




WHITEWATER POLICE DEPARTMENT

312 W. Whitewater Street • P.O. Box 117 • Whitewater, WI 53190
Telephone (262) 473-0555 • Fax (262) 222-5909

To: Taylor Zeinert, Economic Development Director
From: Dan Meyer, Police Chief 
RE: Expected Impact of Property Development
Date: November 26, 2024

The police department has reviewed the proposed property development that would result in the addition of approximately 150 single family homes and 60 apartments in the area near W. Walworth Ave. and Indian Mound Blvd. While specific plans are not yet available, call data for similarly situated property in the city can be analyzed to project the approximate impact of such a development on future police call volume.

Impact of Apartment Complex

In order to provide an estimate of the call volume that may be associated with the apartment complex in the development (60 units), call data was analyzed for the following addresses (120 units total), which are similar in housing type to the proposed development:

- 148 Bluff Ridge Dr.
- 168 Bluff Ridge Dr.
- 190 Bluff Ridge Dr.
- 189 Bluff Ridge Dr.
- 174 Moraine View Pkwy.
- 136 Moraine View Pkwy.
- 156 Moraine View Pkwy.
- 1199 Bluff Rd.
- 1211 Bluff Rd.
- 1227 Bluff Rd.

In the two-year period from January 1, 2022 through Dec. 31, 2023, a collective total of 60 calls for service were made from these addresses, for an annual average of 30 calls for service. Given the fact that the properties analyzed have twice the number of units of the proposed development, we would anticipate an annual total of 15 calls for service for the newly developed apartment complex. That call volume is quite low, averaging only one call every 24 days, and would be a negligible impact on overall police department call volume, which exceeds 12,000 calls annually.

Impact of Single-Family Homes

In order to provide an estimate of the call volume that may be associated with the single-family homes in the development (150 units), call data was analyzed for the following addresses (151 units total), which are similar in housing type to the proposed development:



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- Peninsula Ln. (15 homes)
- Tower Hill Pass (37 homes)
- Bluemound Dr. (3 homes)
- W. Bloomingfield Dr. (22 homes) (1200 and 1300 block only)
- Stonefield Ln. (3 homes)
- Black River Ct. (12 homes)
- Turtle Mound Ln. (13 homes)
- Turtle Mound Cir. (6 homes)
- Eagle Ct. (6 homes)
- Panther Ct. (8 homes)
- Moundview Pl. (11 homes)
- W. Laurel St. (15 homes)

In the two-year period from January 1, 2022 through Dec. 31, 2023, a collective total of 162 calls for service were made from these addresses, for an annual average of 81 calls for service. Given the fact that the properties analyzed comprises approximately the same number of single-family homes as the proposed development, we would anticipate a similar number of calls for service for the proposed development. That call volume is low, and would be a low impact on overall police department call volume, which exceeds 12,000 calls annually.