

Comments and written correspondence from January 16th, 2024 Public Hearing at Common Council

- Mike Hoppenrath and Tom Schultz, who live around the 1310 Alwart property, spoke opposing the zoning to be multifamily.
- See attached letter(s).

1207 Douglas Avenue
Watertown, WI 53098-02017
January 8, 2024

Dear Planning Commission members,

Your meeting today will include the topic of possible change in land use of the parcel of land adjacent to Mary Rose Park and several single family homes and also bordering Juneau and Aliwardt streets.

My understanding is that this property, currently owned by the Watertown Unified School District, is being recommended for a land use change to allow multi-family housing.

I am quite familiar with this property because our family years ago purchased the Robert Stangler farm for single family residential development. The original offer to purchase included this 20 acre parcel but the school district, prior to closing, elected to keep the 20 acres for a future elementary school.

There is no longer an immediate need for the school and as a result I strongly believe the property should have a land use for single family residential homes. This makes the most sense in that Grandview Heights subdivision, which was developed by our family and now has over 200 single family houses on the property, contributing much to our city's tax base and also which has turned into a beautiful and desirable single family residential development.

Turning this parcel into a dense multi-family development is contrary to what we as the major developer in the area had intended and it is surely not at all what those many single family homeowners anticipated when they built their homes, now valued at \$350,000 and higher.

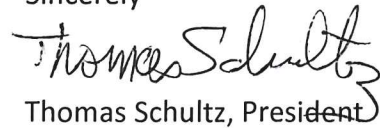
I am asking that you recommend to the Watertown Common Council that the property be zoned for single family residential to be completely compatible with the adjacent Grandview Heights Subdivision.

Also, following the normal practices of the Planning Commission, please set aside at the next planning commission meeting time for commissioners to weigh the multi-family proposal against the single family zoning that this property deserves and is no doubt desired by the adjacent single family property owners.

I have a conflict with tonight's meeting and I am unable to attend in person, but please consider this letter one of strong opposition to multi-family land use for this parcel. If possible, I would like to attend the next planning commission meeting where comments on the proposed land use which are being heard tonight can be evaluated by commissioners before a

recommendation is forwarded to the common council. This land has been vacant for many years and there is absolutely no reason why this proposed land use change needs to be pushed through quickly.

Sincerely

A handwritten signature in black ink that reads "Thomas Schultz". The signature is written in a cursive style with a large, stylized "T" and "S".

Thomas Schultz, President
Mary Rose Siubdivision, Inc.
Developer of Grandview Heights