



MARCH 25, 2024

City of Watertown

Plan Commission 4:30pm

Greater Watertown Community Health Foundation
Neighborhood Plan Update

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Section 1

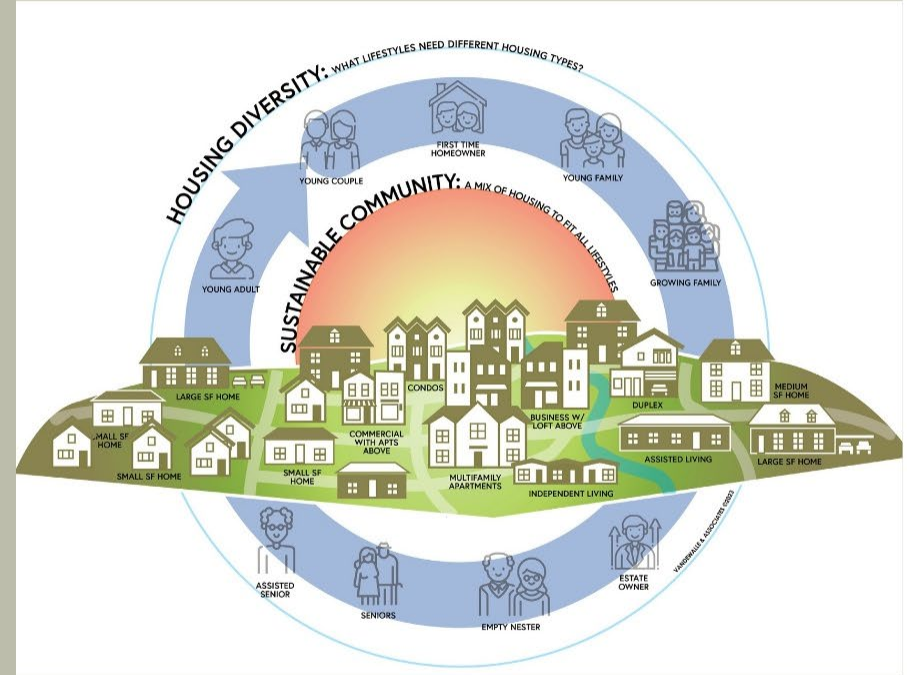
Development Plan & Site Layout



Development Plan

Great Watertown Community Health Foundation's Vision.

- Deliver diverse housing types to accommodate a variety of lifestyles, age groups, formats, and price points.
- Integrate public health and community character.
- Build a model for sustainable and positive environmental impacts by providing housing, parks, and community uses within walking distance.
- Blend multi-modal transportation options into design.
- Preserve environmental systems.



Previous Development Option

As presented to City
Staff in Dec 2023.

Option (1)

ADOPTED PLAN

Housing Choices 100 rental apts, 20 for-sale townhomes, 24 for-sale twins, 39 for-sale singles

Total New Roofs 183

Estimated Taxes **\$783,000**

Need from City PayGo Blighted TID, Mixed Use TID for infrastructure installation

Previous Layout

December 2023.

- Multiple east/west streets,
- Includes townhomes,
- No higher-value lots.



Current Development Plan

March 2024.

This plan:

- creates highest tax increment.
- is Developers' preference, ie., no town homes.
- meets GWCHF's vision and goals.
- creates greatly needed housing options for citizens of Watertown.

APARTMENTS, TWIN HOMES & SINGLE FAMILY HOMES

Housing Options

- 96 rental apartments
- 18 for-sale twins
- 80 for-sale singles

Total New Roofs 194

Estimated Taxes **\$914,000 upon construction
completion**

UPDATED

Site Layout

March 2024.



- Multiple higher-value lots.
- One east/west street.
- No townhomes.

Multi-Family Development

- 96 units.
- Infrastructure thru developer financed TIF.
- 2025 anticipated construction start.



Twin Homes Development

- 18 units.
- Infrastructure thru GWCHF and municipal funding.
- 2025 anticipated construction start.



Single Family Homes Development

- 80 units.
- Infrastructure thru GWCHF and municipal funding.
- 2025 anticipated construction start.



Section 2

Infrastructure

Phased Installation



Infrastructure Phasing

Phased installation affords City
time for budgeting.



Infrastructure Costs

Projected.

	Phase 1	Phase 2	Phase 3	Total Project
Linear Feet	2316	1449	435	4200
Mass Grading and Water Management	\$ 1,348,230.00	\$ -	\$ -	\$ 1,348,230.00
Water and Sewer	\$ 1,200,685.20	\$ 726,772.80	\$ 250,582.00	\$ 2,178,040.00
Curb, Gutter, Road	\$ 511,325.00	\$ 320,425.00	\$ 87,050.00	\$ 918,800.00
Gas and Electric	\$ 137,800.00	\$ 85,800.00	\$ 31,200.00	\$ 254,800.00
Landscape, Professional Fee's and Contingency	\$ 828,298.04	\$ 209,439.56	\$ 67,526.40	\$ 1,105,264.00
Total	\$ 4,026,338.24	\$ 1,342,437.36	\$ 436,358.40	\$ 5,805,134.00

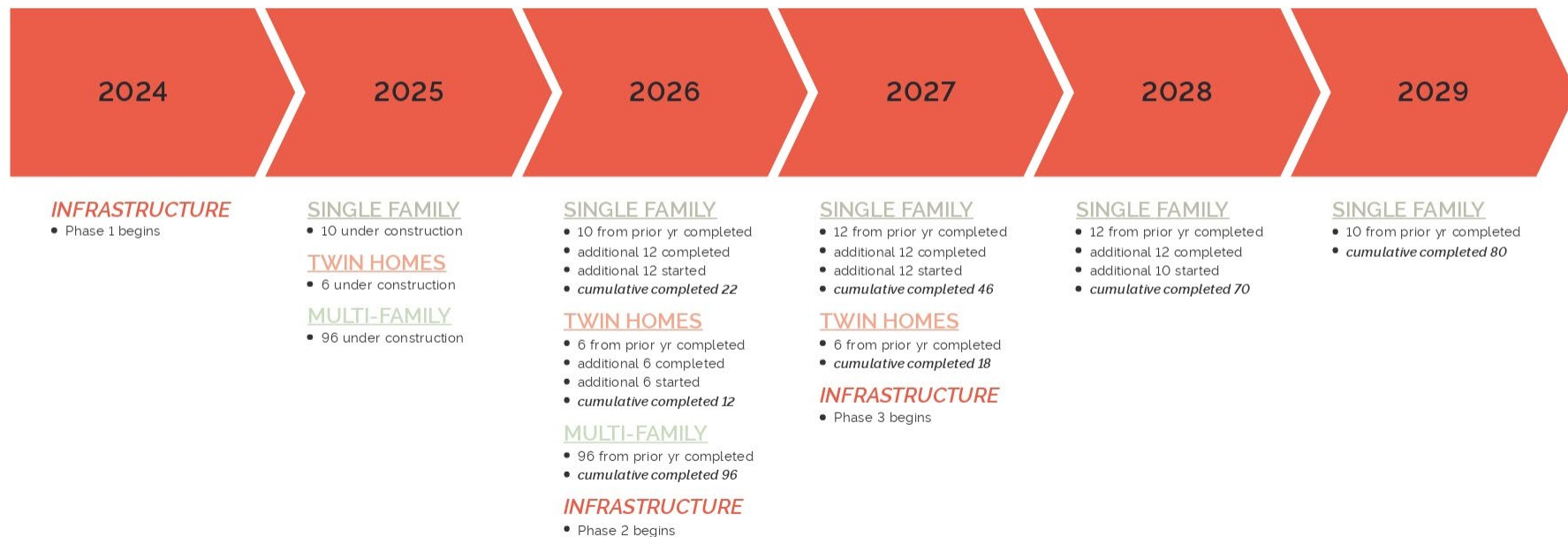
Section 3

Construction Phasing



Construction Phasing

with Infrastructure Phasing



Section 4

Next Steps



Next Steps

Key project milestones Mar - July 2024





600 East Main Street Suite 200
Watertown WI 53094

920.390.4000
watertownhealthfoundation.com

Building Strong Families and Thriving Communities

TOGETHER, WE HAVE A
ONCE-IN-A-GENERATION
OPPORTUNITY TO ENSURE
A VIBRANT FUTURE
FOR WATERTOWN



City of Watertown -

Thank you for your partnership and guidance as we collectively work to transform a vacant parcel and make a truly positive impact on housing for the future of Watertown.

Greater Watertown Community Health Foundation

Tina Crave - President & CEO

Nate Peters - Chief Financial Officer