

Wangard/Reinders

November 14 Open House at The Elm Grove Women's Club

Summary of Exit Questionnaires

Transcribed by Mary Claire Lanser

Residents notified of meeting by articles in the Elm Grove NEWS-INDEPENDENT and Milwaukee Journal Sentinel. Third class mailings were sent to 2400 Elm Grove residents and 400 Elm Grove businesses.

Number of People Who Signed In: 158 (estimate 10% more attended but didn't sign in)

Number of Questionnaires Completed: 79 (some done together as couples)

1. Was your visit helpful in understanding the proposal?

Yes: 62

No: 9

"Somewhat": 2

2. Are there things that you like about the proposal? If yes, which things and why?

- **Aligning Elm Grove Road** and Watertown Plank Road intersection/Elm Grove Road reconfiguration (11)
- Access to Elm Grove Road
- Love the change to Elm Grove Road

- **The property needs to be developed** /updated this is improvement over current status (9) and the area/location
- I think the development will be beneficial to the Village. It will take a blighted property and put it to good use. There is a need for this type of product in our community.
- Just doing something nice w/ an area not useful now
- Good use of property
- Look/use of the space
- Clean up land! Harmful chemicals

- **Walking/bike path** (5)
- Improving pedestrian movement

- **New retail buildings** (3)
- Mixed use building
- Mixed shops and rentals on Watertown Plank
- I like the mixed use building A. It would help define a downtown. Nice materials.
- Folding the WTP parcel into parcel and adding retail/restaurant

- **Very attractive buildings (3)**
- General scale & density is appropriate
- Attractive development, variety of housing options & floorplans
- The buildings look a bit better. Earlier designs looked too much like Brookfield
- Reducing building height improvement from first iteration
- Building design & construction mtl
- The graphical display is good (the pictures). How much do they reflect reality (material quality, details)
- Two story town house building is right size – nice scale & density & height

- **Townhomes (2)**

- **Increasing business** for existing downtown businesses (2)
- Looks beautiful, increased tax base, security for Sendiks to stay in downtown E.G.
- Developing of land, increase of commercial business

- The buildings and path
- The newness of it.
- Green space
- Brookfield water
- Future ideas to consider
- Fairly clear presentation
- Multi-family is good. Road alignment is good. Good building design for Bldg “A”. I like sidewalk café.
- Rental units are good to have. Good to change traffic pattern.

- It’s nice looking – increase E.G. population, new businesses, eventually downsizing to apt. – retirement
- Call me when I can put my name on list for a 2nd floor south view
- Pl call/and put my name on the list (South East 2nd floor)
- Interested in rental detail – timing, + look of floor plan etc.
- We are interested when this will be available + we can reserve a 2 bedroom + 2 garages for 2 cars!

3. Are there things about which you have questions or concerns? If yes, which things and why?

- **Density** too high (17)
- Too dense for this unique Village
- Why does this still include 170+ units when it won’t fly and we don’t want it in our town? Cut one floor off and get it to 125 units. Is that clear enough? Elevations are a huge concern for us. I have serious concerns on well water quality. My family ingests this water.
- Want 8 units per acre limit
- Should be brought down to about 125 units

- **Changes nature of EG**

- Quality and “ruining” of quietness of Village – seems to be very 1 sided & not collecting opinions from others
 - Will change the character of the village and increase need for public services
 - Building height, destruction of village ambiance. We have been here over 50 years. Same and stayed because of that. Everyone from all over the US and the World who visits us remarks on the quaintness of the village. Look what has happened to old town of Brookfield and Bluemound Road. Once it starts it doesn’t stop. Absolutely do not like size of buildings – and all being rentals may attract undesirable people.
 - This development will further change the community. I am not in favor or what this development will do over time to the village. Too much changed in the past 43 plus years we have been here.
- **Traffic (13)**
 - Left turn off EG Rd to get into apartments...?
 - Impact on traffic and my quiet village experience. We won’t know impact until it’s done.
 - Elm Grove Road – Is it large (wide) enough to handle additional traffic?
 - Traffic on downtown bridge construction detour reduced our business 25% this summer. Customers stayed away from E.G. due to hassle of travel. Watertown Plan Road will have a difficult time accommodating additional volume. Currently with a bridge, customers avoid downtown between 3 – 6. Add an extra 100+ cars to rush hour volume, the road will be more of a grid lock. Also concerned about safety of village. E. G. is very low crime. Increased residential volume will create environment for higher crime potential. Retail tenants ... will there be any consideration to food/service vendors currently in downtown?
 - Many decision points along Elm Grove Road w/ tight throats into adjacent parking for shops
 - Northbound traffic on EGR has to wait for the person turning left on WTP Rd to go straight on EGR. There isn’t room to go around. Even a right turn only ingress/egress on Juneau would help
 - What road will be used during construction – EG Rd or Watertown Plank?
- **Want condos only (10) or townhomes – no rentals**
 - Max 20 – 30 condos
 - Increased crime related to renters
 - No apartments
 - I’m concerned there will be no private ownership – all rentals leaves no skin in the game!
 - Prefer townhomes. No apartments should be in the heart of our village
- **Rerouting of Elm Grove Road (4)**
 - Sight distance on the “S” curve, and possible traffic concerns on Juneau
 - Use of Elm Grove Road/lights toward our house
 - Traffic flow out of apartments – north side merging onto 2 lane road, adding bikes to the mix
- **Volume/scale of development (4)**
 - **Contamination (3), Who pays to clean it up?**
 - What about contamination under Reinders that must be “destroyed”?
- **Large building is too tall (2)**
 - 60 ft tall – 250 feet long – 2 stories not 3 stories, lack of listening in developing options, see emails to trustees, like to know how massive building would be blocked/shielded from view,

promised views from lots along property – still nothing, why is the side of the project what it is – why 176 and 55-60 feet tall and 250 feet long?

- **Viability of apartments** being constructed in metro Milwaukee, huge influx of apartment construction (2)
- **TIF**
- If TIF, should go to referendum
- Impact of residential strain on resources (schools) without tax compensation
- If TIF, very bad
- TIF how it relates to village.
- Want 2 & 3 bedroom **units** (den plus 2 bedrooms)
- 800 sq. ft. – too small
- Want larger units, more townhomes, fewer units, 2 or 3 bedroom min.
- What do the apartments look like inside. I would like to take a tour of some of the apartments they have.
- 2 stories better than 3. Is this pretty set in stone, Final.
- Traffic vs. trains, safety for pedestrian, level of public funding, why public funding if being used? Would like to see financials and impact studies. What is up for discussion at this point?
- Evaluate pedestrian crossing of Juneau Blvd; bringing pedestrians to Park is great but we have trains and vehicles to consider
- Would prefer the bike trail also had an exit to the creek area, to line up with the future daylighting of the creek along Park & Shop
- Want to know volume of current traffic on all streets in area. What is current # of rental units per acre allowed by Village and under what circumstances? Can limit be increased? I am wondering about fire, police, & emergency services & the increased load the number of units & people
- Use pervious/permeable pavement if possible. Eventually show pedestrian walkway connection (connectivity) for entire site i.e link bldgs. To path and Mill Place. Prefer building “setback” for upper levels of Bldg A (mixed use). Realign intersection of Elm Grove Road and Juneau Blvd. Provide crosswalk.
- Need more caring of the community, phallic design, TIF
- All rental commercial properties, need for more services, Who benefits from this? Pride of ownership missing (Elm Grove: a village of homes)
- Drain of well systems, more police work, more EMS work, taxes
- No pets?
- No playground for residents with children
- Impact on emergency medical services will increase. If project fails & this is funded through a TIF District, who pays? Noise within the units when trains pass by, vibrations – who will want this? Not me! Want more retail – good dress store, jewelry store, men’s clothing store, a really good restaurant. Retail stores could act as a buffer for noise.
- Why would residents want to locate next to railroad tracks? How long will this disrupt the normal traffic through the village
- I think this is a horrible deal for the village of Elm Grove & a decision we have no say in

- Size and # of units, quality of units, traffic patterns and increase in traffic. Rental vs. owned units.
- Too many units! Too much rental property! Too much \$ burden to E.G. homeowners. Horrible plans for the traffic generated.
- Rentals do not add community buy-in. It promotes transient residents that do not have any reason to contribute to our community. Property owners have a reason to contribute and protect their investment. There is no guarantee that rents will stay high to bring in quality tenants. \$\$ = qual people. I am very concerned about the change of Elm Grove Road & the building that is going to the west side of Elm Grove Road. It runs up to the property line of an existing house. I will be more stories than the existing home. Commercial property has jumped into residential. It seems like if this were to happen it is opening the door for more future development going west on Watertown Plank. You can say whatever you want about zoning, it has a way of being changed for development. I am for supporting businesses with the condition that they don't encroach into neighborhoods/homes. Having a restaurant on the property line of a house will take away the privacy of the resident and restaurants can smell + bars get noisy. I feel bad for all the residents on Katherine Drive that will need to absorb the smells, sounds, and traffic. I know this development has been compared to the Renaissance of Wauwatosa – but it is soooo different. The Tosa Village is bordered by schools + churches – the restaurants = bars do not share backyards with homes!
- I feel there are too many apartments for our small village area. Density is possibly overwhelming. Pricing on units may be too high for seniors who are downsizing. I am considering selling my home but I could not afford these apartments.
- Give us data on the last scheme the Watermark, Ruby Aisle development and the housing behind shops on Silver Spring; coverage ratio, # of units, # of bedrooms, # of parking spaces
- Would prefer 2 stories to 3 stories, individual buildings instead of large building. Traffic increase on E.G. Rd between Bluemound & WP Rd. Current plans show almost 10% increase in population – too much in concentrated area. If proposal stands can you assure real estate tax reduction for current village residents?
- The 2 pictures on the right are intended to show the view from EG downtown (EG Road). They are misleading since the building direct on Watertown Plank Rd is not shown. This is not good!!! I talked to two representative. One said they should have been added – after he finally admitted the pictures are “incomplete”. The follow-up should include representatives from the village. The above individuals will not consider it as a concern.
- Would our taxes increase?
- The ability to travel through the village with a possible 500 residents in the downtown area! Will there be taxpayer money to assist this development?
- TIF – way to many units on space. Not family friendly – transient housing – does not seem high end – mid market at best. Little outside space for residents will impact park.
- Would like to understand configuration of underground parking. Exterior character is very poor. Looks like 1980's development. Fake historic retail building is bad approach – downtown Elm Grove deserves better. Also, question about whether creek is being rerouted for parking?
- Too large, added traffic, Elm Grove Rd needs to be widened, additional strain on fire & police, displacement of businesses – rather have condos
- Too many units, traffic nightmare, condo ownership would be preferred