

## Thomas Harrigan

---

**From:** Village Trustee Thomas Michalski  
**Sent:** Monday, April 15, 2019 11:20 AM  
**To:** Ted Eull  
**Cc:** Thomas Harrigan  
**Subject:** RE: Master Plan - more quality, less quantity

Ted,

Thank You for your input.

With this reply, I am forwarding you note to tim Harrigan so it can be included with other comments.

It was great talking with you at the meeting,

Best Regards.

Tom

Thomas A. Michalski  
Trustee, Village of Elm Grove.  
County Board Supervisor  
Waukesha County

---

**From:** Ted Eull <ted.eull@gmail.com>  
**Sent:** Monday, April 15, 2019 1:11 AM  
**To:** Village Trustee Thomas Michalski  
**Subject:** Master Plan - more quality, less quantity

Tom,

Thank you for your service to the community and efforts in the development of a Master Plan for the downtown district. I am writing to share feedback regarding the plans shared by SEH at for the public open house April 10. Although I was not able to attend, I have reviewed the presentation and plans on the Village website.

My feedback is clear - **this plan proposes too much density and height, and not enough parking.** Our village does not need, and should not approve a plan inviting and encouraging development of 292 apartment-style units (133 Reinders, 82 Park+Shop area, 77 Watertown Plank) in 3 and 4-story buildings, completely altering, and likely ruining, the "small" and "quaint" downtown that residents love and that makes Elm Grove unique.

The proposed plan would knowingly, and foolishly, create a parking problem as clearly shown on slides 31-32. The following quote in the presentation illustrates the misguided approach of pushing excessive density into our downtown: (slide 32) "*No Place is worth caring about that doesn't have a parking problem.*" This is wrong. I can think of many places I care about that don't have a parking problem, and I consciously chose to live in one of them. We are inviting both a parking problem *and a traffic safety problem* with the dramatic proposed increase near the railroad tracks.

The proposed 4-story developments, including along Watertown Plank Rd, are excessive and out of character for our village. While many downtown buildings, including the Ultra Dry Cleaners + Bigsby's Sewing Center could certainly be redeveloped, the concept put forward of 4 stories towering over the street and neighboring homes, cramming in 17 apartments, is appalling.

According to the presentation, the next phase after the Open House is "Village Staff, Board of Trustees, and Consultant team to review public comments." Like many village residents I was unable to attend the Open House due to work commitments, but am very concerned about this plan, and urge you to ensure the comment period on this plan remains open **at least 90 days** before a vote, and includes at least 2 more Open House sessions. Village residents should be contacted **by mail** to notify them of the dates of these Open House sessions. This issue is too important to rush through a vote with minimal public input.

(Please note that although I was subscribed for "Village News" alerts with the website, the last email alert sent regarding the Master Plan project was the February open house cancellation. I believe every meeting regarding this plan should be alerted as Village News to subscribers.)

Assuming that your goal as a trustee is to represent the will and best interests of the owners and residents, I urge you to ensure a sufficient feedback period as mentioned above. I further urge you to maintain the quaint character of the village by ensuring any approved master plan includes:

1. Reasonable (lower) density with more-than-sufficient parking; About 30% lower than current proposed unit totals.
2. Maintain height limits (2-3 stories) especially across from or adjacent to existing homes
3. Clear preference for owner-occupied multifamily (condo/townhome), focus on larger (2-bedroom+) units and premium amenities
4. Standards mandating the highest quality, design and materials, and (preferably) a cohesive aesthetic for the downtown buildings

With the redevelopment of the Reinders and School Sisters properties, more multi-family residential will come to our downtown. It is inevitable, and can be beneficial. But it's crucial that we maintain the village character and quality of life, and not chase excessive density for the sake of maximum tax revenue or "attracting developers."

Again, thank you for your community service and considering this feedback.

Best Regards,

Ted Eull  
1610 Legion Drive