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MEMORANDUM

TO: Plan Commission
Village of Union Grove

Copies to: Michael Hawes, Village Administrator
Bradley Calder, Village Clerk
Douglas R. Snyder, P.E., Village Engineer, Baxter & Woodman
Timothy J. Pruitt, Village Attorney, Pruitt, Ekes & Geary, S.C.
Premier Union Grove LLC, Owner, 3120 Gateway Road, Brookfield, WI 53045
Aaron Breitenfeldt, P.E., Applicant, 1250 Centennial Centre Boulevard, Hobart,
WI 54155

FROM: GRAEF
Craig Huebner, AICP, Village Planner

DATE: May 31, 2019

SUBJECT: Review of the following:

- 1) The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Comprehensive Plan Amendment from “Low Density Residential” to “Medium Density Residential” and “High Density Residential” on tax parcel #186-03-21-32-040-103, Village of Union Grove, Racine County and State of Wisconsin.
- 2) The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Zoning Amendment from RS-90 to RS-80 and RM on tax parcel #186-03-21-32-040-103, Village of Union Grove, Racine County and State of Wisconsin.
- 3) The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Planned Unit Development Overlay District (PUD) on tax parcel #186-03-21-32-040-103, Village of Union Grove, Racine County and State of Wisconsin.

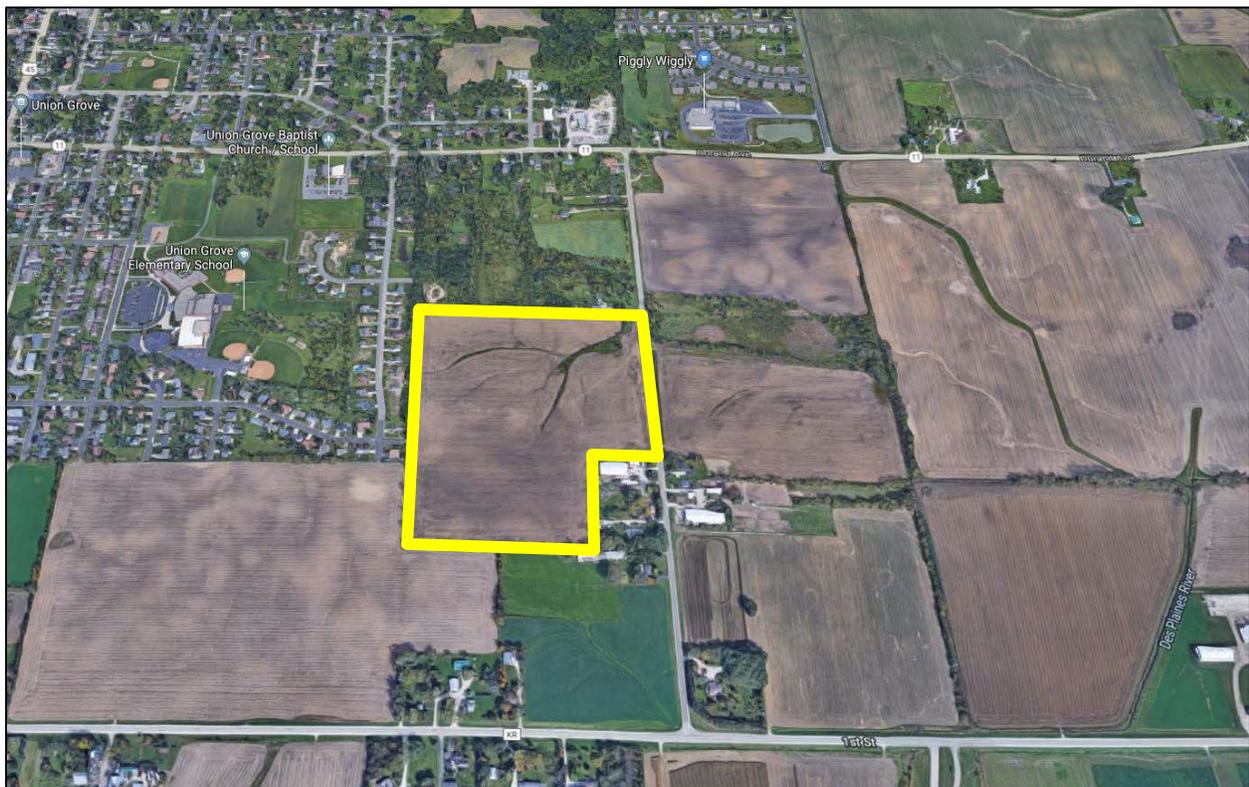
I. BACKGROUND

The Applicant has submitted the three separate applications for The Residences at Dunham Grove subdivision (Subject Property). Each application is listed as a separate agenda item and must be acted upon individually by the Plan Commission.

It is the understanding of GRAEF that reviews and comments on all engineering-related aspects of the proposed subdivision are to be accomplished by the Village Engineer. Therefore, GRAEF defers all engineering-related review and comment to the Village Engineer.

It is the understanding of GRAEF that reviews and comments on all legal language and legal documents of the proposed subdivision are to be accomplished by the Village Attorney. Therefore, GRAEF defers all legal-related review and comment to the Village Attorney.

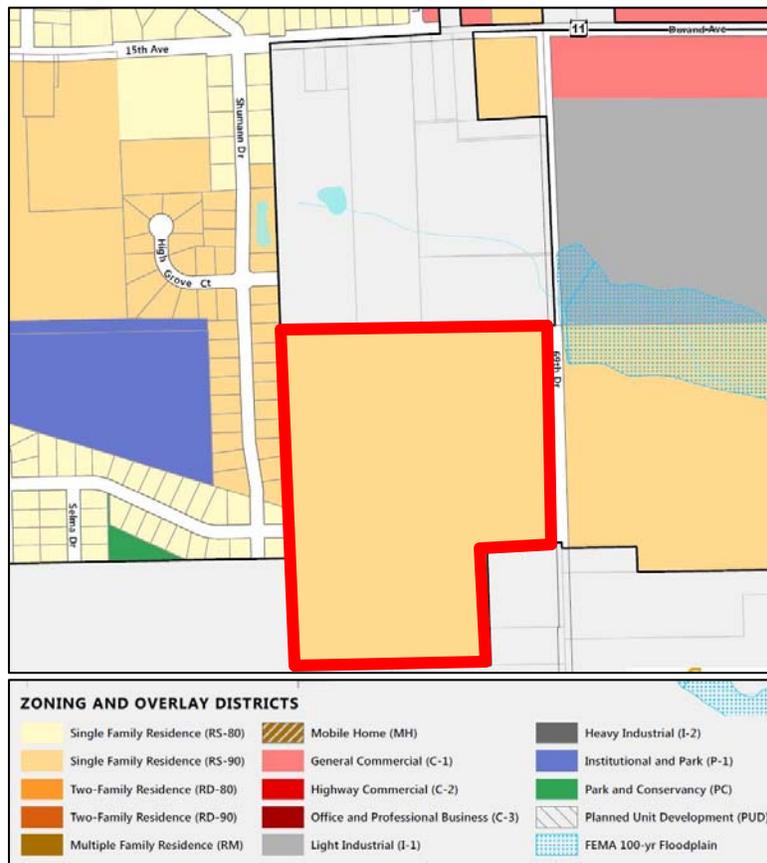
Figure 1: Project Site



II. EXISTING ZONING

The Subject Property is currently zoned Single Family Residence (RS-90). Adjacent zoning districts include RS-90 to the east and both RS-90 and RS-80 to the west.

Figure 2: Existing Zoning Map

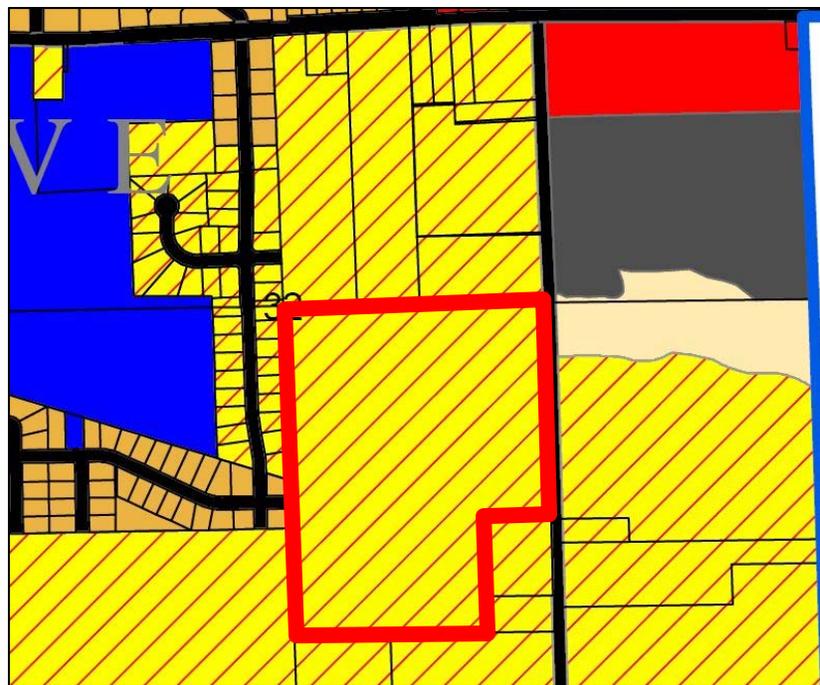


III. THE CURRENT COMPREHENSIVE PLAN and REQUIREMENTS TO BE MET FOR A COMPREHENSIVE (LAND USE) PLAN AMENDMENT

- a. The Current Comprehensive Plan: “A Multi-Jurisdictional Comprehensive Plan for Racine County: 2035” (the Multi-Jurisdictional Plan) was adopted by the Village Board of Union Grove to serve as the comprehensive plan for the Village of Union Grove. The “Recommended Land Use Plan for the Village of Union Grove Planning Area: 2035” (Planned Land Use Map) was declared to be a part of the Multi-Jurisdictional Plan and serves as the tool to evaluate appropriate uses and related zoning. The Subject Property (44.317 acres) is identified as

“Low Density Residential” on the Planned Land Use Map. The Applicant is requesting an amendment to change the Land Use designation to “Medium Density Residential” (30.71 acres) and “High Density Residential” (13.61 acres). The proposed uses for the Subject Property are identified by the Applicant as single family residential within the “Medium Density Residential” area and multi-family residential within the “High Density Residential” area.

Figure 3: 2035 Planned Land Use Map



- SUBURBAN RESIDENTIAL
(1.5 TO 3.0 ACRES PER DWELLING UNIT)
- LOW DENSITY RESIDENTIAL
(19,000 SQUARE FEET TO 1.49 ACRES PER DWELLING UNIT)
- MEDIUM DENSITY RESIDENTIAL
(6,200 TO 18,999 SQUARE FEET PER DWELLING UNIT)

- b. Chapter 15 of the Comprehensive Plan indicates that a Plan amendment should be undertaken only after careful study. To assist in this process, the Village requires that the Applicant respond to a series of questions in order to properly evaluate the proposed amendment.

The following statements were included as part of the Applicant submittal:

- (1) Reason(s) for the proposed amendment:

The purpose for the proposed amendment is to allow the construction of medium density single-family lots (6,200 SF- 18,999 SF per dwelling unit) and high density (<6,200 SF

per dwelling unit) multi-family residential developments. The current comprehensive plan calls for low density residential (19,000 SF to 1.49 acres per dwelling unit) in this area.

- (2) Explain how the proposed amendment is consistent with the vision, goals, objectives, policies, and programs of the comprehensive plan:
It is one of the overall intentions of the comprehensive plan to “encourage development patterns that promote efficient and sustainable use of land, which can be readily linked by transportation systems, and utilize existing public utilities and services.” Because the proposed project area is located immediately adjacent to existing residential development and existing public infrastructure, the proposed plan amendment will still be consistent with this overall intention and will provide a logical and sustainable expansion of the residential development in this area.

- (3) Explain how the proposed amendment will benefit the Village:
There is a demand for both single-family and multi-family housing in this region and the proposed amendment will allow the Village of Union Grove to provide additional housing to capitalize on this growing demand. This will ultimately allow the Village’s population and overall tax base to grow significantly.

- (4) Describe the surrounding land uses and whether the proposed amendment is compatible with the surrounding uses:
The existing land uses surrounding the proposed project area includes agricultural and rural residential along the north, south, and east boundaries and low/medium density residential to the west. The proposed development is compatible with the planned residential land uses for all of the properties surrounding the site. The proposed 18th Avenue extension through the site will be a continuation of the existing medium density corridor along 18th avenue to the west of the site.

- (5) Are public streets and other necessary public services available, or planned to be available in the near future, to serve the planned development?:
Per the developer’s agreement between the Village of Union Grove and Premier Union Grove, LLC, the Village will be installing public sanitary sewer and water main along 69th Drive to serve the proposed development. The proposed extensions will also provide sewer and water service for the planned industrial area northeast of the site and the planned residential areas east and north of the site. Premier Union Grove, LLC will then extend the public sanitary sewer and water main throughout the property as well as construct additional public streets to serve the proposed development.

IV. LAND USE & PLANNING CONSIDERATIONS

- a. GRAEF reviewed the 2035 Planned Land Use Map to understand the impacts of the proposed Comprehensive Plan amendment. It is important to understand that there is no precise “right answer” when it comes to percentage breakdown of land uses. What is important is to maintain a good mixture of land use and specifically, provide diversity in residential densities. Having too great of one type of housing, whether that be single family, duplex, or multi-family, is not good practice. The following pages include existing demographic and land use data collected from the Village Assessor and Racine County GIS.

- (1) Table 1 shows the percentage breakdown of different land use categories within the 2035 Planned Land Use Map. The proposed development would increase the “High Density Residential” percentage from 0.23% to 0.70%, increase the “Medium Density Residential” percentage from 15.75% to 16.81%, and decrease the “Low Density Residential” from 39.50% to 38.44%.
 - (2) Table 2 shows the existing and proposed breakdown of housing stock within the Village.
 - (3) The 2035 Planned Land Use Map (as shown in Figure 4) identifies over 300 acres of land within Village limits that fall under the category of “Low Density Residential” and is currently not developed (areas circled on Figure 4). The fact that there is remaining land available for “Low Density Residential” development is important for the Plan Commission to consider when making a recommendation for the proposed Comprehensive Plan amendment.
 - (4) The proposed development will bring water and sewer to this currently unserved corner of the Village, it will connect 18th Avenue to 69th Drive which should alleviate congestion around the elementary school, and it will add to the tax base (not just the housing, but Gorman property and other land along 69th Drive).
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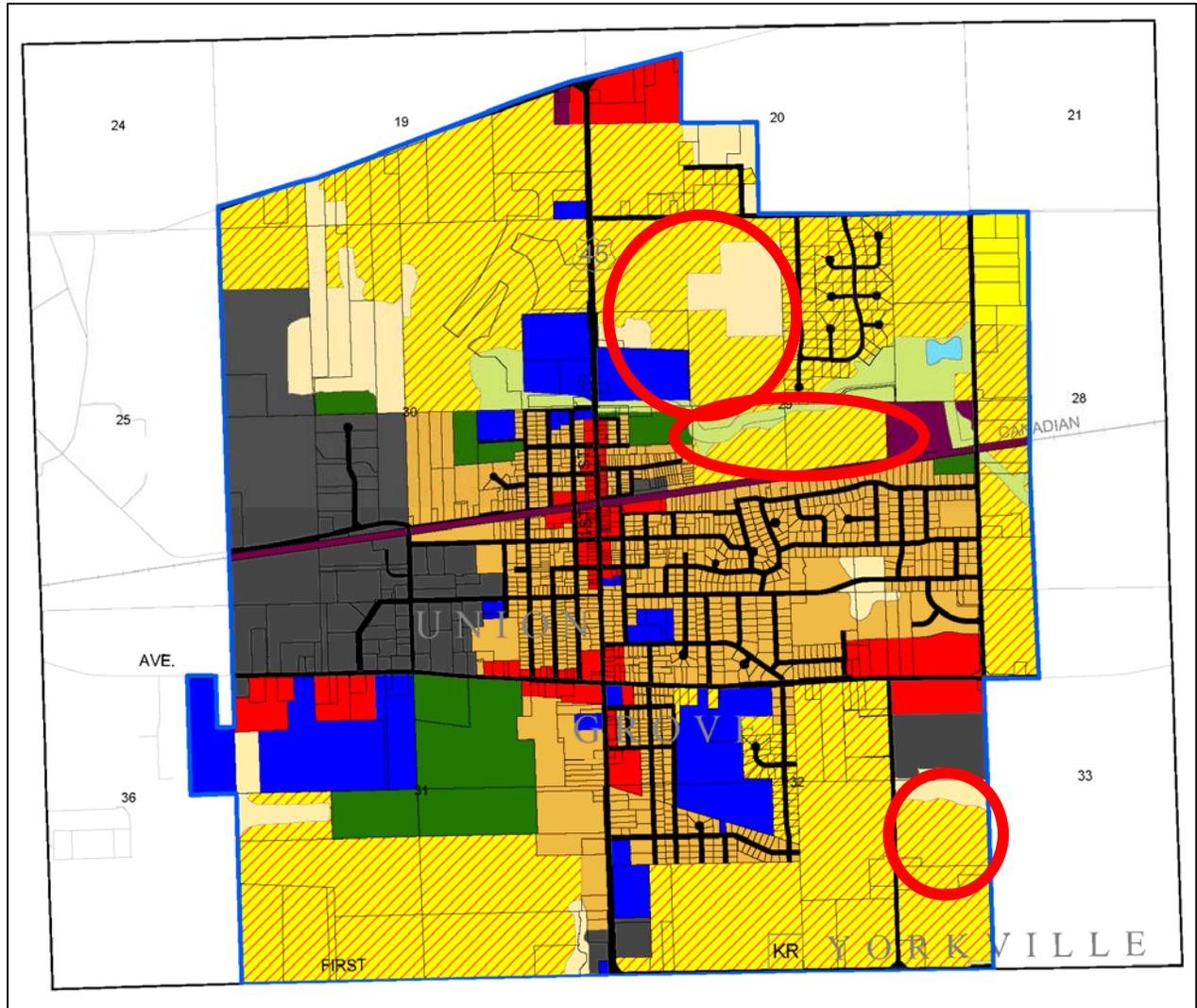
Table 1: 2035 Planned Land Use Land Coverage Breakdown

2035 Planned Land Use Breakdown	Acres	Percent Coverage
Commercial	125.60	4.33%
Governmental and Institutional	206.16	7.10%
High Density Residential (less than 6,200 SF per dwelling unit)	6.80	0.23%
Industrial	307.89	10.61%
Isolated Natural Resource Area	162.54	5.60%
Low Density Residential (19,000 SF to 1.49 acres per dwelling unit)	1146.32	39.50%
Medium Density Residential (6,200 SF to 18,999 SF per dwelling unit)	457.05	15.75%
Recreational	125.98	4.34%
Secondary Environmental Corridor	72.78	2.51%
Streets and Highways	217.46	7.49%
Suburban Residential (1.5 acres to 3.0 acres per dwelling unit)	27.15	0.94%
Surface Water	3.16	0.11%
Transportation, Communication, and Utilities	43.10	1.49%
<i>Total</i>	<i>2902</i>	<i>100.00%</i>

Table 2: Existing and Proposed Housing Stock - 2018 Village Assessor Data

Housing Type	Existing Amount	Percent	Proposed	Percent
Single-Family	1,122	58.20%	1,185 (+63)	56.13%
Duplex	128	6.64%	128	6.06%
Condominiums	100	5.19%	100	4.74%
Mobile Homes	91	4.72%	91	4.31%
Multi-Family (3+ units)	487	25.26%	607 (+120)	28.75%
Total Units	1,928	100%	2,111	100%

Figure 4: 2035 Planned Land Use Map



V. COMPLIANCE WITH VILLAGE OF UNION GROVE ZONING REQUIREMENTS

The proposed lots were reviewed to ensure compliance with dimensional zoning requirements.

- a. Single-Family Residence (RS-80): Proposed lots 1-20, 23-26; Outlots 1-2
 - (1) Minimum Lot Area: 8,000 square feet (11,199 minimum proposed)
 - (2) Minimum Lot Width: 80' at the setback line (80' minimum proposed)
 - (3) Minimum Side Yard: Min. of 15' total; 6' on one side (unknown)
 - (4) Minimum Street Yard: 25' minimum (25' proposed)
 - (5) Minimum Rear Yard: 30' minimum (unknown)
 - (6) Corner Lots: 25' minimum street; 10' minimum sides (unknown)

- b. Multiple Family Residence (RM): Proposed lots 21-22
 - (1) Minimum Lot Width: 700' at the setback line (Lot 21=673'; Lot 22=705.18')
 - (2) Minimum Side Yard: Min. of 20' (unknown)
 - (3) Minimum Street Yard: 25' minimum (25' proposed)
 - (4) Minimum Rear Yard: 30' minimum (unknown)
 - (5) Max Building Height: 45' (31')

- c. The Applicant is requesting a reduction in minimum lot width for Lot 21 (see Section VI, Table 3). Staff does not have any concern with the lot width reduction of 27'. Unknown setbacks listed above will be reviewed for compliance when Final Plat is submitted.

VI. PROPOSED PUD OVERLAY

- a. Section 118-696 of the Village of Union Grove Zoning Code provides the intent of PUD Overlay usage in the village.
 - (1) *The PUD planned unit development overlay district is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, and mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic, to provide attractive recreation and open spaces as integral parts of the development, to enable economic design in the location of public and private utilities and community facilities, and to ensure adequate standards of construction and planning.*

The PUD overlay district under this chapter allows for flexibility of overall development design with benefits from design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements as set forth in the underlying basic zoning district.

b. The following includes the required submission information as prescribed in Sec. 118-703:

Table 3: Application Submission Requirements

Information Required	Submitted by Applicant
<p>1a. Total area to be included in the PUD area of open space, residential density computations, proposed number of dwelling units, population analysis, availability of or requirements for municipal services and any other similar data pertinent to a comprehensive evaluation of the proposed development.</p>	<p>The project area is 44.317 acres total. The 30.71 acres of single-family area will average approximately 17,000 square feet per lot, and the 13.61 acres of multi-family area will average approximately 4,940 square feet per unit. Assuming an average of 2.6 people/unit, the proposed development will generate a population of approximately 476 people. As part of the project, public and private sanitary sewer, water, and storm sewer will be extended to and throughout the site to service the development. The Village's infrastructure has available capacity to serve the development.</p>
<p>1b. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.</p>	<p>The single-family development will generate approximately \$18,900,000 in property value (\$300,000/lot) and the multi-family development will generate approximately \$12,000,000 in property value (\$100,000/unit).</p>
<p>1c. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services.</p>	<p>A homeowner's association will be created for the single-family lots and the required storm water ponds will be privately owned and operated by the association. The multi-family development will continue to be owned and managed by Pre/3.</p>
<p>1d. Any proposed departures from the standards of development as set forth in this chapter, chapter 94, other village regulations or administrative rules, or other universal guidelines.</p>	<p>Requested variations from Village ordinances include a cul-de-sac centerline distance of 618', a street centerline radius of 125' for the proposed Dunham Grove Court, and a lot width of 673' for multi-family lot 21. The Village's ordinance requires a maximum cul-de-sac centerline distance of 600', a minimum street centerline radius of 150', and a minimum multi-family lot width of 700'. The variances are being requested to allow for a proposed lot line to bi-sect the existing wetlands south of the cul-de-sac so that homes can be built on either side of the wetlands without impacting them.</p>
<p>1e. The expected date of commencement of physical development as set forth in the proposal and, also, an outline of any development staging which is planned.</p>	<p>Construction of the proposed development is estimated to begin in July of 2019 and construction will include the sanitary sewer, water main, storm sewer, streets, and storm water ponds necessary for the first phase of single-family development and both multi-family developments.</p>

2a. A legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.	Provided in application submission
2b. The location of public and private roads, driveways, sidewalks, and parking facilities.	Provided in submitted drawing set entitled “Multi-Family Development for Premier Union Grove, LLC”. Three public roads are proposed with 18 th Avenue acting as the primary E-W connection between 69 th Drive and Shumann Drive. Lot 21 includes three driveway curb cuts and Lot 22 includes two driveway curb cuts. A sidewalk is shown on the south side of 18 th Avenue. All parking facilities are off-street and located on Lots 21 and 22.
2c. The size, arrangement, and location of any individual building sites and proposed building groups on each individual site.	Overall, the proposed project includes the immediate construction of 24 single-family lots, a 48- unit multi-family development (Lot 21, four buildings), a 72-unit multi-family development (Lot 22, six buildings), and additional future single family lots. The multi-family developments will consist exclusively of 12-unit buildings.
2d. The location of institutional, recreational, and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.	All roads will be dedicated to the public. Outlot 1 will contain stormwater facilities that will have access easements.
2e. The type, size, and location of all structures.	(See point 2c above)
2f. General landscape treatment.	Applicant has addressed requested landscape additions from staff including the following: Street trees are included on submitted landscape plan drawings. Evergreen trees on shown on the east and west sides of the multi-family lot (Lot 21). Each building contains the same landscape treatment including low level, foundation plantings.
2g. The existing and proposed location of public sanitary sewers, water supply facilities, and stormwater drainage facilities.	Defer to Village Engineer
2h. The existing and proposed location of all private utilities or other easements.	Defer to Village Engineer
2i. Characteristics of soils related to contemplated specific uses.	The soils within the project area consist of mostly clay and will be conducive for the proposed development.
2j. Existing topography on the site with contours at no greater than two-foot intervals.	Provided in submitted drawing set entitled “Multi-Family Development for Premier Union Grove, LLC”.
	The proposed project area currently consists of agricultural land and is bordered by single-family

2k. Anticipated uses of adjoining lands in regard to surface water drainage, and compatibility with existing adjacent land uses.	development to the west and agricultural land/rural residences to the north, south, and east. The site is currently zoned single family RS-90, and it is proposed to rezone the property to single family RS-80 and multi-family RM.
2l. If the development is to be staged, a staging plan.	(See point 1 e in Table 3)
2m. Designation of central waste removal sites.	Shown on site plan drawing (one location for each multi-family lot)

- c. The following includes the basis for approval for Plan Commission to make its recommendation and the Village Board to make its determination as prescribed in Sec. 118-704:

Table 4: PUD Basis for Approval Compliance

Design Standard	Proposed by Applicant	Compliance
1. The petitioners for the proposed planned unit development overlay district have indicated that they intend to begin the physical development of the PUD within nine months following the approval of the petition and that the development will be carried out according to a reasonable construction schedule and staging plan satisfactory to the village board.	Construction of the proposed development is estimated to begin in July of 2019 and construction will include the sanitary sewer, water main, storm sewer, streets, and storm water ponds necessary for the first phase of single-family development and both multi-family developments.	Compliant
2. The proposed planned unit development overlay district is consistent in all respects to the purpose of this division and to the spirit and intent of this chapter; is in conformity with the adopted master plan, neighborhood plan, or any adopted component thereof; and that the development would not be contrary to the general welfare and economic prosperity of the community.	Applicant is proposing an average of approximately 17,000 square feet per lot for the single-family area and approximately 4,940 square feet per unit for the multi-family area. The Applicant has submitted a Comprehensive Plan Amendment to change the Land Use categories to Medium Density Residential and High Density Residential.	Compliant (Will be compliant with Comprehensive Plan if proposed amendment is approved)
3. The proposed site shall be provided with adequate drainage facilities for surface waters and stormwaters.	A master storm water plan will be provided with Final Plat and final public street/utility plans	Defer to Engineer review
4. The proposed site shall be accessible from public roads that are adequate to carry the traffic that can be expected to be generated by the proposed development.	Proposed 18 th Avenue connects to existing public roads to the east and west.	Compliant

5. No undue constraint or burden will be imposed on public services and facilities, such as fire and police protection, street maintenance, and maintenance of public areas by the proposed development.	Defer to Village DPW and fire/police.	Defer to Village DPW and fire/police
6. The streets and driveways on the site of the proposed development shall be adequate to serve the residents of the proposed development and shall meet the minimum standards of all applicable ordinances or administrative regulations of the village.	Final roadway designs yet to be submitted. Will be submitted as part of Final Plat submission.	Defer to Village Engineer
7. Centralized public water and sewer facilities shall be provided.	Final public water and sewer facility designs yet to be submitted. Will be submitted as part of Final Plat submission.	Defer to Village Engineer
8. The entire tract or parcel of land to be included in a planned unit development overlay district shall be held under single ownership.	A homeowner's association will be created for the single-family lots and the required storm water ponds will be privately owned and operated by the association. The multi-family development will continue to be owned and managed by Pre/3.	Compliant
9a. Such development will create an attractive residential environment of sustained desirability and economic stability, including structures in relation to terrain, consideration of safe pedestrian flow, ready access to recreation space, and coordination with overall plans for the community.		<u>Staff recommends public walks should be constructed on both sides of all public streets, located 1-foot inside the right-of-way, and meet the State of Wisconsin Handicapped Access Requirements.</u> (Sidewalks are a requirement as listed in the Village Land Development Standards)
9b. The total net residential density within the planned unit development overlay district will be compatible with the village master plan, neighborhood plan, or components thereof.	(See point 1a of Table 3)	Compliant (Will be compliant with Comprehensive Plan if proposed amendment is approved)
9c. Structure types shall be generally compatible with other structural types permitted in the underlying basic use district.	12-unit multi-family structures within the RM zoning district and single-family structures within the RS-80 district.	Compliant
9d. Provision has been made for the installation of adequate public facilities and the continuing maintenance and operation of such facilities.	All roads will be dedicated to the public. Outlot 1 will contain stormwater facilities that will have access easements. A homeowner's association will be created for the single-family lots and the required storm water ponds will be privately owned and operated by the association. The multi-family	Compliant

	development will continue to be owned and managed by Pre/3.	
9e. Provision has been made for adequate, continuing fire and police protection.	Looped hydrant system throughout the Subject Property; all buildings will be sprinklered, fire truck turning analysis was submitted for Staff review.	Not Compliant Concerns from Fire Chief still exist regarding hydrant spacing, number of hydrants, and truck access.
9f. The population composition of the development will not have an adverse effect upon the community's capacity to provide needed school or other municipal service facilities.	The proposed development will generate a population of approximately 476 people.	Compliant

- d. Additional site and architectural design standards are outlined in Sec. 118-821. GRAEF provided a preliminary review of the site and architectural plans that can be found at the end of the memo (Appendix A). The Applicant has been prompt and transparent in their communication with Staff and have ensured compliance with staff recommendations. The Plan Commission shall review comments addressed by the Applicant in Appendix A and determine if any additional conditions be added as part of GRAEF's recommended conditional approval for the PUD overlay as outlined in page 17 of this memo.

VII. RECOMMENDATIONS

Comprehensive Plan Amendment Agenda Item:

Based upon the review of submitted materials, GRAEF recommends that the Plan Commission recommend to the Village Board the **CONDITIONAL APPROVAL** of the following:

- a. The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Comprehensive Plan Amendment from “Low Density Residential” to “Medium Density Residential” and “High Density Residential” on tax parcel #186-03-21-32-040-103 subject to the following conditions:
 - (1) Village approval of a Final Plat for the Subject Property;
 - (2) Any and all technical deficiencies identified by Village staff shall be corrected;
 - (3) All applicable Village of Union Grove application and review fees shall be paid by the Applicant; and
 - (4) The Applicant shall address any other issues which are raised by any approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the Applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner.

Zoning Amendment Agenda Item:

Based upon the review of submitted materials, GRAEF recommends that the Plan Commission recommend to the Village Board the **CONDITIONAL APPROVAL** of the following:

b. The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Zoning Amendment from RS-90 to RS-80 and RM on tax parcel #186-03-21-32-040-103 subject to the following conditions:

- (1) Village approval of a Final Plat for the Subject Property;
- (2) Any and all technical deficiencies identified by Village staff shall be corrected;
- (3) All applicable Village of Union Grove application and review fees shall be paid by the Applicant; and
- (4) The Applicant shall address any other issues which are raised by any approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the Applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner.

PUD Overlay Agenda Item:

Based upon the review of submitted materials, GRAEF recommends that the Plan Commission recommend to the Village Board the **CONDITIONAL APPROVAL** of the following:

- c. The request of Premier Union Grove LLC, 3120 Gateway Road, Brookfield, WI 53045 (Owner) and Robert E. Lee & Associates, Inc. (Applicant) for a Planned Unit Development Overlay District (PUD) on tax parcel #186-03-21-32-040-103 subject to the following conditions:
 - (1) Village approval of a Final Plat for the Subject Property;
 - (2) Public walks shall be constructed on both sides of all public streets, located 1-foot inside the right-of-way, and meet the State of Wisconsin Handicapped Access Requirements.
 - (3) Architectural elevation drawings be resubmitted to match the submitted perspective renderings;
 - (4) Concerns from Fire Chief to be addressed by Applicant;
 - (5) Any and all technical deficiencies identified by Village staff shall be corrected;
 - (6) All applicable Village of Union Grove application and review fees shall be paid by the Applicant; and
 - (7) The Applicant shall address any other issues which are raised by any approving or objecting authority, which the Village Plan Commission and/or Village Board deem necessary for the Applicant to address in the application materials, and which have been made, or may be made, by the Village Administrator, Village Attorney, Village Engineer, and Village Planner.

APPENDIX A

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MEMORANDUM

TO: Michael Hawes, Village Administrator

Copies to: Douglas R. Snyder, P.E., Village Engineer, Baxter & Woodman
Timothy J. Pruitt, Village Attorney, Pruitt, Ekes & Geary, S.C.
Premier Union Grove LLC, Owner, 3120 Gateway Road, Brookfield, WI 53045
Aaron Breitenfeldt, P.E., Applicant, 1250 Centennial Centre Boulevard, Hobart,
WI 54155

FROM: GRAEF
Craig Huebner, AICP, Village Planner

DATE: May 7, 2019

SUBJECT: Preliminary Review of Site and Architectural Drawings

The following documents were reviewed by GRAEF:

- 1) Multi-family Development for Premier Union Grove, LLC, 23 sheets, prepared by Robert E. Lee & Associates, Inc., dated 02/2019.
- 2) Architectural Plans.pdf, 3 sheets, prepared by Lloyd Carpenter-Architect, LLC

The following comments are provided to assist the Applicant in responding to likely requests or concerns of the Plan Commission and Village Board in the approval process for the submitted PUD application.

I. SITE PLAN DRAWINGS

- 1) Landscaping
 - a. Street trees: All new roadways should include street trees, planted every 40' on center within the ROW or agreed upon spacing with Village Staff.
 - i. *Land Division Code. Sec. 94-83. Blocks. (c) The village board may require that certain species of trees be planted on both sides of all streets. SEE LANDSCAPE PLAN*
 - b. In order to properly screen surface parking areas from public view and maintain appropriate landscape buffers between existing and future adjacent uses, the following landscaping elements are recommended by GRAEF. At a minimum, the Applicant shall provide an explanation as to why the exclusion of landscaping would be an appropriate design approach.
 - i. Lot 21 to include a combination of canopy/shade trees, understory/ornamental trees, and low-level plantings/shrubs on the east, south, and west setback zones **SEE LANDSCAPE PLAN**
 - ii. Lot 22 to include a combination of canopy/shade trees, understory/ornamental trees, and low-level plantings/shrubs on the east setback zones **SEE LANDSCAPE PLAN**

APPENDIX A



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- 2) Trash Enclosure
 - a. Add a front gate that matches the design of the other three sides of the trash enclosure shown on Sheet 16. **A CHAINLINK GATE W/ SLATS WILL BE INSTALLED**

- 3) Lighting Plan

- a. Provide street lighting and private lot lighting details

**NO LIGHT POLES ON MULTI-FAMILY SITES WILL BE INSTALLED
BUT SEE ATTACHED WALL PACK CUT SHEETS A STREET LIGHTING PLAN
WILL BE COORDINATED ALONG WITH FINAL PLAT.**

II. ARCHITECTURAL PLANS (SHEET 5)

- 1) Provide color renderings for elevation drawings to assist the Plan Commission in understanding the design aesthetic. **UPDATED ELEVATIONS AND COLORED ELEVATIONS WILL BE PROVIDED**
- 2) Provide percentage breakdown of material coverage for each building elevation (excluding window glass areas, roof, and garage door areas). **THIS WILL BE PROVIDED ON UPDATED BUILDING ELEVATIONS**
- 3) Consider variation in each building design as to provide visual interest in the architectural character of the full development. At a minimum, the Applicant shall provide an explanation as to why the building design does not create excessive monotony or drabness.
 - a. *Zoning Code. Sec. 118-821(c)(2) In determining whether to approve site and architectural plans for all new structures, uses and changes or additions to existing structures and uses, the plan commission shall consider the following: Whether the design or exterior appearance of the structure is identical with those adjoining as to create excessive monotony or drabness.*

**THE BUILDING MATERIALS WILL BE CONSISTENT BUT 3 DIFFERENT
COLOR SCHEMES WILL BE UTILIZED TO PROVIDE VARIATION BETWEEN
BUILDINGS.**

Zoning Code. Sec. 118-821. Site plan and architectural review.

(b) Plan commission review. The plan commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, loading and unloading, highway access, traffic generation and circulation, drainage, sewerage and water systems, other utilities, utilization of landscaping and open space, and the proposed operation. The plan commission may impose conditions relating to landscaping, architectural design, type of construction, flood-proofing, anchoring of structures, constructions commencement and completion dates, sureties, lighting, fencing, landscape screening, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or parking requirements, as may be required by the plan commission upon its finding that such regulation or restrictions are necessary to fulfill the purpose and intent of this section.