

MEMO

TO: Taylor Zeinert, Economic Development Director

FROM: Brad Marquardt, P.E., Public Works Director

DATE: December 6, 2024

RE: Nuemann Development on Hoffmann Property

Taylor,

This letter represents the Department of Public Works support for the development of the Hoffmann lands east of Indian Mound Parkway and north of Highway 12. This property has been looked at a few times for residential development and it would be a great addition to the City.

In regards to access, the property has frontage along Walworth Avenue in two locations. The eastern frontage is approximately 720 feet in length and the western frontage is approximately 340 feet in length. Both of these locations could easily support access onto Walworth Avenue. Access could also be provided off of Indian Mound Parkway, however, access would best be suited to the northern half of Indian Mound Parkway due to the rise in the street as it goes to the south to get over Highway 12. Walworth Avenue is classified as a Minor Arterial. In 2018 (the last time DOT did a traffic count) it had an Average Annual Daily Traffic count of 2800 vehicles. The street can accommodate upwards of 10,000 vehicles a day. The residential development of this property will not cause any traffic related concerns.

Regarding utilities, there is a 12" watermain that runs south approximately 900 feet from the intersection of Walworth Avenue and Woodland Drive and then runs east onto the school property. 12" watermain is also located along the entire stretch of Walworth Avenue and Indian Mound Parkway. In order to serve this property with sanitary sewer it will need to be extended from a manhole that is located on the south side of Highway 12 just west of the railroad tracks. The sanitary sewer would parallel Highway 12 on the southside and then head north through an already installed casing under Highway 12 and into the property being developed. The 10 inch sanitary sewer has sufficient capacity for this proposed development. We believe the entire site can be served by gravity sewer. The developer would need to make provisions for stormwater management within the site.


The Public Works Department is fully in support of developing this property for residential use and views it as a great addition to the City.



## WHITEWATER POLICE DEPARTMENT

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312 W. Whitewater Street • P.O. Box 117 • Whitewater, WI 53190  
Telephone (262) 473-0555 • Fax (262) 222-5909

**To:** Taylor Zeinert, Economic Development Director  
**From:** Dan Meyer, Police Chief   
**RE:** Expected Impact of Property Development  
**Date:** November 26, 2024

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The police department has reviewed the proposed property development that would result in the addition of approximately 150 single family homes and 60 apartments in the area near W. Walworth Ave. and Indian Mound Blvd. While specific plans are not yet available, call data for similarly situated property in the city can be analyzed to project the approximate impact of such a development on future police call volume.

### Impact of Apartment Complex

In order to provide an estimate of the call volume that may be associated with the apartment complex in the development (60 units), call data was analyzed for the following addresses (120 units total), which are similar in housing type to the proposed development:

- 148 Bluff Ridge Dr.
- 168 Bluff Ridge Dr.
- 190 Bluff Ridge Dr.
- 189 Bluff Ridge Dr.
- 174 Moraine View Pkwy.
- 136 Moraine View Pkwy.
- 156 Moraine View Pkwy.
- 1199 Bluff Rd.
- 1211 Bluff Rd.
- 1227 Bluff Rd.

In the two-year period from January 1, 2022 through Dec. 31, 2023, a collective total of 60 calls for service were made from these addresses, for an annual average of 30 calls for service. Given the fact that the properties analyzed have twice the number of units of the proposed development, we would anticipate an annual total of 15 calls for service for the newly developed apartment complex. That call volume is quite low, averaging only one call every 24 days, and would be a negligible impact on overall police department call volume, which exceeds 12,000 calls annually.

### Impact of Single-Family Homes

In order to provide an estimate of the call volume that may be associated with the single-family homes in the development (150 units), call data was analyzed for the following addresses (151 units total), which are similar in housing type to the proposed development:



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- Peninsula Ln. (15 homes)
- Tower Hill Pass (37 homes)
- Bluemound Dr. (3 homes)
- W. Bloomingfield Dr. (22 homes) (1200 and 1300 block only)
- Stonefield Ln. (3 homes)
- Black River Ct. (12 homes)
- Turtle Mound Ln. (13 homes)
- Turtle Mound Cir. (6 homes)
- Eagle Ct. (6 homes)
- Panther Ct. (8 homes)
- Moundview Pl. (11 homes)
- W. Laurel St. (15 homes)

In the two-year period from January 1, 2022 through Dec. 31, 2023, a collective total of 162 calls for service were made from these addresses, for an annual average of 81 calls for service. Given the fact that the properties analyzed comprises approximately the same number of single-family homes as the proposed development, we would anticipate a similar number of calls for service for the proposed development. That call volume is low, and would be a low impact on overall police department call volume, which exceeds 12,000 calls annually.