

Dear Elm Grove Trustees, Planning Commission and Building Board:

I would like to express some of my views regarding the Wangard/Reinders Multi-Family Residential Development Project, 'Reinders' Project', which was presented to the Planning Commission on March 7th.

The completed development on this parcel will be a fundamental component to the character of the village and our downtown for generations. It is extremely important that the Village, working with the developer and the residents, gets it right the first time. There will be no do-overs.

It seems appropriate to develop the property bordered by Watertown Plank Road, Elm Grove Road, Juneau Blvd. and the railroad tracks as a whole and not in a piecemeal approach. The common ownership and management by Mark Reinders of the entire triangle supports this approach.

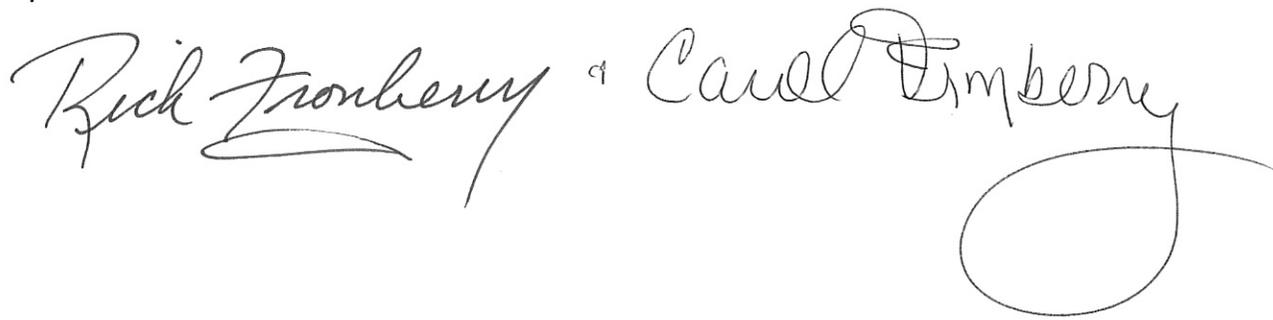
Some of the benefits to the Village of looking at the triangle as a whole:

- coordination of the zoning and character of the development and redevelopment of the entire parcel
- coordinated and phased destruction, construction and remediation, which may reduce costs of any Village participation
- a limit to the disruption to downtown businesses and Village residents
- better coordination of property ingress and egress with the downtown traffic patterns
- overall evaluation of parking and pedestrian access for the entire village downtown business district
- overall combination and management of watershed and impervious and pervious surface requirements
- the municipal water supply can be better lined up to reduce costs
- the naturalization of Underwood Creek as it runs through the property can be addressed
- And very importantly, we may avoid the entire elimination of the last undeveloped parcel of commercially zoned property in the village center.

As we all know Elm Grove is a unique and very special place to be a part of. Our quaint village charm is what the residents enjoy and what attracts new residents and businesses. Any changes that would detract from that feel are disconcerting to all residents and not desired.

I urge you the Trustees to stay informed and not to let an immense housing project define the future of our downtown. You as the board have the tools through zoning and funding to continue to guide the character and direction of village development and vitalization, not a developer. Please protect our charming village.

Rick Fronberry

Handwritten signatures of Rick Fronberry and Carol Embury. Rick Fronberry's signature is on the left, and Carol Embury's signature is on the right. The signatures are written in black ink on a white background.