

**JOINT MEETING OF VILLAGE BOARD
AND JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 14, 2022
5:30 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD**

Call to Order: (1) Village Board (2) Joint Architectural Board/Plan Commission
Roll Call for each Governmental Body

Board Members Present: Trustees Dorau, Meyers, Wallschlager, Conner (arrived 5:32), President Pfannerstill. Joint Architectural Board/Plan Commission members present: Jeff Bierman (arrived 5:32), David de Courcy Bower, Tim Hallquist, Chip Schneeberger.

Absent: Trustees Pfeiffer and Ludtke.

Excused: Joint Architectural Board/Plan Commission member Xykis.

Also present: Interim Administrator Bailey, Fire Chief Jambretz, Police Chief Misko, DPW Director Felkner, Village Engineer Amtmann, Building Inspector Hussinger, Fiduciary Real Estate Development Representatives Ryan Schultz, Tony DeRosa, David Ferrell, and Ashley Poull, AG Architecture Representatives Eric Harrmann and Justin Koeppler, The Sigma Group Representative Chris Carr, other interested parties.

Pledge of Allegiance – President Pfannerstill

Public Comments: Please be advised the Village Board will receive comments from the public related to any item(s) for a three-minute time period per person, with time extensions per the Village President's discretion. None received.

1. Presentation and question/answer period: Concept for development of the pit/quarry property located at 700 W. Capitol Drive

Tony DeRosa, Fiduciary Real Estate Development, provided a presentation on "Seasons at Hartland," a proposed development for the property at 700 W. Capitol Drive. It was stated that Fiduciary Real Estate Development is based in Milwaukee and focuses on mixed-use, luxury multi-family, commercial/retail and medical office developments. Photos of some of their recently completed projects were provided including State Street Station (Wauwatosa), Arrabelle (Cedarburg), Orchard Hills (Oak Creek) and Orthopedic Associates of WI (Delafield).

It was stated that the property is 49.05 acres, is currently zoned Q-1 Quarry/Extractive and is shown in the 2045 land use plan as high-density. A "highest and best use analysis" was conducted, and it was determined that the site is not ideal for office, retail, or industrial development. Market research indicates that there is a demand for the type of development proposed. It is intended to be multi-family with a mix of studios, one-, two- and three-bedroom units with a monthly rent of \$1,400 to \$2,700. The units would have more of a condo or

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townhome feel, all with private direct entries. Amenities will include 2 clubhouses, pool, fitness center, walkability and on-site property management. It is intended to provide a maintenance free living experience with no more than 20 apartments per building. Units will have an open concept floor plan and high-end finishes.

The proposed site plan was presented stating that there are significant constraints on the property. A total of 445 units would be included proposed as two phases with a density of 9 apartments per acre. The main entrance would be off Palmer with a secondary access off of Capitol. An animated video site fly through was presented as well as a follow-up fly through depicting the comparison of the existing conditions to the potential future development.

Chris Carr, Sigma Group, presented photos of the existing property. He stated that there are challenges such as no existing infrastructure on the site, all new road improvements would be necessary for road access, fill would be required to allow for gravity sewer service, over 200,000 yards of dirt would need to be moved to create developable areas and existing side slopes require analysis and special treatment to ensure long term stability.

Tony DeRosa stated that development of this property would not be possible without a partnership with the Village due to extraordinary costs and challenges. He stated that they did not have all the answers related to the proposed development but have a good understanding. He stated that they would be seeking preliminary TIF assistance of between \$6,000,000 and \$8,000,000 as "pay-as-you-go". As a percentage of the total project, it would be 8-10%. The estimated assessed value would be \$91,000,000 over both phases equating to approximately \$1.1 million in taxes. He stated that the payback period is estimated at 15 years from the start of construction.

Questions were taken from the boards. Trustee Wallschlager stated that she has many detailed questions which would come later including issues such as parking and traffic. She stated that she is interested in a site visit but was unable to make the recent opportunity. She asked if there would be staff on the property once complete. It was stated that leasing professionals would operate out of the clubhouse.

Chip Schneeberger stated that he would like to see connectivity to the Village. Tim Hallquist stated that he has no issues and was happy with the concept. David de Courcy Bower stated that the development proposed was the concept envisioned in the creation of the comp plan. The need for this type of housing with a higher density was identified in the plan with a portion remaining green space. He stated that he felt that the overall proposal compares to the comp plan and recognizes there are challenges as well as environmental concerns but that overall, the plan is consistent with the comp plan. Jeff Bierman raised concerns about buried concrete and a tunnel that exists on the property but stated that the concept is good.

Village Engineer Amtmann stated that he has talked to the group about the challenges, and they are aware of what needs to be addressed. He stated that all utilities should be private on site and tap into public utilities in the right of way. He stated that a traffic study may be required to consider access options and to coordinate with potential development to the west. Building Inspector Hussinger had no additional comments.

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Trustee Conner stated that he liked the concept, believed it is what the Village needs but may be concerned with projected traffic due to the density proposed. Trustee Meyers stated that he strongly believes this type of development is needed and supports the project despite the challenges with the site. Trustee Dorau stated that she had no issues with the concept. President Pfannerstill commented that there is a benefit to being able to develop what seemed to be an undevelopable property. He thanked the team for coming forward with numbers. He stated that the Riverwalk project had asked for 17% of the project to be funded with TIF. He stated that in this case, the proposal is to fund only 9% but the project has an extremely high value. He stated that he was in favor of conducting a traffic study as the entrance is close to the intersection and that the potential development of the adjacent property should be considered. Interim Administrator Bailey provided an overview of “pay go” TIF funding stating that it is more advantageous for the Village with more risk taken by the developer by putting up funding first.

Tony DeRosa stated that he appreciated the comments and would encourage anyone that was interested to visit the site. He reiterated that without partnership with the Village, the project would not be feasible and that he would arrange for an additional walk through of the site.

2. Consideration of a motion to refer project to the Joint Architectural Board/Plan Commission.

Motion (Dorau/Conner) to refer the project to the Joint Architectural Board/Plan Commission. Wallschlager opposed. Motion carried.

3. Adjournment.

Motion (Dorau/Conner) to adjourn the joint meeting. Motion carried. Adjourned at 6:22 p.m.

Respectfully submitted,

Darlene Igl
Village Clerk