

Thomas Harrigan

From: Steve Kalmer <skalmer@johnsonfinancialgroup.com>
Sent: Wednesday, March 3, 2021 4:18 PM
To: Thomas Harrigan; Village President Neil Palmer; Village Trustee Thomas Michalski; jimandbetsy@wi.rr.com; baroge@michaelbest.com
Subject: SSND Development

Dear Planning & Building Committee Members,

We live at 12800 Green Meadow Place. Our property's backyard literally is next to the SSND property along Red Barn Lane. Hence, the planned development of the SSND property has taken on special meaning for us as the activity will be directly in our backyard. We are not writing to dispute the pending development but to request the various Village of Elm Grove committees and Trustees listen to us and acknowledge the work the neighboring property owners have put forth with the Mandel Group to better insulate the existing residential community from this large scale development. It's our stance the Village President and various Trustees have failed to properly interpret the requests from the neighboring home owners.

The initial conceptual plan from Mandel called for rental units throughout the property which was far outside the parameters of the downtown master plan which called for single family dwellings in our neighborhood. We were advised by the Village President to work directly with the developer over our concerns about the layout of the planned development as well as the dwellings that would be built on the land. We've devoted hours of meeting time with Mandel to adjust and update the plans to best meet all constituents. While not a perfect outcome, we do believe the parameters of the project have been improved dramatically. Mandel has been listening and adjusting their plans in good faith.

Our desire is to see the SSND property rezoned from institutional to an RS-1 zoning that would carry appropriate setbacks from lot lines consistent with the existing layout of the neighborhood. To date, the SSND single family portion has not met that request. We recognize all requests may not be able to be accommodated but we do believe it's appropriate to ask for it and for the Village to strongly consider the request as it's consistent with the current layout of the neighborhood. Having said that, Mandel had agreed to shield the immediate home owners from the changes in zoning to allow for 30 foot setbacks from our properties. Therefore, it was disappointing to hear Mr. Palmer suggest the setbacks were not necessary during the Planning Committee meeting on 3/1/21 along the southern portion of the SSND development that abuts current village residents. Mr. Palmer may not fully appreciate the discussions we've had with Mandel but the Planning and Building Committees should be aware of the accommodation Mandel made in our discussions and hold them to those requirements at a minimum.

The SSND development project is going to dramatically alter the way the Village operates and residents live whether in relation to traffic patterns, number of police officers, a continuation of a voluntary fire department, or school availability for the residents of Elm Grove. We are requesting the Planning and Building Committees accept our input and hold the line on lot line setbacks of 30 feet specific to current residential properties. We're available to discuss things further and can be reached at 414-380-1470. Thank you for your consideration.

Regards,

Steve Kalmer