



February 11, 2020—PUBLIC OPEN HOUSE

## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

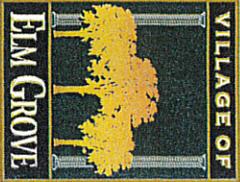
Sandra Forbes

I wish to remain anonymous

Address:

13070 W. Bluemound  
Road.

The ideas and the plans ~~that~~  
last year, the daylighting, the  
green space, on Harwood and  
updated residential and  
commercial all are positive  
in Elm Grove and Village  
like.



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Name: \_\_\_\_\_

I wish to remain anonymous

Address: \_\_\_\_\_

WE NEED TO DO SOMETHING TO BRING PEOPLE  
DOWNTOWN OTHERWISE OUR BUSINESS COMMUNITY  
WILL DIE. PLEASE DO SOMETHING W/ THE REINDEER  
PROPERTY, IT IS SUCH A BLIGHT. DON'T OVERBUILD  
APPTS, I THINK THE ENTIRE METRO AREA IS  
OVERBUILDING & EVENTUALLY I THINK THE MILLENNIALS  
WILL DECIDE TO BUY.



February 11, 2020—PUBLIC OPEN HOUSE

## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

Jeff Behrens

I wish to remain anonymous

Address:

1100 Red Barn Lane

Please be very cautious about increasing housing density and traffic. While maintaining the owner-occupied nature of the village. We are a top community in America - please don't change that!



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DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Steve Delmer - Business Owner

I wish to remain anonymous

Address: Country Brand Distories  
13416 Waterston Black Rd, #200

I think the plan is well ~~done~~ done & much needed.

Many communities have already done changes like these, and are vibrant & healthy,

My only concern could be parking, but I want

that the proper amount of space will be allocated,  
# big YES from me!



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Name: Betsy Haukoja

I wish to remain anonymous

Address: 1325 Lee Ct

- ① Please don't urbanize Elm Grove with so many multi-family homes
- ② Put in more single family homes and a few additional in-laws where residents have a vested interest in Elm Grove we do not need transient renters who could care less about Elm Grove
- ③ The traffic on Elm Grove will be <sup>pt.</sup> dangerous with the number of multi-family homes on Reinders property unless Elm Grove is widened.
- ④ Notice Dame property should be single family homes - not multi-family homes
- ⑤ The impact of multi-family homes on ~~Townsend~~ School which is at ~~the~~ end of Lee will cause redistricting to Dixon or Swanson School why divide Elm Grove

me



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**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name: BOBIE ANDERSON

I wish to remain anonymous

Address: 12515 WILSON DR

I don't want to see mixing - Family  
homes and the open space or the  
community. There needs to be more  
access to waterfront park. Because  
the sidewalk plan the appearance of the  
park and the area are looks good, &  
and legal or the addition of traffic and  
walkdown plan for with commercial development,  
the Elm Grove park should be 1600 needs to start



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

ARMAD BAHLEMI

I wish to remain anonymous

Address:

1450 Victorian

For now the only thing I like to  
see developed is taking the past office  
parking lot the beds are trim in the  
Dowd toward area with Park, under Falls  
yard lighting Flower, Grass, may Be even  
Some tiny Pin trees so you have place  
to shop & enjoy instead getting your groceries  
& stamps & run back home.



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Name:

SCHAEFER

I wish to remain anonymous

Address:

13335 WATKINSON PK

What about WATER??

Wooded Pine plantation



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**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name:

Patricia Brinkman

I wish to remain anonymous

Address:

Westover Rd

Remember that the HIGHEST priority of the residents from the survey, I'd like to retain the CHARM of the Village — these places add 160-200 housing options, at least. Ask if charming remains with influx of residents over, traffic and quality increased auto stacking during the longer and more frequent hours.



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

June Brinkner

I wish to remain anonymous

Address:

1400 Hesperia

I would like residents to be kept informed of possible development options as they progress.

I would like to see smaller multi family units that proposed. I would like to see the downtown renders & park shop developed first, as that attracts businesses revenue



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### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

Tati Terry

I wish to remain anonymous

Address:

13335 Waterbren PK

Most of what we said we agree with. Our biggest eye sore is the Reinders Property High end condos or even apartments would be just fine in there.



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

Pat Cashin

I wish to remain anonymous

Address:

11025 Longwood Ave.

- I like the connection of Elm Grove Road  
across Waterman Park Road.

- Pedestrian connectivity details will be important

- Daylighting Creek & Green Space; Path will be great  
& draw more people into downtown

- Layout in Park; Shop / Services quadrant a little overfunded

- Single family development next to existing single family  
rather than jumping right to multi-family - School  
System



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Sally Cashin

I wish to remain anonymous

Address: 1425 Longwood Ave.

Regarding the redevelopment of School Sisters property, I would like to see guarantee of single family homes adjacent to single family homes. Also rainwater ~~are~~ flow with development needs to be studied so existing homes downhill are not adversely affected.



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DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Lisa Becker

I wish to remain anonymous

Address: 1155 Church St.

The plan has too many dwelling units (243),  
too much density, will create undesirable impacts  
on the quaint community that residents desire.

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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Bob Chang

I wish to remain anonymous

Address: 12850 Golden Meadows Pl

① The current version of the plan does not include any guidance for the SNO property. Yet the SNO property may be the first of the zones to be developed. Instead of leaving a blank slate for a proposed development, should we be developing the parameters that would be acceptable? (Density, height, set back, etc.) Then the developer could work within those parameters to develop



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Bob Cherny

I wish to remain anonymous

Address: \_\_\_\_\_

② "Few should match density and scale + mass" of the existing properties.

③ Traffic congestion needs to be addressed.

On the 52ND ~~or~~ neighborhood, there are 2100 lots (WTP → 124 → tracks). Ave

EXIT ON TO WTP ROAD, if you add high

density housing that exits onto Stephen

Place, the only way out, it will create problems for current residents



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### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

Avery Seabrook

I wish to remain anonymous

Address:

1480 Victoria Circle North

This plan provides an excellent set of guide lines for the Village development. The shopping area becomes well defined.

Wonderful repurposing of SSND property.

Redesign of Elm Grove Rd provides great design of western boundary.



February 11, 2020—PUBLIC OPEN HOUSE

## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

*Kue Michael D'Arce*

I wish to remain anonymous

Address:

*13350 W. Blue mound Rd #4*

*How do we all this to business without having  
more residents in our village?*

*Are we telling business on Water Town Plank Rd  
east of R.R. we don't want them to stay? how  
could that appear to respect our business?*



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### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Kesh Michael, Mary Anne

I wish to remain anonymous

Address: 13358-11, Bloomer Ave.

1- Cost? Will residents be taxed? "TIPS"?

2- How much traffic disruption w/ or w/o while construction swings on? i.e. to get from Blue mound to the library / St. Mary's church.

3- How much more traffic have the impacted especially with trains blocking traffic + the Town Plk Rd on 2 lanes each way

4- How long til everything is completed? Approximateky =

(open)



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**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name: Just Peak

I wish to remain anonymous

Address: SIDNEY AVE

Add referendum on the voters Ballot  
on Multifuse Residential areas.

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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

PAUL SALEK

I wish to remain anonymous

Address:

13900 WATKIN PK

DO ANY OF THE PEOPLE WHO WANT  
CHANGES IN THE DOWNTOWN BOTHER  
TO READ THE LOCAL PAPERS?

ALMOST EVERY NEW FAMILY MOVING AND  
THE COMMUNITY SAYS THEY MOVED  
HERE BECAUSE THEY LOVE THE SMALL

TOWN ATMOSPHERE & SMALL SHOPPING  
AREAS WHY DO WE WANT TO CHANGE

OUR MAIN REASON PEOPLE CHOOSE  
TO MOVE HERE?



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**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

I wish to remain anonymous

*TOP MARY REYNOL RESIDENTIAL  
PROPERTIES - IMPACT ON SENIORS*

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### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Jake Trostie

I wish to remain anonymous

Address: 620 Kurtis Dr.

Looks like a good plan overall.  
Any particular problems with any  
of it

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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Russ Borekoff

I wish to remain anonymous

Address: 12855 Meadow

References to a "survey" and the  
resident's preferences do not reflect  
the population of ELM GROVE. (I would  
not suggest small retail (boutiques)  
in the area of AWA 20th. The stores  
simply would not last.



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Nuss Ballew

I wish to remain anonymous

Address: 12955 Meadow Dr

Building should be kept a 3 stories or less  
to keep the integrity of the village.



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# DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: JUDITH BROOK

I wish to remain anonymous

Address: 18555 WEST GROVE TR.

I am very concerned about the density  
issues as well as traffic caused by the  
sale and development of the current property.

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### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: John Stone

I wish to remain anonymous

Address: 1760 Arsenal Road Ct. cell (414) 796-8696

village resident since 1989.

Main concerns:

(1) to maintain structures in middle of downtown village may greatly affect character of village. Developers with increasing their profit need do not have to live with changes to the village.

(2) unclear plans for development of convent land.



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

<sup>8</sup>  
<sup>51</sup>  
Theresa Kapee

I wish to remain anonymous

Address:

13405 Sunnyside Blvd.

Hi! For young growing family friendly world  
to Elm Grove, although green up here.

We're excited by the many efforts under way  
to make Elm Grove a more vibrant, community-  
oriented place to raise our family and enjoy  
the in cafes, restaurants, walking paths, sidewalks,  
etc! Let us know how we can help!

naturally  
art



February 11, 2020—PUBLIC OPEN HOUSE

## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: McManns

I wish to remain anonymous

Address: 1625 N Lake Drive

- Concerned about amount of traffic on h

Water from Pleasant w/ The houses/mixed @

The cement & more by residents.

- The other streets, Shida's 090 Street seems like

it will displace a lot of businesses during construction.

Plus, you are destroying the buildings on the Board

Side.

- For the cement area - put a road about at

Stephen St. & add an access over Cull Street @ the

→



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Williams

I wish to remain anonymous

Address: Notre Dame

- The School Sisters main building should include  
office condos that can be purchased.

- School Sisters! Consider Row Town Houses in  
the D-fter area.

- A higher<sup>end</sup> strategy that we think Printers want  
is a good idea. we all need space & it's off the  
main road & hidden w/ a lot of pressure on the Hwy,  
woods, streets, etc.

- we are not against development, but we have concerns →



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Name: Mureen Kapke

I wish to remain anonymous

Address: 12405 Sunnyside Rd

Also - please consider sidewalk on Sunnyside!

Thanks,

Mureen



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**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name:

*Van Johnson*

Address:

*13170 Wrayburn Road*

I wish to remain anonymous

*I'm concerned about the amount of housing, multi-story buildings, traffic & future lack of parking. Will this still be a village when the developers are done?*

*Van Johnson*



February 11, 2020—PUBLIC OPEN HOUSE

### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Shirley Reynolds

I wish to remain anonymous

Address: \_\_\_\_\_

P. 43

The Nuns' buildings other than the Water tower  
Plank facing buildings are 2 stories not 3.

Please correct this to accurately reflect  
the current status. Thanks!



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Harvie Wilhelm

I wish to remain anonymous

Address: 855 Love Tree Road

I love the day lighting project  
The master plan ~~looks~~ has potential,  
but I am very concerned about the  
tearing down of historic structures such  
as where the Angel Light store resides  
and the sisters of Nothe Dame,

Too many people are quick to tear  
down instead of preserving the historical  
integrity. Yes, it costs more, but in the



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Name: Pat Mulickin

I wish to remain anonymous

Address: 14950 W. Bluemound

I THINK TRAFFIC WILL BE A WORSE  
MESS THAN IT IS NOW!

I LIVE ON THE WEST SIDE BUT MY BUSINESS  
IS DOWNTOWN,

TRAFFIC + TRAIN = MORE INCONVENIENCE, AGGRAVATION.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

S. Conley

I wish to remain anonymous

Address:

15330 BROTAN DR.

Buildings on Water town Park should not be  
higher than 2 stories to match esthetics of  
the rest of the Village.

If possible, could parking lots use blocks to allow  
grass to grow & reduce water run off into creek.

Climate & forest health may not negate this concept  
feasible.



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## DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name:

Sheila Reynolds

I wish to remain anonymous

Address:

12850 Green Meadows Place

Please make sure that the design standards that call for 70% glass on store fronts addresses the impact on the birds - plate glass is deadly for birds and as a bird friendly community I hope we can use glass that doesn't confust them like they did for the Fi Serve Arena, ~~by~~  
Thanks!



February 11, 2020—PUBLIC OPEN HOUSE

**DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD**

Name:

Robert Surma

I wish to remain anonymous

Address:

925 Circle

Any chance to add a neighborhood from downtown to the restaurants on BlueMound?

Overall, I like the plan, it's much better to have a plan that maybe has pleased than no plan at all. Thanks for all the work



February 11, 2020—PUBLIC OPEN HOUSE

### DOWNTOWN MASTER PLAN PUBLIC COMMENT CARD

Name: Nancy Telle

I wish to remain anonymous

Address: 12725 meadow or

Consider ranch style condominiums  
with 2-car attached garages for  
Sisters of Notre Dame property.

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Name: Jennifer Stuckert  I wish to remain anonymous

Address: 14949 Juneau Blvd

Apartment - Proposed 243 +

Does include Sisters - multifamily?

\* 95% owner occupied " " Renders included

\* 50% Rental 100-150 acceptable

Town Square concept VS 243 +  
on Sister Property Sisters

Concerns ① Density

② Overbuilding

③ # of Apartments multifamily