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Dear Trustees,

2/10/2017

As a very long time resident, former Trustee, past retailer and current business owner here in the Village, I object to the obstructive nature of the discussions regarding the Reinder's/Wangard redevelopment. The residents' concerns have been expressed and most have been addressed. It may never be what every individual wants, but it is certainly more than "good enough". As you can see from the attached photos, we have a number of three and four story homes, multifamily, and some commercial buildings. It was my understanding, perhaps not rightly so, but my understanding that the Ad Hoc Committee was to advise the Trustees and Planning Commission on the pros and cons of the potential project. I disagree with the approach that the members of a sub-committee can recommend changes that squelch a massive project without it first going thru the Planning Commission.

It is now my understanding that if a possible new revised proposal does not move forward, the entire project will be terminated. The developers will walk away and it is very possible that the current manufacturing zoning for "warehouse/storageing" usage will continue and we will be back to outdoor storage of "stuff" and semi's driving in and out for years to come.

The negotiations have moved the needle to the benefit of the Village and the residents living nearby. Unfortunately, the neighbors don't agree and are not cognizant of the density and construction efficiencies needed for a project like this to come to fruition. The developer and the property owners needs to see financial benefit to the project. This is not a game of "chicken" or "who will blink first". This developer will drop the entire idea if we do not send this on to the Planning Commission and the property owners would resume "business as usual".

As President of the Elm Grove Business Association I have heard people say things like 'Why don't we have more, quality businesses move into the Village?'

1. We have many quality businesses now that could use added revenue.
2. The main reason a business moves out, or closes, is poor economics.
3. The reason a business would move in, is the economic possibilities.
4. The addition of 200-300 people to our population with this development would greatly improve the economics of our existing shops and service companies, potentially encouraging new businesses to move in.

If we are lucky enough to have the developer come back in with a proposal, we as a Village not just a vocal neighborhood, need to move the project forward. Or the property will continue to look like some sort of "Ground Zero", or possibly worse than it looks like today. It's probably our last chance for years to come.

Respectfully submitted

Three and Four story buildings, commercial and residential, within the Village
Complaints of three story buildings should not be on the table!



Watermark, two blocks from site



Juneau Blvd. one block from site

Three and four story existing buildings



WTP Rd 2 blocks from site



neighborhood off Juneau



neighborhood off Juneau



neighborhood off Juneau



neighborhood off Juneau



neighborhood off Juneau

Three and four story existing buildings



Bluemound Rd



Off of Bluemound Rd



Watertown Plank Rd



Off of Bluemound Rd



Underground Parking



Bluemound & Elm Grove Rd