

Thomas Harrigan

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Subject: Citizens for the Essence of Elm Grove - Wednesday night meeting update
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Good evening everyone,

I was able to make it to tonight's meeting and wanted to send out some information.

-More than a meeting it was an open house where there was opportunity to talk directly with people from Wangard and people who are involved in other parts of the project like soil/environmental management, civil engineers, traffic, etc.

-The turnout wasn't very robust

One important point Mr. Wangard made is that they are relying on the information they gather at these meetings from the community to drive the direction of the plan. They actually had questionnaires asking what we liked and what we didn't like about the project. From my conversation with them they are planning on using that data to say X% of people like this of the project, Y% don't like this.

-I am including pictures of two posters they had to present: the soil analysis poster and the height poster.

-Soil analysis poster, it is complicated but outlines where the contamination is, also outlines where the unleaded gasoline tank spilled and what part of that spill was moved away (the other part was considered contaminated but not to the extent that it would affect the current operations). You will see at the bottom right in the legend that each color parenthesis highlights levels of contamination beyond that which is allowed for a particular type of property (i.e. industrial vs non-industrial by that poster) at specific depths.

-The height poster compares height to neighboring structures. From the vantage point they draw in the bottom left of the poster the neighboring most home is mine (920 Katherine dr) or the Koleskis (based on roof structure). I did point out that on the south side of Elm Grove road there is a ditch and that the house they depict is not 1.5 stories high but rather 2 stories high from ground level (which is below the level of Elm Grove road)

-The land is not being sold, Wangard and Reinders are entering a partnership where Mr. Reinders is providing the land and Wangard will develop. The proceeds would be equally distributed

-Unfortunately, the traffic counter that was installed along Elm Grove road was not functioning so there was no data to analyze or report on the traffic along Elm Grove road for the entire summer.

-I did talk to Mr. Wangard about my personal concerns (which we had spoken about in person much earlier in the year when he invited both my wife and I to talk about the project) but also tried to convey the frustration with the poor communication that the community has had.

-Mary Claire Lanser works on improving communication and asked for my email to also send information to be disseminated.

-He did mention that the area between the Elm building and the mixed use building was placed there due to community requests and that the mixed use building was also in response to the community wanting restaurants, etc.

-I tried to convey that, from what I have heard (anyone can correct me if I am wrong), in general people want to protect the Village feel and I have heard some people say that they don't want it to become Brookfield or Wauwatosa.

-Wayne from Wangard also mentioned that Reinders approached them first 2 years ago (from what I gathered the civil engineering firm they are working with has an independent report on soil quality of the property dating to 2012). Reinders decided to seek out other opportunities and ultimately came back to Wangard to develop.

Personally this is what I gather from this meeting:

-They are seeking input and they want to quantify what we like and we don't like making it important for us to attend these and speak to them, complete their surveys and talk to them about our concerns in a constructive way so that they are heard/considered

Other things I am hearing:

-Some of you (6-8 people) have brought up or asked about a referendum/vote on this manner. If enough people are for it we can email Neil Palmer collectively (or speak to him in person) about potentially adding one

-I have heard through the grapevine that some people think I am being (maybe personally?) too extreme. If anyone feels this way let me know. My objective is really to keep people informed about a project that has potential for dramatic impact on our community so that everyone can develop their own opinions not based on misinformation.

I did hear from some of you that you were disappointed in how poorly attended this meeting was by our Trustees. I did see some of the Ad-hoc committee members walking around and asking questions.

Let me know if anyone has anything else to add.

Tadeo