

# Walking Tour - July 12, 2018, 8-10am



**GENERAL COMMENTS**

**Municipal Water** - does not currently serve business district. Nearest connection point: Bluemound Rd. Plans to connect in the next 5-10 years.

**Trains** - tracks serve freight and Amtrak lines and include short and long haul loads. Watertown Plank Rd. crossing is fully signalized. "Quiet Zone" through Village

**Downtown Masterplan Project Intent + Goals** -

- Identify development framework
- Placemaking as related to Underwood stream daylighting
- No displacement of businesses
- Maximize parking and traffic flow, consolidate access points, utilize joint parking, provide access to internal shops at Elm Grove Park & Shop
- Retain size and scale of development along Watertown Plank Rd (2 story)

**Office Tenants** - Elm Grove office space is well suited to small office spaces: 800 - 1,500 sf

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| <ul style="list-style-type: none"> <li>(A) <b>"890 Village Court"</b> - 890 Elm Grove Rd - Medical imaging, retail, ballet school, developer, office space. Office occupancy nearly filled. Lots of turnover in retail spaces. Good shape.</li> <li>(B) <b>Heritage Memory Care</b> - 800 Wall Street - Assisted Living facility, multistory multifamily/medical, excellent shape.</li> <li>(C) <b>Sunset Playhouse</b> - Theater, cultural, parking lot in poor condition</li> <li>(D) <b>The Johnson Building</b> - 850 Elm Grove Rd - Single story office space - Edward Jones, WHYoga, Luther Group, fair building condition</li> <li>(E) <b>850 Elm Grove Rd</b> - Multi story office space, fair building condition</li> <li>(F) <b>BMO Harris Bank</b> - 900 Elm Grove Rd - banking facility, good building condition</li> <li>(G) <b>910 Professional Centre</b> - 910 Elm Grove Rd - Multi story office space, fair building condition</li> <li>(H) <b>Badger State Tax Pros</b> - 925 Elm Grove Rd - office space, good building condition, renovated SF home</li> <li>(I) <b>Woller-Anger Building</b> - 930 Elm Grove Rd - one story office space, fair building condition</li> <li>(J) <b>Kurtz Realty</b> - 13345 Watertown Plank Rd - one story office space, fair building condition</li> <li>(K) <b>US Bank</b> - 945 Elm Grove Rd - two story bank, good building condition</li> <li>(L) <b>Chocolate Factory and Shops</b> - 13475 Watertown Plank Rd - one story retail</li> </ul> | <ul style="list-style-type: none"> <li>(M) <b>13500 Watertown Plank Rd</b> - one story office building, good building condition</li> <li>(N) <b>13458 Watertown Plank Rd</b> - two story building: retail on first floor, offices on second, fair building condition</li> <li>(O) <b>Mill Place</b> - 13404 Watertown Plank Rd - two story building, former mill, retail on first floor, offices on second, good building condition</li> <li>(P) <b>13380 Watertown Plank Rd</b> - two story building, service &amp; retail on first floor, offices on second</li> <li>(Q) <b>Patched Works Quilt Shop</b> - 13330 Watertown Plank Rd - one story retail building, parking in front, building setback breaks up downtown character, good building condition</li> <li>(R) <b>13350 Watertown Plank Rd</b> - two story building, vacant - first floor retail/restaurant, second floor housing, fair building condition</li> <li>(S) <b>13300 Watertown Plank Rd</b> - one story building, retail</li> <li>(T) <b>Service Station</b> - 13230 Watertown Plank Rd - one story service station surrounded by parking area, fair building condition</li> <li>(U) <b>Sewing Center and Dry Cleaners</b> - 13200 Watertown Plank Rd - one story retail/service</li> <li>(V) <b>Town Bank</b> - 13150 Watertown Plank Rd - two story building, first floor bank, second floor offices, good building condition</li> <li>(W) <b>Watermark Condominiums</b> - 13130 Watertown Plank Rd - three story residential</li> </ul> | <ul style="list-style-type: none"> <li>(X) <b>Chapel Adaptive Reuse</b> - 13100 Watertown Plank Rd - office space, good building condition</li> <li>(Y) <b>School Sisters of Notre Dame</b> - 13105 Watertown Plank Rd - convent</li> <li>(Z) <b>O'Donoghues Irish Pub</b> - 13225 Watertown Plank Rd - restaurant/pub, two story building, good building condition, inefficient parking lot in rear of building</li> <li>(1) <b>Silver Spur Smokehouse</b> - 13275 Watertown Plank Rd - restaurant/bar, two story building, good building condition</li> <li>(2) <b>13307 Watertown Plank Rd</b> - two story building, offices and services, good building condition</li> <li>(3) <b>13335 Watertown Plank Rd</b> - three story condominiums, good building condition</li> <li>(4) <b>BP Gas Station</b> - 13395 Watertown Plank Rd, fair building condition</li> <li>(5) <b>Martinizing Dry Cleaner</b> - 13405 Watertown Plank Rd, fair building condition</li> <li>(6) <b>Elm Grove Park and Shop</b> - 13425 Watertown Plank Rd, USPS, restaurants, retail, services, fair building condition</li> <li>(7) <b>Sendik's Food Market</b> - 13425 Watertown Plank Rd, fair building condition</li> </ul> |
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