

Thomas Harrigan

From: Peggy Coakley <pcoakley@coakleybrothers.com>
Sent: Monday, November 15, 2021 2:48 PM
To: Thomas Harrigan
Subject: School Sisters Redevelopment

Dear Tom,

As a resident of Elm Grove, I am writing to you on behalf of the School Sisters of Notre Dame to offer my full endorsement of the Mandel development on the Sister's property. Due to a destination wedding in Baltimore, I will not be able to attend the meeting held this week Thursday, in which I would have spoken live, given the opportunity, and therefore want to send you my thoughts here.

I believe the School Sisters have the right to choose whom they want to develop their property and have chosen the Mandel Group wisely. Mandel is one of the premier residential developers in the five-county area. I have personally been involved with many of their communities moving residents in and out through my company Coakley Brothers. Their properties are beautiful and desirous for occupants and extremely well maintained. I believe they have increased the value of every community they have brought this flexible living style to. Over the last several months Mandel has been transparent in their needs to make a viable project pencil out. For the developer this is paramount, next is the community and third is the legacy of the Sisters and the historical building fitting into the current environment. I feel they have come full circle and addressed the concerns of our residents. People may not believe their demographic studies for traffic, but a study is a study. I have not head of one differing in outcome.

Elm Grove needs this complex. As an empty nester, I want to stay in Elm Grove as I age but not in a large home. Having alternatives to remain with friends at Western Racquet Club and to be in walking distance of the village is an easy lay-up for my husband I to make and not have to cross North Avenue or Bluemound Road for every need. Today, these options are limited!

Eleven years ago, I stood up to speak in favor of keeping Tonawanda and not moth ball it! Today the school is full – who would have guessed? I don't think one can fully predict the number of children living in our Village ten years from now but if they need more classrooms the district will figure it out. Too many kids should never be viewed as a problem but rather a blessing and one in which demonstrated the development worked for the community.

Lastly the Sisters are due! It is our responsibility as citizens of the Village Elm Grove, to do what is right by them first and foremost. These proceeds will go to sustain their needs and the needs of future nuns for years and years to come. They held up their bargain all these decades and now it is our job to help and provide for them. Please pass this resolution now and get it over the finish line!

Thank you for listening and taking my views into consideration.

Respectfully,
Peggy

Peggy Coakley

President & CEO

Coakley Brothers | Brothers Interiors
400 S. 5th Street | Milwaukee, WI 53204
Mobile: 414.331.6858
pcoakley@coakleybrothers.com



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