

Thomas Harrigan

From: mdhamilton1@gmail.com
Sent: Tuesday, November 16, 2021 7:03 AM
To: Village President Neil Palmer; Village Trustee John Domaszek; Village Trustee George Haas; Village Trustee Kristina Sayas; Village Trustee Patrick Kressin; Village Trustee Thomas Michalski; Village Trustee Katy Cornell
Cc: Thomas Harrigan; David De Angelis
Subject: The Watermark & the SSND/Mandel development.

To the Elm Grove Trustees

- 1) The **Watermark are the closest neighbors** to the SSND/Mandel development, and the Condo board are big supporters of the SSND/Mandel development..
- 2) The renters are very likely to be **current residents of Elm Grove/Wauwatosa/Brookfield**, who are single family home owners and wish to downsize and escape home ownership responsibilities, but want to remain in this area because of their love of Elm Grove. That is our experience with buyers at the Watermark.
- 3) Secondly other renters are likely to be **medical professionals** practicing at nearby Froedtert hospitals. 20% of Watermark owners are medical professionals.
- 4) The planned rental prices for apartments are **not conducive to attracting families**. They prefer homes with yards. In 12 years of the Watermark existence no families with children have ever lived in the building.
- 5) Mandel are committed to retaining and remodeling the **historic Bavarian buildings** of the SSND property, which are signature buildings of Elm Grove, and part of our village charm.
- 6) Having studied the **2 independent professional traffic studies** by Mandel and the Village, we agree that the additional traffic is likely to be minor, and not contribute significantly to train backups. Critics should study in depth the professional assessments. Should traffic in future become a bigger issue from the development than estimated we would expect the Village to then address these issues.
- 7) **Lake Michigan Municipal water** being accessed for Elm Grove is a vitally important component of the project, giving Elm Grove a start on providing lake Michigan water, as village water/well issues escalate.
- 8) Elm Grove **downtown merchants** are anxious to attract more higher income buyers to the Village stores, and thus attract new stores to the village. These renters we believe will fit that profile.
- 9) **Mandel is the top developer** in Milwaukee and will build a high quality product the village residents will be proud of. Look at the Watermark, built by Mandel 12 years ago, and still in excellent shape.
- 10) We do recommend that the Village **hold Mandel accountable for the project for a minimum of 10-15 years**, and should they elect to sell their interest prior to that period the eventual buyers must provide sufficient financial and business ethics to the Village Trustees.

Michael Hamilton . on behalf of the **Watermark Condo Board**.