



**Office of the Fire Chief**  
312 W. Whitewater Street  
Whitewater, Wisconsin 53190

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[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0116

**TO:** Taylor Zeinert, Economic Development Director

**FROM:** AC Ryan Dion, Whitewater Fire/EMS

Handwritten initials "RD" in black ink.

**RE:** E. Main Court Development

**DATE:** 12 DEC 2024

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Taylor:

The fire department is in support of the development of Lot 10B for commercial residential dwellings. The addition of 60 market rate apartment units should not adversely impact service delivery. Provided the final plans include a sprinkler system in accordance with NFPA 13, and the addition of fire hydrants to serve the development, there are no concerns from our department.

Thank you.

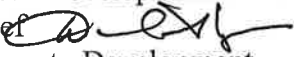
AC Ryan Dion  
Whitewater Fire/EMS



## 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:** December 12, 2024

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The police department has completed a review of the proposed multifamily property development that would result in the addition of approximately 60 apartments at Lt 10B East Main Ct.

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. 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 to the proposed development in location and housing type:

- 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.

Overall, the Police Department would be in support of developing this property for residential use.

MEMO

TO: Taylor Zeinert, Economic Development Director

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

DATE: December 9, 2024

RE: E. Main Court Development

Taylor,

The property located on the north side of E. Main Court has access to a 10-inch water main that runs from E. Main Street to the end of the cul-de-sac. It is located in the terrace area on the north side of the street. The property is served by an 8-inch sanitary sewer, approximately 7 feet deep, which is stubbed into the east side of the property. There is also an 8-inch sanitary sewer, approximately 7 feet deep at the northwest corner of the property, located on the southwest corner of the wet detention basin. The watermain and the sanitary sewer both have the capacity to serve a 60-unit apartment building. There is currently an existing wet detention pond on the property which was built to provide stormwater management for the property. See attached map for utility locations.

Please note, the City is in early discussion with a cell phone provider to lease a 100' x 100' area of land for the installation of a cell tower. The initial plans call for the tower to be located just south of the wet detention pond with a driveway on the very west side of the property to serve the tower.

The Public Works Department would be in support of developing this property for residential use.