

## Thomas Harrigan

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, April 21, 2021 2:59 PM  
**To:** Thomas Harrigan  
**Subject:** Online Form Submittal: Contact Zoning Administrator

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### Contact Zoning Administrator

Please complete the online form below to submit your question, comment or suggestion.

#### Your Contact Information

First and Last Name: Jennifer Stuckert

Last Name:

Name: \*

Email Address: StuckertforElmGrove@gmail.com

Address: \*

Phone Number: 12629937988

Number: \*

#### Questions or Comments

Subject: Sisters of Notre Dame Mandel Project

Comment: April 20, 2021 Tom Harrigan, Neil & Village Trustees, I continue to be concerned and opposed to the Mandel Sisters of Notre Dame project. My main concern is the density of the proposed project and the impact it will have on the Village of Elm Grove. Increased traffic due to 240 units, 392 parking spaces and 11 single family homes will be significant given that Watertown Plank is 2 lanes and a railroad runs through the middle of Elm Grove. Over 30 trains per day pass through Elm Grove and the trains are getting longer. The original traffic study paid for by Mandel showed little or no impact on traffic. The village then opted to do a second traffic study. I and several others (Tom Herzog, Jan Termuehlen, John Stollenwerk) in the village asked the trustees at the January 25, 2021 Village Board Meeting to use a company outside the greater Milwaukee area for the second traffic study. Four traffic analysis companies were contacted and asked to submit bids. 2 were in the greater Milwaukee area and two were in Madison. I was very disappointed when the Board of Trustees selected a greater Milwaukee firm for the traffic analysis. Mandel has a huge presence in Milwaukee and routinely has traffic analysis done for the various Mandel projects around the greater Milwaukee area, thus an outside independent firm such as one of the Madison groups would have been preferable. Pricing was similar between the Milwaukee firm selected and one of the Madison firms. Given the concern the residents have had in regard to traffic and the expressed concern to use an outside firm, it was very surprising that Trustee Kressin proposed using a Milwaukee firm stating that they were familiar with the area and would understand our traffic patterns better. The whole idea was to get an outside, independent group so no one could ever question whether or not Mandel influenced the decision in any way. Thus doubt still exists within Elm Grove as to the validity of both studies. My understanding is that according to the Village of Elm Grove multi-family zoning you are required to have 2 parking spaces per unit. I did confirm this with Tom Harrigan today. Thus the 392 underground parking spacing will fall very short of the required 480 (240 units x 2), plus additional parking for visitors. Where will all the additional parking go? Will there be a large area for parking at street level to accommodate apartment residents plus their guests? How attractive will that be? In addition to these questions – how was the traffic study done? Did it look at just under 400 parking spaces (cars). How does the additional 80 cars figure in? 240 units of which 190 are two and three bedrooms means school age children. Mandel says there will be little impact in terms of our schools and school boundaries. Mandel has compared to like communities and using "their formula and experience" and have deemed it's not a problem. Those other communities are not ranked #1 in the state. People move to Elm Grove for our schools! Towanda is at capacity, Elmbrook is adding 4-year-old kindergarten which is great. Now combine that with 190 2 and 3 bedroom apartments with kids. Will district boundaries for schools need to be redrawn? It was suggested at one village board meeting that possibly the kids from the apartments could go to Swanson if there is a problem. That seems a bit discriminatory. As board members do you feel comfortable with having to tell your friends and your children's friends how badly you feel when they have to move to a different school. 240 apartments, 11 single family homes. What

about our emergency services – particularly ambulance. Our emergency services are volunteer. Will they find it difficult to service another 251 families? Will response time change? Are there enough volunteers to handle the additional increase? Will the increase lead to Elm Grove having to hire or contract for these services? At what cost? Now let's add in the other developments that will likely take place in Elm Grove as the Reinders property gets developed and the downtown is updated. Does the density of this project set the stage for other projects to follow? I am asking the Board of Trustees to revisit the density of this project and vote no to moving it to the next stage. Mandel may be a good developer in many ways but if each one of you continues to vote yes to move the project to the next step, why would Mandel reexamine the density of the project? Your yes vote at each stage has given Mandel the GO AHEAD AS IS in a very big way. Please push back, please tell them there are way too many units and the number of apartments needs to be scaled back. Respectfully, Jennifer Stuckert

\* indicates required fields.

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First and Last Name:: Jennifer Stuckert

Email Address:: StuckertforElmGrove@gmail.com

Phone Number:: 12629937988

Subject:: Sisters of Notre Dame Mandel Project

Comment:: April 20, 2021

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Respectfully,  
Jennifer Stuckert

Additional Information:

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