

## Thomas Harrigan

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**From:** Duch, Aaron <ducha@my.uwstout.edu>  
**Sent:** Sunday, February 28, 2021 8:05 PM  
**To:** Thomas Harrigan  
**Cc:** james.koleski@gmail.com  
**Subject:** SSND Redevelopment Proposal Concerns

Hi Tom,

I'm writing to you to voice my concerns over the proposed redevelopment of the School Sisters of Notre Dame campus. After viewing the latest plans from Mandel Group, I don't believe the proposal in its current form is appropriate for the SSND property nor the village of Elm Grove.

As Mandel's architects have pointed out, there is no unifying architectural style or common design thread amongst residential and commercial structures within the village. However, throughout the varied character is an overall feeling of charm and quaintness. The residential complexes Mandel plans to build are anything but charming and quaint, both in design and density.

The design and materials chosen for the structures have an industrial feel which would be far more fitting in downtown Milwaukee than in Elm Grove. The architects noted that they aimed to mimic some of the design characteristics of Notre Dame and Maria Halls but they've clearly missed the mark. The exterior cladding, colors, and architectural design clash in stark contrast to the historic structures. The size and scale of the buildings look far too large and dense in proportion to the surrounding village. Beyond that, I can't imagine how Watertown Plank Rd could possibly support all the additional traffic that would result from this redevelopment. As it stands, Watertown Plank gets backed up during rush hour, especially when trains cross. My home, although situated well away from SSND on Juneau Blvd, would no doubt see an increase in traffic.

The SSND campus is a historically significant fixture of Elm Grove, with Notre Dame hall being the first thing many visitors and residents see as they enter the downtown area. It's one of the most notable and attention-grabbing properties within Elm Grove. The property is very prime real estate, and we have a unique, once-in-many-generations opportunity to redevelop the campus in a manner that best suits Elm Grove and its residents. With more careful consideration of the property and its relationship to the village, the Mandel proposal could be revised to one of appropriate design, density, and quality, to ensure Elm Grove remains the much desired, quaint village it is and always has been.

Let's not squander this opportunity.

Thank you,

Aaron Duch  
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