

Date: 12/7/2016

Committee: Wangard-Reinders ad hoc committee

RE: Kendler summary and advice

A great majority of the community, including myself, are in favor of developing the land included in the Wangard-Reinders site development (“development”). There are many elements of the proposed development that we would like to see continue in the final, approved project. Those elements that most residents found valuable are: (1) replacing industrial with green space, (2) connecting the village park from the north with the business area to the south of Watertown Plank Road via a sidewalk and welcoming landscape, (3) the continuation of a mixed-use component, and (4) a community connected to a vibrant, yet small town that attracts and supports families and permanent residents.

There was no support, including my own, brought forward publicly, for the current development as proposed. There are many elements of the proposed development that we would like to see addressed in the final, approved project. Those elements that most residents found concerning are: (1) excessive density per acre, (2) excessive traffic and the lack of having a traffic study that includes all projects the trustees and village leaders are aware of and that may impact traffic in the development area, (3) an excessive degree of commitment to providing TIF funds for the development, (4) overall dimensions of the development due primarily to the proposed third floor, length of the largest proposed building and size of the smallest units, and (5) the lower level of commitment to community of Renters.

Elm Grove, WI (Culture and Community)

Everybody wants to maintain Elm Grove’s long-term values and vision as a community. We heard that our residents want to keep the key elements for what makes our village special. Our residents shared the following qualitative goals: (1) a community for committed, involved residents and folks raising a family with high quality infrastructure (school, fire, police), (2) A physical sanctuary for kids’ bike riding, an abundance of trees and birds, with convenience to work/fun, and (3) maintain a fairly wealthy environment.

Here’s an excerpt from Business Insider which echoes what we’ve heard.

From Business Insider, November 6, 2014: Elm Grove was ranked #1 suburb in USA.

‘For this list we looked at over 300 suburbs with populations between 5,000 and 100,000, and factored in things like average commute time, median household income, poverty and crime rates, public school ratings, and housing affordability.

Elm Grove may be small, with a population of just 5,934 residents, but it has excellent schools, almost no crime, and is fairly wealthy, with a median household income of \$109,993.

Residents can make the quick 20-minute trip to downtown Milwaukee, or head 15 minutes west to Lake Country — a popular summer getaway with outdoor activities like boating, biking, and camping.’