

SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT

Plan Commission Meeting

July 28, 2021

ZONING/PLAN APPROVAL SCHEDULE

Step	Date
Plan Commission Conceptual Consultation	09/14/20
Building Board Conceptual Review	10/06/20
Board of Trustees Application Review	01/25/21
Plan Commission & Building Board Working Session	02/10/21
Building Board Working Session	02/17/21
Plan Commission Review	03/01/21
Building Board Review	03/02/21
Building Board Review	03/16/21
Plan Commission Review	03/29/21
Building Board Review	04/08/21
Public Works & Utilities Committee	04/12/21
Plan Commission Review	04/15/21
Building Board Review	04/20/21
Plan Commission Review	05/03/21
Plan Commission Review	05/13/21
Building Board Review	05/17/21
Public Works & Utilities Committee	06/21/21
Building Board Review	06/24/21
Plan Commission Review	06/30/21
Building Board Review & Action	07/22/21
Plan Commission Public Hearing	07/28/21
Plan Commission Review & Action	08/05/21

TIF APPROVAL SCHEDULE

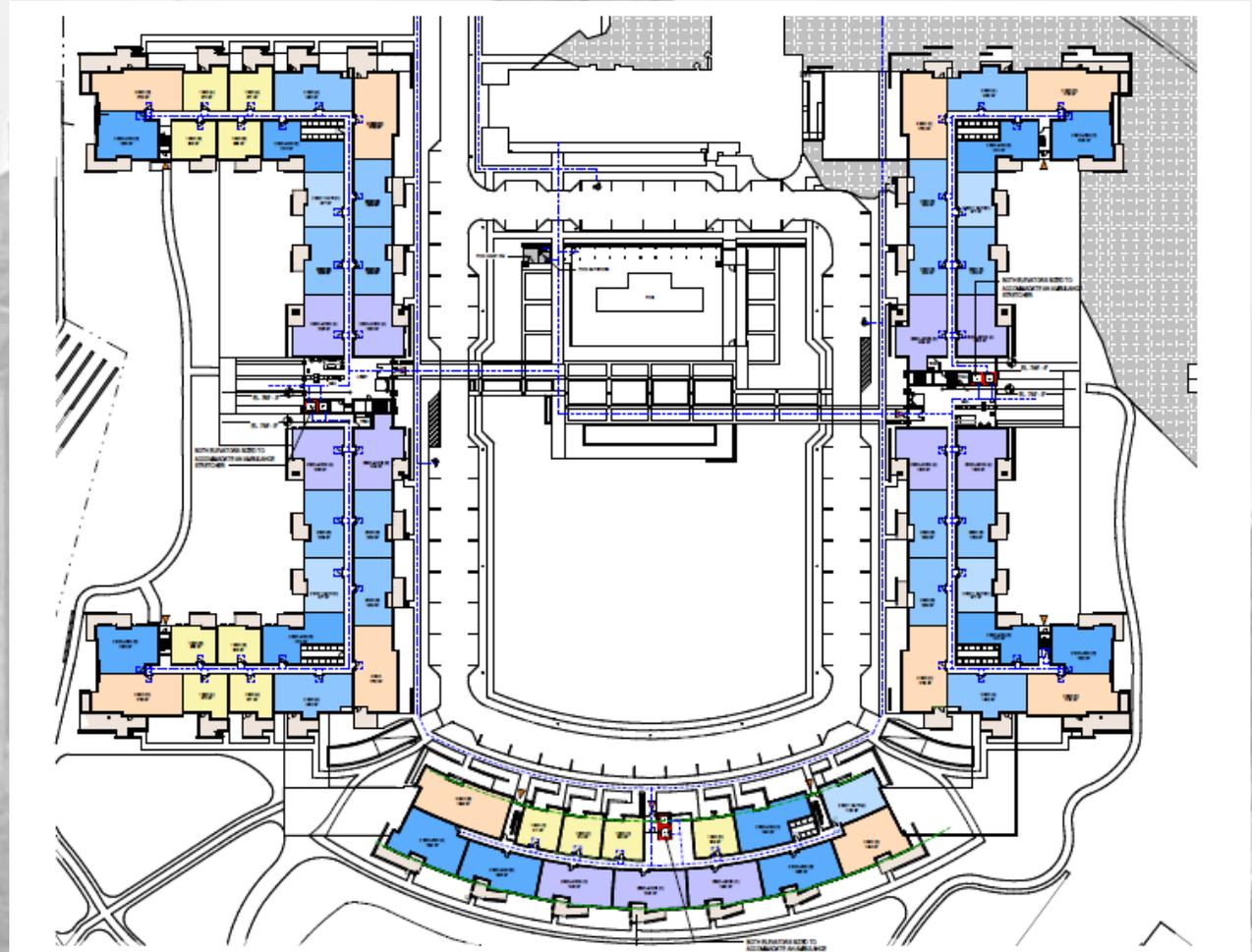
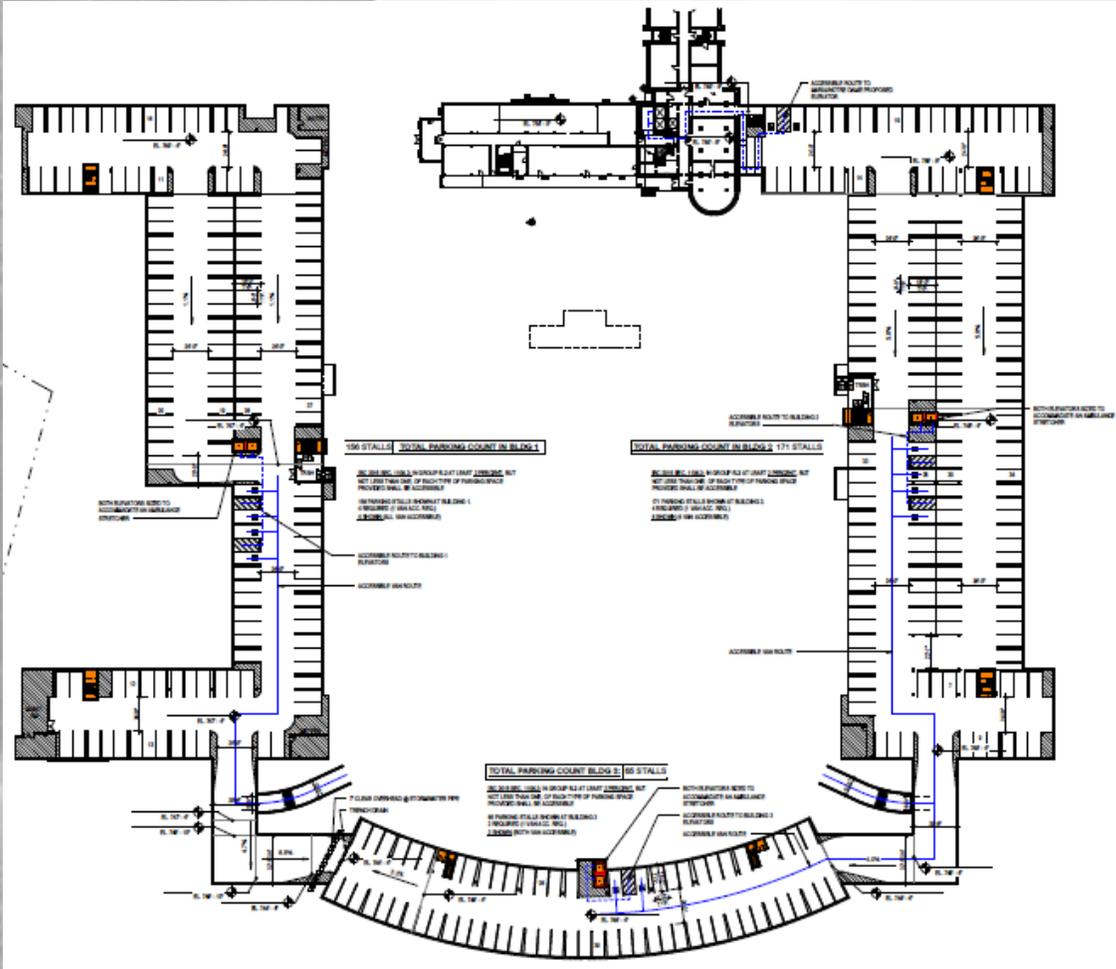
Step	Date
Board of Trustees Initial Review	06/28/21
Finance Committee	08/23/21
Board of Trustees	08/23/21
Finance Committee	09/27/21
Board of Trustees	09/27/21

PROGRAM

	Original Oct 2017	Sep 2020	Jan 2021	July 2021
Apartments (Historic Buildings)	66	30	30-35	35
Apartments (New, 3-Story Buildings)	200	200	200-205	202
Apartments (New, Side-by-Sides)	34	0	0	0
Senior Living	100	100	0	0
Single Family	0	11	26	21
Total	400	356	256-266	258
Density (Dwelling Units/Acre)	15.6	13.3	10.0-10.4	10.1



PARKING



Underground Parking Spaces

392

Surface Parking Spaces

76

Total Parking Spaces

468

Underground Parking Spaces Per Apartment

1.65

DEVELOPMENT OVERVIEW

Unit Mix

Floor Plan	Number	Square Footage	Average Rent
One Bedroom	38	826	\$1,700
Two Bedroom A	17	1,020	\$2,000
Two Bedroom B	48	1,277	\$2,350
Two Bedroom + Den	65	1,357	\$2,450
Two Bedroom (Historic)	9	1,115	\$2,000
Three Bedroom	34	1,751	\$3,500
Three Bedroom (Historic)	26	1,501	\$3,100
TOTAL	237	1,295	\$2,482

Underground Parking

Description	Quantity
Total Spaces	386
Per Unit	1.65

DEVELOPMENT OVERVIEW

	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	N/A
Average Rent	\$2,490	\$2,412	\$2,482

¹2017, Source: www.datausa.io

²2014-2018, Source: www.census.gov

BUILDING 1



BUILDING 2



BUILDING 3



MARIA HALL – EXISTING CONDITION



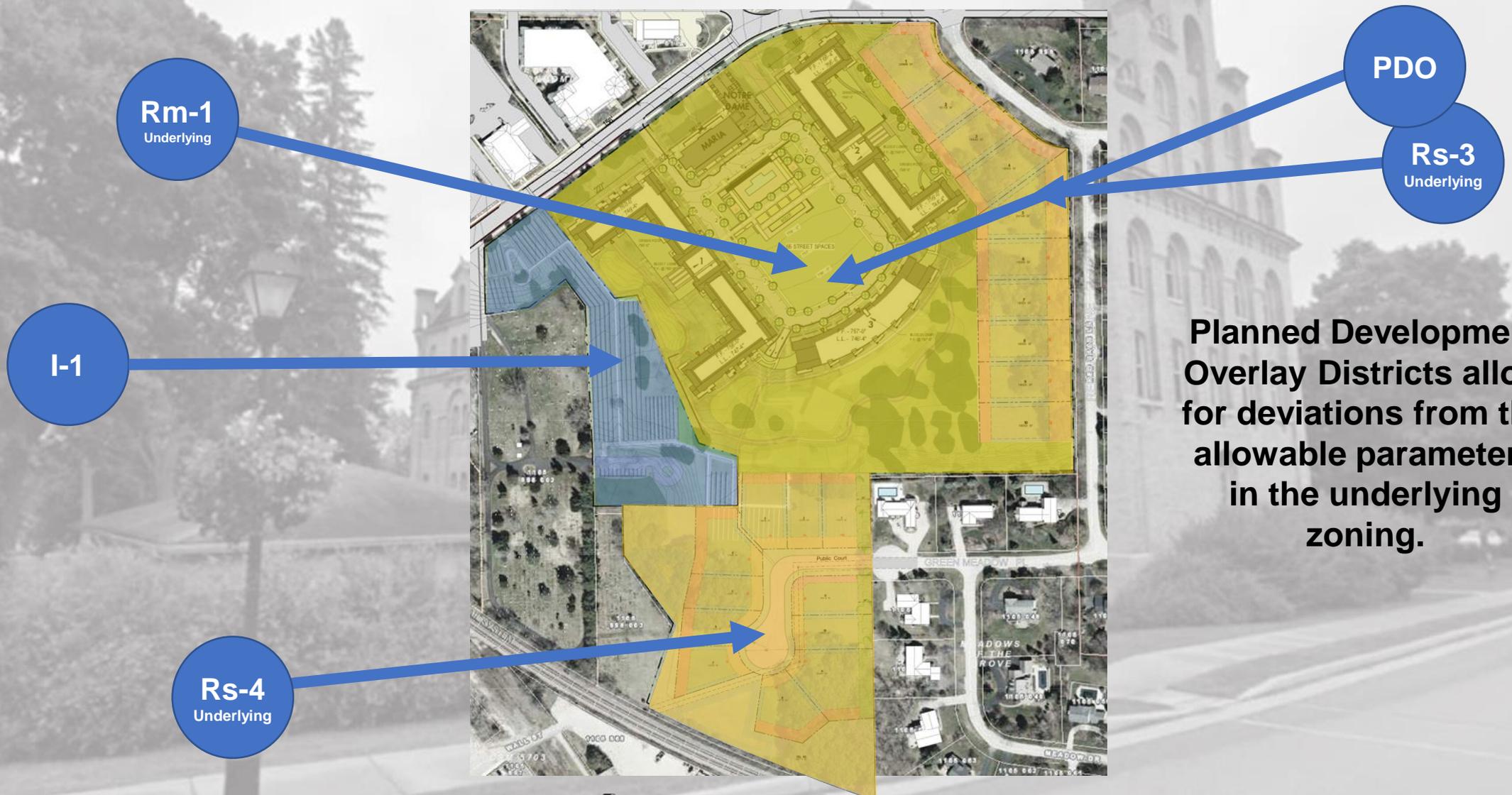
MARIA HALL - PROPOSED



MARIA HALL - PROPOSED



ZONING



Planned Development Overlay Districts allow for deviations from the allowable parameters in the underlying zoning.

DENSITY CONTEXT

Development Dwelling Units Per Acre: 10.1 DU/Acre

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO ¹	PDO with EDD ²
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

¹Planned Development Overlay Districts can deviate from the underlying zoning values.

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

DENSITY CONTEXT

Development Building Footprint Area: ~19.0%

Development Impervious Surface Area: ~35.0%

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO ¹	PDO with EDD ²
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

Development % Impervious: ~35.0%

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%
Total/Average	446,421	421,821	868,242	1,780,237	48.8%

DENSITY CONTEXT

Development Building Height: ~45'

Condition	I-1	Rs-1	Rs-2	Rs-3	Rs-4	Rm-1	Rm-2	PDO ¹	PDO with EDD ²
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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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"

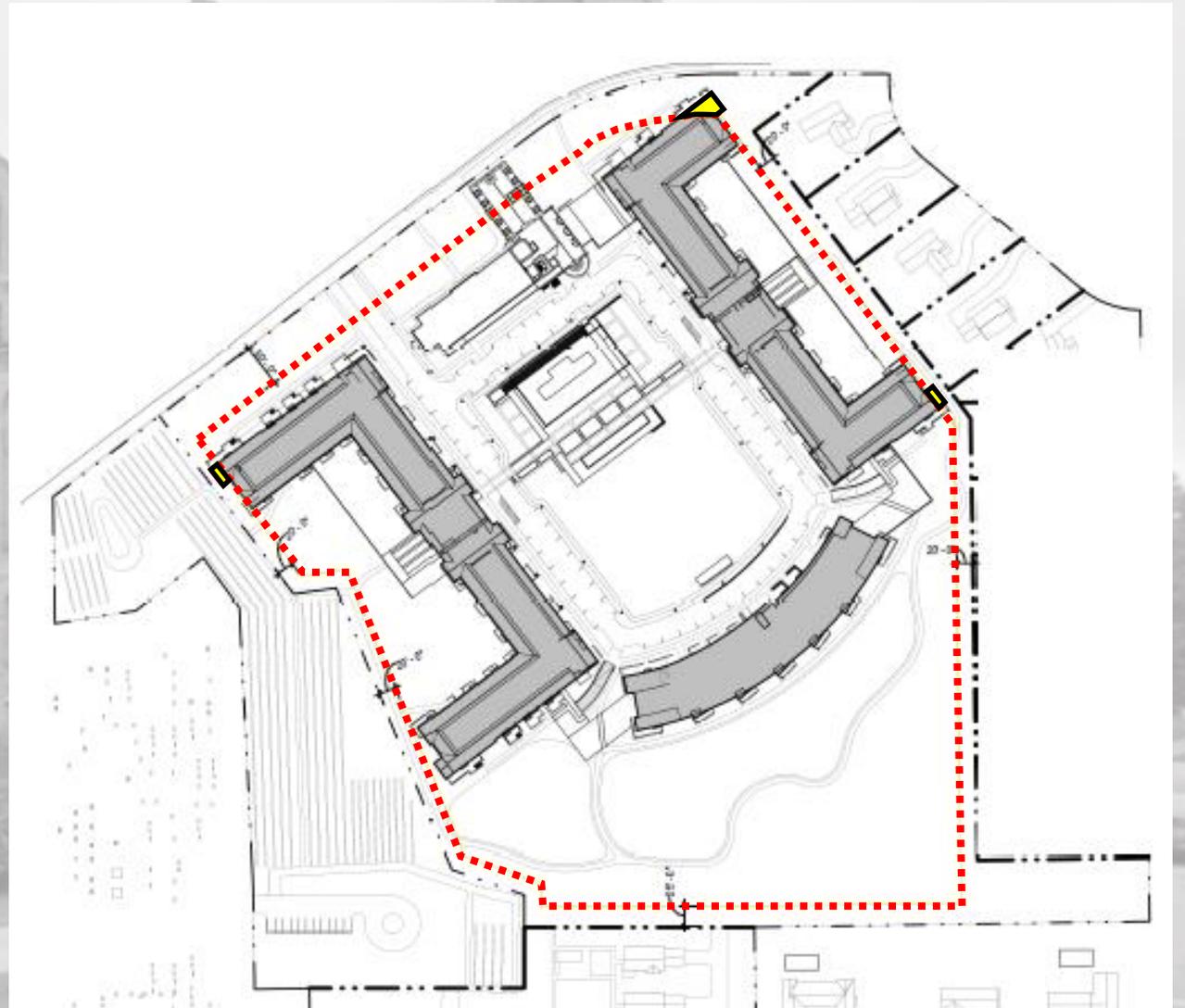


1 B3 - NORTH ELEVATION
SCALE: 1/16" = 1'-0"



UNDERLYING ZONING DEVIATIONS

Setbacks



TRAFFIC

Reports

- Ayres – September 23, 2020 Traffic Impact Study
- Ayres – October 11, 2020 Supplemental Report #1
- Ayres – January 11, 2021 Supplemental Report #2
- TADI – March 10, 2021 Technical Memorandum

Findings

- Proposed development will not materially impact traffic
- Wait times at intersections will be similar to current wait times
- Proposed development will add 0.5 – 1 car per minute in each direction during rush hour when trains halt traffic

EMERGENCY RESPONSE

Police

- Do not anticipate a meaningful increase in calls due to the development.

Fire

- Worked with Fire Chief to modify building design.
- Fire Chief satisfied with design, particularly with buildings being sprinklered.

Emergency Medical Services

- Estimated an additional 21 runs on an annual basis.
- Issue might need to be addressed as number of volunteers are reduced.
- Development provides long-term tax base to help with solution.

SCHOOL DISTRICT IMPACT

Summary of Students Added

Proposed Mandel Group Project

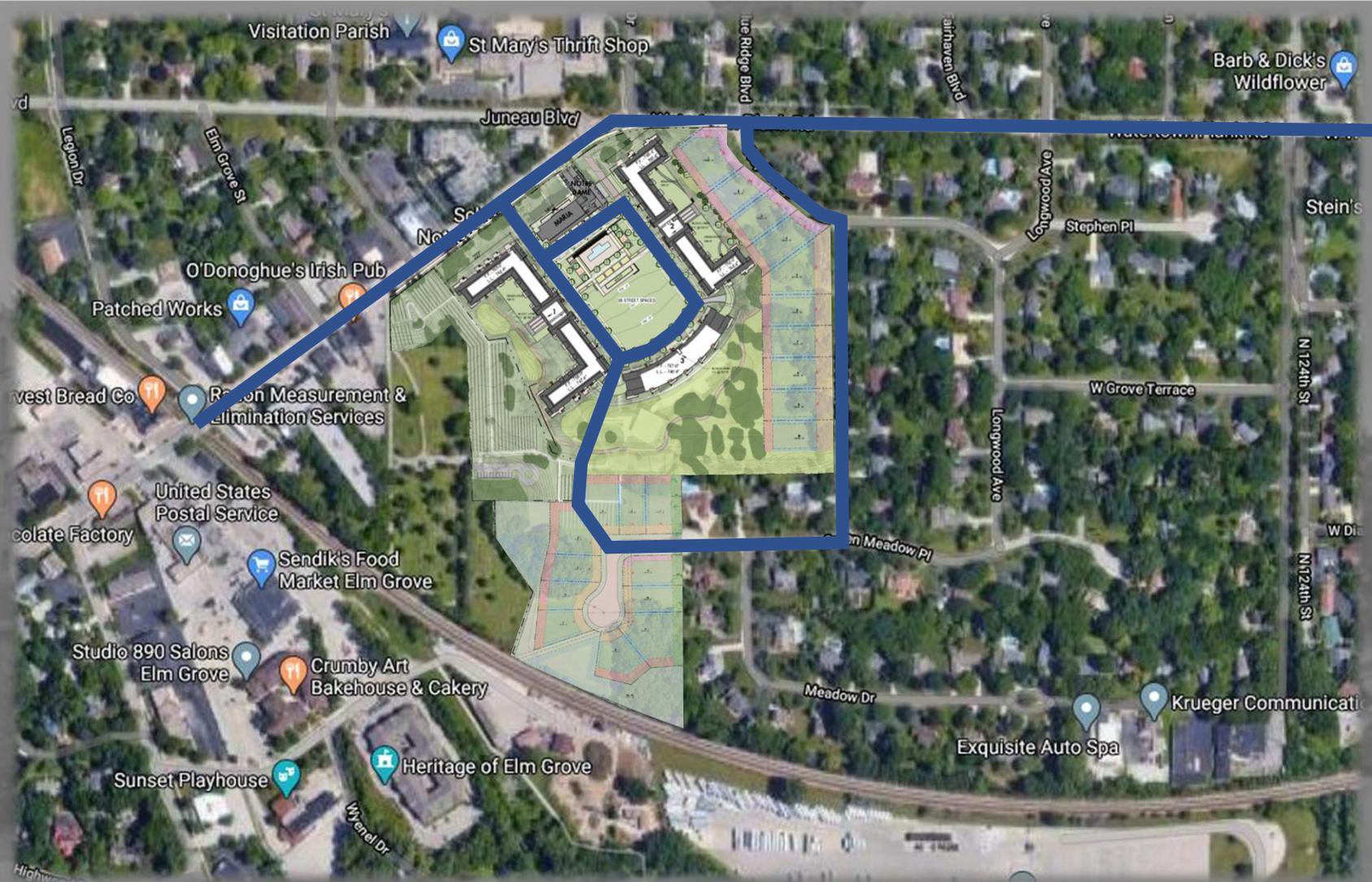
All Single-Family Homes

	Total	Public	Private
230 Apartments	50.99	36.95	14.04
22 Single Family Homes	30.38	22.01	8.37
TOTAL	81.37	58.96	22.41

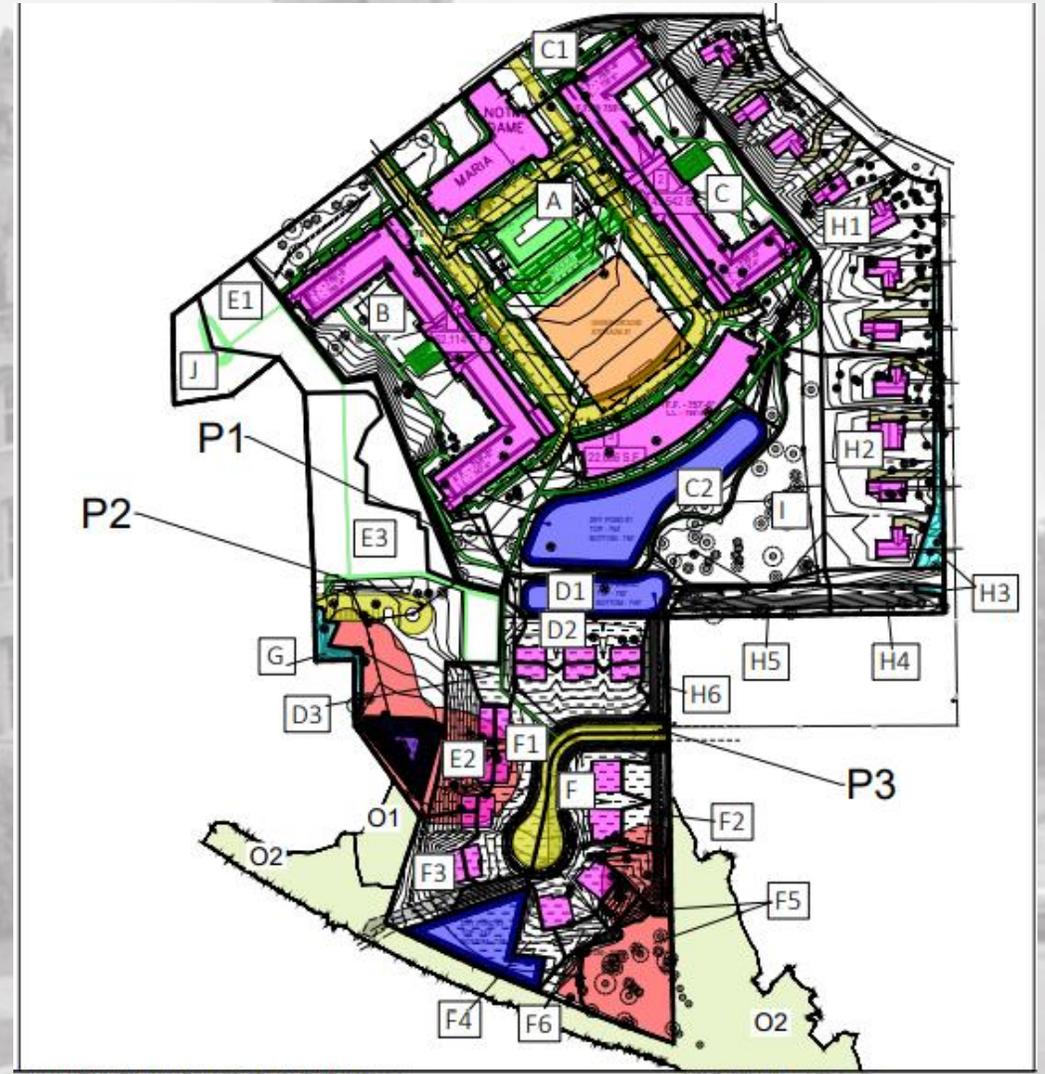
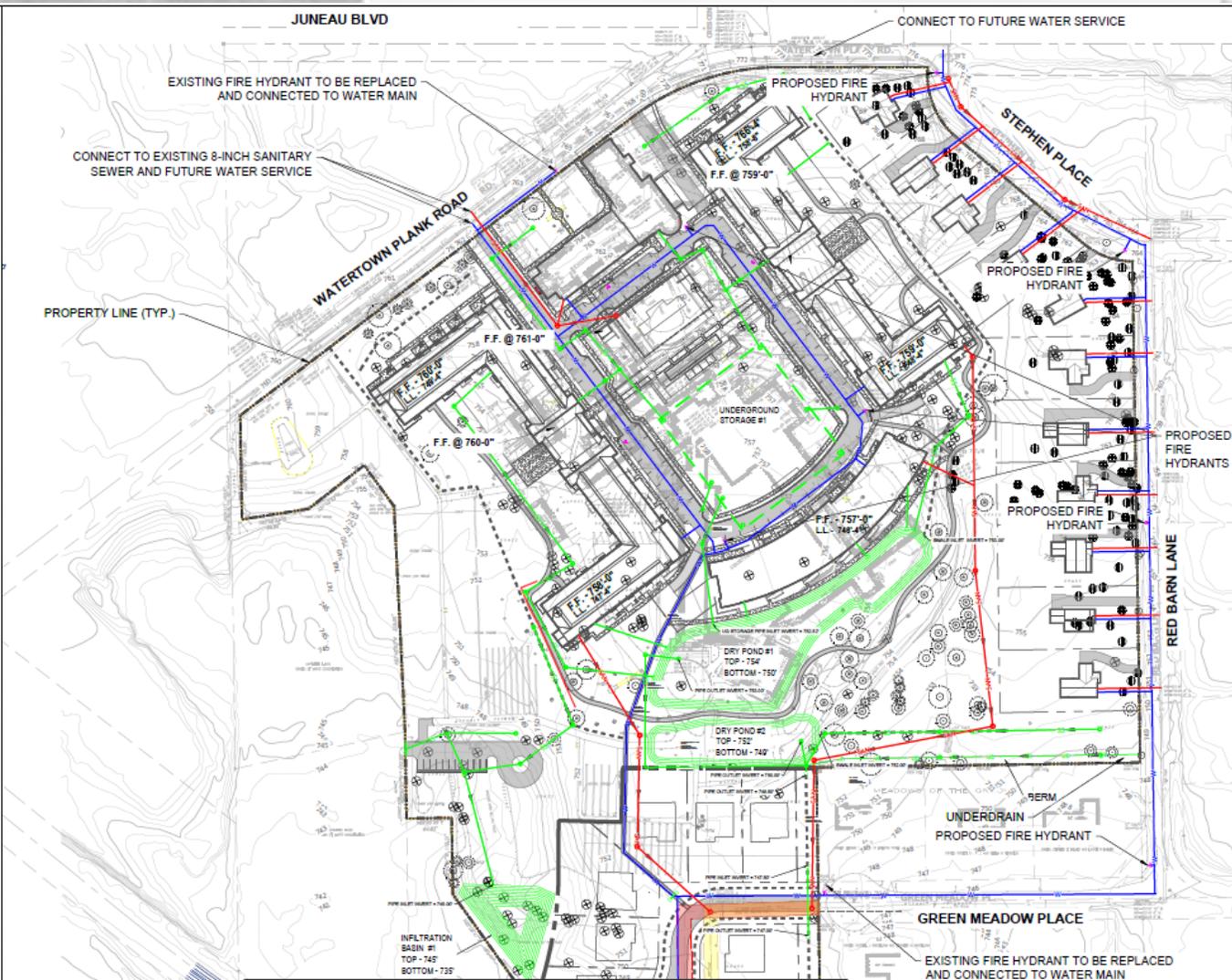
	Total	Public	Private
42 Single Family Homes	58.00	42.03	15.97

MUNICIPAL WATER

- Plan to use municipal water in lieu of wells
- Discussions and feasibility investigation with Wauwatosa have been positive
- Main can be used to service businesses and neighborhoods



UTILITY & STORMWATER PLANS



TAX INCREMENT FINANCING

Tax increment financing is a powerful financing tool municipalities use to promote community development by utilizing tax revenues created by a development that otherwise could not have been created in the absence of TIF.

TAX INCREMENT FINANCING

Option 1

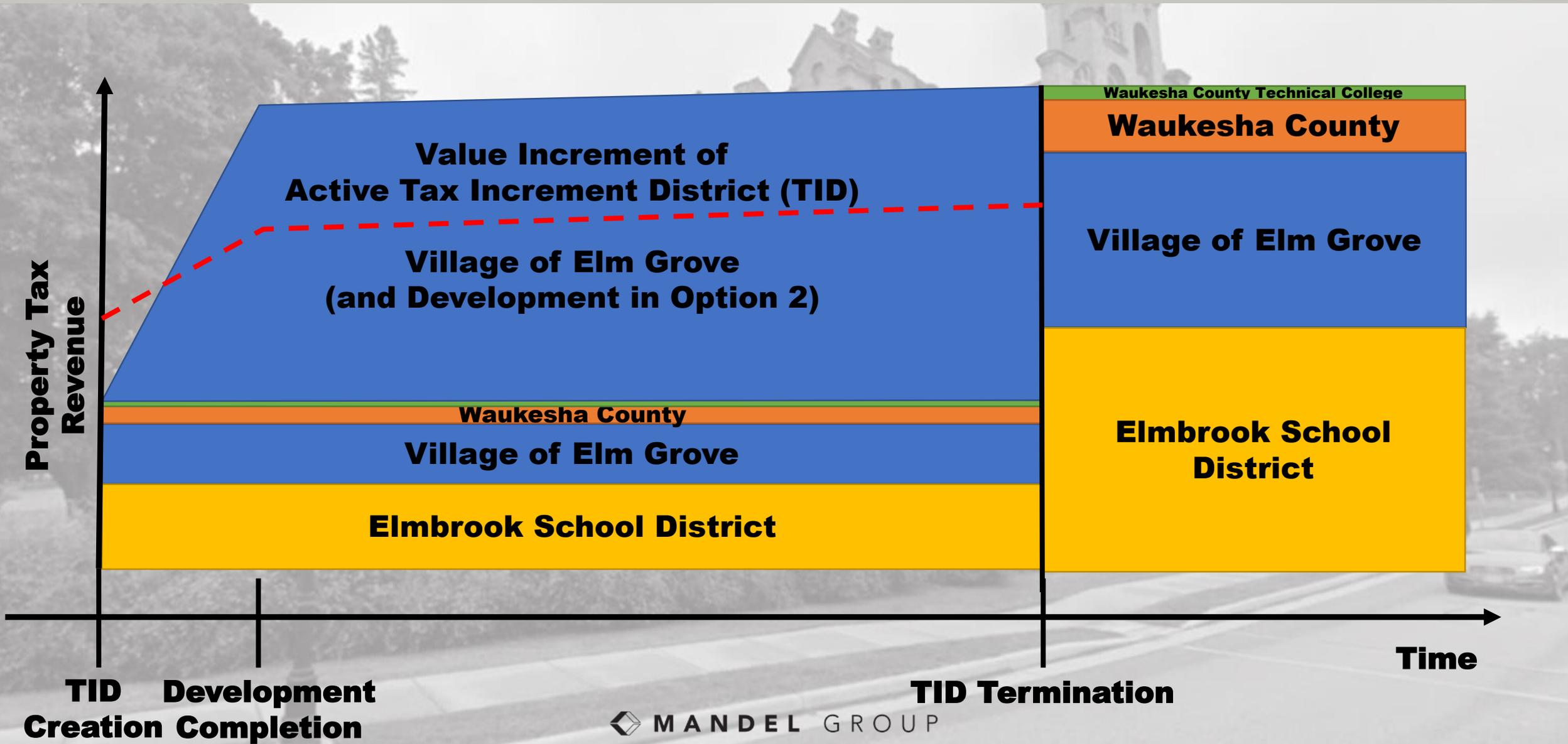
- \$11,500,000 at occupancy

Option 2

- \$5,500,000 at occupancy
- Split incremental tax revenue with Village over 20 years.
 - 72.5% Development
 - 27.5% Village of Elm Grove

Under either option, Village can use additional tax increment to pay for water main installation in Watertown Plank Road

TIF PROCESS



TID Creation
Development
Completion

TID Termination

FREQUENTLY ASKED QUESTIONS

Who pays for TIF?

TIF is paid for by the value of the future tax revenues of the development.

Who does NOT pay for TIF?

Current taxpayers do not pay for TIF.

What costs are TIF eligible?

Once a property is declared blighted, Wisconsin statute provides that most project costs are eligible for TIF.

VILLAGE BENEFITS

- Increased tax revenue due to 25 acres being added to the tax rolls
- Allows Village to bring Lake Michigan water through Wauwatosa to the downtown area
 - Sets the Village up for long-term success as the first step to Village converting to municipal water
 - Allows the growth of downtown businesses
 - Allows existing residents to connect to new water main
- Adding a walkable community close to downtown contributes to the rejuvenation of downtown
- Fills the demand for market-rate housing, particularly for larger apartments for empty nesters, as outlined in the Downtown Master Plan
- Development will happen on this site – these costs will be incurred by other developments. Single-family developments are not eligible for TIF.