

**From:** Samuel Hoke <[shoke@wi.rr.com](mailto:shoke@wi.rr.com)>  
**Sent:** Saturday, October 29, 2016 2:09 PM  
**To:** George and Padge Haas  
**Subject:** Reminders Project

Dear George,

After the meeting last week, I felt that many items were simply not part of the discussion. Some of them were part of the discussion with Mr. Wangard at the Woman's Club but that night they seemed of little interest and after Wednesday night's meeting, I'm no longer in doubt that he has only his interests at heart. Moreover, I believe that by the time the residents of this village are able to speak, plans will be practically written in stone.

First of all, both Sam and I understand that the Reinders have the right to develop their land and make a profit from doing so. Over the years they could have done many things to make their holdings more attractive and develop their structures for taxable use. We also believe that a development of residential buildings /commercial structures is a good idea but are wary of the density of structures for the acreage listed.

This is a bucolic village its residents love. Most of us love having no curbs, gutters, street lights and other paraphernalia found in larger villages. Moreover, the desire of one of the committee members to develop the downtown area into a bustling place that others come to will make our village into something that will change it in ways which will not enhance our present way of life. Traffic will increase, and new infrastructure will be demanded. Additionally, where is all the land needed to build these improvements coming from with the 174 units on the Reinders site. The park and shop already is lacking parking during parts of the day.

Right now in Wauwatosa and Brookfield alone, 2000 apartments are in stages of construction or proposed. Mr. Wangard says he has five families who are on a waiting list for these units and twelve other inquiries. Where are all these renters they expect to find when these other apartments are already built in areas offering services Elm Grove can't presently provide and won't in the future. Most of the residents want homeowners not renters in this community. In addition no one is talking about what happens to the rental units and area after the buildings are depreciated fully and are passed on to the next owners. Will these new owners keep up the buildings and will their continue to be renters who will keep up their units. No one has the incentive to treat their housing better than someone who owns a stake in that unit.

Sam and I resented Jan Schoenecker's remarks regarding ending the committee's work and turning the village committee members who know more about this situation than the people in the village. I don't care if she's lived here since the sheep roamed, the residents of this village have as much right as she does to decide what our village should resemble. Her arrogance is what destroys an area and makes it a place no one else cares to share.

We sincerely hope we can count on the powers that be to make wise decisions in the best interest of this lovely village before the needs of the developers.

Sent from my iPad  
Sam