

April 23, 2025

Zoning Administrator

City of Watertown Site Plan Review Committee

To whom it may concern:

I am writing in response to the conditional use permit (CUP) application checklist to describe the intended use of the property and desire to add an additional dwelling unit to our property located at 411 College Ave.

The proposed structure will be a three-car garage with 990 SF living space above. The style will compliment and mimic the current structure and serve as an additional separate dwelling unit that we will use to stay, share, and/or rent as available. Currently there is a two-car garage and storage shed in the approximate location. The new structure will replace the existing structures and add additional living space above for residential use.

Our purpose for the request is twofold. We are trying to satisfy an immediate need for our family to stay while visiting our children at LPS and to provide affordable rental opportunities for other families and/or faculty to use as needed throughout the year.

Our families have attended Northwestern/Luther Prep School and at times resided in the City of Watertown for the past 80 years. We are now living out of state and our children are attending LPS. We love the City of Watertown and appreciate the revitalized downtown. The location of downtown and Luther Prep is ideal for our purpose and allows us to stay, shop and enjoy all that Watertown has to offer.

We appreciate your consideration and are available to answer any questions that you may have.

Sincerely,

Marcus, Jet, Sydney, Maya, Bentley, and Titus Spiegelberg