

## Thomas Harrigan

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**From:** Pat Cashin <PCashin@HNTB.com>  
**Sent:** Sunday, March 20, 2022 8:31 PM  
**To:** Village Trustee Thomas Michalski; Village President Neil Palmer  
**Cc:** David De Angelis; Thomas Harrigan  
**Subject:** Plan Commission - Feb 24th SSND Public Hearing

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Neil and Tom

I regret that I was unable to attend the February 24th plan commission meeting. I understand the Village Board is meeting March 30th to vote upon the Plan Commission's recommendation to advance the School Sisters redevelopment Project Plan & TIF #3. The plan commission vote to recommend for approval to the Village Board was closer than I anticipated. For the record I am still in favor of the proposed redevelopment and would have voted to recommend for approval.

Although the TIF amount and total project costs increased by shifting more of the development cost to the less efficient developer TIF, the project is in the best long-term interests of the Village. Ehlers' evaluation validates the economic viability of the project (same TIF period ending in 2041) and TIF amount required to generate market interest independent of Mandel's business model. It is a well-planned, high quality and a reasonable development for the large parcel of land.

You have heard this from me and others over the many meetings on the School Sisters but from my perspective these are the main reasons I support the SSND development:

- The development maintains the iconic Notre Dame building which requires a substantial level of investment and return on the project, not to mention all the demolition costs associated for the other buildings. A residential only development would not generate the funds required to rehabilitate the Notre Dame building and Maria Hall and would not be TIF eligible.
- The proposal improved every step of the way, incorporating resident comments and input from multiple village entities. The residential homes along Red Barn provide a good transition to the apartment buildings, softening the impact to the existing residents across the street. The number of apartment units was greatly reduced from the initial proposal. Although the architectural look of the apartment buildings was not the charge of the Plan Commission, I like the look of the final product...particularly along Watertown Plank Rd....and the Building Board did a great job working with Mandel to improve the project.
- The residential developer selected for the 21 lots has a track record of building high quality desirable homes, including within Elm Grove.
- The development location near downtown will support the downtown businesses.
- The development includes a large open green space with native plantings and other water detention features to improve the stormwater performance from current conditions.
- The project density is reasonable. 240 apartment units sound like a lot but, when considering the School Sister total footprint was about 30 acres, this is a reasonable scale for the development and necessary to offset the unusual costs of demolition and restoration of Notre Dame & Maria Hall. Market studies were performed indicating demand for high-end luxury apartments is strong. I have heard interest in the apartments from many Elm Grove residents (current & future empty nesters).
- Traffic analysis by both the developer's engineer and the independent traffic engineer hired by the Village, indicate minor traffic increase and no level of service reduction.
- Emergency services evaluation by the fire chief and police chief indicated the development would not stress their services. EMS noted that they are currently struggling to meet demand with their aging volunteer staff and expect it to worsen even without this development. The development would provide the village additional revenue to eventually add paid EMS staff.

Feel free to share my intended vote and perspectives with the village board of trustees.

*Regards,*

*Pat*

**From:** Thomas Harrigan <tharrigan@elmgroviewi.org>  
**Sent:** Wednesday, February 23, 2022 1:33 PM  
**To:** Thomas Harrigan <tharrigan@elmgroviewi.org>  
**Cc:** David De Angelis <ddeangelis@elmgroviewi.org>; Hector de la Mora (hdelamora@vonbriesen.com) <hdelamora@vonbriesen.com>  
**Subject:** Plan Commission - Public Hearing Tomorrow

Good Afternoon, Plan Commissioners-

As you know, we have a Plan Commission meeting scheduled for tomorrow at 6:00 P.M.

Mr. Reineke and Mr. Cashin have indicated that they will be unable to attend.

Please let me know if you are unable to attend this meeting, or have a sudden change in personal scheduling.

Thank you!



*Tom Harrigan*  
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