

Wangard/Reinders

October 5 Open House at The Elm Grove Women's Club

Summary of Exit Questionnaires

Number of People Who Signed In: 52

Number of Questionnaires Completed: 35

1. Was your visit helpful in understanding the proposal?

Yes: 28

No: 3

"Somewhat": 3

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

- Entrance road, open spaces
- Reinvigorating "downtown" Elm Grove
- Nice design
- Area – walk to things in the village, different sizes of apartments and townhouses
- I am happy to see the land used...hopefully adding to the tax base
- The bike/walk path, the new building for mixed use, the parking space realignment, PROGRESS!
- Improvements over the previous version, especially no studio apartments, moving Elm Grove Road to connect @stoplight
- Bike path
- Lower # of units, care for water drainage, keeping Cave Road trees, managing the Elm Grove Road light/traffic issue
- Added retail, less rental
- Retail and green space
- Elm Grove Road rerouting, walking path, retail space
- Road realignment, path
- The redirection of Elm Grove Road, Stu is an excellent managing partner – have him oversee the entire property
- Elm Grove Road going through site, green space, bigger units, new commercial building
- Land use with apartments is okay, better than industrial use
- Intersection changes (are)clever improvement
- Grade level, retail space
- Think Elm Grove needs development – looks good
- It is downsized from the first proposal!
- I remain open to convincing arguments – so far much is still open to speculation
- Location, rental
- Mixed use building, townhomes (would like to see more), the road proposal, the bike path
- Bike path, incorporating Watertown Plank

- Development of the area is needed
- Improve the appearance of the Reinders property as it had until recently existed
- 2 or 3 bedroom apartments
- Bike path
- Would have loved to see a model!

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

- Density, height, change in population, apartment vs condos, increased traffic, use of public funds for private development
- Less than 50 housing units might add some economic activity, density is extreme, the “quaint” rural village will look like Brookfield. Rerouting Elm Grove Road will slow traffic, cause congestion and anger. TIF financing should not be used, we have enough TIF. Travel from the Village to Indian Hills will be grossly slowed down. Proposed prices/rents raise questions about viability.
- Bike path – roads to cross
- Quality of soil, safety of bike path
- Traffic flow into/out of the complex
- Traffic, population density, rentals vs condos
- Sheer volume of population in small area, use of Elm Grove Road, renters (prefer owner occupied – more vested interest in property)
- Size of buildings, understand the dimensions, water run-off, size of TIF
- Coffee shop is needed, more restaurants
- Please provide ERD calculation, need TNR and ARU along with acreage and unit count
- Density, height, nonowner occupied, all brick and stone, more townhouses, put the resident and buildings on Watertown Plan Road on the elevation board, include the entire triangle
- The relocation of Elm Grove Road I think is a bit much. The project is going to require TIF money. How much? And with a project of this size and the amount of return. It should be developer cost.
- Increased Elm Grove population density and assoc traffic increase to village a concern
- Too much density, traffic heavier than now
- Number of units
- Too dense, rather 2 stories than 3
- I have a great concern about “Elm Grove” and the fact that this project will irrevocably change the village and not necessarily for the better, the project will dominate central Elm Grove
- Traffic, unit density, rental vs ownership. I want this Village to remain a small town without too much traffic and too many people.
- Density, height of building, any govt \$ being considered
- It’s too big, building remains too tall
- Ongoing concern about long-term effect on traffic
- Density – human and vehicular, the attraction of our village is privacy in a spacious and rural setting with adequate conveniences
- Heights and dimensions of buildings B & A from Elm Grove Road and inside property
- It overcrowds Watertown Plank Road, the development changes the quaintness of Elm Grove. We presently have retail that is not being used – do we want more closer to Watertown Plank Road? Will this look like the corner of North Avenue and Swan Blvd? (way overcrowded)

- Soil and water contamination, height of apartments, plan for building very generic, so many apartments being built in the area (what happens if you can't rent them?), wish you had a sound buffer for trains – businesses, is there additional storage available?
- I am concerned about 170+ family rental units with multiple vehicles, traffic at all hours, pressure at existing shopping areas
- No rentals wanted, too many people in a small area, what are other options for space? Enough shopping on Bluemound, no extra needed
- Density way too high, not enough green space/parks, don't want apartment buildings – condo/townhouse only
- (three respondents asked about a referendum)