

March 3, 2016

Mr. Casey Griffiths
Village of Elm Grove
Zoning & Planning Administrator
13600 Juneau Blvd
Elm Grove, WI 53122

RE: Proposed Reinders/Wangard Development

Dear Mr. Griffiths,

After reviewing the current proposal from the Village website I have many concerns about the apartment project. The area along Elm Grove Road and Juneau Avenue are single family in nature and high density apartments would negatively impact these homes and the community in general.

The proposed density is stated at 22 units per acre, but this is under reported. The current apartment developments in Brookfield have densities from 11-16 units per acre and are located along West Burleigh, Lilly Road, and Bluemound Road. If this development was proposed along Bluemound or North Avenue a reasonable density would be in this range, 11-16 units per acre. The current location on Elm Grove Road cannot support this level of development because it does not fit with adjacent users. The density should not be above the RM-1 zoning of 8 units per acre.

The height of the proposed buildings should not exceed two stories along Elm Grove Road, nor should they exceed zoning height limits. The scale is far too large for the site within the Village area.

I do not understand why the Village would donate land through the vacated right-of-way for no compensation? The development is not a betterment for the community and public land should not be given away.

The Village has had a history of flood issues and the proposed development would appear to add to this. There does not seem to be enough storm water management on the current plan. Are there underground storage areas on the site?

Finally, has the developer presented a feasibility study on the development showing the demand for studio, one, two, and three bedroom units? With all the current and proposed apartment development in the area, this market appears to be over heated.

Overall this development has too great a density and is out of scale for the area. It belongs along Bluemound Road or North Avenue. The site would be better suited for a lower density condominium development with 8 units per acre, something similar to The Elms or The Park at Elm Grove.

Respectfully submitted,



Marc McSorley
1505 Sunset Drive, Elm Grove Wisconsin