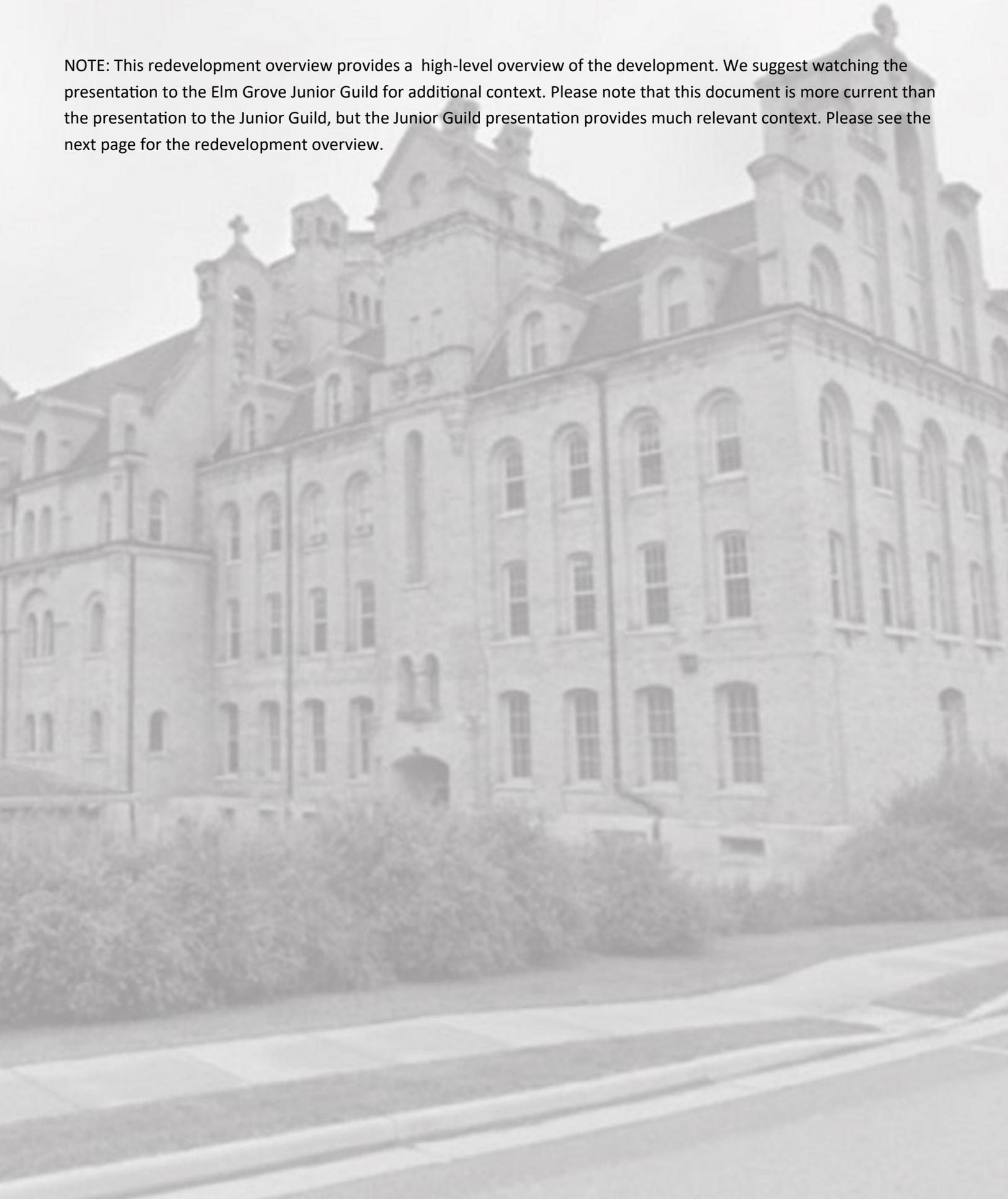


SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT OVERVIEW

NOTE: This redevelopment overview provides a high-level overview of the development. We suggest watching the presentation to the Elm Grove Junior Guild for additional context. Please note that this document is more current than the presentation to the Junior Guild, but the Junior Guild presentation provides much relevant context. Please see the next page for the redevelopment overview.



SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT OVERVIEW

SCHOOL SISTERS

- ◆ Recently, the School Sisters decided to divest of their large campuses throughout the Central Pacific Province due to their declining numbers and difficulty in maintaining these large properties.
- ◆ After a series of submittals and interviews, Mandel Group was selected from a large group of developers to redevelop their Elm Grove campus.

DEVELOPMENT GOALS

- ◆ Mandel Group desires to construct a high-quality, residential community on the 30-acre campus that pays tribute to the School Sisters heritage, provides additional housing options to Elm Grove and the surrounding area, is consistent with the high-quality housing in Elm Grove, is contextually sensitive to both the historic buildings and surrounding community, allows the Elm Grove community to enjoy portions of the property, and adds to the vibrancy of the downtown area consistent with the Downtown Master Plan. The conceptual plan preserves Notre Dame and Maria Halls while removing the remainder of the buildings on the campus. Parking for residents will be under the new apartment buildings. Parking for residents in the historic building will be either in the historic building basement or under the new apartment buildings.

	RFP Plan	Potential Plan Alternative 1	Potential Plan Alternative 2
Apartments—Historic Buildings	66	30	30
Apartments—New Construction, 3-stories	200	200	200
Apartments—Side-by-Side Duplexes	34	0	0
Apartments—Senior Living	100	100	0
Single Family Homes	0	12	30
Total New Residences	400	342	260
Dwelling Units Per Acre	13.3	11.4	8.7

COMMUNITY LISTENING

- ◆ Mandel Group has been conducting community outreach via Zoom meetings, email, and phone calls, including presentations to immediate neighbors, the Elm Grove Business Association, the Elm Grove Junior Guild, and other residents throughout Elm Grove.
- ◆ Mandel Group has listened to the feedback of neighbors and is studying the feasibility of single-family housing along the eastern border of the property and the southern portion of the campus, replacing 34 side-by-side duplexes and 100 senior-living apartments with approximately 30 single-family homes.

SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT OVERVIEW

CREATES HIGH-QUALITY DEVELOPMENT

- ◆ Mandel Group has a history of developing high-quality luxury apartment communities throughout the Milwaukee area and plans to develop such a community on the School Sisters campus.
- ◆ The design of the campus will be sensitive to the historic buildings being preserved along Watertown Plank Road and consistent with the architecture found throughout Elm Grove. The Watermark Condominiums are a good example of the quality of the materials expected for this development.
- ◆ Mandel Group will include bike paths and walkways for the enjoyment of our residents and the Elm Grove community.
- ◆ Mandel Group will seek to rezone the property under the Planned Development Overlay zoning ordinance which allows 12 dwelling units per acre. The revised conceptual plan could be 8.7 to 11.4 units per acre. Although we are awaiting confirmation from the Village of Elm Grove, we do not believe we will need to seek the Enhanced Design Density designation which would allow up to 22 units per acre.
- ◆ Construction would start in November 2021 as the purchase contract allows this time for the Sisters to design, build, and move to its new facility on Mount Mary's campus.

CREATES HOUSING OPTIONS FOR ELM GROVE

- ◆ This community is geared towards empty nesters that would like to live in the Elm Grove community and no longer wish to contend with the hassles of home ownership. Elm Grove is an aging community and needs high-quality housing options.

REDUCES COST OF MUNICIPAL WATER INSTALLATION FOR RESIDENTS OF ELM GROVE

- ◆ This development will significantly reduce the cost of bringing municipal water to many parts of Elm Grove by utilizing taxes from the development to pay for large segments of the municipal water system.
- ◆ Municipal water could be an extension of the Brookfield system already in use in Elm Grove, a new agreement with the City of Wauwatosa, or a new agreement with the City of Milwaukee.
- ◆ Residents clearly have a preference for an agreement with the City of Wauwatosa or City of Milwaukee as Lake Michigan is the source of that water.
- ◆ The Village staff is at the nascent stages of discussions with each of these municipalities and will make a decision based upon their ability to work out agreements with municipalities and the relative economics of these options.

MINIMIZES IMPACT ON TRAFFIC

- ◆ Traffic in the downtown area will be largely unaffected by this development. Mandel Group commissioned a traffic analysis that indicated wait times along Watertown Plank Road will fall into the same level of service (i.e. feel the same) as they do today. Apartments and single-family homes are limited traffic generators as compared to office and retail.
- ◆ Mandel Group is analyzing closing off the egress on Stephen Place to minimize the impact of traffic on residents of Stephen Place and Red Barn Lane. Under this scenario, all traffic from the apartment community would exit along Watertown Plank Road.

SCHOOL SISTERS OF NOTRE DAME REDEVELOPMENT OVERVIEW

INCREASES TAX ROLLS

- ◆ Mandel Group intends to discuss Tax Increment Financing with the Village of Elm Grove, but we do not know what that discussion looks like at the moment. A portion of the additional tax revenues from this development would pay for infrastructure and other qualifying costs like municipal water and roads.
- ◆ The taxes to Elm Grove collects could be \$900,000 per year on a property that currently does not pay property taxes. A portion of these taxes would be used to pay for the infrastructure for the development. The balance of the taxes could be used by Elm Grove for enhancements within the Tax Increment District.

IMPROVES STORMWATER (FLOODING) MANAGEMENT

- ◆ The development will be designed consistent with the MMSD Chapter 13 guidelines for stormwater management and will improve the stormwater drainage at the site by eliminating sheet draining onto adjacent properties. Despite the sheet draining, currently there are no issues with flooding neighboring properties.

MINIMIZES ENVIRONMENTAL IMPACT AND ENHANCES HABITAT

- ◆ No wetlands or endangered species have been identified on the campus.
- ◆ Mandel Group has engaged with Applied Ecological Services, a nationally renowned ecological consultant that will seek to improve the habitat for local species through landscape design.