

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES**

Wednesday, January 16th, 2019

Meeting was called to order at 5:32 p.m. by Chairman Olson

1. Roll Call.

Present: Chairman Olson, Mr. Liechty, Mr. Collins, Mr. Schoenecker, Mr. Janusz, Mr. Koleski, Mr. Domaszek, Ms. Steindorf.

Absent: Mr. Matola

Also present: Mr. Harrigan, and applicants

2. Review and act on meeting minutes dated December 4th, 2018.

Mr. Schoenecker motioned and Mr. Liechty seconded to approve the minutes as submitted. Motion carried 8-0

3. Review and act on a request by Steve and Renee Squier, 1740 Westmoor Terrace, for a home alteration.

The project manager from Gabor Design Build was representing the applicant before the board. Clarification was provided that the front window in the kitchen area would be a picture window, not four casement windows as originally proposed.

Mr. Schoenecker asked if the concrete in-fill will be removed.

It was confirmed, the pylons will be removed.

Mr. Liechty asked if the furnace will be re-routed.

It was confirmed the furnace will be re-routed.

Mr. Schoenecker asked what the intention will be for the siding on the home.

It was stated that the siding will be repaired to match the existing siding on the home. Touch up painting will be done to match existing.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve as submitted. Motion carried 8-0.

4. Review and act on a request by Horizon Development for the independent senior living development known as Elm Grove Heights, 13040 W. Bluemound Road.

Architectural Review

Philip Schultz of Horizon Development and Dale Streitenberger of JLA Architects were present before the Board.

Mr. Schultz provided a brief background summary of Horizon Development. He noted the Village's Comprehensive Plan identifies the need for senior housing.

Mr. Streitenberger noted this development proposal has the ability of creating a gateway feel to the "entrance" of Elm Grove from Bluemound Road. A strong sense of residential community would be created.

Mr. Streitenberger provided an overview of the architectural elements of the development proposal. The concept of breaking down the architectural elements will be used to blend the building into the existing surroundings.

The mortar in between the brick and stone elements will blend as the intention is not to have the mortar stand out. The windows will be white so that the grids stand out.

It was noted the rendering of the building demonstrates the brick will be a dark grey in color. It will be much lighter in reality.

The bottom of the building will be a burnished block to create more "interest".

Mr. Liechty asked what size the burnished block will be.

Mr. Streitenberger stated the blocks will be as large as they can order them. Possibly 16" by 8". Mr. Streitenberger highlighted that the stone work will not be monochromatic in appearance. Masons are developing a custom mortar blend for the project.

Mr. Liechty asked if there will be a dividing wall in between the balconies that face each other on the west elevation. The plans currently demonstrate single units with a patio serving both units in the middle of the building on the west elevation.

Mr. Streitenberger acknowledged the plan set is incorrect and there will be a dividing wall in the middle of the balcony in order to create privacy between units.

Chariman Olson asked if there will be a walk-out design for dwelling units located on the first floor.

Mr. Streitenberger confirmed there will be a walk-out design in order to accommodate residents with pets.

Mr. Liechty asked if all the windows will be fixed glazing.

Mr. Streitenberger stated all the windows will be operable.

Mr. Schultz commented that the building will have a flat mansard roof. All the mechanicals will be concealed and unnoticeable from the street.

Mr. Olson asked what the total building height will be.

Mr. Harrigan stated the proposed height is 51 feet and 6 inches.

Mr. Schultz commented the building to the east is a one story commercial building. The intention is to have additional landscaping in-between the access drive and 13000 W. Bluemound Road in order to assist in screening the building.

Mr. Liechty opined that he appreciates that access for underground parking is located on the north end of the property, and pulled away from Bluemound Road. Mr. Liechty asked if there was any consideration given to relocating the surface parking ingress/egress more toward the north.

Mr. Streitenberger noted the site grade prevents the surface ingress and egress from being located more toward the north end of the property.

Mr. Liechty asked if there will be a dumpster located on the property.

Mr. Streitenberger explained the dumpsters will be located in the underground parking area and accessible with access doors on the north elevation.

Mr. Olson asked if all traffic access utilizes Bluemound Road.

Mr. Streitenberger confirmed.

Mr. Liechty stated it would be ideal to have an additional access point north onto Wall Street.

Mr. Schultz noted there will be a municipal water extension run from Elm Grove Road and Bluemound Road east to the property. This will be a public improvement with additional fire hydrants included. The building will be completely sprinkled.

Mr. Domaszek asked the Board members if they feel the development proposal meets the requirements needed in order for enhanced density to be granted. Namely, if the project uniformly contains exterior and interior materials, design details, workmanship and features of an exceptionally high quality, comparable to the highest quality tier of the Village's then current housing stock or its best commercial office structure.

Mr. Liechty stated the proposal is very well thought out and great detail has been placed in the design.

Mr. Liechty motioned to approve the architectural plans as submitted with note that a dividing wall will be included on the west elevation, in the patio areas of the separate dwelling units. Mr. Schoenecker seconded. Motion carried 8-0.

Site Plan

Mr. Koleski asked for additional clarification on the proposed parking ratios.

Mr. Schultz explained the independent senior housing use is a unique in the sense that the demand for parking is much lower compared to traditional multi-family residential developments.

As Chair of the Village's Legislative Committee, Mr. Domaszek explained the newly created Rm-2 Multi-family residential zoning specifically accommodates the independent senior living use. As a component of the review process when considering the Rm-2 district, parking demand in independent senior living facilities was extensively reviewed.

Mr. Schultz explained that across Horizon Development's portfolio, 80% of units are occupied by single women, 10% are single men and 10% are couples. The average age of occupants is also 78 years young. A revised parking exhibit will be provided to Village staff which demonstrates "banked parking" to be located on the north end of the building. The banked parking concept would be incorporated into the Development Agreement. The Village would have the ability to require the additional surface parking stalls to be installed upon the determination there is insufficient parking with the proposed surface parking lot on the east elevation of the building.

Ms. Steindorf noted that if the additional banked parking stalls are needed, the vegetative area to the north end of the property would suffer a loss in vegetation.

Mr. Shultz confirmed that would be the case and the intention is to avoid that result.

President of the Emerald Woods condominium board, Todd Nichol, commented that a main concern of the proposed development are delivery trucks and how they will navigate the shared access road which serves both the subject property and Emerald Woods condominiums. He suspects the delivery trucks will enter into Emerald Woods in order to turn around and head south back to Bluemound Road, trespassing on private property.

Mr. Schultz noted that Horizon Development would not allow residents moving into Elm Grove heights to use large delivery trucks. They would need to use smaller vehicles.

Ms. Steindorf asked if Emerald Woods has ever considered installation of a controlled access gate.

Mr. Nichol stated this is something that would need to be entertained in the event the circumstances called for it.

Chairman Olson asked if there will be any lighting bollards.

Mr. Schultz stated there will be no lighting bollards.

Mr. Liechty motioned to approve the site and lighting plan as submitted. Mr. Schoenecker seconded. Motion carried 8-0.

Landscaping Plan

Mr. Schultz provided a summary of the proposed landscaping plan. The intention will be to relocate some of the existing smaller elm trees on the property. There will also be a secondary planting bed that fronts Bluemound Road just north of the sidewalk. This will create a "front yard" look and feel.

Mr. Schoenecker asked if there will be a berm associated with the secondary planting bed.

Mr. Schultz noted it may be raised approximately 6-8 inches, but nothing significant. Mr. Schultz also commented there would not be problem with establishing a conservation easement on the north end of the property in order to preserve the existing vegetation.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the landscaping plan as submitted. Motion carried 8-0.

5. Other business

Mr. Harrigan stated the February 5th Building Board meeting will be rescheduled due to the second Downtown Master Planning Public Information Meeting taking place that same evening from 6:00 P.M. to 8:00 P.M.

6. Adjournment

Mr. Schoenecker motioned and Mr. Koleski seconded to adjourn. Motion carried 8-0.

Meeting adjourned at 6:47 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant Manager