

## Thomas Harrigan

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**From:** David De Angelis  
**Sent:** Monday, November 14, 2016 4:25 PM  
**To:** Thomas Harrigan  
**Subject:** FW: Wangard/Reinders Development

-----Original Message-----

From: Village Trustee George Haas  
Sent: Monday, November 14, 2016 10:06 AM  
To: Jane Cappelletti <jaynecappelletti@gmail.com>  
Cc: David De Angelis <ddeangelis@elmgrovewi.org>  
Subject: Wangard/Reinders Development

Dear Ms Cappelletti,

Thank you for expressing your concerns about the Wangard/Reinders Development.

There are members of the ad hoc development review committee who live in your neighborhood and who have expressed similar concerns. We are fully aware of the height and density of this project, as well as other factors such as the lack of children play areas. The developer has yet to file a formal application and those various factors will receive detailed scrutiny during the application review process.

George Haas  
Village Trustee

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From: Jane Cappelletti <jaynecappelletti@gmail.com>  
Sent: Friday, November 4, 2016 5:04 PM  
To: Village Trustee George Haas  
Subject: Wangard/Reinders Development

Dear Mr. Haas,

I'm a 74 year old women who grew up in Milwaukee and Wauwatosa. As a child, one of my fondest memories was of my father driving us through Elm Grove and especially along the "Cave Road" on our way to the Blue Mound Drive-in on a Saturday night. The feel of the village was so different from the urban areas in which I grew up. I always knew that someday I wanted to live in this beautiful village. I finally got my wish 30 Years ago when my husband and I purchased a house at 1080 Lower Ridgeway.

We always knew that the area of Elm Grove Rd behind our property would be developed, but I was shocked to see the extent of the development that was being proposed. I believe the Wangard/Reinhart development is not compatible with the area that is being considered. Three story buildings would overwhelm that stretch of Elm Grove Road and wouldn't be similar in scale to the homes in the area. Over one hundred and seventy units could mean an additional population of three hundred forty plus or minus to our village.

Has the committee really considered the effect that this development would have on our infrastructure or are they being wooed by the thought of the increased tax base? How will this influx of residents and cars affect the police and

fire department? It seems convenient that the studies of the increased traffic along Elm Grove Rd during the summer construction of the Watertown Plank Rd bridge were unable to be completed.

It appears that the Ad-Hoc committee isn't really aware of the thoughts and concerns of the people when the committee is concerned about the lack of a play area for the development rather than the size and density of this development and what such a large amount of rental units with a transient population would do to our village. Perhaps a much smaller development, heavily weighted towards condos, with rental units on the upper two stories of the mixed use building would be a better use of the site.

Thank you for letting me express my opinion and I hope it will be taken into consideration when deciding what would be best for the development of the Reinder's property.

Jane Cappelletti