

September 13, 2020

Dear President Palmer and elected Trustees,

We are writing to firmly support the proposed development of the SSND property by the Mandel Group. We have many reasons to support this important development, but we will highlight just a few.

1. Tax impact – the SSND property currently doesn't generate property tax. The proposed development will provide the Village with an estimated \$1.3 million in real estate taxes. In a fully developed Village with minimal development opportunities, this windfall of taxes will ease the burden for other homeowners and taxpayers in the community for generations.
2. Quality – this developer builds high quality, and the Village expects high quality. This is a good match for this site, and Mandel is a leading developer of housing in Wisconsin. They have completed a high quality project in our Village in the recent past.
3. Preservation – SSND are our founders and the Village is rich in history. This development celebrates and preserves the character and the integrity of the Notre Dame and Maria buildings as well as the grape arbor. Buildings of this age can quickly deteriorate and may not be salvageable if they sit vacant for a long period of time. We can't afford to lose these beautiful assets to our community, and they should not sit idle or vacant.
4. Highest and Best Use – residential is clearly the highest and best use of this property. Having a diversity of quality housing in the Village is accretive to the community. There are many people that would like to remain in the Village after they raise a family, become empty nesters, downsize their lifestyles, and sell their single-family homes. There is currently a lack of supply of luxury apartments within walking distance to the Village center. The commercial merchants in our downtown will benefit tremendously from this development. We should benefit as a community with an elevated restaurant and retail mix due to the vibrancy this project will create. We may even get a nice coffee shop and a pizza place which seem to be in such high demand!

We acknowledge there are passionate residents throughout the Elm Grove community, and most people love living here and they may fear change. We encourage our elected officials to help navigate this development through to successful completion. We understand there will be a loud vocal opposition. However, there are many of us that strongly support smart development. This proposal by Mandel fits the definition of smart development and they have listened to the community and made significant adaptations.

Please vote "yes" for the proposed SSND development.

Respectfully,

Tom & Holly Shepherd

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