

A scenic view of a tree-lined path with people walking, used as a background for a conference title. The path is paved and runs through a lush green area with large trees on the left and a hedge on the right. Several people are walking away from the camera, and their long shadows are cast on the path. The lighting suggests it's either early morning or late afternoon.

APA CONFERENCE

MISSION DRIVEN PLACEMAKING

THE TEAM

10:00 – 10:50 Mission Driven Placemaking

-Creating amenity rich inclusive housing & sustainable community programming-

This session will provide an overview of the placemaking process to achieve community centered design and how the process informed a masterplan that meets the communities needs and development objectives in the village of Saukville. Some of the creative design aspects include: Woonerf (living pedestrian street), Creative parking strategies, enclosing the public plaza with a rich mix of uses, designing both the parking experience and the pedestrian experience. For the community center improvements some creative partnerships were needed to bring the picture into focus. This presentation will cover how the team studied the market and assembled the right team to design and provide diverse housing options.



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IAN MCCAIN

Design Construction
Manager

ANSAY DEVELOPMENT
CORPORATION



DAWN WAGNER

Village Administrator

VILLAGE OF SAUKVILLE



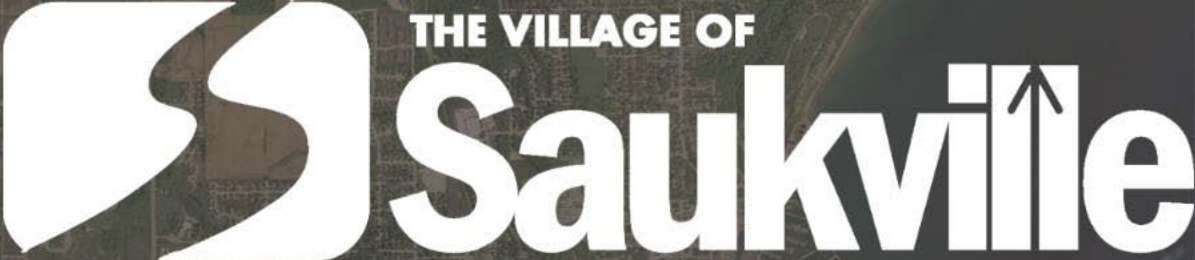
TOM 'MEL' STANTON

Executive Director

MELS CHARITIES

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MISSION DRIVEN PLACEMAKING



MELS CHARITIES

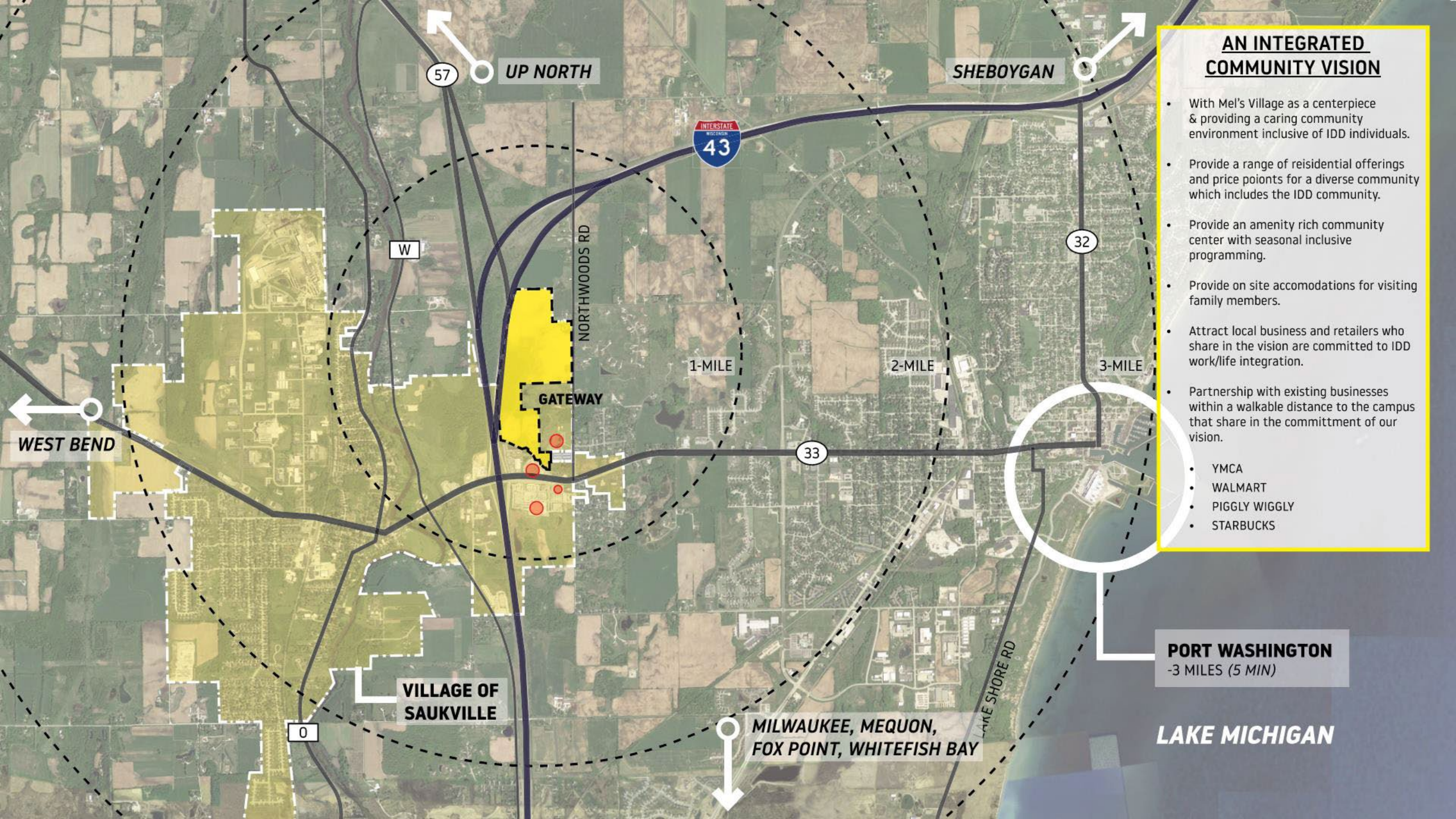
TOM 'MEL' STANTON

- COMMUNITY FUNDRAISERS
- EVENTS
- WHAT WE RAISE HERE, STAYS HERE
- GIVING BACK
- LOCAL PARTNERSHIPS



WHAT WE DO





AN INTEGRATED COMMUNITY VISION

- With Mel's Village as a centerpiece & providing a caring community environment inclusive of IDD individuals.
- Provide a range of residential offerings and price points for a diverse community which includes the IDD community.
- Provide an amenity rich community center with seasonal inclusive programming.
- Provide on site accommodations for visiting family members.
- Attract local business and retailers who share in the vision are committed to IDD work/life integration.
- Partnership with existing businesses within a walkable distance to the campus that share in the commitment of our vision.
 - YMCA
 - WALMART
 - PIGGLY WIGGLY
 - STARBUCKS

PORT WASHINGTON
-3 MILES (5 MIN)

LAKE MICHIGAN

57

UP NORTH

SHEBOYGAN

INTERSTATE
WISCONSIN
43

W

NORTHWOODS RD

32

1-MILE

2-MILE

3-MILE

GATEWAY

33

WEST BEND

VILLAGE OF SAUKVILLE

0

MILWAUKEE, MEQUON,
FOX POINT, WHITEFISH BAY

LAKE SHORE RD



ANSAY DEVELOPMENT CORPORATION



Building a Legacy

Ansay & Associates founder Adolph Ansay lived by a simple philosophy: **“You have to give to get.”** This served him well in life, through his charitable works in Ozaukee County, and the business world.

While Ansay & Associates has grown by leaps and bounds in the 75+ years since then – the agency now serves over 12,000 businesses and 45,000 individual customers throughout Wisconsin – the core philosophy has never wavered.

“Our business is about helping people,” said Mike Ansay, Adolph’s son and current CEO & Chairman of Ansay & Associates. “If you work hard and do the right thing by customers, you’ll have success. That’s how you build a company for over 75 years -- and for the next 75 years.”



IT TAKES A TEAM

- Utility and road improvements completed in preparation for a large scale development.
- With the site prepared, the design team was assembled to bring focus to the vision, to build excitement, and to attract other key development partners.



RINKA PLACEMAKING

OUR REACH

3,000+
Acres Developed + Master Planned

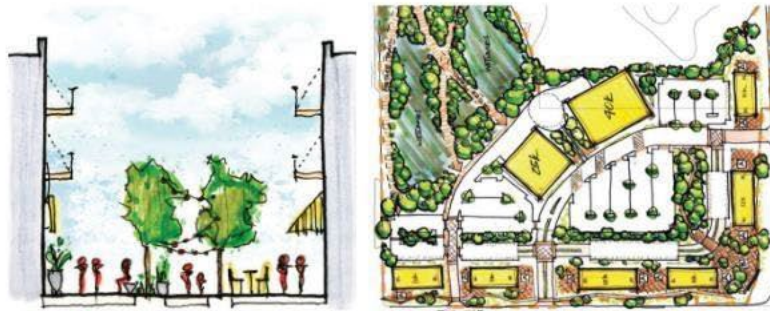
3,000+
Residential Units Designed + Built

150+
Greenspace Acres Master Planned

213
Projects in Milwaukee County

400+
Retail Projects Designed in Midwest

160+
Projects Outside of WI



RINKA PLACEMAKING

Transformational urban
design projects

- Foster community
- Create vibrant environments
- Put people first
- Support the economy
- Inspire memories
- Provide high quality experiences to all



RINKA PLACEMAKING

Transformational urban
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THE SITE

120
Acres of total site area

86
Acres of developable site

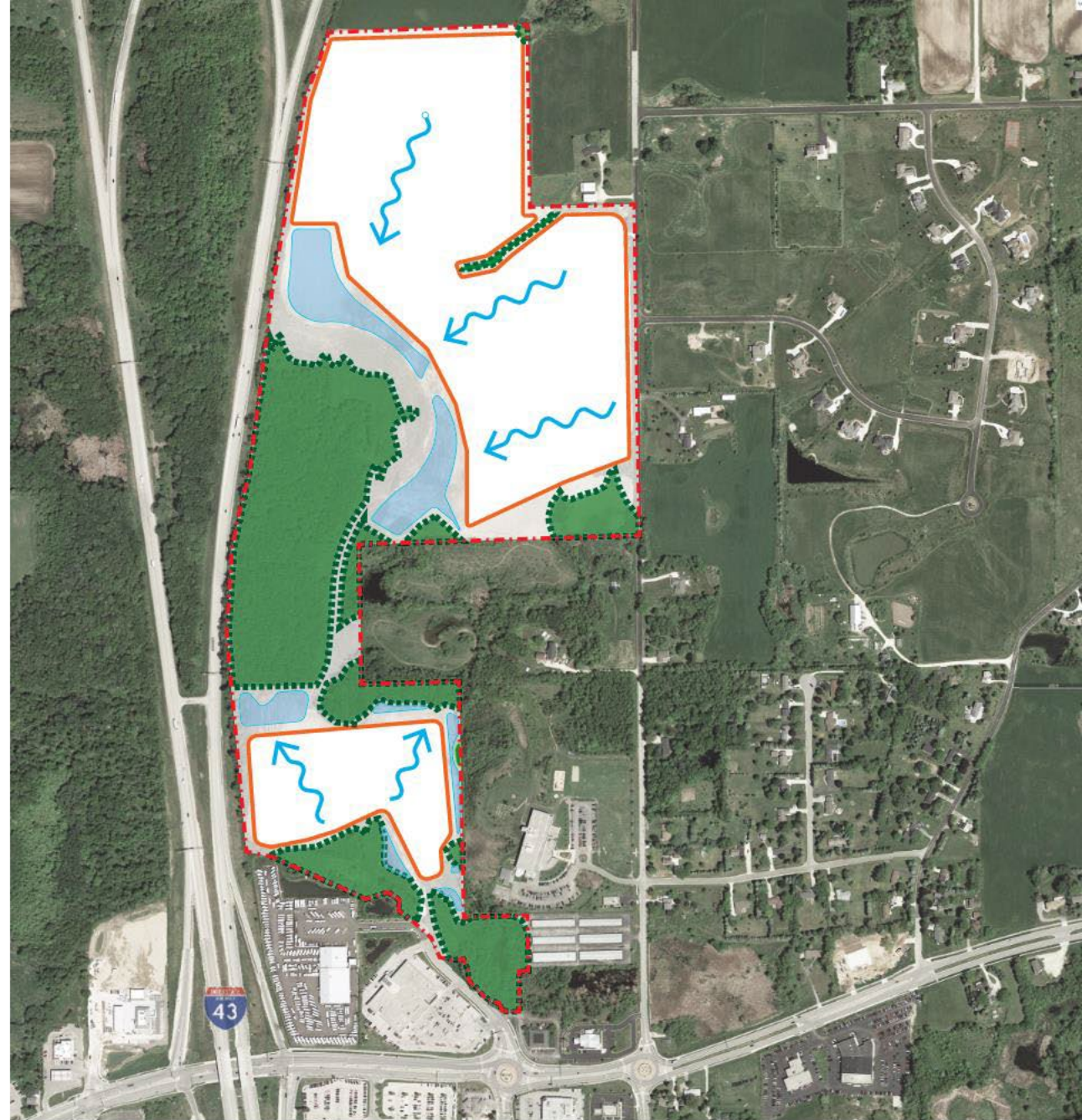


RESTORING A NATIVE ECOLOGY

Creating an amenity & managing stormwater

33

Acres of conserved wetlands



VISIBILITY & CIRCULATION

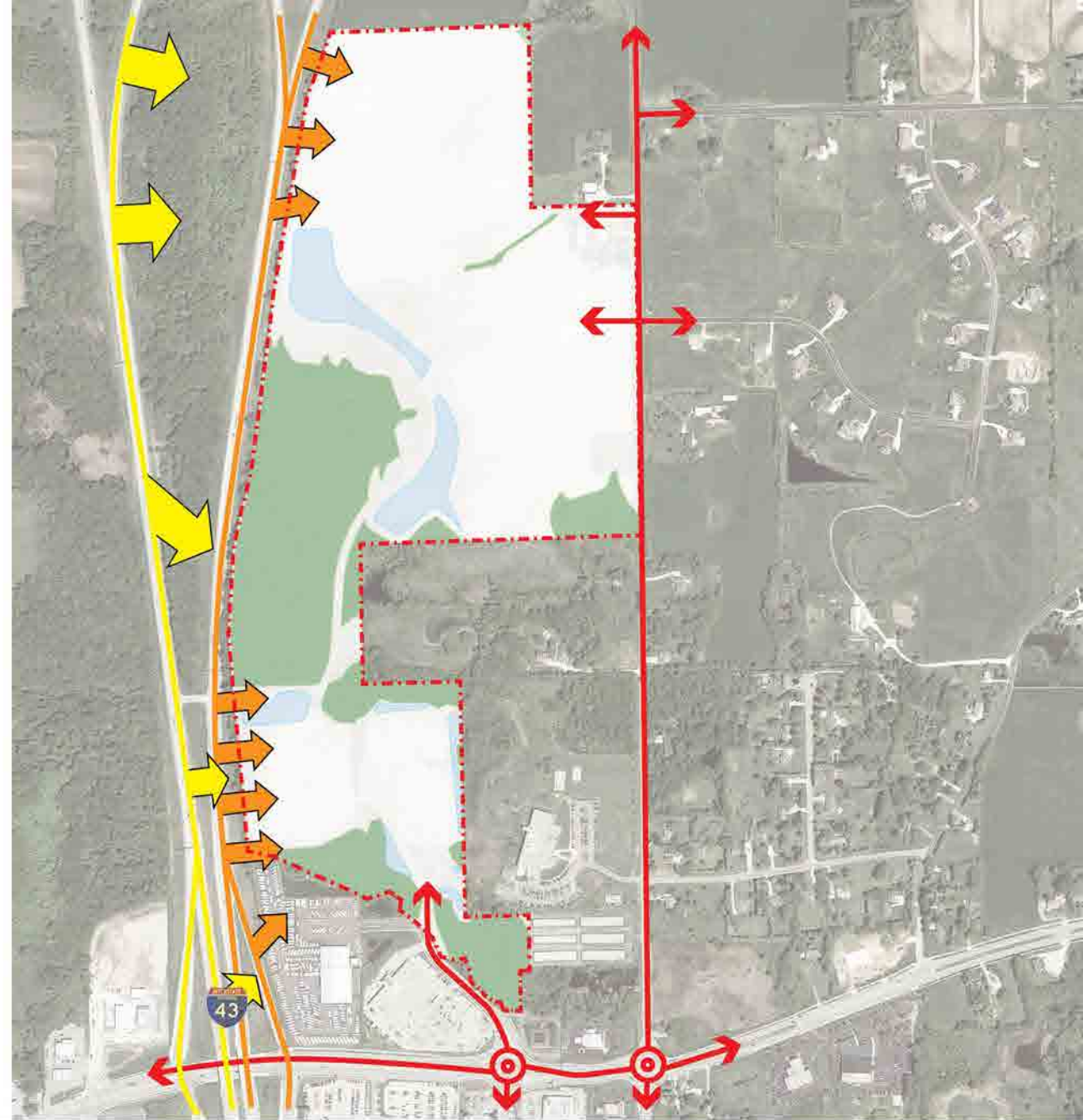
I-43 Turns West to Sheboygan
42,400 vehicles per day

HWY 57 Continues Straight to All Communities North
11,100 vehicles per day

HWY 33 Heads to West Bend
21,700 vehicles per day



75,200 Vehicles Pass the Site Per Day



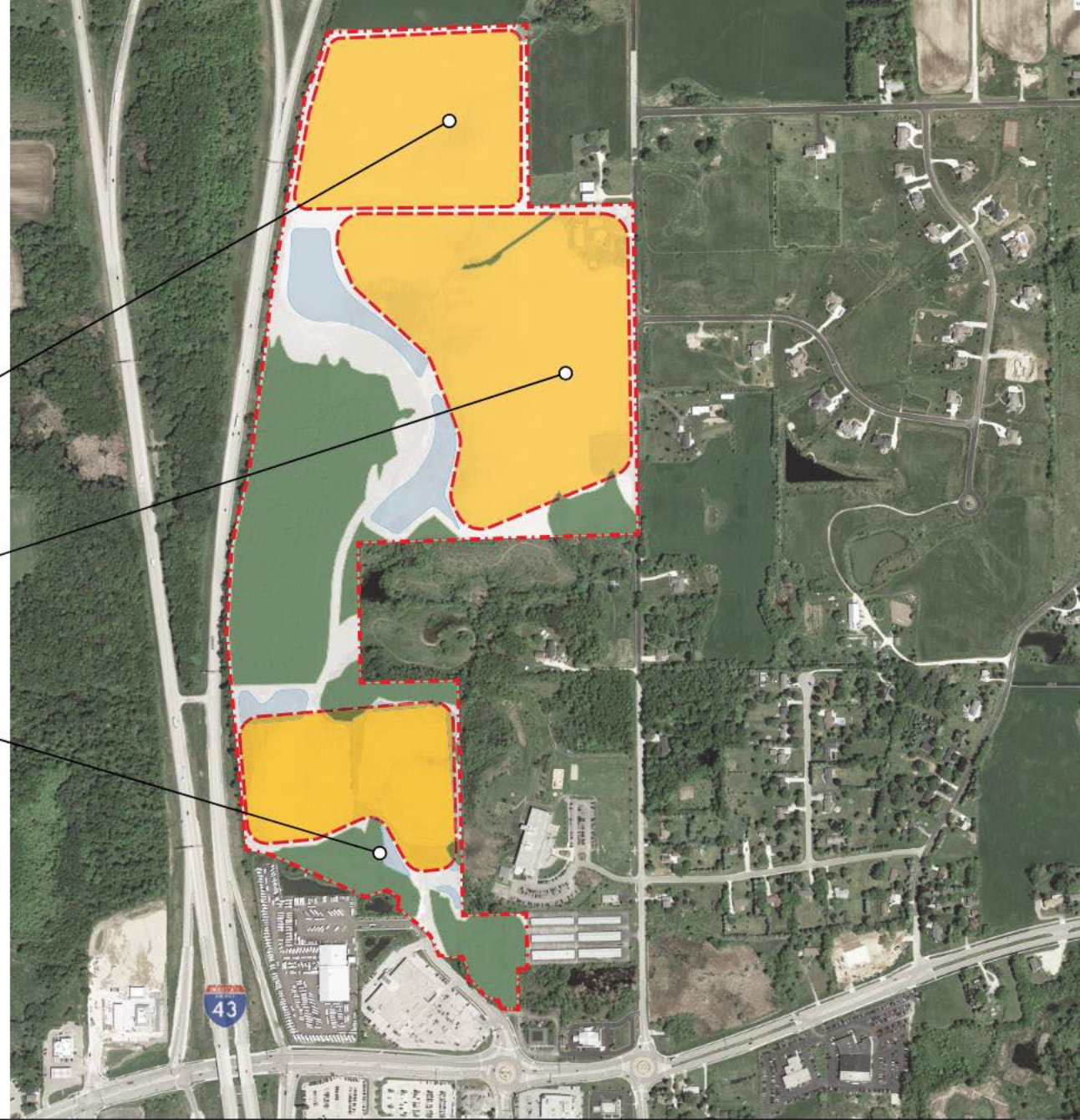
DEVELOPMENT ZONES

Opportunities

EMPLOYMENT ANCHOR

MULTI GENERATIONAL MIXED USE NEIGHBORHOOD

INTEGRATED COMMUNITY CENTER



SAUKVILLE SITE

Previous zoning

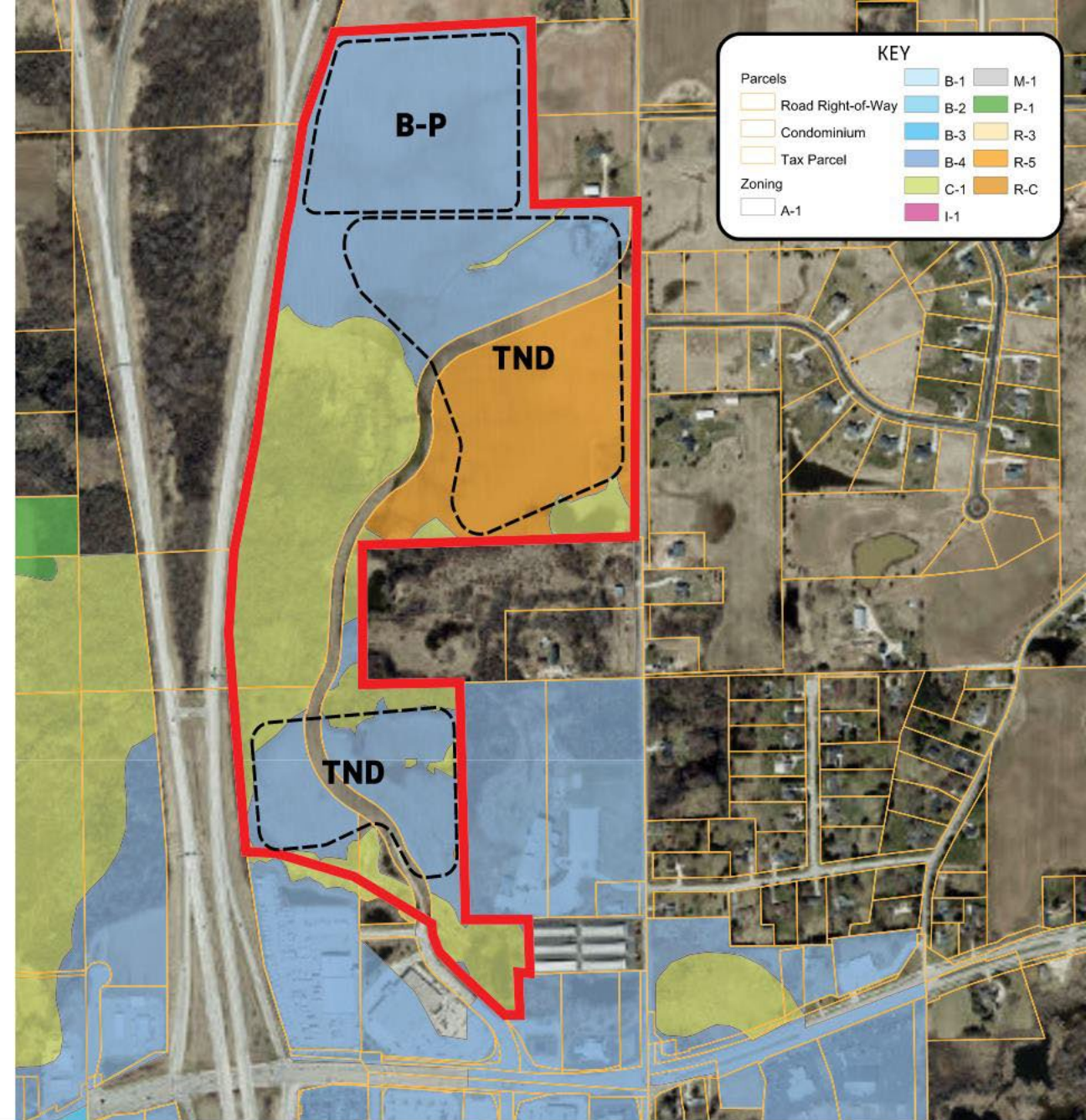
B2 & R-5

TND would allow for the flexibility and Density in the mutigenerational neighborhood zone.

TND zoning would also allowed for the retail, food and beverage use and residential use in the commercial zone at the south of the campus.

A PUD overlay would be needed to provide flexibility in the following areas:

- Business use parking requirements that would make allowance for shared time of use parking
- Additional permitted use to allow for sports and recreation use.
- Increased signage areas to support multiple businesses and clauses for municipal approval and control for signage submittals.



SAUKVILLE

OTHER KEY PROJECT APPROVALS

OED (OZAUKEE ECONOMIC DEVELOPMENT)

ASSISTED THE VILLAGE IN POSITIONING THE DEVELOPMENT FOR THE APPLICATION

WEDC (WISCONSIN ECONOMIC DEVELOPMENT CORPORATION)

BUSINESS SUPPORT AND GRANT KNOWLEDGE

TIF OVERLAY DISTRICT CREATED

EHLERS

PUBLIC FINANCIAL ADVISORS

- Completed proforma review to verify level of TIF assistance needed.
- Village would only consider a PAYGO approach for incentives.
- Created the TIF project plan and facilitated the TIF creation process.
- Assisted Village with development agreement preparation.

PREMIER ECONOMIC DISTRICT

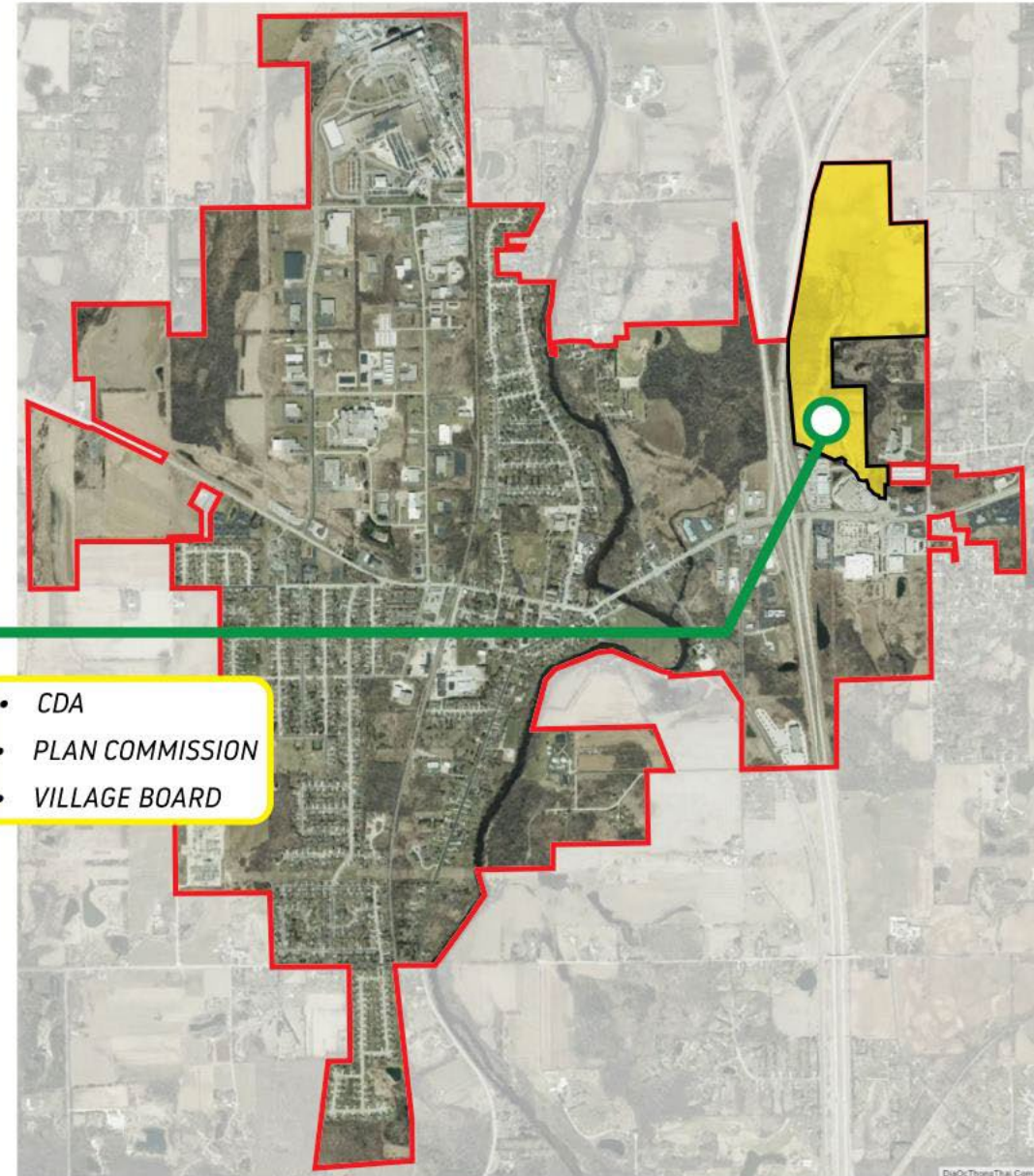
- First and only district in Saukville
- Less than 40 contiguous acres
- \$20 Million of new construction
- Allows for a higher level of liquor licenses

TEA GRANT APPLICATION FILED

- Transportation Economic Assistance to attract business development in the state.

- CDA
- PLAN COMMISSION
- VILLAGE BOARD

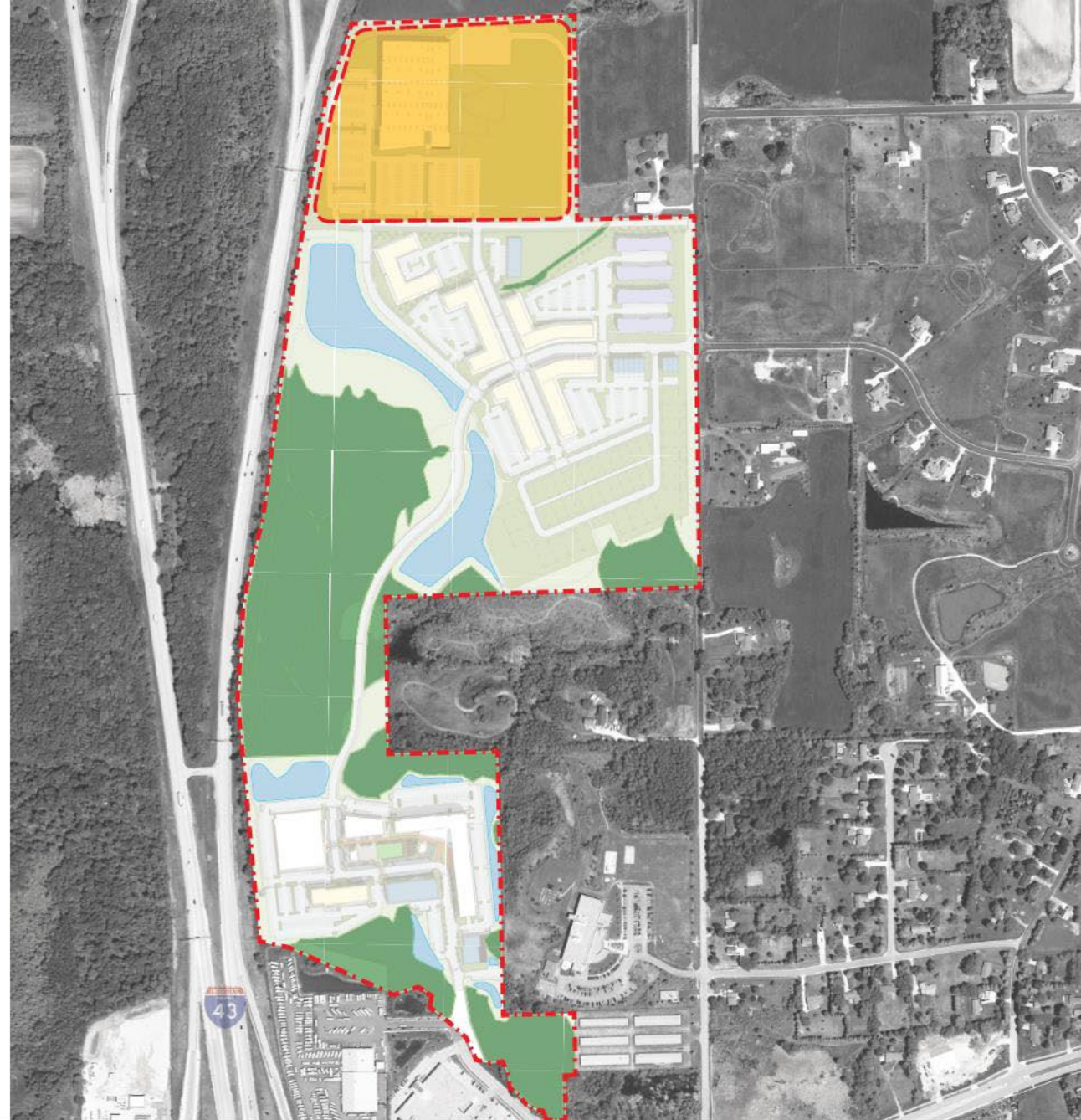
VILLAGE OF SAUKVILLE MAP



EMPLOYMENT ANCHOR



AO AMERICAN
ORTHODONTICS





MULTI GENERATIONAL MIXED USE NEIGHBORHOOD



A MIX OF HOUSING TYPES & PRICEPOINTS FOR A VIBRANT COMMUNITY



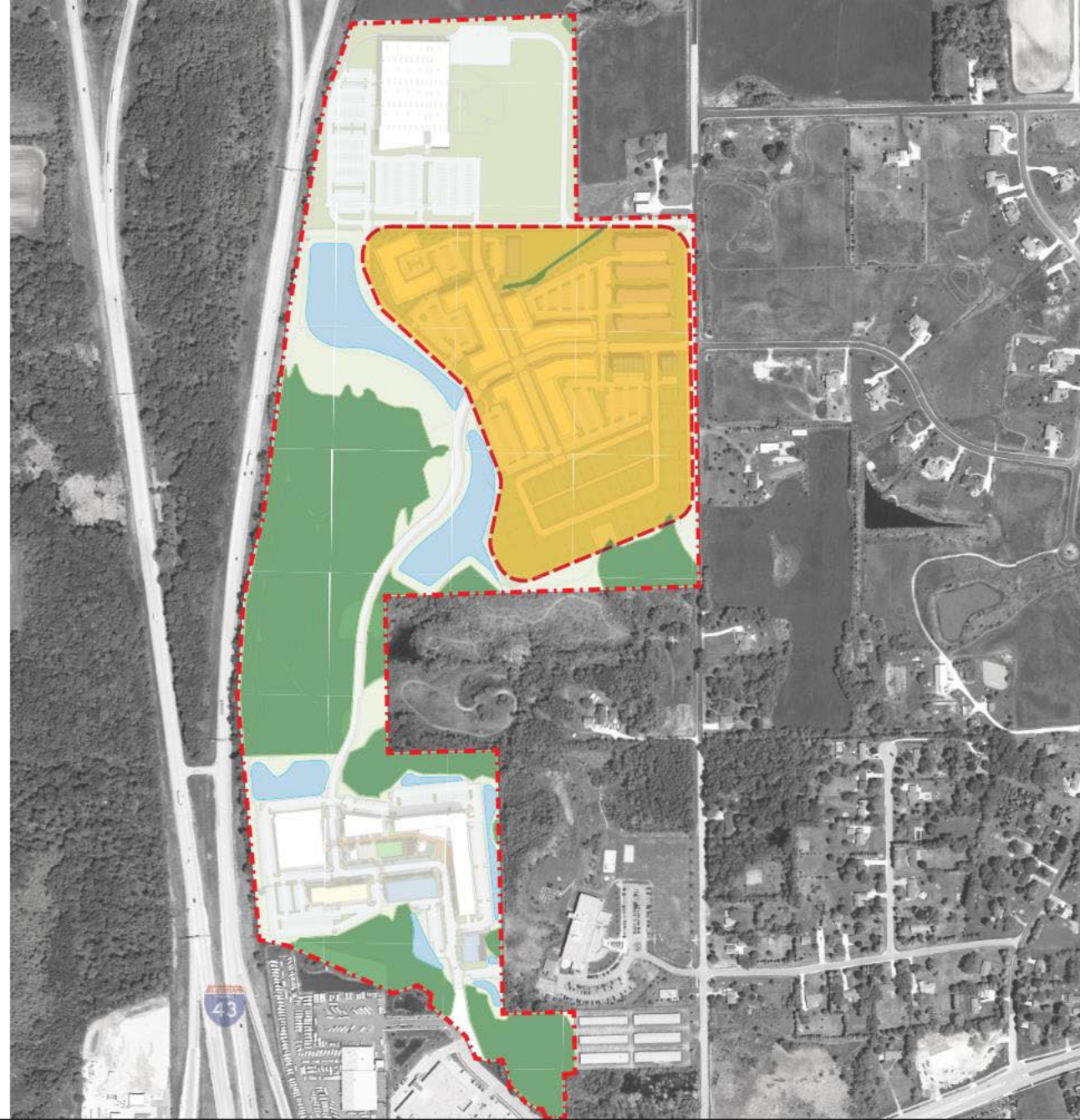
MULTI FAMILY



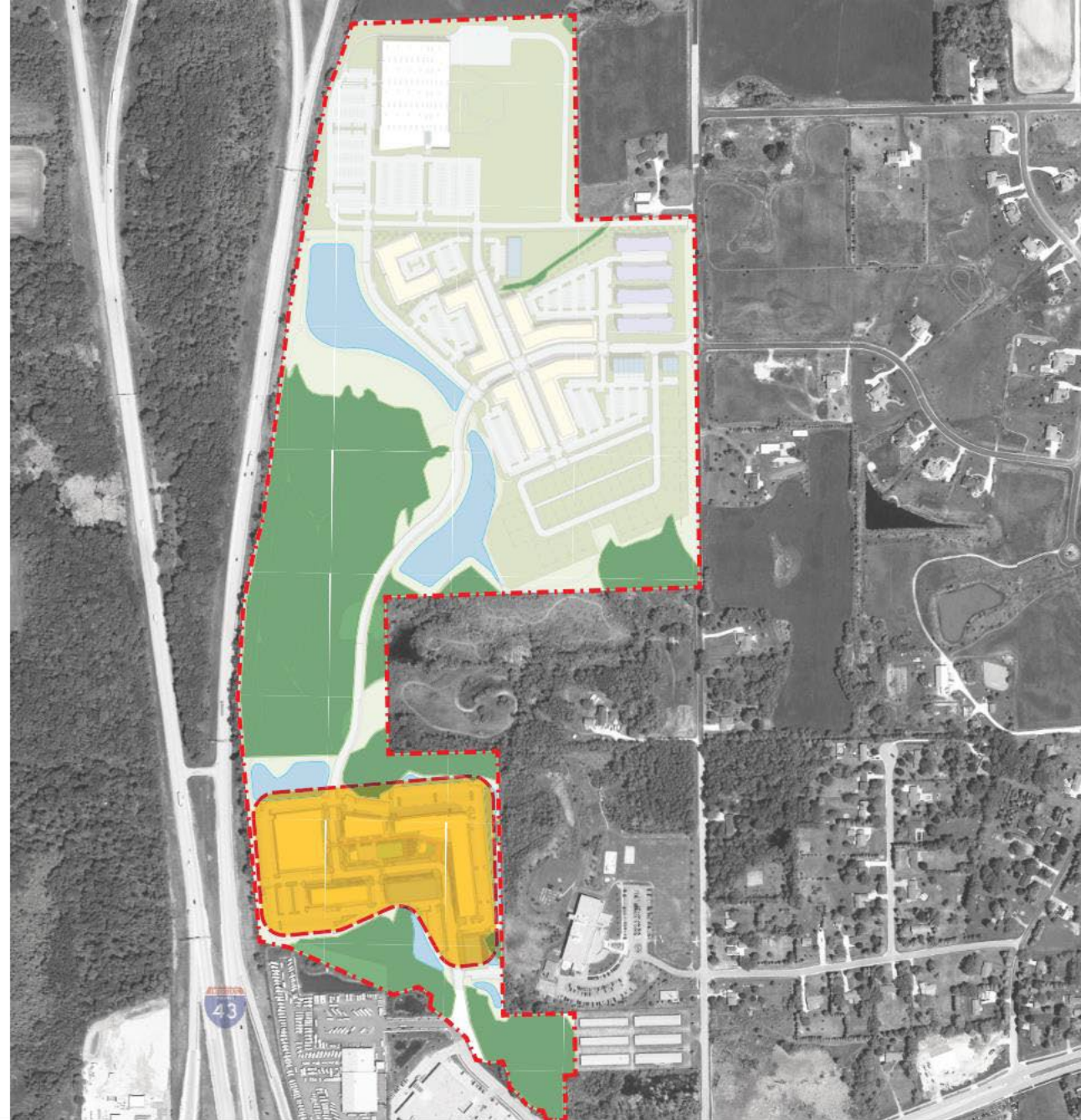
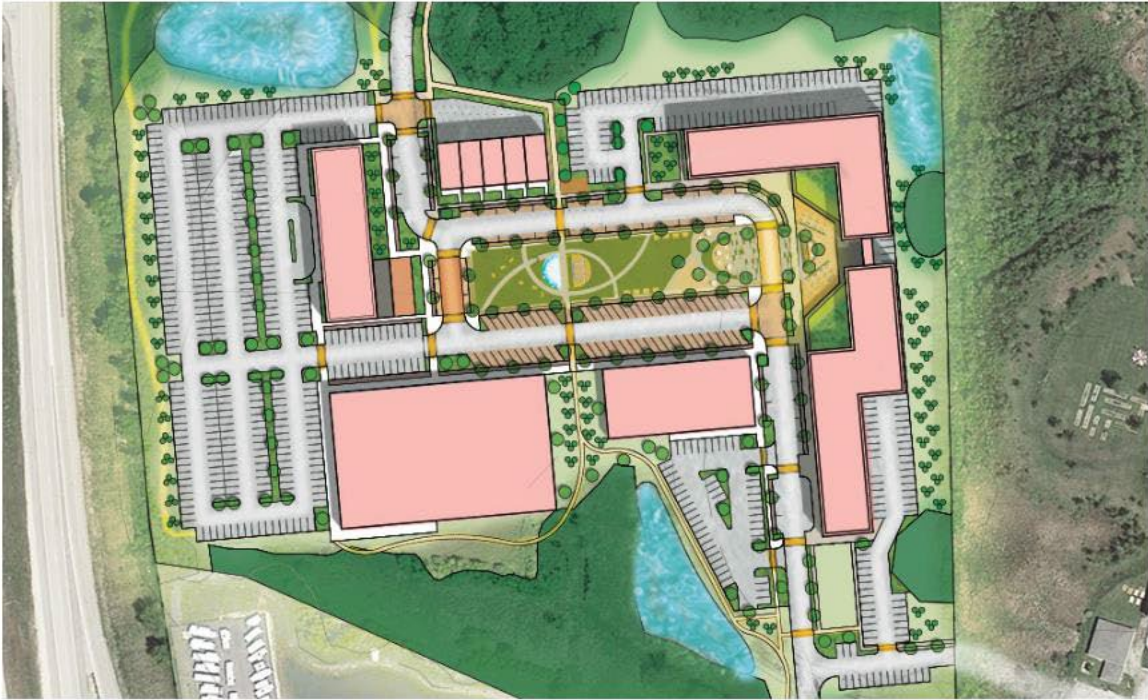
TOWNHOMES/GARDENSTYLE



SINGLE FAMILY



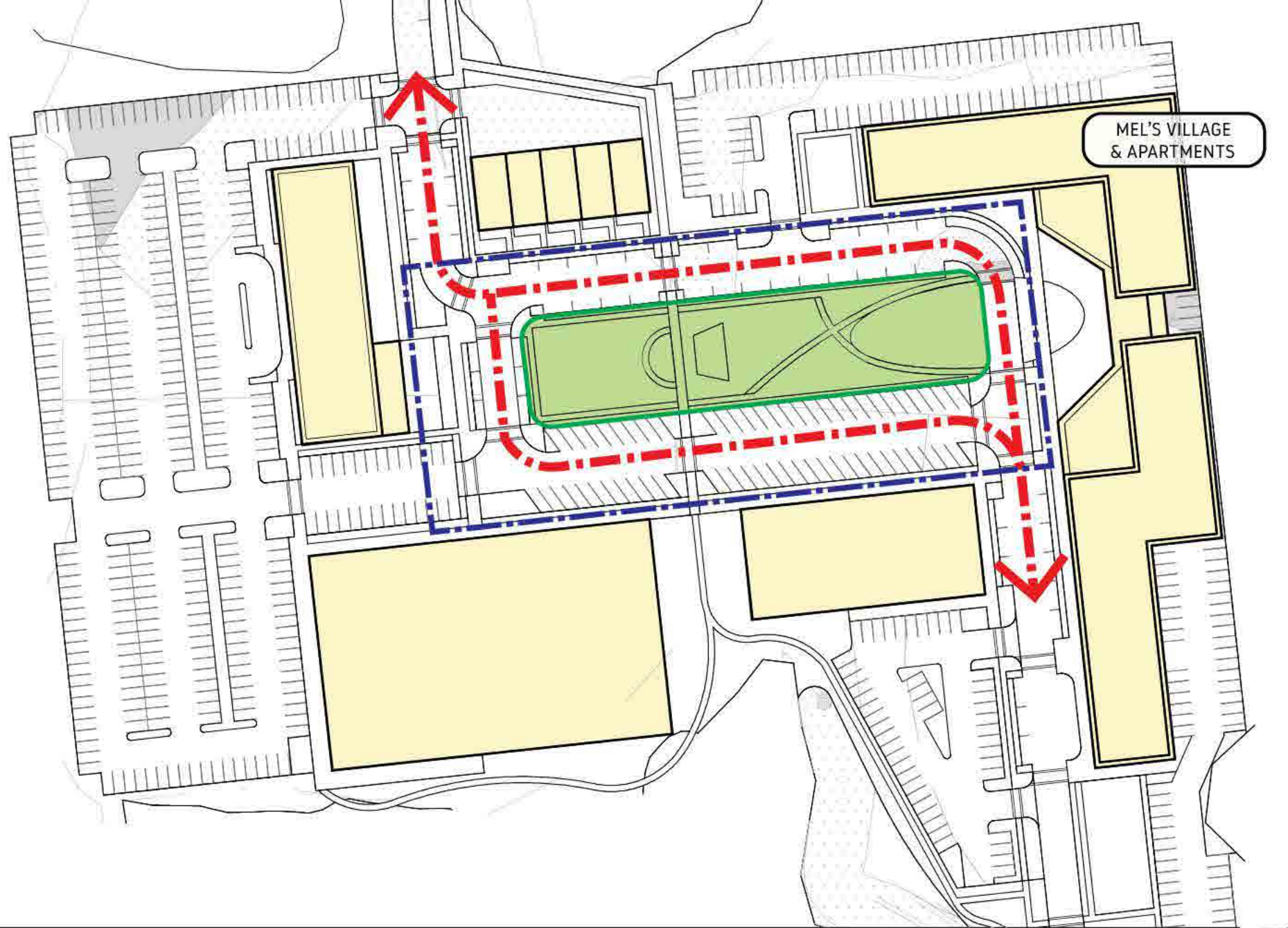
INTEGRATED COMMUNITY CENTER



PLAZA DEFINED

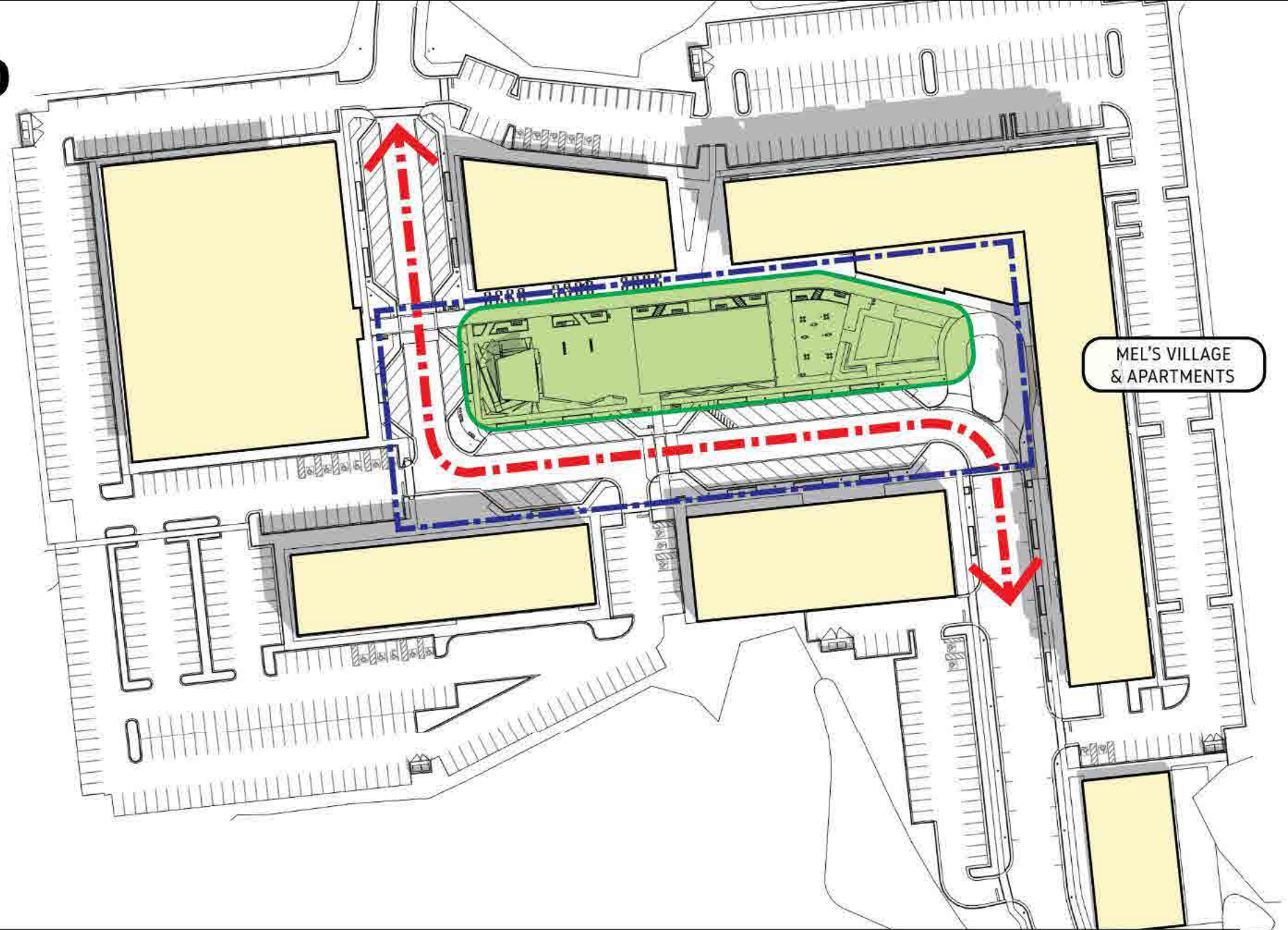
INITIAL CONCEPT

- Plaza embraced by architecture
- Looped circulation



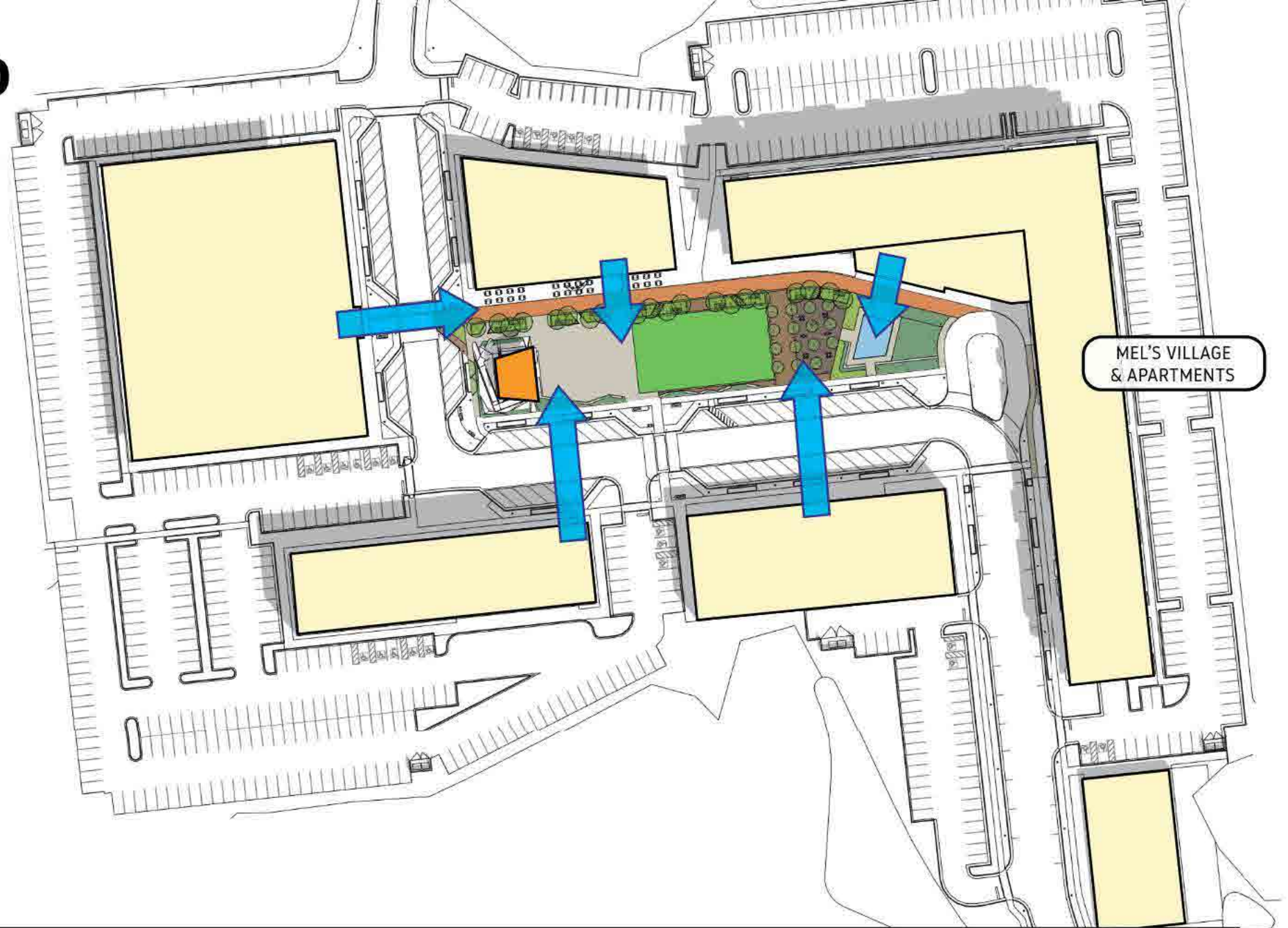
PLAZA ANCHORED

- Plaza embraced by architecture
- Improved traffic flow
- Improved safety



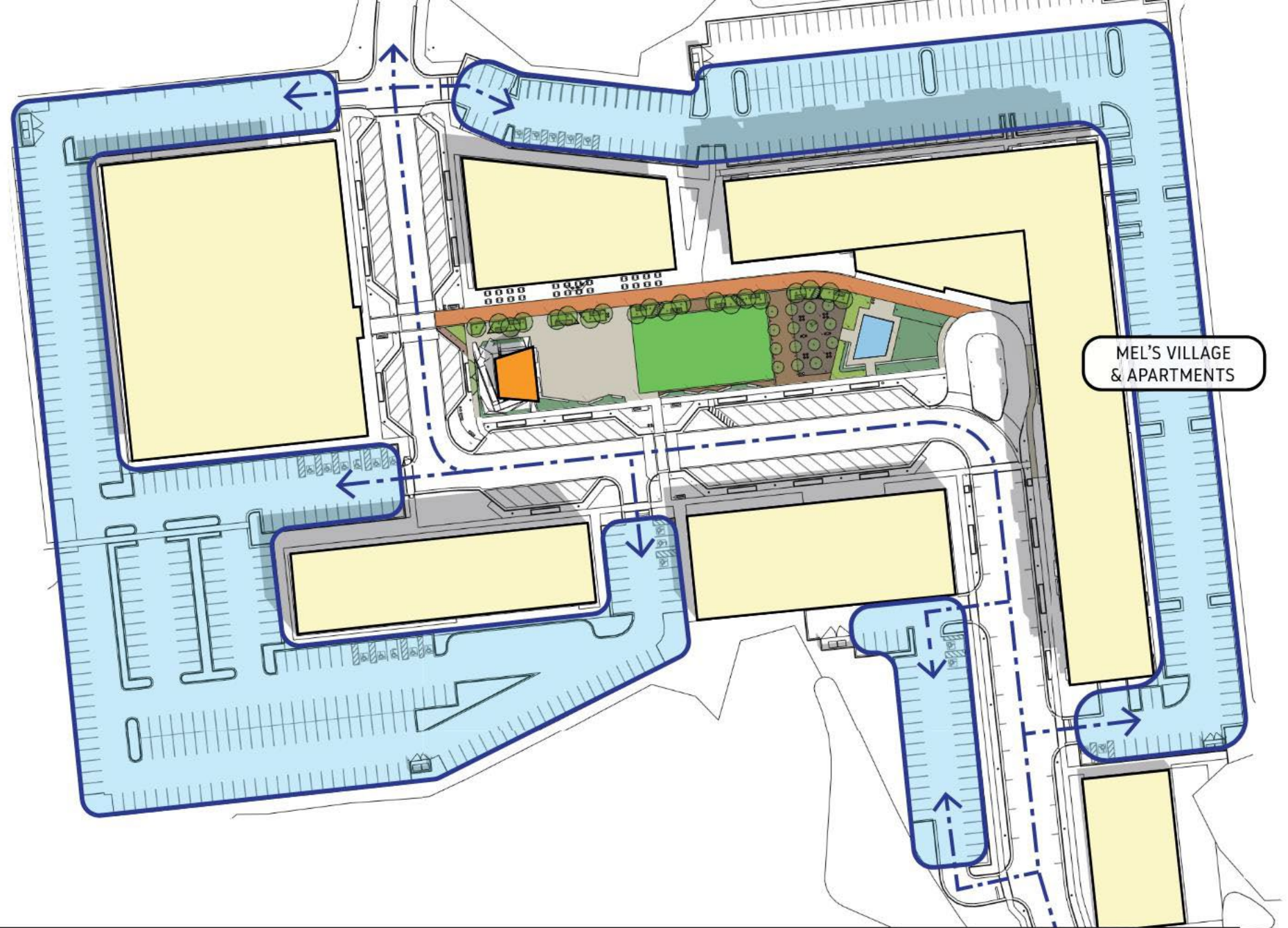
PLAZA ACTIVATED

- Front doors oriented towards the plaza.
- Opportunity for seating on the plaza



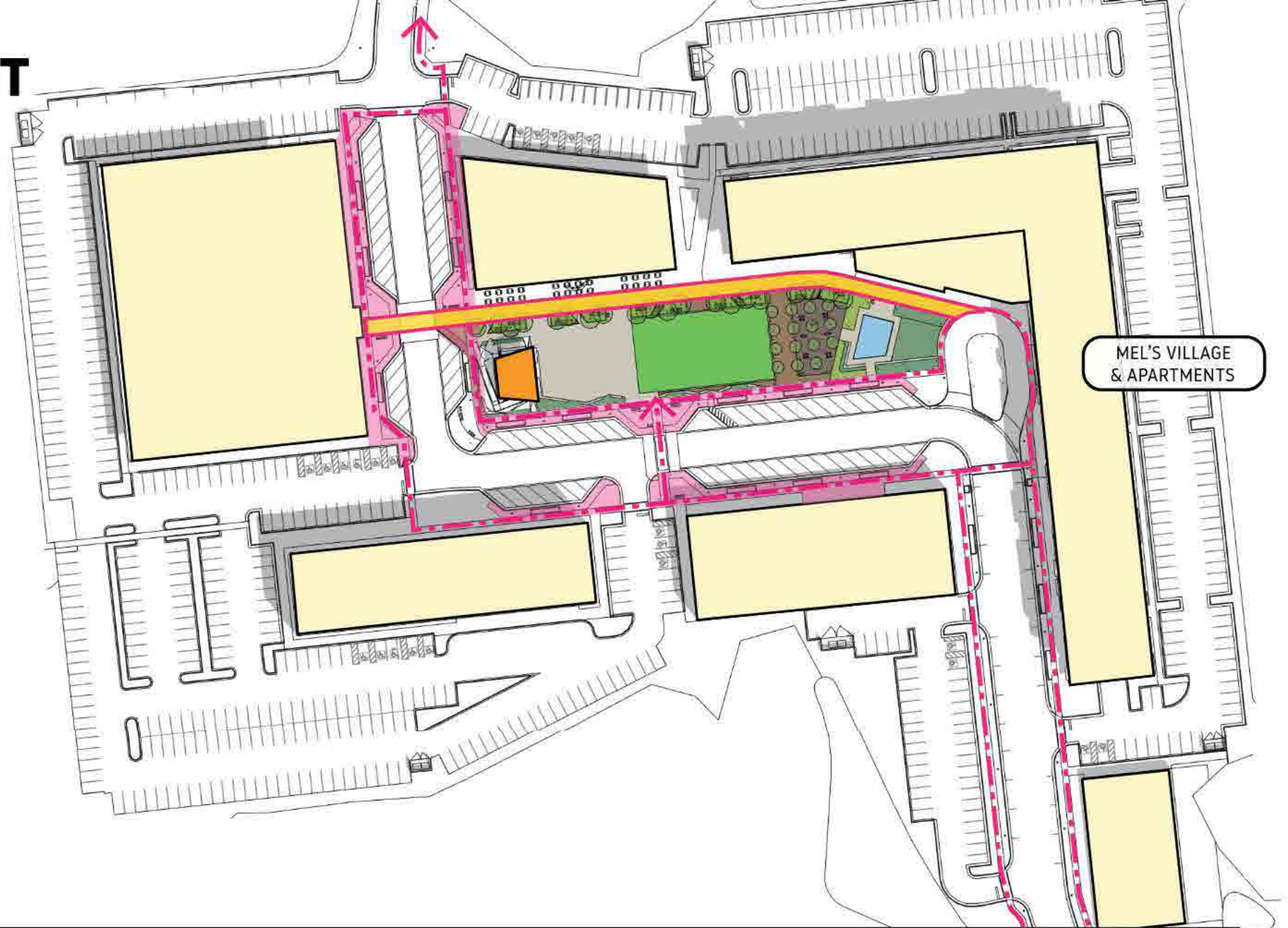
WELL PARKED

- Parking is convenient
- Parking zones loop to main drive
- Creates activity at the front door



PEDESTRIAN FIRST

- Design promotes activity on the plaza.
- The plaza experience is a pedestrian experience
- Safe and secure for pedestrians & cyclists



WOONERF

A **woonerf** is a living street, as originally implemented in the Netherlands and in Flanders (Belgium). Techniques include shared space, traffic calming, and low speed limits.

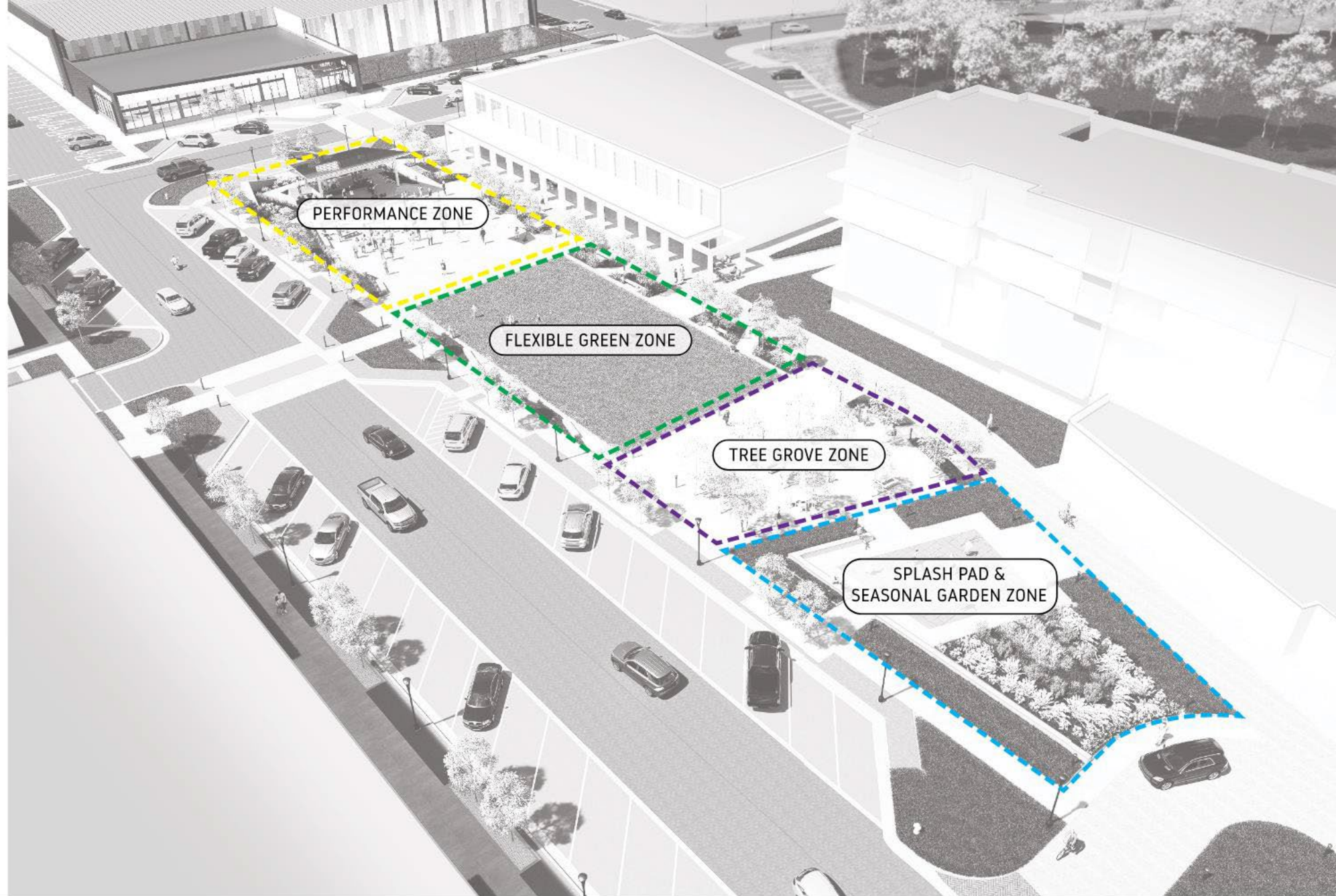
CHARACTERISTICS

- No curbs
- Sloped to continuous drains
- Ped and cycling priority
- High touch textured surfaces
- Width restricting street furniture and landscape
- Vehicle is a secondary consideration



PLAZA

PROGRAMMING ZONES



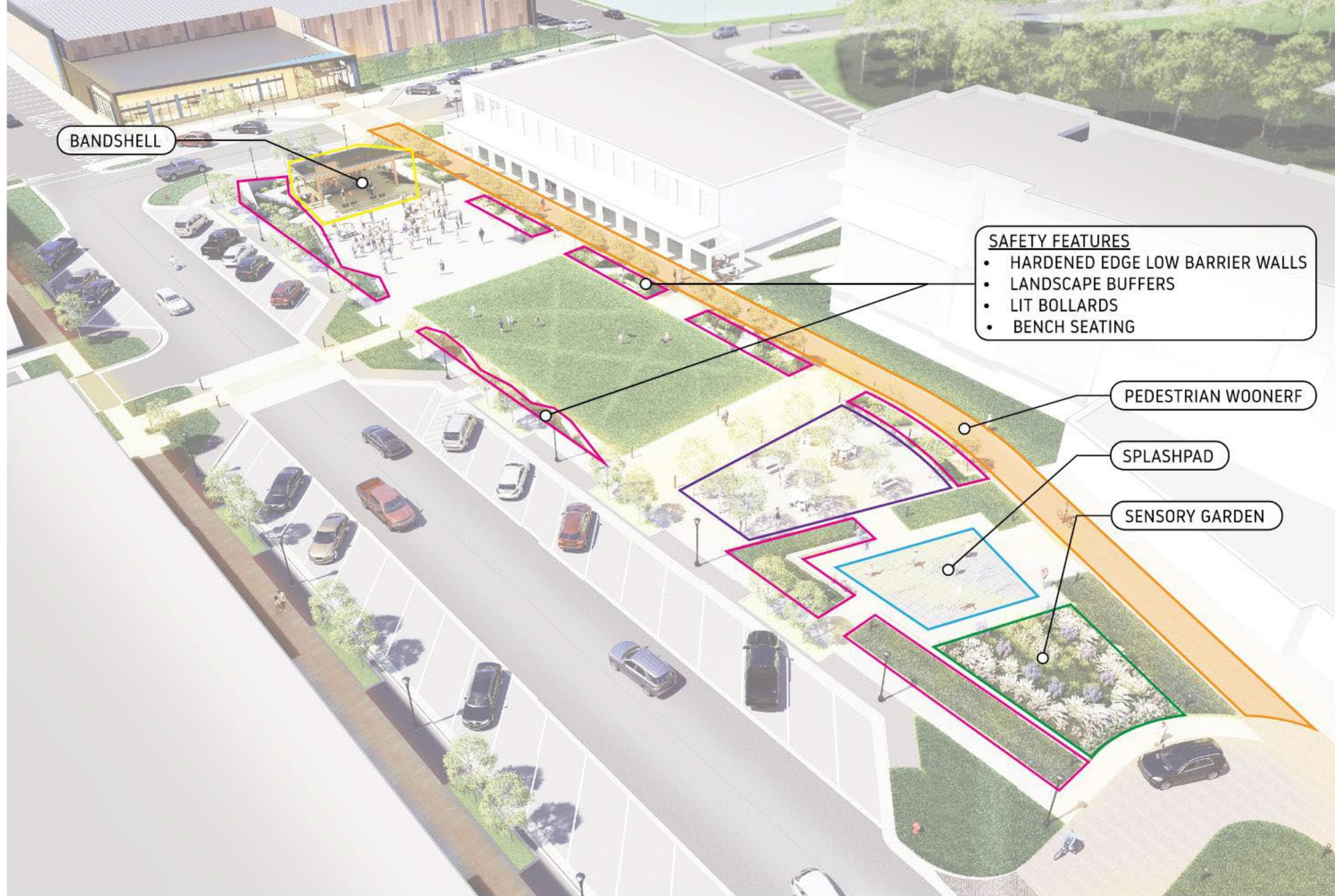
PLAZA

A PLACE FOR SAUKVILLE
TO GATHER



PLAZA CHARACTER

AMENITIES & SAFETY







PLAZA

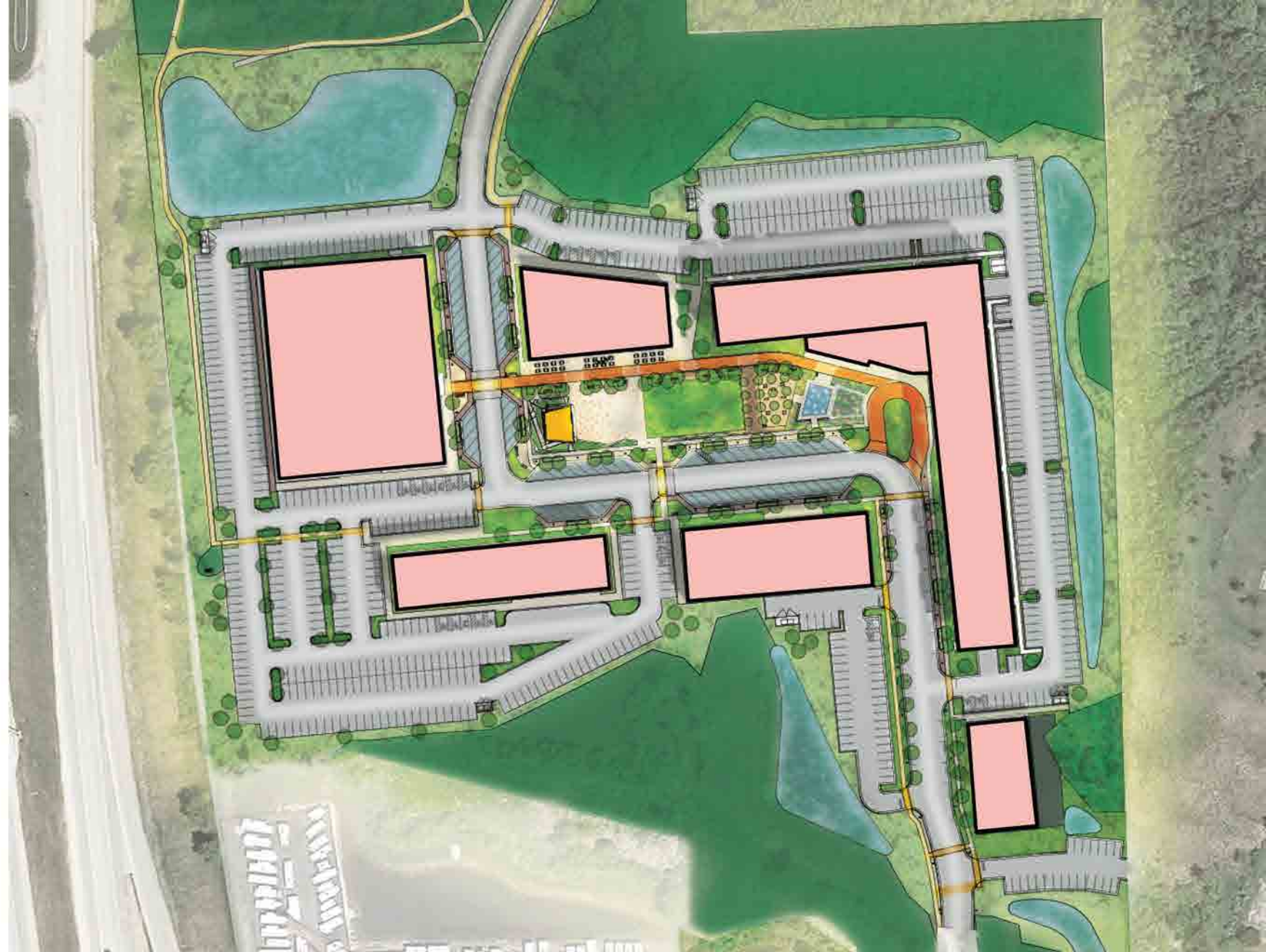
A PLACE FOR SAUKVILLE
TO GATHER



FUTURE BUSINESS PARTNERS

ADDITIONAL MISSION SUPPORTERS THROUGHOUT OZAUKEE COUNTY

- LOCAL RESTAURANTS & BUSINESS OWNERS
- BUSINESSES THAT EMPLOY INDIVIDUALS TO SUPPORT MEL'S MISSION



GROUNDBREAKING

LET THE FUN BEGIN!
AUGUST 31, 2023



HAVING FUN AND IMPACTING LIVES IN OZAUKEE COUNTY

