

SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT

Village Board Meeting
PDO Petition and Plan Review Application
January 25, 2021
7:30 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

Development Overview

- **Develop a high-quality, walkable community with multifamily apartments geared towards empty nesters and single-family developments geared towards families and empty nesters that expands housing options within the area, creates connectivity and synergy with downtown Elm Grove, and facilitates the implementation of municipal water.**

Development Goals

- **Create a long-standing, high-quality multifamily community**
- **Develop single-family homes with a diverse aesthetic consistent with the variety of homes in Elm Grove**
- **Pay tribute to School Sisters heritage**
- **Design contextually sensitive buildings**
- **Work with community to enhance the development**
- **Include community amenities like public walkways**
- **Enhance downtown area**
- **Offset capital costs associated with a municipal water system**

Demographics

Demographics

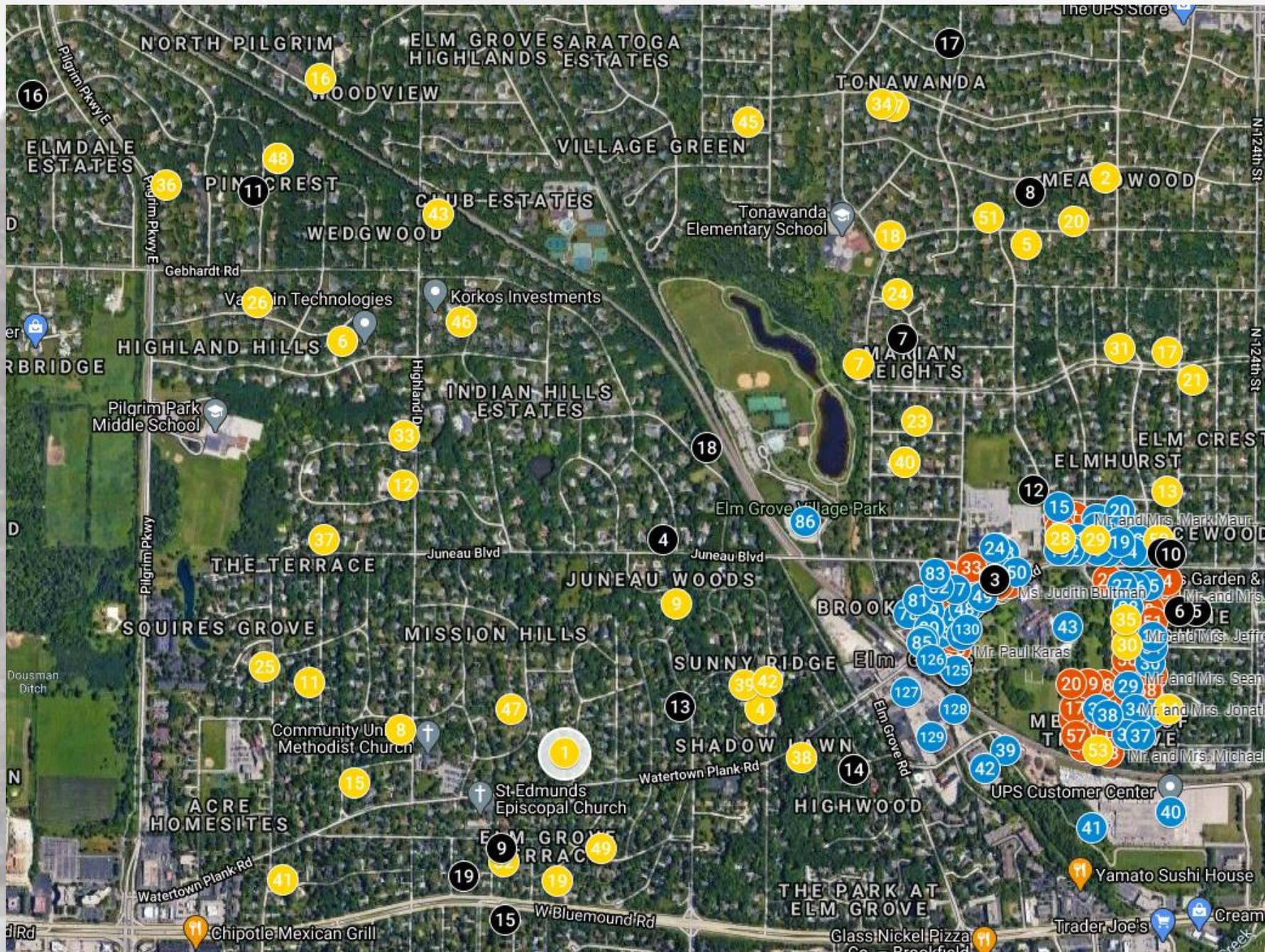
	Beaumont Place (Whitefish Bay)	Chiswick (Fox Point)	Village of Elm Grove
Average Age	63	46	48 ¹
Median Household Income	215,000	166,954	115,972 ²
Average Household Income	258,218	255,621	
Average Rent	\$2,490	\$2,412	

¹2017, Source: www.datausa.io

²2014-2018, Source: www.census.gov



Community Outreach



Development Plan

Program



	Original	Sept 2020	Jan 2021
Apartments (Historic Buildings)	66	30	30-35
Apartments (New, 3-Story Buildings)	200	200	200-205
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	100	0
Single Family	0	11	26
Total	400	356	256-266
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4



Program



	Original	Sept 2020	Jan 2021
Apartments (Historic Buildings)	66	30	30-35
Apartments (New, 3-Story Buildings)	200	200	200-205
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	100	0
Single Family	0	11	26
Total	400	356	256-266
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4



Program



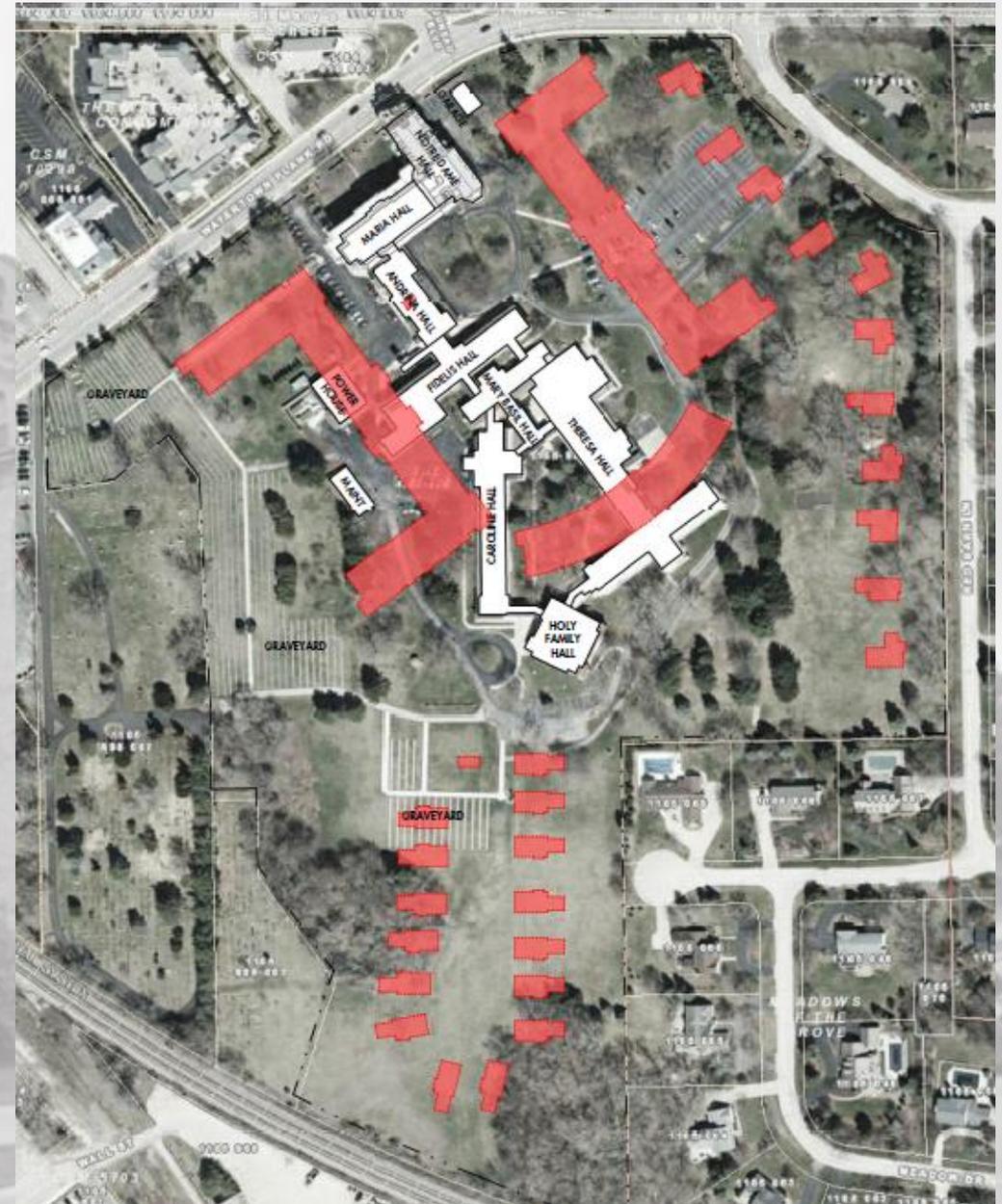
	Original	Sept 2020	Jan 2021
Apartments (Historic Buildings)	66	30	30-35
Apartments (New, 3-Story Buildings)	200	200	200-205
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	100	0
Single Family	0	11	26
Total	400	356	256-266
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4



Overlay



	Original	Sept 2020	Jan 2021
Apartments (Historic Buildings)	66	30	30-35
Apartments (New, 3-Story Buildings)	200	200	200-205
Apartments (New, Side-by-Sides)	34	0	0
Senior Living	100	100	0
Single Family	0	11	26
Total	400	356	256-266
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4



Market-Rate Apartments Mix

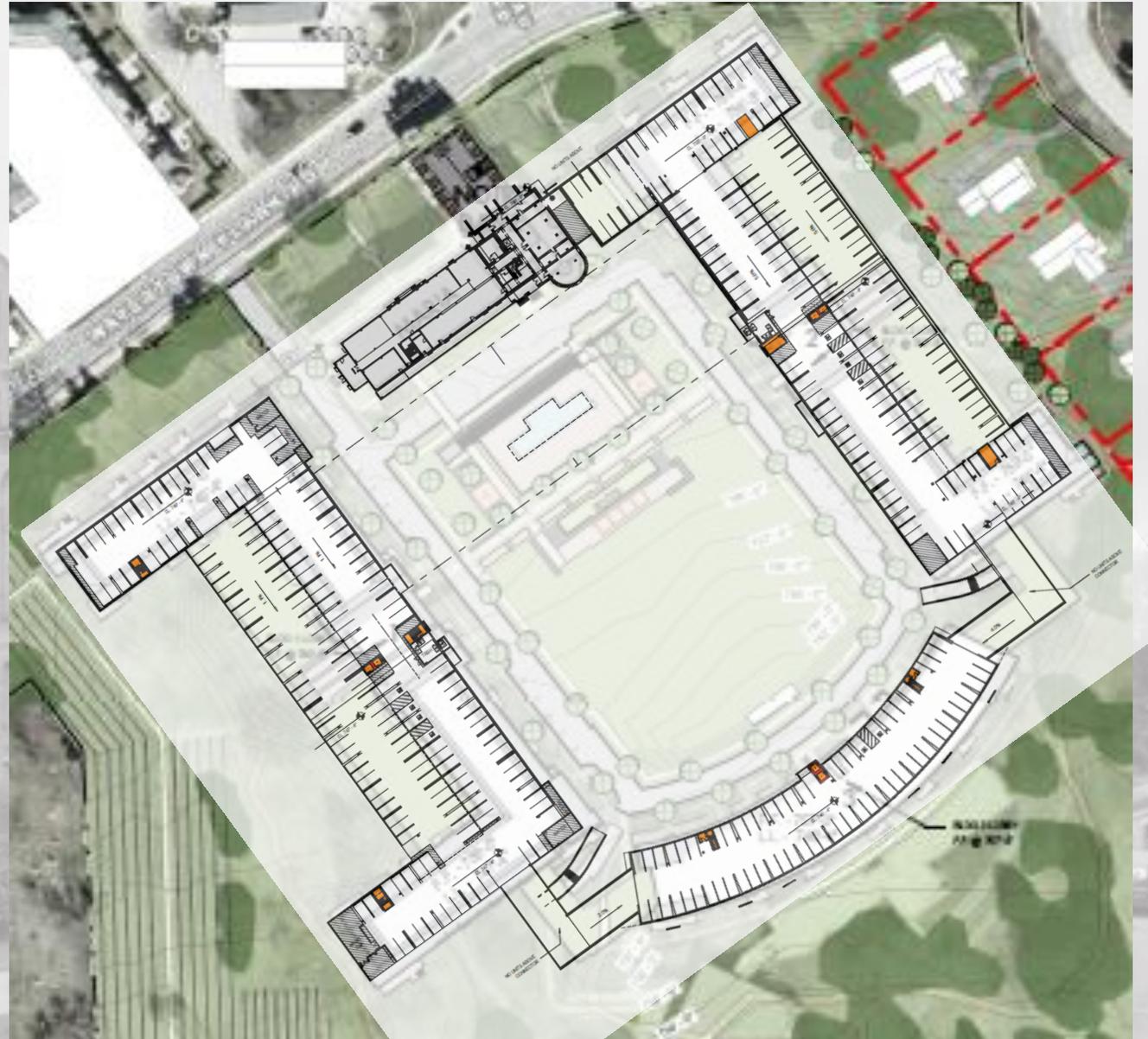
Floor Plan	Number	Average Rent	Average SF
1-BR/1-BA	40	\$1,700	835
2-BR/2-BA	140	2,525	1,350
3-BR/2-BA	50	3,280	1,675
Total/Average	230	\$2,546	1,331

Parking Plan



	Sept 2020	Jan 2021
Underground Parking	419	392
Surface Parking	35	76
Total	454	468

	Sept 2020	Jan 2021
Underground Parking Per DU	1.74	1.63

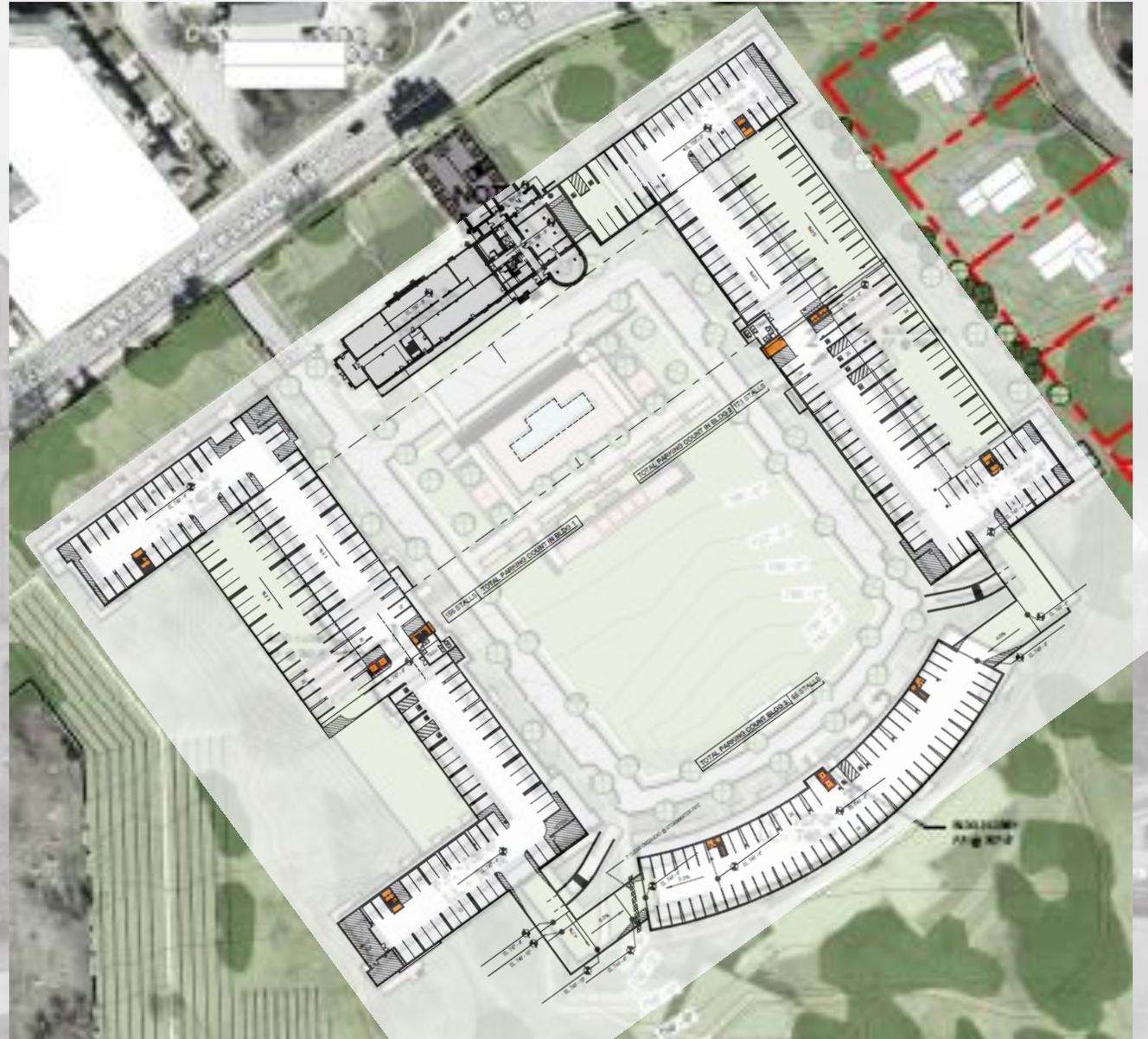


Parking Plan



	Sept 2020	Jan 2021
Underground Parking	419	392
Surface Parking	35	76
Total	454	468

	Sept 2020	Jan 2021
Underground Parking Per DU	1.74	1.63



Single-Family Homes

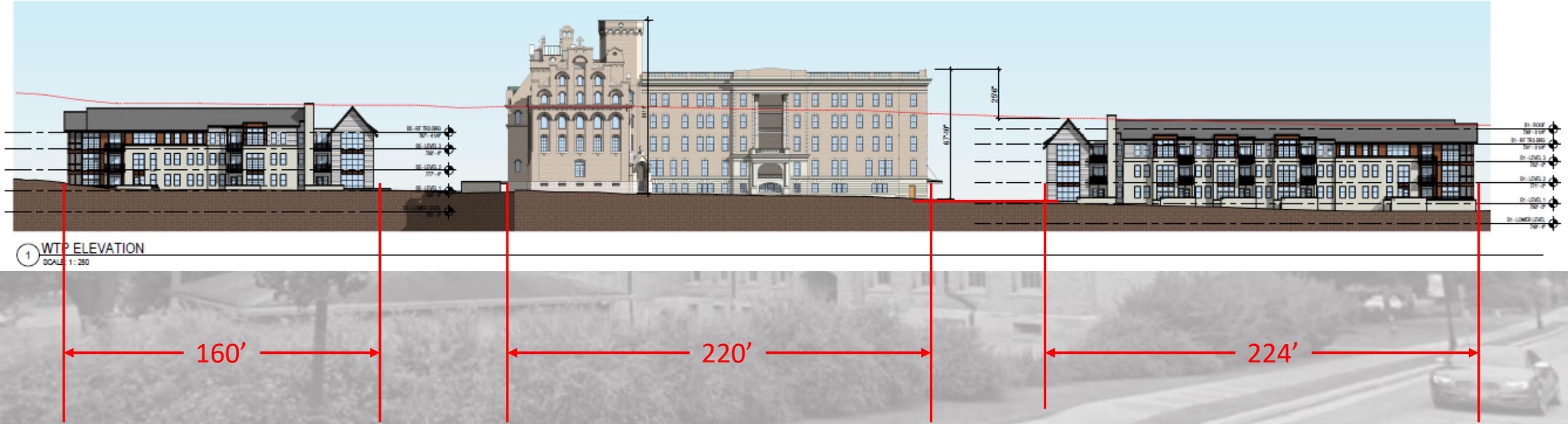
MillerMarriott Proposal

	Number	Size (SF)	Price
Red Barn Lane	11	2,800 – 4,000	\$900,000 - \$1,300,000
South Campus	15	2,200 – 2,800	\$800,000 - \$900,000



Architecture

Architectural Context



Architectural Context



1 B1 - NORTH ELEVATION VS WM
SCALE: 1/16" = 1'-0"



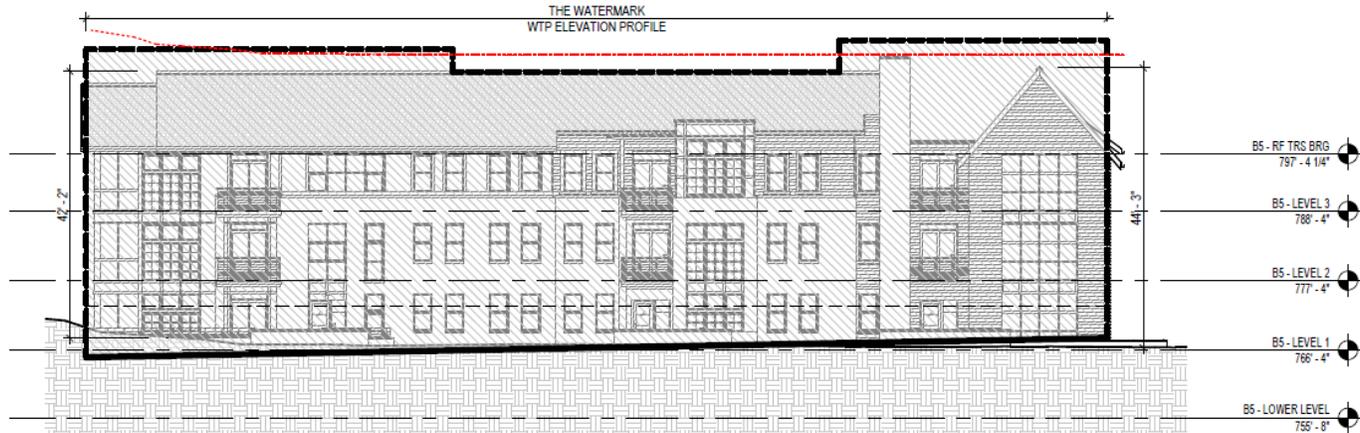
MILWAUKEE | MADISON | TUCSON | CHICAGO

School Sisters of Notre Dame Development

B1 - WATERTOWN PLANK
SCALE: 1/16" = 1'-0"

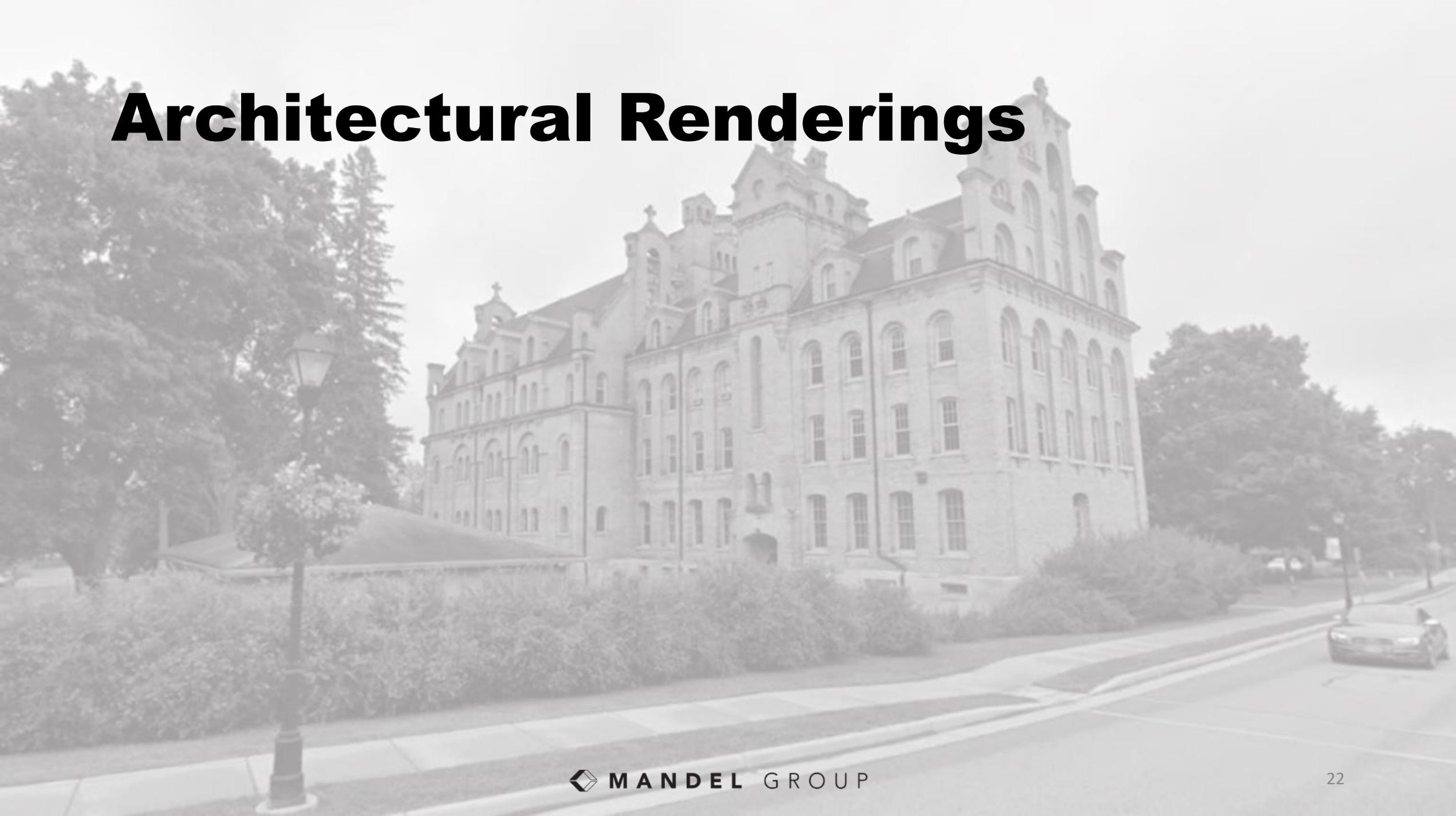
Engberg Anderson Project No. 172795

Architectural Context



1 B2 - NORTH ELEVATION VS WM
SCALE: 1/16" = 1'-0"

Architectural Renderings





September 2020



January 2021



September 2020



January 2021



January 2021



January 2021



January 2021



January 2021



January 2021



January 2021



September 2020



January 2021



September 2020



January 2021

REFERENCE LANDSCAPE PLAN FOR
PLANT SPECIES AND PATH MATERIALS

Zoning

Zoning

Use	Underlying Zoning	Area (acres)
Apartments	Rm-1	15.3
Single-Family Homes (Stephen Place/Red Barn Lane)	Rs-3	4.6
Single-Family Homes (Pocket Neighborhood)	Rs-4	5.9
Cemetery	I-1	3.5
Total	PDO	29.3



Underlying Zoning Comparison

Rm-1 (Apartments)

	Zoning Code	Proposal
Dwelling Units Per Acre	8.0	15.3
Building Footprint Area	30%	17%
Impervious Surface Area	65%	33%
Building Height (ft)	46-51	Minor Deviations
Street-side Setbacks	50'	One minor Deviation
Side-yard Setbacks	20'	Two minor deviations
Rear-yard Setbacks	25'	No deviations

Zoning Code § 335-30D(2)

PDO Districts may, however, deviate from the requirements of the underlying zoning district with respect to maximum building height, yard areas, lot dimensions, setbacks and parking requirements.



4 B1 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 B1 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 B1 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 B1 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 B2 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 B2 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 B2 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 B2 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 B3 - WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 B3 - EAST ELEVATION
SCALE: 1/16" = 1'-0"



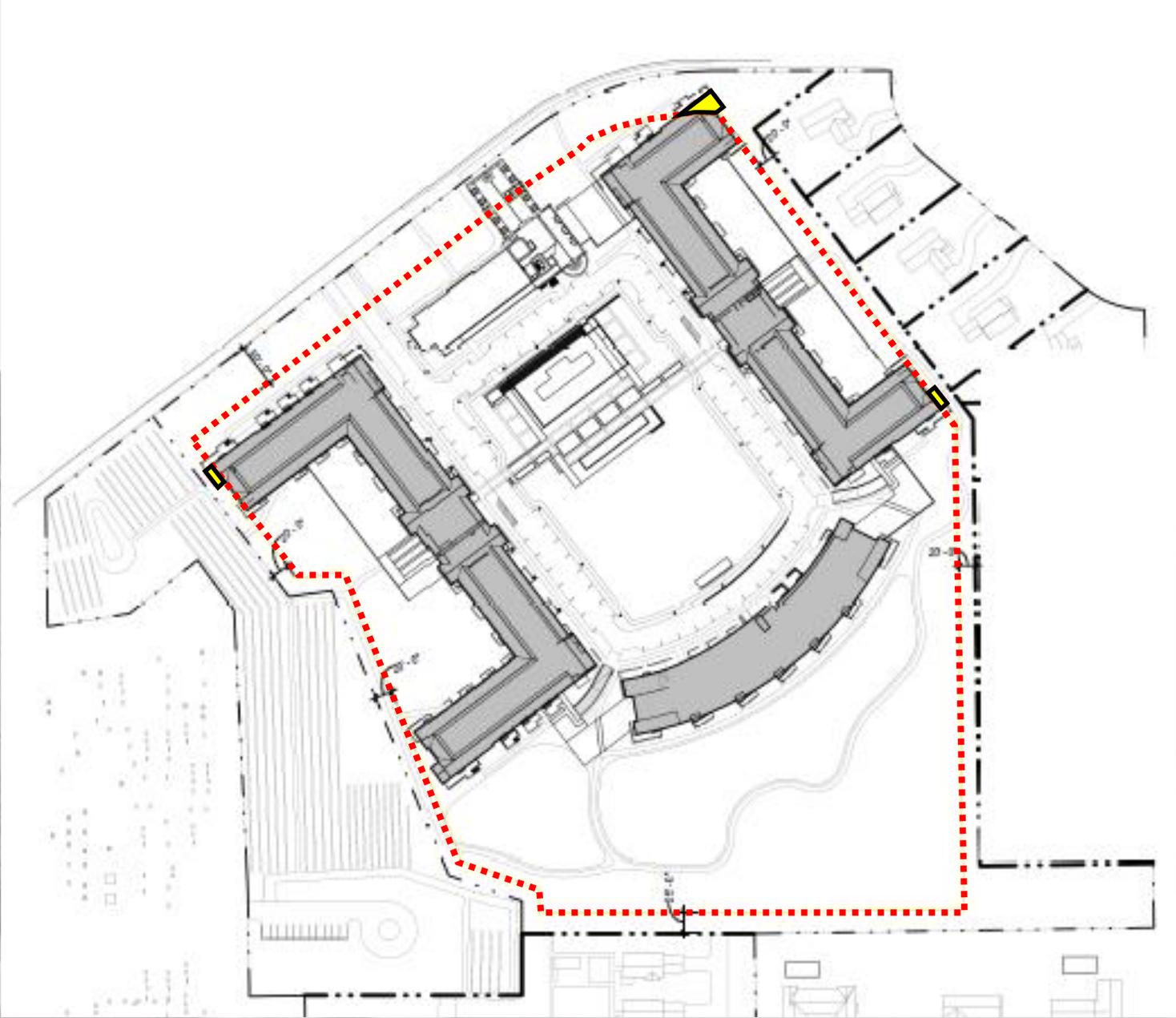
2 B3 - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 B3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



Setbacks



Underlying Zoning Comparison

Rs-3 (Red Barn Lane Single-Family Homes)

	Zoning Code	Proposal
Dwelling Units Per Acre	2.2	2.4
Minimum Lot Size (SF)	20,000	18,216 (Avg.)
Minimum Lot Width (ft)	90	90
Building Footprint Area	20%	TBD
Impervious Surface Area	65%	TBD
Building Height (ft)	36-51	TBD
Street-side Setbacks	50'	TBD
Side-yard Setbacks	20'	TBD
Rear-yard Setbacks	25'	TBD

Zoning Code § 335-30D(2)

PDO Districts may, however, deviate from the requirements of the underlying zoning district with respect to maximum building height, yard areas, lot dimensions, setbacks and parking requirements.

Underlying Zoning Comparison

Rs-4 (South Campus Single-Family Homes)

	Zoning Code	Proposal
Dwelling Units Per Acre	2.9	2.5
Minimum Lot Size (SF)	20,000	<17,214 (Avg.)
Minimum Lot Width (ft)	90	70
Building Footprint Area	20%	TBD
Impervious Surface Area	65%	TBD
Building Height (ft)	36-51	TBD
Street-side Setbacks	50'	TBD
Side-yard Setbacks	20'	TBD
Rear-yard Setbacks	25'	TBD

Zoning Code § 335-30D(2)

PDO Districts may, however, deviate from the requirements of the underlying zoning district with respect to maximum building height, yard areas, lot dimensions, setbacks and parking requirements.

PDO Zoning Comparison

	Zoning Code	Proposal
Dwelling Units Per Acre	12	10.0-10.4

Institutional Zoning

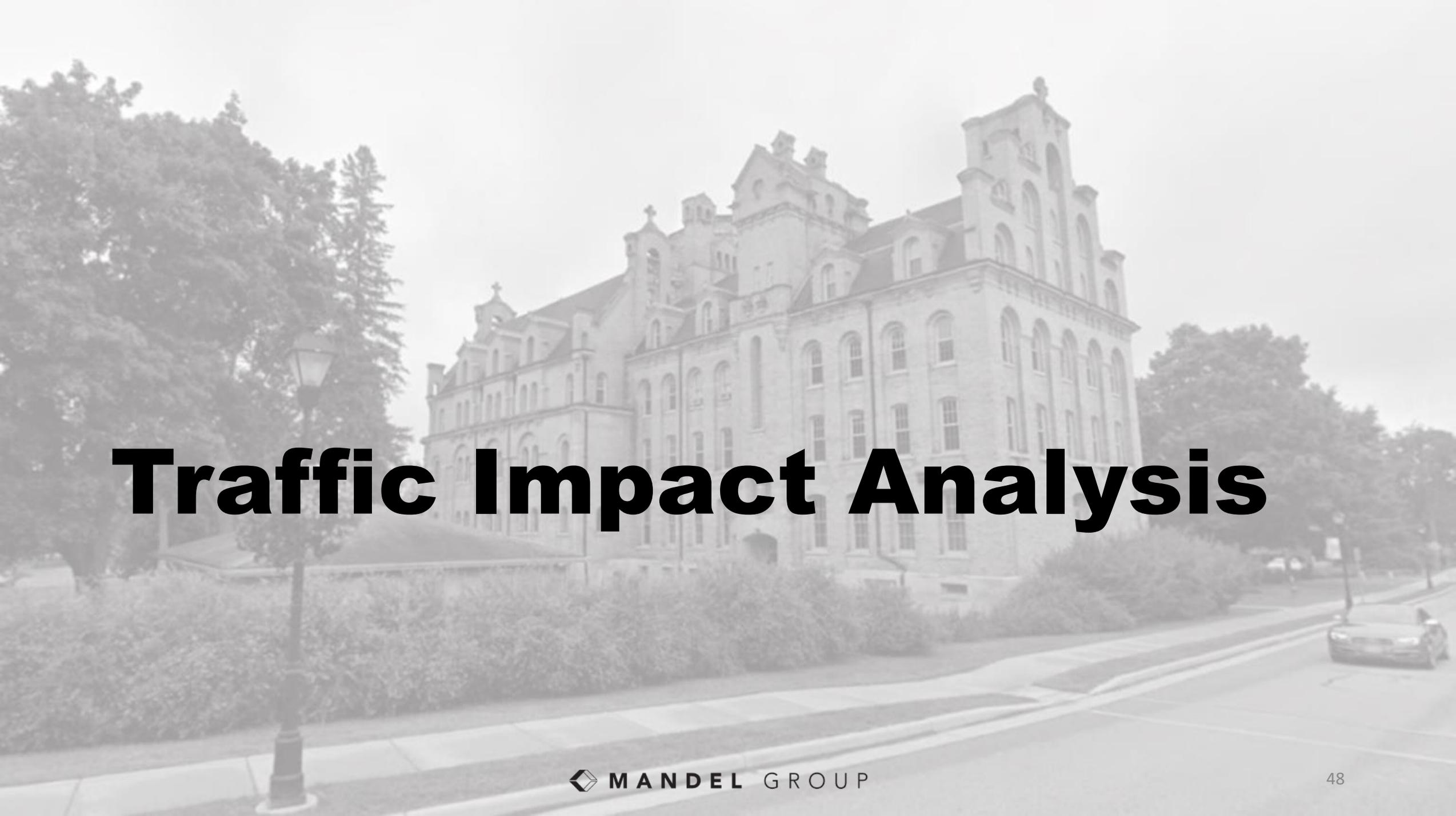
Condition	I-1
Maximum Dwelling Units Per Acre	12-35
Minimum Lot Area (SF)	20,000
Minimum Lot Width (ft)	100
Maximum Building Height - Front Yard (ft)	35
Maximum Building Height - Side/Rear Yards (ft)	35
Street Minimum Setback (ft)	50
Side Yard Setback (ft)	30
Rear Yard Setback (ft)	25
Maximum Building Footprint Area	80%
Maximum Impervious Surface Area	80%

Permitted Uses (Do not require zoning change)

- Hospitals
- Nursing Homes

Allowed Density

- 80% Building Footprint Area
- 80% Impervious Surface Area



Traffic Impact Analysis

TIA Overview

Ayres Associates

- Ken Voigt, Alex Cowan

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

Reports

- September 23, 2020 Traffic Impact Study
- October 11, 2020 Supplemental Report #1
- January 11, 2021 Supplemental Report #2

Program



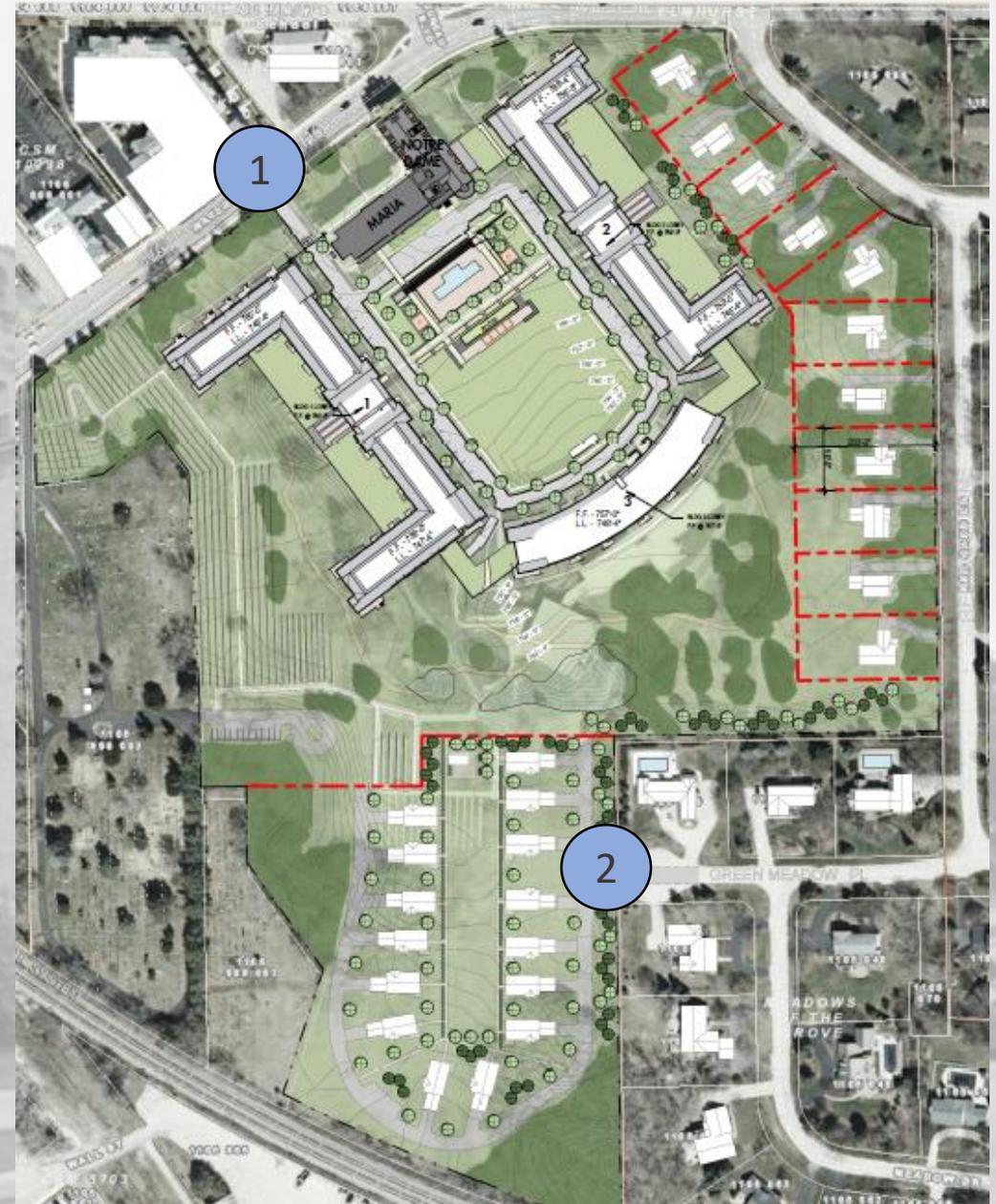
	Original	Jan 2021
Apartments (Historic Buildings)	66	30-35
Apartments (New, 3-Story Buildings)	200	200-205
Apartments (New, Side-by-Sides)	34	0
Senior Living	100	0
Single Family	0	26
Total	400	256-266



Program



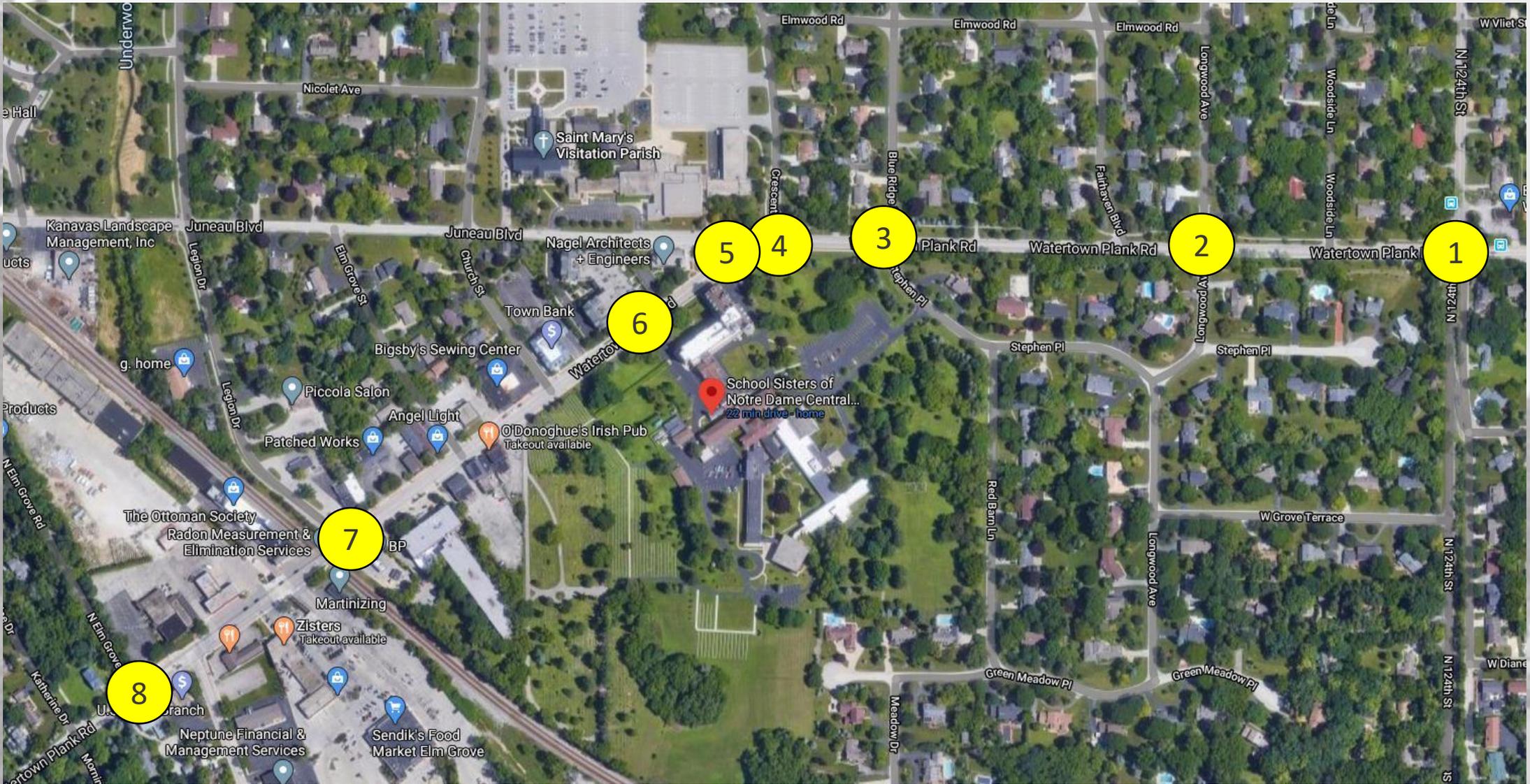
	Original	Jan 2021
Apartments (Historic Buildings)	66	30-35
Apartments (New, 3-Story Buildings)	200	200-205
Apartments (New, Side-by-Sides)	34	0
Senior Living	100	0
Single Family	0	26
Total	400	256-266



TIA Overview

Scenarios in January 11, 2021 Supplemental Report #2

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



TIA Overview

Peak Hour	Incremental Traffic	Incremental Traffic Per Minute
AM	90 Vehicles	1.5 Vehicles
PM	100 Vehicles	1.7 Vehicles

TIA Overview

Level of Service	Wait Times (Unsignalized)
A	≤ 10 Seconds
B	10-15 Seconds
C	15-25 Seconds
D	25-35 Seconds
E	35-50 Seconds
F	≥ 50 Seconds

Traffic During Train Crossings

AM/PM – Peak Hour

- Add $\frac{1}{2}$ to 1 car per minute east bound
- Add $\frac{1}{2}$ to 1 car per minute west bound
- e.g. A 5-minute train would add 2.5 to 5 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 Road/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.

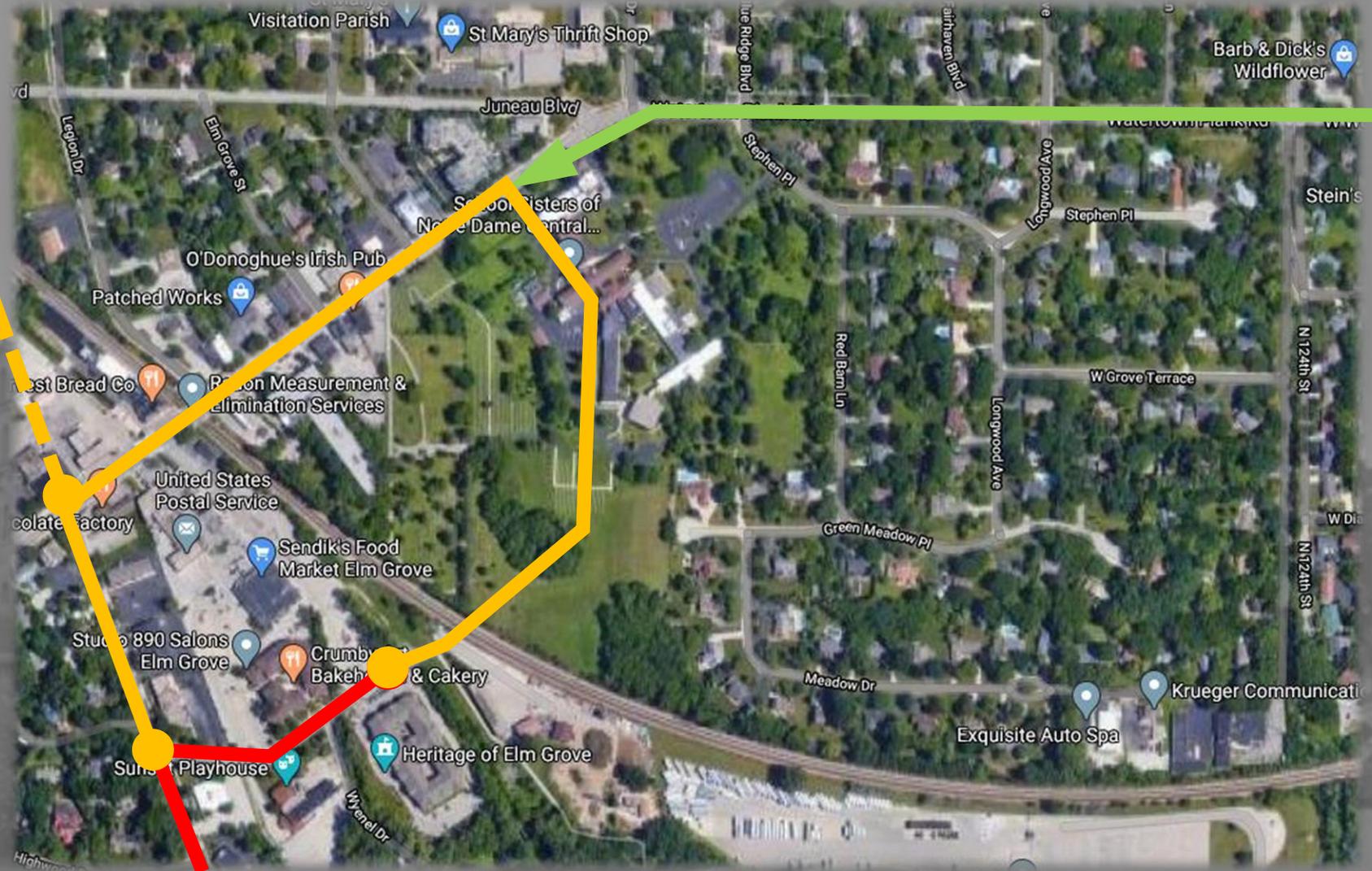
Why?

- 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.

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
- Village working with Wauwatosa on design feasibility



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**



Tax Increment Financing

Tax Increment Financing

- **TIF discussions with Village**
- **Municipal Water, Infrastructure, Historic Buildings Renovation and Rehabilitation, 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-APR 2021 Village Formal Review

APR-OCT Finalize Drawings – Secure Financing

NOV 2021 Start Construction

**NOV 2021-
JUL 2023 Apartment Construction Duration**



Village Benefits

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
- Creates synergy with downtown commercial district
- Significantly expands Elm Grove tax base

Village Benefits

- Provides 71% green space
- Minimizes impact on traffic
- Preserves Notre Dame and Maria Halls
- Pays Tribute to School Sisters Heritage