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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: December 6, 2024

RE: Nuemann Development on Hoffmann Property

Taylor,

This letter represents the Department of Public Works support for the development of the Hoffmann lands east of Indian Mound Parkway and north of Highway 12. This property has been looked at a few times for residential development and it would be a great addition to the City.

In regards to access, the property has frontage along Walworth Avenue in two locations. The eastern frontage is approximately 720 feet in length and the western frontage is approximately 340 feet in length. Both of these locations could easily support access onto Walworth Avenue. Access could also be provided off of Indian Mound Parkway, however, access would best be suited to the northern half of Indian Mound Parkway due to the rise in the street as it goes to the south to get over Highway 12. Walworth Avenue is classified as a Minor Arterial. In 2018 (the last time DOT did a traffic count) it had an Average Annual Daily Traffic count of 2800 vehicles. The street can accommodate upwards of 10,000 vehicles a day. The residential development of this property will not cause any traffic related concerns.

Regarding utilities, there is a 12" watermain that runs south approximately 900 feet from the intersection of Walworth Avenue and Woodland Drive and then runs east onto the school property. 12" watermain is also located along the entire stretch of Walworth Avenue and Indian Mound Parkway. In order to serve this property with sanitary sewer it will need to be extended from a manhole that is located on the south side of Highway 12 just west of the railroad tracks. The sanitary sewer would parallel Highway 12 on the southside and then head north through an already installed casing under Highway 12 and into the property being developed. The 10 inch sanitary sewer has sufficient capacity for this proposed development. We believe the entire site can be served by gravity sewer. The developer would need to make provisions for stormwater management within the site.

The Public Works Department is fully in support of developing this property for residential use and views it as a great addition to the City.