

Thomas Harrigan

From: Chad Schomburg <chadschomburg@gmail.com>
Sent: Monday, June 10, 2019 4:24 PM
To: Thomas Harrigan
Subject: Comment email on Elm Grove Downtown Master Plan

Dear Board of Trustees,

I wanted to take the time to send you a brief email with a few concerns I have had with the master plan for downtown Elm Grove.

I want to address what seems to be a lack of detailed communication. I have talked with numerous neighbors in the area and many seem to echo this concern. Namely, that even though there have been a few meetings that are open to the public (which we do appreciate) many feel concerned that the board is trying to push through an agenda of what it feels would be best for the downtown area. I think we just want to be assured in some way that the board is going to accommodate the wishes of the majority of Elm Grove citizens for the downtown master plan.

It seems the board feels an urgency to get this plan in development quickly. Sometimes this is necessary, and if the board feels this way I think the citizens deserve a candid response as to why.

One of the major areas of concern that I and others have is that the board may try to push through more than 2 story allowances for structures built in the downtown area, which impacts parking, traffic, density, etc. A tall, dense development would not fit in with the existing commercial district, where the majority of businesses are 2 stories or less (Town Bank, O'Donoghue's, Silver Spur). If the board determines that the community would benefit from a development in the business district that exceeds 35 feet in height, then a strong case needs to be made to the community. The board should also present evidence that the majority of village residents, not outside developers and downtown property owners, desire greater density in the community.

I appreciate you taking the time and I look forward to the feedback.

Thank you,

Attorney Chad L. Schomburg
14800 Juneau Boulevard