

AGENDA

CITY OF WHITEWATER

PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building
Community Room
312 W. Whitewater Street
Whitewater, WI 53190
March 8, 2010
6:00 p.m.

Amended agenda as of 3-2-10: Item #8 "Review and potential action on revised Landscaping Guidelines for new development in the City" is being postponed to the April Plan Commission meeting.

1. Call to order and roll call.
2. **Hearing of Citizen Comments.** No formal Plan Commission action will be taken during this meeting ON CITIZEN COMMENTS although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.
3. Reports:
 - a. Report from CDA Representative.
 - b. Report from Tree Commission Representative.
 - c. Report from Park and Recreation Board Representative.
 - d. Report from City Council Representative.
 - e. Report from the Downtown Whitewater Inc. Board Representative.
 - f. Report from staff.
 - g. Report from chair.
4. Approval of the minutes of February 8, 2010.
5. Hold a public hearing for the consideration of a change in the District Zoning Map for the following area to be rezoned from AT (Agricultural Transition Residence) Zoning District, under Chapter 19.42 of the Zoning Ordinance of the City of Whitewater; to PCD (Planned Community Development) Zoning District and associated GDP (General Development Plan), under Chapter 19.39 of the Zoning Ordinance of the City of Whitewater:

Legal Description:

Part of the NE 1/4 of the NE 1/4 of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the NE corner of said Section 7; thence S88°18'33"W, along the north line of said NE 1/4, 321.49 feet to the point of beginning; thence continue S88°18'33"W, along said north line, 395.44 feet; thence S1°41'27"E, along the east line of Lot 1, Certified Survey Map No. 1334, 377.47 feet to the SE corner thereof; thence S88°17'16"W, along the south line of said Lot 1 and its extension, 342.05 feet; thence S0°07'17"E, 403.34 feet; thence N88°18'33"E, 714.43 feet; thence N0°48'37"E, 781.53 feet to the point of beginning, containing 10.000 acres and subject to a road right of way across the northerly 33 feet.

(Part of Tax Parcel # /WUP 00324 being rezoned for proposed senior housing, south of Walworth Ave. at Buckingham Boulevard).

6. Hold a public hearing for the consideration of the proposed minor revisions to the PCD (Planned Community Development) Specific Implementation Plan for Waters Edge South (the smaller lots along Parkside Drive) to allow either single story (Liberty Plan) or two story (Roosevelt Plan) single family homes instead of zero lot line duplexes.
7. Review proposed exterior alterations at 162 W. Main Street (Main Street Shops) for Chris Hale.
8. Review and potential action on revised Landscaping Guidelines for new development in the City. **This item is being postponed to the April Plan Commission meeting.**
9. Information:
 - a. Possible future agenda items.
 - b. Next regular Plan Commission meeting- April 12, 2010.
10. Adjourn.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Zoning Administrator, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@ci.whitewater.wi.us.

The City of Whitewater website is: ci.whitewater.wi.us

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
COMMENTS
March 8, 2010

NOTE: The Plan Commission meeting will start at 6:00 p.m.

5. Hold a public hearing for the consideration of a change in the District Zoning Map for the following area to be rezoned from AT (Agricultural Transition Residence) Zoning District, under Chapter 19.42 of the Zoning Ordinance of the City of Whitewater; to PCD (Planned Community Development) Zoning District and associated GDP (General Development Plan), under Chapter 19.39 of the Zoning Ordinance of the City of Whitewater:

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(Part of Tax Parcel # /WUP 00324 being rezoned for proposed senior housing, south of Walworth Ave. at Buckingham Boulevard).

This is a portion of the Hoffman Property located immediately east of the Whitewater High School Property and south of Walworth Avenue. This proposal will be to the west of the Brotoloc Property which is located at the top of the hill south of Walworth Ave. We will also be reviewing the General Development Plan (GDP) for this project and making recommendation to the City Council.

This is a senior housing development for ages 55 and older, with 8 a-unit buildings and one building that will be used as an office, reception, get together building at the entrance off Walworth Ave. The entrance to the property will be in line with Buckingham Blvd. to the north. There will also be a walking trail path/Fire Department Rescue emergency access point along the west lot line of the parcel. This will be a year round path that will be maintained (in case of emergency purposes) until some day, when the future driveway will be extended further west or further south from this parcel near the southwest corner of this site once the Hoffman property is developed.

Some of you may recall that this was proposed a couple years ago, and had also been mentioned that it was coming back to the Plan Commission at our last meeting. The developer held a neighborhood meeting at Randy's last week. A comment back from the developer was that the comments at the meeting were positive. I'm assuming more comments will be presented at the public hearing.

City Planners Mark Roffers and Megan MacGlashan will have additional comments and conditions of approval; along with comments from City Engineer Mark Fisher that will be in your packet.

There will be more information and discussion at the meeting.

6. Hold a public hearing for the consideration of the proposed minor revisions to the PCD (Planned Community Development) Specific Implementation Plan for Waters Edge South (the smaller lots along Parkside Drive) to allow either single story (Liberty Plan) or two story (Roosevelt Plan) single family homes instead of zero lot line duplexes. Previously we have reviewed a two story model of a single family home to be developed in this area along Parkside Drive. Since that meeting, Teronomy has come in with a new single story Liberty Plan which would be two bedrooms on the main floor and possibly two bedrooms in the basement area. This is all instead of the Zero Lot Line Duplex Style buildings that were to be built in this area.

A number of issues need to be taken care of: the conditions of approval from the City Engineer Strand and Associates and City Planner Vandewalle and Associates; the development agreement needs to be signed as indicated by the City Manager.

Notices have been sent out to property owners in this area. Additional comments will be at the meeting.

7. Review proposed exterior alterations at 162 W. Main Street (Main Street Shops) for Chris Hale. As indicated at one of our earlier meetings, this project has been reviewed and approved by the Downtown Design Team with recommendation to the Planning Commission to proceed forward with this. There are a few changes in items that we have made in regard to their approvals. The comments of Mark Roffers will be sent on to the Downtown Design Team. This should not affect the Downtown Design Teams approval. This will be the first of banner type signs located on the building. There should be a major improvement to the front Main Street appearance of the building. Some day when money is allocated, Chris Hale plans to finish the east and north sides of this building.

8. Review and potential action on revised Landscaping Guidelines for new development in the City. This item is being postponed to the April meeting.

Next regular Plan Commission meeting- April 12, 2010.

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
February 8, 2010

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Chairperson Torres called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

PRESENT: Zaballos, Binnie, Dalee, Torres, Stone, Coburn, Miller. ABSENT: None.
OTHERS: Wallace McDonell/City Attorney, Mark Roffers/City Planner, Bruce Parker/Zoning Administrator, Wegner/Secretary.

HEARING OF CITIZEN COMMENTS. This is a time in the agenda where citizens can voice their concerns. They are given three minutes to talk. No formal Plan Commission Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.

There were no comments.

REPORTS:

- a. Report from Community Development Authority Representative. Representative Tom Miller reported that the CDA discussed and approved the lease with CESA 2 for the Tech Park. They will be occupying approximately 25 percent of the building. There was no action with Equity Real Estate which is working to sell lots in the Business Park.
- b. Report from Tree Commission Representative. No report. There is no longer a Tree Commission. There is now a newly created Urban Forestry Committee.
- c. Report from Park and Recreation Board Representative. David Stone took the opportunity to remind everyone that Freeze Fest is coming up Saturday, February 20, 2010. Some of the activities include: Kiwanis Pancake Breakfast at the Downtown Armory 6:30 a.m. to 1 p.m.; from 10 a.m. to 3 p.m. there will be horse drawn wagon rides downtown and the family open ice skating at Big Brick Park; 11 a.m. to noon there will be family entertainment at the Cravath Lakefront Building; 11 a.m. to 2 p.m. ½ price admission to the Whitewater Aquatic Center; at noon is the Polar Plunge in the Cravath Lakefront Park, with a chili cook-off from noon to 3 p.m.. There will also be a Snow Dogs presentation at the Irvin L. Young Memorial Library from 2 to 3 p.m.
- d. Report from City Council Representative. Council Representative Lynn Binnie reported that at their February 2nd meeting, the City Council approved the Comprehensive Plan as the Plan Commission approved it with two exceptions: the property owned by the UW Foundation was moved from the potential higher density residential into the Future Neighborhood designation; and the property owned by Hoffmann Lands LTD., located south and west of Indian Mound Parkway and south of Walworth Ave. was changed from the Community Business designation to the Future Neighborhood designation. The Council also approved a contract with Strand and Associates for the Starin Road extension and the Tech Park improvements. The Council is also working on the development of ordinances that would provide design standards for larger retail

businesses as well as requirements in the case of abandonment of such buildings. Ultimately the proposed ordinances will come before the Plan Commission for the public hearing.

e. Report from the Downtown Whitewater Inc. Board Representative. Dave Saalsaa, Design Committee Chair explained that the Pinnacle Financial business has installed their new awnings. They are waiting for the warmer weather to do the rest of the outside work. The other project is the Main Street Shops. They have been approved for two façade grants, one for the Main Street Shops and one for the Day and Nite Café. They plan to be on the next Plan Commission meeting.

f. Report from staff. Zoning Administrator Bruce Parker explained that he hoped to get information very soon for the Main Street Shops in order to be on the next Plan Commission meeting; and there is the possibility of an overlay district for R-1 for unrelated occupants.

g. Report from chair. No report.

MINUTES. City Attorney McDonell explained that because a number of the Plan Commission members were not a part of the Plan Commission at the time of some of the minutes, they could be approved on the basis of the approval of those at the Plan Commission now who were present at those meetings. Moved by Miller and Stone to approve the Plan Commission minutes of April 23, 2007. Motion approved by unanimous voice vote. Moved by Stone and Miller to approve the Plan Commission minutes of May 14, 2007. Motion approved by unanimous voice vote. Moved by Miller and Stone to approve the Plan Commission minutes of August 13, 2007. Motion approved by unanimous voice vote. Moved by Miller and Stone to approve the Plan Commission minutes of August 27, 2007. Motion approved by unanimous voice vote. Moved by Miller and Stone to approve the Plan Commission minutes of September 10, 2007. Motion approved by unanimous voice vote. Moved by Miller and Stone to approve the Plan Commission minutes of November 12, 2007. Motion approved by unanimous voice vote. Moved by Stone and Coburn to approve the Plan Commission minutes of the January 11, 2010 meeting. Motion approved by unanimous voice vote.

APPOINTMENT OF PLAN COMMISSION REPRESENTATIVE TO THE URBAN FORESTRY COMMITTEE AND THE TECH PARK COMMITTEE. Chairperson Torres opened the nominations. Plan Commission Member Stone nominated Plan Commission Member Tom Miller as representative to the Urban Forestry Committee. Plan Commission Member Coburn nominated Plan Commission Member Kristine Zaballos. Zaballos declined. Tom Miller was appointed as the Plan Commission Representative to the Urban Forestry Committee.

Plan Commission Member Tom Miller nominated Plan Commission Member Rod Dalee as the representative to the Tech Park Committee. Plan Commission Member Zaballos nominated Plan Commission Member Gregg Torres. Torres declined. Rod Dalee was appointed as the Plan Commission Representative to the Tech Park Committee.

PUBLIC HEARING FOR A CONDITIONAL USE PERMIT APPLICATION FOR A CLASS B BEER AND LIQUOR LICENSE FOR 214 W WHITEWATER LLC., AGENT PATRICK J. DUFRER, TO SERVE BEER AND LIQUOR BY THE BOTTLE OR GLASS AT 214 W. WHITEWATER STREET (HAWKS NEST BAR AND GRILL). Chairperson Torres opened the public hearing.

Zoning Administrator Bruce Parker explained that this is a transfer of the license to the new owner of the business. There are no major changes to the building. There was one discrepancy

which is the allowable occupancy of the business area. According to State Code, the square footage of the business would allow the occupancy of 150 to 175 persons. The plumbing code requires more bathroom facilities to accommodate that many people. Parker is suggesting an occupancy of 110 persons. If the bathroom facilities are upgraded, he asked that the Plan Commission allow City Staff to change the occupancy number administratively. The owner is planning a projecting sign for which a copy was provided in the packet, but there were no measurements provided. Parker asked to be able to approve the sign when the additional information and sign permit application were provided.

Chairperson Torres closed the public hearing.

Plan Commission Member Tom Miller asked the owner, Daniel Caravette, if he wanted to be able to open as allowed by the State. Miller did not want Caravette to have to come back to the Plan Commission to change his opening time.

Daniel Caravette plans to keep the current opening time of 3:00 p.m. until the updating of his kitchen and lunch menu are complete. Then he would like to open during the lunch hours.

City Planner Mark Roffers recommended the Plan Commission approve the conditional use permit for the Hawk's Nest, located at 214 W. Whitewater Street, to allow the sale of alcohol by the bottle or drink, and further to recommend the City Council issuance of a Class B Liquor License, subject to the following conditions as amended at the meeting:

1. The conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
2. The business shall be operating in accordance with the applicant's letter/operational plan that was included with this submittal and approved by the Plan Commission on 2/8/10, except that hours may be extended at the discretion of the owner.
3. Maximum occupancy of Hawk's Nest Bar and Grill shall be limited to 110 persons. If the applicant installs additional bathroom facilities, City staff may adjust maximum occupancy based on applicable codes.
4. Any future signage installed on either property shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve of all new and replacement signage prior to installation.

Moved by Miller and Zaballos to approve the conditional use permit for a Class B Beer and Liquor License for 214 W. Whitewater LLC., Agent Patrick J. Dufer, to serve beer and liquor by the bottle or glass at 214 W. Whitewater Street (Hawk's Nest Bar and Grill) with the City Planner's conditions of approval as amended at the meeting. Motion approved by unanimous roll call vote.

PUBLIC HEARING FOR AN AMENDMENT TO THE CONDITIONAL USE PERMIT FOR A THIRD APARTMENT BUILDING, 20 ONE-BEDROOM UNITS, TO BE BUILT ON THE SOUTH SIDE OF W. CAINE STREET IN THE SPRINGBROOK SUBDIVISION FOR SPRINGBROOK APARTMENTS LLC. Chairperson Torres opened the public hearing for consideration of an amendment to the conditional use permit for a third apartment building, 20 one-bedroom units, to be built on the south side of W. Caine Street in the Springbrook Subdivision for Springbrook Apartments LLC.

Zoning Administrator Bruce Parker explained where the current buildings were located and where the proposed 20 unit building is planned to be located. In December, this proposal was brought to the Plan Commission as a conceptual review to see if they should move forward with this proposal, which was then conceived as a 24 unit building. In the meantime, in order to meet codes, setbacks etc., they needed to reduce the size of the building to 20 units. The applicant has submitted drainage, lighting, and landscape plans.

Paul Nooyen, Springbrook Apartments LLC., stated that they pretty much agreed with the City Engineer and City Planner reports and conditions. They had a couple concerns with the comments. The applicant requested an extension of the June 1, 2010 completion date for the landscaping of the existing buildings until June 30, 2010. They also felt they should not be responsible for the proposed bike/pedestrian path that is not located on their property. They would have discussions with the neighbor and work with them, but it should not stop their project. The parking has changed, in that there is a dedicated future parking area if they would need the extra parking at some time in the future. When asked about the difference in the first and second floor plans for the bathroom sinks (one floor had single sinks and the other had double sinks), Nooyen stated that it was an error in the plan and the sinks will all be double sinks.

The Board asked about turning the proposed building so that it was parallel to the current buildings; or angled.

Paul Nooyen was willing to turn the building if it would work. He also noted that they had downsized the patios to five feet to make this proposal work.

City Planner Mark Roffers stated that if the Plan Commission wanted the applicant to consider turning the building, he recommended postponing action in order to figure out the actual size of the building, the parking and landscaping. He did not think that changing the angle of the building would help much. The parking still has to be figured in.

Carrie Matheson, 525 S. Caine Street, provided pictures to the Plan Commission to show them what she looks at from her home. She had concerns of displacing the 12 deer that are in the area daily; the urgency of building the third building; wanting to see the full impact of the first two buildings before adding a third. Matheson thought that maybe there would be more privacy if the building was turned. She requested that the landscaping, berm and fence be installed prior to construction as a condition of approval. Matheson also requested that the originally required landscaping for the first two buildings be finished.

David Behr, Springbrook Apartments LLC., stated that he agreed with the installation of the berming, fencing and landscaping prior to starting construction. It would shield Ms. Matheson's property from car lights. There are also some standing water problems that the grading of the property would help alleviate. Behr stated that this is a good time to build the apartment building. There is a need for good housing. These will be some of the nicest units around. They will be one bedroom units with a washer and dryer in each unit.

Fred Kraege, 529 S. Gault Street, stated that there had been four different plans for this subdivision. He was concerned that the developer removed the fire lane on the west side of the property and replaced it with a two lane driveway. Some of the cars coming from these apartments drive excessively fast down the neighborhood streets. He has asked the Manager of the apartments to be aware and try to help with this situation. Kraege voiced his concerns of

other developments in the area. (He also noted that he just finished a 1200 page book "From Farms to Insanity".)

Chairperson Torres closed the public hearing.

Plan Commission Member Coburn was contacted by citizens concerned about the oil leakage from the Five Points area. She contacted the DNR. They provided her with a map of the plume where the benzene had spread. The DNR told her that if there was any concern digging into the ground, the developer should sample the dirt.

Paul Nooyen stated that they had done soil borings prior to proposing this additional development.

Plan Commission Member Zaballos voiced her concerns of the street trees on the landscaping plan. The City has a guideline for street tree plantings in that every 4th tree should be something different. Zaballos asked for feedback on these guidelines. She also asked that the landscape plan be reviewed by the City Forester and compared with the City guidelines. Zaballos stated that the Austrian Pine is over planted and that they should substitute another evergreen. Invasive or fragile plantings should be avoided.

City Planner Mark Roffers went through his proposed conditions and noted the changes made from the discussion. When asked about the turning of the building, he responded that the turning of the building would not be an advantage. They would still have to deal with the parking arrangement. He felt there would still be impacts to the single family home on Caine Street.

The City Planners recommended the Plan Commission approve the amendment to the conditional use permit to construct a new 20-unit apartment building south of Caine Street and part of Springbrook Apartments development, subject to the following conditions as amended at the meeting:

1. The applicant shall make building and site renovations in accordance with the plans approved by the Plan Commission on 2/8/10, including the Building C Site Plan (sheet C1.1) dated 2/1/10; the Landscape Plan (sheet C1.2) dated 2/1/10; the Lighting Plan (sheet C1.3) dated 2/1/10; the Garage Floor Plan (sheet A1.0) dated 2//10; the First Floor Plan (sheet A1.1) dated 2/1/10; the Second Floor Plan (sheet A1.2) dated 2/1/10; the South Elevation, North Elevation, West Elevation, and East Elevation (sheet A4.1) dated 2/1/10; the South Elevation, North Elevation, West Elevation, and East Elevation (sheet A4.2) dated 2/1/10; the Grading Plan (sheet C1) dated 2/1/10; the Utility Plan (sheet C2) dated 2/1/10; and the Erosion Control Plan (sheet C3) dated 2/1/10; except as any changes to those plans are required to meet the conditions that follow.
2. Prior to the issuance of a building permit, the applicant shall revise and resubmit the site plan (Sheet C1.1) and landscape plan (Sheet C1.2) for City staff approval to indicate the following changes:
 - a. Indicate that all Norway Maples that have not already been planted will be replaced by another species of maple, and Austrian Pine shall be replaced by another evergreen tree in coordination with City staff.
 - b. Indicate landscaping along between the east facade of the new building and the eastern lot line.

- c. Increase the amount of landscaping shown north of the new building, particularly north of its eastern half to enhance visual screen in a manner similar to what has been shown along the berm at the northeast portion of the development site.
 - d. Revise the "Landscaping Points Requirements" legend to coincide with the revised site plan (e.g., 20 unit building footprint instead of 24 unit building footprint).
 - e. Per the City's parking lot curbing policy, revise the site plan to indicate that the sidewalk generally located north of the new parking lot will be raised 6 inches from the paved surface.
 - f. Show an alternative and more accessible location for the dumpster.
 - g. Relabel the 10 parking stalls between Building B and Caine Street from "new parking" to "future parking, to be installed only if and when directed by the Zoning Administrator."
 - h. Any adjustments required to respond to City engineering consultant comments on engineering plans.
 - i. Shift the new building approximately five feet to the south and five feet to the west.
 - j. The street tree planting plan shall be reviewed by the City Forester and meet the City's street tree planting guidelines.
3. Prior to the issuance of a building permit, the applicant shall:
- a. Submit for approval by the City's engineering consultant a revised grading plan (Sheet C1), utility plan (Sheet C2), and erosion control plan (Sheet C3), along with calculations supporting the stormwater management plan.
 - b. Submit for City staff approval detailed plans/elevations for the dumpster enclosure.
 - c. Submit for City staff approval detailed catalog page/cut sheets for all proposed light fixtures, indicating height, orientation, and other aspects required to confirm compliance with the City's lighting ordinance.
 - d. Provide evidence of recorded access agreement/easement to allow future construction of a public multi-use path to the south/southeast of the Springbrook Apartments' development site, and extending from the southwest corner of the development site to Franklin Street, in an alignment generally conforming to the City's trail plan as illustrated in its Park and Open Space and Comprehensive Plans, or the applicant shall work with City staff to arrive at possible other recreational improvements benefiting the area, which would be subject to Planning and Architectural Review Commission approval.
 - e. Confirm evidence of a recorded public access agreement/easement for the fire lane/path located along the entirety of the western boundary of the Springbrook Apartments' site, to enable perpetual public bike and pedestrian access over this area
 - f. Pay a park improvement fee and a fee-in-lieu of parkland dedication in accordance with City ordinance standards for the 20 additional housing units being added to this property, less the value of the multi-use path that the applicant will install outside of the Springbrook Apartments' site, or any other mutually agreed recreational improvement installed by the applicant. The method of estimating the value shall be determined through a revised development agreement associated with this project.
 - g. Work with City staff to updated the existing development agreement for this site/project to account for this third apartment building and the conditions associated with approval of this building.

4. All landscaping approved as part of the June 11, 2007 conditional use permit approval for the existing two apartment buildings shall be installed no later than June 1, 2010, or the applicant shall forfeit the site improvement deposit associated with installation of that landscaping. Failure to install such landscaping by June 1, 2010 shall constitute a violation of the 2007 conditional use permit, and the City may take appropriate steps under its ordinances to ensure compliance in such an event.
5. In the event that not all site and landscape improvements associated with the construction of the new building are completed before occupancy of the new building, the applicant shall provide the City with a new site improvement deposit in the amount of \$2,000.
6. The applicant shall install stop signs at the driveway exits to Caine Street. The Plan and Architectural Review Commission further recommends that the applicant, City Council, and City staff investigate the potential for four-way stop signs and crosswalks at the Caine/Clark Street intersection, with a revised development agreement assigning responsibility for installation.
7. The applicant shall construct a multi-use path, extending from the northwest entrance driveway at the Caine/Gault intersection to a point along Franklin Street southeast of the development site, along a route generally consistent with the route indicated on Map 6: Transportation and Community Facilities in the City of Whitewater Comprehensive Plan and in a timeframe specified by the revised development agreement, or the applicant shall work with City staff to arrive at possible other recreational improvements benefiting the area, which would be subject to Planning and Architectural Review Commission approval.
8. The project shall be subject to the non-family household restrictions of the City's zoning ordinance normally applicable to the R-2 zoning district (as of February 2010, this limits the number of unrelated individuals per apartment unit to three), except that for all one-bedroom units in the entire 3-building development, the maximum number of unrelated individuals per apartment unit shall be two. These restrictions shall be included as part of all leases and lease renewals within all buildings on the site, and shall be enforced by the property owner.
9. To the extent they do not conflict with the above conditions, all conditions of the June 11, 2007 conditional use permit approval for this site/project, including but not limited to the requirement for an on-site manager, shall continue to apply.
10. All landscaping, berming, and fencing adjacent to the single family house along Caine Street shall be installed before the foundation is poured for the new building, and the landscaped trees on/near that property shall be repaired within the same timeframe.

Finding the proposal consistent with the City of Whitewater Comprehensive Plan, Binnie and Miller moved to approve the amendment to the conditional use permit for the third apartment building, 20 one-bedroom apartment units, to be built on the south side of W. Caine Street in the Springbrook Subdivision for Springbrook Apartments LLC. with the City Planners' conditions of approval as amended at the meeting. Motion approved by unanimous roll call vote.

REVIEW AND DISCUSS THE CITY OF WHITEWATER LANDSCAPING

GUIDELINES. City Planner Mark Roffers explained that the current landscaping guidelines were first adopted five years ago. They have been useful in giving developers the sense of what the City's expectations are on landscaping for developments. It is a good time to update the guidelines. Some of the changes include: noting how thick a tree trunk should be; defining new terms such as "berm"; 10 foot width landscape buffer yard. The chart is a guide for points with the expectations of how big plantings should be; how tall plantings are at maturity; types of species that are acceptable. The landscape guidelines can give guidance for the street trees.

There are some species we may want to see more of and some species that are over used. Some trees have little leaves which are good for parking areas as they give a transparent feeling. The guidelines will provide general guidance to install a tree and maintenance of trees.

Plan Commission Member Zaballos noted that tree planting has a different understanding than it did five years ago. Five years ago we did not talk about rain gardens or bio swales. We need to bring the guidelines to meet current standards. Zaballos also suggested that the chart be reduced, particularly the last column, by giving one or two samples and then referring to an attached list. She noted that stone mulch is not good for any plantings and should be discouraged everywhere.

City Planner Mark Roffers stated that the chart will be more comprehensive and will include information on rain gardens and bio swales.

Chairperson Torres asked what was meant with the overly used trees.

City Planner Mark Roffers explained that if there are a lot of one kind of tree, there are more issues with diseases. A lot of trees could be lost. It is better to have more variety in the types of trees. Roffers explained the landscaping point system, and that it is a give and take system. The things to be considered are street frontages, paved areas, building foundations, landscape buffer yards, general yard areas, screening (dumpsters etc.), and vision triangles and easements.

The Landscape Guidelines will be updated with information as discussed at the meeting and come back to the Plan Commission for the public hearing.

INFORMATION:

Possible future agenda items for the March 8, 2010 meeting include: a possible new development; Landscaping Guidelines; and Main Street Shops as mentioned by Dave Saalsaa, Downtown Whitewater Design Team Chair.

The next regular Plan Commission meeting will be March 8, 2010.

Moved by Zaballos and Coburn to adjourn at approximately 7:45 p.m. Motion was approved by unanimous voice vote.

Respectfully submitted,



Jane Wegner
Secretary

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following area to rezone from AT (Agricultural Transition Residence) Zoning District, under Chapter 19.42 of the Zoning Ordinance of the City of Whitewater; to PCD (Planned Community Development) Zoning District, under Chapter 19.39 of the Zoning Ordinance of the City of Whitewater:

Legal Description:

Part of the NE 1/4 of the NE 1/4 of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the NE corner of said Section 7; thence S88°18'33"W, along the north line of said NE 1/4, 321.49 feet to the point of beginning; thence continue S88°18'33"W, along said north line, 395.44 feet; thence S1°41'27"E, along the east line of Lot 1, Certified Survey Map No. 1334, 377.47 feet to the SE corner thereof; thence S88°17'16"W, along the south line of said Lot 1 and its extension, 342.05 feet; thence S0°07'17"E, 403.34 feet; thence N88°18'33"E, 714.43 feet; thence N0°48'37"E, 781.53 feet to the point of beginning, containing 10.000 acres and subject to a road right of way across the northerly 33 feet.

(Part of Tax Parcel # /WUP 00324 being rezoned for proposed senior housing, south of Walworth Ave. at Buckingham Boulevard).

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, March 8, 2010, at 6:00 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 4:30 p.m. Monday through Friday.

Michele Smith, City Clerk

Dated: February 15, 2010

Publish: in "Whitewater Register"
on February 25, 2010 (legal ad)

A-768, WUP-160F
ASSEMBLY OF GOD CHURCH
1540 W. WALWORTH AVE.
WHITEWATER, WI 53190

BUA-00002
THOMAS E. KATRICHIS
KATHRYN KATRICHIS
485 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00035
CHARLES A. GROVER
468 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00038
DAVID W. MILLER
CAROL L. MILLER
1676 ZANZIBAR PLACE
THE VILLAGES, FL 32162

BU-00003
THOMAS C. HARTY
MARY L. FENZL
447 WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00048
WILLIAM A. WILSON
1406 W. WALWORTH AVENUE
WHITEWATER, WI 53190

MO-00001
SCOTT A. BRAUTIGAM
SARA A. BRAUTIGAM
421 INDIAN MOUND PKWY
WHITEWATER, WI 53190

MO-00004
DAVID M. LUTHER
PATTY LUTHER
497 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00007
STACEY M. ENGLE
MICHELLE D. ENGLE
494 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00010
MARK PARENTEAU TRUST
TERRIE PARENTEAU TRUST
518 S. VENTURAL LANE
WHITEWATER, WI 53190

A-1334
J & D HOLDINGS OF WI, LLC
2411 N HILLCREST PKWY STE 6
ALTOONA WI 54720

BUA-00003
I-NING HUANG
JOYCE L. HUANG
475 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00036
JIM FISCHER TRUST
476 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BU-00001
MARC W. TAYLOR
KIM E. TAYLOR
1344 W. WALWORTH AVENUE
WHITEWATER, WI 53190

BU-00004
TRUSTEE OF E & J KRUCHOSKI
MANAGEMENT TRUST
437 S. WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00045
IRENE LUNDGREN
440 S. WOODLAND DRIVE
WHITEWATER, WI 53190

MO-00002
PAUL J. SCHEPP
ERICA SCHEPP
515 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00005
WALTER E. LEVERENZ
JOYCE D. LEVERENZ
485 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00008
MARCUS TINCHER
502 VENTURA LANE
WHITEWATER, WI 53190

MO-00004
JOHN D. HOWAT
398 EAGLE COURT
WHITEWATER, WI 53190

BUA-00001
SHELBY MOLINA
493 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00004
JOAN M. DOMITRZ
467 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00037
STANLEY J. ZWEIFEL
DIANE H. ZWEIFEL
484 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BU-00002
MAGDALENE M. STETTLER
455 WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00047
W. GLENN JONES
MARY T. JONES
458 S WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00046
PATRICK J. LARSON
BETH A. LARSON
448 WOODLAND DRIVE
WHITEWATER, WI 53190

MO-00003
CHILUKURI RAO
CHILUKURI INDUMATHI
505 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00006
THERESE K KENNEDY
486 VENTURA LANE
WHITEWATER, WI 53190

MO-00009
ROBIN K. FOX
512 VENTURAL LANE
WHITEWATER, WI 53190

MO-00005
DELORES V. DRAVIS TRUST
406 EAGLE COURT
WHITEWATER, WI 53190

MO-00006
MARY C HUMPHREY
RICHARD R HUMPHREY
EAGLE COURT
WHITEWATER, WI 53190

MO-00009
JOSEPH A. KROMHOLZ
MARJORIE E. STONEMAN
393 EAGLE COURT
WHITEWATER, WI 53190

MO-00012
TOM HINSPATER
BRENDA HINSPATER
410 PANTHER COURT
WHITEWATER, WI 53190

MO-00015
MICHAEL J. RULE
JENNY A. RULE
397 PANTHER COURT
WHITEWATER, WI 53190

NE-00009
NICHOLAS M. LESAR
450 ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00019
ROBERT S. STEVENSON
NANCY E. STEVENSON
477 VENTURA LANE
WHITEWATER, WI 53190

NE1-00022
ANH TAN VO
MY THI VO
463 VENTURA LANE
WHITEWATER, WI 53190

WP-00036
MARK A HIEBERT
SANDRA R HIEBERT
454 S PLEASANT ST
WHITEWATER, WI 53190

WUP-00223B
THOMAS I. WEGNER
CHERYL M. WEGNER
193 S. PLEASANT STREET
WHITEWATER, WI 53190

WUP-00324, 25
JOHN HOFFMANN LANDS LTD.
C/O TOM HOFFMANN
8612 LIMA CENTER ROAD
WHITEWATER, WI 53190

MO-00007
RIGOBERTO NAVEJAS
MAYTE NAVEJAS
411 EAGLE COURT
WHITEWATER, WI 53190

MO-00010
JOSEPH A. CAROLLO
KERRI L. CAROLLO
396 PANTHER COURT
WHITEWATER, WI 53190

MO-00013
BRANT R MILES
IVY L MILES
409 PANTHER COURT
WHITEWATER, WI 53190

NE-00006
CHRISTOPHER M. NICHOLSON
JILL S. NICHOLSON
451 S. ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00017
BARBARA A. SHEFFIELD
456 VENTURA LANE
WHITEWATER, WI 53190

NE1-00020
MARCO A. WENCE
473 S. VENTURA LANE
WHITEWATER, WI 53190

NE1-00023
JOHN F. BUSSE
EILEEN BUSSE
455 VENTURA LANE
WHITEWATER, WI 53190

WP-00037
RICHARD E PARSONS
9009 PINE HOLLOW PLACE
VERONA WI 53593

WUP-00223C
KARL P. STOLL
445 S. PLEASANT STREET
WHITEWATER, WI 53190

JOHN HOFFMANN
N490 WOODWARD ROAD
WHITEWATER, WI 53190

MO-00008
SOBITHA SAMARANAYAKE
GEETHAMALI SAMARANAYAKE
405 S. EAGLE COURT
WHITEWATER, WI 53190

MO-00011
MICHAEL S KACHEL
SONIA L KACHEL
408 PANTHER COURT
WHITEWATER, WI 53190

MO-00014
JEFFREY P. KNIGHT
SHARON A. KNIGHT
405 PANTHER COURT
WHITEWATER, WI 53190

NE-00007, 8
RONALD S. TUMP
LINDA M. TUMP
454 S. ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00018
KENDRICK L POWERS
476 VENTURA LANE
WHITEWATER, WI 53190

NE1-00021
STEPHEN W. BOWEN
DEBORAH C. BOWEN
469 VENTURA LANE
WHITEWATER, WI 53190

WUP-00035, 36B
CITY OF WHITEWATER
P O BOX 178
WHITEWATER, WI 53190

WUP-00223A
ALAN T. TRAUTMAN
SUZANNE R. HASELOW
1304 W. WALWORTH AVENUE
WHITEWATER, WI 53190

WUP-00315A
UNIFIED SCHOOL DISTRICT
ADMINISTRATIVE OFFICE
419 S ELIZABETH ST
WHITEWATER, WI 53190

WUP-00326
STATE OF WISCONSIN
DEPT. OF TRANSPORTATION
P. O. BOX 7913
MADISON, WI 53707

SILVERSTONE PARTNERS INC
C/O TOM SATHER
7447 UNIVERSITY AVE., SUITE
210
MIDDLETON, WI 53562

Randy-GDP

**CITY OF WHITEWATER
PETITION FOR CHANGE OR AMENDMENT OF ZONING**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by Ordinance, change the district boundaries or amend, change or supplement the regulations established by the Zoning Ordinance.

A change or amendment may be initiated by the City Council, the Plan Commission, or by a Petition of one or more of the owners, lessees, or authorized agents of the property within the area proposed to be changed.

PROCEDURE

1. File the Petition with the City Clerk. Filed on 2-19-10.
2. Class 2 Notices published in Official Newspaper on 2-18-10 & 2-25-10.
3. Notices of Public Hearing mailed to property owners on 2-22-10.
4. Plan Commission holds PUBLIC HEARING on 3-8-10. They will hear comments of the Petitioner and comments of property owners. Comments may be made either in person or in writing.
5. At the conclusion of the Public Hearing, the Plan Commission makes a decision on the recommendation they will make to the City Council.
6. City Council consideration of the Plan Commission's recommendation and final decision on adoption of the Ordinance making the change. 3-16-10
7. The Ordinance is effective upon passage and publication as provided by law.

PLEASE COMPLETE THE FOLLOWING APPLICATION. If there is more than one applicant for an area to be rezoned, add additional pages with the signatures of the owners, indicate their address and the date of signature.

Refer to Chapter 19.69 of the City of Whitewater Code of Ordinances, entitled **CHANGES AND AMENDMENTS**, for more information on application and protests of changes.

City of Whitewater
Application for Amendment to Zoning District or Ordinance

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: <u>Silverstone Partners, Inc.</u>	
Applicant's Address: <u>7447 University Avenue, Suite 210</u>	
<u>Middleton, WI 53562</u>	Phone # <u>(608)824-2291</u>

Owner of Site, according to current property tax records (as of the date of the application):
John Hoffman

Street address of property: Walworth Avenue, South of Buckingham Blvd.

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
(see attached)

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Stan Ramaker, AIA

Name of Firm: Excel Engineering, Inc.

Office Address: 100 Camelot Drive
Fond du Lac, WI 54935 Phone: (920)926-9800

Name of Contractor: TBD

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.
Applicant has not

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:

AT-Aq Transition

Proposed Zoning District or Ordinance

PCD

Zoning District in which property is located: R1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: Quadrant Neighborhood Land Use Plans

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;</p>	<p>Proposed amendment will comply with PCD requirements.</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>The City's Quadrant Neighborhood Land Use Plan advises for pedestrian-oriented residential development in this area.</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>In compliance with PCD requirements.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>No.</p>

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>No. Senior housing is a low trip generator. Adequate on-site parking will be provided.</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Project is single-story, low-medium density, will be within required setbacks and will have ample open space.</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>N/A</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>No.</p>

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).



Applicant's Signature

2/11/10

Date

APPLICATION FEES:

2-12-10 **Fee for Amendment to Zoning or Ordinance: \$200**
Date Application Fee Received by City 2-19-10 Receipt No. 6.008422
Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 2-22-10
Date set for public review before Plan & Architectural Review Board: 3-8-10

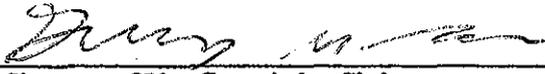
ACTION TAKEN:

Public Hearing: Recommendation Not Recommended by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

With Conditions of the City Planner's report dated March 3, 2010
with the change to Condition #5. That the PCD zoning + GOR be null
+ void if the SIP (Specific Implementation Plan) is not approved by December 31,
2010. See Attached.

EXHIBIT
2-3-10
PENNSYLVANIA



Signature of Plan Commission Chairman

3-8-10

Date

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

Thomas W. Sather, the applicant/petitioner for
(Owner's Name): Silverstone (applicant), dated: 2/11/10

Phone # (608) 824-2291, tax key #(s) n/a

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 11 day of February, 2000



(Signature of Applicant/Petitioner)
Thomas W. Sather

(Printed Name of Applicant/Petitioner)

(Signature of Owner of Property & Date Signed)

(Printed Name of Owner of Property)

EXHIBIT A-1**Legal Description**

Part of the NE¼ of the NE¼ of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the NE corner of said Section 7; thence S88°18'33"W, along the north line of said NE¼, 321.49 feet to the point of beginning; thence continue S88°18'33"W, along said north line, 395.44 feet; thence S 1°41'27"E, along the east line of Lot 1, Certified Survey Map No. 1334, 377.47 feet to the SE corner thereof; thence S88°17'16"W, along the south line of said Lot 1 and its extension, 342.05 feet; thence S0°07'17"E, 403.34 feet; thence N88°18'33"E, 714.43 feet; thence N0°48'37"E, 781.53 feet to the point of beginning, containing 10.000 acres and subject to a road right of way across the northerly 33 feet.

Date: April 28, 2008

Prepared for: Atty. Mitch Simon

February 18, 2010

Neighboring Property Owners
City of Whitewater, WI

RE: Proposed Senior Cottage Project
South of Walworth Avenue at Buckingham Boulevard

Our company, Silverstone Partners, Inc. of Middleton, WI is proposing a 64-unit senior cottage-style apartment project to be located on ten acres of land situated on the Hoffman property south of Walworth Avenue at Buckingham Boulevard in the City of Whitewater.

The project features condominium-style ranch units and will also feature a clubhouse for residents. It will be age restricted to persons 55 years and older and will feature a mix of market rate and affordable units available to seniors with annual incomes of approximately \$31,000 per year or less. Rents are projected to range from \$475 to \$950 per month.

This is the same project we presented to you on August 12th, 2008 at Randy's Restaurant. This project was stalled due to challenges in the financing market at that time, but we believe we are now in a position to move forward.

We would like to invite you to a neighborhood informational meeting at Randy's Restaurant located at 841 East Milwaukee Street from 6:00 to 7:00pm Wednesday, February 24th to provide you with a project overview and to answer any questions you may have about the project. Coffee, soda and cookies will be provided.

If you are unavailable to attend this meeting, but have any questions or comments about the project, please do not hesitate to call me directly at (608)824-2291.

We hope you are able to attend and look forward to seeing you on Wednesday!

Sincerely,

SILVERSTONE PARTNERS, INC.



Thomas W. Gather
President

PROJECT OVERVIEW:

PROPOSED SENIOR COTTAGE DEVELOPMENT WALWORTH STREET AT BUCKINGHAM BOULEVARD

WHITEWATER, WISCONSIN

Project Sponsor: This project is sponsored by Silverstone Partners, Inc. a Middleton, Wisconsin-based real estate development firm that specializes in the development and asset management of senior housing. The principals of Silverstone have developed, own and asset manage over 1,000 units of senior housing throughout Wisconsin.

The Proposed Project: The proposed project consists of 64 ranch or "cottage" style apartments consisting of 8 one-bedroom units and 56 two-bedroom units. Each unit will include a one-car attached garage, full kitchen, laundry and storage facilities and a front porch and rear patio. The buildings will not have basements. The project will also include a clubhouse with a rental/management office, community room, fitness center, community patio, business center and other amenities. Rental rates are anticipated to range from \$475-\$735 per month for the one-bedroom units and \$535-\$950 per month for the two-bedroom units. The rental rate includes heat, water and sewer charges. This will be a mixed income project with the majority of the units designated as affordable and the balance as market rate.

The project will be deed restricted to persons 55 and older. The project will not be tax exempt and will pay real estate taxes.

Tenant Population and Market Demand: The project will be age restricted to persons 55 and older. Based on experience with the cottage-style product we would expect a typical tenant profile of singles and married couples most commonly 55 to 70 years of age. This is a substantially younger tenant profile than we experience with elevator serviced interior corridor buildings where the age is typically 70+. This product competes most directly with condominiums since it offers a condominium-style living experience. The maximum annual household income for the affordable units is \$31,080 per year. Given that many of the residents are single or retired, there is a large income-qualified market base for our target demographic tenant.

Although we have not yet commissioned a full narrative market study, we have had our plans reviewed by two professional market analysis firms, both of whom are of the opinion that adequate market demand exists for the proposed project.

Ownership and Management: The project will be owned and asset managed by the principals of Silverstone Partners, Inc. who are long-term owners. Given the nature of

the financing, the principals will be encumbered by personal guarantees on the project for a minimum of 15 years.

The property will be professionally managed by Oakbrook Corporation of Madison, Wisconsin. Oakbrook currently has over 270 employees and manages over 7,500 apartments. Oakbrook has managed all of Silverstone's apartments dating back to 1997.

Project Financing and Timing: The project will be financed through the 9% WHEDA tax credit program, which is administered through a competitive process. The application deadline is March 26, 2010 and the announcement of tax credit award will be in June. To move forward with this WHEDA tax credit application, zoning for the project needs to be approved by March 26, 2010. If the project is successful in receiving the tax credit award it is anticipated that construction would start in late 2010 for a fall, 2011 opening.

PROJECT OVERVIEW:

**PROPOSED SENIOR COTTAGE DEVELOPMENT
WALWORTH STREET AT BUCKINGHAM BOULEVARD**

WHITEWATER, WISCONSIN

Project Sponsor: This project is sponsored by Silverstone Partners, Inc. a Middleton, Wisconsin-based real estate development firm that specializes in the development and asset management of senior housing. The principals of Silverstone have developed, own and asset manage over 1,000 units of senior housing throughout Wisconsin.

The Proposed Project: The proposed project consists of 64 ranch or “cottage” style apartments consisting of 8 one-bedroom units and 56 two-bedroom units. Each unit will include a one-car attached garage, full kitchen, laundry and storage facilities and a front porch and rear patio. The buildings will not have basements. The project will also include a clubhouse with a rental/management office, community room, fitness center, community patio, business center and other amenities. The project is a low-density residential project with 59% of the site remaining as open space. Rental rates are anticipated to range from \$475 to \$735 per month for the one-bedroom units and \$535 to \$950 per month for the two-bedroom units. The rental rate also includes heat, water and sewer charges. This will be a mixed income project with the majority of the units designated as affordable and the balance as market rate.

The project will be deed restricted to persons 55 and older. The project will not be tax exempt and will pay real estate taxes.

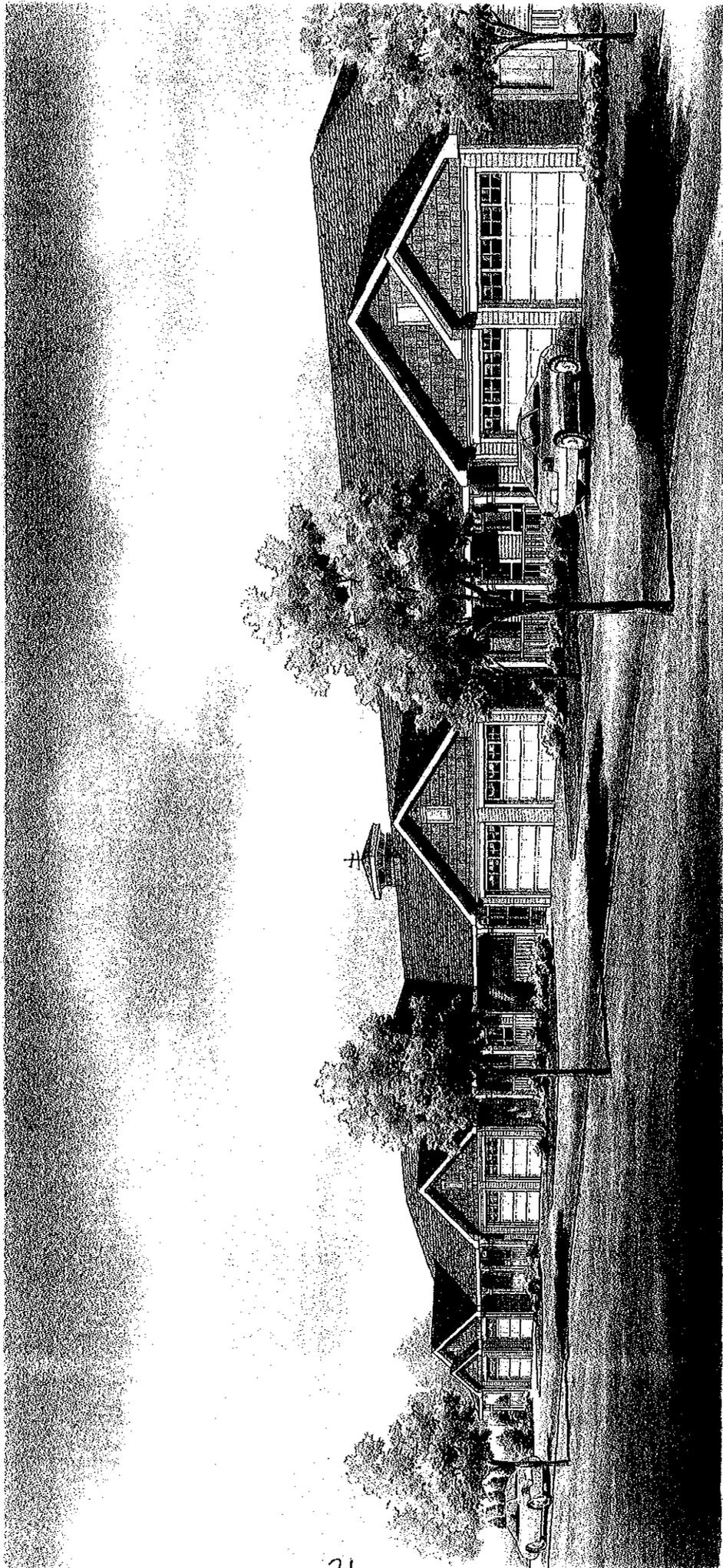
Tenant Population and Market Demand: The project will be age restricted to persons 55 and older. Based on experience with the cottage-style product we would expect a typical tenant profile of singles and married couples most commonly 55 to 75 years of age. This is a substantially younger tenant profile than we experience with elevator serviced interior corridor buildings where the age is typically 70+. The maximum annual household income for the affordable units is \$31,080 per year. Given that many of the residents are single or retired, there is a large income-qualified market base for our target demographic tenant.

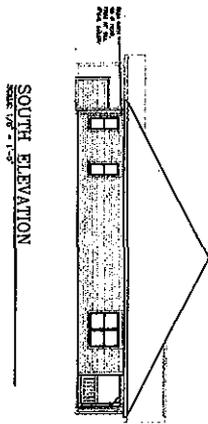
Although we have not yet commissioned a full narrative market study, we have had our plans reviewed by two professional market analysis firms, both of whom are of the opinion that adequate market demand exists for the proposed project.

Ownership and Management: The project will be owned and asset managed by the principals of Silverstone Partners, Inc. who are long-term owners. Given the nature of

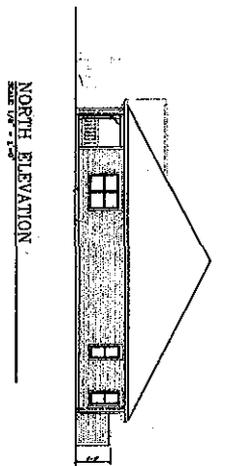
the project and the long-term guarantees made by Silverstone, our ownership timeframe of at least 17 years is anticipated. The property will be professionally managed by Oakbrook Corporation of Madison, Wisconsin. Oakbrook currently has over 270 employees and manages over 7,500 apartments. Oakbrook has managed all of Silverstone's apartments dating back to 1997.

Project Financing and Timing: The project will be financed through the WHEDA 9% tax credit program, which is administered through a competitive process. The application deadline is March 26, 2010 and the announcement of tax credit award will be in June. To move forward with the WHEDA application, zoning for the project needs to be approved by March 26, 2010. If the project is successful in receiving the tax credit award, it is anticipated that construction will start in late 2010 for a fall, 2011 opening.

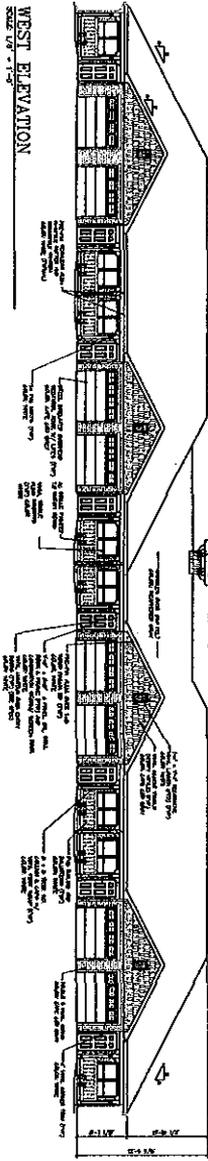




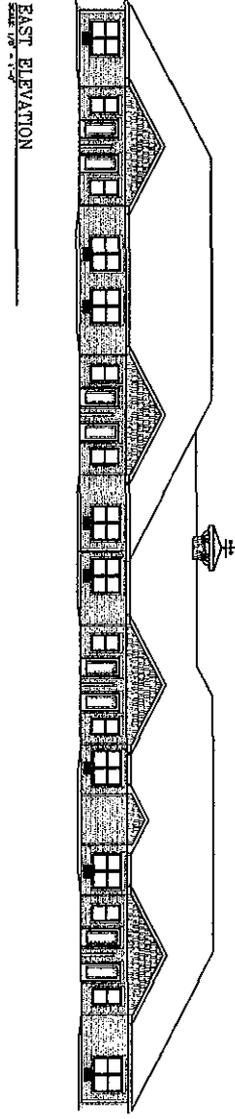
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

Project no.
0806
Date
8-27-2008
Sheet no.
A1

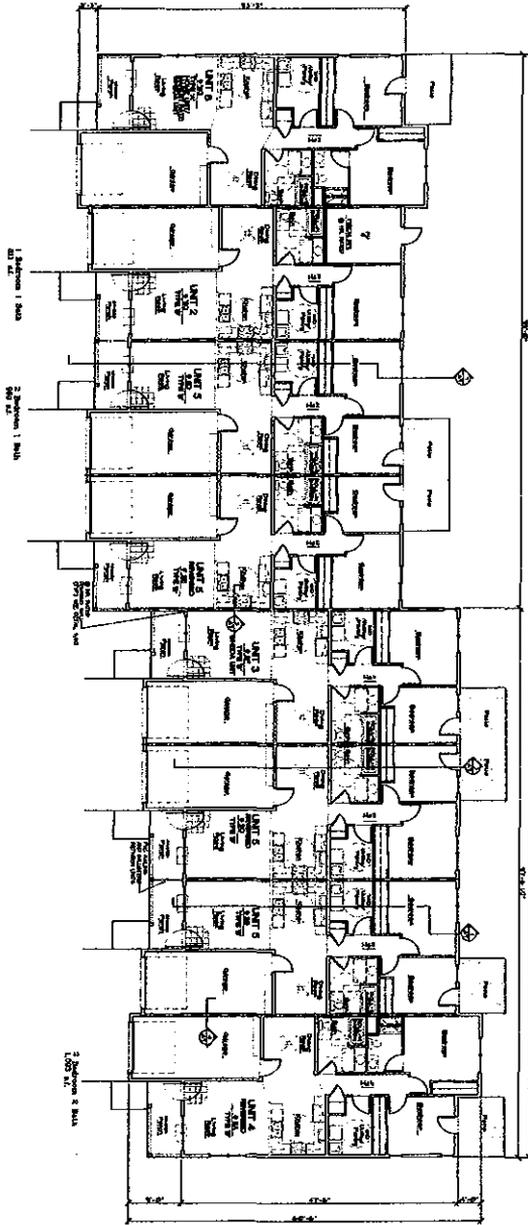
design III
ARCHITECTS
202 W. WALWORTH ST.
MILWAUKEE, WI 53233
(414) 224-4400 FAX (414) 224-4408

Proposed Apartment Development For
Buckingham Court Apartments for Silverstone Partners
Walworth Street
Whitefish, Wisconsin

Revisions	By	Design / Date

8 UNIT FLOOR PLAN

DATE: 7/27-1-07
 DRAWING NO.: 0806.01



project no.
0806
 date
8-27-2008
 sheet no.
A1

design III
 300 W. MARKET ST.
 SUITE 100, 200
 WHITEWATER, WI 53190
 (920) 833-3300 FAX (920) 833-4000

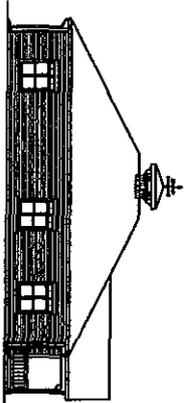
Proposed Apartment Development For

Buckingham Court Apartments

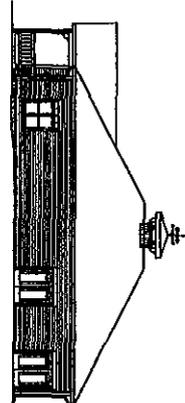
for Silverstone Partners
 Walworth Street
 Whitewater, Wisconsin

revision	by	date

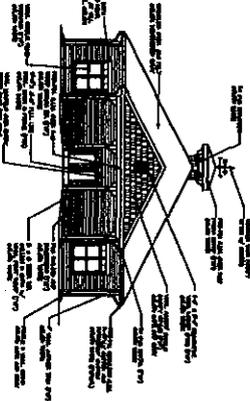
SOUTH ELEVATION



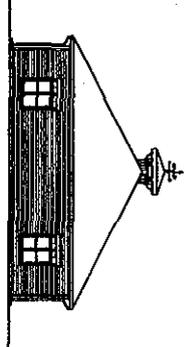
NORTH ELEVATION



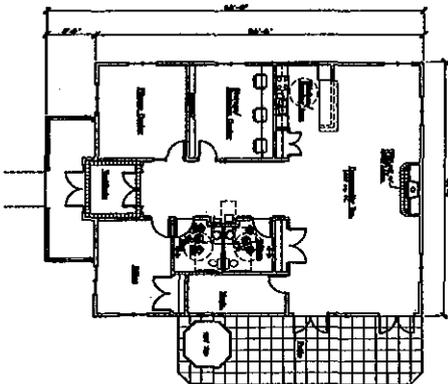
EAST ELEVATION



WEST ELEVATION



CLUBHOUSE FLOOR PLAN



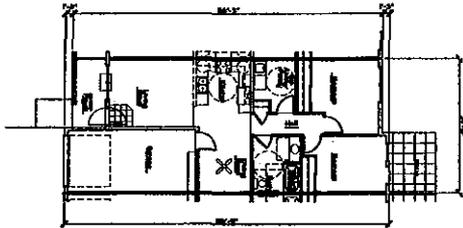
Project No.
0806
Date
8-27-2008
Sheet No.
A2

design III
1111 1st Street
St. Joseph, MO 64504
Tel: 816-234-1111 Fax: 816-234-1112

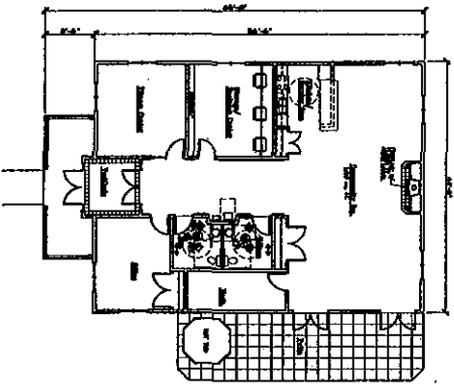
Proposed Apartment Development For
Buckingham Court Apartments
for Silverstone Partners
Wauwatosa Street
Wauwatosa, Wisconsin

Rev.	Description	Date
1	Issue for Review	8/27/08
2	Issue for Construction	
3		
4		
5		

TYPICAL TYPE B UNIT



CLUBHOUSE FLOOR PLAN



Project No.
0806
Date
8-27-2008
Sheet No.
A3

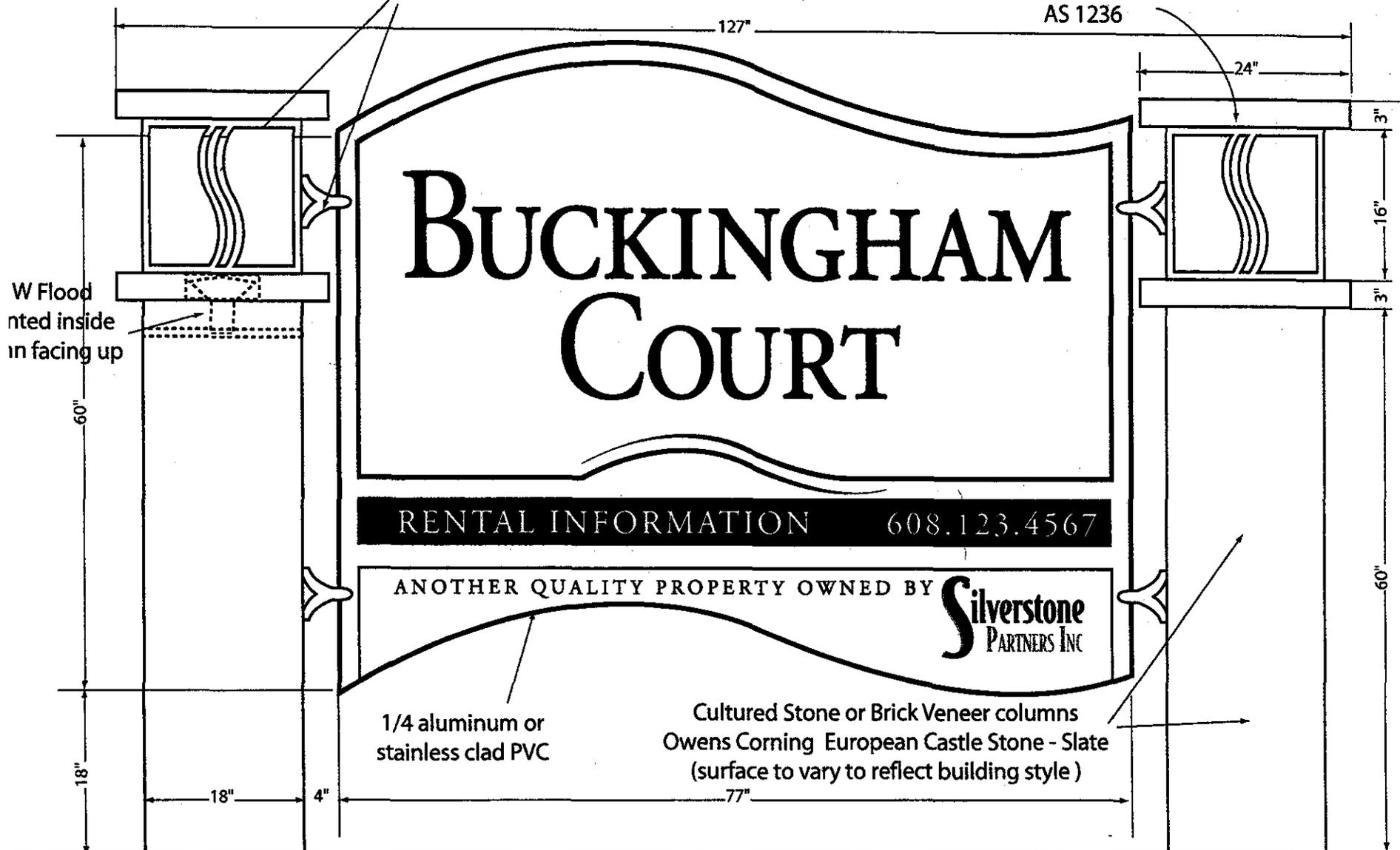
design II
ARCHITECTS
1000 W. WISCONSIN ST.
MILWAUKEE, WI 53233
TEL: 778-1200 FAX: 778-4400

Proposed Apartment Development For
Buckingham Court Apartments
for Silverstone Partners
Walworth Street
Whitefish, Wisconsin

NO.	REVISION	DATE	BY	CHKD.
1				
2				
3				
4				
5				

wrought iron headpiece and brackets reflecting architectural elements of property

Gray Chiseled Pier Cap AS 1236

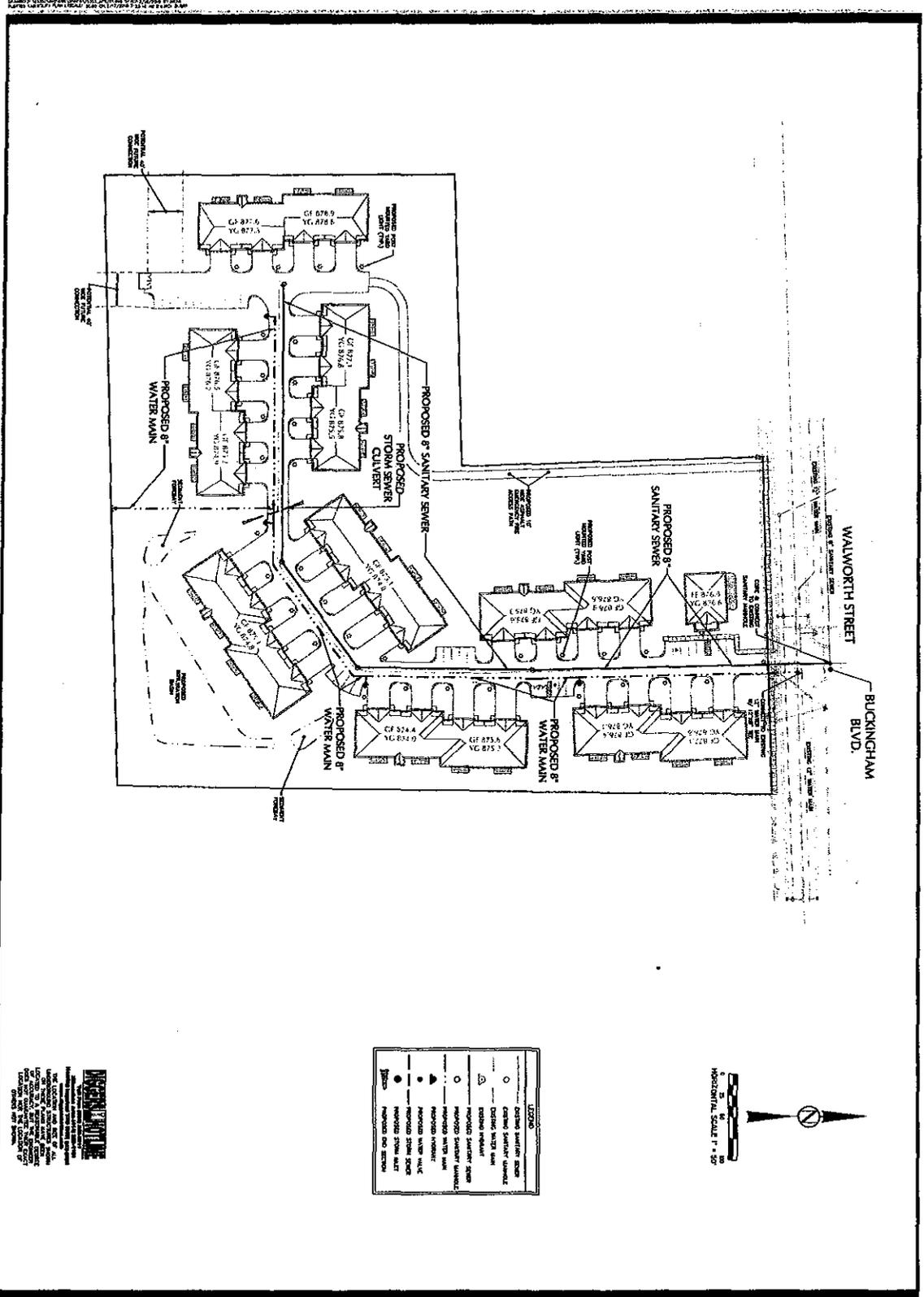


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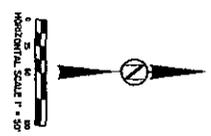
3E

Site Sign Concept
Silverstone Partners, Inc.
Whitewater, WI and Others

Scale: 3/4" = 1'-0"



LEGEND	
(Symbol)	Existing sanitary sewer
(Symbol)	Existing water main
(Symbol)	Existing storm sewer
(Symbol)	Proposed sanitary sewer
(Symbol)	Proposed water main
(Symbol)	Proposed storm sewer
(Symbol)	Proposed storm sewer culvert
(Symbol)	Proposed storm sewer manhole
(Symbol)	Proposed storm sewer catch basin

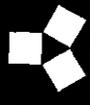


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PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT NO.	15352
CONTRACT NO.	15352-UTILITY-001
DATE	FEBRUARY, 2010
DESIGNED BY	N. DUBES
CHECKED BY	M. FOX
APPROVED BY	L. VANWINECK
SCALE	AS SHOWN

UTILITY SYSTEM PLAN
WHITEWATER SENIOR APARTMENTS
 CITY OF WHITEWATER, WISCONSIN
UTILITY PLAN


YAGGY COLBY ASSOCIATES
 ENGINEERS & ARCHITECTS
 1000 W. WISCONSIN AVENUE
 OMAHA, NEBRASKA 68102
 PHONE: (402) 421-1111
 FAX: (402) 421-1112
 WWW.YAGGYCOLBY.COM



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
 From: Mark Roffers and Megan MacGlashan, AICP, City Planning Consultants
 Date: March 3, 2010
 Re: Buckingham Court Senior Cottages Request to Rezone to Planned Community Development (PCD) and Associated General Development Plan (GDP) Approval

Background and Summary of Request

The applicant, Silverstone Partners, is requesting rezoning of roughly 10 acres of land to Planned Community Development (PCD), and approval of an associated General Development Plan (GDP) for a 64-unit senior rental "cottages" project. The project is located on the Hoffman property on the south side of Walworth Avenue, west of the High School and south and east of an existing group home and east of Indian Mound Parkway. Rezoning to PCD and GDP approval requires a recommendation by the Plan Commission followed by City Council approval. If rezoning and the GDP are approved, the PCD process involves a final step: Specific Implementation Plan (SIP) approval, which is only subject to Plan Commission approval at a later date. The land is currently zoned AT Agricultural Transition, which generally allows agricultural uses and is a holding zone in the City pending assignment of permanent zoning to lands on the City's fringe.

The applicant is proposing eight ranch-style buildings, each with eight dwelling units. Eight of the units would have one-bedroom and the remaining 56 units would have two bedrooms. A clubhouse is also being proposed for the development site, which will include the rental management office, a community room, fitness center, community center, and business center. The majority of units will be rented at affordable housing rates, and the balance will be rented at market rate. All units would be deed restricted to only allow residents age 55 and older.

The applicant brought a conceptual plan of this project to the Plan Commission in July of 2008. Key issues discussed at that meeting related to concerns about street connectivity and emergency access to the site, and the design of the buildings. Since that time, the applicant has held two neighborhood meetings to present and discuss the project with residents who live on the north side of Walworth Avenue and has met with City staff and us to discuss the project, and make some revisions, particularly with respect to access.

Analysis

1. The proposed development site is located in an area that is surrounded mostly by residential and institutional land uses. The property itself and the remainder of the Hoffman land to the west,

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
 611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 •
 414.732.2035 Fax
www.vandewalle.com

Shaping places. shaping change

east, and south is currently zoned AT Agricultural Transition. Land to the north is zoned R-1 and R-1x and is currently developed with single-family residential neighborhoods. The property brackets an existing group home along Walworth Avenue. The High School is located east of the property, and a church is located north and slightly west of the property.

2. Overall the proposed development is consistent with both the South Whitewater Neighborhood Development Plan (SWNDP) and the City's recently adopted Comprehensive Plan, which both show this property and surrounding lands in the "Future Neighborhood" future land use category. This land use designation is intended to include a mix of residential densities, generally focused on single-family housing, but also including some two-family and multi-family development. As part of the SWNDP, adopted in 2009, a conceptual neighborhood plan was prepared for this broader area. The plan took into consideration the likelihood of this project returning for future City approval. In fact, this property has been explicitly outlined on the SWNDP Development Plan map, and conceptual roadways have been shown to eventually link up with the private driveway proposed to bisect this development site.

We generally feel this is an appropriate location for moderate density senior-oriented residential development given its location on a collector street and its proximity to several community activity centers, such as the high school and aquatic center. The project is also consistent with the City's neighborhood preservation strategy, which instead promotes higher-density, general renter apartments closer to campus. Although the applicant has not done a market study analyzing the specific demand for this type of senior housing in Whitewater, we have no evidence to suggest that there is not a demand for such housing. And demand will likely continue to grow in the future, particularly as the City's population continues to age.

3. The City's zoning ordinance defines five criteria upon which a request for PCD zoning shall be evaluated. We feel this proposal meets these criteria, which are as follows:
 - a. *The proposed development shall be compatible with the physical nature of the site with particular concern for preserving natural features, existing vegetation, and topography.* This site is currently undeveloped and does not have any existing trees or other natural vegetation, except along lot lines. No floodplains, wetlands, or soils with building limitations are located on the property. We consider this to be an appropriate site for residential/ neighborhood development.
 - b. *The proposed development shall be an asset to the community aesthetically. The buildings and uses shall blend in with the surrounding neighborhood.* We feel the architecture, building materials, and colors of the proposed buildings are attractive and of generally high quality. Although the development would be comprised of 64 units, development would be of a scale that is compatible with the single-family neighborhoods to the north (e.g., one story buildings, significant open space, a modest 6.4 units per acre), and the predominately single-family neighborhood that is intended for the balance of this property in the future under the "Future Neighborhood" designation in the City's plans. Also see our other comments below related to building design.
 - c. *The proposed development shall not create a traffic or parking demand incompatible with existing or proposed facilities. The width and location of streets, other paving and lighting should be appropriate to the uses proposed. In no case shall standards be less than those necessary to ensure public safety as determined by the city.* See our comments below related to this criterion.
 - d. *The proposed development shall not place avoidable stress on the city's water supply, sanitary sewer and storm water drainage systems.* See comments below from the City's engineering consultant.
 - e. *The proposed development shall make adequate provisions for the permanent preservation and maintenance of open space.* As part of this development, the applicant is proposing to keep the areas generally north and west of the northwestern row of buildings and south of the southern buildings undeveloped. Roughly 60 percent of the site will be in open space, which meets and exceeds the City's R-3 zoning district requirements for the provision of

open space. (While R-3 standards are not technically required for this site, because it is proposed for PCD zoning, we used R-3 standards as a basis for comparison because it is the nearest comparable “standard” zoning district. A stormwater infiltration basin is planned for the southeastern corner of the development site.

4. Although we typically recommend the City be judicious in its use of PCD zoning, we now agree that PCD zoning is appropriate for this project because, unlike R-3 Multiple-Family zoning, PCD zoning could be linked exclusively to this development proposal. This means that if this project were to fall through, no other development could be located on this site without first going through its own development approval process. If, on the other hand, the property was zoned R-3 and this project fell through, the City would be left with 10 acres of R-3 zoned property that would be available for another multi-family development, which would may not have the same characteristics as this development (e.g., deed restricted to over 55, low building profile, compatible with single-family residential). The benefit of utilizing PCD zoning in this case is that it will ensure that the City maintains the ability to control the types and densities of development that occur on this site, consistent with the SWNDP and the Comprehensive Plan/Neighborhood Preservation Strategy.
5. In 2008, one of the most significant concerns we had with the concept for this development related to street connectivity and, more broadly speaking, this development’s relationship to future development of the Hoffman property. That was before the adoption of the SWNDP, in which many of these issues were resolved. The applicant is not proposing the construction of any public streets as part of this development. The development would instead be served with a private driveway, initially with one connection to a public street (Walworth Avenue). In an emergency situation, if the private driveway were somehow obstructed, the applicant is proposing to install a 10-foot wide asphalt path running north/south along the western property line in the short-term.

In addition to providing a second means of emergency access, this path would serve as a walking/recreation facility connecting residents living in the southern portion of the development directly with the proposed sidewalk on Walworth Avenue. It also creates a looped walking circuit that could be used by residents of the development. To make this path more of an interesting and attractive site amenity, we recommend that on the Specific Implementation Plan documents that will come later, the applicant adjust the route of the pathway so that it meanders a little more without providing as sharp of curves. We would also like to see some trees and landscaping along the path, and perhaps even a bench or two. The sharp curves currently depicted toward the southern end of the path may make the path very difficult for an emergency vehicle to navigate, should the path ever need to be used for emergency access. This may address some comments from Strand Associates as well regarding the accessibility of this path for emergency vehicles.

To address the longer-term issue of connectivity with future development on other parts of the Hoffman property, the applicant is indicating two 40-foot wide swaths of land in the southwestern corner of the site that would be reserved for driveway connections so this development could be interconnected with future public roads that would be built in this area: one connection oriented north/south and the other oriented east/west. These are alternatives; we do not feel both will be necessary but we also feel it is too soon to say which would be best.

Together, we feel these solutions adequately address the concerns we had in 2008. As part of the applicant’s Specific Implementation Plan submittal, in addition to our path suggestions above, we would like work towards a commitment of some sort from the applicant to both reserve these two areas for future driveway connections to public roads and to actually install one of these two connections when adjacent development and public roads are built in the future. Strand is advising—and we support—a cul-de-sac in this general area in the mean time.

6. The applicant is proposing to install sidewalks along the south side of Walworth Avenue for the entire width of this development site. We understand that, per past approvals for the High School, the District will be required to provide sidewalk along the Walworth Avenue frontage of the High School property once sidewalks are installed to the west. There remains a small gap (no more than a few hundred feet) between the eastern edge of this proposed development site and the High School property. The applicant has verbally volunteered to install sidewalk within this gap to provide a continuous sidewalk connection to and from the high school property—an important connection given the proposed senior residents of this development and the attraction that the High School and Aquatic Center. We recommend the applicant clearly indicate this on the Specific Implementation Plan documents, and that such a connection be a condition of GDP approval.
7. The applicant is proposing that each dwelling unit would have two parking spaces (one garage space and one driveway space). There are also 23 additional parking spaces located around the site, and 8 more spaces in front of the clubhouse. The City's standard parking requirements for multi-family development require two spaces for one bedroom units and three spaces for two bedroom units. A total of 56 out of 64 units are proposed to be two bedroom units, which means that the amount of parking on this site comes up significantly short of the typical requirement. However, PCD zoning allows the City flexibility to vary its usual zoning requirements, as deemed appropriate. Given the profile and number of people who would be occupying these units, we feel some reduction from normal requirements would be reasonable. However, we have some concern about providing "full credit" for spaces immediately in front of garages, because people typically like to avoid tandem parking situations (i.e., where one person has to move his car so the second person has to get out of the garage). The SIP plans should include some additional between-building parking to address this issue, such as between buildings near the southwest corner of the site.
8. The conceptual landscaping plan generally appears to meet City landscaping guidelines in terms of where landscaping is located, the types of landscaping proposed, and the amount of landscaping. However, based on very rough calculations, it does appear that the proposed landscaping plan is short on the amount of "general yard landscaping" being proposed. To address this, we recommend that on the detailed landscaping plan that will be submitted as part of the SIP documents that will follow, additional trees and other landscaping be located on the western side of the lot surrounding the walking path (as suggested above), in the yard areas between the rear of the two northeastern-most buildings and the eastern lot line, and between the rear of the western-most building at the end of the private drive and the western lot line to provide additional screening between these buildings and future adjacent development, which could be of lower density under City plans.
9. The applicant is proposing decorative lighting fixtures in the landscaped areas in front of the buildings. A more detailed lighting plan will be required as part of the SIP submittal.
10. We recommend that building setbacks for this project be consistent with those normally required in the R-3 zoning district. This would require front and rear yard setbacks of 30 feet. For the purposes of this development, we consider all yards located behind buildings to be rear yards, particularly because future development around this development site will likely back up to these areas and may be lower density in character. It appears that at least portions of two of the buildings do not meet this 30-foot rear yard setback recommendation. It also appears that the northeastern-most building does not meet the recommended 30-foot front yard setback. As part of the SIP submittal, we advise that the applicant make adjustments to the site plans to accommodate these setback requirements.

11. The signage plans appear to generally meet normal ordinance requirements for the R-3 zoning district (no more than 8 feet high and 32 square feet). Along with the SIP submittal that will follow, the applicant should resubmit a full color, dimensioned and scaled rendering of the signage plans.
12. As discussed above, we generally feel that the architecture, building materials, and colors of the proposed building are attractive and of high-quality. All eight buildings are proposed to be identical in color, materials, and style. Typically, we would recommend more variety in the design of the buildings to avoid monotony and encourage a more compelling and interesting streetscape. However, in this situation, the applicant's goal is to create a unified development, and we feel that in this situation, given the private nature of the development, and the type of development, the proposed uniformity is appropriate. We do suggest that the applicant consider variations in the siding shades of the different buildings within a common family and bring with him to the meeting color renderings of the buildings and color samples so the Plan Commission can get a better idea of what the buildings will look like.

Other design issues that we feel should still be addressed as part of the applicant's SIP submittal are as follows:

- a. The currently proposed front porch depth of 4 feet is not very functional in our opinion. We recommend a minimum depth of six feet, which will be especially important for seniors and people in wheelchairs. Expanding the width of the front porch will also mean that the garage will not project as far out in front of the rest of the house, and in some cases it looks as though the porch might even extend out beyond the garage. This will help create a more pedestrian friendly environment for residents walking down the street.
 - b. Small privacy fences should be installed between the individual housing units in the back yards to better establish and enhance more private outdoor spaces.
13. Through a letter dated February 23, 2010, Strand Associates have offered comments and recommendations for the general engineering and stormwater plans that have been provided at this time. Like other plan sets, more detailed plans will be required at the time of SIP review, and in our opinion most of the Strand comments suggest detailed design issues that should be addressed through plan changes at that stage. The applicant will be required to fully meet the City's progressive stormwater management ordinance and reach stormwater agreements with Mr. Hoffman for discharge to the east of the 10-acre site. Also, we note that the Strand comments advise a walkway along the main private driveway in the development. While we would support this recommendation, this comment was specifically discussed back in 2008 and should probably be discussed again.

Recommendation

Subject to any issues raised during the public hearing or Plan Commission discussion, we recommend that the Plan and Architectural Review Commission first find the proposed rezoning consistent with the City's Comprehensive Plan, then approval of PCD zoning and the General Development Plan for Buckingham Court, located on Walworth Avenue, subject to the following conditions:

1. The site shall be developed in general accordance with the Site and Landscaping Plan (sheet L-1) dated 2/17/10; the 8 Unit Floor Plan (sheet A-1) dated 8/27/08; the Utility Plan (sheet 2) dated 2/2010; the Grading Plan (sheet 1) dated 2/2010; the North, East, South, and West Elevations (sheet A1) dated 8/27/08; the Clubhouse Floor Plan and North, West, South, East Elevations (sheet A2) dated 8/27/08 (with clubhouse construction required with initial development); the



Project Overview: Proposed Senior Cottage Development, Walworth Street at Buckingham Blvd. submitted for review at the 3/8/10 Plan Commission meeting; and the Buckingham Court sign plan submitted for review at the 3/8/10 Plan Commission meeting, except as any changes to those plans are required to meet the conditions that follow.

2. Prior to submittal of the SIP for this project, the applicant shall arrange a meeting with City planning, zoning, and engineering staff and consultants to review SIP submittal expectations. The Specific Implementation Plan submittal(s), shall include the following:
 - a. Detailed/revise site plan.
 - b. Detailed/revise landscape plan, including the species of plants proposed, their size at the time of installation, and a table indicating how the City's landscaping guidelines are being met.
 - c. Detailed site lighting plan, including locations, fixture types, and photometric plan.
 - d. Detailed/revise building elevations and floor plans, including color samples/photo renderings
 - e. Detailed signage plan for all signs related to that SIP phase (materials, colors, size, lighting).
 - f. Complete/revise erosion control, grading, and stormwater management plans and calculations addressing the concerns/comments of the City's engineering consultant in his letter dated 2/25/10, with additional discussion warranted on sidewalk/emergency access issues.
3. As part of the SIP submittal, the applicant shall make the following revisions to the site/landscaping plan, 8-Unit Floor Plan, and Elevations:
 - a. On the site/landscaping plan, adjust the route of the pathway on the western side of the lot so it meanders, and indicate other pedestrian amenities such as benches. Soften the two sharp-angled turns shown toward the southern end of the pathway and include other appropriate modifications to make it more accessible to emergency vehicles.
 - b. Clearly indicate on the site/landscaping plan that the developer will install sidewalk along the south side of Walworth Avenue from the western lot line of the Buckingham Court property east until it reaches the western lot line of the high school property.
 - c. On the site/landscaping plan, indicate additional trees and other landscaping on the western side of the lot surrounding the walking path and also in the yard areas between the two northeastern-most buildings and the eastern lot line, and between the western-most building at the end of the private drive and the southwestern lot line.
 - d. On the site/landscaping plan, adjust the locations of the buildings as necessary to ensure that the rear of all portions of all buildings are set back a minimum of 30 feet from all lot lines and the northeastern-most building is setback a minimum of 30 feet from the front lot line.
 - e. On the site/landscaping plan, 8-unit floor plan, and elevations, expand the width of the front porch to 6 feet, bringing the porch closer to or beyond the front of the garages.
 - f. Include fences between the rear-yard patio areas, including a detail sheet.
 - g. Add additional striped parking in key locations on the site, in a number and location to be discussed between the applicant and City staff.
4. Prior to SIP submittal, work with City staff to prepare and record a development agreement or other appropriate legal document to ensure the developer will reserve land for at least one future driveway connections in the southwest corner of the lot, as indicated on the GDP, and to

be indicated on revised site plans submitted with the SIP. The document shall also specify that when adjacent land to the south and west develops, the developer or other property owner in the future of the 10-acre piece agrees to install the driveway connection, subject to all City of Whitewater standards, in whichever of the two reserved roadway orientations is deemed most appropriate at the time given future road patterns.

5. Planned Community Development zoning shall take effect only upon Plan Commission approval of a Specific Implementation Plan for the Buckingham Court project. Until that time, the land shall remain zoned AT Agricultural Transition. If no Specific Implementation Plan is approved within two years of Council approval of this PCD zoning and associated General Development Plan, the PCD zoning and General Development Plan shall be null and void.
to by Dec 31st 2010
6. Prior to the issuance of a building permit, the applicant shall pay a fee-in-lieu of parkland dedication in accordance with City ordinance standards for the 64 additional housing units being added to this property, and shall work with City staff in advance of the SIP submittal to determine whether any park improvement fee credit will be provided in conjunction with the clubhouse construction.



910 West Wingra Drive
Madison, WI 53715
Phone: 608-251-4843
Fax: 608-251-8655

February 25, 2010

Office Locations

Madison, WI
Joliet, IL
Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Columbus, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH
Phoenix, AZ

Mr. Bruce Parker, Director of Neighborhood Services
City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Re: Buckingham Court Senior Cottages
Silverstone Partners

Dear Bruce,

We have reviewed the drawings dated February 18, 2010, prepared by Yaggy Colby Associates, Inc. for the proposed Buckingham Senior Cottages development on Walworth Avenue. We offer the following comments for your consideration:

www.strand.com

Sanitary Sewer

1. A permanent easement is needed for the proposed sanitary sewer.
2. Sanitary sewer lateral size and location should be shown on the drawings.
3. All sanitary sewer materials shall be in accordance with standards of the City of Whitewater.

Water Main

1. A permanent easement is needed for the proposed water main.
2. Water service size and locations should be shown on the drawings.
3. All water main materials shall be in accordance with standards of the City of Whitewater.
4. The proposed 8-inch water main extending to the south limits of the development for future water main looping should be moved approximately 250 feet west.
5. All fire hydrants shall be protected with curb and gutter or guard posts.

Stormwater Management

1. Storm sewer should be extended from Walworth Avenue south along the new driveway alignment to collect runoff before it crosses the sidewalk.
2. The proposed stormwater facility is shown to be an infiltration basin. Generally speaking, the presence of clayey soils and shallow bedrock in the City of Whitewater has made implementation of infiltration practices difficult. Soils borings should be performed at the actual basin location to assess whether the subsurface conditions are appropriate for an infiltration basin.



Mr. Bruce Parker, Director of Neighborhood Services
City of Whitewater
Page 2
February 25, 2010

3. If an infiltration basin is ultimately implemented, a plugged outlet pipe should be provided to allow temporary drawdown of the basin for maintenance purposes.
4. A permanent stabilized drainage easement should be provided across private property located downstream (east) of the proposed basin.
5. Additional details are needed on storm sewer sizes, elevations, and basin construction.
6. A blanket easement is necessary for the basin to allow the City to access and maintain the basin if it is not being done by the property owner.
7. WinSLAMM calculations shall be prepared and submitted to demonstrate that an 80 percent total suspended solids (TSS) reduction is being realized.

General

1. A paved cul-de-sac in the southwest corner of the development should be considered.
2. The alignment and width of the proposed emergency access may not be adequate for some emergency vehicles.
3. Sidewalk should be constructed on at least one side of the private street serving the development.
4. Curb cuts, curb ramps, and crosswalks should be provided at the Walworth Avenue/Buckingham Boulevard intersection (north and south sides).
5. The proposed curb cut and driveway shall meet City of Whitewater standards.
6. Plan and profile sheets detailing the elevations of the proposed infrastructure are recommended.
7. Any infrastructure that is to be dedicated to the public (water main, for example) shall be subject to state-established wage rates and related requirements.

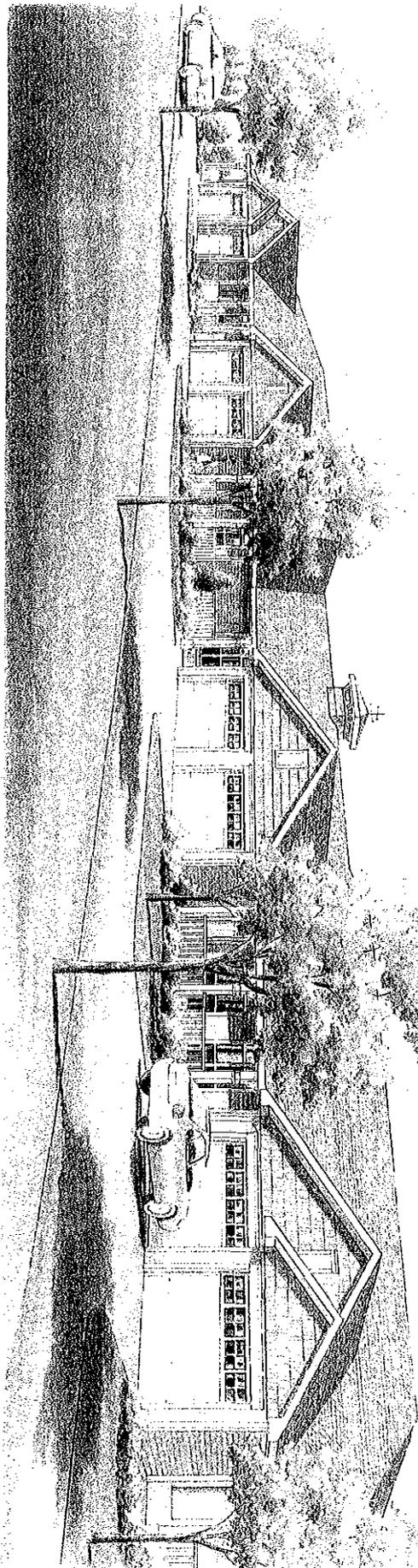
Please contact me or Mark Shubak if you have any questions regarding this project. Thank you.

Sincerely,

STRAND ASSOCIATES, INC.®


Mark A. Fisher, P.E.

c: Dean Fischer, DPW, City of Whitewater
Igor Vaynberg, P.E., Yaggy Colby Associates, Inc.



PENGAD-Bayonne, N.J.
EXHIBIT
97-3-8-0

Item too large to scan.

**This part of the document may be viewed at the
Neighborhood Services Department,
Whitewater Municipal Building (2nd floor),
312 W Whitewater Street
or
Irvin L. Young Library, 431 W Center Street**

Blueprints
‡
Silverstone Brochure

STATE OF WISCONSIN

CITY OF WHITEWATER

WALWORTH & JEFFERSON
COUNTIES

Notices to property owners within 300 ft.

In the matter of:

Plan Commission to hold public hearing for rezoning of 10 acre parcel of land to PCD for proposed senior housing.

*South of Walworth Ave
across from Buckingham Blvd.*

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS
COUNTY OF JEFFERSON)

Jane E. Wegner, being first duly sworn on oath, deposes and says that on the 22nd day of February, 2010, (s)he deposited in the outgoing mail for the City of Whitewater, Walworth & Jefferson Counties, Wisconsin, a true copy of the attached notice, securely enclosed in an envelope, with postage prepaid thereon, to the following named, at the address stated:

SEE LIST ATTACHED

Jane E. Wegner
Jane E. Wegner
Plan Commission Clerk

Subscribed and sworn to before
me this 22 day of
January, 2010

Michele Smith
NOTARY PUBLIC, State of Wisconsin
My commission expires: 6-13-10

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following area to rezone from AT (Agricultural Transition Residence) Zoning District, under Chapter 19.42 of the Zoning Ordinance of the City of Whitewater; to PCD (Planned Community Development) Zoning District, under Chapter 19.39 of the Zoning Ordinance of the City of Whitewater:

Legal Description:

Part of the NE 1/4 of the NE 1/4 of Section 7, T4N, R15E, City of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the NE corner of said Section 7; thence S88°18'33"W, along the north line of said NE 1/4, 321.49 feet to the point of beginning; thence continue S88°18'33"W, along said north line, 395.44 feet; thence S1°41'27"E, along the east line of Lot 1, Certified Survey Map No. 1334, 377.47 feet to the SE corner thereof; thence S88°17'16"W, along the south line of said Lot 1 and its extension, 342.05 feet; thence S0°07'17"E, 403.34 feet; thence N88°18'33"E, 714.43 feet; thence N0°48'37"E, 781.53 feet to the point of beginning, containing 10.000 acres and subject to a road right of way across the northerly 33 feet.

(Part of Tax Parcel # /WUP 00324 being rezoned for proposed senior housing, south of Walworth Ave. at Buckingham Boulevard).

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, March 8, 2010, at 6:00 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 4:30 p.m. Monday through Friday.

Michele Smith, City Clerk

Dated: February 15, 2010

Publish: in "Whitewater Register"
on February 25, 2010 (legal ad)

A-768, WUP-160F
ASSEMBLY OF GOD CHURCH
1540 W. WALWORTH AVE.
WHITEWATER, WI 53190

BUA-00002
THOMAS E. KATRICHIS
KATHRYN KATRICHIS
485 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00035
CHARLES A. GROVER
468 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00038
DAVID W. MILLER
CAROL L. MILLER
1676 ZANZIBAR PLACE
THE VILLAGES, FL 32162

BU-00003
THOMAS C. HARTY
MARY L. FENZL
447 WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00048
WILLIAM A. WILSON
1406 W. WALWORTH AVENUE
WHITEWATER, WI 53190

MO-00001
SCOTT A. BRAUTIGAM
SARA A. BRAUTIGAM
421 INDIAN MOUND PKWY
WHITEWATER, WI 53190

MO-00004
DAVID M. LUTHER
PATTY LUTHER
497 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00007
STACEY M. ENGLE
MICHELLE D. ENGLE
494 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00010
ARK PARENTEAU TRUST
TERRIE PARENTEAU TRUST
518 S. VENTURAL LANE
WHITEWATER, WI 53190

A-1334
J & D HOLDINGS OF WI, LLC
2411 N HILLCREST PKWY STE 6
ALTOONA WI 54720

BUA-00003
I-NING HUANG
JOYCE L. HUANG
475 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00036
JIM FISCHER TRUST
476 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BU-00001
MARC W. TAYLOR
KIM E. TAYLOR
1344 W. WALWORTH AVENUE
WHITEWATER, WI 53190

BU-00004
TRUSTEE OF E & J KRUCHOSKI
MANAGEMENT TRUST
437 S. WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00045
IRENE LUNDGREN
440 S. WOODLAND DRIVE
WHITEWATER, WI 53190

MO-00002
PAUL J. SCHEPP
ERICA SCHEPP
515 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00005
WALTER E. LEVERENZ
JOYCE D. LEVERENZ
485 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00008
MARCUS TINCHER
502 VENTURA LANE
WHITEWATER, WI 53190

MO-00004
JOHN D. HOWAT
398 EAGLE COURT
WHITEWATER, WI 53190

BUA-00001
SHELBY MOLINA
493 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00004
JOAN M. DOMITRZ
467 S. BUCKINGHAM BLVD
WHITEWATER, WI 53190

BUA-00037
STANLEY J. ZWEIFEL
DIANE H. ZWEIFEL
484 S BUCKINGHAM BLVD
WHITEWATER, WI 53190

BU-00002
MAGDALENE M. STETTLER
455 WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00047
W. GLENN JONES
MARY T. JONES
458 S WOODLAND DRIVE
WHITEWATER, WI 53190

BU-00046
PATRICK J. LARSON
BETH A. LARSON
448 WOODLAND DRIVE
WHITEWATER, WI 53190

MO-00003
CHILUKURI RAO
CHILUKURI INDUMATHI
505 S. VENTURA LANE
WHITEWATER, WI 53190

MO-00006
THERESE K KENNEDY
486 VENTURA LANE
WHITEWATER, WI 53190

MO-00009
ROBIN K. FOX
512 VENTURAL LANE
WHITEWATER, WI 53190

MO-00005
DELORES V. DRAVIS TRUST
406 EAGLE COURT
WHITEWATER, WI 53190

MO-00006
MARY C HUMPHREY
RICHARD R HUMPHREY
410 EAGLE COURT
WHITEWATER, WI 53190

MO-00009
JOSEPH A. KROMHOLZ
MARJORIE E. STONEMAN
393 EAGLE COURT
WHITEWATER, WI 53190

MO-00012
TOM HINSPATER
BRENDA HINSPATER
410 PANTHER COURT
WHITEWATER, WI 53190

MO-00015
MICHAEL J. RULE
JENNY A. RULE
397 PANTHER COURT
WHITEWATER, WI 53190

NE-00009
NICHOLAS M. LESAR
450 ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00019
ROBERT S. STEVENSON
NANCY E. STEVENSON
477 VENTURA LANE
WHITEWATER, WI 53190

NE1-00022
ANH TAN VO
MY THI VO
463 VENTURA LANE
WHITEWATER, WI 53190

WP-00036
MARK A HIEBERT
SANDRA R HIEBERT
454 S PLEASANT ST
WHITEWATER, WI 53190

WUP-00223B
THOMAS I. WEGNER
CHERYL M. WEGNER
193 S. PLEASANT STREET
WHITEWATER, WI 53190

WUP-00324, 25
HOFFMANN LANDS LTD.
C/O TOM HOFFMANN
8612 LIMA CENTER ROAD
WHITEWATER, WI 53190

MO-00007
RIGOBERTO NAVEJAS
MAYTE NAVEJAS
411 EAGLE COURT
WHITEWATER, WI 53190

MO-00010
JOSEPH A. CAROLLO
KERRI L. CAROLLO
396 PANTHER COURT
WHITEWATER, WI 53190

MO-00013
BRANT R MILES
IVY L MILES
409 PANTHER COURT
WHITEWATER, WI 53190

NE-00006
CHRISTOPHER M. NICHOLSON
JILL S. NICHOLSON
451 S. ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00017
BARBARA A. SHEFFIELD
456 VENTURA LANE
WHITEWATER, WI 53190

NE1-00020
MARCO A. WENCE
473 S. VENTURA LANE
WHITEWATER, WI 53190

NE1-00023
JOHN F. BUSSE
EILEEN BUSSE
455 VENTURA LANE
WHITEWATER, WI 53190

WP-00037
RICHARD E PARSONS
9009 PINE HOLLOW PLACE
VERONA WI 53593

WUP-00223C
KARL P. STOLL
445 S. PLEASANT STREET
WHITEWATER, WI 53190

JOHN HOFFMANN
N490 WOODWARD ROAD
WHITEWATER, WI 53190

MO-00008
SOBITHA SAMARANAYAKE
GEETHAMALI SAMARANAYAKE
405 S. EAGLE COURT
WHITEWATER, WI 53190

MO-00011
MICHAEL S KACHEL
SONIA L KACHEL
408 PANTHER COURT
WHITEWATER, WI 53190

MO-00014
JEFFREY P. KNIGHT
SHARON A. KNIGHT
405 PANTHER COURT
WHITEWATER, WI 53190

NE-00007, 8
RONALD S. TUMP
LINDA M. TUMP
454 S. ASSEMBLY COURT
WHITEWATER, WI 53190

NE1-00018
KENDRICK L POWERS
476 VENTURA LANE
WHITEWATER, WI 53190

NE1-00021
STEPHEN W. BOWEN
DEBORAH C. BOWEN
469 VENTURA LANE
WHITEWATER, WI 53190

WUP-00035, 36B
CITY OF WHITEWATER
P O BOX 178
WHITEWATER, WI 53190

WUP-00223A
ALAN T. TRAUTMAN
SUZANNE R. HASELOW
1304 W. WALWORTH AVENUE
WHITEWATER, WI 53190

WUP-00315A
UNIFIED SCHOOL DISTRICT
ADMINISTRATIVE OFFICE
419 S ELIZABETH ST
WHITEWATER, WI 53190

WUP-00326
STATE OF WISCONSIN
DEPT. OF TRANSPORTATION
P. O. BOX 7913
MADISON, WI 53707

SILVERSTONE PARTNERS INC
C/O TOM SATHER
7447 UNIVERSITY AVE., SUITE
010
MADISON, WI 53562

#6



Neighborhood Services • Code Enforcement / Zoning and Department of Public Works
312 W. Whitewater Street / P.O. Box 178, Whitewater, WI 53190
(262) 473-0540 • Fax (262) 473-0549
www.ci.whitewater.wi.us

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Whitewater Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th day of March, 2010 at 6:00 p.m. to hold a public hearing for the consideration of the proposed revisions to the PCD (Planned Community Development) plan for Waters Edge South (smaller lots along Parkside Drive) to allow single story (Liberty Plan) or two story (Roosevelt Plan) single family homes instead of zero lot line duplexes.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

A handwritten signature in black ink, appearing to be "J. J. [unclear]", is written over a horizontal line.

Zoning Administrator

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 9:00 a.m. four weeks prior to the meeting. If not, the item will be placed on the next available Plan Commission meeting.

CITY OF WHITEWATER
CONDITIONAL USE PERMIT APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 2-11-2010.
2. Class 1 Notice published in Official Newspaper on BY CITY ²⁻²⁵⁻¹⁰.
3. Notices of the Public Hearing mailed to property owners on BY CITY. ²⁻²³⁻¹⁰
4. Plan Commission holds the PUBLIC HEARING on 3-8-2010. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the Public Hearing, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.66 of the City of Whitewater Municipal Code of Ordinances, entitled CONDITIONAL USES, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project LOTS 24-37, BLOCK 2 AND LOTS 6-11 BLOCK B
Zoning of Property PDO

- ✓ 1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
- ✓ 2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
- ✓ 3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
- ✓ 4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
SAMPLE SUBMITTED. SUBMITTED SEPARATELY PER LOT & BLDG PERMIT
- ✓ 5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
UNCHANGED PER PREVIOUS SUBMITTAL
- ✓ 6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
- ✓ 7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
NONAPPLICABLE
- ✓ 8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.
NO CHANGE - PER WE ENERGIES / COMPLETED

✓ 9.

Floor plan which shows:

A. The size and locations of:

- 1) Rooms;
- 2) Doors;
- 3) Windows;
- 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
- 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
- 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
- 7) Chimney(s) - include also the type of construction (masonry or factory built);
- 8) Heating equipment;
- 9) Cooling equipment (central air conditioning, if provided);
- 10) Attic and crawl space access; and
- 11) Fire separation between dwelling and garage.
- 12) Electrical service entrance/transformer location.

✓ 10.

Elevation drawings which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim _____, Siding _____, Roofing _____.
- D. Electrical service entrance/transformer location.

✓ 11.

Type of Project:

- A. Single family;
- B. Duplex;
- C. Multifamily # units _____;
Condominium # units _____;
Sorority # units _____;
Fraternity # units _____;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls _____;
- G. Other;

City of Whitewater
Application for Conditional Use Permit

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: WATERS EDGE OF WHITEWATER, LLC
Applicant's Address: N7152 BOWERS ROAD
ELKHORN, WI 53121 Phone # 262-642-9286

Owner of Site, according to current property tax records (as of the date of the application):
WATERS EDGE OF WHITEWATER, LLC

Street address of property: PARKSIDE DRIVE

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
LOTS 24-37, BLOCK 2
LOTS 8-11, BLOCK 8

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: PAUL VANHENKUM AND TONY LARSON

Name of Firm: RSU ENGINEERING AND TERONOMY BUILDERS, INC

Office Address: N7152 BOWERS ROAD
ELKHORN, WI 53121 Phone: 262-642-9286

Name of Contractor: TERONOMY BUILDERS, INC

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: RESIDENTIAL Current Land Use:

Accessory or Secondary Uses: N/A

Proposed Use (Describe need for conditional use):
SINGLE-FAMILY RESIDENTIAL

No. of occupants proposed to be accommodated: N/A

No. of employees: N/A

Zoning District in which property is located: P00

Section of City Zoning Ordinance that identifies the proposed land use as a Conditional Use in the Zoning District in which the property is located:

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and survey diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size (as guided by the building official for filing) commensurate with the permit record, drawn to scale, with all dimensions, figures, showing accurately the size and exact location of all proposed new construction and the relation to either existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduces value of other property.</p>	<p>This change adds a single family ranch option to the zero-lot line area.</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p>No changes have been made to the previously approved utility plans on the 2-story home.</p>
<p>C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance.</p>	<p>PDO with minimum 7' side yards.</p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p>Remains Residential.</p>

CONDITIONS

The City of Whiteford Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. Conditions can deal with the points listed below. Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, signage, lighting, fencing, planimetry, deed restrictions, highway access, restrictions, increased yard, parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

Conditional Uses may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Tom Jansen 2-11-2010
Applicant's Signature Date

APPLICATION FEES:

Fee for Conditional Use Application: \$100
Date Application Fee Received by City 2-11-2010 Receipt No. 6.008413
Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 2-23-10
Date set for public hearing before Plan & Architectural Review Board: 3-8-10

ACTION TAKEN:
Conditional Use Permit: Granted Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:
With the conditions as recommended by the City Planner
as amended at the meeting. See attached.

Gregory Torres (Jw) 3-8-10
Signature of Plan Commission Chairman Date



AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

Tony Larson, the applicant/petitioner for
(Owner's Name): Waters Edge of Whitewater, LLC, dated: 2-11-2010.

Phone # 262-624-9286, tax key #(s) lots 24-37, BLOCK 2
lots 6-11, BLOCK 8

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 11th day of February, 2010

Tony Larson (Signature of Applicant/Petitioner)

Tony Larson (Printed Name of Applicant/Petitioner)

Tony Larson 2-11-2010
(Signature of Owner of Property & Date Signed)

Tony Larson (Printed Name of Owner of Property)

TO: The City of Whitewater Planning Commission
FROM: Richard Atkinson, Managing Member of Atkinson Investments, LLC
DATE: February 19, 2010
RE: Additional Floor Plan Options for the Zero Lot Line Properties in WES

Dear Members of the Whitewater Planning Commission;

Unfortunately due to conflicting schedules, I am unable to attend the planning commission meeting in person. Thus this letter serves as public notice that, as the property owner of record for the townhouse located at 338 Parkside Drive, I have no objection to the additional floor plan options purposed by Teronomy Builders, Inc for the zero lot line properties located in the Waters Edge South subdivision.

If you would like to speak with me I may be reached at 262-642-7788, thank you.

Respectfully submitted,



Richard Atkinson



VANDEWALLE & ASSOCIATES INC.

Waters Edge South Parkside Drive Liberty-Roosevelt SIP Amendment Approval Conditions, 3/8/10

On March 8, 2010, the City of Whitewater Plan and Architectural Review Commission approved the proposed revisions to the Planned Community Development (Specific Implementation Plan) for Waters Edge South to enable a second ranch-style, single-family home design on lots 11 through 37 on Parkside Drive (the Liberty Plan, which would not be allowed on Lots 24, 32, 34, and 37) in addition to the previously approved Roosevelt Plan, subject to the following conditions associated with the SIP as a whole:

1. The project shall be constructed in accordance with the Liberty Plan building elevations dated 2/12/10; the Roosevelt Plan elevations dated 8/31/09; the Liberty Plan foundation and floor plans dated 2/12/10; the Roosevelt foundation and floor plans dated 8/09; the Liberty Plan photo renderings dated 2/12/10; the Roosevelt Plan photo renderings dated 8/31/09; the Color/Siding Options for Single-Family Homes on Lots 6-11, Block 8 and Lots 24-37, Block 2 dated 8/31/09; the Liberty Plan Typical Landscape Detail dated 2/9/10; the Typical Landscape Detail for the Roosevelt Plan dated 9/9/09; The Table Comparison Roosevelt vs. Liberty Plan dated 2/12/10; the Liberty Plan Bullet Points dated 2/12/10; the Amended Grading and Erosion Control Plan dated 2/19/10; the Storm Sewer Plan dated 9/8/09; the Typical Lot Utility Detail for Either the Roosevelt or Liberty Models dated 2/19/10; the Revised Specific Implementation Plan—Liberty Plan dated 2/19/10; the Revised Specific Implementation Plan—Roosevelt Plan dated 2/19/10; except as changes to those plans are required to meet the conditions that follow.
2. Prior to the issuance of any building permits, the applicant shall revise and resubmit the Declaration of Restrictions dated September 2004, or submit proposed new restrictions to apply only to lots 6 through 11 and 24 through 37 for City staff approval, and provide evidence that such restrictions have been recorded with the Register of Deeds. Such restrictions shall specify the following:
 - a. If required landscaping will be installed by the future lot owner/homeowner (and not the developer of Waters Edge South), specify that the lot owner shall be responsible for providing a minimum of 250 points of landscaping around the building foundation and pavement areas, plus a minimum of 250 points of landscaping elsewhere on the lots, consistent with the City of Whitewater landscaping guidelines, which defines the point system. The restrictions should further specify that all landscaping must be planted within one year of occupancy of the respective house.

- b. Specify that no two houses of similar front elevation/ façade shall be spaced less than 4 lots apart from one another. In order for houses to be deemed dissimilar, houses cannot have the same building elevation or the same combination of color/siding options. A difference in the placement of the garage (i.e., left or right of house) shall be considered a difference in building elevation, provided that no two houses with elevations that are identical except for the placement of the garage are located on abutting lots.
 - c. Specify that the occupancy of each single family home shall be limited to the occupancy restrictions as set forth for the R-1 Single Family zoning district for the City of Whitewater, or any other similar future single-family zoning district that takes its place.
 - d. Indicate that no accessory buildings shall be permitted on the lots.
 - e. Indicate that no property owner shall make alterations to the grading of any site in a manner different from the approved grading plan, unless such alterations are first approved by the City of Whitewater Director of Public Works. The approved grading plan for these lots shall be attached to the declaration of restrictions.
 - f. Require that the property owners for each pair of properties that share a sewer lateral sign a maintenance and easement agreement to ensure and specify provisions for access to the joint laterals for maintenance purposes. Such provision will be enforced through submittal of recorded agreements before building permits are issued over the appropriate lots, or by other means as approved by the Director of Public Works.
 - g. Account for any other changes to the previously approved plans for this part of the overall PCD plans for Waters Edge South that relate to continuing obligations of the future owners of these Lots 6 through 11 and 24 through 37.
3. Prior to the issuance of any building permits, the applicant shall revise and resubmit the following components of their application:
- a. For Roosevelt plan photo renderings (i.e., the color sketches, not the detailed elevation sheets) add to the titles, "Roosevelt Plan, Waters Edge South" For the Liberty plan photo renderings, add to the title Waters Edge South, and identify the color/siding option it represents.
 - b. For the descriptions of the garage door that are indicated as being "white" on the "Color/Siding Options" sheet, add an additional note that specifies that the garage is without windows.
 - c. On the Roosevelt plan elevations and the Liberty plan foundation and floor plans, include a note that says "Plan may be adjusted to allow for alternate garage placement on the west side of units."
 - d. For the "Typical Landscaping Detail" sheet for the Roosevelt plan, add a label that says "Roosevelt Plan." For the "Typical Landscaping Detail" sheets for both the Liberty and Roosevelt plans, specify that the

applicant/developer will be responsible for terrace tree installation within 6 months of the construction of each lot.

- e. Revise the grading plan to address all recommendations from the City's engineering consultant, clearly label all driveways as being paved, and revise the note indicating the rear yard setback so that it is indicated to be a minimum of 25 feet, except for patio/enclosed porch additions which may extend as close as 15 feet from rear property lines.
 - f. On the Revised Specific Implementation Plans for both the Roosevelt Plan and the Liberty Plan, revise the note indicating the rear yard setback will be a minimum of 25 feet, except for patio/enclosed porch additions which may extend as close as 15 feet from rear property lines.
 - g. On the "Liberty Plan Bullet Points" sheet revise the second to last bullet to say, "The side and front yard setback requirements for this Liberty plan will be the same minimum requirements as the previously approved Roosevelt plan. The rear yard setbacks for both the Liberty and Roosevelt plans will be a minimum of 25 feet, except for patio/enclosed porch additions which may extend as close as 15 feet from rear property lines.
 - h. Provide three complete copies of bound documents including the revised building elevations, color/siding options, photo renderings, and all other approved documents and these conditions of approval together into a single document, with a cover page, along with an introduction describing that for each house there will be the option of constructing either the Roosevelt or Liberty model (identify those lots upon which the Liberty model cannot be constructed), any of the three building elevations, combined with any of the color/siding options, subject to the "anti-monotony" provisions outlined in the Declaration of Restrictions.
 - i. Resubmit the tree planting plan for the north side of Parkside Drive for approval by the City Forester.
4. Prior to the issuance of any building permits, the applicant shall address all outstanding issues related to grading, erosion control, and utilities, to the satisfaction of the City's engineering consultant, and as specified in the engineering consultant's email dated February 26, 2010, and his letter dated August 27, 2009.
5. The applicant shall construct the homes and market the lots for owner occupancy at time of initial construction. Prior to the issuance of any building permits, the applicant shall submit proposed selection options for initial installation of interior finishes for City Planner approval, of a type and range that support their initial and long-term occupancy as high-quality, owner-occupied units.
6. The applicant shall pay a site improvement deposit of \$2,000, which shall be refunded once grading and storm sewer improvements are completed in accordance with the associated approved plans for the SIP, street terrace trees are installed per the approval of the City Forester, and document(s) assuring landscaping to the standard advised in the approved Liberty Plan/Roosevelt Plan Typical Landscape Detail is recorded against the affected lots.

7. All conditions and restrictions proposed to be included in restrictions against the lots, as indicated in the above conditions, are also to be considered conditions of approval of this PCD, and enforceable by the City as such.
8. Prior to the issuance of any building permits on Lots 10 and 11 within the PCD amendment area, all submitted plans shall be adjusted so that the east side yard setback for the building and any future additions on Lot 11 is no less than 15 feet, except that the Zoning Administrator may approve a lesser side yard setback upon written confirmation from the adjacent property owner to the east that such reduced setback is acceptable. To respond to this condition, the PCD may be adjusted to reduce the number of housing units, or restore a zero lot line duplex on Lots 10 and 11, without further Plan Commission action.
9. Prior to the issuance of any building permits within the PCD amendment area (lots 6 through 11 and 24 through 37), the applicant shall sign the revised development agreement associated with Waters Edge South.
10. Prior to the issuance of building permits for affected lots, property owners sharing sewer laterals shall sign maintenance agreements as specified in an above condition, or the developer and the City Director of Public Works shall arrive at an appropriate alternative solution.
11. The developer shall restore any driveway openings in the terrace area that are no longer required in their current locations, installing curbing, removing unnecessary hard surfaces, and landscaping terrace areas.
12. No more than 13 of lots 6 through 11 and 24 through 37 shall be developed with the Liberty model home. The Zoning Administrator will confirm that this number is met before any building permit is issued.
13. There shall be no side yard air wells to lower story windows that extend closer than 5 feet from any property line, to maintain both appropriate grading and for resident safety.
14. In the event that the applicant notifies the City of its intent not to proceed with either or both of the August 2009 and March 2010 SIP amendment approvals by December 31, 2010, the applicant shall be entitled to build zero-lot-line duplexes on all applicable lots per past SIP approvals.

SUBMITTAL PACKET 2-12-2010

1. Conditional Use Permit Application with paid \$100 fee, dated 2-11-2010
2. Table 2-12-2010: New Liberty Plan (Ranch Style Home) vs the Roosevelt Plan (2-story) option that was approved in August of 2009.
3. Liberty Bullet Points 2-12-2010
4. Amended Grading and Erosion Control Plan for Liberty and Roosevelt Models. This grading plan works for either model home. Dated 2/19/2010
 - a. Drainage Easement detail section on grading plan
 - b. Added Rear, Front and Side Yard Set-back note on grading plan
 - c. Storm Sewer Plan – between lots 1 and 37 of Block 2, dated 9/8/2009
 - d. Utility Lot Plan dated 2-19-2010
 - e. Sanitary Wyes note from Dean Fischer, dated 9-4-2009
5. Revised Specific Implementation Plan for the Liberty Plan, dated 2-19-2010
 - a. Note Side Yard – Minimum 7'
 - b. Note Rear Yard – Minimum 15'
 - c. Note Front Yard – Minimum 25'
6. Revised Specific Implementation Plan for the Roosevelt Plan, dated 2-19-2010
 - a. Note Side Yard – Minimum 7'
 - b. Note Rear Yard – Minimum 15'
 - c. Note Front Yard – Minimum 25'
 - d. Lot 37, left side yard – Minimum 15'
7. Liberty Plan Rendering Examples, 2-12-2010
 - a. Elevation 1a
 - b. Elevation 1b
 - c. Elevation 1c
8. Liberty Building Plans, 2-12-2010: pages 1 (a, b, c) to page 3
9. Color/Siding Options for Single-Family Homes, 8-31-2009
10. Liberty Plan Typical Landscape Detail, 2-9-2010
11. Plat of Survey example for Liberty on Lots 36 and 35, 2/11/2010
12. Amendment to Contracts for Improvements, 12-2-2009

13. Roosevelt updates

- a. 7 rendering options dated 8/31/2009
- b. Building Elevation options dated 8/31/2009
- c. Landscape Detail dated 9/9/2009
- d. Roosevelt Plan dated 8/2/2009
- e. Color/Siding Options dated 8/31/2009

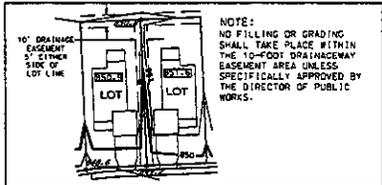
TABLE COMPARISON ROOSEVELT VS LIBERTY PLAN

		ROOSEVELT: Approved 2009 plan for north side of Parkside	"Proposed" LIBERTY plan alternative for north side of Parkside
1	Total Square footage	1545 +/-	1300 +/-
2	1st Floor S. F.	716 +/-	1300 +/-
3	2nd Floor S. F.	829 +/-	non-applicable
4	Total Building Envelope (includes first floor, porch and attached garage)	1251 +/-	1700 +/-
5	Width of Home	32'6"	35'6"
6	Depth of Home	48'6"	61'
7	No. of floors	2	1
8	No. of bedrooms	3	2+ potential basement office/bedroom
9	Distance from front of garage to nearest point on rest of house (including front porch)	6'6"	5'
10	Front Yard Setbacks	Min 25'	Min 25'
11	Side Yard Setbacks	Min 7'	Min 7'
12	Rear Yard Setbacks	Min 25'	Min 25'
13	Lot % Coverage on 6,000 s. f. lot (#4 / 6,000)	20.85%	28.33%

Date: 2/12/2010

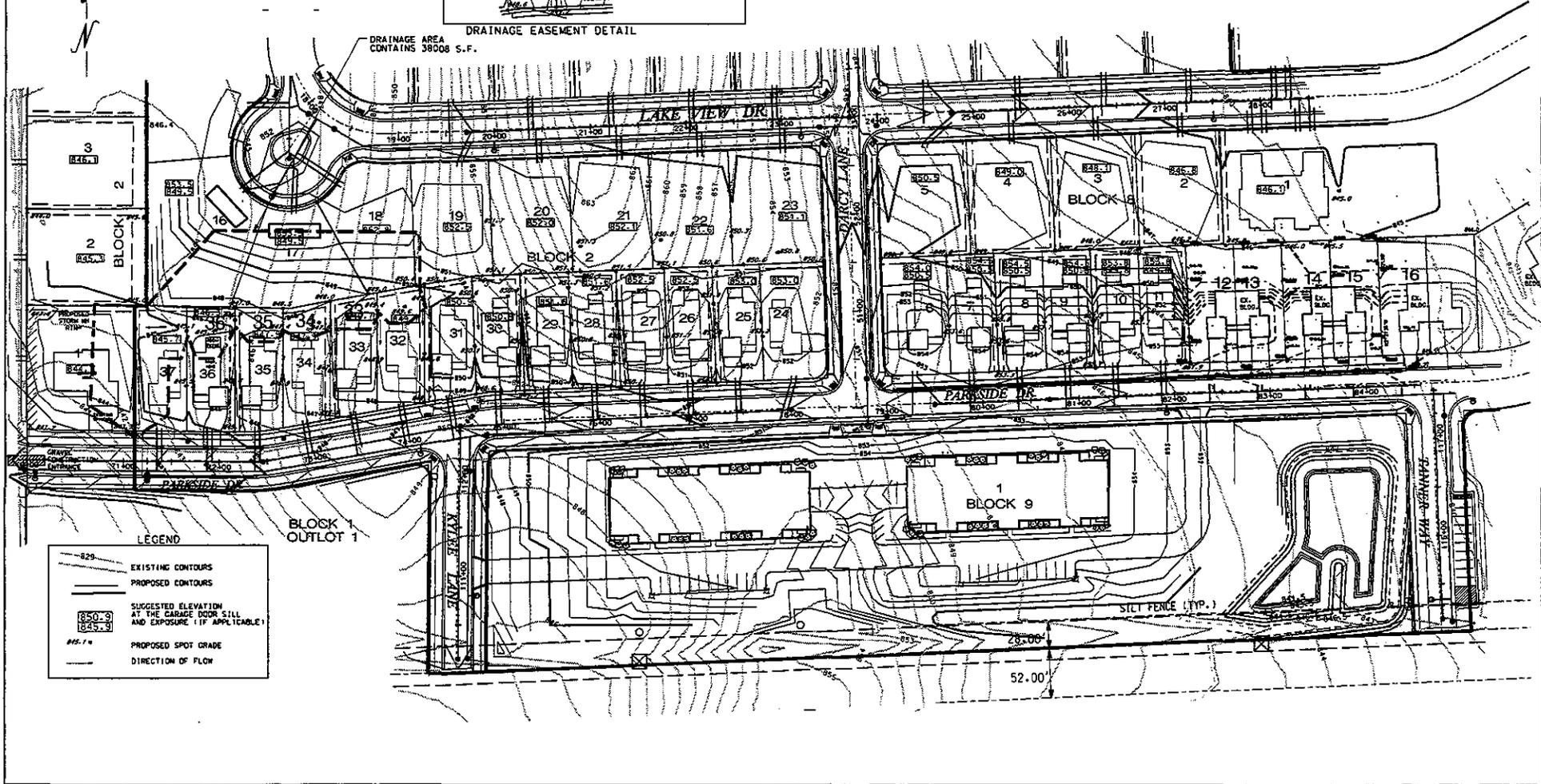
LIBERTY PLAN BULLET POINTS 2-12-2010

- The proposed ranch style liberty plan will provide a great single family home alternative along with the 2-Story Roosevelt Plan that was approved in August of 2009.
- The single story liberty plan is approximately 1300 square foot.
- We have designed a well thought out ranch plan to have everything on one floor for the market of hitting the empty nesters, retirees, young professionals, and first time home buyers.
- The Liberty plan includes 2 bedrooms with large walk-in closets, 2 full baths, a large living room, dining room, spacious kitchen featuring an island counter-top and a walk in pantry, and a full size laundry room.
- Additional features include an attached 2-stall garage and a full basement with 9' ceilings providing room to expand with office or additional bedroom space.
- First floor laundry room with a basement laundry option.
- A large useful covered porch on the front elevation room enough for a swing, bench, or chairs.
- This plan fits in nicely with the existing floor plans we currently are using in our Waters Edge South subdivision. We would be using the same quality of materials and variety of, shapes, colors and textures as we do on our existing condos and homes.
- All selections will be approved by the Architectural Control Committee.
- The new Liberty ranch plan would fit in nicely with a 5' setback on the garage to front porch area.
- The side, rear and front yard setback requirements for this Liberty plan will be the same minimum requirements as the previously approved Roosevelt plan.
- Great alternative to customers that need a ranch home, do not want a condominium and want to take pride in caring for their own yard.



- NOTES:
1. STEP GARAGE FLOOR AN ADDITIONAL 4" TO REDUCE DRIVEWAY SLOPE 6" (IF NECESSARY) ON LOT 37, BLOCK 2 AND LOT 6, BLOCK 8.
 2. BUILDING SETBACKS ARE AS FOLLOWS:
 25' FRONT YARD
 15' REAR YARD
 7' SIDE YARD (EXCEPT LOT 37 WHERE THE WEST SIDE YARD IS 15')
 3. THIS GRADING PLAN SHOWS THE LIBERT MODEL SINCE THIS BUILDING IS LARGER THAN THE ROOSEVELT ASSUMING LOT GRADING WILL WORK FOR EITHER MODEL.

DRAINAGE AREA CONTAINS 38008 S.F.



LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	SUGGESTED ELEVATION AT THE GARAGE DOOR SILL AND EXPOSURE (IF APPLICABLE)
	PROPOSED SPOT GRADE
	DIRECTION OF FLOW

RSV ENGINEERING, INC.
 Engineers - Land Surveyors - Environmental Scientists
 #232 57930 816 9640 DR. #16 8048 W1 53163 262-642-4292

INITIALS	DATE
DESIGN JEM	
DRAWN JAB	8/20/09
CHECKED DRY	
PROJECT NO. 22092	

1" = 50'
 Scale
WATERS EDGE SOUTH ADDITION NO. 1
CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN

NO.	DESCRIPTION	DATE
1	ISSUED TO PERMITTING AGENCY	8/20/09
2	REVISED PERMITS & CITY COMMENTS ON LOTS 30-37	8/20/09
3	REVISED GRADING ON LOTS 30-37 AND LOT 4 PER CITY COMMENTS	8/20/09
	REVISED	DATE

AMENDED GRADING AND EROSION CONTROL PLAN
 DATE: 2-19-2010

SHEET NO.	1
OF	1

RSV - 02/19/2010/11:00 AM/2/03/08/26/04/000 02/19/2010

Thomas Larson

Subject: FW: Laterals

From: Dean Fischer [mailto:DFischer@ci.whitewater.wi.us]
Sent: Friday, September 04, 2009 2:50 PM
To: Tony Larson; Thomas Larson; Terry Larson
Cc: Mark Fisher; Mark Roffers; Bruce Parker; Kevin Brunner
Subject: Laterals

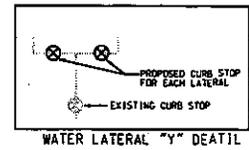
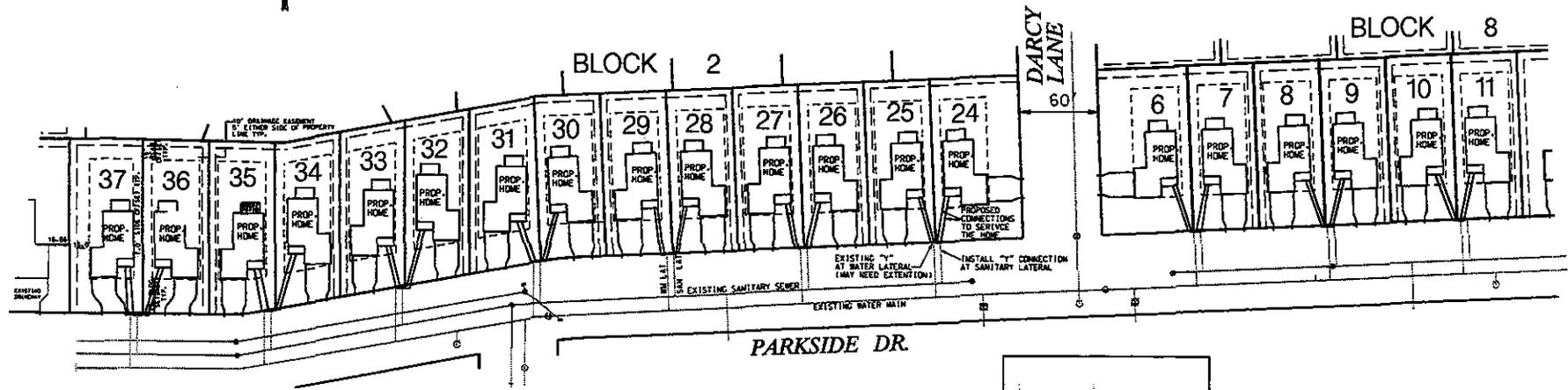
Gentlemen,

I conferred with Mark Fisher in regards to his comments about the cleanout suggestion for the sanitary wyes. His intention is to be sure that the sewer lateral can be rodded or cleaned from within both houses completely. This means the sewer rod would need to be able to reach from the house to the sewer main in the street by passing through all elbows or connections used in the installation of the sanitary wyes. As long as you use 45 degree elbows on the installation of the laterals, plumbers will be able to clean the entire laterals. I see no reason that you should have to use any elbow greater than 45 degrees.

You are not required to put in any additional cleanouts.

Dean Fischer
Public Works Director
City of Whitewater
262-473-0140

TYPICAL LOT UTILITY DETAIL FOR EITHER THE ROOSEVELT OR LIBERTY MODELS



DATE: 02-19-2010
SHEET 1 OF 1

ERSV
ENGINEERING, INC.

Engineers • Land Surveyors • Environmental Scientists
#232 57530 #16 86#0 DR., #16 86#0, WI 53105 12621662-4292

77

Color/Siding Options for Single-Family Homes
on Lots 6-11, Block 8 and Lots 24-37, Block 2
8-31-2009

Color/Siding Option #1

Horizontal Siding: Sierra
Vertical Siding: Sierra
Shakes: Russet
Front Door & Shutters: #167 Bordeaux
Porch Railing: white railing
Garage Door: white, square windows
Facia Trim and Corner Boards: White
Roofing: Harvard Slate

Color/Siding Option #2

Siding: Champagne
Front Door & Shutters: #10 Musket Brown
Porch Railing: white railing
Garage Door: white, arched windows
Facia Trim and Corner Boards: White
Roofing: Heatherwood Slate

Color/Siding Option #3

Siding: White
Shakes: White
Front Door & Shutters: #27 Burgundy Red
Porch Railing: white railing
Garage Door: white
Garage Brick: cabernet queen on both sides
Facia Trim and Corner Boards: White
Roofing: Riviera Red

Color/Siding Option #4

Siding: wedgewood
Shakes: Wedgewood
Python: White
Front Door & Shutters: #001 White
Porch Railing: white railing
Garage Door: white
Garage Stone: cobblefield on both sides
Facia Trim and Corner Boards: White
Roofing: National Blue

Color/Siding Option #5

Siding: wheat
Front Door & Shutters: #122 midnight green
Porch Railing: white railing
Garage Door: white w/ arched sunburst
Facia Trim and Corner Boards: White
Roofing: Riviera Red
Roofing: Forest Green

Color/Siding Option #6

Siding: Dune
Vertical Siding: white
Shakes: White
Front Door & Shutters: #166 Midnight Blue
Porch Railing: white railing
Garage Door: white
Garage Brick: Nob Hill Modular on both sides
Facia Trim and Corner Boards: White
Roofing: National Blue

Color/Siding Option #7

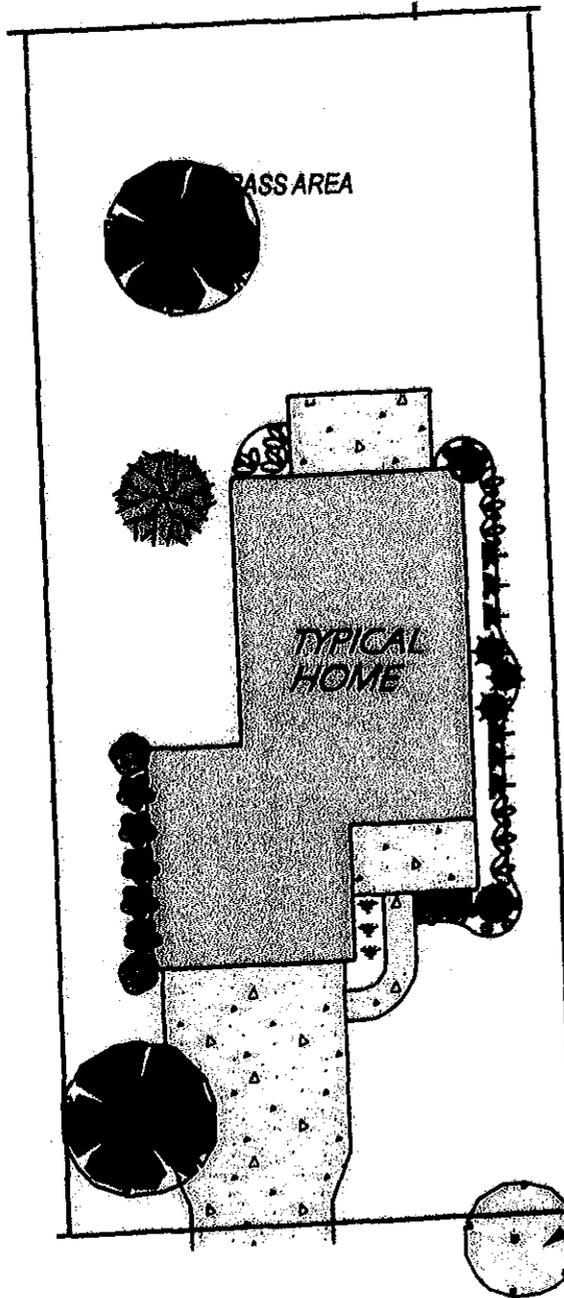
Siding: Cream
Python: White
Front Door & Shutters: #002 Black
Porch Railing: white railing
Garage Door: white, side entry on corner lots
Facia Trim and Corner Boards: White
Roofing: Dual Blue

*Note: Additional color/siding options may be selected by Buyer, Future Home Owner or Builder with approval of the Architectural Control Committee. Some of the above options are upgrades to the purchase price and determined by the Buyer.

PLANTING KEY

COMMON NAME	SPECIES	QTY	SIZE
SUGAR MAPLE	ACER SACCHARUM	2	2"
DECORATIVE CRAB OR CHERRY	PRUNUS SUBHIRTELLA 'AUTUMNALIS' MALUS 'PINK SPIRES'	1	1 1/2"
TERRACE TREE	PER CITY'S APPROVED LISTING	1	1 1/2"
WINE & ROSES WIGELIA	WEIGELA 'WINE & ROSE'	2	2 GAL.
SERVICE BERRY AUTUMN JOY	AMELANCHIER	2	2 GAL.
WALKER'S LOW CATMINT	NEPETA	6	2 GAL.
BLACK EYED SUSAN	RUDBECKIA 'CITY GARDEN'	9	2 GAL.
KARL FORESTER GRASSES	CALAMAGROSTIS X ACLETIFLORA	6	2 GAL.
GLOBE ARBORVITAE	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	3	2 GAL.
KARLEY ROSE FOUNTAIN GRASS	PENNISETUM 'KARLY ROSE'	3	2 GAL.
GOLDMOUND SPIREA	SPIRAEA X 'GOLDMOUND'	7	2 GAL.

NOTE:
 SIZE OF PLANTINGS AT THE TIME OF INSTALLATION TO BE CONSISTENT WITH THE CITY'S LANDSCAPING GUIDE LINES.



TERRACE TREE OUTSIDE THE LOT LINE.
 TERRACE TREE PER STREET TREE AGREEMENT WITH THE CITY OF WHITEWATER.

PARKSIDE DR.

TYPICAL LANDSCAPE DETAIL

FOR SINGLE-FAMILY HOMES

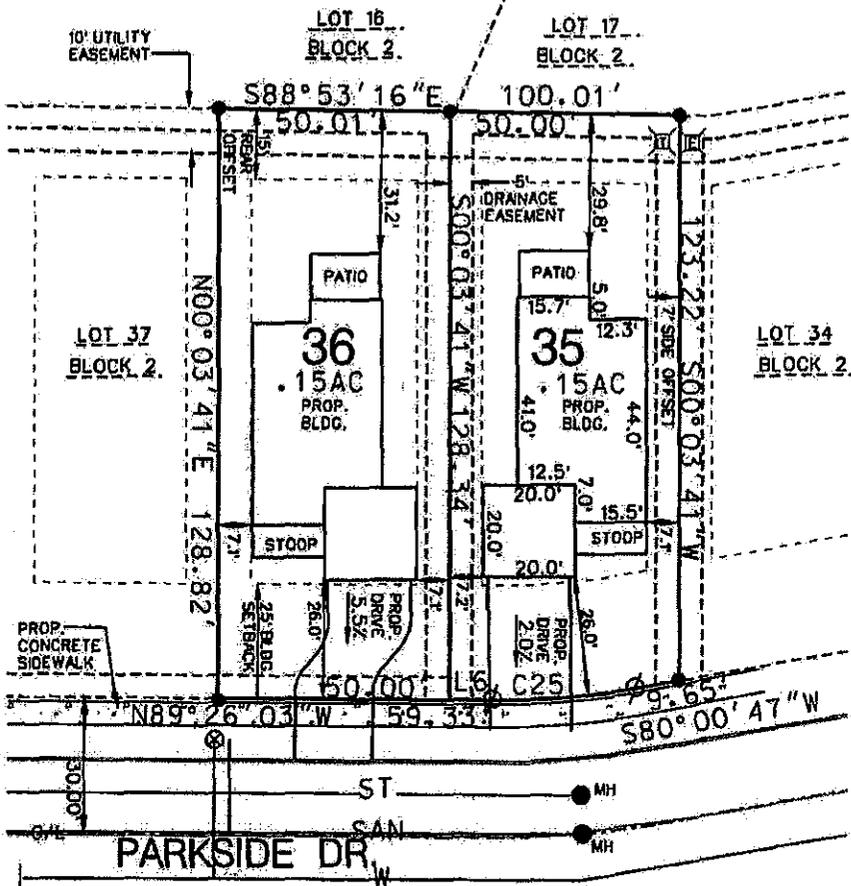
ON LOTS 6-11, BLOCK 8 AND LOTS 24-37, BLOCK 2

DATE: 09/09/09

PLAT OF SURVEY

LEGAL DESCRIPTION:

LOT 35 & 36, BLOCK 2, OF WATERS EDGE SOUTH ADDITION NO. 1, LOCATED IN PART OF THE SOUTHEAST 1/4, AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



PROPOSED GRADES LOT 36

PROPOSED TOP OF WALL EL.:	848.63
PROPOSED GARAGE FLOOR EL.:	846.3
PROPOSED REAR YARD GRADE:	846.0

PROPOSED GRADES LOT 35

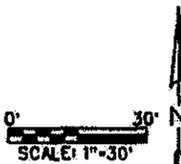
PROPOSED TOP OF WALL EL.:	847.23
PROPOSED GARAGE FLOOR EL.:	845.9
PROPOSED REAR YARD GRADE:	845.6

LINE DATA

L6 - 9.33', S89°26'03"W

CURVE DATA

ARC -	31.31'
RADIUS -	170.00'
CHORD -	31.27'
BEARING -	S83°49'35.5"W



LEGEND

●	1" IRON PIPE-FOUND
⊕	2" IRON PIPE-FOUND
●	MH MANHOLE
ST	STORM SEWER
SAN	SANITARY SEWER
W	WATER MAIN
⊗	WATER VALVE
⊞	TELEPHONE PEDESTAL OR ELECTRICAL PED.

LAST REVISED:

SURVEY DATE: 02/11/2010

SURVEY MADE FOR:

TERONOMY BUILDERS

P.O. BOX 348

EAST TROY, WI 53120

RSV
ENGINEERING, INC.

W232 S7530 BIG BEND DRIVE

BIG BEND, WI 53103

(262) 662-4292

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE TITLE TO WITHIN ONE (1) YEAR FROM DATE HERETO.

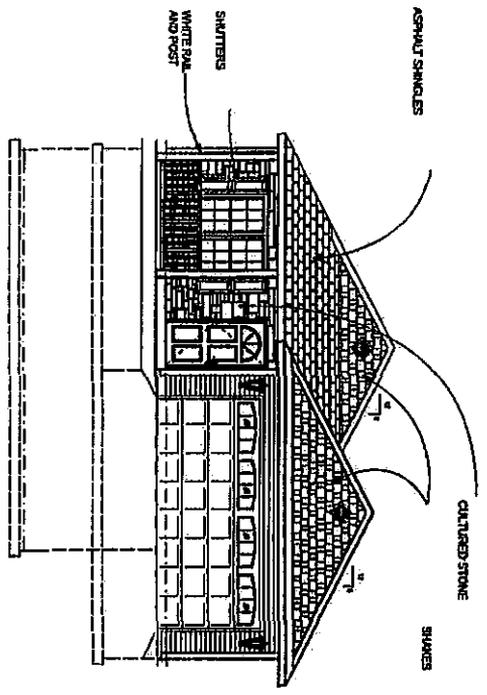
J. PAUL H. VAN HEKELUM R.L.S. #1931, HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY SURVEYS (CHAPTER A-E 7) FOR THE STATE OF WISCONSIN AND HAS BEEN PREPARED UNDER MY DIRECTION AND CONTROL AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

(ORIGINAL COPY IF SEAL IS RED)

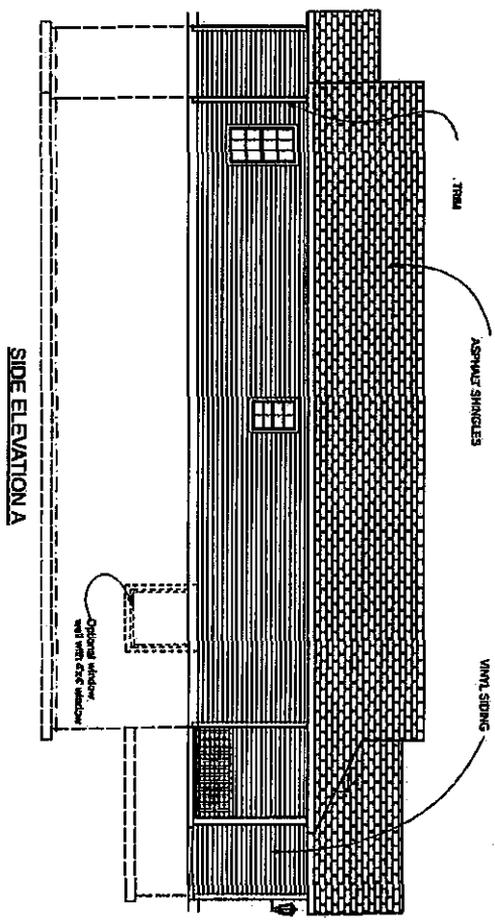
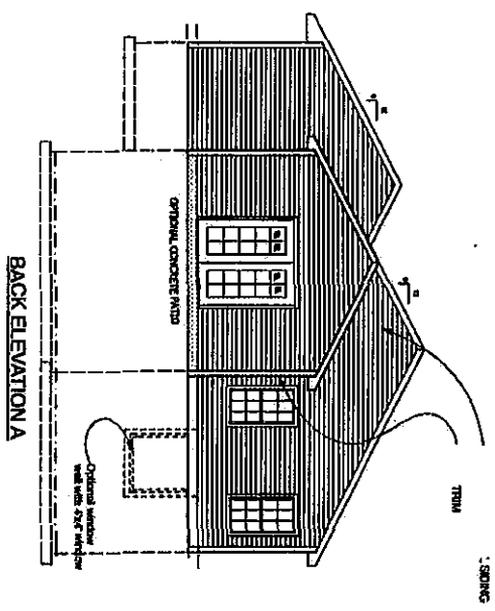
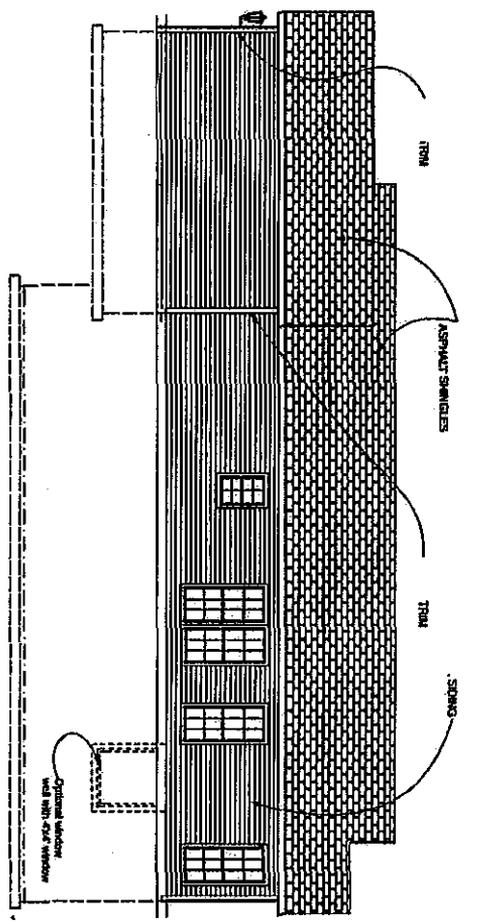
PLOT DATE: 2/11/2010

RSV JOB#: 09-056

FILE NAME: FA1 - Projects\2009\09-056 Teronomy Lots 35-37 WES\CAD\Design\09056 survey-2.dgn



Plan may be adjusted to allow for alternative garage placement on the west side of units.



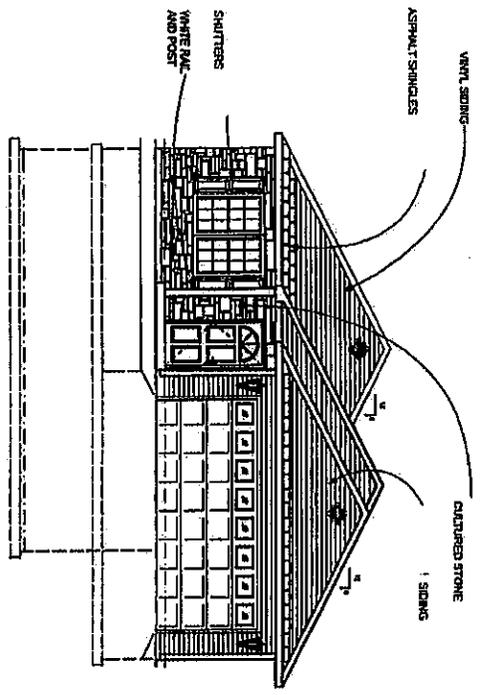
Plan Liberty OPTION 'A'

ELEVATIONS 1/8"=1'-0"

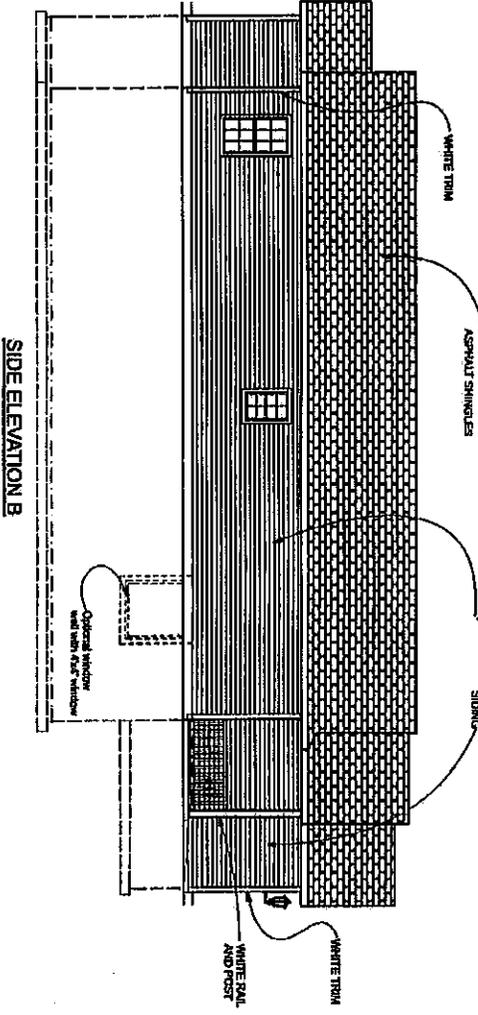
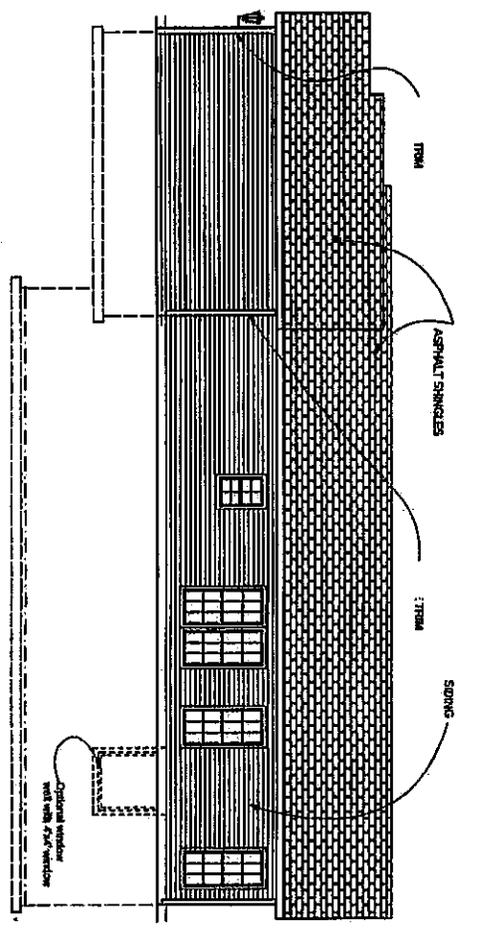
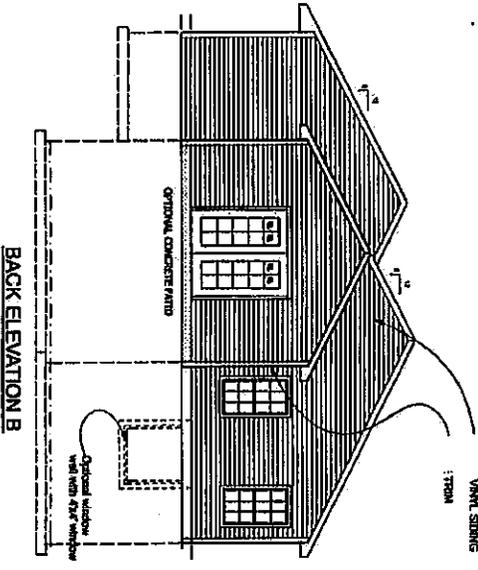
PENGAD-Bayonne N.J.

EXHIBIT

3-2-10

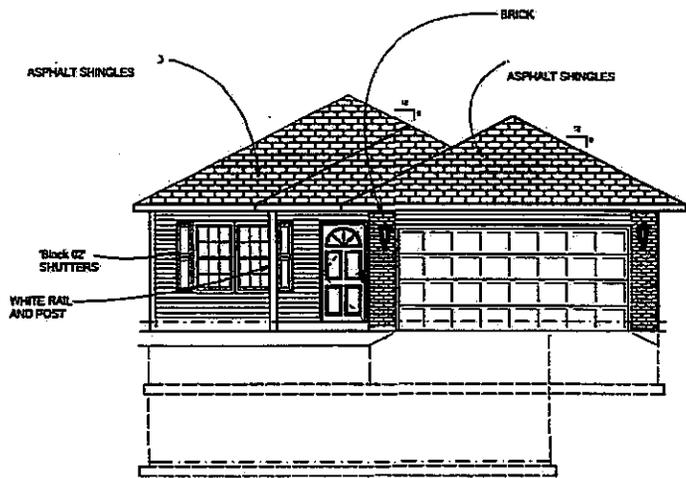


Plan may be adjusted to allow for alternative garage placement on the west side of units.

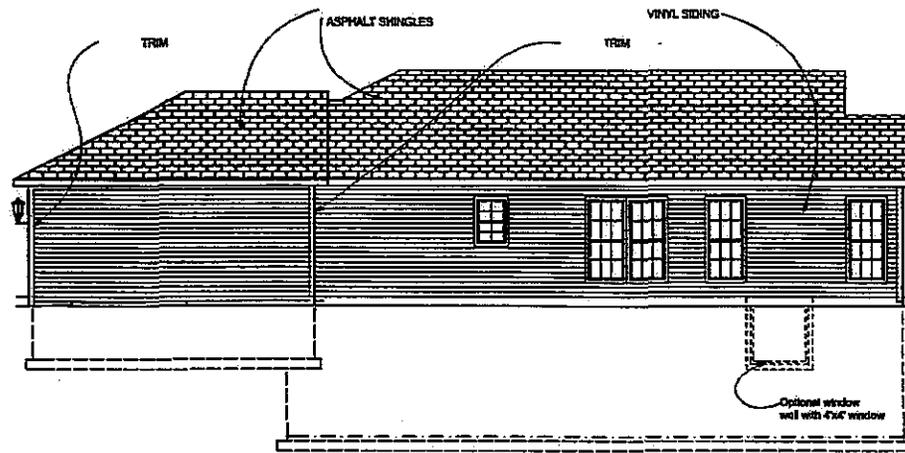


Plan Liberty OPTION 'B'

ELEVATIONS 1/8"=1'-0"

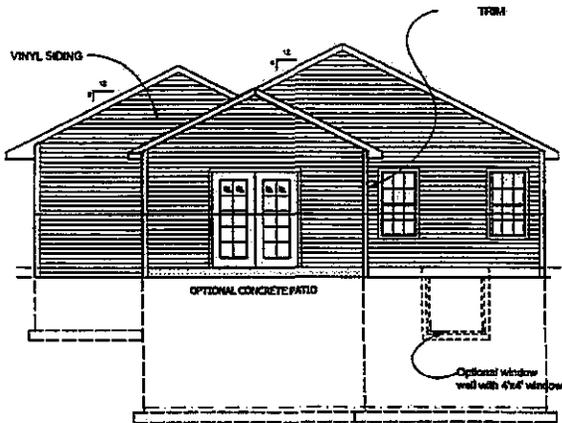


FRONT ELEVATION C

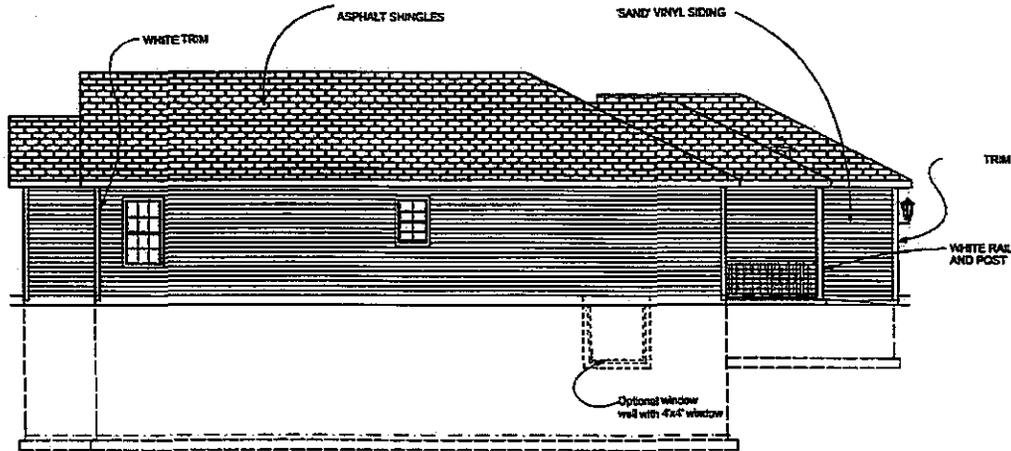


SIDE ELEVATION C

Plan may be adjusted to allow for alternative garage placement on the west side of units.



BACK ELEVATION C



SIDE ELEVATION C

Plan Liberty OPTION 'C'

ELEVATIONS 1/8"=1'-0"

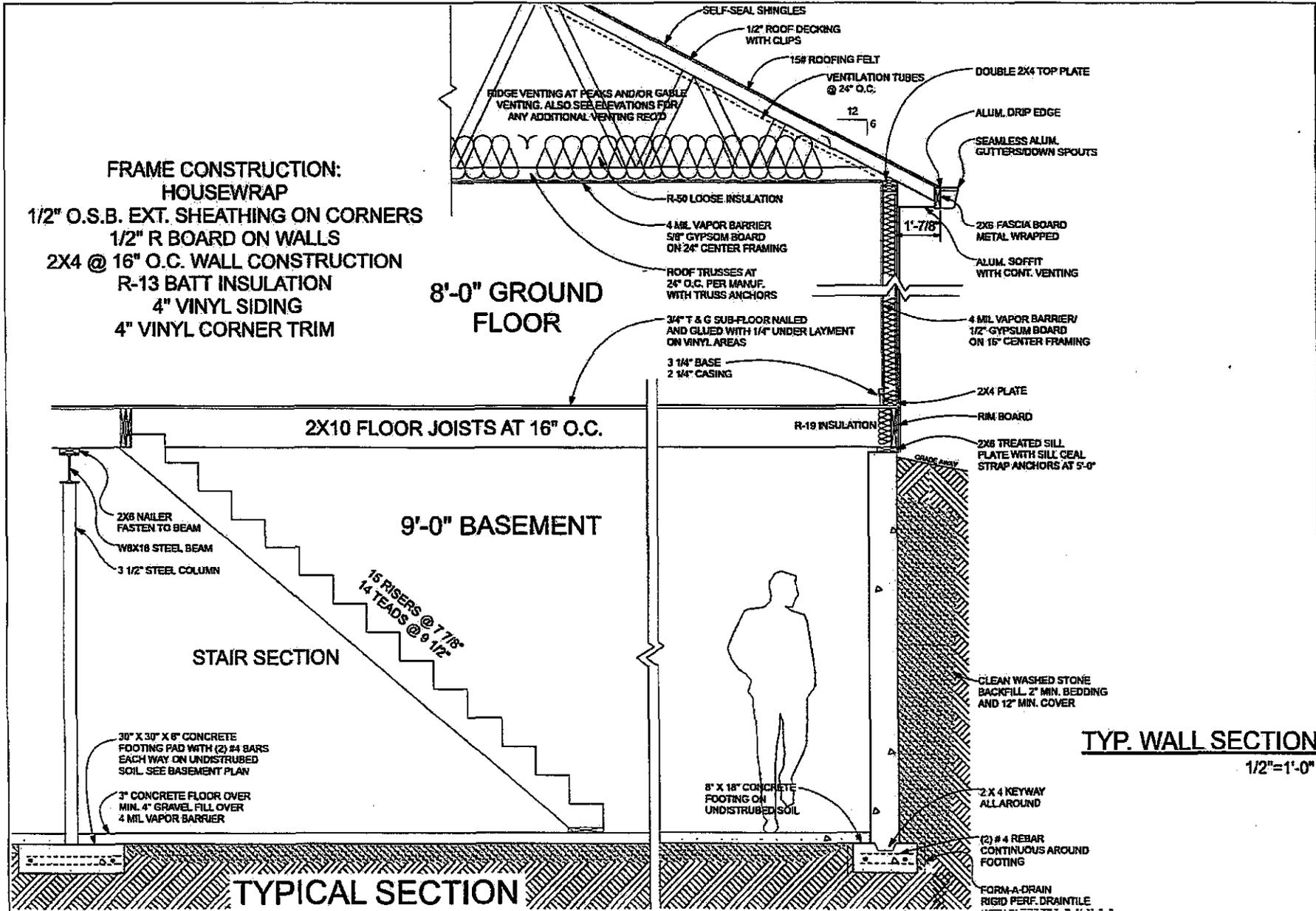
Drawing by Teronomy Builders Inc.
 N7152 Bowers Rd Elkhorn, WI 53121
 262-642-9286

Plan Liberty

2-12-10

1c

83



FRAME CONSTRUCTION:
HOUSEWRAP
 1/2" O.S.B. EXT. SHEATHING ON CORNERS
 1/2" R BOARD ON WALLS
 2X4 @ 16" O.C. WALL CONSTRUCTION
 R-13 BATT INSULATION
 4" VINYL SIDING
 4" VINYL CORNER TRIM

8'-0" GROUND FLOOR

2X10 FLOOR JOISTS AT 16" O.C.

9'-0" BASEMENT

STAIR SECTION

TYP. WALL SECTION
 1/2"=1'-0"

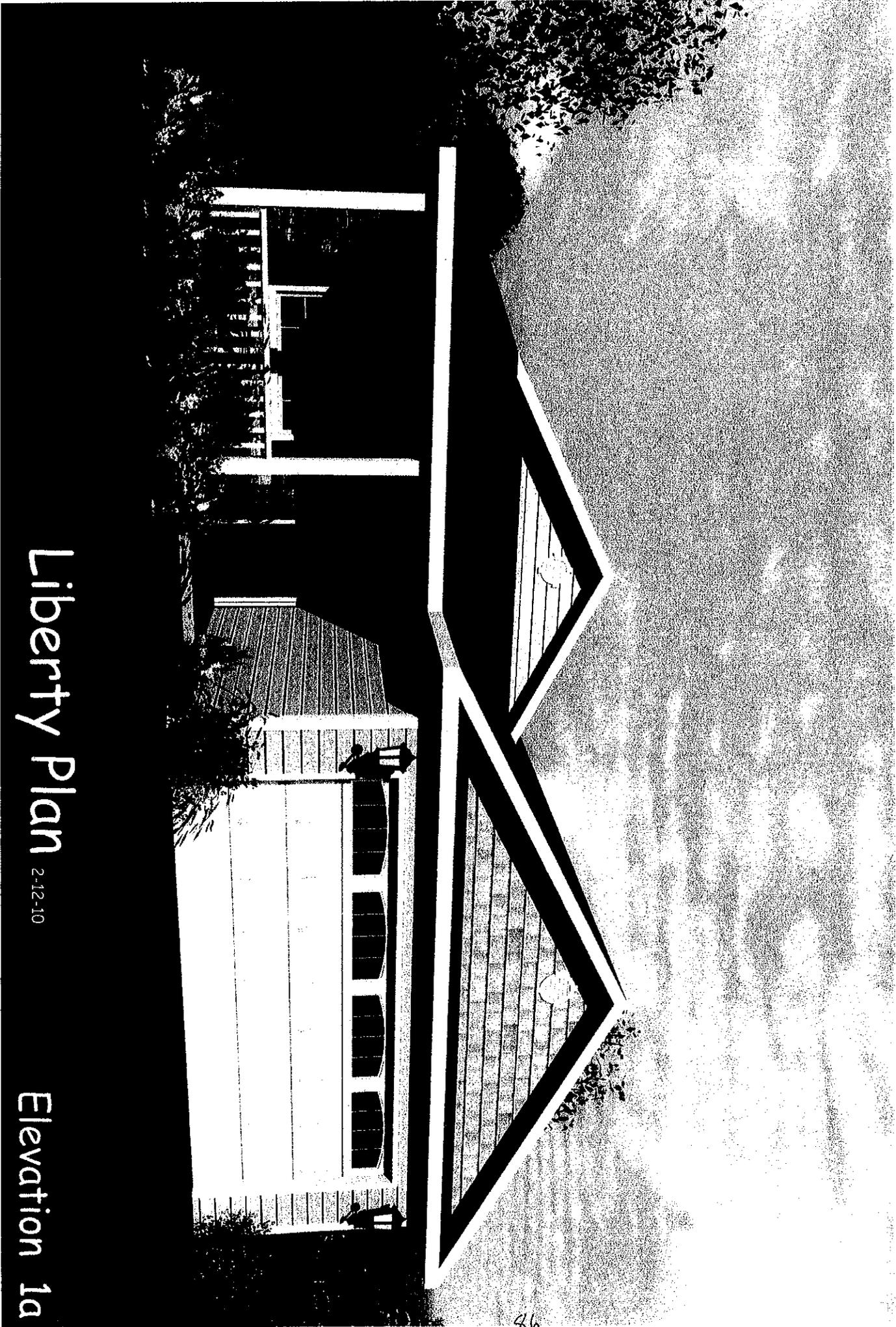
TYPICAL SECTION

Drawing by Teronomy Builders Inc.
 N7152 Bowers Rd Elkhorn, WI 53121
 262-664-9286

Plan Liberty

2-12-10

3

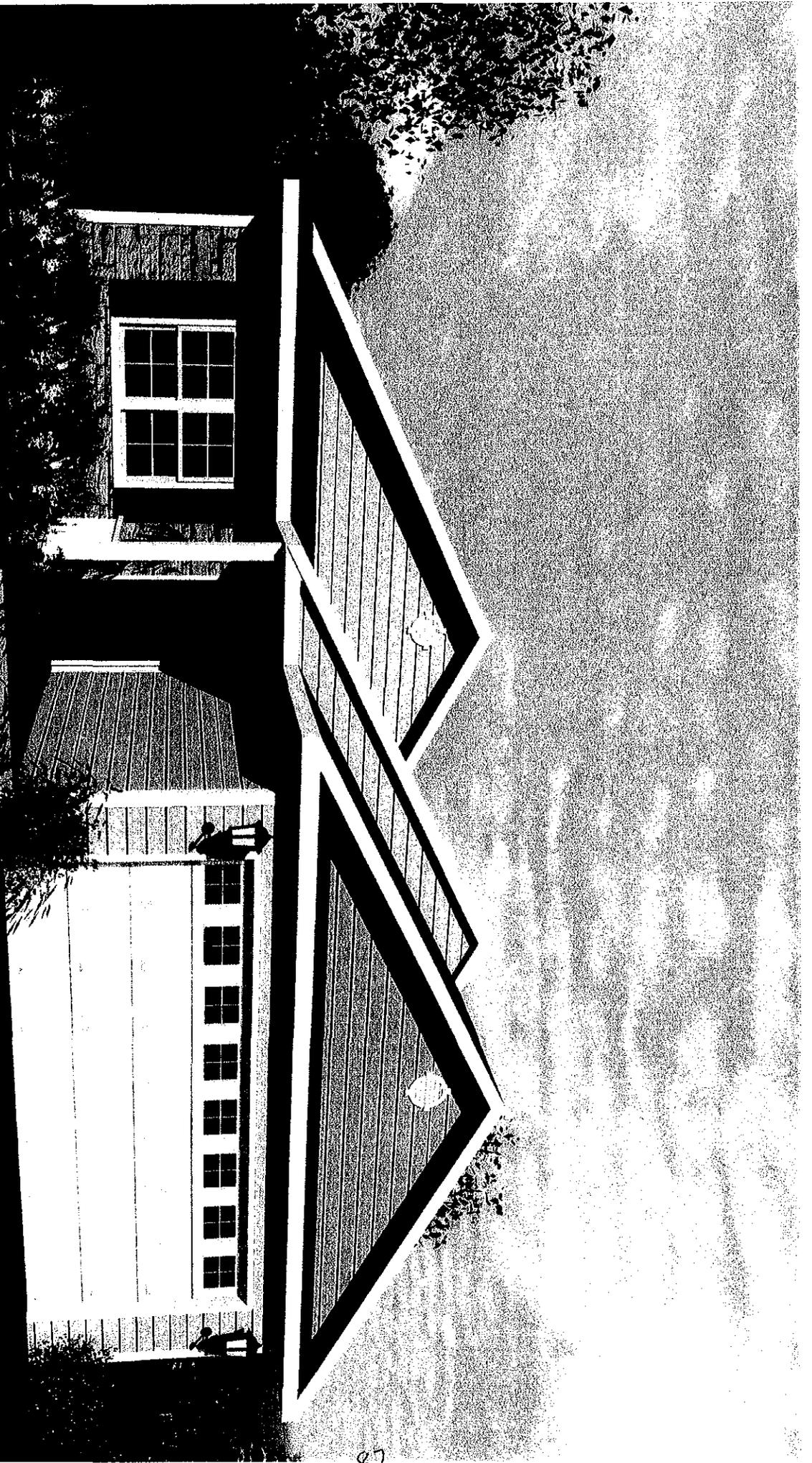


86

Liberty Plan

2-12-10

Elevation 1a



Liberty Plan

2-12-10

Elevation 1b

87



Liberty Plan

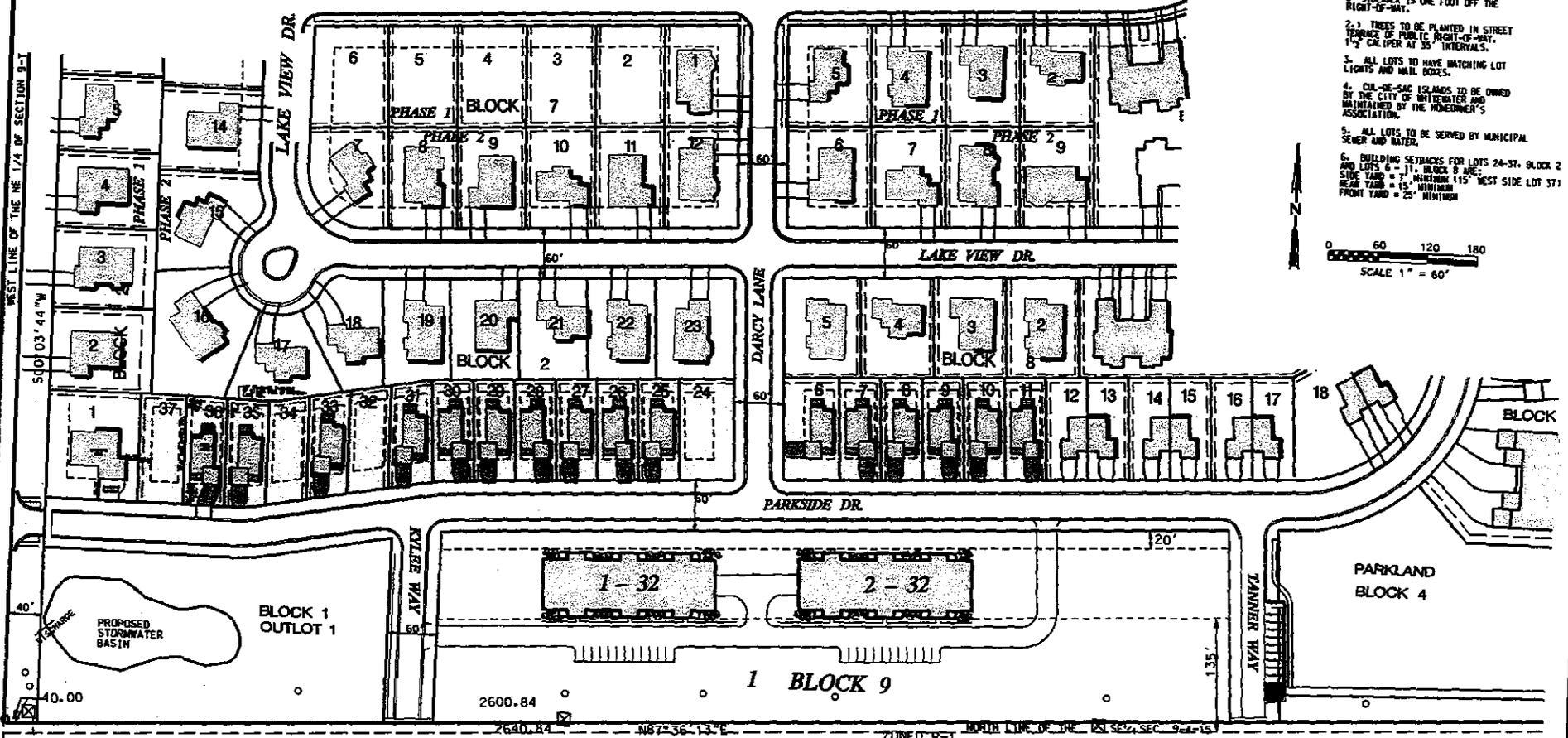
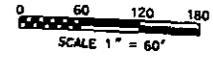
2-12-10

Elevation 1c

Waters Edge South

Revised Specific Implementation Plan - Liberty Plan - Date 2-19-2010

- NOTES:
1. PUBLIC RIGHT-OF-WAYS ARE 60' WIDE. STREET WIDTH IS 28' F.O.C. TO F.O.C. SIDEWALK IS ONE FOOT OFF THE RIGHT-OF-WAY.
 2. TREES TO BE PLANTED IN STREET FRONTAGE OF PUBLIC RIGHT-OF-WAY. 1 1/2" CALIPER AT 35' INTERVALS.
 3. ALL LOTS TO HAVE MATCHING LOT LIGHTS AND MAIL BOXES.
 4. CUL-DE-SAC ISLANDS TO BE OWNED BY THE CITY OF WHITEHATER AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 5. ALL LOTS TO BE SERVED BY MUNICIPAL SEWER AND WATER.
 6. BUILDING SETBACKS FOR LOTS 24-37, BLOCK 2 AND LOTS 6-11, BLOCK 8 ARE: SIDE YARD = 7', MINIMUM (15' WEST SIDE LOT 37); REAR YARD = 15', MINIMUM; FRONT YARD = 25', MINIMUM.



NOTE:
 THIS PLAN IS NOT INTENDED TO INDICATE WHERE THE LIBERTY MODEL HOMES WILL ULTIMATELY BE BUILT. GREEN SHADED LOTS INDICATE WHERE IT IS POSSIBLE FOR LIBERTY MODELS TO BE BUILT. LIBERTY MODEL HOMES WILL BE BUILT ON NO MORE THAN 13 OF THE GREEN SHADED LOTS. PLANS MAY BE ADJUSTED TO ALLOW FOR LEFT OR RIGHT GARAGE PLACEMENTS.

REV. DATE: 05-18-10
 REV. DATE: 07-25-10
 REV. DATE: 11-23-10
 DATE: 10/27/08

RSV ENGINEERING, INC.
 Engineers - Land Surveyors - Environmental Scientists
 1022 57300 810 800 DR. BLDG. 0200, WY 82105 742-662-4792

RSV-02082/REV SIP LIBERTY.DGN REV 02-18-2010

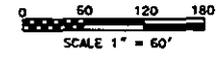
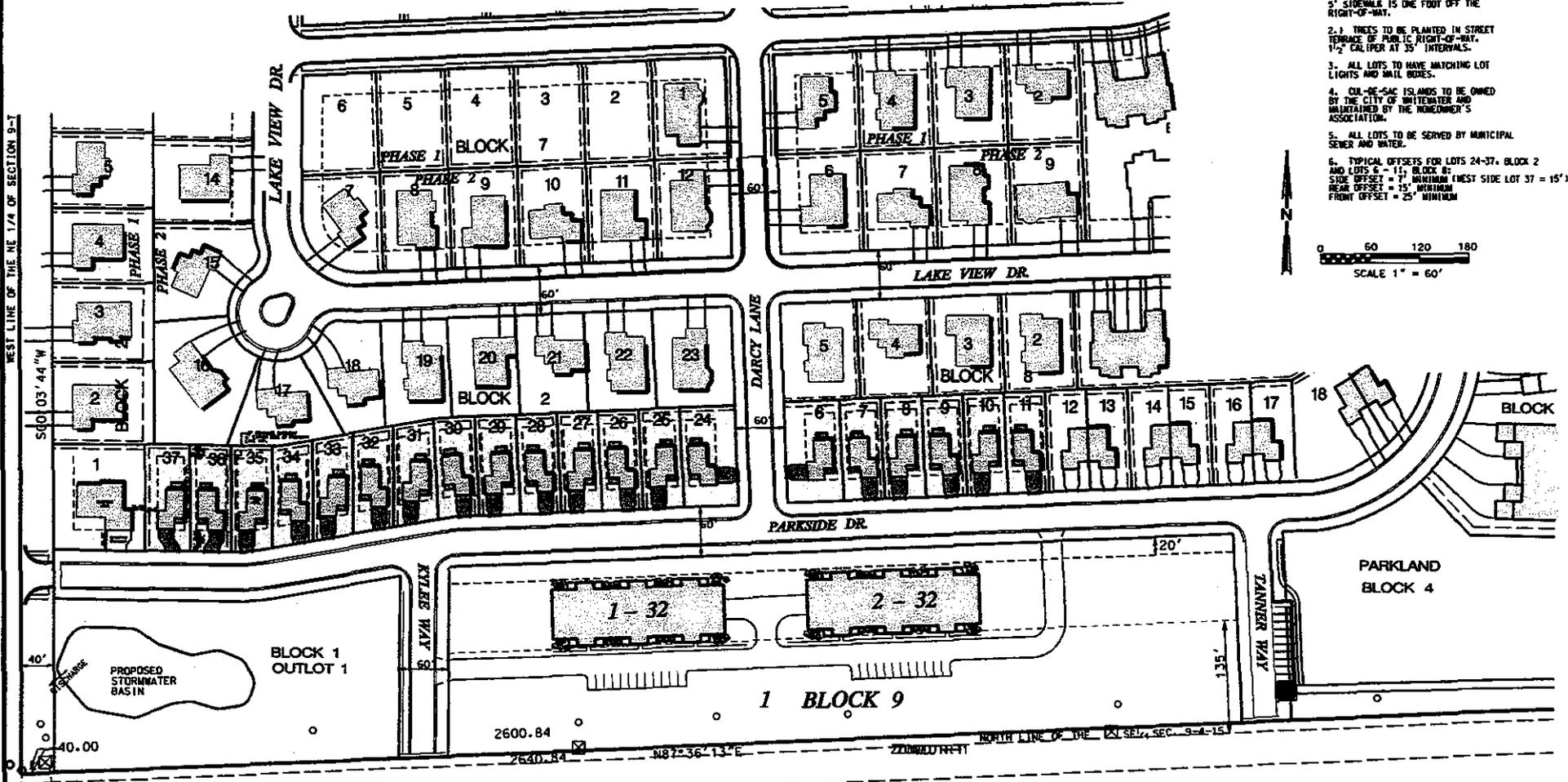
89

Waters Edge South

Revised Specific Implementation Plan - Roosevelt Plan - Date 2-19-2010

NOTES:

1. PUBLIC RIGHT-OF-WAYS ARE 60' WIDE. STREET WIDTH IS 20' F.O.C. TO F.O.C. SIDEWALK IS ONE FOOT OFF THE RIGHT-OF-WAY.
2. TREES TO BE PLANTED IN STREET TERRACE OF PUBLIC RIGHT-OF-WAY. 1 1/2" CAL PER AT 35' INTERVALS.
3. ALL LOTS TO HAVE MATCHING LOT LIGHTS AND MAIL BOXES.
4. ON-BE-SAC ISLANDS TO BE OWNED BY THE CITY OF WINTERBERG AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. ALL LOTS TO BE SERVED BY MUNICIPAL SEWER AND WATER.
6. TYPICAL OFFSETS FOR LOTS 24-37, BLOCK 2 AND LOTS 6-11, BLOCK 8:
SIDE OFFSET = 7', MINIMUM (WEST SIDE LOT 37 = 15')
REAR OFFSET = 15', MINIMUM
FRONT OFFSET = 25', MINIMUM

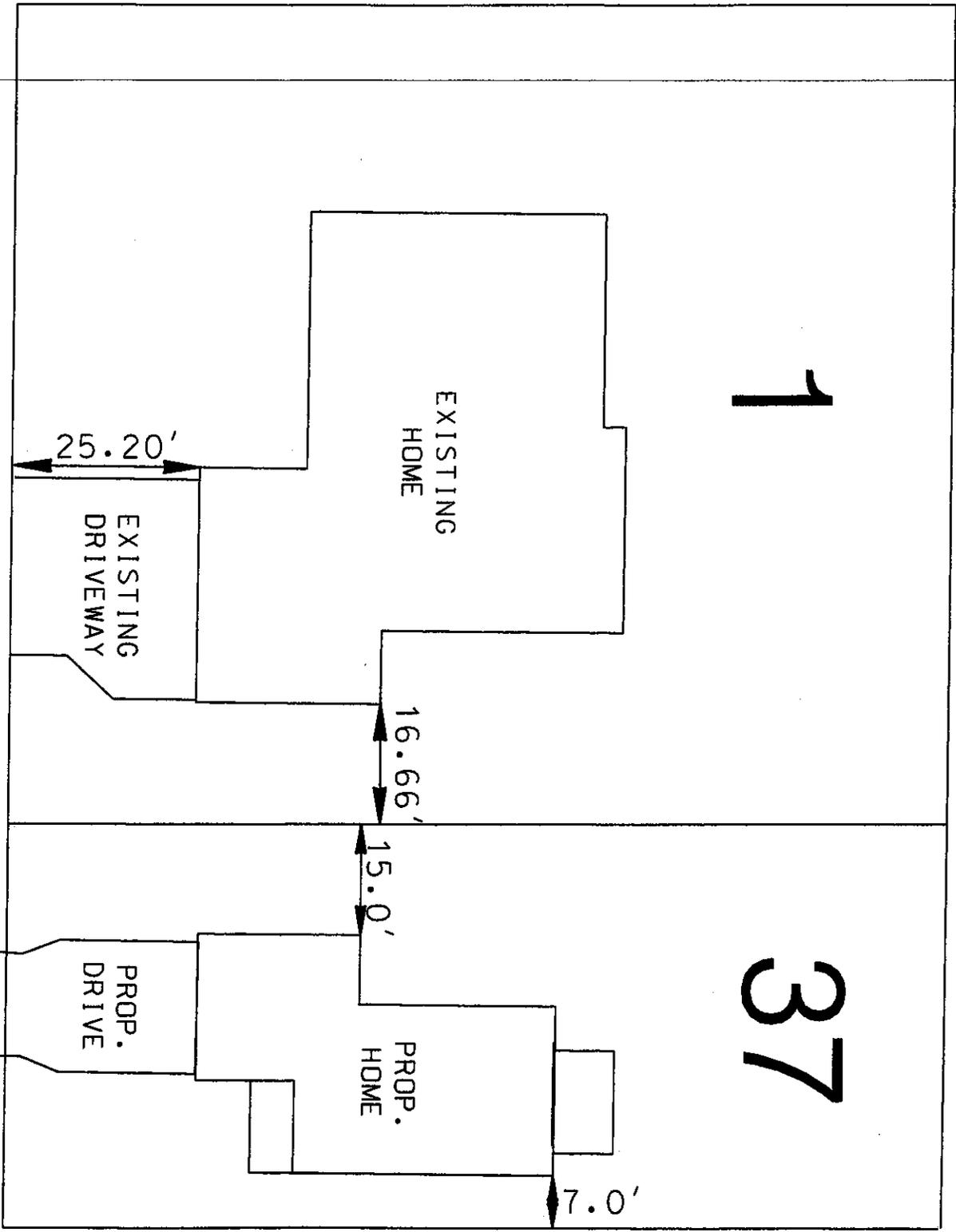
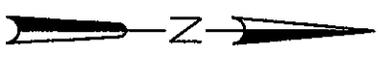


NOTE:
THIS PLAN IS NOT INTENDED TO INDICATE WHERE THE ROOSEVELT MODEL HOMES WILL ULTIMATELY BE BUILT. GREEN SHADED LOTS INDICATE WHERE IT IS POSSIBLE FOR ROOSEVELT MODELS TO BE BUILT (20 TOTAL LOTS). ROOSEVELT MODEL HOMES CAN BE BUILT ON ALL OF THESE 20 LOTS. PLAN MAY BE ADJUSTED TO ALLOW FOR LEFT OR RIGHT GARAGE PLACEMENTS.

RSV
ENGINEERING, INC.
Engineers • Land Surveyors • Environmental Scientists
1022 S 7530 HWY 80 RD DR, B1C BEND, WI 53105 262-662-0282

RSV-02082/02082 REV SIP ROOSEVELT.DGN 2/19/10

90



SCALE: 1" = 20'

DETAIL



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
 From: Mark Roffers and Megan MacGlashan, AICP, City Planning Consultants
 Date: March 3, 2010
 Re: Proposed minor revisions to the Planned Community Development, Specific Implementation Plan for Waters Edge South (for single family lots along Parkside Drive)—Proposed Addition of "Liberty Plan"

Background and Summary of Request

The applicant, Teronomy Builders, is requesting approval of a minor amendment to plans associated with the previously approved Planned Community Development (PCD) project for Waters Edge South. This was determined to be a minor amendment to the approved Specific Implementation Plan (SIP), as modified in August 2009, and therefore only requires Plan Commission approval. In August 2009, the Plan Commission approved an amendment to the SIP that enabled a change from the previously approved zero-lot-line duplexes located on lots 11 through 37 on Parkside Drive to single-family, detached houses on lots 6 through 11 and lots 24 through 37. The single-family home model that was approved for these lands in August 2009 is being referred to as the "Roosevelt" plan. The applicant's current amendment request would enable a second home model as an option for these same lots—a ranch-style single-family home model. The second ranch-style model currently being proposed is referred to as the "Liberty" plan.

The applicant is proposing to maintain the same number of lots in their existing configurations and dimensions (50 feet in width). There would also be no change in the total number of housing units in the development from what has previously been approved.

Analysis

1. The most significant difference between the previously approved Roosevelt model and this new Liberty model is that the Roosevelt model is two stories, and the Liberty model would have only one story. The Liberty model has a larger building footprint than the Roosevelt model (and takes up a larger percentage of the lot), but is roughly 250 square feet smaller (1,300 sq. ft. vs. 1,545 sq. ft.) since it does not have a second floor. The Roosevelt model has 3 bedrooms, while the Liberty model would have 2 bedrooms, plus the potential for a third bedroom or office in the exposed lower level.
2. As with the previously approved Roosevelt plan, the applicant has submitted details on various options for building elevations, colors, and materials for the Liberty plan. This includes 3

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
 611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 •
 414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

different building elevations, each presumably with four different garage placement options--left front loaded, right front load, left side loaded, and right side loaded. The side loaded options will be feasible only on the two corner lots. As with the previously approved "Roosevelt" plan, there are also 7 different proposed combinations of exterior colors and materials, with a note indicating that other combinations may also be used. The combinations are all reasonably attractive, with our greatest hesitation associated with "Option C" which seems to provide a more basic option than Options A or B of the Liberty Plan. We also encourage the applicant to bring in ideas on internal building materials/standards for Plan Commission consideration. The lasting quality of small housing units is largely dependent on interior finishes.

3. The City's Comprehensive Plan shows these lots and lands to the north and west in the Single-Family Residential—City future land use designation, which is appropriate for detached single-family development. To promote consistency with the City's neighborhood preservation strategy, as outlined in the Comprehensive Plan, we advise that as with the Roosevelt model, the Liberty model homes be constructed and marketed for owner occupancy at the time of initial construction. Further, as suggested above, we recommend the applicant submit for City staff approval details regarding interior finish options that support their initial and long-term occupancy as high-quality, owner occupied units.
4. One of the recurring comments we have had regarding development in the Waters Edge South Development relates to the extent to which garages protrude out in front of the houses/buildings. Given the relatively low profile of the Liberty model ranch option, the garage has the possibility of seeming even more pronounced than it does with the Roosevelt model. Over the last several months, we have been in contact with the applicant regarding this and other issues, and the plans you have in front of you this evening reflect a garage that extends five feet beyond the front stoop (on previous versions of these plans it extended 10 feet out). We feel that five feet is acceptable.
5. As with the previously approved Roosevelt plans, we recommend that to avoid monotony in the design of the proposed houses, no two houses of similar front elevation be spaced fewer than 4 lots apart. In order for houses to be deemed *dissimilar*, we advise that they not have the same building elevation or the same combination of color/siding options. Under this proposal, a difference in the placement of the garage (i.e., left or right side of house) would be considered a difference in building elevation, provided that no two houses with elevations that are otherwise identical except for the placement of the garage are located directly next to one another. The addition of the Liberty option would make achieving "anti-monotony" easier, provided that the Liberty plan is not overused. At our suggestion, the applicant's plans address this issue by limiting the Liberty plan to no greater than 2/3 of the lots.
6. Having these small lots well-landscaped will be important given their relatively shallow setbacks and the relative prominence of the garages in the front. The proposed landscaping plan meets the City's landscaping guidelines for species, location, and size of plantings.

The applicant should resubmit the tree planting plan for this corridor, prepared with the original PCD project several years ago, for approval by the City Forester, indicating the proposed species of terrace trees. It is our recommendation that the terrace tree associated with each lot should be planted within 6 months of the construction of that lot.

As was recommended with the Roosevelt model, the applicant should also specify who will be responsible for planting the proposed landscaping: developer or homeowner. If the homeowner is proposed to be responsible, the declaration of restrictions for these lots should be revised (or

new restrictions prepared or recorded against the lots) to indicate that each homeowner will be responsible for providing a minimum of 250 points of landscaping around the building foundation and pavement areas, plus a minimum of 250 points of landscaping elsewhere on the lots, generally consistent with the proposed "Typical Landscape Detail" for both the Roosevelt and Liberty plans and with the point system, planting recommendations, and sizes at time of planting in the City of Whitewater's Landscaping Guidelines. As a result, the "Typical Landscape Detail" sheets for both the Roosevelt and Liberty plans and City landscaping guidelines would be included as part of the declaration of restrictions that would be recorded again against the lots. If it will be the homeowner's responsibility, the restrictions should further specify that all landscaping must be planted within one year of occupancy.

7. The City's engineering consultant, Mark Fisher from Strand Associates, has reviewed the utility, grading, and erosion control plans for these lots and had several comments, which he sent to the applicant via an email dated February 26, 2010 and included in your packets. As part of these comments, Mark also referenced comments he made with respect to this project in an August 2009 letter. Since the applicant received comments on February 26, 2010, some revisions to the plans have been made. However, at the time this report was written, we were unsure about which comments have yet to be addressed. We recommend that as a condition of approval, the applicant address all of the City engineer's comments included in both the email dated February 26, 2010 and the letter dated August 27, 2009 to the satisfaction of the engineer and other City staff.

Further, we recommend that as a condition of approval, the applicant revise the declaration of restrictions to require that the property owners for each pair of properties that share a sewer lateral sign a maintenance and easement agreement to ensure and specify provisions for access to the joint laterals for maintenance purposes, as specified in Mark Fisher's August 27, 2009 letter. This is a remnant condition from when the properties were proposed and approved for duplexes.

8. Within a PCD, building setbacks are not covered in the general zoning ordinance, but instead are set as part of the PCD approval. As with the previously approved Roosevelt plan, the applicant is proposing 25-foot front yard setbacks and 7-foot side yard setbacks. In August 2009, we recommended, and the Plan Commission approved, minimum 15-foot rear yard setbacks to allow for modest home additions in the future. However, since these lots abut the R-1 zoned lots to the north, and a new model is being added, we now feel the characteristics of development on these lots should be similar. The R-1 district requires a 30-foot rear yard and a maximum 30 percent building coverage. Therefore, we now feel it is more appropriate to require a minimum 25-foot rear yard setback for lots 6 through 11 and 24 through 37 regardless of whether they are developed with the Roosevelt model home or the Liberty model home. For all yards--front, sides, and rear--we further recommend that future additions should not be permitted to encroach within these required yards established at the time of construction. As with the SIP amendment approved in August 2009, we also recommend that no detached accessory buildings (e.g., sheds) be permitted on these lots in the future, given their sizes.

The sheet titled "Table Comparison Roosevelt vs. Liberty Plan" indicates that rear setbacks for both Roosevelt and Liberty plans will be 25 feet. However, the sheets titled "Revised Specific Implementation Plan--Roosevelt Plan," "Revised Specific Implementation Plan--Liberty Plan," and "Grading and Erosion Control" list the rear yard setbacks as a minimum of 15 feet. These plans should be revised to be consistent with one another and indicate a 25-foot minimum setback.

9. One of the conditions of approval for the Roosevelt plans in August 2009 was that prior to the issuance of any building permits within the PCD amendment area (lots 6 through 11 and 24 through 37), but no later than October 15, 2009 in any case, the applicant would install all remaining sidewalks within the Waters Edge South and Waters Edge South First Addition plats, as previously specified through approved final plats, PCD/SIP plans, engineering plans, and development agreements. We are unclear as to the status of this. At the Plan Commission meeting the applicant should be prepared to confirm that this has been completed.

Recommendation

We recommend that the Plan Commission first find the proposed minor amendment to the PCD project to be consistent with the City's Comprehensive Plan, then approve the proposed revisions to the Planned Community Development (Specific Implementation Plan) for Waters Edge South to enable a second ranch-style, single-family home design on lots 11 through 37 on Parkside Drive (the Liberty Plan) in addition to the previously approved Roosevelt Plan, subject to the following conditions associated with the SIP as a whole:

1. The project shall be constructed in accordance with the Liberty Plan building elevations dated 2/12/10; the Roosevelt Plan elevations dated 8/31/09; the Liberty Plan foundation and floor plans dated 2/12/10; the Roosevelt foundation and floor plans dated 8/09; the Liberty Plan photo renderings dated 2/12/10; the Roosevelt Plan photo renderings dated 8/31/09; the Color/Siding Options for Single-Family Homes on Lots 6-11, Block 8 and Lots 24-37, Block 2 dated 8/31/09; the Liberty Plan Typical Landscape Detail dated 2/9/10; the Typical Landscape Detail for the Roosevelt Plan dated 9/9/09; The Table Comparison Roosevelt vs. Liberty Plan dated 2/12/10; the Liberty Plan Bullet Points dated 2/12/10; the Amended Grading and Erosion Control Plan dated 2/19/10; the Storm Sewer Plan dated 9/8/09; the Typical Lot Utility Detail for Either the Roosevelt or Liberty Models dated 2/19/10; the Revised Specific Implementation Plan—Liberty Plan dated 2/19/10; the Revised Specific Implementation Plan—Roosevelt Plan dated 2/19/10; except as changes to those plans are required to meet the conditions that follow.
2. Prior to the issuance of any building permits, the applicant shall revise and resubmit the Declaration of Restrictions dated September 2004, or submit proposed new restrictions to apply only to lots 6 through 11 and 24 through 37 for City staff approval, and provide evidence that such restrictions have been recorded with the Register of Deeds. Such restrictions shall specify the following:
 - a. If required landscaping will be installed by the future lot owner/homeowner (and not the developer of Waters Edge South), specify that the lot owner shall be responsible for providing a minimum of 250 points of landscaping around the building foundation and pavement areas, plus a minimum of 250 points of landscaping elsewhere on the lots, ~~generally consistent with the "Typical Landscape Detail" plans for both the Roosevelt and Liberty plans and consistent with the City of Whitewater landscaping guidelines, which defines the point system. The "Typical Landscape Detail" plans for the Roosevelt and Liberty plans and the City~~ landscaping guidelines shall be included as part of the recorded restrictions. The restrictions should further specify that all landscaping must be planted within one year of occupancy of the respective house.
 - b. Specify that no two houses of similar front elevation/façade shall be spaced less than 4 lots apart from one another. In order for houses to be deemed *dissimilar*, houses cannot have the same building elevation or the same combination of color/siding options. A difference in the placement of the garage (i.e., left or right



of house) shall be considered a difference in building elevation, provided that no two houses with elevations that are identical except for the placement of the garage are located on abutting lots. ~~This condition will suggest that the applicant also record elevation sheets and color/siding options with this restriction, so future lot owners are aware of the options and what constitutes a difference.~~

- c. Specify that the occupancy of each single family home shall be limited to the occupancy restrictions as set forth for the R-1 Single Family zoning district for the City of Whitewater, or any other similar future single-family zoning district that takes its place.
- d. Indicate that no accessory buildings shall be permitted on the lots.
- e. Indicate that no property owner shall make alterations to the grading of any site in a manner different from the approved grading plan, unless such alterations are first approved by the City of Whitewater Director of Public Works. The approved grading plan for these lots shall be attached to the declaration of restrictions.
- f. Require that the property owners for each pair of properties that share a sewer lateral sign a maintenance and easement agreement to ensure and specify provisions for access to the joint laterals for maintenance purposes. Such provision will be enforced through submittal of recorded agreements before building permits are issued over the appropriate lots *or by other means as approved by the Dir of P.W.*
- g. Account for any other changes to the previously approved plans for this part of the overall PCD plans for Waters Edge South that relate to continuing obligations of the future owners of these Lots 6 through 11 and 24 through 37.

3. Prior to the issuance of any building permits, the applicant shall revise and resubmit the following components of their application:

- a. For Roosevelt plan photo renderings (i.e., the color sketches, not the detailed elevation sheets) add to the titles, "Roosevelt Plan, Waters Edge South" For the Liberty plan photo renderings, add to the title Waters Edge South, and identify the color/siding option it represents.
- b. For the descriptions of the garage door that are indicated as being "white" on the "Color/Siding Options" sheet, add an additional note that specifies that the garage is without windows.
- c. On the Roosevelt plan elevations and the Liberty plan foundation and floor plans, include a note that says "Plan may be adjusted to allow for alternate garage placement on the west side of units."
- d. For the "Typical Landscaping Detail" sheet for the Roosevelt plan, add a label that says "Roosevelt Plan." For the Typical Landscaping Detail" sheets for both the Liberty and Roosevelt plans, specify that the applicant/developer will be responsible for terrace tree installation within 6 months of the construction of each lot.
- e. Revise the grading plan to address all recommendations from the City's engineering consultant, clearly label all driveways as being paved. ~~Revise the note indicating the rear yard setback so that it is indicated to be a minimum of 25 feet,~~ *except for patio porch and deck which may extend 15' from rear (or) sides.* *(enclosed)*
- f. On the Revised Specific Implementation Plans for both the Roosevelt Plan and the Liberty Plan, revise the note indicating the rear yard setback will be a minimum of 25 feet. *except for (e)* *as close as property*

- g. On the "Liberty Plan Bullet Points" sheet revise the second to last bullet to say, "The side and front yard setback requirements for this Liberty plan will be the same minimum requirements as the previously approved Roosevelt plan. The rear yard setbacks for both the Liberty and Roosevelt plans will be a minimum of 25 feet." *except (e)*
- h. Provide three complete copies of bound documents including the revised building elevations, color/siding options, photo renderings, and all other approved documents and these conditions of approval together into a single document, with a cover page, along with an introduction describing that for each house there will be the option of constructing either the Roosevelt or Liberty model (identify those lots upon which the Liberty model cannot be constructed), any of the three building elevations, combined with any of the color/siding options, subject to the "anti-monotony" provisions outlined in the Declaration of Restrictions.
- i. Resubmit the tree planting plan for the north side of Parkside Drive for approval by the City Forester.

4. Prior to the issuance of any building permits, the applicant shall address all outstanding issues related to grading, erosion control, and utilities, to the satisfaction of the City's engineering consultant, and as specified in the engineering consultant's email dated February 26, 2010, and his letter dated August 27, 2009

For initial installation interior finishes

5. The applicant shall construct the homes and market the lots for owner occupancy at time of initial construction. Prior to the issuance of any building permits, the applicant shall submit proposed selection options for interior finishes for City Planner approval, of a type and range that support their initial and long-term occupancy ~~as~~ high-quality, owner-occupied units.

New - from mark. (replaced)

6. In the event that not all site improvements are completed before occupancy of this building, the applicant shall provide the City with a site improvement deposit in the amount of \$2000. *for area.*

7. All conditions and restrictions proposed to be included in restrictions against the lots, as indicated in the above conditions, are also to be considered conditions of approval of this PCD, and enforceable by the City as such.

8. Prior to the issuance of any building permits on Lots 10 and 11 within the PCD amendment area, all submitted plans shall be adjusted so that the east side yard setback for the building and any future additions on Lot 11 is no less than 15 feet, except that the Zoning Administrator may approve a lesser side yard setback upon written confirmation from the adjacent property owner to the east that such reduced setback is acceptable. *To Respond to the Correlation of the*

9. Prior to the issuance of any building permits within the PCD amendment area (lots 6 through 11 and 24 through 37), the applicant shall sign the revised development agreement associated with Waters Edge South, dated 12/2/09 and included in the submittal for the March Plan Commission meeting. *without further P.C. action.*

10. Prior to the issuance of building permits for affected lots, property owners sharing sewer laterals shall sign maintenance agreements as specified in an above condition. *or the developer shall appropriate alternative solution*

with the same purpose.

11. The developer shall restore any driveway openings in the terrace area that are no longer required in their current locations, installing curbing, removing unnecessary hard surfaces, and landscaping terrace areas.

12. No more than 13 of lots 6 through 11 and 24 through 37 shall be developed with the Liberty model home. The Zoning Administrator will confirm that this number is met before any building permit is issued.

except 24, 32, 34, 37 Liberty not allowed

13. *There shall be no - Side yard air wells to Down Story windows*

3/3/2010

6

14. *In the event that the applicant*

Zone lot line 1.4 ...



#6

-----Original message-----

From: Fisher, Mark [mailto:Mark.Fisher@strand.com]
Sent: Friday, February 26, 2010 5:02 PM
To: Bruce Parker
Cc: Megan MacGlashan; Dean Fischer; Mark Roffers
Subject: RE: Liberty Plan Submittal Packet

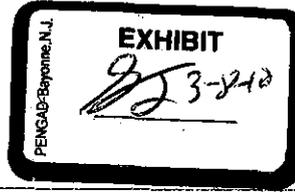
Bruce,

We reviewed the information submitted. Following are our comments:

1. Pertinent comments in our letter dated August 27, 2009, with subsequent clarifications by the City, should apply.
2. On the "Grading and Erosion Control Plan", currently proposed erosion control should be shown.
3. On the "Grading and Erosion Control Plan", it is unclear what grading is proposed. Contour and spot elevations labeled as "proposed" are on (now) private property. Some of the flow direction arrows do not make sense. The rear yard areas of Lots 24 to 29 appear flat and potentially problematic.
4. On the "Storm Sewer Plan" showing the new catch basin behind the sidewalk on Lot 37, revise "PVC" storm sewer to "RCP" storm sewer per City standards..

Please contact me with any questions. Thank you.

Mark A. Fisher, P.E.
Strand Associates, Inc.
910 West Wingra Drive
Madison, WI 53715
Phone: (608) 251-4843
Fax: (608) 251-8655



6

August 27, 2009

910 West Wingra Drive
Madison, WI 53715
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Office Locations

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Louisville, KY
Lexington, KY
Mobile, AL
Columbus, IN
Columbus, OH
Indianapolis, IN
Milwaukee, WI
Cincinnati, OH
Phoenix, AZ

www.strand.com

Mr. Bruce Parker, Director of Neighborhood Services
City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Re: Waters Edge South, Addition No. 1
Revisions to Lots 6 through 11 and Lots 24 through 37

Dear Bruce,

We have reviewed the revised construction drawings prepared by RSV Engineering, Inc. for the Waters Edge South, Addition No. 1 project. The drawings are dated August 20, 2009. The plans have been revised to modify Lots 6 through 11 and Lots 24 through 37 from duplex residences to single-family residences. Revised grading and erosion control plans have been prepared to accommodate these changes.

We offer the following comments for your consideration.

Grading

1. Based on the spot elevations indicated within the rear yards of Lots 34 through Lot 37, grades appear to be too flat (as low as 0.5 percent in some areas). These areas should be regraded to provide minimum slopes of 1 percent.
2. The grading plan indicates that rear yard drainage from Lots 32 through 37 is to be directed to a defined drainage swale passing to the south between Lot 1 and Lot 37. This swale will introduce a concentrated discharge of drainage across existing sidewalk along the north side of Parkside Drive. It is recommended that a catch basin be placed north of the sidewalk to intercept drainage from this swale prior to crossing the sidewalk. This catch basin may be connected into the storm sewer main located along Parkside Drive. Provide necessary easement(s).
3. The proposed grading within the rear yards of Lot 1 and Lots 12 through 15 should be revised to indicate a drainage swale along the rear lot line. It is assumed that this defined drainage swale will continue to the east to Waters Edge Drive. As stated in Comment No. 2 above, concentrated drainage from this swale should be collected in a new catch basin prior to the sidewalk located on the west side of Waters Edge Drive. Provide necessary easement(s).
4. The driveway slope of Lots 6 and 37 appears to be excessively steep (i.e., greater than 10 percent).
5. It appears curb cuts for driveways were installed during construction based on the originally proposed duplexes. It is unclear whether these driveway openings can be used with the change to single-family homes. All new or abandoned driveways and/or driveway openings shall be completed in accordance with City standards.



Mr. Bruce Parker
City of Whitewater
Page 2
August 27, 2009

Utilities

1. The previously approved plans (2006) indicated separate sewer laterals would be provided for each side of the originally proposed duplexes. During construction in 2007, the developer installed a shared sewer lateral (4-inch) centered on the common lot line for each duplex building.

The revised plan indicates that a "Y" fitting will be installed at the end of the existing sewer lateral and that 4-inch sewer lateral will be extended from the Y to each single-family home. The Wisconsin Plumbing Code does not appear to preclude this arrangement, but it is different than the City's and most other municipalities' standards for sewer laterals serving single-family homes under separate ownership. The lateral between the City's main in the street and the Y would be considered a private interceptor and would be jointly owned by the properties it serves. A maintenance agreement and easement agreement between the two property owners is recommended. Provisions for access to the joint laterals for maintenance should be provided through the use of multiple cleanouts and/or access structures.

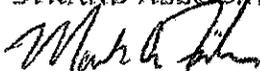
2. The previously approved plans (2006) indicated water service laterals would be provided for each side of the originally proposed duplexes. During construction in 2007, the developer installed a shared water service (2-inch) centered on the common lot line for each duplex building. A tee and 1-inch water service stub was installed from the end of the 2-inch water service for each side of the duplex building.

The Wisconsin Plumbing Code does not appear to preclude this arrangement provided curb stops are installed on the common water service (2-inch) and on each individual water service (1-inch). Again, this is different than the City's and most other municipalities' standards for water services serving single-family homes under separate ownership. Section 16.04.130 of the City of Whitewater Municipal Code indicates that two water services shall not be connected to one tap and that each building must have a distinct and separate tap and service pipe.

Please contact me if you have any questions regarding our review comments. Thank you.

Sincerely,

STRAND ASSOCIATES, INC.®


Mark A. Fisher, P.E.

c: Dean Fischer, DPW, City of Whitewater
Mark Roffers, Vandewalle & Associates, Inc.

STATE OF WISCONSIN

CITY OF WHITEWATER

WALWORTH & JEFFERSON
COUNTIES

Notices to property owners in Waters Edge South Subdivision.

In the matter of:

Plan Commission to hold a public hearing for the consideration of the proposed revisions to the PCD (Planned Community Development) plan for Waters Edge South (smaller lots along Parkside Drive) to allow single story (Liberty Plan) or two story (Roosevelt Plan) single family homes instead of zero lot line duplexes.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS
COUNTY OF JEFFERSON)

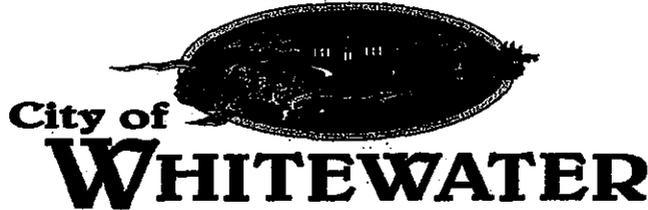
Jane E. Wegner, being first duly sworn on oath, deposes and says that on the 23rd day of February, 2010, (s)he deposited in the outgoing mail for the City of Whitewater, Walworth & Jefferson Counties, Wisconsin, a true copy of the attached notice, securely enclosed in an envelope, with postage prepaid thereon, to the following named, at the address stated:

SEE LIST ATTACHED

Jane E. Wegner
Jane E. Wegner
Plan Commission Clerk

Subscribed and sworn to before
me this 23 day of
Feb, 2010.

Michelle Smith
NOTARY PUBLIC, State of Wisconsin
My commission expires: 6-13-10



Neighborhood Services • Code Enforcement / Zoning and Department of Public Works
312 W. Whitewater Street / P.O. Box 178, Whitewater, WI 53190
(262) 473-0540 • Fax (262) 473-0549
www.ci.whitewater.wi.us

NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Whitewater Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th day of March, 2010 at 6:00 p.m. to hold a public hearing for the consideration of the proposed revisions to the PCD (Planned Community Development) plan for Waters Edge South (smaller lots along Parkside Drive) to allow single story (Liberty Plan) or two story (Roosevelt Plan) single family homes instead of zero lot line duplexes.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Zoning Administrator

WES1-43-54

WES-8

KAREN A MILLER
DOYLE LELAND MILLER JR
657 S WISCONSIN STREET
WHITEWATER WI 53190

WES-11

MICHAEL J BARRY
ANNE M BARRY
221 LAKEVIEW DR
WHITEWATER WI 53190

WES-14

KENNETH E WEBER
JOANNE M WEBER
210 E LAKEVIEW DR
WHITEWATER WI 53190

WES-17

MICHAEL FICKAU
TARYN FICKAU
218 E LAKEVIEW DR
WHITEWATER WI 53190

WES-20

TRACIE GALVIN
JODI RUHLE
228 S LAKEVIEW DR
WHITEWATER WI 53190

WES-23

MARK D POKORNY
JESSICA L POKORNY
270 AMBER DR
WHITEWATER WI 53190

WES-26

ANNETTE ATWATER
634 DARCY LANE
WHITEWATER WI 53190

WES-29

ALLEN T STARK
SHERYL A STARK
608 DARCY LANE
WHITEWATER WI 53190

WES-33

BILL MASON
TISA MASON
1308 W 45TH ST
HAYS KS 67601

WES1-12-25

WES-9

MICHAEL WOKASCH
MARY WOKASCH
5420 BREMER RD
MCFARLAND WI 53556

WES-12

LARRY W HAUGEN
NANCY A HAUGEN
225 LAKEVIEW DR
WHITEWATER WI 53190

WES-15

EVAN B WYNN
ANNETTE B WYNN
214 E LAKE VIEW DR
WHITEWATER WI 53190

WES-18

BARRY JOHN & HELEN DYER
SETTERFIELD
SCOTT ALLEN HARRINGTON
220 E LAKEVIEW DR
WHITEWATER WI 53190

WES-21

TRACY D FELLAND
250 E AMBER DR
WHITEWATER WI 53190

WES-24

RICHARD N POTTER
SHELLY M POTTER
654 S DARCY LANE
WHITEWATER WI 53190

WES-27

ANDREW MUELLER
TINA M MUELLER
626 DARCY LANE
WHITEWATER WI 53190

WES-31

WATERS EDGE OF WHITEWATER
P O BOX 348
EAST TROY WI 53120

WES1-1-2,5-11,28,31,33-38,56

WATERS EDGE OF WHITEWATER
P O BOX 348
WHITEWATER WI 53190

WES-7

MICHAEL J MADISON
BELINDA S OLSON
665 S WISCONSIN STREET
WHITEWATER WI 53190

WES-10

ROGER J HEROLD
211 E LAKE VIEW DR
WHITEWATER WI 53190

WES-13

JASON E HAMMOND
RACHELLE G HAMMOND
233 E LAKEVIEW DR
WHITEWATER WI 53190

WES-16

KATHRYN BRIMMER
216 E LAKE VIEW DR
WHITEWATER WI 53190

WES-19

ILMI SHABANI
ANIFE SHABANI
222 LAKEVIEW DR
WHITEWATER WI 53190

WES-22

LESLIE LEIGH ADAMS
BRADLEY HUDSON ADAMS
260 AMBER LANE
WHITEWATER WI 53190

WES-25

MICHAEL GUNNINK
ALISON KAY GUNNINK
644 S DARCY LANE
WHITEWATER WI 53190

WES-28

DAVID R WILDENBERG
SHANNON S WILDENBERG
616 DARCY LANE
WHITEWATER WI 53190

WES-32

WARREN STEINHAUS
LESLIE STEINHAUS
604 S WATERS EDGE DR
WHITEWATER WI 53190

WATERS EDGE OF
WHITEWATER
P O BOX 348
EAST TROY WI 53120

WES-3
ANDRZEJ STARZYCKI
KRYSZYNA STARZYCKA
701 S WISCONSIN STREET
WHITEWATER WI 53190

WES-6
DONALD W MCCREARY
675 S WISCONSIN STREET
WHITEWATER WI 53190

WES-40
JOSEPH S CAUGHLIN
LISA M CAUGHLIN
305 E AMBER DR
WHITEWATER WI 53190

WES-43
ZAIFENG FAN
QIUHONG YU
271 E AMBER DRIVE
WHITEWATER WI 53190

WES-46
TIMOTHY J KUCHTA
JESSICA M KUCHTA
247 AMBER DRIVE
WHITEWATER WI 53190

WES1-4
DANIEL C KUHLOW
MICHELLE L LEE-KUHLOW
247 E LAKEVIEW DR
WHITEWATER WI 53190

WES1-32
DAMON SCHERECK
KATHY TUINSTR
246 E LAKEVIEW DRIVE
WHITEWATER WI 53190

WES1-33
XIU LIN WEI
256 E LAKE VIEW DRIVE
WHITEWATER WI 53190

WES-1
WES HOMEOWNERS
ASSOCIATION
P O BOX 348
EAST TROY WI 53120

WES-4
DEBRA S LAWLER
693 S WISCONSIN STREET
WHITEWATER WI 53190

WES-38
YUAN YUAN
OU LI
323 E AMBER DRIVE
WHITEWATER WI 53190

WES-41
PETE G DUSEJA
CAROLE M DUSEJA
297 E AMBER DE
WHITEWATER WI 53190

WES-44
ROBERT WINDT
LISA WINDT
263 S AMBER DRIVE
WHITEWATER WI 53190

WES-47
CHRISTOPHER M SCHUCK
TERRI LYNN SCHUCK
40W702 PRAIRIE CROSSING
ELGIN IL 60124

WES1-29
JIEHUI MA
HONGKAI ZHANG
316 E LAKEVIEW DR
WHITEWATER WI 53190

WES-49 THRU 54
ATKINSON INVESTMENTS LLC
W2345 COUNTY HWY D
ELKHORN WI 53121

WES-2
RONALD D TROEMEL
SANDRA K TROEMEL
210 E PARKSIDE DR
WHITEWATER WI 53190

WES-5
HAROLD A WILSON
LISA M WILSON
683 S WISCONSIN ST
WHITEWATER WI 53190

WES-39
DAVID M SEKERES
SARA C SEKERES
315 E AMBER DRIVE
WHITEWATER WI 53190

WES-42
ANTHONY J ROSARIO
AMY M ROSARIO
281 E AMBER DRIVE
WHITEWATER WI 53190

WES-45
PATRICIA F SIMONET
MICHEL J SIMONET
255 E AMBER DRIVE
WHITEWATER WI 53190

WES1-3
DONALD M NORMAN
BILLIE JO NORMAN
241 E LAKEVIEW DR
WHITEWATER WI 53190

WES1-30
BRIAN D BOLEY
DAWN M BOLEY
326 E LAKEVIEW DR
WHITEWATER WI 53190

WES1-55
MARY JUNE MAUSER
763 S WATERS EDGE DRIVE
WHITEWATER WI 53190

Remaining PCD area

WESC-2

DAVID LADD STEWERT
DEBORAH ANN STEWERT
684 WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-5

DAVID L KOPPEIN
KAREN L KOPPEIN
664 S WATERS EDGE DR
WHITEWATER WI 53190

WESC-8

KATHLEEN M SALZWEDEL
654 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-11,19,20,21....

WATERS EDGE OF
WHITEWATER

WESC-14

RONALD L GAYHART
GLENDA GAYHART
640 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-17

RICHARD D BROWN
145 COLUMBIA
ELMHURST IL 60126

WESC-23

PAUL G ADOGAMHE
FREDA U ADOGAMHE
631 S DARCY LANE
WHITEWATER WI 53190

WESC-30

THERESA M STEWART
306 S AMBER DRIVE
WHITEWATER WI 53190

ESC-33

STEVEN M D BLYTH
GAYLE E BLYTH
328 S AMBER DRIVE
WHITEWATER WI 53190

LC-5

DAVID I GRANUM
KATHLEEN S GRANUM
254 N PARK ST
WHITEWATER WI 53190

WESC-3

STEVEN D RIDENOUR
MARTHA C RIDERNOUR
680 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-6

GERALD G NELL
JANET M NELL
660 WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-9

JOHN G PATTERSON
MARIE B PATTERSON
652 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-12

DAVID L KUCK
KAREN S KUCK
5650 W WAHNER AVE #212
MILWAUKEE WI 53223

WESC-15

HENRY N MALO
MARIAN MALO
638 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-18

CAROL J AUFDERHAAR TRUST
622 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-24

DAVID H ARNETT TRUST
DIANE M ARNETT TRUST
635 S DARCY LANE
WHITEWATER WI 53190

WESC-31

LYLE A HEINITZ
SANDRA M HEINITZ
310 S AMBER DRIVE
WHITEWATER WI 53190

WESC-34

KELLI J WALTERS
332 S AMBER DRIVE
WHITEWATER WI 53190

WESC-1

SUSAN SWANN HOSSMAN
JAMES D HOSSMAN
688 WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-4

JACKQUELYN J OMDOLL
N825 WAUBUNSEE TRAIL #6
FORT ATKINSON WI 53538

WESC-7

RITA K ROSELLE FAMILY
TRUST
658 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-10

LLOYD G WORDEN
LINDA V WORDEN
650 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-13

CHARLES M ROUM
CAROL L ROUM
642 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-16

HOLLY E WALTERS
636 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-22

GREGORY A SWANSON
LOUISE A SWANSON
625 S DARCY LANE
WHITEWATER WI 53190

WESC-29

ERIK P STOTTRUP
JANET A STOTTRUP
302 S AMBER DRIVE
WHITEWATER WI 53190

WESC-32

ELAINE FRIETSCH
312 S AMBER DRIVE
WHITEWATER WI 53190

WESC-35

JON S ENRIQUEZ
FAYE T ENRIQUEZ
336 S AMBER DRIVE
WHITEWATER WI 53190

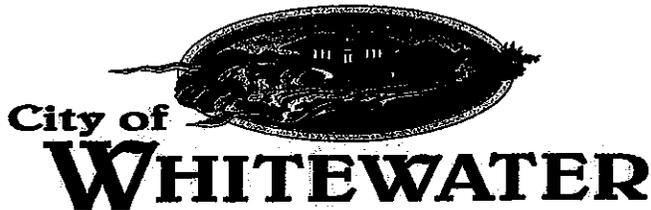
WESC-36
DANIEL G ESENTHER
LORI A ESENTHER
1 CHEQUAMEGON BAY
MADISON WI 53719

WESC-46
JULIAN L STINSON
ANNE D STINSON
625 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-47
DEBRA J WEBERPAL
623 S WATERS EDGE DRIVE
WHITEWATER WI 53190

WESC-25
DANNY R TESCH
641 S DARCY LANE
WHITEWATER WI 53190

WESC-26
DALE E RITTERBUSCH
PATRICIA E RITTERBUSCH
645 S DARCY LANE
WHITEWATER WI 53190



Neighborhood Services • Code Enforcement / Zoning and Department of Public Works
 312 W. Whitewater Street / P.O. Box 178, Whitewater, WI 53190
 (262) 473-0540 • Fax (262) 473-0549
 www.ci.whitewater.wi.us

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th day of March, 2010 at 6:00 p.m. to review proposed exterior alterations to the building located at 162 W. Main Street (Main Street Shops) for Chris Hale.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



 Bruce Parker, Zoning Administrator

OT-1, WUP-255
R & B BRASS RAIL CORP
130 W MAIN STREET
HITEWATER WI 53190

OT-3A,10,11,12
W JOS KETTERHAGEN JR
117 N FIRST STREET
WHITEWATER WI 53190

OT-6
MIKNNNA LLC
N6927 GREENLEAF CT
ELKHORN WI 53121

OT-9
WERNER KETTERHAGEN JR
MARY E KETTERHAGEN
1230 W SATINWOOD LANE
WHITEWATER WI 53190

OT-14
GEOFFREY R HALE
JACQUELINE A HALE
599 S FRANKLIN ST
HITEWATER WI 53190

OT-20
TERRENCE L STRITZEL
W5524 TRI COUNTY ROAD
WHITEWATER WI 53190

OT-26
ROBERT A SWEET
N7598 LARRY'S ROAD
WHITEWATER WI 53190

OT-62
DONALD E LIGGETT TRUST
P O BOX 223061
PRINCEVILLE HI 96722

OT-67
DIANE L TRAMPE
138 W CENTER STREET
WHITEWATER WI 53190

T-70
BLGL LLC
1691 MOUND VIEW PLACE
WHITEWATER WI 53190

OT-2
CBP PROPERTIES LLC
417 N FREMONT STREET
WHITEWATER WI 53190

OT-4
JOHN J GELETTA
KIMBERLY J GELLETTA
745 WALKER WAY
EDGERTON WI 53534

OT-7
WOKES LLC
647 S WISCONSIN ST
WHITEWATER WI 53190

OT-13,23,24,140,WSS-10,12,14
CITY OF WHITEWATER

OT-17
HICKS SURVIVOR TRUST
N7934 HIGHWAY 89
WHITEWATER WI 53190

OT-21
DAVID E SAALSAA
GRACE F SAALSAA
239 S GREEN STREET
WHITEWATER WI 53190

OT-27
RANDIX CORPORATION
212 W MAIN STREET
WHITEWATER WI 53190

OT-75
DLK ENTERPRISES INC
P O BOX 239
WHITEWATER WI 53190

OT-68
BARBARA G HAMILTON
N8766 CLOVERLEAV LANE
WHITEWATER WI 53190

OT-72
LUIS LATIN KING OF
WHITEWATER
132 W MAIN STREET
WHITEWATER WI 53190

OT-3
BUSHMAN & WATSON
136 W MAIN STREET
WHITEWATER WI 53190

OT-5
ILMI SHABANI
ANIFE SHABANI
140 W MAIN STREET
WHITEWATER WI 53190

OT-8
JOSE J BARAJAS
JUANA BARAJAS
409 S BUCKINGHAM BLVD
WHITEWATER WI 53190

OT-13A
ROBERT M KNUDSON
NICOLE M KNUDSON
W3438 CRESTWOOD DRIVE
WHITEWATER WI 53190

OT-18,19
KJN DEVELOPMENT
S22 W35534 PARRY ROAD
OCONOMOWOC WI 53066

OT-22
RODERICK O DALEE
MARY M DALEE
P O BOX 660
WHITEWATER WI 53190

OT-53,53A,54,60,61
FIRST CITIZENS STATE BANK
207 W MAIN STREET
WHITEWATER WI 53190

OT-65,71,77,138,139
PIKA DEVELOPMENT LLC
S78 W20177 MONTEREY DRIVE
MUSKEGO WI 53150

OT-69
CHERYL A BRESNAHAN
MICHAEL J BRESNAHAN JR
117 S SECOND STREET
WHITEWATER WI 53190

OT-73
JOHN M BASILE
MARGARET M BASILE
W5211MEADOW LANE
ELKHORN WI 53121

OT-74
MARK O BERGEY
JEAN BERGEY
3 W MAIN STREET
WHITEWATER WI 53190

OT-79
LAKEVIEW CENTER LLC
147 W MAIN STREET
WHITEWATER WI 53190

OT-131,132,133
RODRIGUEZ PROPERTIES II
N9707 MCCORD ROAD
WHITEWATER WI 53190

OT-134
WAYNE A QUASS
MAUREEN C QUASS
972 W PECK STREET
WHITEWATER WI 53190

TR-4,5,6
GEORGE CHRISTON
KARON CHRISTON
W7723 HACKETT
WHITEWATER WI 53190

WSS-3
EDWARD J CONNELL
208 W NORTH STREET
WHITEWATER WI 53190

WSS-11
RAYMOND N SHUPE JR
BRENDA SHUPE
1522 PARKVIEW LANE
PORT WASHINGTON WI 53074

WUP-67
LAURA M TRIEBOLD
N7618 ENGEL ROAD
WHITEWATER WI 53190

CHRIS HALE
304 E GRANT STREET
WHITEWATER WI 53190

OT-76
BARBARA KRAMER
141 W MAIN STREET
WHITEWATER WI 53190

OT-80
AUREL BEZAT
DANIELA BEZAT
234 N PARK STREET
WHITEWATER WI 53190

OT-85,86
WALTON DISTRIBUTING LLC
1005 W MAIN ST SUITE C
WHITEWATER WI 53190

OT-135
WILLIAM V OSBORNE II
REBECCA P ANDERSON
12648 GLACIAL CREST DR
WHITEWATER WI 53190

WSS-1
ANTONY M LOMBARDO
JANET M LOMBARDO
1180 THORNDALE LANE
LAKE ZURICH IL 60047

WSS-4
DALE R WOLF
1645 W WILDWOOD DRIVE
WHITEWATER WI 53190

WUP-65
ROSEMARY METZDORFF
119 N FREMONT STREET
WHITEWATER WI 53190

WUP-68
MEISNER ENTERPRISES LLC
N7547 W LAKESHORE DR
WHITEWATER WI 53190

OT-78
RUSSELL R WALTON
KIM A WALTON
1005 W MAIN ST SUITE C
WHITEWATER WI 53190

OT-81,82,83
TRIPLE J PROPERTIES LLC
543 A J ALLEN CIRCLE
WALES WI 53183

OT-136,137
EDWARD W HAMILTON
ROXANNE HAMILTON
123 W CENTER STREET
WHITEWATER WI 53190

OT-141,142,TR-6A,8,9
WISCONSIN DAIRY SUPPLY
P O BOX 239
WHITEWATER WI 53190

WSS-2
DONNA JOANNE HENRY
347 S JANESVILLE ST
WHITEWATER WI 53190

WSS-6
STEVEN C SPEAR
577 S EHLERT COURT
WHITEWATER WI 53190

WUP-66
HAROLD MILES
DARLENE MILES
234 W NORTH ST
WHITEWATER WI 53190

OT-84
BULLDOG INVESTMENTS LLC
N6927 GREENLEAF COURT
ELKHORN WI 53121

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least two weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on 3-4-10.
3. Notices of the public review mailed to property owners on 2-23-10.
4. Plan Commission holds the public review on 3-8-10.
They will hear comments of the Petitioner and comments of property owners.
Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 162 - 170 W. Main St.
Zoning of Property B2

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:

- A. The size and locations of:
- 1) Rooms;
 - 2) Doors;
 - 3) Windows;
 - 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
 - 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, headroom and handrail heights); stair width,
 - 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
 - 7) Chimney(s) - include also the type of construction (masonry or factory built);
 - 8) Heating equipment;
 - 9) Cooling equipment (central air conditioning, if provided);
 - 10) Attic and crawl space access; and
 - 11) Fire separation between dwelling and garage.
 - 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim _____, Siding _____, Roofing _____.
- D. Electrical service entrance/transformer location.

11. **Type of Project:**

- A. Single family;
- B. Duplex;
- C. Multifamily # units _____;
Condominium # units _____;
Sorority # units _____;
Fraternity # units _____;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls _____;
- G. Other: *Facade Remodel*

AGREEMENT OF SERVICES

REIMBURSABLE BY THE PETITIONER/APPLICANT. The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts) to assist in the City's review of a proposal coming before the Plan Commission, Board of Zoning Appeals and/or Common Council. The submittal of a development proposal application or petition by a Petitioner shall be construed as an agreement to pay for such professional review services applicable to the proposal. The City may apply the charges for these services to the Petitioner and/or property owner. The City may delay acceptance of the application or petition as complete, or may delay final approval of the proposal, until the Petitioner pays such fees. Review fees which are applied to a Petitioner, but which are not paid, may be assigned by the City as a special assessment to the subject property. The Petitioner shall be required to provide the City with an executed copy of the following form as a prerequisite to the processing of the proposed application (Architectural Review, B.Z.A., Planning, Zoning Change):

_____, the applicant/petitioner for
(Owner's Name): Chris Hale, dated: 2-10-10
Phone # 920 723 2388, tax key #(s) _____

Agrees that in addition to those normal costs payable by an applicant/petitioner (e.g. filing or permit fees, publication expenses, recording fees, etc.), that in the event the action applied or petitioned for requires the City of Whitewater, in the judgement of its staff, to obtain additional professional service(s) (e.g. engineering, surveying, planning, legal) than normally would be routinely available "in house" to enable the City to properly address, take appropriate action on, or determine the same, applicant/petitioner shall reimburse the City for the costs thereof.

Dated this 10 day of February, 2000.

Chris Hale (Signature of Applicant/Petitioner)
Chris Hale (Printed Name of Applicant/Petitioner)
Chris Hale (Signature of Owner of Property & Date Signed)
Chris Hale (Printed Name of Owner of Property)

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>Alterations of building will not affect the use of building</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>Approved by downtown design committee</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>Restaurant is being restored to resemble original design, other part of building is being restored to look more commercial</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>Design will enhance downtown walk</p>

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>NOT altering anything that would affect this</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>MASS, volume, architectural, setbacks will not be altered</p> <p>Design of single story structure is to enhance it so it does not get so overshadowed by surrounding bldgs</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>The historic part of building will be renovated with historical features in mind</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Only renovating face of building</p> <p>← Adjoining properties will not be affected</p>

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

[Signature] 2-10-10
Applicant's Signature Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 3-1-10 Receipt No. 6.008430
Received by *Jane Wegner*

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 2-23-10
Date set for public review before Plan & Architectural Review Board: 3-8-10

ACTION TAKEN:

Plan Review: Granted Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

With conditions of the City Planner as amended at the meeting - see attached.

Gregory Torres (Jw) 3-8-10
Signature of Plan Commission Chairman Date



City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Chris Hale
Applicant's Address: 304 E Grant St.
Phone # 920 723 2388

Owner of Site, according to current property tax records (as of the date of the application):
First and Main of Whitewater LLC
Street address of property: 162-170 W. MAIN ST
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: _____
Name of Firm: _____
Office Address: _____
Phone: _____
Name of Contractor: _____
Has either the applicant or the owner had any variances issued to them, on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:
Principal Use: RETAIL STORES, OFFICE SPACE, RESIDENTIAL APT., RESTAURANT
Accessory or Secondary Uses: _____
Proposed Use
SAME USE, PARCELS IS BEING ALTERED

No. of occupants proposed to be accommodated: 13
No. of employees: _____
Zoning District in which property is located: B2
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: _____



**VANDEWALLE &
ASSOCIATES INC.**

Main Street Shops Site Plan Approval Conditions, 3/8/10

On March 8, 2010, the City of Whitewater Plan and Architectural Review Commission approved the exterior alterations, signage, and lighting plans for 162 W. Main Street, Main Street Shops, subject to the following conditions:

1. Exterior alterations shall be made in accordance with the plans submitted for the 3/8/10 Plan Commission meeting, including the Site Plan (sheet SP-1) dated 2/26/10, the Main Floor Plan and Basement Plan (sheet A-1) dated 2/26/10, the South Elevation and East Elevation (sheet A-2) dated 2/26/10, the Wall Section, Anchor Detail, and North Elevation (sheet A-3) dated 2/26/10, the restaurant sign detail sheet, the Angled Wall Bracket Lantern detail sheet dated 9/13/03, the "Cans and Bullets" lighting detail sheet, the projecting sign detail sheet dated 2/12/10, and the elevations indicating the building/signage color scheme, except as changes to those plans are necessary to meet the conditions that follow.
2. Prior to the issuance of any sign permits, the applicant shall make the following revisions to his plans, ensure that all plans are consistent with one another, and resubmit such plans for City staff approval:
 - a. On the South Elevation sheet and the elevations showing the overall building/signage color scheme, switch the location of the address sign with the group sign and meet all wall sign standards considering both signs plus the banner signs.
 - b. The projecting signs detail sheet shall be revised to indicate the dimensions of the projecting signs will not exceed 12 square feet.
 - c. The restaurant sign detail sheet shall be revised to indicate the dimensions of the sign will not exceed 35 square feet.
 - d. On the South Elevation sheet and the elevations showing the overall building/signage color scheme, show the location, characteristics, and size of the proposed window sign, in compliance with all City of Whitewater sign ordinance standards.
 - e. Revise the elevations showing the overall building/signage color scheme to include a date, property address, name and address of the owner, name and address of the architect, and a scale bar.
3. The applicant shall install no more than seven projecting signs on the south elevation of the building. Additional projecting signs shall not be permitted without review and approval by the Plan Commission.
4. The lettering on all projecting signs shall be oriented in the same direction (either vertically or horizontally directed letters on all signs).
5. Signage shall not be permitted on the east or north facades of the building unless approved at a later date by the Plan and Architectural Review Commission, in order to ensure continued compliance with the City's sign ordinance for the building.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 •
414.732.2035 Fax
www.vandewalle.com

Shaping places, shaping change

Item too large to scan.

**This part of the document may be viewed at the
Neighborhood Services Department,
Whitewater Municipal Building (2nd floor),
312 W Whitewater Street
or
Irvin L. Young Library, 431 W Center Street**

Blueprints & Layout

Design Committee Meeting February 1, 2010 150 W. Main St. Whitewater
Hale Project

Dave Saalsaa opened the meeting at 8:05 am

Present: Dave Saalsaa, Rick Fassl, Karen Coburn, Tami Brodnicki, Eydie Strand, Dustin Reichwald, Roni Telfer, Dave Saalsaa, Geoff Hale, Chris Hale

The following are discussion items and approved items regarding the Hale project for renovation of Main Street Shops:

1. Geoff & Chris indicated that there is less of the old building left than originally thought. Much of the brick has been removed and it does not make sense to try to match and use the old brick.
2. Dave emphasized that the committee will help the Hales develop an overall effect that Chris can take to an architect and get a design that fits his needs.
3. Hales showed a scale model of how the banners will look. Banners will be 6 feet high and 30 inches wide. **Rick Fassl moved approval of the size and display of the banners. Karen Coburn seconded. Approved.**
4. Group discussed removing the face brick behind the banner area. Chris explained that the parapet sits on brick that is still there and therefore, removing the brick would be problematic.
5. Hales showed siding samples – steel, lap siding; ribbed option. Ribbed would be unique; lap is more similar to drawing. Lap is less deep – would allow columns to stand out. Committee proposed approving a plan a and plan b so project can proceed based on cost and availability.
6. Rick moved and Eydie seconded approval of
**Plan A -Hawaiian Blue ribbed steel siding and
Plan B - Pacific Blue steel lap siding
Owners' choice as get into specifics. Approved.**
7. **Hales showed sample of brick for columns. Concordia Blend with concrete grey mortar. Rick/moved approval and Eydie seconded. Approved**
8. Chris explained they will reuse most of the existing windows but will install frames and will paint wood stop trim to match the siding.
9. **Proposed bulkheads will be of same material as siding. Rick/ moved approval, Karen seconded. Approved.**
10. Two awnings will be from Sunbrella in color to match Velvet Red paint.
Size
Estimates: \$ _____ Gallagher (almost 2X)
\$1355 Trendsetter (see actual estimate for details)
**Karen/ moved approval as per the Trendsetter estimate, Eydie seconded.
Approved.**
11. **Lighting: On columns- 4 lights ; will project up and down.
Eydie to get estimates of two proposed: Kichler 9246AZ & 9095 AZ Wall
Scene.
Over banners – will have a 12 “ projection
Karen moved approval; Dustin seconded. Approved**

12. **Banners – Bid from Trendsetter = \$292 x 7 (includes poles) Trendsetter Eydie moved approval; Karen seconded. Approved.**
(color: Red and beige – to match the Sarafi and Velvet Red colors.
13. **Above awning sign (see 10 above) Signarama estimate = formed plastic letters – Safari color. \$1600.estimate.. The address will be on one; *Main Street Shops* will be on the other**
Karen moved approval not to exceed estimated amount; Eydie seconded. Approved
14. The only business that will have a window sign is the business in the front and the windows will be part of that businesses location.
15. The end windows will be left for public display.

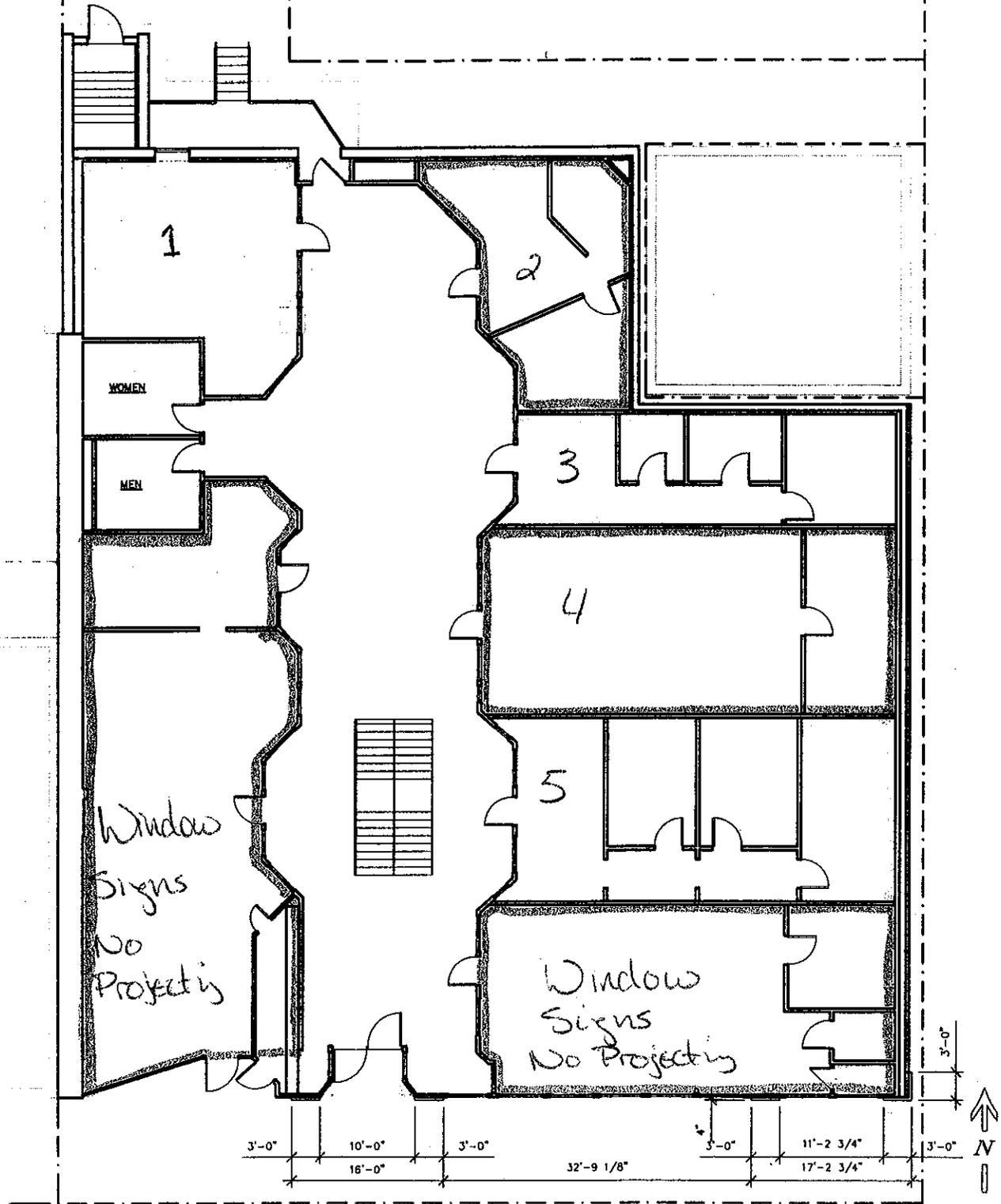
Restaurant

1. **Brick painting – Pagoda Red (Pratt & Lambert) Trim: Safari & Northern Star (or to match siding on Main Street Shops)**
 - a. **Prep for paint specs to be followed.**
 - b. **Estimate: MacKenzie (K&K- general contractor quote) \$9500**
Crew Boy - \$12,500
Rick moved and Karen seconded approval of the painting specs and the K&K bid. Approved.
2. **Restaurant Awning- Sunbrella - Havelock Terracotta.**
Gallagher Bid- \$2539
Trendsetter Bid - \$1671 approved
Rick moved and Dustin seconded approval of the awning specs and the Trendsetter bid. Approved
3. **Sign- above the awning will read *Restaurant* with dots before and after and surrounding strip. Black background W gold applied letters and strip (dots too)**
bid Signarama - \$1245
bid T N T – Aluminum sign 3D letters – \$1225.76 (specifications)
Rick moved and /Dustin seconded approval. Approved
3. **Lighting- Same type of lights as over banners (see # 13 above)**
4. **Windows will remain as is.**
5. **Change door to upstairs apartment to a steel door ,6 panel door – no light-painted to match**
Rick moved approval; /Eydie seconded. Approved.

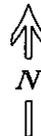
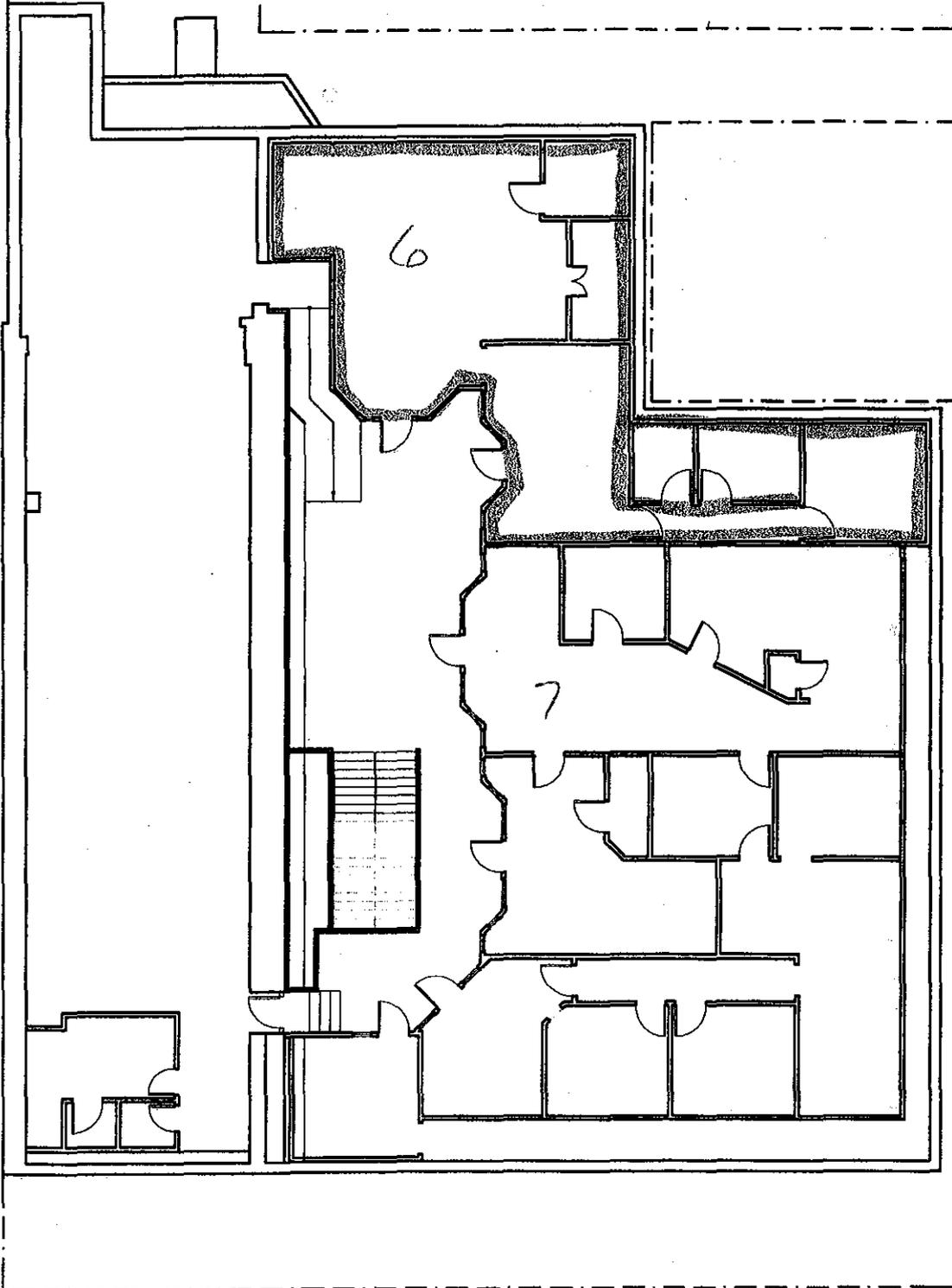
Dave will go over approvals and changes to grant application with Geoff and Chris.

Meeting adjourned.

PROPERTY LINE



#7



20
A1

BASEMENT PLAN
SCALE: 1/8" = 1'-0"
2008/MAIN STREET SHOPPES/MSW-DRAWNCS.DWG
DATE: JULY 9, 2008

Design Alliance Architects, Inc.

1001 Madison Avenue
Fort Atkinson, WI

(920) 563-3404
FAX (920) 568-7058

MAIN STREET SHOPPES
162 W. Main Street
Whitewater, WI

DRAWING NAMES

BASEMENT PLAN
MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

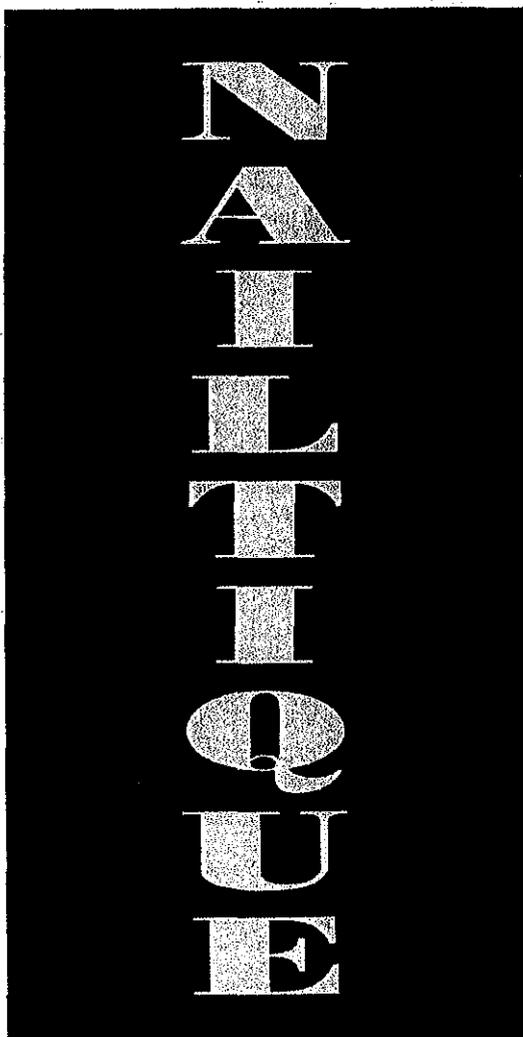
DATE: 2/26/2010
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-1

30''

60''



IVORY ON BURGUNDY
4.5'' LETTER



IVORY ON BURGUNDY
5.5'' LETTER



HOTEL

HOTEL

HOTEL

#7



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
From: Mark Roffers and Megan MacGlashan, AICP, City Planning Consultants
Date: March 3, 2010
Re: Request for approval of exterior alterations, signage, and lighting plans, 162 W. Main Street, Main Street Shoppes

Background and Summary of Request

The applicant, Chris Hale, is requesting approval of exterior alterations, signage and lighting plans for the building at 162 W. Main Street, Main Street Shoppes.

In 2008, the Plan Commission reviewed preliminary plans for exterior alterations to this building. At that time, alterations were proposed for the south (Main Street) façade, east (First Street) façade, and rear façade, based largely on work that had been done for potential renovations to this property as part of the Main Street program. The applicant at the time decided not to move forward with those plans as presented. In 2009, the Plan Commission approved significantly more modest changes to the approved plans for the east façade of the western of the two buildings, allowing cement siding to be installed along this second story wall.

The applicant would like to once again move forward with a broader plan for the property, including renovations to the entire Main Street frontage. The proposed changes to the 2008 plans include the following:

- No construction of the rear façade addition proposed in 2008.
- No proposed exterior alterations to the rear façade or to the eastern façade of the single story building along First Street.
- Modification of the 2008 plan for the Main Street frontage, which then included all-brick materials and turrets. The revised plans do not include any turrets, and much of the Main Street facade is now proposed to be refaced with steel siding in a grayish blue color. Four brick columns are also proposed for the front facade, similar to what was proposed in 2008.

No signage or lighting plans were approved when the exterior alterations to this building were brought forward in 2008. The applicant is now returning to get those plans approved for the south (Main Street) facade of the building only.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
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www.vandewalle.com

Shaping places. shaping change

The Downtown Design Review Committee has already reviewed and approved this new proposal for grant purposes, and to offer a recommendation on this regulatory approval by the Plan and Architectural Review Commission. The minutes of that meeting have been included in your packets.

Analysis

1. Overall, the project is certainly more modest than that originally proposed in 2008, but it will still be a welcome improvement to the Main Street in downtown Whitewater. The façade treatment incorporates a slightly unconventional building material, but to appropriate effect. Overall, the plans appear to be generally in line with the Downtown Whitewater Design Guidelines. Our remaining comments are mainly with regard to the proposed sign plans, compared against revised rules for B-2 district signage that were written in part to address an earlier version of this proposal.
2. The applicant is proposing a large “Main Street Shoppes” sign (group sign) over the main entrance to the single story building, and another sign of the same size in the eastern corner of the building indicating the property address. The “Main Street Shoppes” sign is an appropriate “group sign” under the City’s sign ordinance. It is our opinion that the large address sign is larger than that what is necessary for mere identification of the building address alone. We believe that its size renders it an attention-getting device that would qualify it as a wall sign. Our recommendation is that this large sign be removed entirely from this location; instead the address could be placed on the awning under the “Main Street Shoppes” sign in smaller letters, which would also be in a location that would actually mark the Main Street entrance to the building. If the applicant were instead to keep a larger address wall sign in the location proposed, based on our interpretation of the zoning ordinance, it would have to be reduced to no greater than 50 square feet in area. By our calculations, the currently proposed address sign is currently proposed to be about 55 square feet.
3. The applicant is indicating nine projecting signs along the front (Main Street side) of the building--one per tenant. (The floor plans appear to show space for 10+ tenants, so we are presuming if that is the case, that not every tenant will have its own projecting sign.) The projecting signs are proposed to be spaced only 3 ¼ feet apart from one another, which would in our opinion limit their legibility by passengers in cars passing by along Main Street. There are no particular ordinance standards that would prohibit placement of projecting signs on the same building this far apart from one another, but there are numerous standards in the zoning ordinance (including applicable site plan review standards) that suggest that traffic safety should not be compromised by a new development proposal. We suggest a broader discussion of this issue at the Plan Commission meeting, including a discussion of a proposal to reduce the number of projecting signs to allow spacing of, for example, five feet between signs, and an idea to provide the Zoning Administrator the ability to direct the removal or different placement of the projecting signs if a traffic hazard along Main Street results.
4. There seems to be a discrepancy in the proposed size of the projecting signs. In the materials included in the Plan Commission submittal, the applicant proposes that each projecting sign be 12 1/2 square feet per side. However, in the minutes of the Downtown Design Committee meeting, the applicant specified that the signs would be 6 feet by 2 ½ feet (or 15 square feet) per side. In any case, the City’s downtown sign ordinance requires that each sign be no larger than 12 square feet per side. We recommend the applicant revise all applicable plans to indicate that each projecting sign will be no larger than 12 square feet in area.

5. The applicant has submitted plans for the projecting signs that indicate lettering in two different orientations. Rather than the Plan Commission approving both orientations, we recommend the applicant select one of the two orientations for approval. This will make it easier for people walking down the street to read the signs and will give a more uniform look to the signage, rather than the alternative in which each business owner would be given a choice in sign orientation.
6. In the February 1, 2010 Downtown Design Committee meeting minutes, the applicant suggested that one of the businesses would have a window sign. This has not been indicated on the submitted plans. The applicant should be prepared to bring revised plans to the Plan Commission meeting that show the location, characteristics, and size of the proposed window sign so the Plan Commission can determine whether or not it is in compliance with the City's sign ordinance.
7. The applicant has submitted two plans indicating the size of the proposed restaurant sign. The restaurant sign detail sheet suggests that the dimensions of the sign will be 60 square feet. However, the South Elevation sheet, which shows the area of the building façade that would be signed, seems to indicate that the dimensions would be roughly 34 square feet. The applicant should reconcile these two components of his submittal to clearly indicate the dimensions of the proposed sign. Based on the City's sign ordinance and the area of the first floor of the restaurant, a 60 square foot sign is too large. To comply with the ordinance, the restaurant sign should be revised to be no larger than 35 square feet, and ALL submitted and approved plans should reflect this.
8. All signage is proposed to be externally lit with bronze, decorative lanterns that will be mounted to the wall above the sign. The brick columns will be mounted with bronze cylinder light fixtures. Both fixtures will have a light source that is 150 watts or less and meet the City's outdoor lighting requirements. We feel these are an attractive and appropriate way to light the signs and the building.
9. Our understanding is that proposed building materials and colors have been changed from what was proposed in 2008 in large part because the applicant has discovered there is less of the original brick left underneath on the façade of the building than he originally thought, and the applicant feels it does not make sense to try to match and replace the old brick. The Downtown Design Committee has reviewed and approved (for grant purposes and for recommendation to the Plan Commission) the alternative plans proposed by the applicant. We feel the new plans are a reasonable alternative to the 2008 plans. Since cement siding was already approved for the upper story east façade in 2009, the applicant should be prepared at the Plan Commission meeting to confirm that the proposed colors of the Main Street façade will complement the color of the siding on the east façade. We suggest the applicant bring color/material samples to the meeting to verify this.

Recommendation

We recommend approval of the exterior alterations, signage, and lighting plans for 162 W. Main Street, Main Street Shoppes, subject to the following conditions:

1. Exterior alterations shall be made in accordance with the plans submitted for the 3/8/10 Plan Commission meeting, including the Site Plan (sheet SP-1) dated 2/26/10, the Main Floor Plan and Basement Plan (sheet A-1) dated 2/26/10, the South Elevation and East Elevation (sheet A-2) dated 2/26/10, the Wall Section, Anchor Detail, and North Elevation (sheet A-3) dated 2/26/10, the restaurant sign detail sheet, the Angled Wall Bracket Lantern detail sheet dated 9/13/03, the "Cans and Bullets" lighting detail sheet, the projecting sign detail sheet dated

3/3/2010



3

2/12/10, and the elevations indicating the building/signage color scheme, except as changes to those plans are necessary to meet the conditions that follow.

2. Prior to the issuance of any sign permits, the applicant shall make the following revisions to his plans, ensure that all plans are consistent with one another, and resubmit such plans for City staff approval:
 - a. On the South Elevation sheet and the elevations showing the overall building/signage color scheme, ^{show the location of the} remove the large sign from the eastern corner of the building, instead considering a smaller address sign on the awning beneath the "Main Street Shoppes" group sign. *with name sign*
 - b. The projecting signs detail sheet shall be revised to indicate the dimensions of the projecting signs will not exceed 12 square feet.
 - c. The restaurant sign detail sheet shall be revised to indicate the dimensions of the sign will not exceed 35 square feet.
 - d. On the South Elevation sheet and the elevations showing the overall building/signage color scheme, show the location, characteristics, and size of the proposed window sign, in compliance with all City of Whitewater sign ordinance standards.
 - e. Revise the elevations showing the overall building/signage color scheme to include a date, property address, name and address of the owner, name and address of the architect, and a scale bar.
3. The applicant shall install no more than nine projecting signs on the building. Additional projecting signs shall not be permitted without review and approval by the Plan Commission. In the event that the placement of ^{seven} ~~nine~~ projecting signs results in a traffic hazard along Main Street, the Zoning Administrator may direct the removal and/or different placement of such signs to address the problem, following consultation with the applicant and the Downtown Design Committee.
4. The lettering on all projecting signs shall be oriented in the same direction (either vertically or horizontally directed letters on all signs).
5. Signage shall not be permitted on the east or north facades of the building unless approved at a later date by the Plan and Architectural Review Commission, in order to ensure continued compliance with the City's sign ordinance for the building.

STATE OF WISCONSIN

CITY OF WHITEWATER

WALWORTH & JEFFERSON
COUNTIES

Notices to property Owners Within 300 ft.
In the matter of:

*Plan Commission to review proposed exterior alterations to the building at
162 W. Main St. (Main Street Shops) for Chris Hale.*

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS
COUNTY OF JEFFERSON)

Jane E. Wegner, being first duly sworn on oath, deposes and says that on the
23rd day of February, 2010, (s)he deposited in the outgoing mail for the City of
Whitewater, Walworth & Jefferson Counties, Wisconsin, a true copy of the attached notice, securely
enclosed in an envelope, with postage prepaid thereon, to the following named, at the address stated:

SEE LIST ATTACHED

Jane E. Wegner
Jane E. Wegner
Plan Commission Clerk

Subscribed and sworn to before
me this 23rd day of
February, 2010.

Michele Smith
NOTARY PUBLIC, State of Wisconsin
My commission expires: 6-13-16



City of
WHITEWATER

Neighborhood Services • Code Enforcement / Zoning and Department of Public Works
312 W. Whitewater Street / P.O. Box 178, Whitewater, WI 53190
(262) 473-0540 • Fax (262) 473-0549
www.ci.whitewater.wi.us

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 8th day of March, 2010 at 6:00 p.m. to review proposed exterior alterations to the building located at 162 W. Main Street (Main Street Shops) for Chris Hale.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Bruce Parker, Zoning Administrator

OT-1, WUP-255
R & B BRASS RAIL CORP
130 W MAIN STREET
WHITEWATER WI 53190

OT-3A,10,11,12
W JOS KETTERHAGEN JR
117 N FIRST STREET
WHITEWATER WI 53190

OT-6
MIKNNNA LLC
N6927 GREENLEAF CT
ELKHORN WI 53121

OT-9
WERNER KETTERHAGEN JR
MARY E KETTERHAGEN
1230 W SATINWOOD LANE
WHITEWATER WI 53190

OT-14
GEOFFREY R HALE
JACQUELINE A HALE
599 S FRANKLIN ST
WHITEWATER WI 53190

OT-20
TERRENCE L STRITZEL
W5524 TRI COUNTY ROAD
WHITEWATER WI 53190

OT-26
ROBERT A SWEET
N7598 LARRY'S ROAD
WHITEWATER WI 53190

OT-62
DONALD E LIGGETT TRUST
P O BOX 223061
PRINCEVILLE HI 96722

OT-67
DIANE L TRAMPE
138 W CENTER STREET
WHITEWATER WI 53190

OT-70
JLGL LLC
1691 MOUND VIEW PLACE
WHITEWATER WI 53190

OT-2
CBP PROPERTIES LLC
417 N FREMONT STREET
WHITEWATER WI 53190

OT-4
JOHN J GELETTA
KIMBERLY J GELLETTA
745 WALKER WAY
EDGERTON WI 53534

OT-7
WOKES LLC
647 S. WISCONSIN ST
WHITEWATER WI 53190

OT-13,23,24,140,WSS-10,12,14
CITY OF WHITEWATER

OT-17
HICKS SURVIVOR TRUST
N7934 HIGHWAY 89
WHITEWATER WI 53190

OT-21
DAVID E SAALSAA
GRACE F SAALSAA
239 S GREEN STREET
WHITEWATER WI 53190

OT-27
RANDIX CORPORATION
212 W MAIN STREET
WHITEWATER WI 53190

OT-75
DLK ENTERPRISES INC
P O BOX 239
WHITEWATER WI 53190

OT-68
BARBARA G HAMILTON
N8766 CLOVERLEAV LANE
WHITEWATER WI 53190

OT-72
LUIS LATIN KING OF
WHITEWATER
132 W MAIN STREET
WHITEWATER WI 53190

OT-3
BUSHMAN & WATSON
136 W MAIN STREET
WHITEWATER WI 53190

OT-5
ILMI SHABANI
ANIFE SHABANI
140 W MAIN STREET
WHITEWATER WI 53190

OT-8
JOSE J BARAJAS
JUANA BARAJAS
409 S BUCKINGHAM BLVD
WHITEWATER WI 53190

OT-13A
ROBERT M KNUDSON
NICOLE M KNUDSON
W3438 CRESTWOOD DRIVE
WHITEWATER WI 53190

OT-18,19
KJN DEVELOPMENT
S22 W35534 PARRY ROAD
OCONOMOWOC WI 53066

OT-22
RODERICK O DALEE
MARY M DALEE
P O BOX 660
WHITEWATER WI 53190

OT-53,53A,54,60,61
FIRST CITIZENS STATE BANK
207 W MAIN STREET
WHITEWATER WI 53190

OT-65,71,77,138,139
PIKA DEVELOPMENT LLC
S78 W20177 MONTEREY DRIVE
MUSKEGO WI 53150

OT-69
CHERYL A BRESNAHAN
MICHAEL J BRESNAHAN JR
117 S SECOND STREET
WHITEWATER WI 53190

OT-73
JOHN M BASILE
MARGARET M BASILE
W5211 MEADOW LANE
ELKHORN WI 53121

OT-74
MARK O BERGEY
JEAN BERGEY
3 W MAIN STREET
WHITEWATER WI 53190

OT-79
LAKEVIEW CENTER LLC
147 W MAIN STREET
WHITEWATER WI 53190

OT-131,132,133
RODRIGUEZ PROPERTIES II
N9707 MCCORD ROAD
WHITEWATER WI 53190

OT-134
WAYNE A QUASS
MAUREEN C QUASS
972 W PECK STREET
WHITEWATER WI 53190

TR-4,5,6
GEORGE CHRISTON
KARON CHRISTON
W7723 HACKETT
WHITEWATER WI 53190

WSS-3
EDWARD J CONNELL
208 W NORTH STREET
WHITEWATER WI 53190

WSS-11
RAYMOND N SHUPE JR
BRENDA SHUPE
1522 PARKVIEW LANE
PORT WASHINGTON WI 53074

WUP-67
LAURA M TRIEBOLD
N7618 ENGEL ROAD
WHITEWATER WI 53190

CHRIS HALE
304 E GRANT STREET
WHITEWATER WI 53190

OT-76
BARBARA KRAMER
141 W MAIN STREET
WHITEWATER WI 53190

OT-80
AUREL BEZAT
DANIELA BEZAT
234 N PARK STREET
WHITEWATER WI 53190

OT-85,86
WALTON DISTRIBUTING LLC
1005 W MAIN ST SUITE C
WHITEWATER WI 53190

OT-135
WILLIAM V OSBORNE II
REBECCA P ANDERSON
12648 GLACIAL CREST DR
WHITEWATER WI 53190

WSS-1
ANTONY M LOMBARDO
JANET M LOMBARDO
1180 THORNDALE LANE
LAKE ZURICH IL 60047

WSS-4
DALE R WOLF
1645 W WILDWOOD DRIVE
WHITEWATER WI 53190

WUP-65
ROSEMARY METZDORFF
119 N FREMONT STREET
WHITEWATER WI 53190

WUP-68
MEISNER ENTERPRISES LLC
N7547 W LAKESHORE DR
WHITEWATER WI 53190

OT-78
RUSSELL R WALTON
KIM A WALTON
1005 W MAIN ST SUITE C
WHITEWATER WI 53190

OT-81,82,83
TRIPLE J PROPERTIES LLC
543 A J ALLEN CIRCLE
WALES WI 53183

OT-136,137
EDWARD W HAMILTON
ROXANNE HAMILTON
123 W CENTER STREET
WHITEWATER WI 53190

OT-141,142,TR-6A,8,9
WISCONSIN DAIRY SUPPLY
P O BOX 239
WHITEWATER WI 53190

WSS-2
DONNA JOANNE HENRY
347 S JANESVILLE ST
WHITEWATER WI 53190

WSS-6
STEVEN C SPEAR
577 S EHLERT COURT
WHITEWATER WI 53190

WUP-66
HAROLD MILES
DARLENE MILES
234 W NORTH ST
WHITEWATER WI 53190

OT-84
BULLDOG INVESTMENTS LLC
N6927 GREENLEAF COURT
ELKHORN WI 53121