

City of Whitewater  
Zoning Code Update Meeting  
Whitewater Municipal Building, 2<sup>nd</sup> Floor  
City Manager Meeting Room  
December 8, 2015

MINUTES

1. Call to Order and Roll Call
  - Meeting was called to order by Stephanie Abbott (Goettl) at 7:03 pm.
  - Present: Cameron Clapper, Christine Munz-Pritchard, Stephanie Abbott (Goettl), Ken Kidd, Christopher Grady, and Wally McDonell.
2. Motion to approve minutes from November 24, 2015 meeting by Chris Grady second by Ken Kidd, motion passed, All-0.
3. Review proposed zoning changes, parking and impervious surface regulation changes, and engineering information.
  - Impervious Surface Ordinance rough draft presented by Christine Munz-Pritchard for review. Recommended edits included the following:
    - Grady wants an example listed on the application to clarify 19.09.395.
    - Munz-Pritchard point out “corner lot” information was changed by Mitch and an example was added on page 86.
    - Thru-lots have additional restrictions due to line-of-sight such as fencing. Goettl wants the word “select” removed from definition which implies specific and replaced with “alternative”. McDonell will mark and review later.
    - 19.09.540-Remove the “pervious” from language.
    - 19.09.850- Yard front/rear. Pie-shaped lot needs an example to show where the front yard is located.
    - Clarification that one (1) accessory structure in front yard allowed if you own a large lot.
    - 19.15.060- Yard Requirements. All lots with Shoreland Restrictions shall follow Chapter 19.46, in addition may require DNR approval. (Noted throughout the ordinance)
    - 19.15.070- Lot Coverage: Graph has been included to help users determine impervious area threshold.
      - Final version needs to clarify that existing lots are grandfathered
      - Final version needs to clarify that one only needs to add mitigation for stormwater when adding on.
  - R1x: Needs to either include the same language as r-1 or a reference to it as it relates to parking and impervious surface.
  - R-3 no major changes.
  - R-4: Trailer Park-put all storm water in development and/or reference storm water ordinance.
  - B-1: Section on residential on 1<sup>st</sup> floor-spell this out but change questions 4 to residences.
  - B-2: Minimal changes-formatting. Examples added and Park fees.
  - 19.51.080(c) This is where four (4) vehicles located on the rear lot. Up to eight (8) vehicles parked in any combination may be allowed through a Conditional Use Permit if

the property can meet all storm water requirements. Changes need to be made wording to reflect four (4) vehicles are only allowed in the back.

- 19.51.130: The new ordinance will be increasing parking area from 40% to 80% and Grady feels citizens will be questioning the jump from the R2-A area.

4. Provide staff with direction for future expected actions

- Clapper: Clarifying what we want for next time we meet or the council meeting and make sure we have what answers to what Mitch Simon may want.
- Goettl will try to arrange a meeting with Mitch Simon to help answer questions and prepare answers before presenting to the Common Council which will not happen on December 1, 2015 as the Committee needs more time to prepare. New target date is January 19, 2016.
- Committee will meet again on 1/12/2015 at 7:00 pm
- Grady, Goettl and Munz-Pritchard will try to meet after Christmas to look at examples to review
- Munz-Pritchard requests Grady and Goettl to send dates and times meet with her.
- Continue discussion on .85 multiplier issue. Chris Munz-Pritchard needs to clarify for committee if rounding up and rounding down. Discussion will continue at next committee meeting 1/19/16.
- Refine the applications and policy.
- Make sure we clarify what is not touched on in the ordinance but is touched on in the application for the Common Council and significant changes still need to be made before final approval.

5. Adjournment

- Motion by Grady to adjourn, second by Kidd, Motion passed, All-0 at 9:15 pm..