

## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 1:32 PM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St Project

Megan -

Please pass this on to the Common Council and Plan Commission.

Dana Davis  
District 1 Alderperson

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**From:** Isa Almonte <isaalmonete28@yahoo.com>  
**Sent:** Tuesday, July 16, 2024 11:35 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St Project

To whom it may concern,

I live on 1301 Newcastle CT, I love my home, I love the neighborhood and I believe the development will bring down value to our homes and possibly bring unwanted access to our backyards. My yard directly lines up with the property, a dog walking passage seems too close for comfort and possibly bringing waste onto our property from walkers, dogs, etc. is there a way to move the walkway? Is there a way to build a 6ft or more privacy fence along the yard dividing the property from the houses butting up to it? Also the fence being built with the project if it passes and has to be done? These are a few ideas I have thought of as I personally do not want people roaming my backyard and invading my families privacy and safety. I believe building this project will ruin not only the views, but property values and I don't find that to be fair. I do not want to bring such an influx of people to my backyard either. Which is why I believe we should add more family homes with the land instead.

Which brings me to my next idea, why can't we extend on to our neighborhood? Why can't we add other homes/subdivisions, they are selling in our neighborhood constantly and the new builds bring great families and opportunities to the city. Everytime we have a house for sale it sells. This is a desirable neighborhood and I would love to continue to see it grow with family homes and a strong community. I do not believe apartments are the way to go. I do not believe big "corporate America" is the way to go. I believe keeping this neighborhood a neighborhood and keeping it family friendly, safe and keep adding homes to it is the way to go.

Thank you for your time,  
Isa Almonte  
1301 Newcastle CT

## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 1:31 PM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St property hearings

Megan -

Please pass this on to the Common Council and Plan Commission.

Dana Davis  
District 1 Alderperson

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**From:** Emily Rhine <emily.rhine13@gmail.com>  
**Sent:** Tuesday, July 16, 2024 12:51 PM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St property hearings

Hello,

I am writing in regards to both public hearings scheduled for this evening concerning the zoning and future use of the Allwardt Street property.

I am opposed to changing the comprehensive plan to making the property multi-family. I am opposed to changing the zoning from single family to multi-family.

As a renter at Fieldcrest Apartments on Allwardt St, I am concerned about the new proposed apartments giving my landlord yet another reason to raise our rent.

I do not deny that the new multi-family apartments will probably bring in new residents with money, and that that is probably good for Watertown long-term.

However, to me the problem is that Watertown would be helping financially with this project. And because there will be taxpayer dollars involved, I believe it's only fair that the city prioritize their own citizens' requests for housing. Most of my friends who are renting, don't want to be renting! We feel trapped into renting because the houses in our price range in Watertown are generally in great disrepair or unsafe to live in with children (unmaintained lead paint, for example).

If the city wants to address the housing situation, maybe they could instead pursue building more single family homes on this plot. Or maybe somehow invest in helping with the cost of repair or demolition of some of these older homes in Watertown. But investing in more apartments is not the solution most of us renters are looking for.

Thank you so much,  
Emily Hayhurst

## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 9:43 AM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St Development Project

Please provide to Common Council and Plan Commission.

Thank you.

Dana Davis  
District 1 Alderperson

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**From:** schloesser1@charter.net <schloesser1@charter.net>  
**Sent:** Tuesday, July 16, 2024 9:33 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St Development Project

Ms. Davis,

I have many issues with this project.

First with all the approvals of multi family housing in the city - Water St, First St, I believe their will be some going up on the Bethesda Property and a few years ago approval was made for some on Juneau st that still haven't been built. If they all get built the market will get flooded and then these units will not get filled and next thing you know low income housing.

Second, what the developer is proposing may sound great but it is not always what ends up being the finished product. It also looks like they are trying to jam alot of buildidngs in one area.

Third, the proposal of a walking path along the back of my property for anybody to use. I have a garden back there and it is quite a distance from my house just what i want people thinking it is a community garden and helping themselves! And who will be responsible for maintaining that walking path?

Fourth, putting in multi family housing is going to reduce the value of my home are you going to reduce my property taxes?

Fifth, I am also concerned about the stormwater runoff. Currently there is a lot of flooding and standing water back there after storms and the winter thaw. I am concerned that the "condos" are going to be connected townhouses and no place for the water to go, Yes you will have the retention ponds will it still runoff into our backyards? And in the case of some of the houses on Newcastle Ct. Make their sump pumps run even more?

Please keep this area as single family housing.

Thank you!

Jill Schloesser  
1212 Meadowbrook Drive  
Watertown, WI 53098

## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 8:31 AM  
**To:** Megan Dunneisen  
**Subject:** Fw: Allwardt St

Please forward to Council Members and Plan Commission members.

Thanks.

Dana Davis

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**From:** Charlotte Cedarholm <ccedarholm@hotmail.com>  
**Sent:** Tuesday, July 16, 2024 6:15 AM  
**To:** Dana Davis <DDavis@watertownwi.gov>  
**Subject:** Allwardt St

In regards to the Allwardt St discussion, I live in the Fieldcrest Apts and have done so for almost 15 years. I chose that complex because it was quiet and according to the police dept it was the safest complex for a single woman because most calls are for medical emergencies.

Bringing in another apartment complex to this area will raise traffic flow on this relatively quiet street that isn't equipped to handle another 100+ cars on a daily basis.

Costs have been listed as \$1800-\$2200 a unit. Have you looked at Watertown? We are not that community. I'm a single woman who works 2 jobs to make ends meet. I'm sure I'm not the only one. I'm in the senior community and we could use more 1 bedroom/porch/den apts at a reasonable rate to accommodate our senior population needs.

Putting several multi-family units right next to another multi-family section of housing definitely detracts from the cozy feeling Watertown gives. There are plenty of other wide-open spaces that can accommodate multi-family units rather than squeezing them in between a cemetery and single-family homes across from an established multi-family development.

Therefore,

I am opposed to changing the Comprehensive Plan to make the property multi-family  
and I am opposed to changing the zoning from single-family to multi-family.

Charlotte Cedarholm  
1301 Allwardt St 4B  
Watertown, WI

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## Megan Dunneisen

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**From:** Dana Davis  
**Sent:** Tuesday, July 16, 2024 2:24 PM  
**To:** Becky Wegner; Megan Dunneisen  
**Subject:** Allwardt St. - Public Comments

Would you please pass this on to the Common Council and Plan Commission?

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I understand that a multi-family build looks like a good solution to the housing issue in Watertown. I myself live in a multi-family building. It looks nice and may draw younger families that are looking for that sort of community. However, as a long-term solution, it falls short. Watertown has an abundance of multi-family options available. What Watertown does not have are affordable single-family homes that have reasonable parking and are not in disrepair. I have been looking for a house for four years and have found nothing that is reasonably priced and sized. If I could afford a \$1,800 rent payment, I would not be spending that money on a rental. I would buy a home and put the money into house payments. I know I speak for many in my generation that are frustrated at the lack of affordable single-family homes in suburban areas. I would be pleased to canvas homes in the area to conduct further research if this is what it would take to support my claim.

Thank you for your work!

Take care,  
Emma Anderson

For P/H 16 July 2024

To: Watertown Common Council

We the undersigned are opposed to the proposed rezoning of the parcel known as 1310 Allwardt St, Watertown, WI. We feel this rezoning is not compatible with the adjacent single family homes immediately adjacent to this parcel.

We object for the following reasons:

- 1) This rezoning will allow a density which we feel is too high from what we expected when we built our houses
- 2) We are opposed to using TIF for this project
- 3) The single family lot sizes are too small to be compatible with this area
- 4) The eight large multi-family buildings will look out of place for this area

Signature

Address

Date

<i>[Signature]</i>	1302 NEWCASTLE	Watertown, Wisconsin	25 July 2024
Carol Hoppemath	1302 Newcastle Ct.	Watertown, Wisconsin	7-2-24
Mark Feldman	1300 Newcastle Ct	Watertown, Wisconsin	7-4-24
Melina Prunich	1301 Newcastle Ct.	Watertown, Wisconsin	7/4/24
Jean Amante	1301 Newcastle Ct	Watertown, Wisconsin	7/4/24
Phil Schlosser	1212 Meadowbrook Dr.	Watertown, Wisconsin	7/4/24
Matt Zastrow	1204 Meadowbrook Dr	Watertown, Wisconsin	7/4/24
<del>Chris Zastrow</del>	1204 Meadowbrook	Watertown, Wisconsin	7-4-24
Nancy Pbellman	1400 Beacon Dr	Watertown, Wisconsin	7-4-24
Linda Andersen	1312 Windsor Circle	Watertown, Wisconsin	7-4-24
Anthony E. Schultz	1320 Windsor Circle	Watertown, Wisconsin	7-4-24
Mike Harkness	1208 meadowbrook Dr	Watertown, Wisconsin	7-7-24
Mike Hill	1208 MEADOWBROOK DR	Watertown, Wisconsin	7-7-24
Dale R. Scholt	1316 Windsor Cir.	Watertown, Wisconsin	7-7-24
Tom Idem	1308 WINDSOR CIRCLE	Watertown, Wisconsin	7-7-24
Robert Hill	1300 Newcastle Ct	Watertown, Wisconsin	7-10-24
		Watertown, Wisconsin	