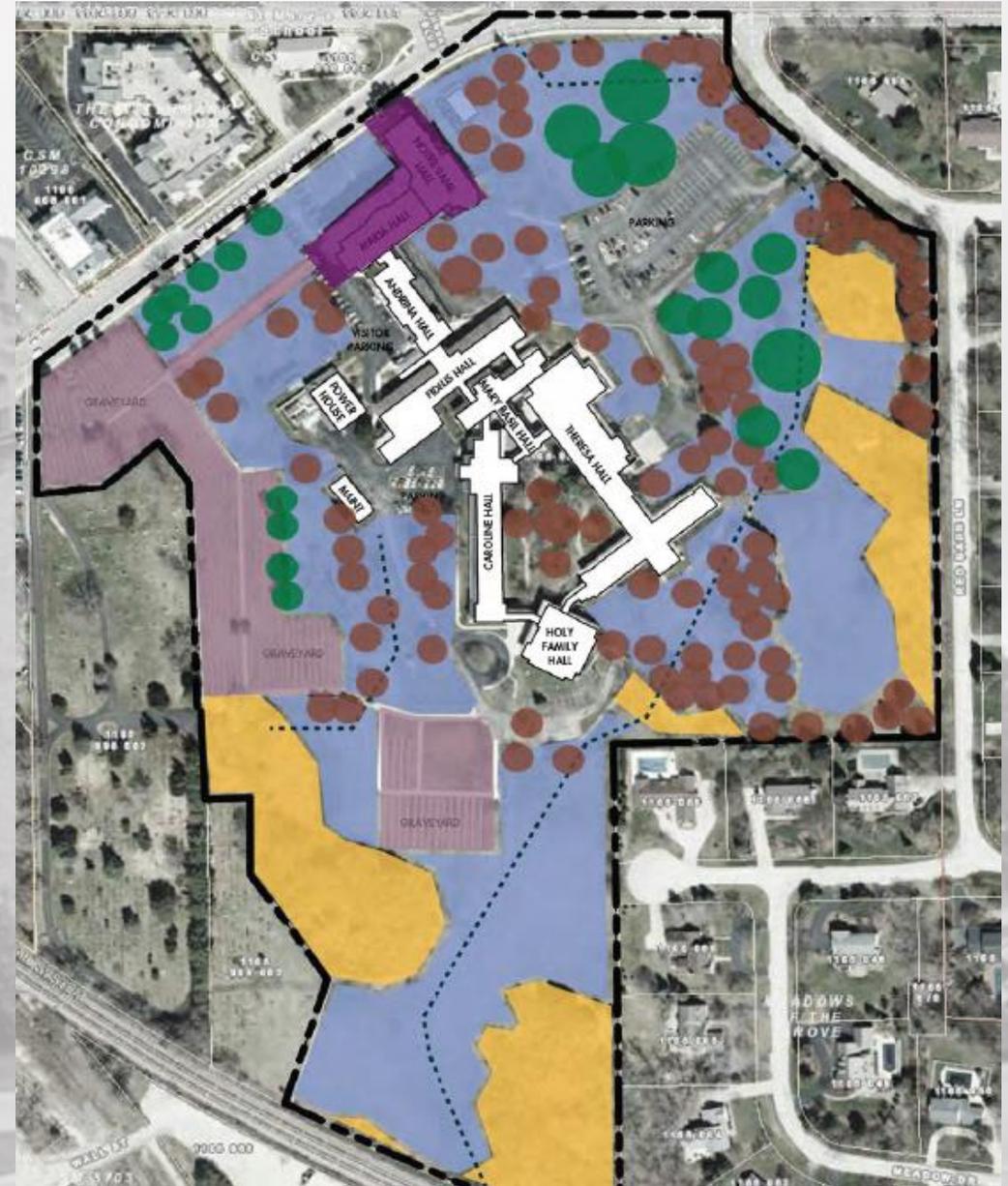
**Apartments**  
200 luxury, market-rate apartments

**Cottage Homes**  
34 side-by-side duplexes

**Senior Living**  
100 upscale senior residences

# Program

	Original	Option 1	Option 2
Apartments (Historic Buildings)	66	30	30
Apartments (New, 3-Story Buildings)	200	200	200
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	0	100
Single Family	0	26	11
<b>Total</b>	<b>400</b>	<b>256</b>	<b>341</b>



# Program



	Original	Option 1	Option 2
Apartments (Historic Buildings)	66	30	30
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Senior Living	100	0	100
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# Program



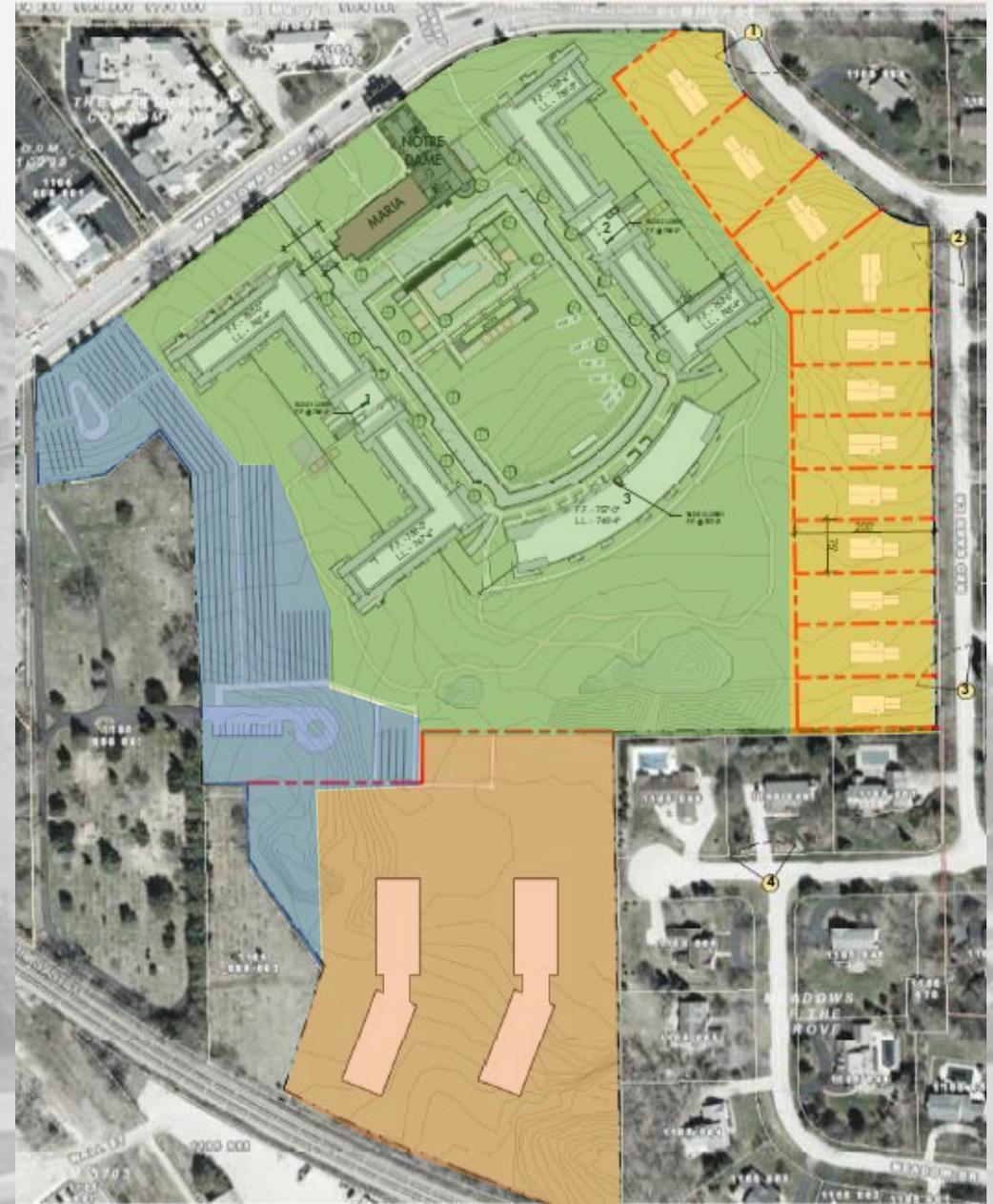
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# Program



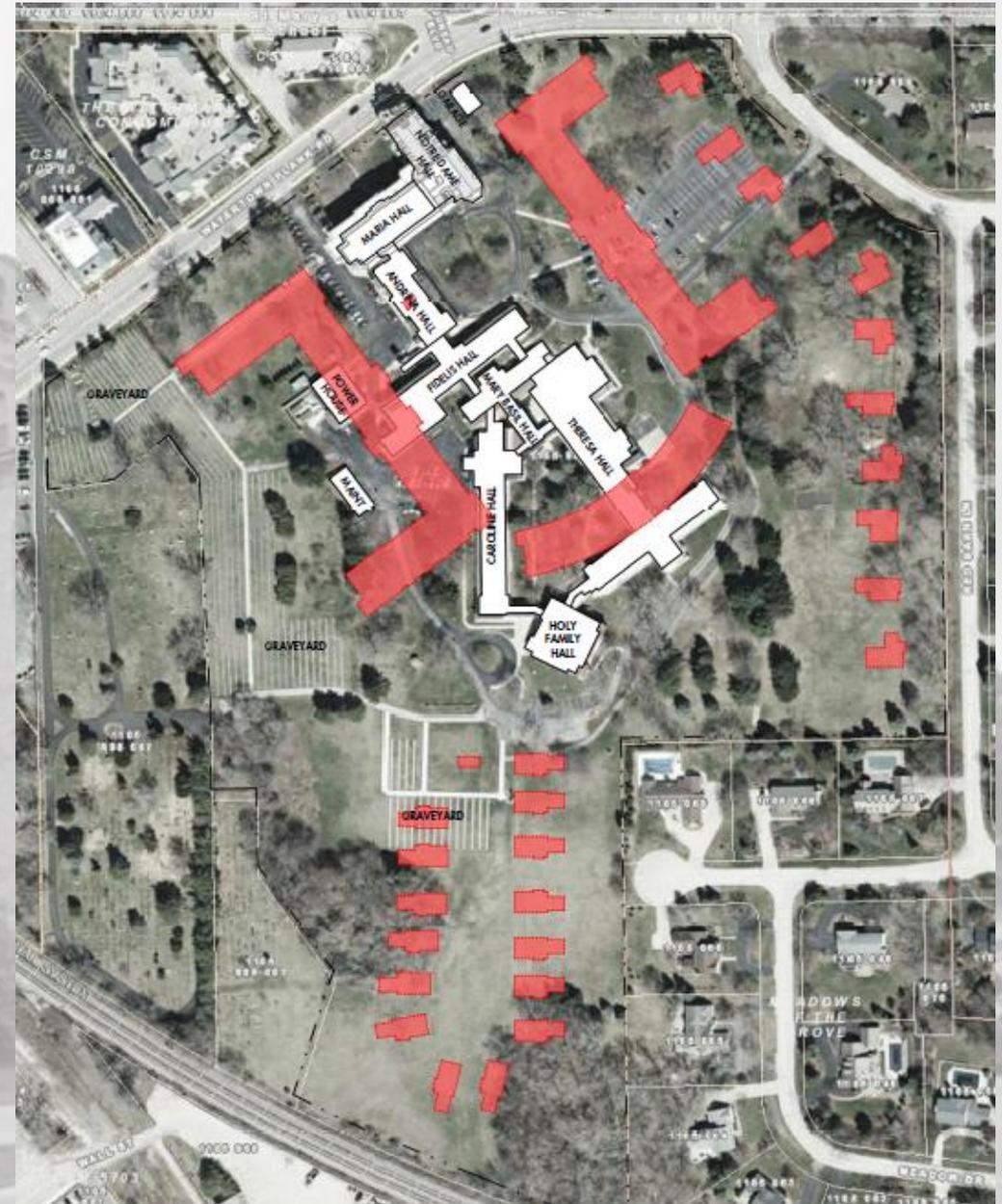
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<b>Total</b>	<b>400</b>	<b>256</b>	<b>341</b>



# Overlay



	Original	Option 1	Option 2
Apartments (Historic Buildings)	66	30	30
Apartments (New, 3-Story Buildings)	200	200	200
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	0	100
Single Family	0	26	11
<b>Total</b>	<b>400</b>	<b>256</b>	<b>341</b>

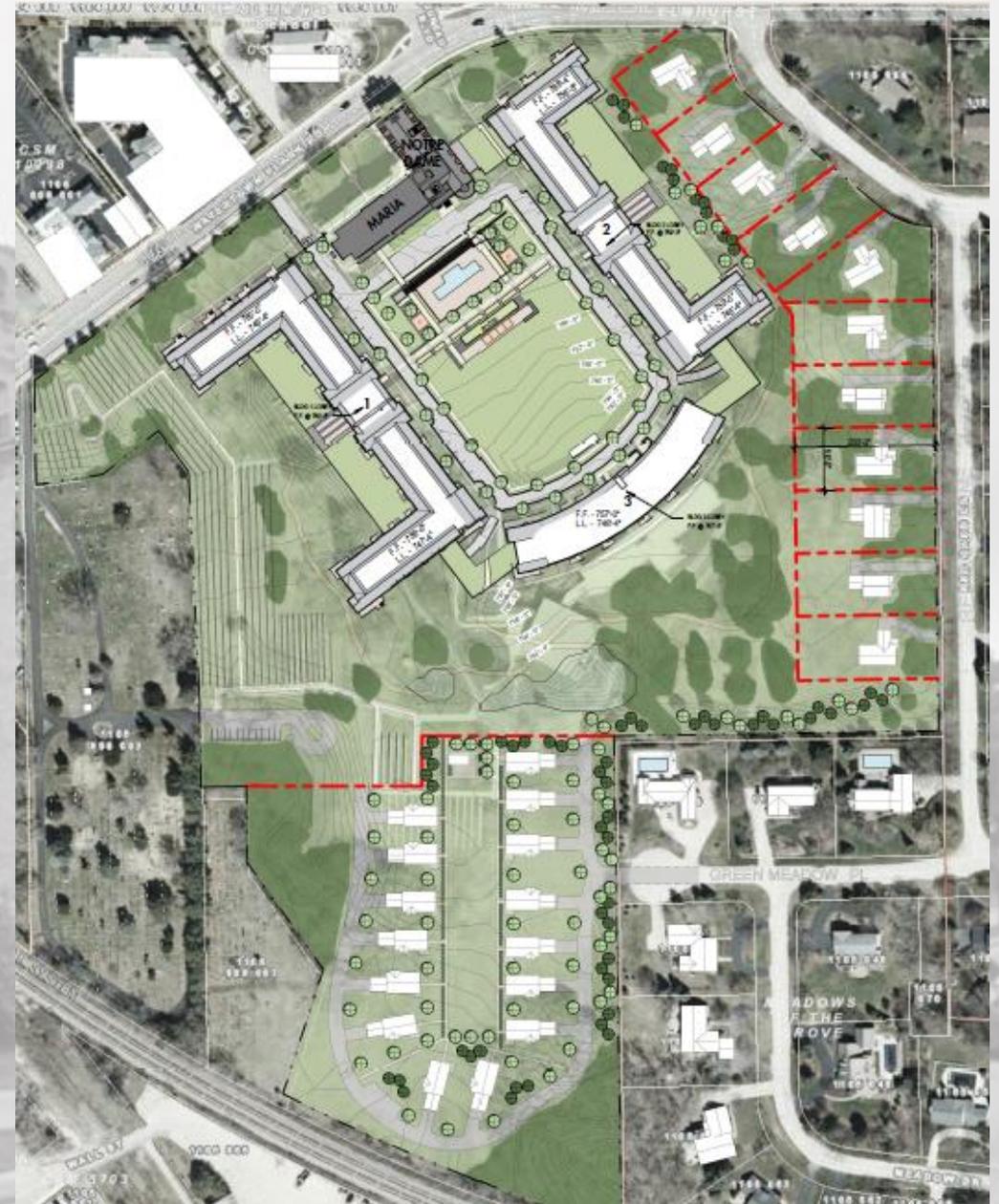


# Market-Rate Apartments Mix

Floor Plan	Number	Average Rent	Average SF
1-BR/1-BA	40	\$1,700	835
2-BR/2-BA	140	2,525	1,350
3-BR/2-BA	50	3,280	1,675
Total/Average	230	\$2,546	1,331

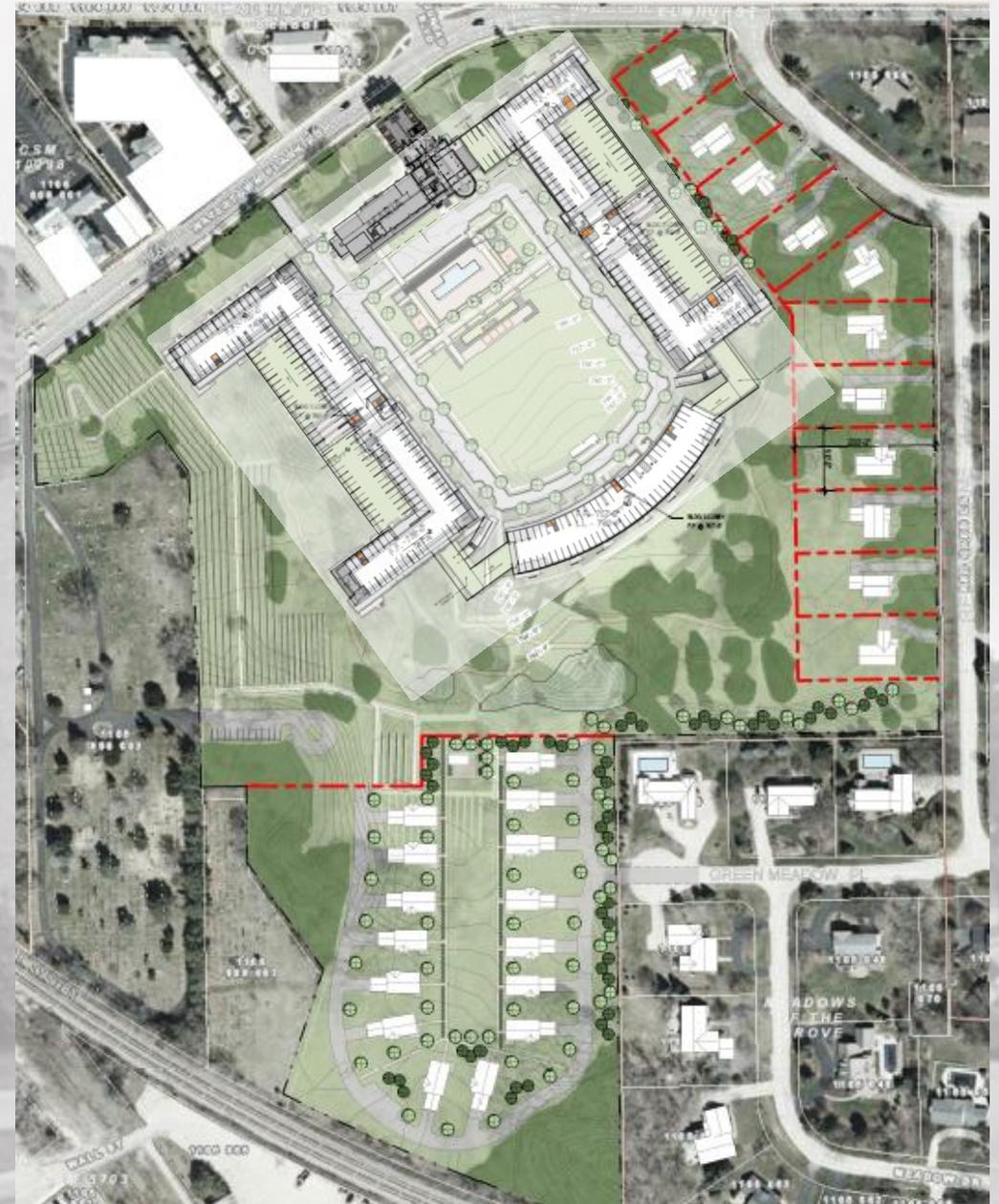
# Parking Plan

Guest Parking on New Private Roads



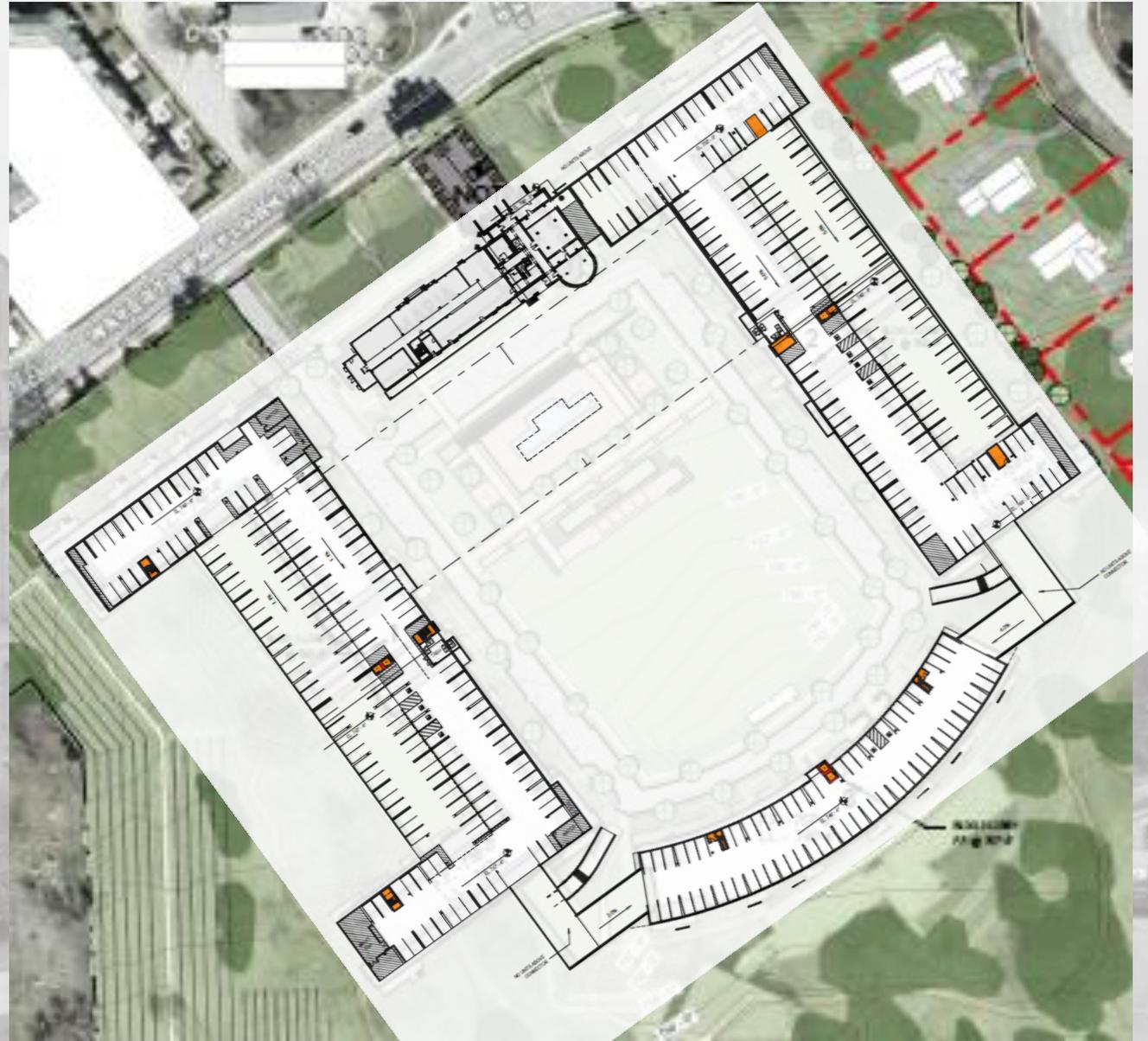
# Parking Plan

**419 Underground Parking  
Stalls for All Residents  
(1.82 Stalls per Apartment)**



# Parking Plan

**419 Underground Parking  
Stalls for All Residents  
(1.82 Stalls per Apartment)**



# Architecture

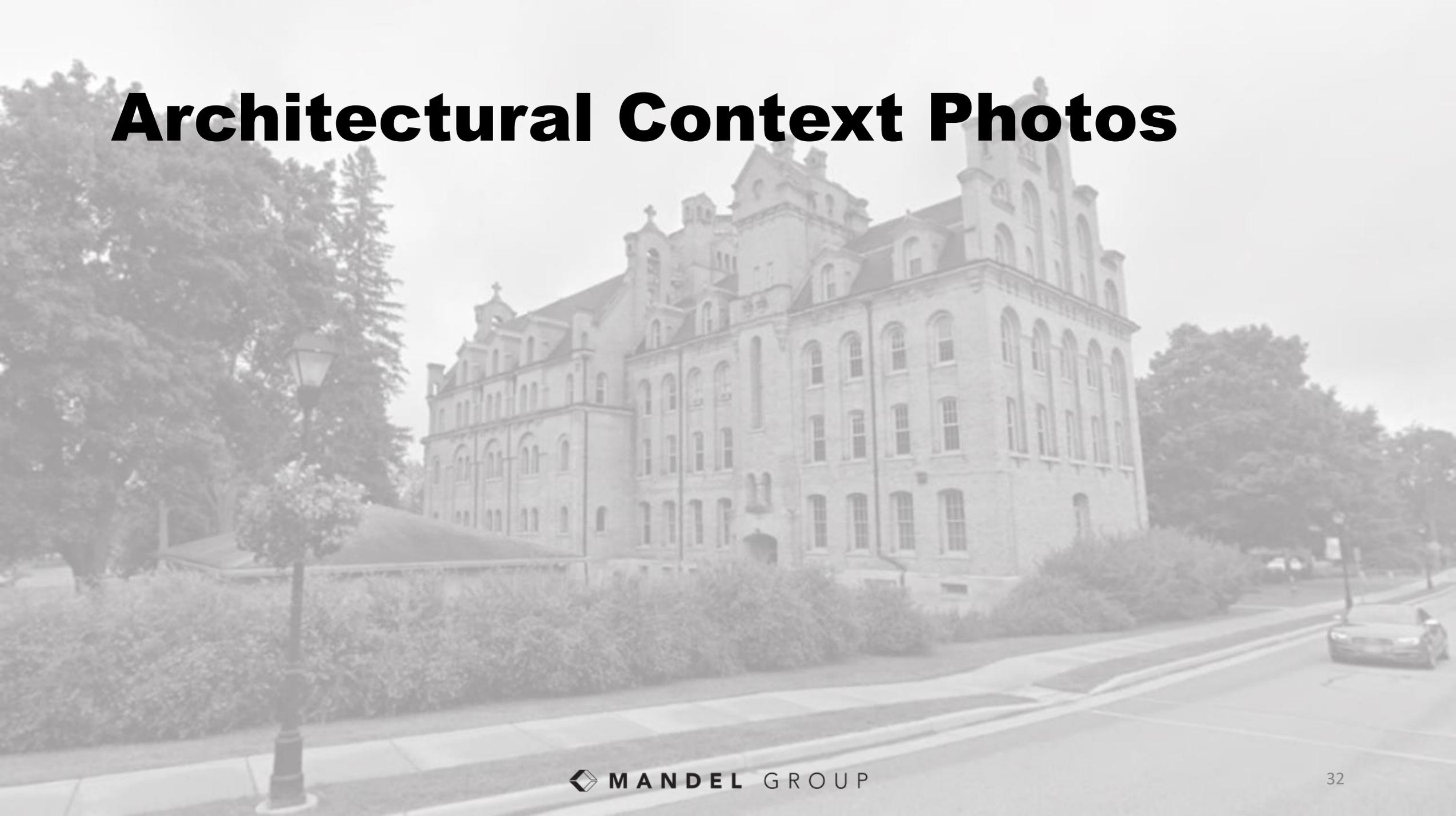
# Contextual Sensitivity



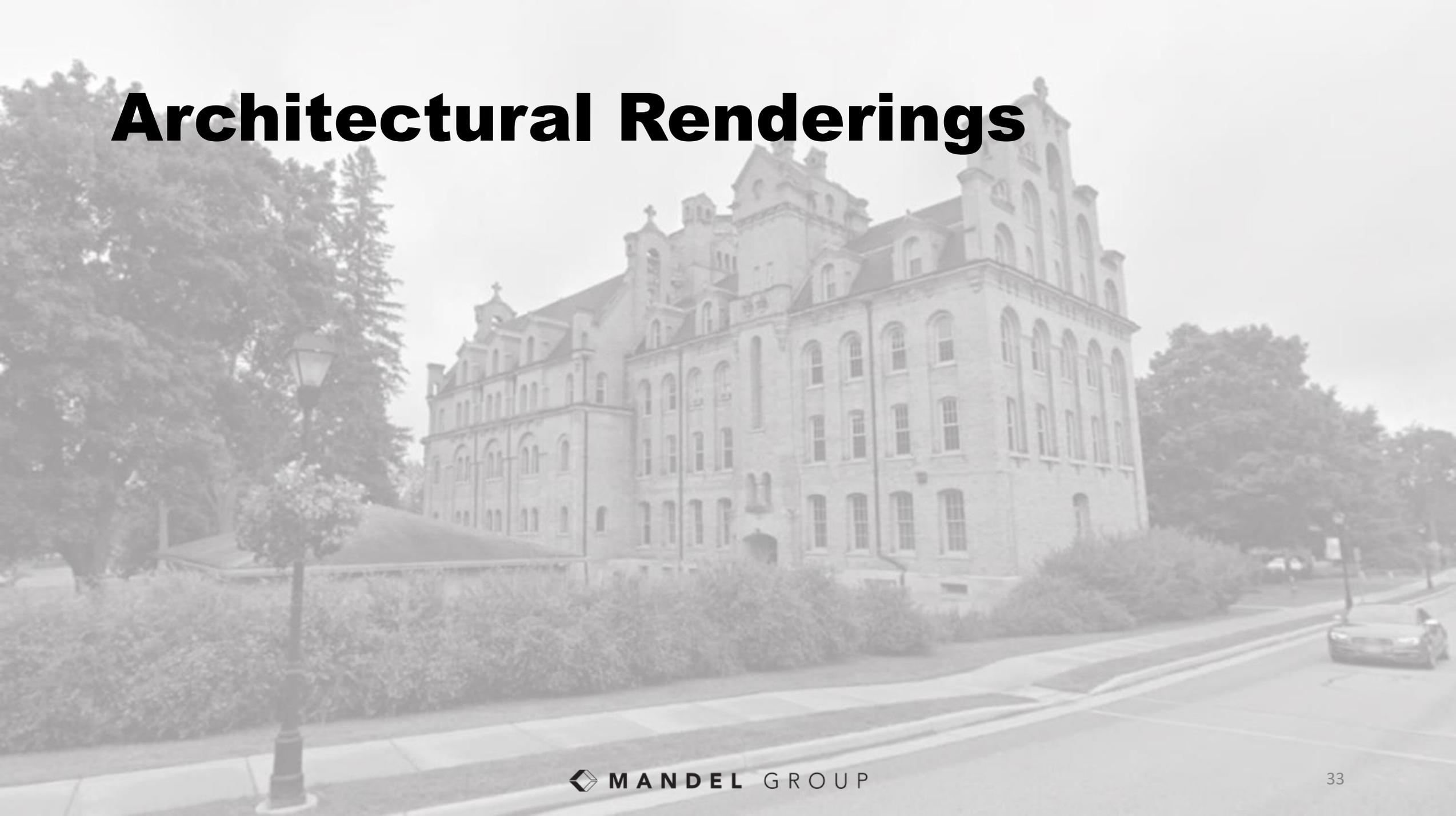
# ARCHITECTURE



# Architectural Context Photos



# Architectural Renderings



# Pocket Neighborhood





Project: Greenwood Avenue Cottages Architect: Ross Chapin Architects Developer: The Cottage Company Location: Shoreline, WA





# Pocket Neighborhood



# Pocket Neighborhood



# Density

# Density Context

Use	Area (acres)
Apartments	15.3
Single-Family Homes (Stephen Place/Red Barn Lane)	4.6
Single-Family Homes (Pocket Neighborhood)	5.9
Cemetery	3.5
<b>Total</b>	<b>29.3</b>



# Density Context

Use	Underlying Zoning
Apartments	Rm-1
Single-Family Homes (Stephen Place/Red Barn Lane)	Rs-3
Single-Family Homes (Pocket Neighborhood)	Rs-4
Cemetery	I-1
<b>OVERALL ZONING</b>	<b>PDO</b>



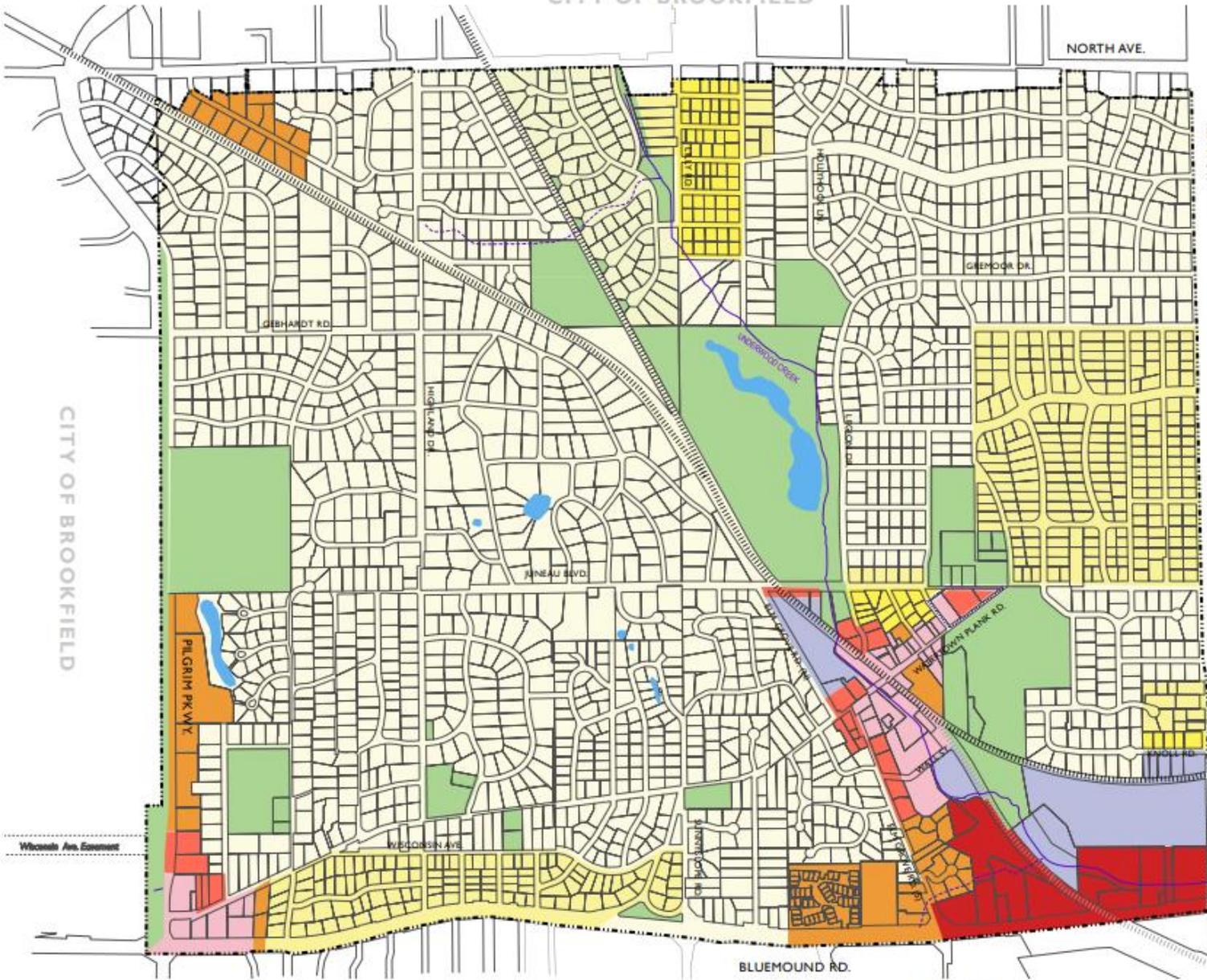
CITY OF BROOKFIELD

**ZONING**

Adopted Village Zoning Map, April 9, 2001

-  Village Boundary
-  Rs-1 Single Family Residential District
-  Rs-2 Single Family Residential District
-  Rs-3 Single Family Residential District
-  Rs-4 Single Family Residential District
-  Rm-1 Multi-Family Residential District
-  B-1 Local Business District
-  B-2 Office Business District
-  B-3 Midrise Office and Professional District
-  M-1 Limited Manufacturing District
-  I-1 Institutional District
-  Zoning Amendment per Ordinance Revision, 2006

This map illustrates zoning districts relevant to permitted and conditional land use types. Zoning overlay districts are not portrayed on this map.



CITY OF BROOKFIELD

CITY OF WAUWATOSA



MAP  
5



Village of Elm Grove Comprehensive Plan

NOVEMBER 2007

# Density Context

Option 1

Development Dwelling Units Per Acre: 9.9 DU/Acre

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
Minimum Lot Area (SF)	20,000	25,000	20,000	20,000	15,000	20,000 or 7,	43,560	See Note 1	See Note 1
Minimum Lot Width (ft)	100	125	120	90	90	120	120	See Note 1	See Note 1
Maximum Building Height - Front Yard (ft)	35	36-41	36-41	36-41	36-41	36-41	36-41	See Note 1	See Note 1
Maximum Building Height - Side/Rear Yards (ft)	35	46-51	46-51	46-51	46-51	46-51	46-51	See Note 1	See Note 1
Street Minimum Setback (ft)	50	50	50	50	50	50	25	See Note 1	See Note 1
Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

<sup>2</sup>Enhanced Design Density requires a development to meet certain design standards. We would anticipate our plan meeting those requirements.

Option 1

# Density Context

Development Dwelling Units Per Acre: 9.9 DU/Acre

	Impervious Building Area	Other Impervious Area	Total Impervious Area	Total Site Area	% Impervious	Units	Acres	Units/Acre
Carriage Hills	49,393	60,565	109,958	242,297	45.4%	32	5.6	5.8
Douglas Plaza	33,233	60,503	93,736	158,992	59.0%	48	3.6	13.2
Elm Grove Terrace	36,721	15,982	52,703	130,683	40.3%	51	3.0	17.0
Emerald Woods	73,724	49,795	123,519	311,034	39.7%	99	7.1	13.9
Squires Grove 1	46,673	79,940	126,613	212,597	59.6%	48	4.9	9.8
Squires Grove 2	50,277	43,187	93,464	175,408	53.3%	28	4.0	7.0
The Park at Elm Grove	128,103	96,034	224,137	483,250	46.4%	44	11.1	4.0
The Watermark	28,297	15,815	44,112	65,976	66.9%	36	1.5	23.8
<b>Total/Average</b>	<b>446,421</b>	<b>421,821</b>	<b>868,242</b>	<b>1,780,237</b>	<b>48.8%</b>	<b>386</b>	<b>41</b>	<b>9.4</b>

# Density Context

Building Footprint Area: 16.8%  
 Impervious Surface Area: 32.8%

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
Minimum Lot Area (SF)	20,000	25,000	20,000	20,000	15,000	20,000 or 7,	43,560	See Note 1	See Note 1
Minimum Lot Width (ft)	100	125	120	90	90	120	120	See Note 1	See Note 1
Maximum Building Height - Front Yard (ft)	35	36-41	36-41	36-41	36-41	36-41	36-41	See Note 1	See Note 1
Maximum Building Height - Side/Rear Yards (ft)	35	46-51	46-51	46-51	46-51	46-51	46-51	See Note 1	See Note 1
Street Minimum Setback (ft)	50	50	50	50	50	50	25	See Note 1	See Note 1
Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

**Notes**

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

<sup>2</sup>Enhanced Design Density requires a development to meet certain design standards. We would anticipate our plan meeting those requirements.

% Impervious: 32.8%

# Density Context

Condo Development	Impervious Building Area (SF)	Other Impervious Area (SF)	Total Impervious Area (SF)	Total Site Area (SF)	% Impervious
Carriage Hills	49,393	60,565	109,958	242,297	45.4%
Douglas Plaza	33,233	60,503	158,992	158,992	59.0%
Elm Grove Terrace	36,721	15,982	130,683	130,683	40.3%
Emerald Woods	73,724	49,795	311,034	311,034	39.7%
Squires Grove 1	46,673	79,940	212,597	212,597	59.6%
Squires Grove 2	50,277	43,187	175,408	175,408	53.3%
The Park at Elm Grove	128,103	96,034	483,250	483,250	46.4%
The Watermark	28,297	15,815	44,112	65,976	66.9%
<b>Total/Average</b>	<b>446,421</b>	<b>421,821</b>	<b>868,242</b>	<b>1,780,237</b>	<b>48.8%</b>

# Density Context

Option 1

Building Height: ~45'

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
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Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

<sup>2</sup>Enhanced Design Density requires a development to meet certain design standards. We would anticipate our plan meeting those requirements.

Option 1: Red Barn Lane

Dwelling Units/Acre: 2.39

Average Lot Size: 18,216

Lot Width: 90'

# Density Context

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
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# Density Context

## Option 1: Pocket Neighborhood

Dwelling Units/Acre: 2.54

Average Lot Size: <17,134

Lot Width: 70'

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
Minimum Lot Area (SF)	20,000	25,000	20,000	20,000	15,000	20,000 or 7,	43,560	See Note 1	See Note 1
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Maximum Building Height - Side/Rear Yards (ft)	35	46-51	46-51	46-51	46-51	46-51	46-51	See Note 1	See Note 1
Street Minimum Setback (ft)	50	50	50	50	50	50	25	See Note 1	See Note 1
Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

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# Density Context

Development Dwelling Units Per Acre: 13.2 DU/Acre

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
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Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

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# Density Context

Building Footprint Area: ~19.0%  
 Impervious Surface Area: ~35.0%

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Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
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% Impervious: ~35.0%

# Density Context

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Douglas Plaza	33,233	60,503	158,992	158,992	59.0%
Elm Grove Terrace	36,721	15,982	130,683	130,683	40.3%
Emerald Woods	73,724	49,795	311,034	311,034	39.7%
Squires Grove 1	46,673	79,940	212,597	212,597	59.6%
Squires Grove 2	50,277	43,187	175,408	175,408	53.3%
The Park at Elm Grove	128,103	96,034	483,250	483,250	46.4%
The Watermark	28,297	15,815	44,112	65,976	66.9%
<b>Total/Average</b>	<b>446,421</b>	<b>421,821</b>	<b>868,242</b>	<b>1,780,237</b>	<b>48.8%</b>

# Density Context

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
Minimum Lot Area (SF)	20,000	25,000	20,000	20,000	15,000	20,000 or 7,	43,560	See Note 1	See Note 1
Minimum Lot Width (ft)	100	125	120	90	90	120	120	See Note 1	See Note 1
Maximum Building Height - Front Yard (ft)	35	36-41	36-41	36-41	36-41	36-41	36-41	See Note 1	See Note 1
Maximum Building Height - Side/Rear Yards (ft)	35	46-51	46-51	46-51	46-51	46-51	46-51	See Note 1	See Note 1
Street Minimum Setback (ft)	50	50	50	50	50	50	25	See Note 1	See Note 1
Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

<sup>2</sup>Enhanced Design Density requires a development to meet certain design standards. We would anticipate our plan meeting those requirements.

Dwelling Units/Acre: 2.39

Average Lot Size: 18,216

Lot Width: 90'

# Density Context

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO <sup>1</sup>	PDO with EDD <sup>2</sup>
Maximum Dwelling Units Per Acre	12-35	1.7	2.2	2.2	2.9	8.0	16.0	12.0	22.0
Minimum Lot Area (SF)	20,000	25,000	20,000	20,000	15,000	20,000 or 7,	43,560	See Note 1	See Note 1
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Side Yard Setback (ft)	30	20	20	20	20	20	20	See Note 1	See Note 1
Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
Maximum Building Footprint Area	80%	20%	20%	20%	25%	30%	30%	See Note 1	See Note 1
Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

<sup>2</sup>Enhanced Design Density requires a development to meet certain design standards. We would anticipate our plan meeting those requirements.

Dwelling Units/Acre: 16.95

Building Height: ~45

# Density Context

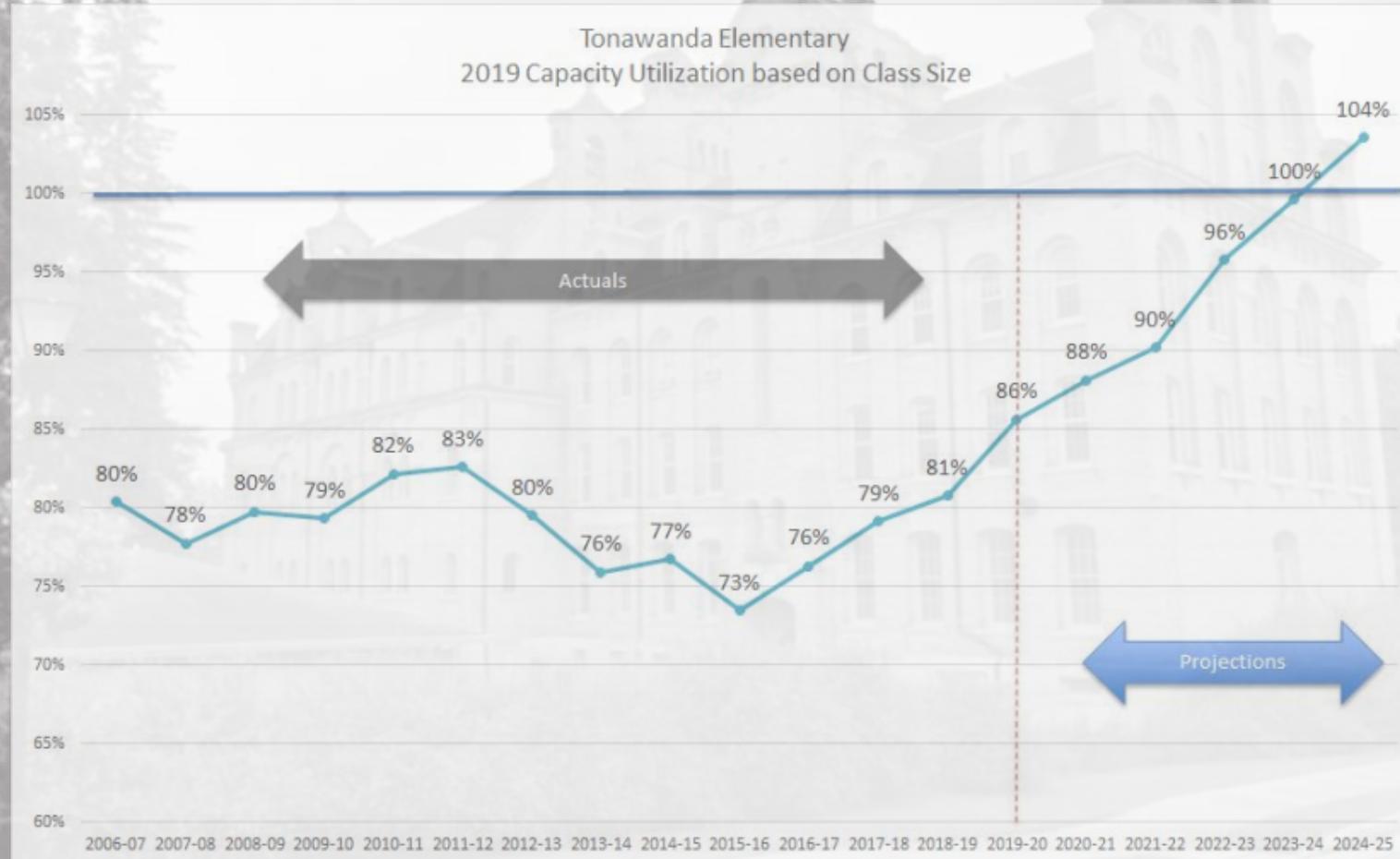
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Rear Yard Setback (ft)	25	25	25	25	25	25	25	See Note 1	See Note 1
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Maximum Impervious Surface Area	80%	30%	30%	30%	40%	65%	65%	See Note 1	See Note 1

## Notes

<sup>1</sup>Planned Development Overlay Districts can deviate from the underlying zoning values.

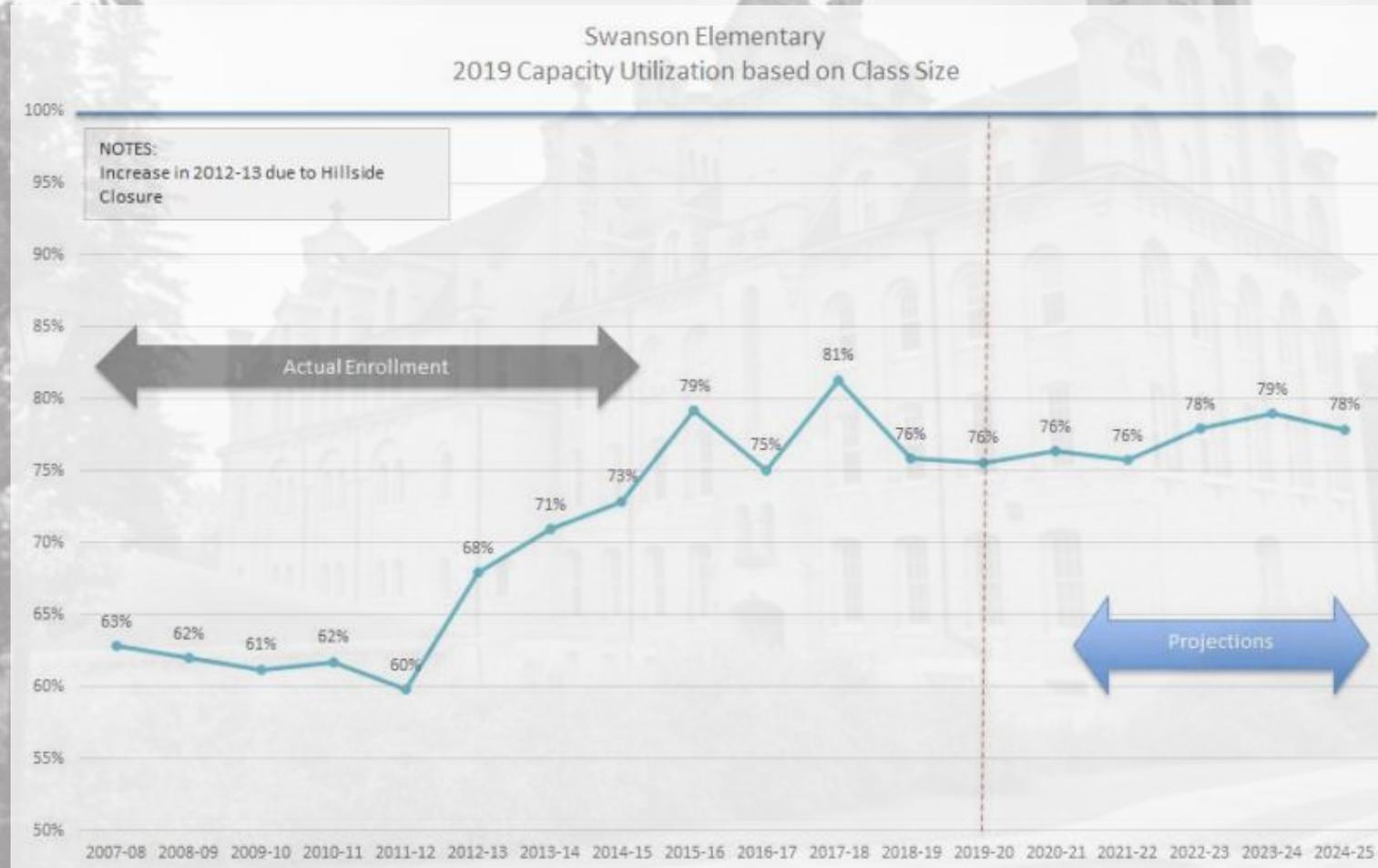
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# School District Impact



Source: [elmbrookschools.org](http://elmbrookschools.org), December 9, 2019 Task Force Presentation

# School District Impact



Source: [elmbrookschools.org](http://elmbrookschools.org), December 9, 2019 Task Force Presentation

# School District Impact

	Apartment Homes	Single-Family Homes
Number	230	66 <sup>1</sup>
Residents Per Household	1.44 <sup>2</sup>	2.62 <sup>3</sup>
Total Residents	331	173
% Children	8.1% <sup>2</sup>	23.4% <sup>3</sup>
Total Children	27	40
% School Age Children	74%	74%
School Age Children	20	30
% Public Schools	70%	70%
School Age Children – Public	14	21

Notes

<sup>1</sup>Based on Rs-2 zoning allowable density of 2.2 dwelling units per acre

<sup>2</sup>Based on representative Mandel Group suburban Milwaukee properties

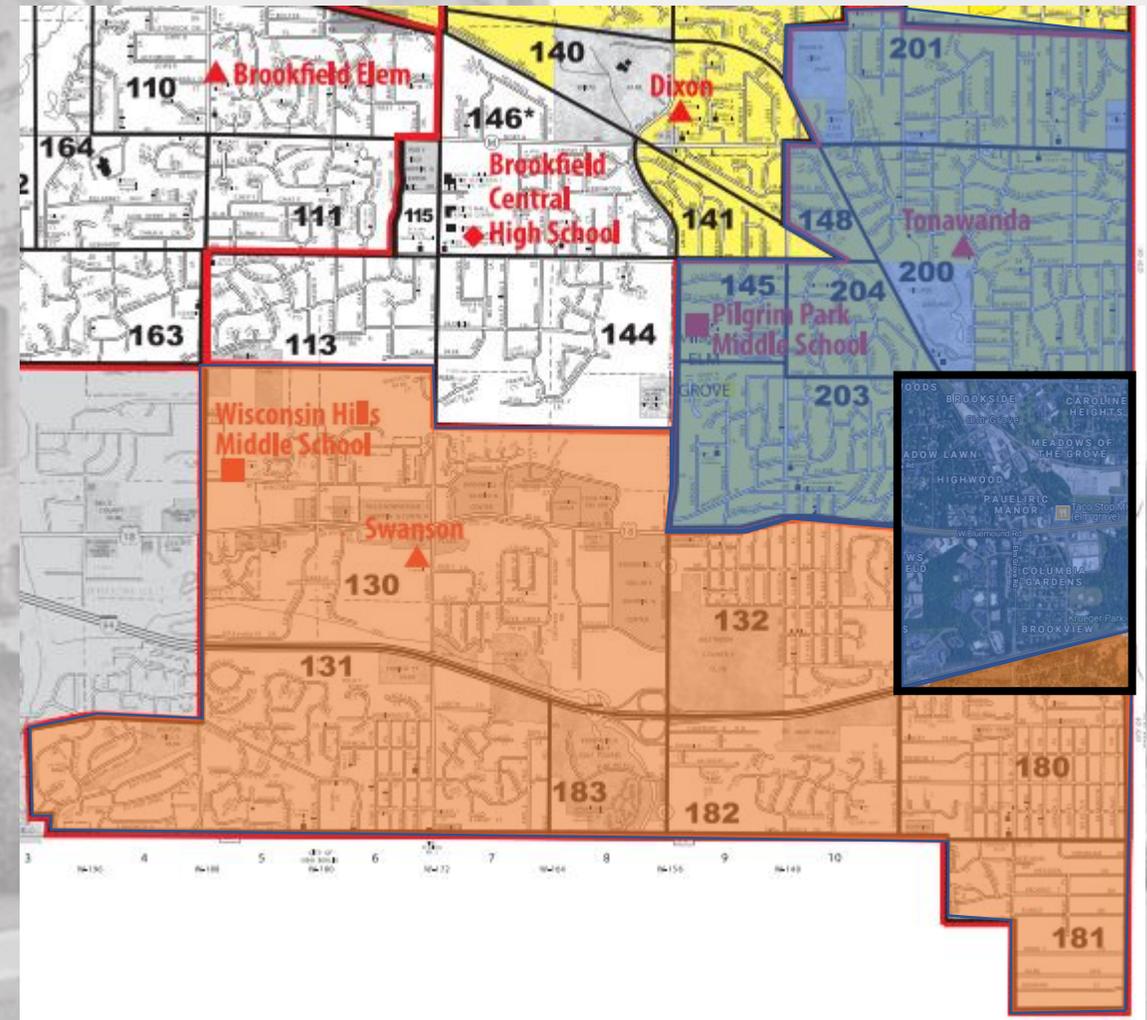
<sup>3</sup>Source: census.gov, Village of Elm Grove statistics

**Superintendent Dr. Mark Hansen anticipates low percentage of children given the market rents anticipated**

# School District Impact

Tonawanda

Swanson

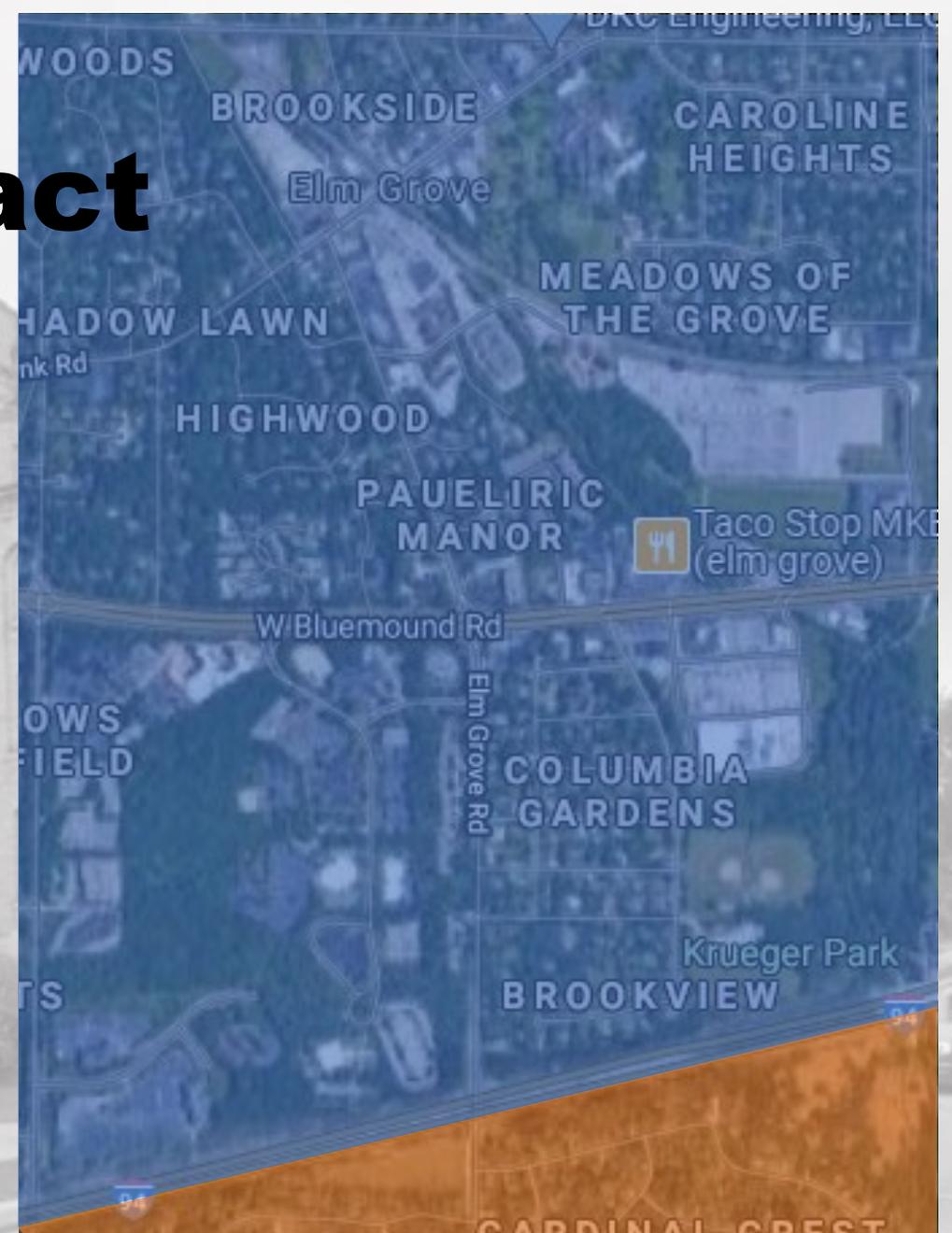


# School District Impact

## Current District Map

Tonawanda

Swanson

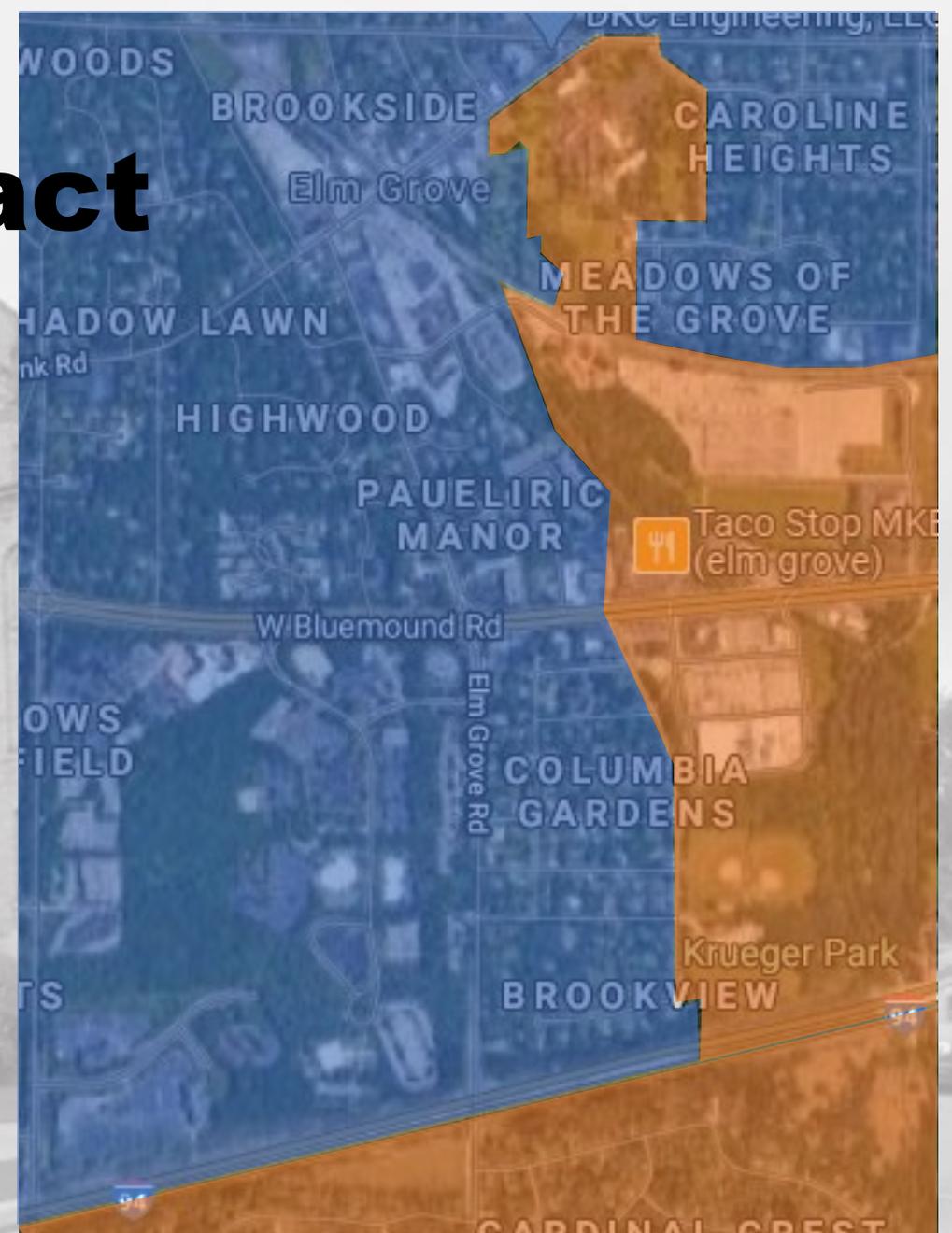


# School District Impact

## Potential District Map – Extension Scenario

Tonawanda

Swanson



# School District Impact

Potential District Map - Island Scenario

Tonawanda

Swanson



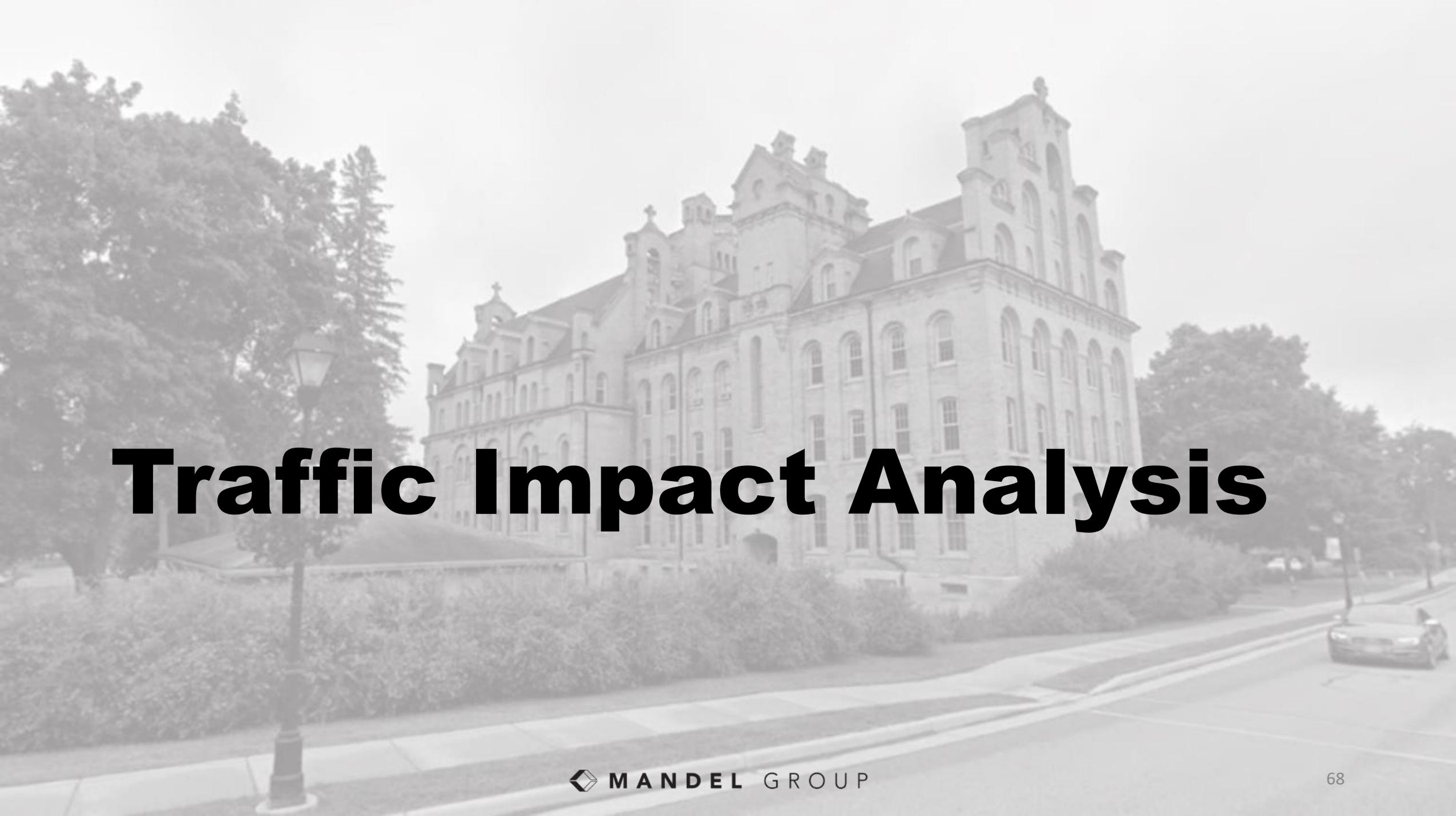
# Density Summary

- Below PDO allowable density
  - Without EDD under option 1
  - With EDD under option 2
- Density exists in Elm Grove
- Development provides significant green space
- Master Plan indicates 286 – 525 dwelling units, consistent with zoning code
- Density supports preservation of Maria and Notre Dame Halls
- Low impact on School District



# VIEWS





# Traffic Impact Analysis

# TIA Overview

## Ayres Associates

- Ken Voigt

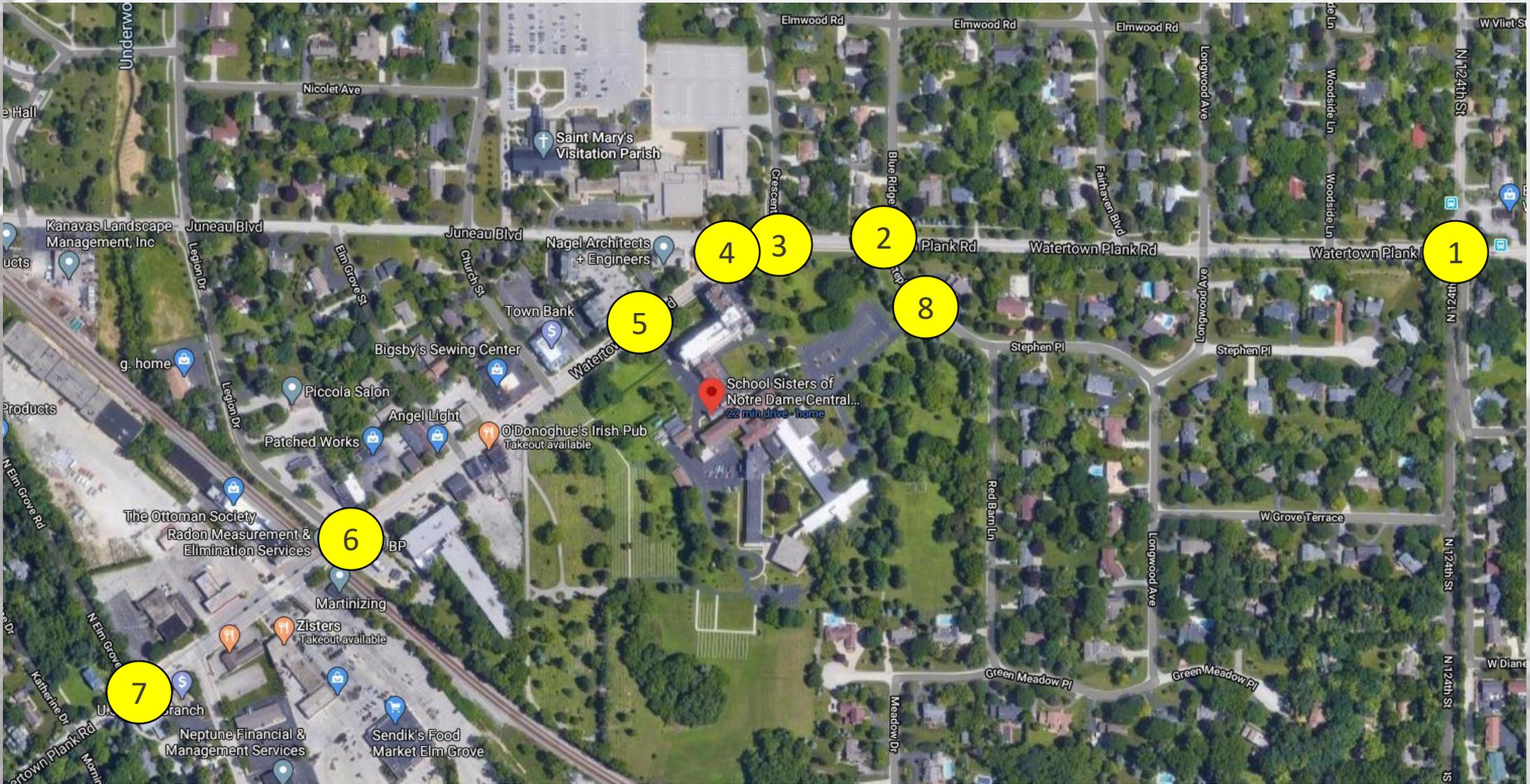
## Analysis

- Institute of Transportation Engineers Trip Generation Manual
- Traffic Counts Obtained While School in Session in 2019 and 2020
- Eight Intersections Analyzed
- Assumed 0.5% Annual Increase Despite Downward Trend in Traffic Counts
- Six Scenarios Modeled

# TIA Overview

## Scenarios

- 2019 Existing (Baseline)
- 2023 No Development at SSND (Background)
- 2023 Development at SSND
- 2028 No Development at SSND
- 2028 Development at SSND
- 2028 Development at SSND and Addition Development Downtown



# TIA Overview

Level of Service	Wait Times (Unsignalized)
A	$\leq$ 10 Seconds
B	10-15 Seconds
C	15-25 Seconds
D	25-35 Seconds
E	35-50 Seconds
F	$\geq$ 50 Seconds

Peak Hour	Incremental Traffic	Incremental Traffic Per Minute
AM	120 Vehicles	2.0 Vehicles
PM	145 Vehicles	2.4 Vehicles

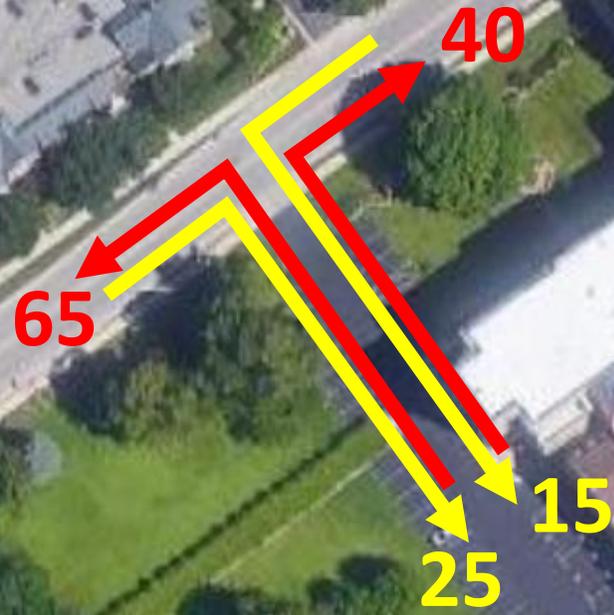
# TIA Results

- **Level of Service Changes**
- **Simulation Video**
- **Single-Access Trip Generation Information**

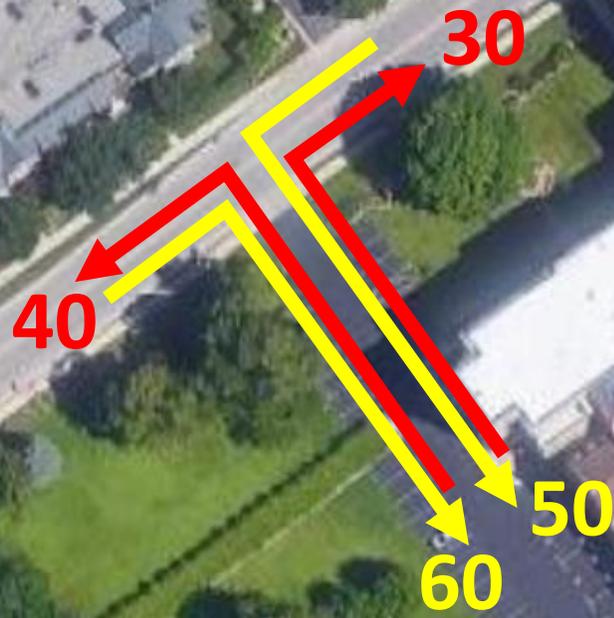
# Revised Plan Options

- Reduces traffic levels compared to original plan
- Traffic impacts on Watertown Plank Road will remain minimal
- Updated traffic analysis will be submitted for revised plan option

# AM Peak Hour Trip Generation 230 Apartments



# PM Peak Hour Trip Generation 230 Apartments



# Traffic During Train Crossings

**AM/PM – Peak Hour**

- **Add 1 car per minute east bound**
- **Add 1 car per minute west bound**
- **e.g. A 5-minute train would add five cars in each direction at Legion Drive**

# Pedestrian Safety

- Recommend the Village install Rectangular Rapid Flashing Yellow Beacons at Church/Watertown Plank Road and Elm Grove Street/Watertown Plank Road
- Recommend the Village upgrade crosswalk markings to the Continental Design

# TIA Summary

## Takeaway

- The development will not materially change the current traffic situation.

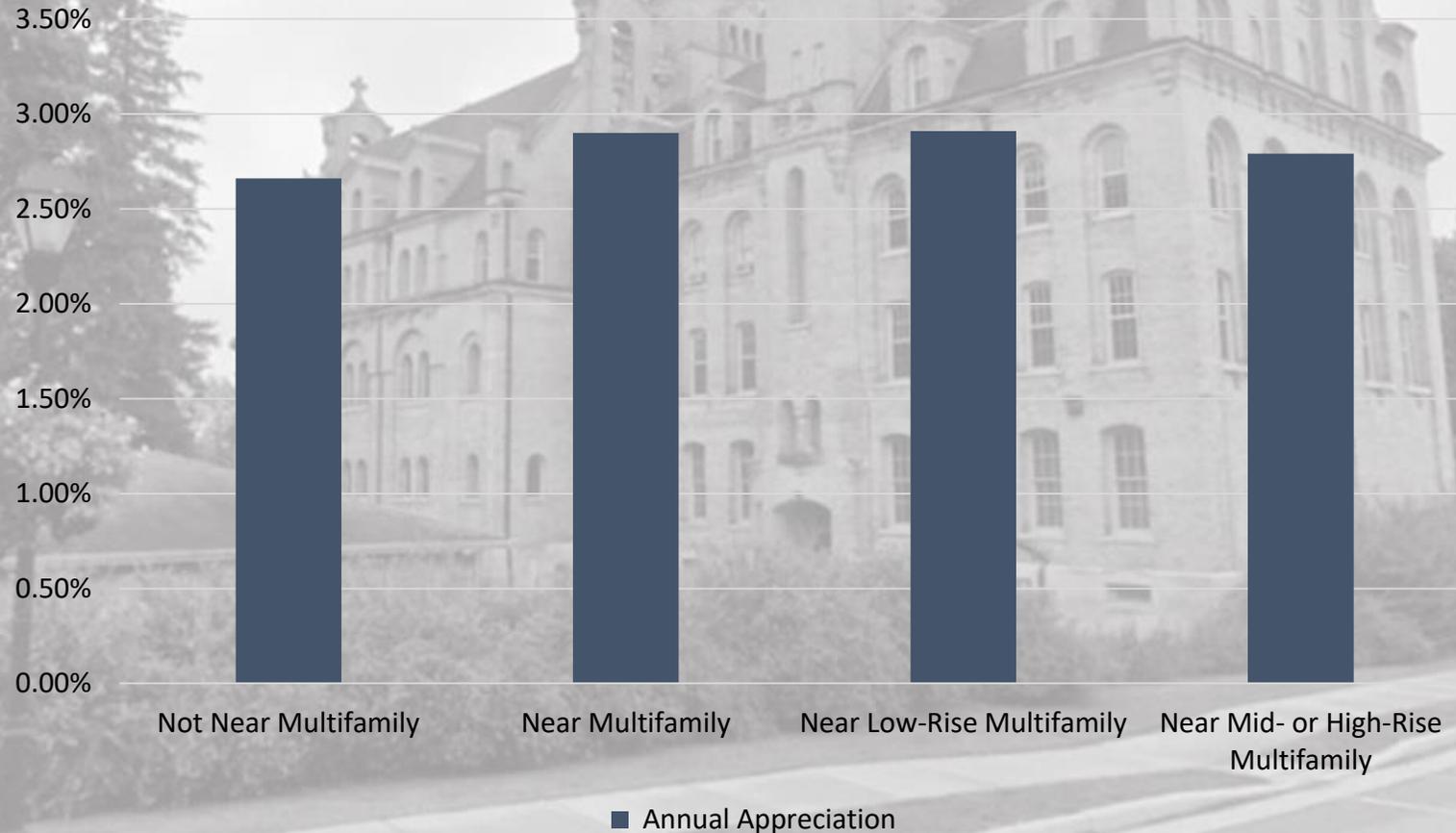
## Why?

- Residential uses like apartments and single-family homes are not high-traffic generators.
- Natural diversification of leave and arrival times help mitigate traffic impacts.
- Although there will be some increased traffic, the wait times at intersections will feel substantially the same.

# Property Value

# Property Value Studies

Average Annual Appreciation of Single-Family Homes



Source: NAHB computations based on data in the American Housing Survey: 1997 and 1999 (Washington, D.C.: U.S. Bureau of the Census and U.S. Department of Housing and Urban Development, 1997 and 1999).

# Property Value Studies

- National Association of Home Builders, “Market Outlook: Confronting the Myths about Apartments with Facts”, 2001.
- Maxfield Research, A Study in the Relationship between Affordable Family Rental Housing and Home Values in the Twin Cities, November 2000.
- Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, “Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values,” Cambridge, MA: MIT Center For Real Estate, April 2005.
- Richard K. Green, Stephen Malpezzi, and Kiat-Ying Seah, “Low Income Housing Tax Credit Housing Developments and Property Values,” Madison, WI: The Center for Urban Land Economics Research, University of Wisconsin, June 14, 2002.

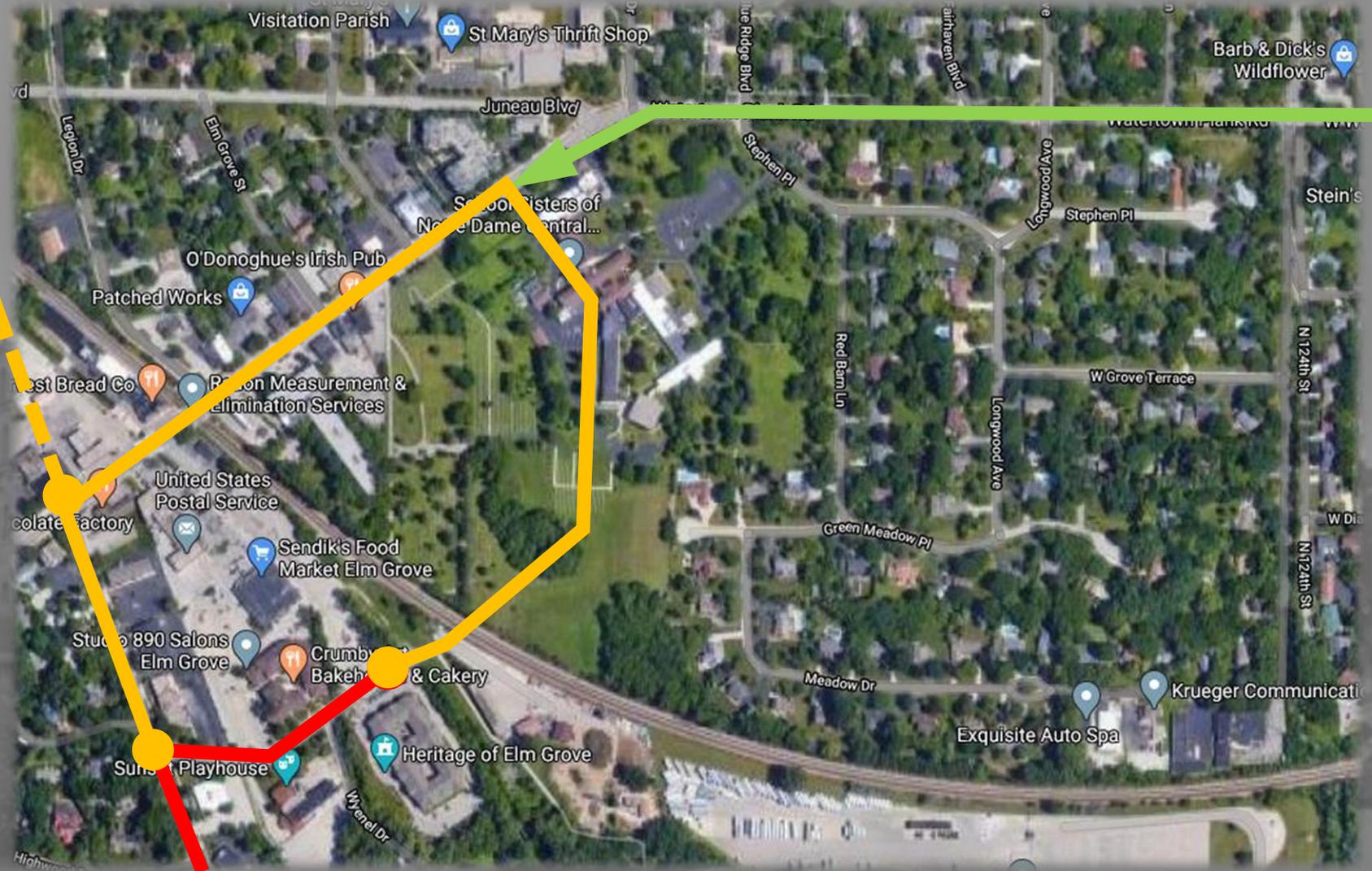
# Property Value

- Catalytic development for downtown area
  - Affluent residents supporting downtown retailers
  - TID creation to provide funds for downtown enhancements
  - Municipal water makes downtown and residential properties more valuable
- Stronger downtown increases the desirability of nearby properties, particularly those walkable to downtown

# Water

# Municipal Water

- Plan to use municipal water in lieu of wells
- Three possible main tie-ins
- Main can be used to service businesses and neighborhoods



# Flooding

# **Flooding**

- **Currently Reviewing Topography to Identify Drainage Issues and Low Points**
- **Chapter 13 Compliance**
- **No Sheet Draining onto Other Properties**



# Environmental Sensitivities

# Environmental Sensitivities

- **Tree Preservation**
- **No Wetlands on Site per Assured Wetland Delineator, awaiting WDNR concurrence**
- **No Endangered Species Issues per Endangered Resources Certified Reviewer and WDNR**

# Construction

# Construction

- **Follow Ordinance 208-4 for allowable hours of operation of construction tools and equipment**
- **Develop ingress/egress paths for construction vehicles**
- **Establish mud-control to keep streets clean**
- **Apartment Duration ~ 20 months**
- **Senior Living Duration ~ 15-20 months**
- **Single-Family Homes - Variable**

# Tax Incremental Financing

# Tax Increment Financing

- City Creates TID
- Current Tax Revenue: \$250,000
- Future Tax Revenue: \$1,250,000
- Incremental Revenue: \$1,000,000 for 15-27 years
  - Not sharing with other taxing authorities over life of TID
  - \$400,000 to pay for municipal water, infrastructure costs, other qualifying costs associated with SSND development
  - \$600,000 to Village of Elm Grove to use in TID
- Reference Point: 2020 Projected Property Tax Revenue: \$4,280,665



# **Tax Increment Financing**

- **TIF discussions with Village**
- **Municipal Water, Infrastructure, Other Qualifying Costs**
- **Financing Gap to be Determined**

# Schedule

# Schedule Overview

**MAY-AUG Neighborhood Meetings and Discussions**

**SEP Village Concept Review**

**SEP-NOV Plan Development**

**DEC-FEB 2021 Village Formal Review**

**MAR-OCT Finalize Drawings – Secure Financing**

**NOV 2021 Start Construction**

**NOV 2021-? Construction Duration**

# Development Benefits



# Questions







# Whitefish Bay Housing Study



Area	2012-2020 Assessed Value Increase
Orange	19.4%
Green	16.7%
Whitefish Bay	16.0%

Note: Outliers >35% Removed from Analysis