

Thomas Harrigan

From: David De Angelis
Sent: Monday, November 14, 2016 4:26 PM
To: Thomas Harrigan
Subject: FW: Reinders / Wangard Development

From: Village Trustee George Haas
Sent: Monday, November 14, 2016 10:19 AM
To: Jim Koleski <jimk@Alto-Shaam.com>
Cc: 'Margo Koleski' <margokoleski@yahoo.com>; David De Angelis <ddeangelis@elmgrovewi.org>
Subject: RE: Reinders / Wangard Development

Dear Koleski's:

Thank you for expressing your concerns about the Wangard/Reinders Development.

The development still is in the conceptual stage and the developer has yet to file a formal application setting forth more details. There will be many opportunities for residents to be heard, when the application is being reviewed by several Village committees, as well as the Village Board.

George Haas
Village Trustee

From: Jim Koleski <jimk@Alto-Shaam.com>
Sent: Monday, November 14, 2016 8:45 AM
To: Village Trustee George Haas
Cc: 'Margo Koleski'; David De Angelis
Subject: Reinders / Wangard Development

November 14, 2016

From:
James and Margo Koleski
940 Katherine Drive
Elm Grove, WI 53122

Dear Mr. Haas:

We have been following the Reinders / Wangard Development proposals since February, 2016 and acknowledge some minimal listening by the developers to the resident's concerns has occurred.

We are opposed to the current development and will be speaking directly to the Village Board at its next public meeting (November 28th) as this is the only time we seem to have a forum for questions to our civic leaders.

Specifically our major concerns are:

1. Physical size and overall density of the Development. 250 foot 4 story buildings reaching nearly 60 feet in height in the heart of the Village is not consistent with the values of Elm Grove.
2. Use of Village Tax Bonding (TIF) Authority. When will the overall commitment of the Village be presented to the residents.
3. The site has contamination and the project seems to be structured to bury (Cover this up) with a large concrete parking structure. Will this adequately protect the Village and wells of residents?
4. Traffic in the Village from the 170 plus apartment units. Attempted monitoring failed.

Respectfully Submitted,

Margo Koleski
James Koleski

James Koleski
Chief Financial Officer
Alto-Shaam Inc.
E-mail: jjmk@alto-shaam.com

Website: www.alto-shaam.com

