

Verona Johnson
13355Breamar Drive
Elm Grove, WI 53122

Dear President Neil Palmer,

2/7/2017

The important initial question is "Are you representing the entire Village or a few vocal neighbors?" As a retired developer of residential and commercial properties around the U.S. I encourage you to grab this project now. The developer, Wangard, has been trying to be as cooperative as is financially equitable. Please wake up to the benefits of the Reinder's/Wangard proposal. It would be unconscionable to lose this opportunity to enrich the Village's downtown. People have talked about improving the business climate and bringing in upscale shops for a long time. The current condition of the Reinder's property is a huge detriment to enticing new companies to move here. The Reinders/Wangard proposal will be an enormous investment in our downtown. It will be an incredible improvement for our Village by cleaning up the existing industrial/warehouse property and converting it to a beautiful residential and commercial "centerpiece".

The development will bring much needed business traffic to our local shops and service businesses. Because of its central location, the new tenants will be able to walk to our many quaint shops and stores. It is estimated that this new investment will bring an increase to our tax base upwards of \$40,000,000.00.

Wangard has adjusted the plan to accommodate demands from Neighbors.

- * Four stories down to three.
- * 184 units down to 154 in the apartment complex.
- * Well testing for neighbors.
- * Underground parking.
- * Green spaces.
- * Bike path.
- * Now also bearing the cost of tearing down a building with high occupancy rates, to improve the intersection of Elm Grove Rd. & WTP Rd. at a significant loss of income.
- * Expending significant funds to build a new commercial/residential property in the vacant roadway.

Many of our shop owners have felt undue intimidation from various sources and are reluctant to speak up publically in favor of this proposal. Those who think this would be of benefit to the Village as a whole, must feel free to speak up and speak out. Just remember, if this development walks away it could be decades before any improvements are made to this property. Canceling this proposal could happen any day, after all the delays and demands that have been made. Please, be a true "trustee" for the entire Village. It's time to move this project forward. Schedule a meeting and ACT NOW.

Verona Johnson



Do you want Elm Grove to continue like this???



or

Do you want this in our future? ACT NOW

