

**VILLAGE OF ELM GROVE
AD HOC COMMITTEE – REINDERS DEVELOPMENT
MEETING MINUTES
WEDNESDAY, September 28, 2016**

Present: Chairman Trustee Haas, Christina Berger, Stew Elliott, Marlee Hansen, Rebekah Schaefer, John Galanis, Pete Moegenburg, Martha Kendler, and Jan Schoenecker
Absent: Joe Klein
Also Present: Stewart Wangard, CEO of Wangard Partners, Wayne Wiertzema, President of Wangard Partners, Village Manager David De Angelis, Village Clerk Mary S Stredni, Village Attorney Hector de la Mora, and Zoning/Planning Administrator Thomas Harrigan, and members of the public

1. Bring the meeting to order

Chairman Trustee Haas brought the meeting to order at 6:00PM.

2. Review and approve minutes dated May 18, 2016 - June 15, 2016 - July 27, 2016 - and August 10, 2016

Schoenecker motioned and Elliott seconded to approve the minutes as presented. Motioned carried 9-0.

3. Presentation by Wangard Partners Inc. for conceptual review of possible development plan at 13400 Watertown Plank Road

Chairman Trustee Haas began by restating that the Ad Hoc Committee is an advisory committee. The purpose is to investigate this proposal and provide input to other committees within the municipality such as the Plan Commission, Police and Fire, Public Works, and so on.

The Chairman provided a brief overview of the topics which the Ad Hoc Committee has reviewed in past meetings. It was mentioned the Ad Hoc Committee does not entertain public comments, rather there will be ample opportunity to voice comments at the open house to be hosted by Wangard Partners in the following days.

Chairman Haas introduced Wangard Partners CEO, Stewart Wangard.

Mr. Wangard began by introducing Wayne Wiertzema, President of Wangard Partners, Mary Claire Lanser, of Wangard Partners, and Eric Harrmann, AG Architecture.

Mr. Wangard stated that stakeholder input is valued and attempted to be incorporated in every Wangard project. Mr. Wangard then began to provide an overview of what the original development proposal consisted of.

Mr. Wangard then began to walk through the new design proposal, highlights the changes that have been made. There has been considerable focus on “green space” for public use and benefit. This would be achieved by providing a pathway along the west side of the development on Elm Grove Road, and a public patio area.

Mr. Wiertzema explained the realignment of Elm Grove Road. All the traffic coming from the north on Elm Grove Road would be channeled through a controlled intersection. The old plan had too many access point onto Watertown Plank Road.

Committee member Moegenburg asked if the Elm Grove Road point of connection would traverse across Watertown Plank Road.

Mr. Wiertzema stated that all of the proposed realignment would be north of Watertown Plank Road. The design is intended to be pedestrian and bicycle friendly.

Committee member Kendler asked if the Wangard team could walk through the development along Elm Grove Road starting from the north end and proceeding toward Watertown Plank Road.

Mr. Wiertzema stated there will be an ingress and egress point at the northern end of the development. The pedestrian path will follow along Elm Grove Road. The “Denny building” will be razed. Building height has been lowered from the initial development proposal to three stories. The new proposal has also been opened up in order to read east to west, and there will be heavy landscaping. There will be greenspace on top of the underground parking structures. This will be achieved by constructing green roof infrastructure.

Mr. Wiertzema was asked by the Committee if they plan to do any environmental testing. Mr. Wiertzema stated that a remedial action plan will be created. There will also be venting systems used where there are pockets of peat.

Mr. Wiertzema added that the inclusion of “building A” and the “Elm Building” are the biggest changes to the development proposal.

The Committee asked if mixed use is part of the overall development.

Mr. Wiertzema confirmed that it will be.

Density in each of the buildings is as follows:

Building A: Under 50 units

Building B: 70 Units

Building C: 30 Units

Mixed Use: 20 Units

Townhouses: 6 Units

Mr. Wangard stated the units would be offering 1, 2 and 3 bedrooms plus den options. The townhomes are in excess of 2,000 square feet. If someone wanted to customize the unit, they have that option. Monthly rents will increase to accommodate the higher quality and value.

Committee member Moegenburg stated that if a unit is being rented for \$2,500 per month, the tenant would have to be making approximately \$100,000 annually in order to afford rent. This is the profile of the typical resident that would be moving into the development.

Mr. Wangard stated that the amenities within the development will be of the highest quality. Ultra-high speed internet will be available since many people work from home.

The committee questioned how traffic will be impacted during rush hour.

The traffic study demonstrates there is actually a two hour window during rush hour, and not all the traffic flow occurs at one time.

The committee questioned if there will be an area added to the development for kids.

The green space in the development is intended to be more contemplative, and there is the Village Park available for use just due north of the proposed development site.

The committee questioned who will maintain the roads, and bike path.

This component has not been addressed at this time. It is possible that the bike path could be dedicated as a perpetual easement.

The committee questioned if there will be well monitoring for properties in close proximity to the development.

Mr. Wangard answered that he had not anticipated it, but thinks that they could provide this.

The committee questioned what is the developers experience in developing near homes with well water systems?

Mr. Wiertzema commented that the company does have experience in de-watering previous development sites. In this case, micro pilings will be buried to the depth of 20-30 feet. Usually wells have a change of becoming contaminated if blasting is occurring.

Committee member Moegenburg suggested that if other committee members are concerned about the atheistic, perhaps they should present 3 development projects that can be offered as examples of atheistically pleasing development in their eyes.

Mr. Wangard suggested that people drive by the Vanguard Partners office building at 1200 N. Mayfair Road. This is often referred to as the Highpoint building.

Village Manager, David De Angelis, stated that the dates within the timeline will fluctuate. It will depend on timing for materials to be ready for review. The Village will not begin to “dig in” to the project analysis until the final proposal is submitted to the Village.

Mr. Wangard made comment to the Committee Chairman, that some of the questions regarding the wells had caught him off guard. He stated that Wangard Partners is fully committed to monitor the wells and get the base line information stated for the records.

Mr. Mark Reinders was invited to speak to the Committee. Mr. Reinders thanked the Committee members for their time and service during this initial review process. Mr. Reinders stated that he and the Wangard group are in close communication and hold regular meetings every thirty days. In the early stages of the project formation, he was animate that the buildings along Watertown Plank Road would not be included in the development proposal. Wangard Partners were able to educate the Reinders into consenting for the use of these buildings into the development. Mr. Reinders stated that the Elm Building will not be included in this development due to the personal connection of the building and the Reinders family. However, they are committed to improving the building from the current state.

The Committee Chairman encouraged everyone to attend the open house to be held from 4:30Pm – 7:30PM on Wednesday, October 5th.

4. **Adjourn**

Schoenecker motioned to adjourn, and Kendler seconded. Motion Carried 9-0.

Respectfully Submitted,

Thomas Harrigan, Zoning and Planning Administrator