

Thomas Harrigan

From: alexdiaz1@gmail.com on behalf of Tadeo Alejandro Diaz Balderrama
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Sent: Friday, October 21, 2016 9:54 PM
Subject: Citizens for the Essence of Elm Grove - Update
Attachments: Ad hoc meeting 10-26-16.pdf

Citizens for the Essence of Elm Grove - Update

Good evening everyone,

I've gotten a fair number of responses from you regarding particular of what you are concerned about. There are three groups that I've identified: Those who want no rentals at all, those that want a referendum on the manner, and those that are saying that the village should come together to purchase the land (although it is a smaller number of people). Ultimately, I think it comes down to the same idea that I had brought up: you need to voice your concerns to the Neil Palmer and the Trustees.

Today I received a call from Mary Claire Lanser (publicist for Wangard). She was calling to let me know that there will be a presentation at the next Ad hoc committee meeting on Wednesday October 26th at 6pm in the Parkview room (I would think this is going to be moved again to the O'neil room in the basement of the library since the parkview room is so small, which is unfortunate since the meeting won't be televised). She mentioned there will be a presentation of the revised project but she did not have the details. However, the minutes for that meeting and presentation packet is online and I have attached it to this email. She also mentioned there would be an open house in November 11th, did not have specific time but it will take place at the Women's club. She will send more details to distribute when she has them. We went on to discuss some of the issues you have emailed (mentioned above). Also told her that I have head from people that the current reiteration does not change the density of the project and the fact that people are concerned with the sheer volume of housing in the proposal. We talked about the news articles and some of the quotes in them, I told her many people feel like there hasn't been public forum for concerns, she assured me there would be public hearings. I also informed her that some of us remain reluctant to believe this would not have any effect on the current infrastructure. We briefly discussed that comparing to condo development (emerald woods and the watermark) is like comparing apples to oranges since it is owner occupied instead of rental. I went on to say that no matter how much we try to predict there is no real way to know the true impact until the development is built. She mentioned that she has seen multiple areas of development like this (apparently she was mayor of New Berlin at some point) and feels that we can predict what kind of impact such a development will have. She mentioned the she is working to reach out to people about their concerns and has prepared a handout based on the people who filled surveys (apparently 54 people attended the meeting, 34 people filled out surveys). She did say that if anyone could not make it to the open house or the meetings but wanted to speak to her about their concerns she would be happy to set up a time to stop by. Unfortunately, I had to attend to an emergency so I had to cut our conversation short.

Below is a summary of points that I gather from their handout for the Ad hoc committee meeting:

-Asking for 1.29 acres of road vacation along Elm Grove road by the village (56,000 sq feet or right of way). This would put them at a total development lot of 9.71 acres.

-Density is 17.9 units per acres

-In this document it states the average unit size as 1054sq ft instead of the 1500 he mentioned before (puts rent at \$1897 on average using his \$1.8/sq ft he mentioned at the last ad hoc meeting)

-They actually reduce the number of entry points on water town plank road, no mention as to where the access to the property is now.

-The parking analysis states "The final traffic analysis is not complete but certain items were presented at the Public Information Meeting Wednesday October 5, 2016 and are summarized below" but from my personal conversation with Mr. Higgins there is no traffic data from the summer as the traffic counter installed on Elm Grove road was non functional and the second one installed was not properly installed so I don't understand how they reached these conclusions

Again, lots to digest here. My wife and I have our own personal concerns that we will again raise to Neil Palmer and potentially the building board.

Sincerely,
Tadeo Balderrama