

February 14, 2020

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Elm Grove, WI, 53122



Dear Neighbor,

Enclosed please find a copy of a letter from Sister Debra Sciano, Provincial Leader of the School Sisters of Notre Dame (SSND), announcing their selection of Mandel Group, Inc. as the purchaser of the SSND property in Elm Grove. This is the next step in a process which began a few years ago when the SSND announced their intention to sell all their major properties in Elm Grove and elsewhere.

When the SSND informed the Village of a need to divest the Elm Grove facility, the Village began a discussion with them over issues and interests we had in future use. Recognizing that property owners have the right to sell their property to any party they select, we pledged our cooperation and offered the following points which we suggested they share with interested buyers:

- Recognizing the historical role of the convent in the history of the Village, we urged efforts be made to repurpose the original “castle” building.
- We recommended they seek a developer with deep knowledge and understanding of the Village and one which has a proven track record of developing and managing high quality projects.
- Noted that permission to rezone and redevelop the site will need to be sensitive to the existing neighboring single-family homes.
- Reminded them that any substantial new development would likely require the extension of the public water.
- We noted that in Elm Grove, all proposed development undergoes a thorough review on a variety of issues including, stormwater management, traffic, development density, landscaping, building design/aesthetics, and public infrastructure to name a few.

The School Sisters of Notre Dame were here long before the Village of Elm Grove was established and have been an important part of the fabric of the Village. I know many of us will miss the Sisters when they move to their new home at Mount Mary University.

Consideration of a redevelopment proposal for the SSND property by Elm Grove Village government will be a transparent and deliberate process with numerous opportunities for public involvement and input over many months.

Simplistically, any redevelopment proposal starts with the filing of a “Conceptual Proposal” which is initially reviewed by the Planning Commission.

The “Conceptual Plan” review phase is an opportunity for the Planning Commission, Village staff and the public to provide comments before the developer commits significant resources to a plan.

The “Conceptual Plan” is also discussed by the Building Board to provide commentary on proposed building design and material plans, landscaping, fences, decks, signs and accessory buildings.

If the developer decides to move forward following “Conceptual Plan” discussions, an application for rezoning and development is submitted to the Board of Trustees. The Board will determine the completeness and appropriateness of the application before “Formal Rezoning Petition Review” by the Plan Commission and “Formal Development Building Plan Review” by the Building Board begins.

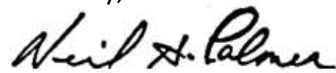
Numerous other items are scrutinized during review of a development proposal and typically the Village contracts with outside Engineering and Financial Consultants to review and evaluate numerous aspects of the plan. Village Police and Fire Departments are also involved in reviewing new development proposals.

Over the next many months, the Village Board, staff and committees will do the best job we can to be transparent and cooperative with everyone who has a direct involvement or an interest in information. We all want the best possible project that will continue to keep Elm Grove a great place to live. We also want to show concern and respect for the SSND in their transition.

When a proposed development project is presented to the Village, we create a subject tab on the Village website where all information about the project will be available. We also offer notification by email of Committee, Commission or Board meetings. Visit the Village website to sign-up for alerts at www.elmgrovi.org.

Change is hard, but it is easier if everyone involved is respectful of each other and cooperative. Elm Grove has not changed much in the last 50 years and we all must cooperate to facilitate change in ways that respects all parties. I believe that all of us want a safe, family friendly and economically sound community which provides quality local services for all residents.

Sincerely,



Neil Palmer, President
Elm Grove Village Board



February 12, 2020

Dear Members of the Village of Elm Grove Board of Trustees,

The School Sisters of Notre Dame (SSND) have been a part of Elm Grove for more than 170 years, when Mother Caroline Friess, our North American SSND foundress, arrived in the Milwaukee area in December 1850. We have been blessed to be a part of the Elm Grove community and to have your support from the very beginning of our history in North America.

As you may already know, our SSND Central Pacific Province (SSND CP), which includes Notre Dame of Elm Grove, made a decision nearly two years ago to divest of all our major properties. This decision was made after a great amount of reflection, research and planning for our future, realizing that we can no longer afford to own these properties and provide for the care of our aging sisters.

After a thorough and competitive proposal process, which included multiple qualified candidates, Mandel Group, Inc. (Mandel Group) was selected to be the purchaser of our property at Notre Dame of Elm Grove. Because of our strong, ongoing relationship, I am writing to share with you that **the School Sisters of Notre Dame, Central Pacific Province, and Mandel Group have now officially signed a Purchase and Sale Agreement for the property at Notre Dame of Elm Grove (NDEG), which excludes the cemetery.** This location has a special meaning to sisters, as Mother Caroline Friess, is buried in the cemetery.

While change is often challenging, we are very happy with the terms of the agreement and our new partnership with Mandel Group. We are confident they will honor the SSND legacy, mission and core values as they develop the property in the months and years ahead. We expect Mandel Group to make a formal announcement about the sale process through a news release in the coming weeks, but we are sharing this information with you now since we are all part of this community.

Mandel Group believes its developments improve when they collaborate with the local community. As such, they will engage with the residents of Elm Grove over the coming months to obtain input on its initial concept prior to any formal submittal to the Village of Elm Grove. The Elm Grove community will have input during the formal submittal phase, as well. SSND will be participating in meetings that occur in the Village of Elm Grove concerning this development as the legacy of the property is very important to us.

Mandel Group will perform its due diligence, engage with residents, prepare plans, and secure zoning over the course of this year and next year. Once that is completed, we will move into the closing process, which could take several months. We will communicate these steps as we move forward in the process.

As we announced in December, Mount Mary University (MMU) will be the site of an intergenerational housing community for retired SSND and seniors, with an educational and supportive housing option for single mothers who are students at MMU. This project is a three-way venture between SSND, MMU and the Milwaukee Catholic Home. It is expected to be completed by the end of November 2021. Groundbreaking is expected in mid-2020, contingent on City of Milwaukee review and approval.

Thank you for your prayers, support and trust in us throughout this important process.

With peace and blessings,

Sister Debra Sciano, SSND

Sister Debra Sciano
Provincial Leader
School Sisters of Notre Dame Central Pacific Province