

Walking Tour - July 12, 2018, 8-10am



GENERAL COMMENTS

Municipal Water - does not currently serve business district. Nearest connection point: Bluemound Rd. Plans to connect in the next 5-10 years.

Trains - tracks serve freight and Amtrak lines and include short and long haul loads. Watertown Plank Rd. crossing is fully signalized. "Quiet Zone" through Village

Downtown Masterplan Project Intent + Goals -

- Identify development framework
- Placemaking as related to Underwood stream daylighting
- No displacement of businesses
- Maximize parking and traffic flow, consolidate access points, utilize joint parking, provide access to internal shops at Elm Grove Park & Shop
- Retain size and scale of development along Watertown Plank Rd (2 story)

Office Tenants - Elm Grove office space is well suited to small office spaces: 800 - 1,500 sf

- (A) **"890 Village Court"** - 890 Elm Grove Rd - Medical imaging, retail, ballet school, developer, office space. Office occupancy nearly filled. Lots of turnover in retail spaces. Good shape.
- (B) **Heritage Memory Care** - 800 Wall Street - Assisted Living facility, multistory multifamily/medical, excellent shape.
- (C) **Sunset Playhouse** - Theater, cultural, parking lot in poor condition
- (D) **The Johnson Building** - 850 Elm Grove Rd - Single story office space - Edward Jones, WHYoga, Luther Group, fair building condition
- (E) **850 Elm Grove Rd** - Multi story office space, fair building condition
- (F) **BMO Harris Bank** - 900 Elm Grove Rd - banking facility, good building condition
- (G) **910 Professional Centre** - 910 Elm Grove Rd - Multi story office space, fair building condition
- (H) **Badger State Tax Pros** - 925 Elm Grove Rd - office space, good building condition, renovated SF home
- (I) **Woller-Anger Building** - 930 Elm Grove Rd - one story office space, fair building condition
- (J) **Kurtz Realty** - 13345 Watertown Plank Rd - one story office space, fair building condition
- (K) **US Bank** - 945 Elm Grove Rd - two story bank, good building condition
- (L) **Chocolate Factory and Shops** - 13475 Watertown Plank Rd - one story retail

- (M) **13500 Watertown Plank Rd** - one story office building, good building condition
- (N) **13458 Watertown Plank Rd** - two story building: retail on first floor, offices on second, fair building condition
- (O) **Mill Place** - 13404 Watertown Plank Rd - two story building, former mill, retail on first floor, offices on second, good building condition
- (P) **13380 Watertown Plank Rd** - two story building, service & retail on first floor, offices on second
- (Q) **Patched Works Quilt Shop** - 13330 Watertown Plank Rd - one story retail building, parking in front, building setback breaks up downtown character, good building condition
- (R) **13350 Watertown Plank Rd** - two story building, vacant - first floor retail/restaurant, second floor housing, fair building condition
- (S) **13300 Watertown Plank Rd** - one story building, retail
- (T) **Service Station** - 13230 Watertown Plank Rd - one story service station surrounded by parking area, fair building condition
- (U) **Sewing Center and Dry Cleaners** - 13200 Watertown Plank Rd - one story retail/service
- (V) **Town Bank** - 13150 Watertown Plank Rd - two story building, first floor bank, second floor offices, good building condition
- (W) **Watermark Condominiums** - 13130 Watertown Plank Rd - three story residential

- (X) **Chapel Adaptive Reuse** - 13100 Watertown Plank Rd - office space, good building condition
- (Y) **School Sisters of Notre Dame** - 13105 Watertown Plank Rd - convent
- (Z) **O'Donoghues Irish Pub** - 13225 Watertown Plank Rd - restaurant/pub, two story building, good building condition, inefficient parking lot in rear of building
- (1) **Silver Spur Smokehouse** - 13275 Watertown Plank Rd - restaurant/bar, two story building, good building condition
- (2) **13307 Watertown Plank Rd** - two story building, offices and services, good building condition
- (3) **13335 Watertown Plank Rd** - three story condominiums, good building condition
- (4) **BP Gas Station** - 13395 Watertown Plank Rd, fair building condition
- (5) **Martinizing Dry Cleaner** - 13405 Watertown Plank Rd, fair building condition
- (6) **Elm Grove Park and Shop** - 13425 Watertown Plank Rd, USPS, restaurants, retail, services, fair building condition
- (7) **Sendik's Food Market** - 13425 Watertown Plank Rd, fair building condition