

The Village of Elm Grove Comprehensive Plan sets forth a “road map” for future redevelopment and public improvements during the next twenty year period. It is the product of considerable effort on the part of the Village staff, the Comprehensive Plan Ad Hoc Committee, the Plan Commission, the Village Board of Trustees and the Elm Grove community.

Formal adoption of the Comprehensive Plan by the Village Board marks the commencement of plan implementation. More specific steps should be undertaken to continue to the process of implementing the plan which include the following:

- Use the Comprehensive Plan on a regular basis
- Consider reviewing and updating the official zoning map, land use map, ordinance and other development codes
- Consider the Plan when developing the five-year Capital Improvements Budget
- Promote cooperation and participation among various agencies, organizations, community groups and individuals
- Explore funding sources and implementation techniques
- Update the Comprehensive Plan as required

## Use of the Plan

The Comprehensive Plan should be consulted regarding improvement and redevelopment in Elm Grove, as stated in Wisconsin’s comprehensive planning law. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and redevelopment within the community in the years ahead.



### **Consider Reviewing and Updating the Zoning Map, Land Use Map, Ordinances and Other Development Codes**

The Comprehensive Plan identifies potential future land uses within the Village and establishes guidelines for the quality, character and intensity of redevelopment or new development to be promoted in the years ahead.

### **Consider the Plan when Developing the Capital Improvements Budget**

The Capital Improvements Budget will utilize the Comprehensive Plan as a resource. It establishes schedules and priorities for all public improvement projects within a five-year period. A list of public improvements, priorities, cost estimates and potential funding sources should consider actions outlined in the Comprehensive Plan.

Elm Grove's financial resources will always be limited and public dollars must be spent wisely. The Capital Improvements Budget will allow the Village of Elm Grove to provide the most desirable public improvements, prioritize public funding, while remaining within budget constraints.

### **Promote Cooperation and Participation**

The Village Board of Elm Grove will use the Comprehensive Plan as a resource for future planning activities.

The Village will continue to cooperate and collaborate with regional partners:

- Other governmental and service districts, such as the private utility companies, the Cities of Brookfield and Wauwatosa, Elmbrook School District, the Waukesha Federated Library System, Waukesha County, the Milwaukee Metropolitan Sewerage District (MMSD), the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the Wisconsin Department of Transportation (WisDOT), the Wisconsin Department of Natural Resources (WDNR), the Federal Emergency Management Agency (FEMA), and others.
- Local public and private organizations and institutions, such as the Elm Grove Business Association, private schools, and various religious organizations.
- Landowners should be encouraged to undertake improvements and new construction that enhance the overall quality and character of the community.
- The Elm Grove community.



## **Explore Funding Sources and Implementation Techniques**

While many of the projects and improvements called for in the Comprehensive Plan may be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special financial assistance.

The Village should continue to explore and consider the wide range of local, state and federal funding resources and programs that may be available to assist in the implementation of planning recommendations.

## **Update the Comprehensive Plan as Required**

It is important to emphasize that the Comprehensive Plan is not a static document. If community dynamics or new issues arise that affect recommendations of the Plan, then consideration should be given to revising and amending the plan as appropriate.

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village will undertake a review of the Plan. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs.

The Village should also:

- Make available copies of the Plan document (for public purchase).
- Provide assistance to the public in explaining the Plan and its relationship to private and public development ventures and other proposals, as appropriate.
- Assist the Village Board in the administration, interpretation and application of the Plan.
- Maintain an inventory of possible amendments to the Plan prior to review.
- Coordinate with, and assist the Plan Commission and Village Board in the Plan amendment process.

## Summary of Implementation Actions

Project or Action	Responsible Party	Timeframe
<b>HOUSING</b>		
Assess Village households that are characterized as “empty-nesters” and retirees to gauge the potential demand for affordable, smaller-scaled owner-occupied housing within the Village boundaries.	Village Staff	As needed
Consider mixed-use projects with residential component for redevelopment within the downtown area.	Village Staff Private Property Owners	Ongoing
<b>ECONOMIC DEVELOPMENT</b>		
Coordinate forums with merchants, property owners, and local officials who help to ensure the greatest level of efficiency and effectiveness in enhancing the economic vitality of the Village’s commercial areas.	Village responsibility, with cooperation and participation with property owners, developers and Village residents.	Ongoing
Work with property owners who seek development proposals from qualified developers which meet the Village’s functional objectives for various commercial areas.	Village responsibility, with cooperation and participation with property owners, developers and Village residents.	Ongoing
<b>NATURAL RESOURCES</b>		
Support the connectivity of open space.	Village Park and Recreation Committee Partnerships with WDNR, City of Brookfield and City of Wauwatosa	Ongoing
Implement a plan to develop a formal native plant demonstration area in the stormwater retention basin of Juneau Boulevard.	Village Park and Recreation Committee Non-profit Organizations	2007-2008
Implement revised floodplain boundaries following FEMA and DNR approval of the Village’s floodplain remapping project.	Village Staff	2009
Coordinate planning to daylight that portion of Underwood Creek within the Sendik’s parking lot south of Watertown Plank Road, as agreed upon in the memorandum of understanding (MOU) with the Wisconsin Department of Natural Resources.	Village Staff WDNR	December, 2008
Establish a long-term plan for managing natural resources within Village-owned properties and along street rights-of-way.	Village Staff	Ongoing
Promote the establishment of a Landscape Guide for residents and redevelopment investors that recommend plant species that are beneficial for wildlife, including avian species.	Village Staff	Ongoing
<b>CULTURAL RESOURCES</b>		
Cooperate with the Wisconsin Historic Society to update the inventory of properties that are of historic interest.	Village Staff Wisconsin Historic Society Elmbrook Historic Society	Ongoing

Maintain a current map of properties that are identified as being “of historic interest” by the Wisconsin Historic Society for reference by Village staff and elected officials.	Village Staff	Ongoing
<b>PARKS</b>		
Support maintenance of environmental corridors and natural areas to support public access.	Village Staff Park and Recreation Committee Partnering non-profits and volunteer organizations	Ongoing
Consider developing a “walkable communities” initiative.	Village of Elm Grove Park and Recreation Committee Partnering non-profits and volunteer organizations	Ongoing
<b>LAND USE</b>		
Work with existing landowners.	Board of Trustees Village Staff	Ongoing
Work with planners and leaders from adjoining local units of government.	Board of Trustees Village Staff	Ongoing
Work with the Wisconsin Department of Transportation if modifications to Bluemound Road (State Highway 18) are proposed in the future.	Village Staff	Ongoing
<b>TRANSPORTATION</b>		
Perform an annual inspection of Village roads and pathways to determine maintenance needs.	Department of Public Works	Ongoing
Participate in local, regional and statewide transportation planning activities to promote funding of facilities and improvements that benefit the Village of Elm Grove.	Village Staff	Ongoing
Continue to investigate and mitigate high collision intersections.	Village Staff Wisconsin Department of Transportation	Ongoing
Ensure there are clear views of all traffic control devices.	Department of Public Works Police Department	Ongoing
Where possible, encourage shared parking arrangements between businesses to provide improved parking for adjacent uses.	Village Staff Elm Grove Business Association Plan Commission	Ongoing
Coordinate with Waukesha County in the design of future roadway construction along the Village periphery.	Village Staff Waukesha County Transportation Department	As needed

<b>UTILITIES &amp; FACILITIES</b>		
Ensure that the Five-year Capital Budget provides sufficient funds to support an appropriate level of maintenance for Village facilities and services.	Board of Trustees Village Staff Finance and Licensing Committee	Ongoing
Continue to apply municipal finances to leverage matching federal, state or regional funding.	Board of Trustees Village Staff Finance and Licensing Committee	Ongoing
Consider continuation of the tax incremental finance district (TIF) to effectively manage debt capacity for large infrastructure projects.	Village Staff	Ongoing
Continue to explore options for a phased and logical development of a municipal water system, and to establish cooperative agreements to obtain and store water.	Board of Trustees Village Staff Municipal Water Study Ad Hoc Committee	Ongoing
On a regular basis, evaluate contracts for the delivery of service.	Village Staff	Ongoing
Coordinate with the Milwaukee Metropolitan Sewerage District (MMSD) and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to evaluate existing sanitary sewer capacity and ensure sufficient capacity is available in the event that higher density redevelopment occurs in the future within the downtown business district.	Village Staff Village Engineer	Ongoing