

# 1130 Allwardt St. – 20 acres

## *Comp. Plan Change & Rezoning*



1. The proposed use aligns with the Comp. Plan.
2. **Multifamily use directly across the street to the south of the property and north of the subdivision.**
3. The proposed use supports the growth and sustainability of adjacent hospital and **community businesses. The project benefits all of Watertown, Jefferson County & Dodge County.**
4. **No documented negative affect on property values. Recent, local study shows property value appreciation**
5. Will provide more housing options and housing supply
  - a) Catalyst for cycle of single family turn over by creating options for aging in the community
  - b) Options for young families & job seekers to become familiar with the community
  - c) New supply to support growth of Jefferson & Dodge County job market

**1130 Allwardt St. – 20 acres**  
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7. Current future land use is institutional – use by right could have adverse affect on property values.
8. Market rents are likely comparable to adjacent neighborhood mortgage payments
9. Revisions to zoning and comp. plan allow for property to return to the tax roll
10. No actionable interest in single family development during listing period. **Not a choice between multifamily & single family, a choice between multifamily or no beneficial project.**
11. Proposed pay-go TIF will not include any upfront City financing. All risk is on the developer & infrastructure is reimbursed through future tax revenues.

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## *Density Consideration & Responsiveness to City & Resident Comments*

1. Proposed density is 70%+/- of what desired zoning would allow – 128 apartments & 25 single family condos = 153 proposed units, verses 220 allowed by MR-10 multifamily zoning.
2. **Any future multifamily development will likely experience higher development costs – requiring more density, more TIF support and / or higher rents.**
3. Multiple revisions to site plan to accommodate City and neighborhood comments (see following slides)
  - a. Reduced apartment building count & density
  - b. Relocated to west side of site & added path / landscape corridor
  - c. Enlarged path & landscape corridor
  - d. Added single family condo lots
  - e. Reduced number of condo lots & added green space.
  - f. Relocated bike path and increased single family lot size (60' x 110' or 0.15 acre)



# **Impetus for Tenant Relocation from Similar Project**

*Dodge County – Summer 2024*

**30% Professional Job - Relocated from out of county / state**

**25% Skilled Job – Relocated form out of county / state**

**25% Moved closer to caretaker / younger family**

**15% Aging in Place – More suitable space**

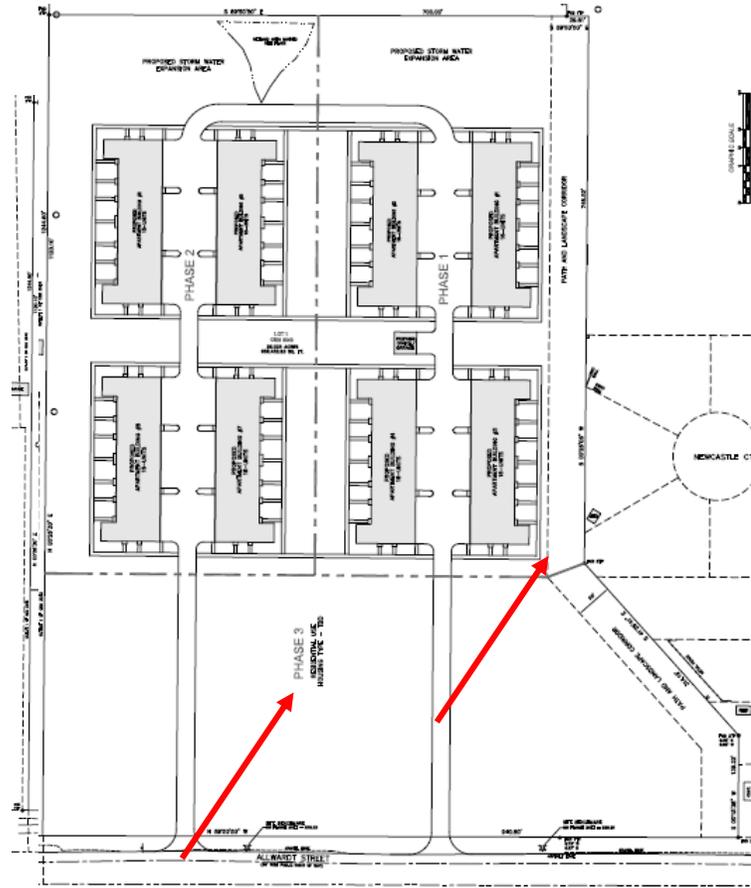
**5% Moved closer to aging family**

# 1130 Allwardt St.

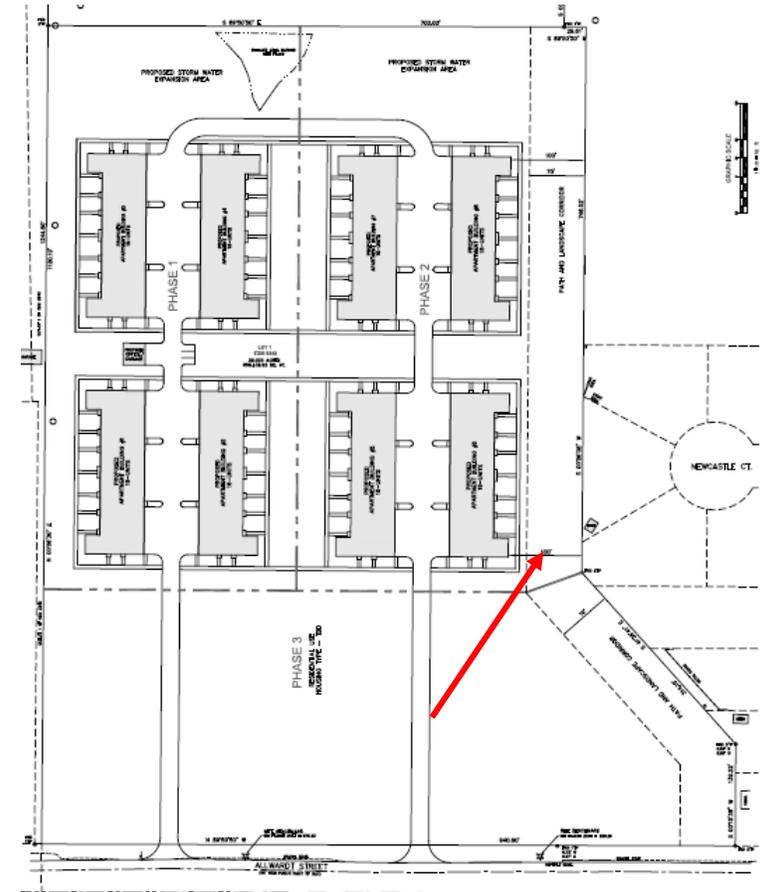
## Site Plan Revisions to City & Citizens Comments



Initial Conceptual Plan



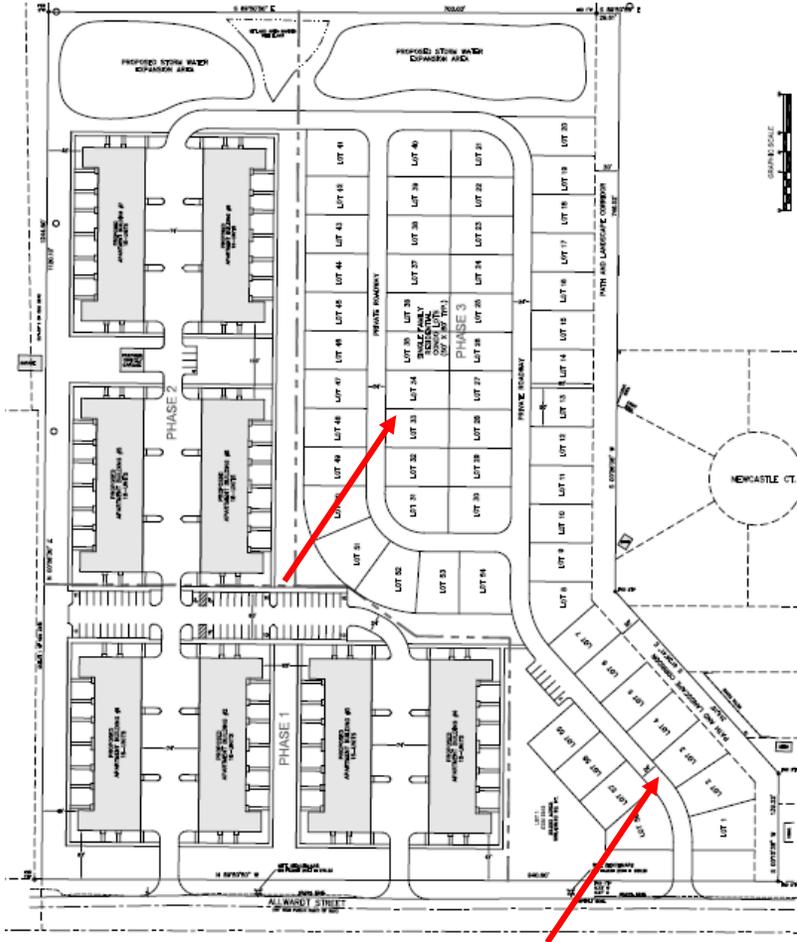
- 1. Reduced building count
- 2. Added path



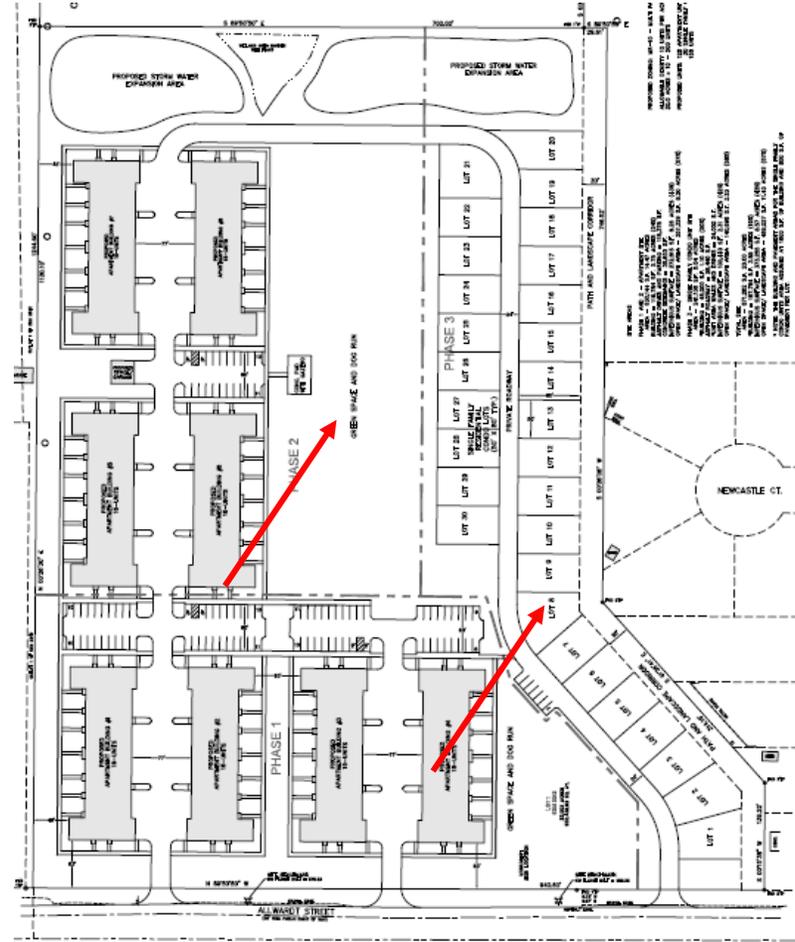
- 3. Enlarged path & landscape Corridor – shifted buildings west

# 1130 Allwardt St.

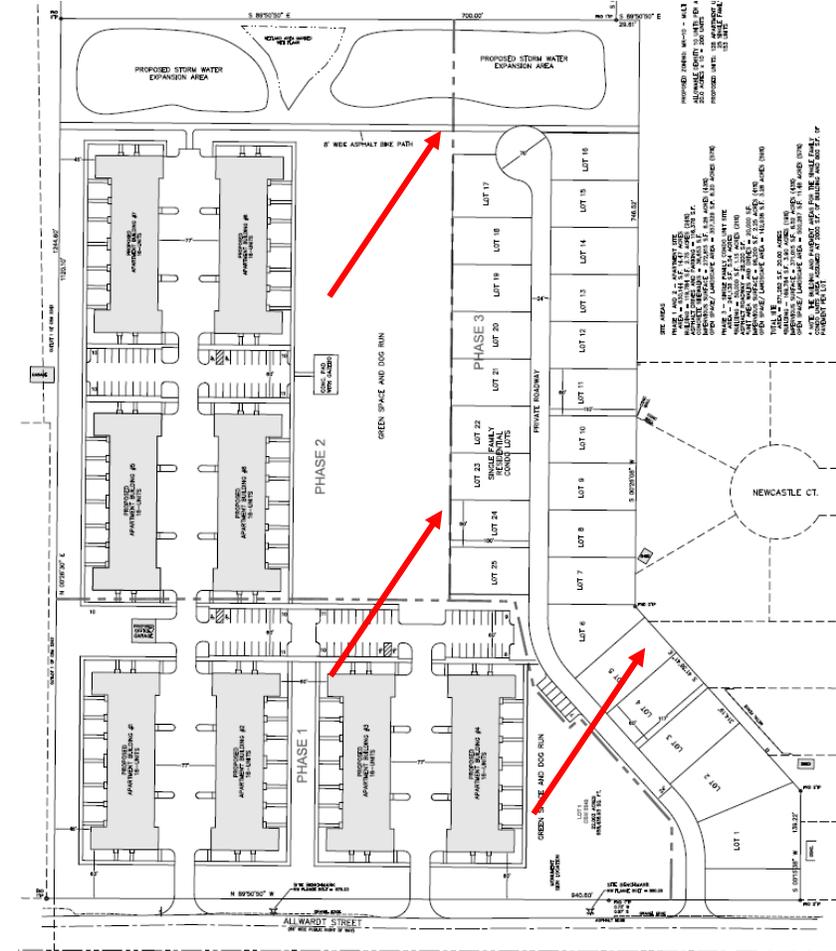
## Site Plan Revisions to City & Citizens Comments



4. Added single family residential buffer



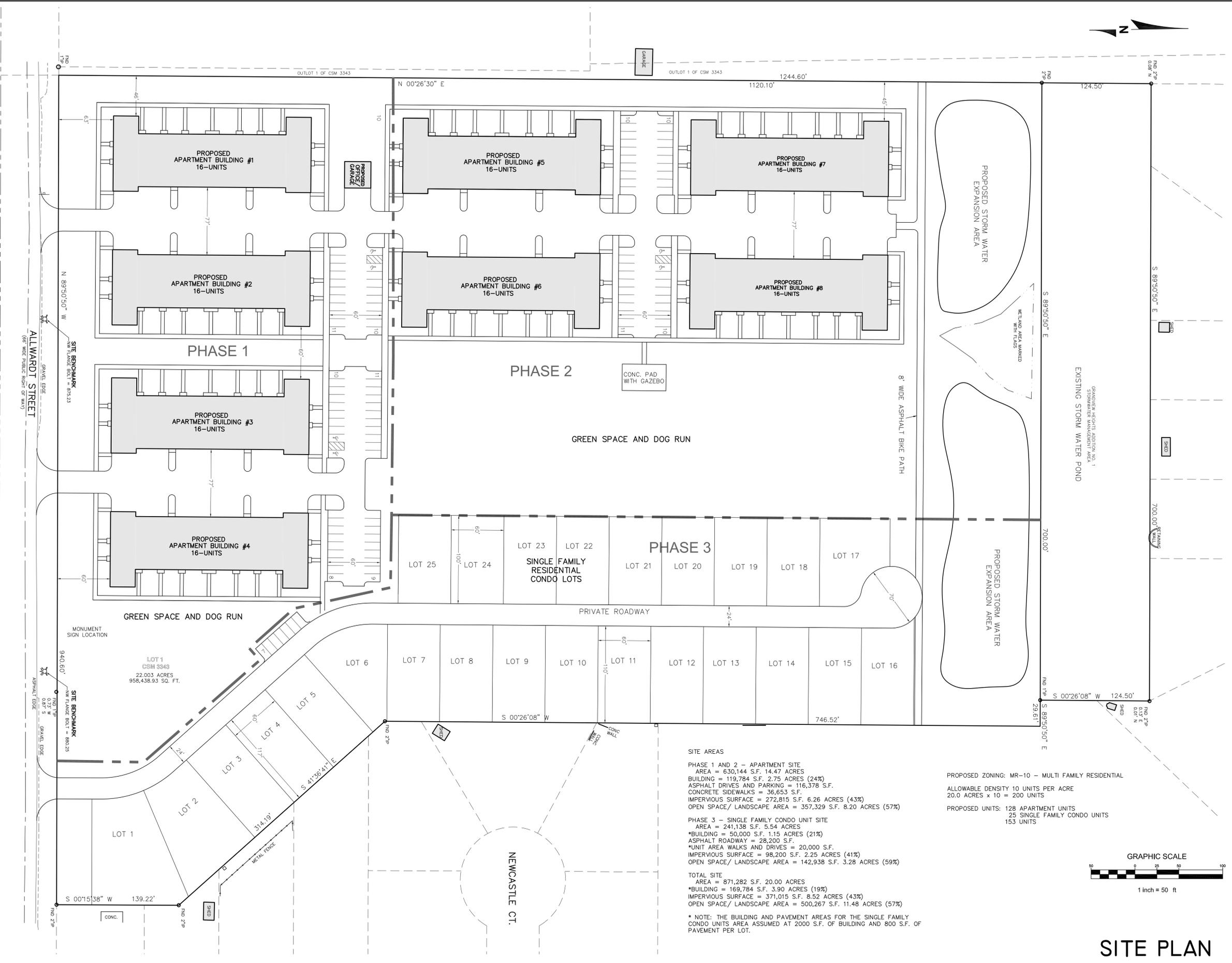
5. Reduced single family density  
6. Added green space & amenity



7. Relocated bike path  
8. Increased single family lots

**WATERTOWN MULTI-FAMILY DEVELOPMENT**  
 WATERTOWN, WISCONSIN  
 ALLWARD STREET

CJE NO.: 2403R5  
 JULY 31, 2024



**SITE AREAS**

**PHASE 1 AND 2 - APARTMENT SITE**  
 AREA = 650,144 S.F. 14.47 ACRES  
 BUILDING = 119,784 S.F. 2.75 ACRES (24%)  
 ASPHALT DRIVES AND PARKING = 116,378 S.F.  
 CONCRETE SIDEWALKS = 36,653 S.F.  
 IMPERVIOUS SURFACE = 272,815 S.F. 6.26 ACRES (43%)  
 OPEN SPACE/ LANDSCAPE AREA = 357,329 S.F. 8.20 ACRES (57%)

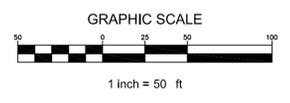
**PHASE 3 - SINGLE FAMILY CONDO UNIT SITE**  
 AREA = 241,138 S.F. 5.54 ACRES  
 \*BUILDING = 50,000 S.F. 1.15 ACRES (21%)  
 ASPHALT ROADWAY = 28,200 S.F.  
 \*UNIT AREA WALKS AND DRIVES = 20,000 S.F.  
 IMPERVIOUS SURFACE = 98,200 S.F. 2.25 ACRES (41%)  
 OPEN SPACE/ LANDSCAPE AREA = 142,938 S.F. 3.28 ACRES (59%)

**TOTAL SITE**  
 AREA = 871,282 S.F. 20.00 ACRES  
 \*BUILDING = 169,784 S.F. 3.90 ACRES (19%)  
 IMPERVIOUS SURFACE = 371,015 S.F. 8.52 ACRES (43%)  
 OPEN SPACE/ LANDSCAPE AREA = 500,267 S.F. 11.48 ACRES (57%)

\* NOTE: THE BUILDING AND PAVEMENT AREAS FOR THE SINGLE FAMILY CONDO UNITS AREA ASSUMED AT 2000 S.F. OF BUILDING AND 800 S.F. OF PAVEMENT PER LOT.

PROPOSED ZONING: MR-10 - MULTI FAMILY RESIDENTIAL  
 ALLOWABLE DENSITY 10 UNITS PER ACRE  
 20.0 ACRES x 10 = 200 UNITS

PROPOSED UNITS: 128 APARTMENT UNITS  
 25 SINGLE FAMILY CONDO UNITS  
 153 UNITS



**SITE PLAN**

**C1.0**



PROJECT NAME

WATERTOWN MULTI-FAMILY

WATERTOWN, WISCONSIN

ARCHITECT PROJECT NUMBER

24006

DRAWING REVISIONS

DRAWING DATE

07.12.2024

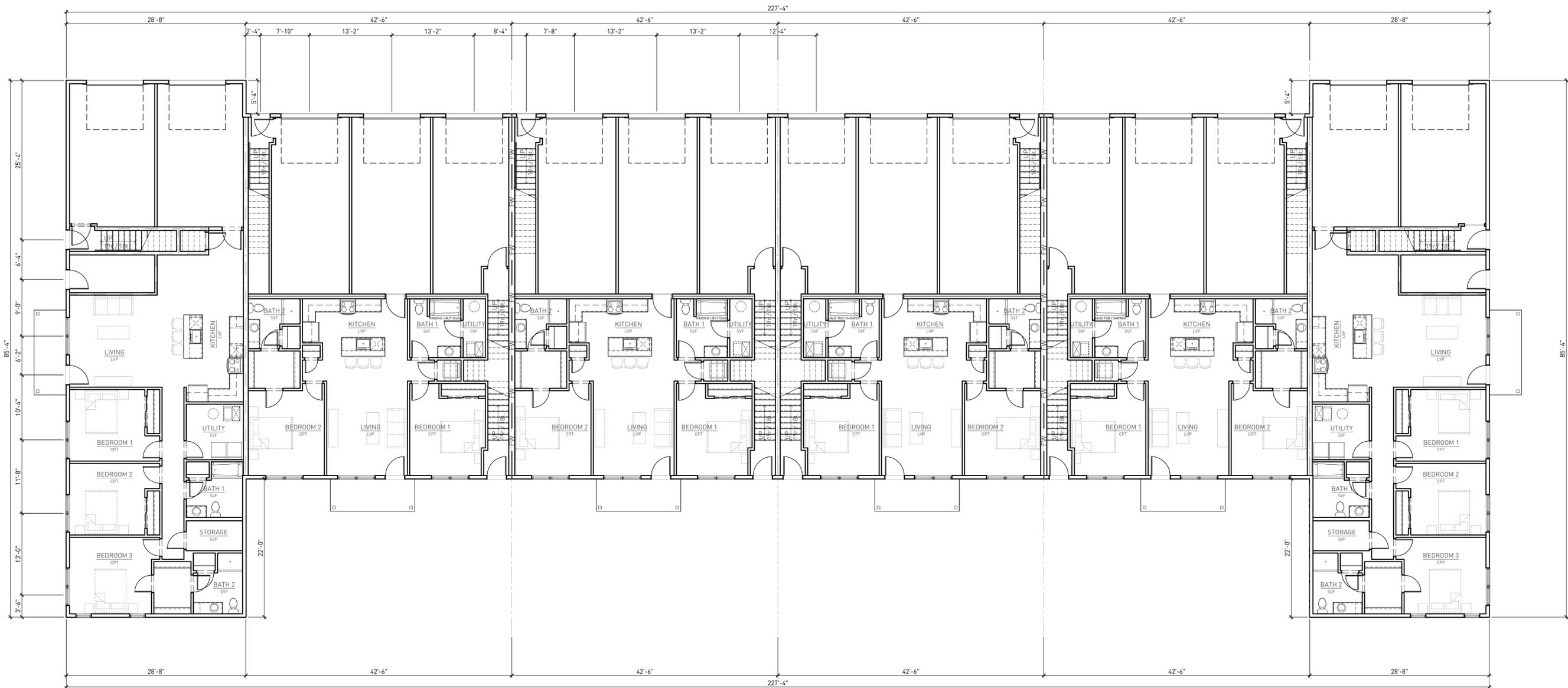
SET TYPE

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

**A400**



PROJECT NAME  
WATERTOWN MULTI-FAMILY

WATERTOWN, WISCONSIN

ARCHITECT PROJECT NUMBER  
24006

DRAWING REVISIONS

DRAWING DATE

07.12.2024

SET TYPE

SHEET NAME

FLOOR PLAN -

FIRST FLOOR

SHEET NUMBER

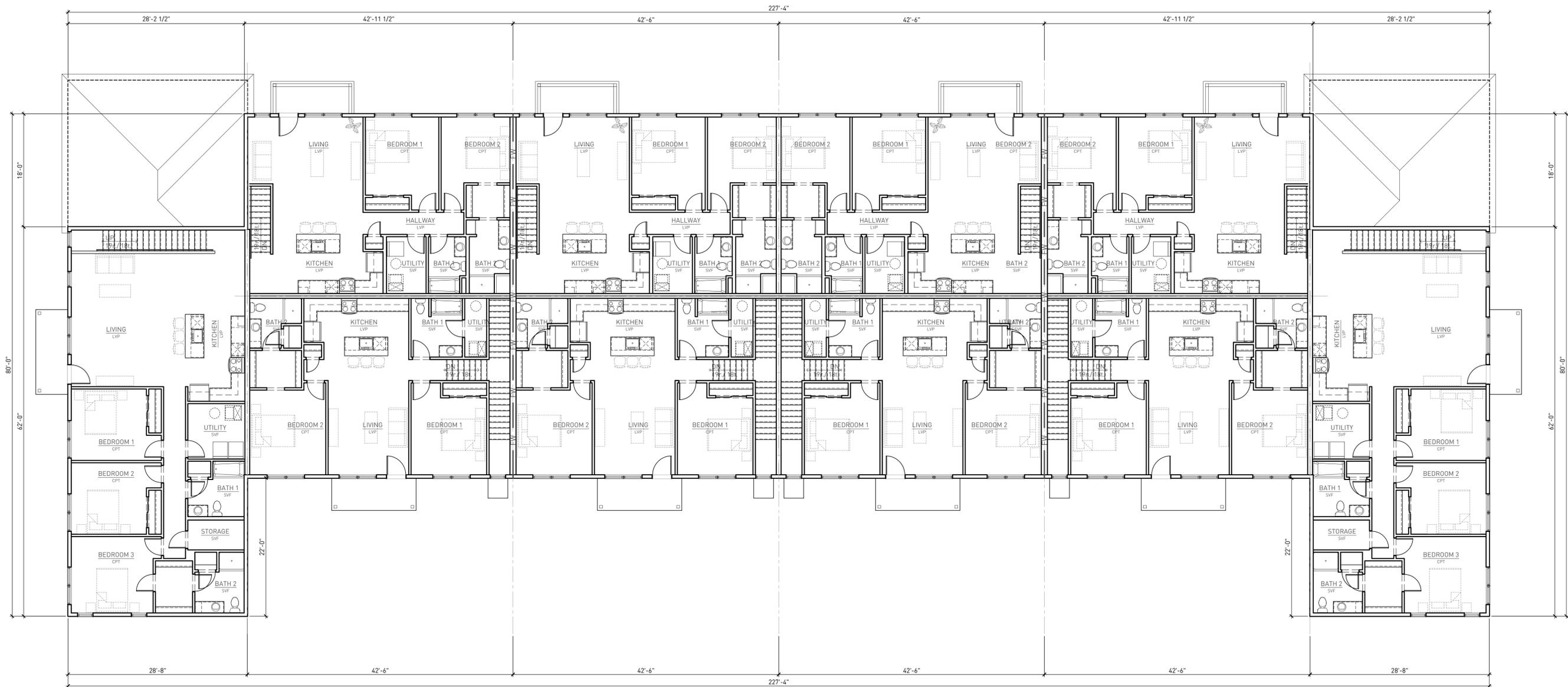
**A200**



01 FLOOR PLAN -  
FIRST FLOOR

FOUNDATION FOOTPRINT (w/o stoops) = 14,752 s.f.

SCALE = 1/8" = 1'-0"



PROJECT NAME  
WATERTOWN MULTI-FAMILY  
WATERTOWN WISCONSIN

ARCHITECT PROJECT NUMBER  
24006

DRAWING REVISIONS

DRAWING DATE  
07.12.2024  
SET TYPE

SHEET NAME  
FLOOR PLAN -  
SECOND FLOOR

SHEET NUMBER  
**A201**



01 FLOOR PLAN -  
SECOND FLOOR  
GROSS AREA (including stairs) = 13,431 s.f.

SCALE = 1/8" = 1'-0"

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## *Comp. Plan Change & Rezoning*

### SUMMARY

1. The proposed use is **similar to adjacent properties.**
  - Field crest Apts – 80' south
  - Watertown Park Apts 1,000' north
  - Highland Duplexes and Village 550' southeast.
  
2. The proposed changes **directly responds to the housing challenges** faced by **Watertown residents & businesses.**
  
3. The use & zoning change will allow for new supply of **high-quality housing options** on a well-designed site (water, sewer, stormwater.)
  
4. The project will **improve the quality of life for all of Watertown**
  - a) Turn over of single-family housing
  - b) Options for aging in place
  - c) Supports local job growth
  - d) Helps offset declining school enrollment
  - e) Increases future property & sales tax revenues.