

Thomas Harrigan

From: David De Angelis
Sent: Thursday, November 17, 2016 10:37 AM
To: Thomas Harrigan
Subject: FW: Reinders development - Ingo

From: INGO VALENTIN [mailto:VALENTIN@msn.com]
Sent: Tuesday, November 15, 2016 12:07 PM
To: David De Angelis <ddeangelis@elmgroveswi.org>
Subject: Reinders development - Ingo

Good morning David,

After several month of silence, here are some news: (Besides that, I hope everthing is fine on your side.)

Yesterday, I visited the meeting at the Elm Grove Woman's Club regarding the Reinders development. Since I was somewhat disturbed, and still am, I will briefly summarize my impression of the showing.

Subject are the first two pictures on the right side showing the impression the new construction would have when looking 'North' from Elm Grove Road or the downtown area. (The pictures are the same only of a different scale.)

The intend is showing the influence of the building, directly on Watertown-Plank (WPR), on the overall impression of the downtown area (my interpretation) and how the roofline of the new buildings harmonizes with those of the current environment (the official reason). However, the pictures and information of the architects I talked to (3 times) are clearly misleading:

- a. The building shown is not located directly on WPR. It is that of building (B) behind it. The picture is used to show the harmonic integration of the roofline with the other buildings on WPR. The roofline looks OK, but the view is never relevant since you have to stand behind building (A) to see it. This is about 40'-50' in front of building (B) from where you can't see any roof line. (The people on Elm Grove Road/downtown see building A and not building B.)
- b. All other buildings directly on WPR are not shown on the pictures. Adding them, and shown correctly with building A, will from my point of view, not only influence the roofline significantly, but the whole overall impression of the building-fronts on WPR. And without replacing the two (or three) other current buildings on WPR, it will look very odd.
- c. The building (A), actually on WPR, is shown on one of the renderings and is very different in 'width to height ratio' and without a sloped roof.
- d. The 'incorrect view' (a.) is explained on one of the pictures on the lower left hand corner - covered by an other drawing during the showing. Size: half postcard, dark brown with a black line for showing the view section. (It was hard to identify, even after the architect explained it.)
- e. The other renderings (3 dimensinal views) are attractive, but it is not known how much they reflect the actual design (shapes, materials).

The quality of information and procedure indicate, that the projekt is flawed and not well managed since the two architects I talked to were not able or willing to explain the incorrectness of the material

presented. Applying this pattern when executing the project could mean that the standards the Village will be more than compromised.

Assuming there will be other meetings, I would greatly appreciate, you letting me know (I am aware you have more important things to do - Thanks) when and where they will be.

Best regards,
Ingo