

Residents Concerned About Proposed Reinders/Wangard Property Development

As some of the residents of Elm Grove are aware, there was a conceptual presentation of a potential development of the Reinders' property in the downtown area at the Elm Grove Building Board meeting on March 7, 2016. This sparked major discussion among a sizeable group of residents that lead to the collaborative development of the Letter at right. Given the limited flow of information, some of the residents decided to keep all of those interested informed of ongoing developments with notes from village meetings regarding the project in an attempt to dissuade rumors or untruthful information. A sizeable group of residents (80+) stay informed via emails.

If you wish to be included in an email update, please send your information to C.E.ElmGrove@gmail.com. Through these emails, we try to be informative without being biased or inundating you with messages. We strongly believe that each resident should be adequately informed about the project. Many of us have chosen to include our names with the Letter to be distributed to the involved parties once there is a formal development proposal. If you feel that the information mirrors your concerns and wish to include your name and address as a sign of support, you can do so at <http://goo.gl/forms/AOr6vwLnTnlqCAWul> — or by emailing your information to the email address above.

Sincerely,
Citizens for the Essence of Elm Grove

To: Elm Grove Board of Trustees,
Planning Commission, Building
Board, Village Officials, Ad Hoc
Committee, and residents at large.

From: Citizens for the Essence of
Elm Grove

Re: Reinders/Wangard Property
Development

May 18, 2016

The Village of Elm Grove is cherished by its residents, new and old, for its charm and quaintness. This is evident from the tremendous community involvement, from the Friends of Elm Grove Library sale to the Memorial Day Parade presented by the Junior Guild, Elm Grove Woman's Club, and the American Legion. The walkability, safety, and vast green spaces are what draws people to our community. We identify that with change comes the responsibility to protect the values that make this community such a great place to live. This has become more apparent with the most recently proposed development by Wangard Partners of the Reinders property bordered by Watertown Plank Road, Elm Grove Road, Juneau Blvd., and the railroad tracks. If this property is to be developed, the Citizens for the Essence of Elm Grove

wish it to be in a way that is consistent with the essence and character of Elm Grove while significantly contributing to the community in a positive and harmonious manner. As a collective group of neighbors, we wish to address the following critical factors that should be considered in any development project:

- * First and foremost, the development should adhere to current Rm-1 zoning requirements particularly with respect to density and height (EG stat. 335-21).
- * We strongly prefer the development of owner-occupied units.
- * Tax incremental financing (TIF) should be contingent on the development's contribution and improvement to the community, infrastructure, and walkability, not to include environmental remediation of the site.
- * Elm Grove Road ("Cave Road") should not be used for any access to the site and should remain a buffer between the neighboring community and the proposed development.
- * The two commercial properties owned by Reinders along Watertown Plank Road must be included in any

project development plan.

- * The development should include a public use component that promotes community for all of Elm Grove's residents (i.e. town center, public square, or park area) consistent with Elm Grove's comprehensive plan social component.
 - * The development should adhere to current impervious surface requirements for residential properties (EG stat. 335-21).
 - * The development should include enclosed parking for two vehicles per unit.
 - * The quality should be exceptionally high, mirroring that of the Watermark development.
 - * Any traffic or environmental studies should be done by an independent party.
 - * Neighboring wells should be monitored for measurable contamination prior to, during, and after the development. The developer will be held solely responsible for any degradation in the water quality and for remedying the problem.
- (signed) Sincerely,
Citizens for the Essence of Elm Grove