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**Office of Public Works**

312 W. Whitewater St.

Whitewater, WI 53190

MEMO

TO: Taylor Zeinert, Economic Development Director

FROM: Brad Marquardt, P.E., Public Works Director

DATE: July 18, 2024

RE: Whitewater Multi-Family Development, Moraine View Parkway

Taylor,

This letter represents the Department of Public Works support for the Whitewater Multi-Family Development located along Moraine View Parkway. The proposed project is very similar to the multi-family development previously approved by the City in 2016. Strand Associates' review of the 2016 project did not raise any red flags in regard to the development itself. Based on Strand Associates' 2016 review, I do not anticipate any red flags to be raised during their current review on the proposed project.

In regards to the development and access, access is provided off of Moraine View Parkway. Access along Moraine View Parkway is restricted by the existence of a median. This median reduces the number of conflict points of turning vehicles, helping to limit accidents. The reduction in conflict points also helps with the flow of traffic, increasing the capacity of the street. That said, the addition of 128 units will not negatively impact the carrying capacity of Moraine View Parkway. For comparison, Milwaukee Street, a two-lane street with multiple conflict points, carries an Annual Daily Average of 6,500 – 7,100 vehicles.

In regards to utilities serving the development, sanitary sewer is available on the west side of Moraine View Parkway at two locations, Jakes Way and at the midpoint of the development. The proposed development can all be served by gravity sewer. Water is available on the east side of the development at Jakes Way and at the northwest corner of the development at the end of Bluff Ridge Drive (private street). A connection at both ends will complete a loop of the water main internally, allowing for water to serve the development from two directions. Additionally, this loop connection will help with water pressure and quality. Storm water from the development will be handled on site through internal storm sewer leading to three storm water bio-retention/detention ponds. All three stormwater management areas are easily accessible by the development for continued maintenance.

The Public Works Department is fully in support of this Development and views it as a great addition to the City.