



CITY OF WHITEWATER

PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building
Community Room
312 W. Whitewater Street
Whitewater, WI 53190
August 9, 2010
6:00 p.m.

***AMENDED AGENDA as of 11:15 a.m. on August 4, 2010: item #7 and item #9, and the outdoor café portion of item #8 have been removed from the agenda due to the City Council adoption of the Outdoor Private Property Café Permit Ordinance.**

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 Urban Forestry Commission Representative.
 - c. Report from Park and Recreation Board Representative.
 - d. Report from City Council Representative.
 - e. Report from Tech Park Board Representative.
 - f. Report from the Downtown Whitewater Inc. Board Representative.
 - g. Report from staff.
 - h. Report from chair.
4. Approval of the minutes of July 12, 2010.
5. Review and make recommendation to the City Council for the acquisition of land to be used as a nature preserve or park (The Ray Trost Nature Preserve).
6. Review proposed exterior alterations to the building at 132 W. Main Street for Charles Bennett Penwell.

- *7. Hold a public hearing for consideration of a proposed amendment to the conditional use permit for creation of an outdoor café to be located at 204 W. Main Street for Robert Sweet.
- *8. Hold a public hearing for consideration of a proposed amendment to the condition use permit to include a "Class B" Liquor License (to be transferred from "The Sweetspot" to John Cordio) to serve beer and liquor at 617 E. Milwaukee Street (Beer Here) and for creation of an outdoor café.
- *9. Hold a public hearing for consideration of a proposed amendment to the condition use permit for creation of an outdoor café to be located at 561 E. Milwaukee Street for Rick Hartmann.
10. Conceptual review of the proposed private student apartment building to be located at 234 N. Prince Street for United Group of Companies.
11. Review and make recommendation to the City Council by resolution for consideration of an amendment to the City of Whitewater Comprehensive Plan changing the Calvary Lutheran Church property located at 234 N. Prince Street from "Institutional" future land use category to the "Higher Density Residential" future land use category.
12. Review and make recommendation to City Council for the acquisition of the property at 372 N. Fremont Street for proposed parkland development.
13. Information:
 - a. Possible future agenda items.
 - b. Next regular Plan Commission meeting- September 13, 2010.
14. 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
August 9, 2010

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

- 5. Review and make recommendation to the City Council for the acquisition of land to be used as a nature preserve or park (The Ray Trost Nature Preserve).** This land is located along the bike path on the east side of the Whitewater Creek, donated by the Trost Family in memory of Ray Trost. The site plan in your packet indicates the location of this land behind the property on 363 N. Fremont Street. The bike path borders the land on the north and east sides. The west and south sides are bordered by Whitewater Creek. There is a survey being performed by Landmark Surveyors that will divide the land and do a lot line adjustment for this area to be added to the City Garage parcel to the east. Recommendation is for approval.

- 6. Review proposed exterior alterations to the building at 132 W. Main Street for Charles Bennett Penwell.** The owner of the property wants to dress up the front of the building with lap siding similar to what is on the second floor of the building. Recommendation is for approval subject to comments at the meeting.

- 7. Hold a public hearing for consideration of a proposed amendment to the conditional use permit for creation of an outdoor café to be located at 204 W. Main Street for Robert Sweet.** Removed from the agenda 8-4-10.

- 8. Hold a public hearing for consideration of a proposed amendment to the condition use permit to include a "Class B" Liquor License (to be transferred from "The Sweetspot" to John Cordio) to serve beer and liquor at 617 E. Milwaukee Street (Beer Here) and for creation of an outdoor café.** This item will not consider the creation of an outdoor café.

- 9. Hold a public hearing for consideration of a proposed amendment to the condition use permit for creation of an outdoor café to be located at 561 E. Milwaukee Street for Rick Hartmann.** Removed from the agenda 8-4-10

- 10. Conceptual review of the proposed private student apartment building to be located at 234 N. Prince Street for United Group of Companies.** This property is encompassing the Calvary Lutheran Church and University Chapel property, and also two of the homes located south of the Church property, one on the corner and the second one would be the third lot up from Prince Street heading west, north of Florence Street. This group has held neighborhood meetings. The Landlord Association have talked about this a little bit. And we, as a City Staff, have met and talked with them a couple times in regard to the proposals for this area. This is conceptual review. City Planner Mark Roffers will have comments at the meeting. Neighboring property owners within 300 feet have been notified.

- 11. Review and make recommendation to the City Council by resolution for consideration of an amendment to the City of Whitewater Comprehensive Plan changing the Calvary Lutheran Church property located at 234 N. Prince Street from "Institutional" future land use category**

to the **“Higher Density Residential”** future land use category. City Planner Mark Roffers will be leading this item.

12. Review and make recommendation to City Council for the acquisition of the property at 372 N. Fremont Street for proposed parkland development. Please see Parks and Recreation Director Matt Amundson’s memo.

13. Information:

a. Possible future agenda items.

b. Next regular Plan Commission meeting- September 13, 2010.

To whom it may concern:

I Jean Ann Trost currently own the property of 363 N. Fremont Street Whitewater, WI 53190. There is approximately four acres of land with the Whitewater creek running through the center of the property, the bike trail runs directly around the back half of the land that is located across the creek. I have every intention of selling the house, garage, out-building that sits over the creek and all the land located in front of the creek (road side) I will also sell ten feet of land around the outbuilding that sits across the creek. I would like to will the back half of my property which abuts the bike trail (approximately two acres) to the City of Whitewater. I will do this only with the following stipulations:

1. The property at 363 N. Fremont street (two acres that abuts the bike trail) that is willed to the City of Whitewater by Jean Ann Trost will be set aside as a nature preserve/park and will not be sold by the city at anytime, and will only be used as a nature preserve or park.
2. I Jean Ann Trost and/or my lineage reserve the right to name the Nature preserve/park for all time. That name being (The Ray Trost Nature Preserve). The City of Whitewater will at no time be able to re-name of the Nature preserve/park.
3. There is an English oak tree that is planted on this land as a tribute to Ray Trost. The City of Whitewater will not cut this tree down, if the tree dies or is destroyed by an event of nature then the Trost family reserves the right to re-plant a tree to continue the tribute to Ray Trost.
4. The property that is willed to the City of Whitewater will remain wooded on at least one acre of the land.
5. The Trost family will be allowed to place a bench near the English oak tree and will take responsibility to maintain said bench.

6. The Trost family will be allowed to place an earth stone with a commemorative plaque affixed to it as a memorial tribute to Ray Trost. This stone will not be removed from the park/nature preserve at anytime. The Trost family reserves the right to maintain the earth stone and plaque and to replace it if damaged/deteriorated.

7. I will require the City of Whitewater to conduct a survey of the entire property at 363 N Fremont with no cost to Jean Ann Trost.

Ray Trost was an exemplary individual and officer for the City of Whitewater, Ray stood steadfast for a fair and just community. He loved all of God's creation and was a proprietor of the land. I feel that giving this small section of land to the community in memory of Ray will allow the reflection of peace in nature and will promote a sense of unity. I would like to thank you for the consideration of my offer to the City of Whitewater. I will be available for any questions or concerns 262-473-1651 or raytrost@charter.net.

Sincerely,

Jean A. Trost

Memo

To: Kevin Brunner, City Manager
Common Council

From: Matt Amundson, Parks and Recreation Director

Date: July 14, 2010

Re: Jean Trost Land Dedication

The Parks and Recreation Board on July 12th approved a generous offer from Jean Trost for the dedication of land toward the creation of a park. I have attached a letter from Jean Trost and a map of the proposed area. The area will only be accessible by trail users and will create a welcome area to rest along the trail system. There will need to be some clearing of the park and the purchase of a park sign, picnic table(s), trash receptacles, information kiosk, etc that can be budgeted for in the parkland development budget in 2011.

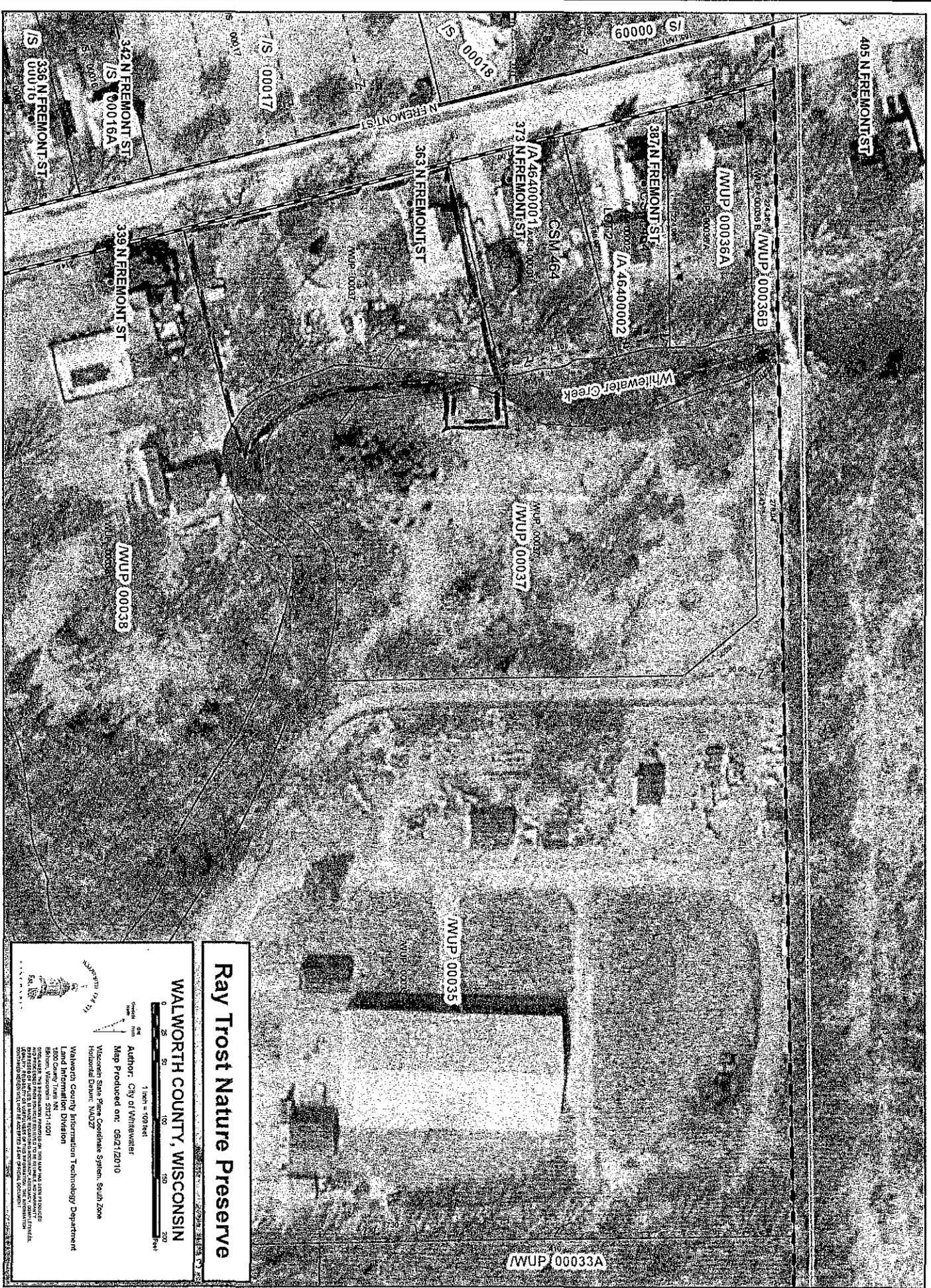
The conditions listed in the letter are addressed below:

1. The deed can be stated that the city cannot sell, and designate its use as a nature preserve/park
2. This would require waiving of the park naming policy by the Common Council
3. There is no concern from staff on this issue
4. There is no concern from staff on this issue
5. There is no concern from staff on this issue and has been allowed in other park sites
6. There is no concern from staff on this issue and has been allowed in other park sites
7. This can be completed and paid for from the parkland acquisition fund at a minimal cost to the city

If the council chooses, this resolution accepts the donation of land. The Common Council will need to waive the park naming policy as the park will be known (per the donor's request) as the Ray Trost Nature Preserve.

Your consideration of this matter is greatly appreciated.

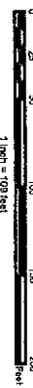
Thanks!
Matt Amundson



Yellow will be new park land

Ray Trost Nature Preserve

WALWORTH COUNTY, WISCONSIN



Author: City of Whitewater
 Map Produced on: 08/21/2010
 Wisconsin State Plane Coordinate System, South Zone
 Horizontal Datum: NAD27

Walworth County Information Technology Department
 Land Information Division
 Blom, Madison 53711-1001

NOT A LEGAL INSTRUMENT. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT CONSTITUTE A WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, AND THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THIS MAP. THE USER SHALL INDEMNIFY AND HOLD THE COUNTY HARMLESS FROM ANY AND ALL SUCH DAMAGES, LOSSES, OR INJURIES.



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 9th day of August, 2010 at 6:00 p.m. to review proposed exterior alterations to the building located at 132 W. Main Street for Charles Bennett Penwell.

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-2
CBP PROPERTIES
P.O. BOX 528
WHITEWATER, WI 53190

OT-84
BULLDOG INVESTMENTS, LL
N6927 GREENLEAF COURT
ELKHORN, WI 53121

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

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

OT-4
JOHN & KIMBERLY GELLETT
745 WALKER WAY
EDGERTON, WI 53534

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

OT-6
MIKNNA, LLC
N6927 GREENLEAF COURT
ELKHORN, WI 53121

OT-7
WOKES LLC
647 S WISCONSIN
WHITEWATER WI 53190

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

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

OT-13,24, TR-1,2,3
WUP-256, 257, 257B
CITY OF WHITEWATER

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

OT-14
FIRST & MAIN OF
WHITEWATER
599 S FRANKLIN STREET
WHITEWATER WI 53190

OT-76
141 W MAIN STREET
N1103 PECHOUS LANE
WHITEWATER WI 53190

OT-77
PIKA DEVELOPMENT LLC
S78W20177 MONTEREY DRIVE
MUSKEGO WI 53150

OT-78
RUSSELL R WALTON
KIM A WALTON
1005 W MAIN STREET,STE C
WHITEWATER WI 53190

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

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

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

OT-85,86
WALTON DISTRIBUTING LLC
1005 W MAIN STREET
WHITEWATER WI 53190

TR-4,5,6,6A
WHITEWATER STREET
RESTAURANT
111 W WHITEWATER ST
WHITEWATER WI 53190

WUP-257A
DONNA JOANNE HENRY
347 S JANESVILLE STREET
WHITEWATER WI 53190

WUP-258
LAKELAND PROPERTY MANAGER
W312 S9003 MOCCASIN TRAIL
WHITEWATER WI 53190

WUP-321A
STATE OF WISCONSIN
DEPT OF TRANSPORTATION
MADISON WI 53702

TR-8
WISCONSIN DAIRY SUPPLY
P.O. BOX 239
WHITEWATER, WI 53190

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 ^{four}~~two~~ weeks prior to the meeting. \$100.00 fee. Filed on 7-2-10.
2. Agenda Published in Official Newspaper on 8-5-10.
3. Notices of the public review mailed to property owners on 7-27-10.
4. Plan Commission holds the public review on 8-9-10.
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 132 W Main Street Whitewater WI
Zoning of Property Dus 14-25

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;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: CHARLES BENNETT PENWELL
Applicant's Address: 417 N. FREMONT Phone # 473 2311

Owner of Site, according to current property tax records (as of the date of the application):
CBP PROPERTIES LLC

Street address of property: 132 W MAIN

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: KEVIN EGNOSKI

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:	<u>BUSINESS LOWER RESIDENCE upper</u>
Accessory or Secondary Uses:	_____
	Proposed Use
<u>SAME</u>	_____

No. of occupants proposed to be accommodated:	_____
No. of employees:	_____
Zoning District in which property is located:	_____
Section of City Zoning Ordinance that identifies the proposed land 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 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
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	YES
B. The proposed development will be consistent with the adopted city master plan;	YES
C. The proposed development will be compatible with and preserve the important natural features of the site;	N/A
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	TRUE

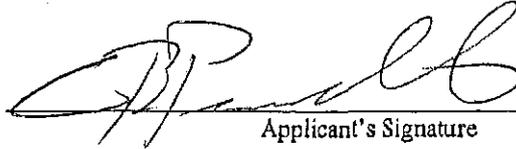
STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	CHANGES NOTHING
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	YES
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;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	TRUE

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.


Applicant's Signature

6/29/10
Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 7-2-10 Receipt No. 6.008727

Received by J. Hegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____
Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

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

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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):

_____, the applicant/petitioner for
(Owner's Name): _____, dated: _____,
Phone # _____, 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 ____ day of _____, 200_.

Don't agree

(Signature of Applicant/Petitioner)

(Printed Name of Applicant/Petitioner)

(Signature of Owner of Property & Date Signed)

(Printed Name of Owner of Property)

For Inspections:
Call
(262) 473-0540 ext. 244

City of Whitewater Wisconsin Uniform Permit Application

PERMIT NO.

PARCEL NO.

PROJECT LOCATION

CONSTRUCTION HVAC ELEC SIGN ZONING

Building Address		Phone		Lot No.		Block No.	
No. <u>132</u>	Direction <u>W</u>	Street Name <u>MAIN</u>	Type	Suite No. <u>473-2711</u>			
Zoning District	Lot Area	Front	Rear	Left	Right		
	sq. ft.	Setbacks	ft.	ft.	ft.	ft.	ft.

PERMIT REQUESTED

Contractor's License/Certificate #

1/4 1/4 Section T N R E (or) W

Contractor's Name <u>Kevin Eguaske</u>		Mailing Address <u>N384 CO. RD. N WW 53190</u>		Phone <u>920-723-7540</u>	
Owner's Name <u>CB Penwell</u>		Mailing Address <u>PO Box 528 Whitewater WI 53190</u>		<input type="checkbox"/> Owner Project <input type="checkbox"/> Federal Project <input type="checkbox"/> Tenant Project <input type="checkbox"/> City Project	

1. PROJECT <input type="checkbox"/> New <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Move <input type="checkbox"/> Combination (All. & Add'n.) <input type="checkbox"/> Non-Permanent (Tents, etc.)		2. USE <input checked="" type="checkbox"/> Residential # Res. Units <u>1</u> <input type="checkbox"/> Non-Residential		3. ELECTRICAL Entrance Panel Size _____ amp Service <input type="checkbox"/> Underground <input type="checkbox"/> Overhead		4. HVAC <input type="checkbox"/> Forced Air <input type="checkbox"/> Hot Water <input type="checkbox"/> Heat Pump <input type="checkbox"/> Steam or Vapor <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other		5. ENERGY SOURCES <table border="1"> <tr><th>Fuel</th><th>Space Htg.</th><th>Water Htg.</th></tr> <tr><td>LP Gas</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Nat. Gas</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Fuel Oil</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Electric</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Wood</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Solar</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td>Coal</td><td><input type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>		Fuel	Space Htg.	Water Htg.	LP Gas	<input type="checkbox"/>	<input type="checkbox"/>	Nat. Gas	<input type="checkbox"/>	<input type="checkbox"/>	Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>	Electric	<input type="checkbox"/>	<input type="checkbox"/>	Wood	<input type="checkbox"/>	<input type="checkbox"/>	Solar	<input type="checkbox"/>	<input type="checkbox"/>	Coal	<input type="checkbox"/>	<input type="checkbox"/>
Fuel	Space Htg.	Water Htg.																															
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Wood	<input type="checkbox"/>	<input type="checkbox"/>																															
Solar	<input type="checkbox"/>	<input type="checkbox"/>																															
Coal	<input type="checkbox"/>	<input type="checkbox"/>																															
9. AREA (Outside Dimension) Basements _____ sq. ft. (below grade floors) Usable Area _____ sq. ft. (grade floor and above) Garage _____ sq. ft. TOTAL _____ sq. ft.		6. CONST. TYPE <input type="checkbox"/> Site Constructed <input type="checkbox"/> Manufactured		7. FOUNDATION <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other		8. PLUMBING Sewer <input type="checkbox"/> Municipal <input type="checkbox"/> Septic - Permit No. _____		12. WATER <input type="checkbox"/> Private Utility <input type="checkbox"/> Municipal Utility <input type="checkbox"/> On-site Well & Pump																									
		10. STORIES (Above Grade) <input type="checkbox"/> 1-Story <input type="checkbox"/> 2-Story <input type="checkbox"/> Other		11. USE (Res.) <input type="checkbox"/> Seasonal <input type="checkbox"/> Permanent <input type="checkbox"/> Other		13. RES. UNITS Added or Deleted Family (s) _____ Condominium (s) _____ Hotel, Motel, Dorm. _____		14. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR																									

15. CLASS OF CONTRUCTION <input type="checkbox"/> 1. Fire Resistive Type A <input type="checkbox"/> 2. Fire Resistive Type B <input type="checkbox"/> 3. Metal Frame - Protected <input type="checkbox"/> 4. Heavy Timber <input type="checkbox"/> 5a. Ext. Masonry - Protected <input type="checkbox"/> 5b. Ext. Masonry - Unprotected <input type="checkbox"/> 6. Metal Frame - Unprotected <input type="checkbox"/> 7. Wood Frame - Protected <input type="checkbox"/> 8. Wood Frame - Unprotected		16. TYPE OF USE (Non-Residential) <input type="checkbox"/> Amusement, Recr. <input type="checkbox"/> Warehouse <input type="checkbox"/> Church, Religious <input type="checkbox"/> Restaurant/Tavern <input type="checkbox"/> Industrial <input type="checkbox"/> Educational <input type="checkbox"/> Parking Garage, Lots <input type="checkbox"/> Public Utility <input type="checkbox"/> Service Station, Repair Garage <input type="checkbox"/> Other Non-Res. Buildings <input type="checkbox"/> Hospital, Inst'l. <input type="checkbox"/> Non-Buildings (Tanks, Swimming Pools, etc.) <input type="checkbox"/> Office, Bank, Prof. <input type="checkbox"/> Attached Garage <input type="checkbox"/> Stores, Mercantile <input type="checkbox"/> Detached Garage		17. BRIEFLY DESCRIBE PROJECT: <u>REPLACE EXTENSION STAIRS to Residence</u> <u>AND REPLACE FRONT FACADE to MATCH 2nd FLOOR FACADE</u>	
---	--	---	--	---	--

NOTE: Inspections are required for the following: all footings before pouring, Electrical, Insulation and Heating Systems before they are covered and Occupancy Inspection is needed before occupying structure.

18. ESTIMATED COST:
\$7,350 to \$4,500

The applicant agrees to comply with the Wisconsin Building Codes and other Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that the information is accurate.

19. SIGNATURE OF APPLICANT [Signature] DATE 6/11/10

20. FEES
Construction \$ _____
Zoning \$ _____
Electrical \$ _____
Heating \$ _____
Sign \$ _____
Double Fee \$ _____ (for work started without permit)
Raze/Wrecking \$ _____
Parking \$ _____
Occupancy \$ _____
Other \$ _____
TOTAL \$ _____
Voucher No \$ _____

21. CONDITIONS OF APPROVAL This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

APPROVALS BY: Zoning _____ Architect or Professional Engineer _____ State of Wisconsin _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No	Landmarks Commission <input type="checkbox"/> Yes <input type="checkbox"/> No C-4 Exterior Approval <input type="checkbox"/> Yes <input type="checkbox"/> No Plan Board <input type="checkbox"/> Yes <input type="checkbox"/> No
--	--	--

23. PERMIT(S) ISSUED Construction _____ HVAC _____ Electrical _____ Sign _____ Zoning _____	WISCONSIN UNIFORM PERMIT SEAL # _____	24. PERMIT ISSUED BY City of Whitewater #64-291 & #28-292 NAME _____ DATE ISSUED _____ Mo / Day / Year / CERT. NO. _____
---	---	---

22. FEE GROUP

BUILDING PERMIT CHECKLIST

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
Zoning of Property

132 W Main

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, 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;

*

12.	License/Contractor				
Architect	Registration#	Address	Phone	Est.	Cost
Builder					
Electrical					
Fire Protection					
Heating					
Plumbing					
Parking					
Landscaping					

Total value of complete project \$ _____

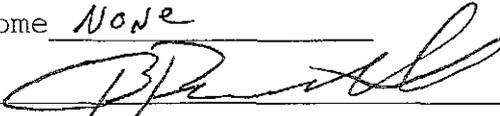
Owners Name: CB PENWELL Properties

Address: 803 E MILWAUKEE

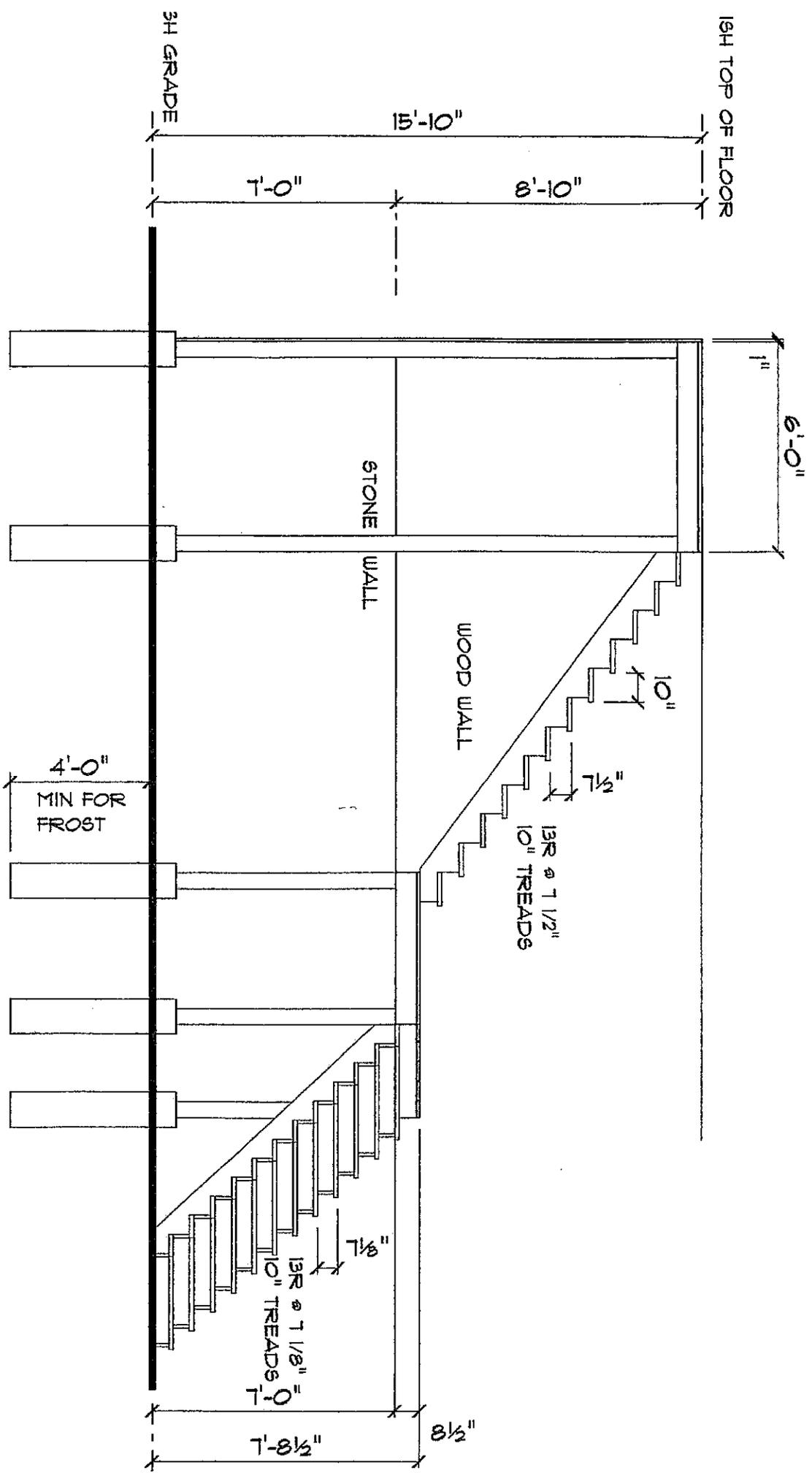
Whitefish WI 53190

Phone: Work 473 2311 Variance Needed _____

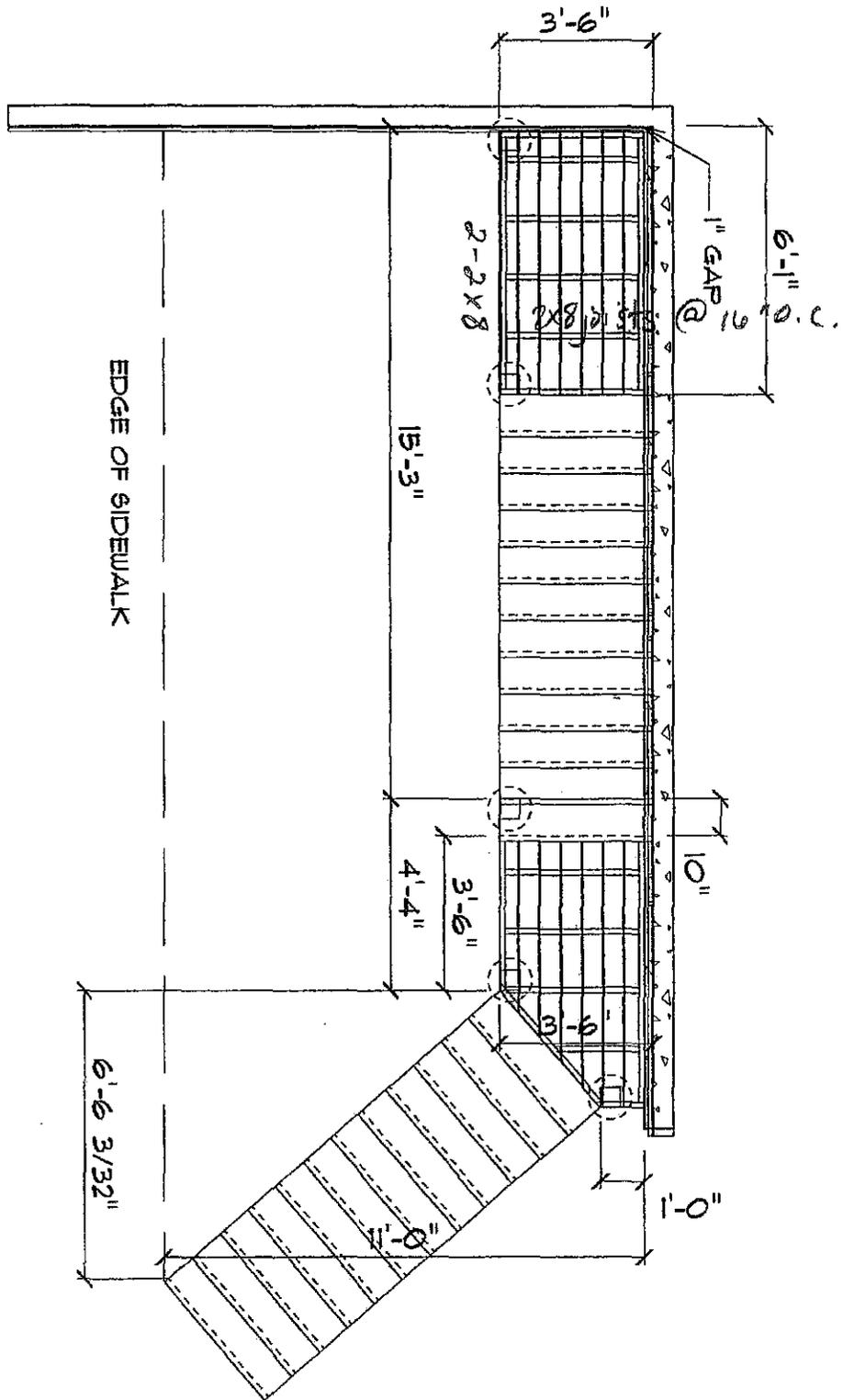
Home None Conditional Use Needed _____

Signature 

Date 6/11/10

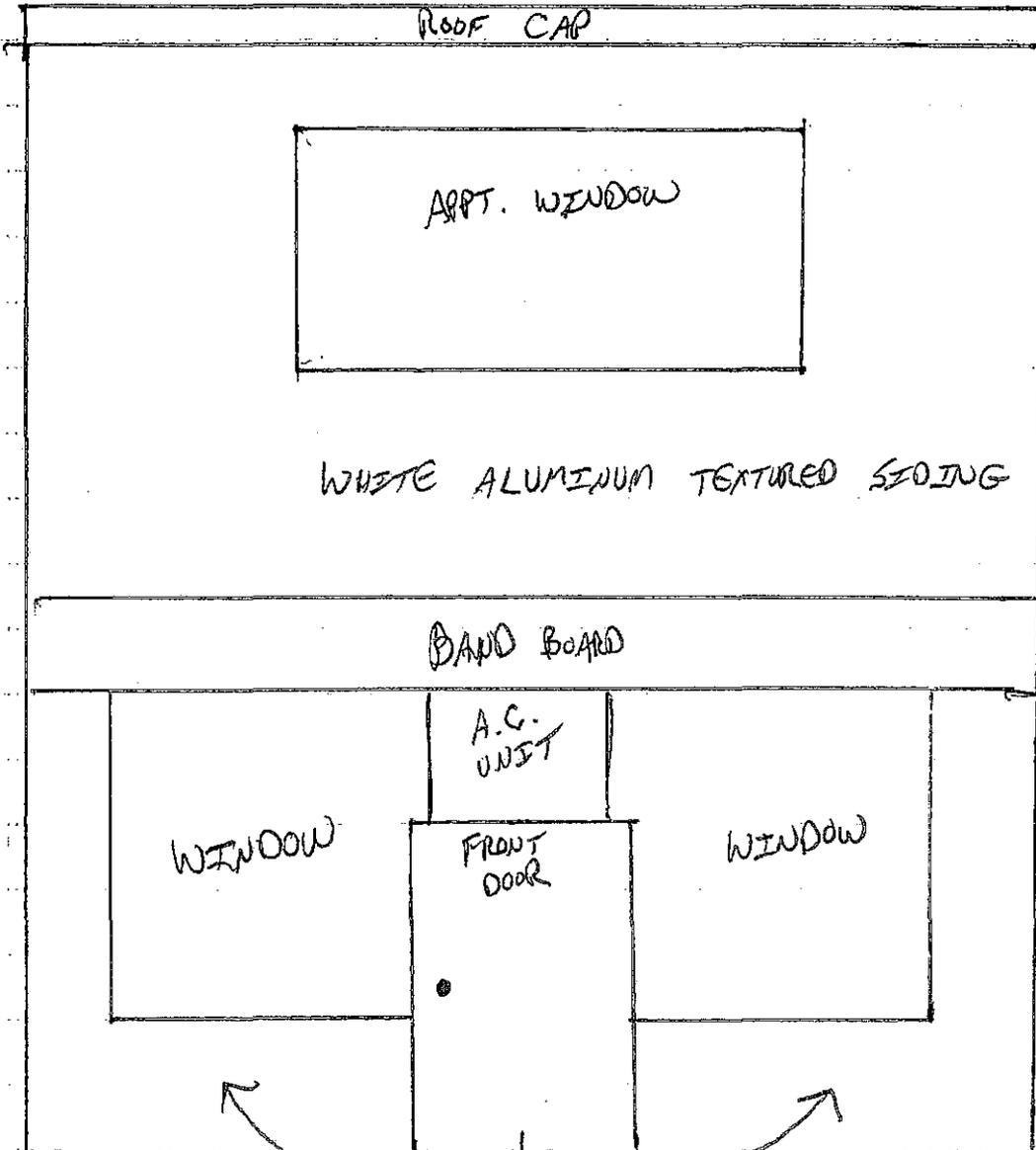


KEVIN EGENOSKI - PENWELL
 920-723-7540



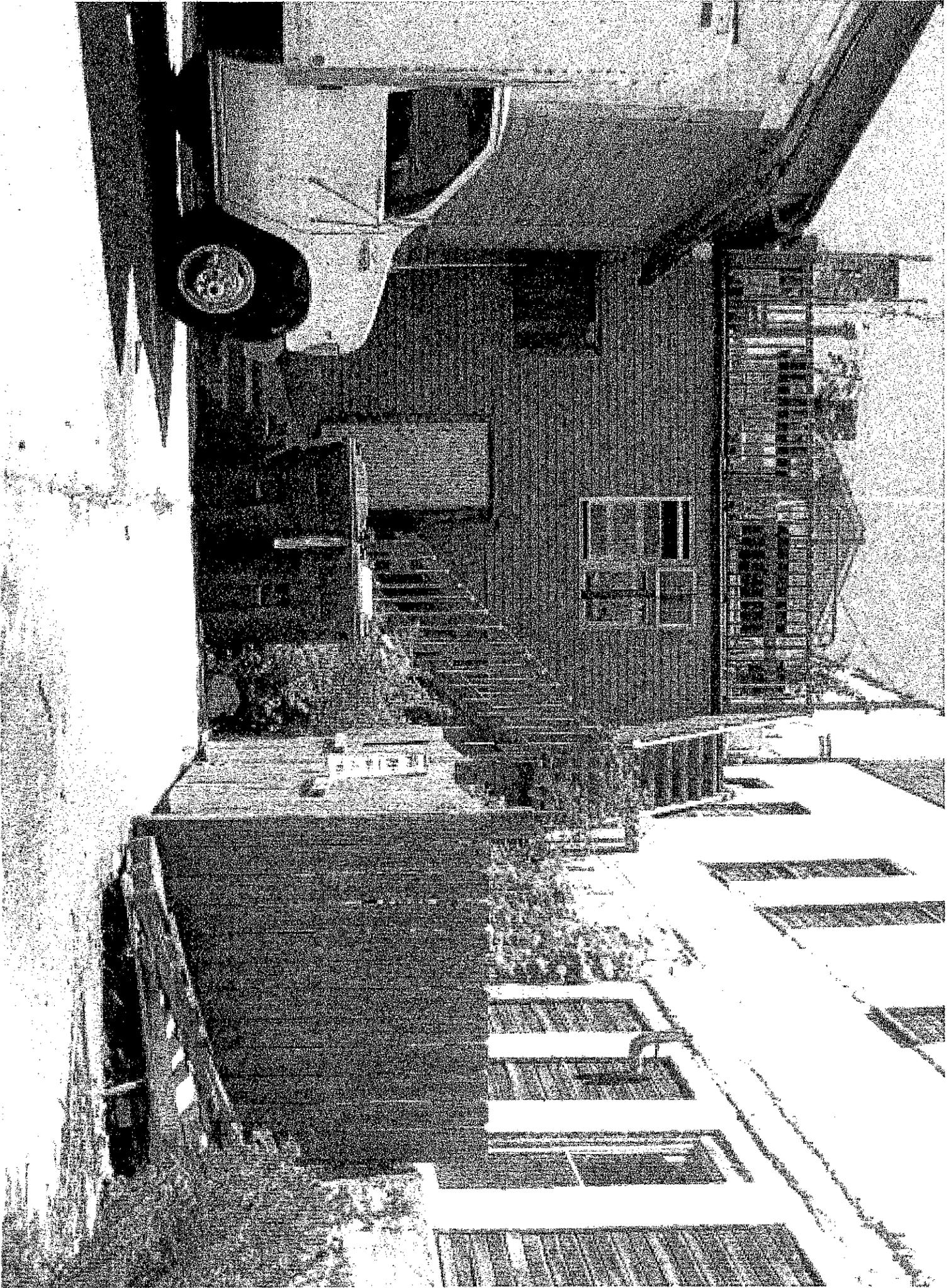
LA PREFERIDA
132 W. MAIN ST

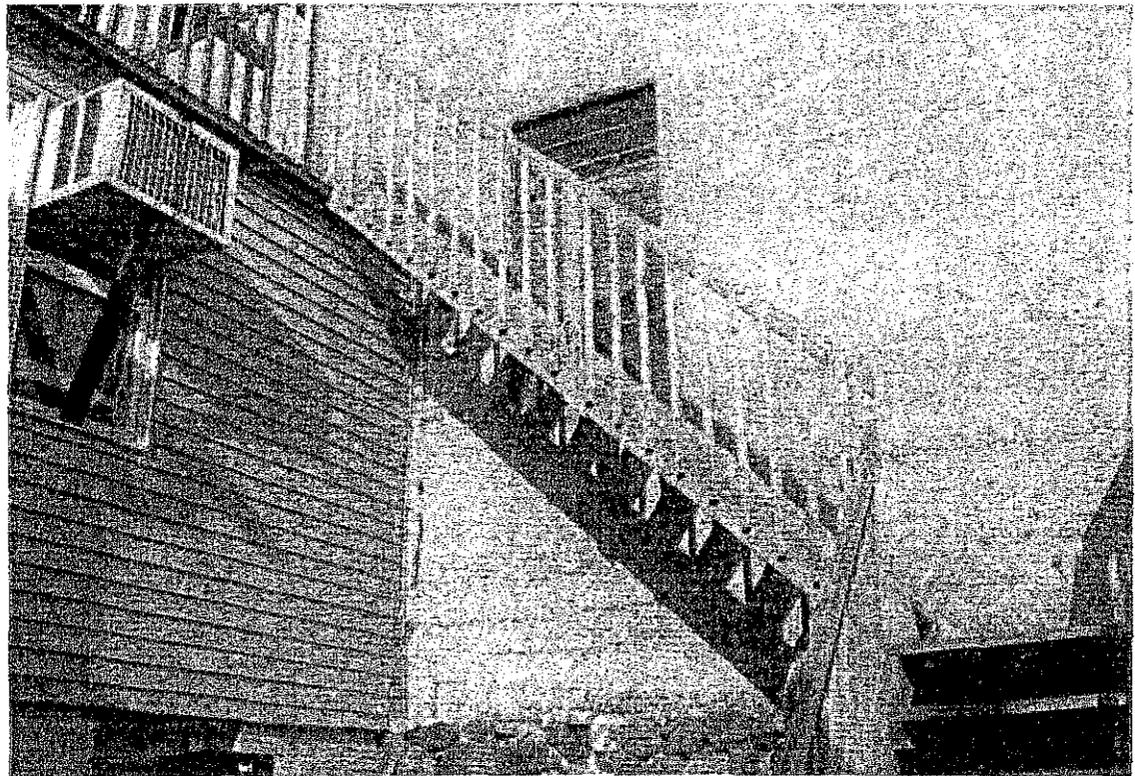
FACADE REPAIR



REPLACE WHAT EXISTS WITH MATCHING
WHITE ALUMINUM SIDING.
TOTAL OF 50 SQUARE FEET.







6

Jane Wegner

From: Megan MacGlashan [mmacglashan@vandewalle.com]
Sent: Wednesday, August 04, 2010 4:54 PM
To: Jane Wegner
Subject: FW: Main Street

Hi Jane,

Please include this email correspondence in the packets for the August 9th Plan Commission meeting related to agenda item #6 (132 W. Main Street alterations).

We have reviewed the applicant's proposal to make exterior alterations to his building at 132 W. Main Street. We understand the applicant is not receiving grant money for this project and, therefore, this proposal does not require review by the Downtown Design Review Committee.

Generally, we feel the applicant's proposal to install white aluminum siding to the bottom half of the building to match the siding that is already located on the top half of the building is appropriate for this property. We understand the applicant currently has a significant number of signs located in the first floor windows of the building, inconsistent with the City's sign ordinance. We feel that in an attempt to generally upgrade the appearance of this property, the applicant should adjust the amount of signage in the window to be consistent with the City's ordinance (no greater than 1/3 of the window area can be covered).

We recommend the Plan Commission approve the exterior alterations subject to the following conditions:

1. The new siding shall match the existing siding on the top half of the front building façade in terms of color, material, and width.
2. If the applicant is granted funds from Downtown Whitewater to complete this project, he shall be required to seek approval from the Downtown Design Review Committee before beginning the exterior alterations.
3. The applicant shall bring all window signage into conformance with the City's sign ordinance (i.e. no more than 1/3 of the total window area shall be covered with signs).

Megan MacGlashan, AICP
Associate Planner
Growth Management Team
VANDEWALLE & ASSOCIATES INC.
Shaping places. shaping change
120 East Lakeside Street
PO Box 259036
Madison, WI 53725-9036
608.255.3988
www.vandewalle.com



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 Municipal Building, Community Room, located at 312 W. Whitewater Street on the 9th day of August 2010 at 6:00 p.m. to hold a public hearing for consideration of an amendment to the Conditional Use Permit to include a "Class B" Liquor License (to be transferred from the Sweetspot to John Cordio) to serve beer and liquor at 617 E. Milwaukee Street (Beer Here) and for creation of an outdoor café.

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

A1274-1, A4231-1, ES-9A
FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER WI 53190

/A127400002
PATRICK M FLEMING
PO BOX 215
WHITEWATER WI 53190

/A288100001
DENNIS C & JUDY A FERRO
429 S. PRINCE ST
WHITEWATER WI 53190

/A288100002
JOHN A CORDIO
2701 N. SCHARINE RD
WHITEWATER WI 53190

/A288100003
STEPHEN W GODFREY
N7599 LARRYS RD
WHITEWATER WI 53190

/ES 00009
BONITA J VEIUM
233 S. ESTERLY ST
WHITEWATER WI 53190

/ES 00017
DAVE W & KARI A REYNOLDS
N386 COLD SPRING RD
WHITEWATER WI 53190

/ES 00018
FRANK CORDIO, JR
222 S. ESTERLY ST
WHITEWATER WI 53190

/ES 00018A
BLANCA RODRIGUEZ
512 E NORTH ST
WHITEWATER WI 53190

/ES 00019
RUSSELL G & SANDRA K ASBURY
638 E. CLAY ST
WHITEWATER WI 53190

/ES 00022
JOHN TODD & ALICIA MARY ENGLEMAN
2647 N 4203RD RD
SHERIDAN IL 60551

/ES 00023
ALLAN T & SHERYL A STARK
578 E CLAY ST
WHITEWATER WI 53190

ES-24, ES-24A, ES-24B
MARY LYNN LABELLE TRUST
558 E CLAY ST
WHITEWATER WI 53190

/ES 00035A
HARTMANN ENTERPRISES LLC
336 INDIAN MOUND PKWY
WHITEWATER WI 53190

/ES 00036A
GARY MICKELSON
545 E. MILWAUKEE ST
WHITEWATER WI 53190

/WUP 00321A
STATE OF WISCONSIN
DEPT OF TRANSPORTATION
MADISON WI 53702

617 E MILWAUKEE

A1274-2
OCCUPANT
214 S NEWCOMB ST
WHITEWATER, WI 53190

A2881-3
OCCUPANT
212 ESTERLY ST
WHITEWATER, WI 53190

A2881-3
OCCUPANT
214 ESTERLY ST
WHITEWATER, WI 53190

ES-18A
OCCUPANT
222 ESTERLY ST
WHITEWATER, WI 53190

ES-22
OCCUPANT
622 CLAY ST
WHITEWATER, WI 53190

ES-36A
CHUCK'S TATOO
545 E MILWAUKEE ST
WHITEWATER, WI 53190

OCCUPANT 617
E MILWAUKEE

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 7-12-10.
2. Class 1 Notice published in Official Newspaper on 7-29-10.
3. Notices of the Public Hearing mailed to property owners on 7-27-10.
4. Plan Commission holds the PUBLIC HEARING on 8-9-10. 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 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 617 E Milwaukee St
Zoning of Property B₁

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, 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; *FENCE IN AREA / WITH PICNIC TABLES / POP UP CANOPEE*
Fence 6' High (white)

City of Whitewater
Application for Conditional Use Permit

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: John Cordio
Applicant's Address: 2701 N. SCHWARINE RD Whitewater
Phone # 262-949-0788

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

Street address of property: 617 E MILW ST

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
LOT 2 NO. 2881 VOL 15 OF C.S. PAGE 86
LOCATED 1/2 SE 1/4 SEC 4 T4N R15E 15115 SQ FT
CITY OF WW TAX KEY: 1A288100007

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

Name of Individual:
Name of Firm:
Office Address:
Phone:

Name of Contractor: STALLINGS

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: BAR Current Land Use:

Accessory or Secondary Uses: NONE

Proposed Use (Describe need for conditional use):
THE FENCE IN AREA WOULD SERVE AS Smoking
AREA ALSO WOULD LIKE TO SERVE BEER + FOOD
IN THIS AREA. Time to DRINK OUTSIDE
WOULD BE 8AM till CLOSE. ALSO AT THIS
time ASKING FOR TRANSFER OF LICENSE FROM
SWEET SPOT to BEER HERE (617 E. MILW ST)

No. of occupants proposed to be accommodated: 12-20

No. of employees: 2

Zoning District in which property is located: R1

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 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. 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><i>HAVE COND USE PERMIT FOR BAR NOW, LOOKING TO X PAND FOR SMOKING AREA. ALSO SERVING BEER + FOOD</i></p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p><i>WILL NOT BE AFFECTED.</i></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><i>CONFORMS</i></p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p><i>CONFORMS</i></p>

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): _____, dated: _____,

Phone # _____, 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 _____ day of _____, 200_.

(Signature of Applicant/Petitioner)

(Printed Name of Applicant/Petitioner)

(Signature of Owner of Property & Date Signed)

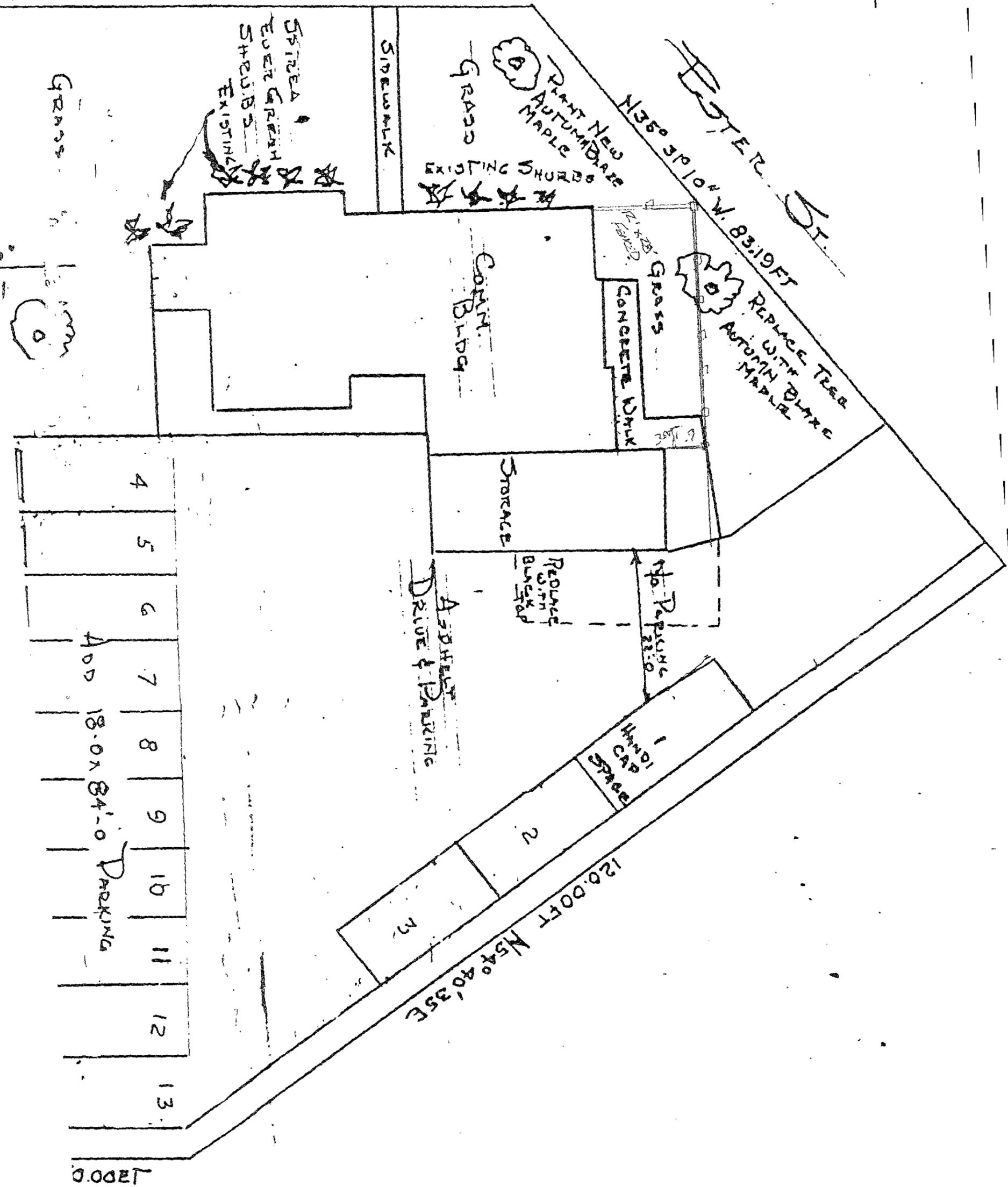
(Printed Name of Owner of Property)

WOULD LIKE TO EXPAND MY LICENSE PREMISE TO
INCLUDE THE 1275 SQ-FT. AREA OUT S. DOOR"
AT THIS TIME I WOULD LIKE TO ASK FOR
TRANSFER OF LICENSE FROM "SWEET SPOT"
TO BEER HERE (67 E. MILWAU ST.)



February 12
17 E. M. L. W.

11W 100.± FT



PLANT NEW AUTUMN BARE MAPLE
EXISTING SHRUBS
GRASS

ESTER CT.
N36° 31' 10" W. 83.19 FT

REPLACE TREE WITH BLUE AUTUMN MAPLE
GRASS

CORN. BLDG.

CONCRETE DRIVE

STORAGE

REDUCE WITH BRICK

NO PARKING

ADDITIONAL DRIVE & PARKING

1 CAR SPACE

2

3

120.00 FT N54° 40' 35 E

- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13

18.0 x 84.0 PARKING

100.00 FT

Grass

STRIBA
EXISTING SHRUBS

FOSTER ST.
N36° 31' 10" W. 83.19 FT

REPLACE TREE WITH BLACK AUTUMN MAPLE

PLANT NEW AUTUMN BLAZE MAPLE
GRASS
EXISTING SHRUBS

12' x 28' FENCED GRASS
CONCRETE WALK

NO PARKING 22'-0"

HANDICAP SPACE

120.00 FT NEAR ST.

COMM. BLDG

STORAGE

REDUCE WITH BLACK TOP

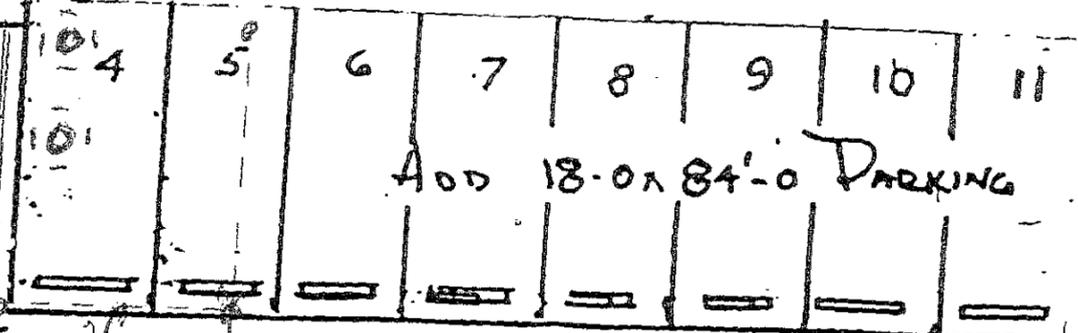
ASPHALT DRIVE & PARKING

SIDEWALK

SPRINKLER EVER GREEN SHRUBS EXISTING

1275 SQ FT
CHANGING ST.

GRASS



12'-0"

REPLACE WITH AUR

TREE IN BLACK MAPLE

PLANT 3 EMERALD GREEN ARBORVITAE

GRASS

LEAS

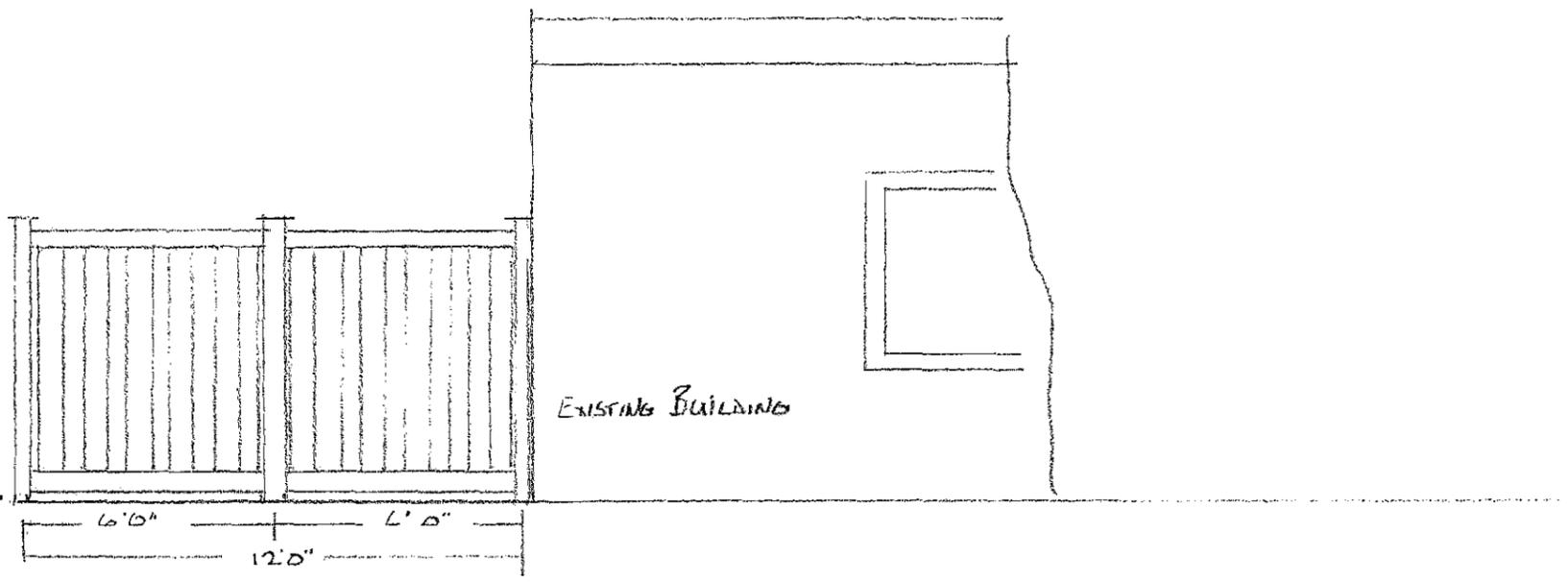


EXISTING TREE

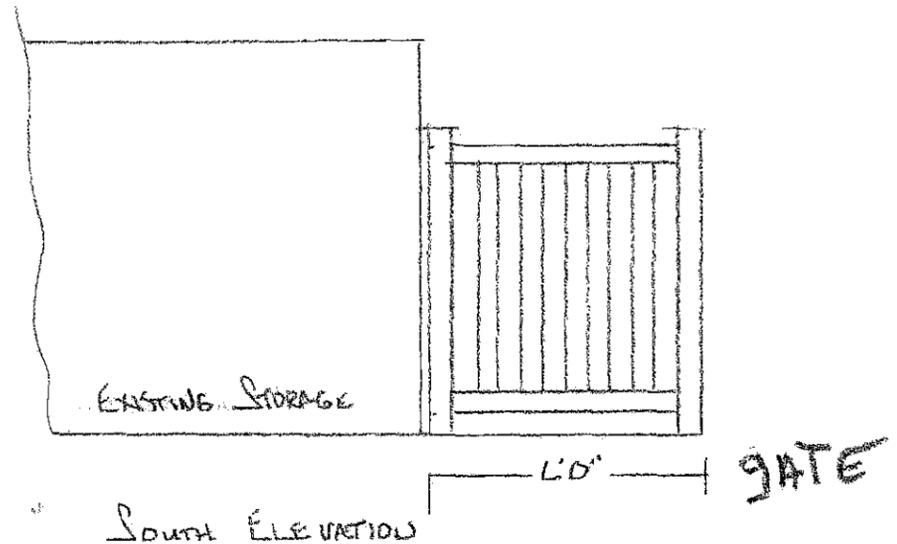
NEW 3 PURPLE LEAF SAND CHERRY

140.00 FT

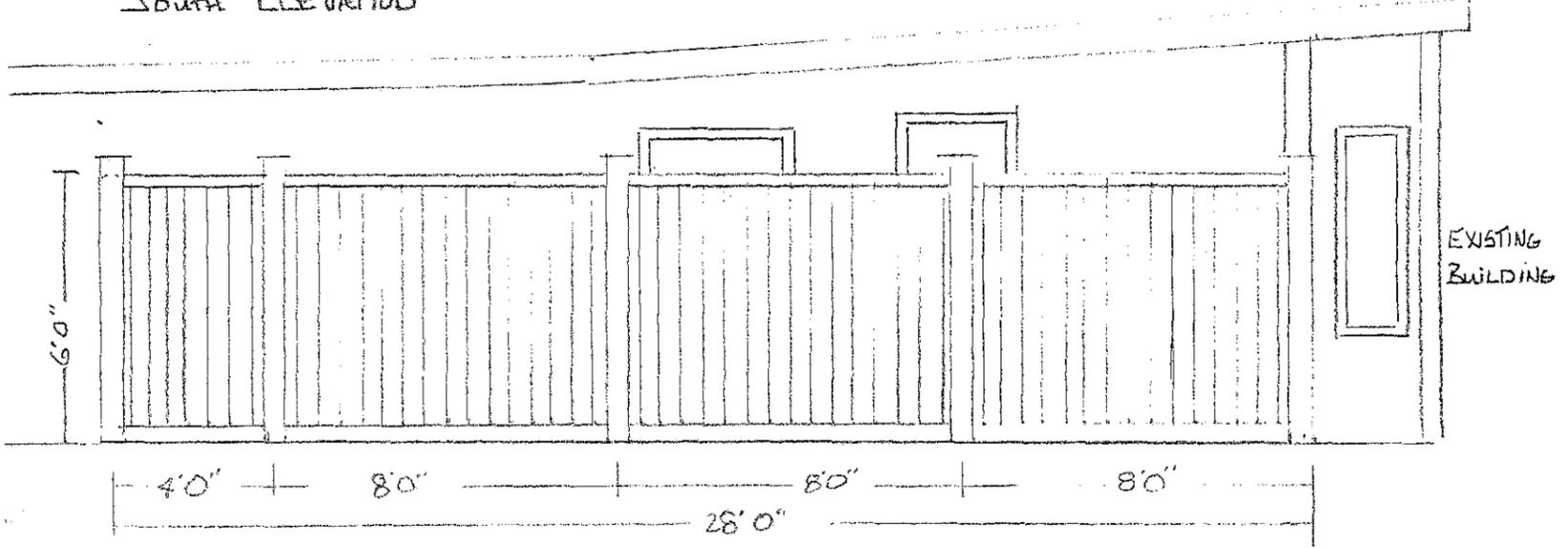
CHAIN FENCE POST
 TABLE CHAIR WITH WHEELS
 WHITE
 WHITE
 WHITE



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



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 9th day of August, 2010 at 6:00 p.m. for a conceptual review of the proposed private student apartment building to be located at 234 N. Prince Street for United Group of Companies.

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 read "Bruce Parker", is written over a horizontal line.

Bruce Parker, Zoning Administrator

234 N PRINCE

/BH -7
CHASE J KINCAID
2028 STATE RD 106
PALMYRA, WI 53156

/BH-8
LUIS RAMIREZ, JR
ESTELA RAMIREZ
156 N LINDSEY CT
WHITEWATER, WI 53190

/BH-9
ROLLAND P SCHLIEVE
435 W STARIN #102D
WHITEWATER, WI 53190

/BH 00010
OTTO'S HOUSING LLC
W1581 ISLAND RD
PALMYRA, WI 53156

/WUP-132A-138E,140,141,144
UW-WHITEWATER PLANNING DEPT.
800 W MAIN STREET
WHITEWATER, WI 53190

/WUP 00150,180,181A,183C,183D,183E
WHITEWATER ESTATES LTD/John Daniels
C/O Tincher Realty
532 W Main Street
WHITEWATER, WI 53190

/WUP-150A, 177,177A,182A
DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

/WUP 00172B
JOAN M GROSINSKE
1019 W. FLORENCE ST
WHITEWATER, WI 53190

/WUP 00172C
AARON NELSON, JESSE DALISKY
7613 MAGNOLIA TR
CHERRY VALLEY, IL 61016

/WUP 00176
JOSEPH VULTAGGIO
N9121 OLD COUNTY ROAD "P"
WHITEWATER, WI53190

/WUP 00177A
DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

/WUP 00178
SO. WIS. DIST LUTHERAN
CHURCH MO. SYNOD
8100 W. CAPITOL
MILWAUKEE, WI 53222

/WUP 00178A
JIMMY C & SHERRY J HOFER
1018 W. FLORENCE ST.
WHITEWATER, WI53190

/WUP 00178B
JOHN J TINCHER
N1190 CO RD N
WHITEWATER, WI53190

/WUP 00178C
RICHARD D VULTAGGIO
P. O. BOX 29
WHITEWATER, WI53190

/WUP 00181,182
DALE N & GAYLE M STETTLER TRUST
PO BOX 657
WHITEWATER, WI 53190

/WUP -179,183H, 183I,184
WHITEWATER DEVELOPMENT LLC
P. O. BOX 239
WHITEWATER, WI 53190

/WUP 00183
JEFFREY D THATCHER
1050 W. FLORENCE ST
WHITEWATER, WI 53190

/WUP 00183B
KACHEL LP 1042 WEST FLORENCE
PO BOX 239
WHITEWATER, WI53190

/WUP 00183K
CAROL A CARSON
307 CHURCH ST
MINERAL POINT, WI 53565

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 4:30 p.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 7-28-10.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____.
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 North Prince Street
Zoning of Property R-3 Multi-Family

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, 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 173 Bed Student Apartment Complex
 Condominium # units _____;
 Sorority # units _____;
 Fraternity # units _____;
 - D. Office/Store;
 - E. Industrial;
 - F. Parking lot # of stalls 93 ;
 - G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: United Development, Erik Steffensen
Applicant's Address: 1050 W Wrightwood Ave, Chicago, IL 60614
Phone# _____

Owner of Site, according to current property tax records (as of the date of the application):
South Wisconsin District Lutheran Church

Street address of property: 234 North Prince Street

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
Part of the NW 1/4 Sec. 5 T4N R15E, City of Whitewater, Walworth
County.

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

Name of Individual: Tom Schermerhorn

Name of Firm: Excel Engineering, Inc.

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

Name of Contractor: Catalyst Construction

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: Church and two residential lots. **Current Land Use:**

Accessory or Secondary Uses: _____

Student apartments **Proposed Use**

No. of occupants proposed to be accommodated: 173

No. of employees: 1

Zoning District in which property is located: R-3

Section of City Zoning Ordinance that identifies the proposed land 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 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
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	As an apartment building for students this project meets the requirements of R-3 zoning with the parking meeting the requirements for student housing.
B. The proposed development will be consistent with the adopted city master plan;	The proposed development meets the intent of the comprehensive plan for higher density housing. The Church property will have to be changed to align with this.
C. The proposed development will be compatible with and preserve the important natural features of the site;	The proposed design will remove all existing buildings and be developed to work with the topography of the site.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	The proposed use will refresh the neighborhood with a new facility and has already increased the value of the properties in the neighborhood.

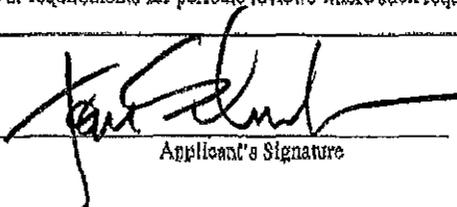
STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>This should be minimal additional vehicle traffic as this project is closer to the academic buildings on campus and will encourage pedestrian traffic because of the proximity.</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>The materials on the exterior of the building are residential materials and respect the existing residences.</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>Does not apply.</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>There will be no impact as the sky exposure plane set back requirements have been adhered to.</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 19.63.030). 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.


Applicant's Signature

07/28/2010
Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____
Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

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

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

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):

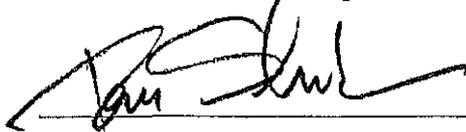
Tom Schermerhorn, the applicant/petitioner for

(Owner's Name): _____, dated: 07/28/2010

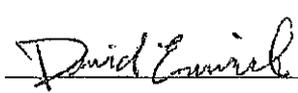
Phone # _____, tax key #(s) WUP 00178

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 28th day of July, 2010

 (Signature of Applicant/Petitioner)

Tom Schermerhorn (Printed Name of Applicant/Petitioner)

 ^{Pastor} _{Rep.} (Signature of Owner of Property & Date Signed)

Carth Wronski Detroit (Printed Name of Owner of Property)

Lutheran Church.



July 21, 2010

Planning Commission
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190

RE: PRIVATE STUDENT APARTMENT PROJECT AT 234 PRINCE STREET

Dear Members and Staff of the City of Whitewater Planning Commission,

The United Group of Companies is pleased to introduce our revised plans for a new student apartment housing complex to be located at 234 Prince Street (herein after referred to as "The Project") The Project will consist of one, wood framed buildings, one 4 stories with partially underground parking. The building will be located on the site of the current Lutheran Church at 234-6 Prince Street and will contain 173 beds of rental student housing in approximately 50 units, as well as multiple common amenities, and an outreach office location for the Lutheran Church.

This project seeks to provide a modern, safe, and convenient, residential community for UW whitewater students and as such will be an exclusively student facility. The design of the building, inclusion of amenities, and operation of the project by our own management company United Realty Management, is focused on the singular idea that student housing should enhance the collegiate learning and social experience rather than be a distraction and a source of difficulty. We include common amenities such as a fitness center, business and copy center, on-site laundry, snack shop, staffed management offices, 24 hour security, a media and theater room, and a study lounge with team and conference rooms. All leasing is enacted on an individual basis, whereby a student resident will lease his or her bed space and pay an individual assessment for all utilities. Units typically include separate individually lockable bedrooms for 1 or 2 residents, no greater than 2 students per bathroom, a full kitchen with full size range and refrigerator, dishwasher, microwave, and waste disposal. The units are also furnished with a full size bed, desk and dresser, as well as a closet or wardrobe.

We have also included 93 spaces of student parking. We feel it is very important to provide as much off-street parking as possible to provide the convenience that our future residents demand and avoid the issues that on-street parking typically causes both for students and our potential neighbors.

This location, adjacent to UW Whitewater's western boundary, is ideally situated for The Project, allowing it to provide short commutes to class, downtown amenities, and other nearby student residences both on and off campus. It is also located in an area where a majority of homes and buildings are currently occupied by student renters.

The project will be designed to compliment the existing architectural styles of the surrounding neighborhoods best examples incorporating stone or brick elements, and using a durable hardy plank siding and residential roofline styling.

United's team of professionals is committed to providing an exceptional residential experience for students, and provide a safe, attractive, and well-maintained, asset that enhances the overall landscape of the City of Whitewater's local neighborhood.

We are currently proposing to begin construction of this project in early Fall 2010 in anticipation of completion before the 2011-2012 academic year.

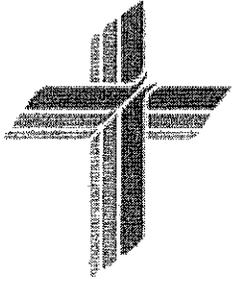
Thank you very much in advance for your time and consideration in reviewing the Project. Please do not hesitate to contact me or any member of our team for any information or assistance you may require. We look forward to working with you to make this concept a reality

Sincerely,

A handwritten signature in black ink, appearing to read "Erik A. Steffensen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Erik A. Steffensen
Development Executive

United Group of Companies



Calvary Lutheran Church and University Chapel

234 N Prince Street
Whitewater, WI 53190-1131
(262) 473-5274
David Emmrich, Pastor

July 12, 2010

To whom it may concern:

Calvary Lutheran Church hereby requests the City of Whitewater to change the comprehensive plan for our property from institutional to high density residential.

Sincerely,

David N. Emmrich, Pastor



July 12, 2010

Planning Commission
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190

RE: PRIVATE STUDENT APARTMENT PROJECT AT 234 PRINCE STREET

Dear Members and Staff of the City of Whitewater Planning Commission,

The United Group of Companies is pleased to introduce our revised plans for a new student apartment housing complex to be located at 234 Prince Street (herein after referred to as "The Project") The Project will consist of two, wood framed buildings, one 4 stories and one two stories, each with partially underground parking. The first building, submitted here, (herein after referred to as "Phase I" will be the larger of the two structures and located on the site of the current Lutheran Church at 234-6 Prince Street. The second smaller building (herein after referred to as "Phase II" will be located just across Florence drive on the Southwest corner of Florence and Prince. Phase I will contain between 170 and 180 beds of rental student housing in approximately 50 apartment units, as well as multiple common amenities, and an outreach office location for the Lutheran Church. Phase II will house an additional 66 beds, and students will have access to all amenities of Phase I plus dedicated laundry facilities. We anticipate presenting Phase II for approval in the next 30-90 days.

This project seeks to provide a modern, safe, and convenient, residential community for UW whitewater students and as such will be an exclusively student facility. The design of the building, inclusion of amenities, and operation of the project by our own management company United Realty Management, is focused on the singular idea that student housing should enhance the collegiate learning and social experience rather than be a distraction and a source of difficulty. We include common amenities such as a fitness center, business and copy center, on-site laundry, snack shop, staffed management offices, 24 hour security, a media and theater room, and a large study lounge with team and conference rooms. All leasing is enacted on an individual basis, whereby a student resident will lease his or her bed space and pay an individual assessment for all utilities. Units typically include separate individually lockable bedrooms for 1 or 2 residents, no greater than 2 students per bathroom, a full kitchen with full size range and refrigerator, dishwasher, microwave, and waste disposal. The units are also furnished with a full size bed, desk and dresser, as well as a closet.

We have also included in Phase I 93 spaces of student parking. We feel it is very important to provide as much off-street parking as possible to provide the convenience that our future residents demand and avoid the issues that on-street parking typically causes both for students and our potential neighbors.

This location, adjacent to UW Whitewater's western boundary, is ideally situated for The Project, allowing it to provide short commutes to class, downtown amenities, and other nearby student residences both on and off campus. It is also located in an area where a majority of homes and buildings are currently occupied by student renters.

The buildings themselves will be designed to compliment the existing architectural styles of the surrounding neighborhoods best examples incorporating stone or brick elements, and using a durable hardy plank siding and residential roofline styling.

United's team of professionals is committed to providing an exceptional residential experience for students, and provide a safe, attractive, and well-maintained, asset that enhances the overall landscape of the City of Whitewater's local neighborhood.

We are currently proposing to begin construction of this project in early Fall 2010 in anticipation of completion before the 2011-2012 academic year.

Thank you very much in advance for your time and consideration in reviewing Phase I of our proposed project. Please do not hesitate to contact me or any member of our team for any information or assistance you may require. We look forward to working with you to make this concept a reality

Sincerely,

A handwritten signature in black ink, appearing to read "Erik A. Steffensen". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Erik A. Steffensen
Development Executive

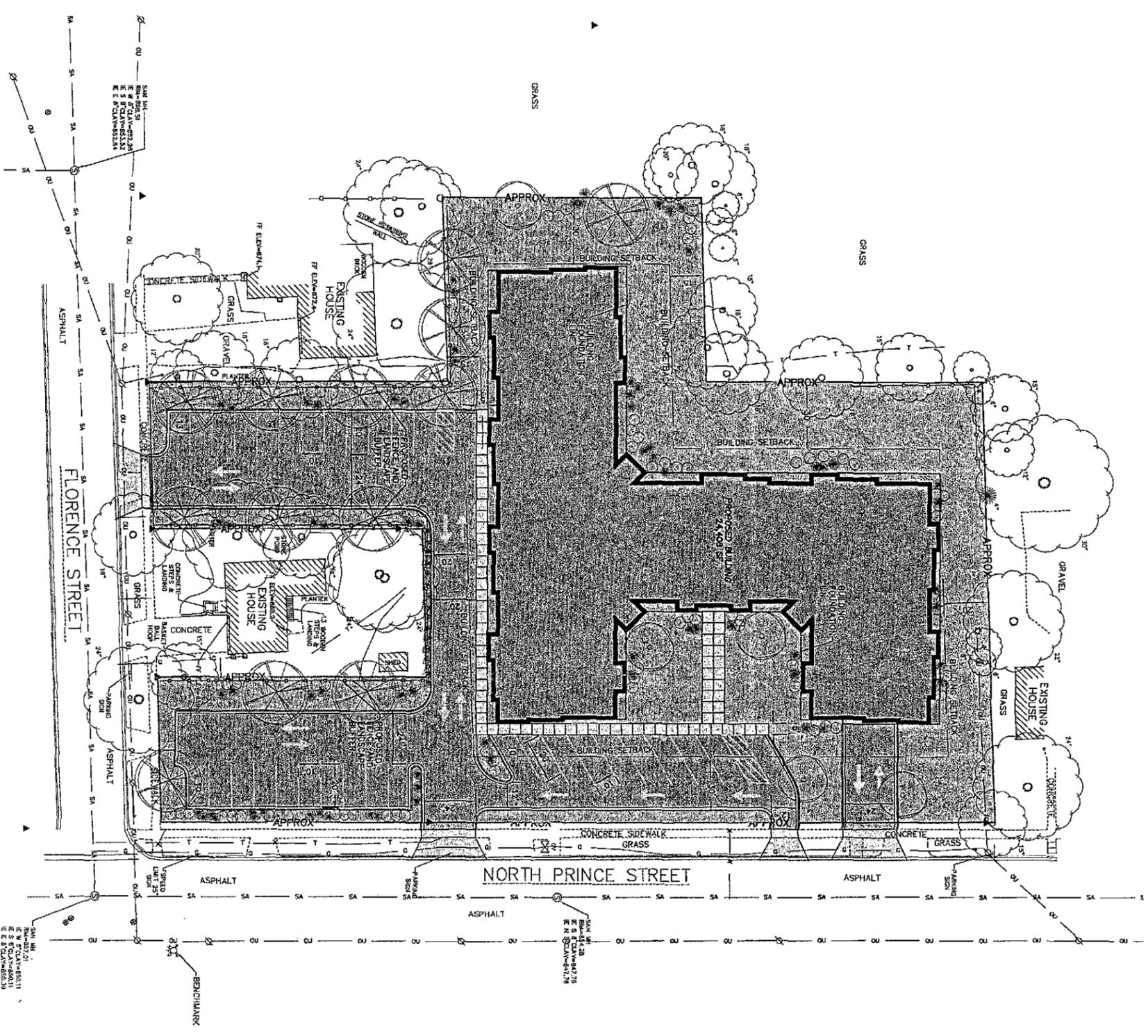
United Group of Companies

SITE INFORMATION:

USABLE OPEN SPACE:
 LOT AREA = 75,230 SF / 1.73 ACRES
 PAVED AREA = 20,512 SF / 0.47 ACRES (77%)
 LANDSCAPE / OPEN SPACE = 54,718 SF / 1.26 ACRES (73%)

PARKING:
 173 BOPS / 83 SPACES = 84 SPACES PER BOP
 (13 ABOVE GROUND SPACES & 80 UNDERGROUND GARAGE SPACES PROVIDED)

STORMWATER MANAGEMENT REQUIREMENTS:
 40% TSS REMOVAL AND PEAK FLOW REDUCTION TO BE OBTAINED BY UNDERGROUND DETENTION.



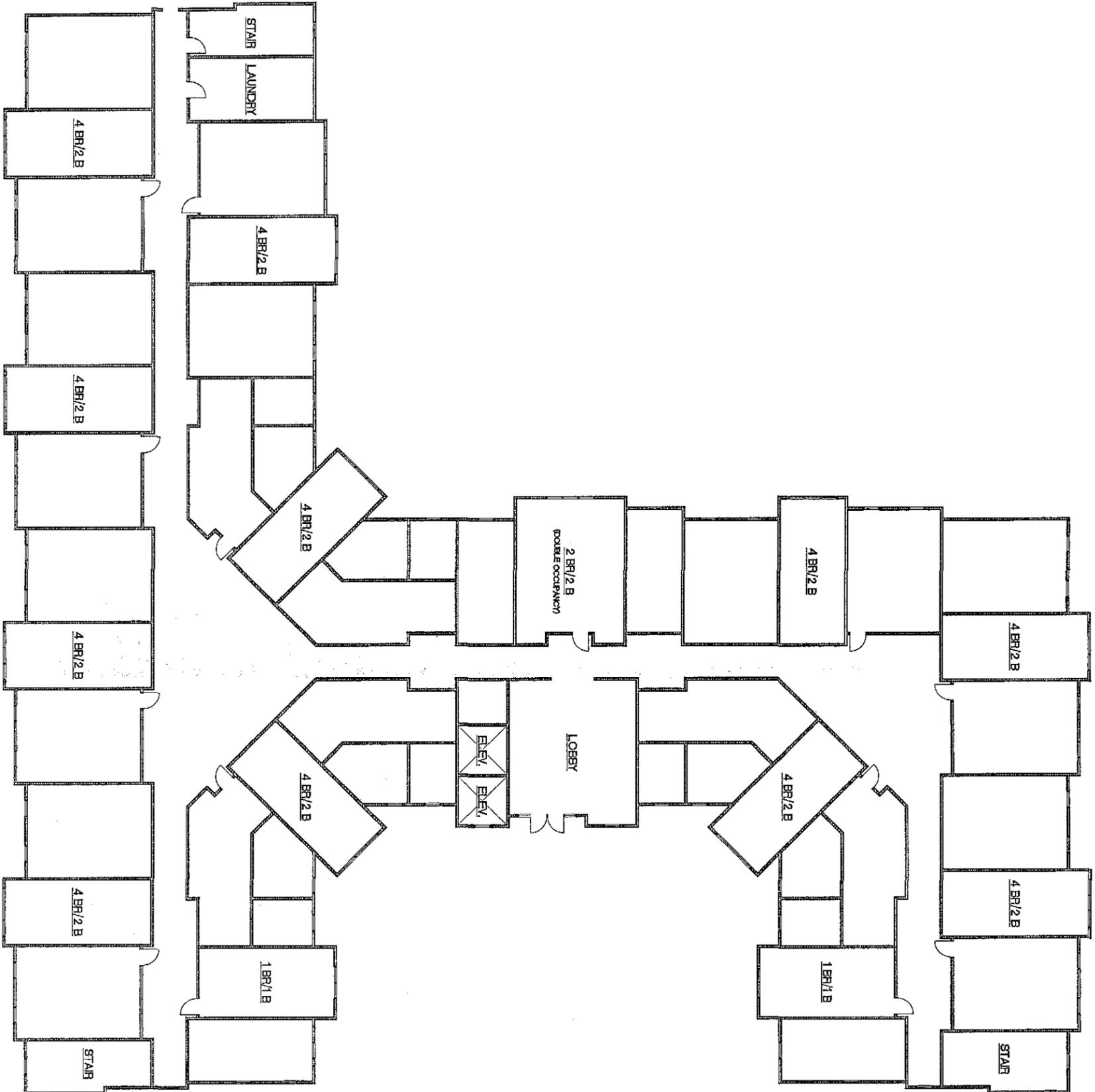
OWNER:
 UNITED DEVELOPMENT CORP.
 307 W. WISCONSIN STREET
 CHICAGO, ILLINOIS 60614

PROJECT:
 PROPOSED PROJECT FOR:
 WHITEWATER COLLEGE SUITES
 WHITEWATER, WI 53190

PRELIMINARY PLAN DATE:
 DATE: JULY 13, 2010

CONCEPT PLAN
 NORTH
 SCALE: 1"=20'-0"
 SHEET
 C1.1

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



OWNER:
 UNITED DEVELOPEMENT CORP.
 307 W. WISCONSIN STREET
 CHICAGO, ILLINOIS 60614

PROJECT:
 PROPOSED PROJECT FOR:
 WHITEWATER COLLEGE SUITES
 WHITEWATER, WI 53190

PRELIMINARY PLAN DATE:
 MAY 22, 2006

DATE:	
JOB NUMBER:	1002930
SHEET:	A1.1

TYPICAL FLOOR PLAN



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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



1000 WEST WISCONSIN STREET
MILWAUKEE, WISCONSIN 53233
TEL: 414.224.1100

Always a Better Way

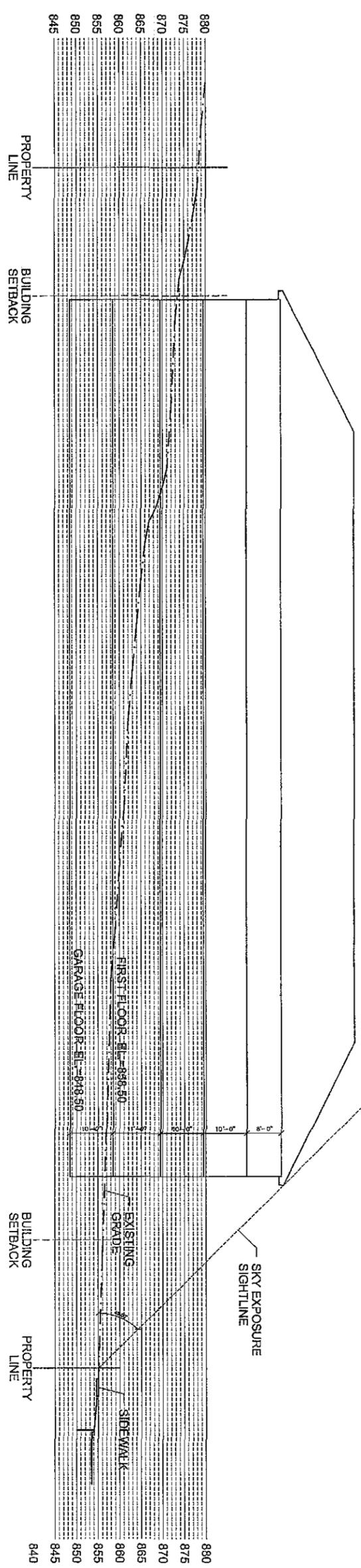
OWNER:
UNITED DEVELOPMENT CORP.
307 W. WISCONSIN STREET
CHICAGO, ILLINOIS 60614

PROJECT:
PROPOSED PROJECT FOR:
WHITEWATER COLLEGE SUITES
WHITEWATER, WI 53190

PRELIMINARY PLAN DATE:
AUG 17, 2010

DATE:	
JOB NUMBER:	1002930
SHEET:	

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A3.0



SKY EXPOSURE SECTION
SCALE: 1" = 10'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
From: Mark Roffers, AICP, City Planning Consultant
Date: August 5, 2010
Re: Concept Plan, Private Student Apartment Project at 234 Prince Street

Summary of Request

The applicant is presenting a concept plan for Plan Commission comment at this time. The project is proposed for the northwest corner of Florence Street and Prince Street, across the Prince Street from the University campus. It is proposed as a 49-unit, four-story apartment building with underground and surface parking. The building is intended to cater exclusively to student renters. However, the building would not be affiliated with the University and land would remain privately owned and managed. The vast majority of units in the building (37 of 49) would have four bedrooms, although 7 one-bedroom units and 5 two-bedroom units are also proposed. A total of 173 beds would be provided, and leases would generally be to individuals and by the bedroom. The project would also include other amenities, such as a fitness center, business and copy center, on-site laundry facility, snack shop, staffed management offices, a media and theater room, and a study lounge. The building would have round-the-clock security and would be managed by United Reality Management.

Analysis

1. Surrounding Zoning and Land Uses: All parcels that comprise the subject site are currently zoned R-3 Multiple Family, in which multi-family buildings with over four units per building require a conditional use permit and maximum housing density standards apply. Land surrounding the site to the north, south, and west is also zoned R-3. Land to the east (across Prince Street) is zoned Institutional. The development site is surrounded by a mixture of one- and two-unit residences that are almost entirely renter occupied. The development site would include the property currently occupied by Calvary Lutheran Church, which is the only non-residential use on this block.
2. Relationship to Comprehensive Plan Future Land Use Recommendations: The proposed project appears consistent with the City's Comprehensive Plan, with one notable exception. The Comprehensive Plan identifies much of the subject site and all of the surrounding area west of Prince Street as appropriate for future "Higher Density Residential" use. This is a future land use designation intended to accommodate higher density multiple family development, along the lines of what is being proposed. Given the area's proximity to campus and the existing

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611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 •
414.732.2035 Fax
www.vandewalle.com

Shaping places. shaping change

characteristics of this neighborhood, through the Comprehensive Plan the City has identified this area as a logical and desirable location for future student-oriented and multi-family housing options.

The Calvary Lutheran Church parcel— a component of the subject site— is designated in the Comprehensive Plan as appropriate for future “Institutional” land use category, which is reflective of its current church use but would not allow for multiple family housing. This student housing project, if it moves forward, would require rezoning of the subject site to Planned Community Development (PCD) for reasons we will describe later in this analysis. The need for a rezoning triggers the State’s planning-zoning consistency requirement. A rezoning to PCD to accommodate a multi-family residential development would be inconsistent with the Comprehensive Plan as currently written. Therefore, before this project could move forward, the City would first have to amend the Comprehensive Plan, changing the future land use designation for the church site from “Institutional” to “Higher Density Residential”. The Church has requested such an amendment, which is scheduled for Plan Commission recommendation later in the agenda (see separate report).

3. Relationship to Comprehensive Plan Multiple Family Redevelopment Polices: The Comprehensive Plan lists a number of criteria to evaluate the desirability and impacts of proposed redevelopment projects (pp. 86-87) in areas designated for future “Higher Density Residential” use. These criteria are listed below, along with our evaluation of how well this concept plan meets these criteria (criteria in *italics*, our commentary in normal type):

- a. *“The extent to which the project provides a positive and lasting contribution to the character of the neighborhood.”*

An evaluation of the project against this criterion is at least partially dependent upon how one views the current character of this neighborhood and what one envisions the neighborhood’s character to be like in the future. If one agrees that this neighborhood will continue to evolve as a predominately student-oriented, but upgraded neighborhood (an opinion supported by the Comprehensive Plan), then it is our opinion that a project of this type would make a considerably positive addition to the neighborhood. The building would replace some aging buildings with a modern and attractive building that may help spur additional, similar investments in the area. On the flip side, in the short term, the project would be of a greater scale and density than most other development west of Prince Street, but would be similar in scale to the university buildings and campus directly across Prince Street. Additional analysis of the building’s scale, density, and appearance is included below.

- b. *“...Such project is supported by adopted City plans that cover the area, including the City’s desire to preserve certain areas outside of the district for single-family housing that is not student-oriented.”*

As discussed above, the recommendations in the Comprehensive Plan generally support the evolution of this neighborhood as a logical location for multi-family, mainly student-oriented housing. Directing more intensive student housing uses to areas of the City where such uses are generally supported by the community and where similar uses are already located will help reduce demand for student-oriented housing in other City neighborhoods that have been planned for predominately single-family, owner-occupied housing, per the City’s Comprehensive Plan. Therefore, a project which would absorb up to 173 students in this location of the City that was identified as a preferred student housing location would in our opinion meet this criterion.

- c. *"The extent to which the project improves the appearance and condition of the building and lot, and increases or at least maintains the value of the subject property and surrounding properties for current and possible future uses in accordance with City plans."*

In our opinion, the appearance and value of the lots on which this building would be placed and the surrounding area would be enhanced by this project. The submitted conceptual site and building elevation plans suggest a well-designed apartment building, with interesting architectural detailing and variations in building setback which will help break down its relatively large scale. The integration of underbuilding parking also significantly improves the impact that significantly more surface parking would otherwise have. On balance, we feel that this project would also leave a positive impression and suggest an appropriate template for further redevelopment in the area in the future, and/or lead to the upgrade of surrounding houses and properties to remain competitive with this new product in the neighborhood.

- d. *"A design and determination that off-street parking ... can be provided in a manner that will meet ordinance requirements, result in a parking arrangement that is aesthetically pleasing, and include stormwater management so as not to negatively affect nearby properties or the City's stormwater management system ..."*

Discussion of parking and stormwater is included later in this analysis. In short, it appears that both in quantity and arrangement, parking would be managed accordingly. Additional detail and creative solutions will be necessary to address stormwater in a manner that complies with City ordinance requirements.

- e. *"Consideration of the character of nearby residential land uses, including the predominant number of units per building, whether surrounding buildings are predominately renter- or owner-occupied, and whether the scale of the proposed project is compatible with the surrounding neighborhood."*

Homes in this neighborhood are predominately renter occupied. Of the 27 residential properties located on this block, only three were owner-occupied in 2008 when we conducted our analysis for the Tratt Street area rezoning proposal. Therefore, having student renter-occupied housing in this neighborhood would not substantially change the established renter-owner mix of this neighborhood. Further, since the building would be located on the side of the neighborhood closest to the campus and downtown, residents' most commonly traveled routes would be away from (rather than through) the remainder of the neighborhood.

The character of other buildings in the neighborhood to the north, west, and south is of a considerably smaller scale than what is proposed for this building (one and 2 unit homes vs. the proposed four story apartment building). However, if we consider the "neighborhood" to be inclusive of what is located east of the subject site (east side of Prince Street), the proposed apartment building is much more compatible in scale. Directly across Prince Street is a four-story campus building, surrounded by several larger surface parking lots. Therefore, we view this site (and all properties on the west side of Prince Street in this area for that matter) as being transitional properties in terms of scale and density. This, of course, is a matter of opinion and the Comprehensive Plan criterion leaves room for other opinions on the question of scale compatibility.

- f. The Comprehensive Plan also includes recommendations related to the preferred design for multi-family buildings. See below for additional discussion of the building's architecture.

2. Relationship to Comprehensive Plan Multiple Family Building/Site Design Polices: The Comprehensive Plan also lists a number of criteria to evaluate the design of proposed redevelopment projects (pp. 86-87) in areas designated for "Higher Density Residential" use. These criteria are listed below, along with our evaluation of how well this proposal meets these criteria (criteria in *italics*, our commentary in normal type):

- a. *"Incorporate architectural designs that fit the context of the surrounding neighborhood."*

Apart from the scale of the building, the design elements generally complement the character of other smaller-scale residences in the neighborhood (e.g., pitched roof and high-quality, residential building materials). Efforts to integrate parking under the building also help, though the straddling of parking on either side of the remaining student rental house along Florence Street is less than ideal. We understand that the applicant has attempted to acquire the lot that includes that house for integration into this project, but has been unsuccessful.

- b. *"Encourage layouts where buildings appear as a grouping of smaller residences."*

This proposal will have a difficult time meeting this criterion, given the height and bulk of the building. There have been efforts to break up the scale and mass of the building, by having the bulk of the building considerably set back from the road with "wings" of the building projecting towards the road. This echoes the pattern of single family building setbacks on this block. The use of darker colors near the base of the building and lighter colors near the top also helps. Additional efforts to manage the apparent scale of the building along Prince Street should be explored, including higher-end architectural treatments and even stepping back the top one or two stories on these wings from the rest of this building. Also, site design adjustments that would increase landscaped areas between these "wings" and Prince Street and/or use them in creative ways (e.g., seat wall along the Prince Street sidewalk) should be explored.

- c. *"Promote the use of brick and other natural materials as components of building facades."*

The proposed building façade would incorporate both brick and stone elements. The majority of the siding is proposed to be Hardiplank, which is an upgrade in durability and appearance from vinyl.

- d. *"Avoid monotonous facades and box-like buildings. Incorporate balconies, porches, garden walls, varied building and façade setbacks, varied roof designs, and bay windows."*

The building would incorporate varying setbacks, architectural projections and recesses, windows, varying roof heights, and variations in building materials and architectural details to break up the façade. The entry canopy would also be an attractive feature. Some additional windows (including double or triple window combinations should be explored along the facades of the "wings" that face Prince Street.

- e. *"Orient buildings to the street with modest front yard setbacks, bringing street-oriented entries close to public sidewalks ... Include private sidewalk connections."*

The building placement is a response to both the project's proposed size and an effort to design the project to adhere to normal R-3 setback standards on all sides. The building is generally oriented toward Prince Street and the campus, and has a front yard setback that is similar to other buildings along Prince Street. We recommend that as part of the applicant's formal submitted site plan, pedestrian walkway connections be extended all the way to the sidewalks along both Prince and Florence Streets, including one at the end of the southeast parking lot and two separate walkways to Prince Street.

- f. *“Locate dumpsters and other unattractive uses behind buildings and/or screen them with materials that match the building.”*

We have not yet seen the location of the dumpster(s). This information would need to be included with the applicant's formal submittal. The use of underbuilding parking presents an opportunity to also keep trash, recyclables, and certain mechanical units within this same area, as opposed to outside. The applicant should explore this option.

- g. *For parking lots and garages, generally promote the following: 1) locate garage doors and parking lots so they are not the dominant visual element, 2) buffer parking areas from public view, 3) break up large parking lots with landscaped islands and similar features, 4) provide direct links to building entrances by pedestrian walkways ...”*

Though the proposed parking/driveway arrangement would appear to “work,” the proposed surface parking/circulation arrangement on this site is challenged by the irregular shape of the subject site and by the proposed size and placement of the building. The concept proposal includes parking within normal minimum street yard setback areas, which is discouraged under this Comprehensive Plan criterion and has generally not been included in recent multiple family projects that the City has recently approved. The one-way drive aisle/parking area between Prince Street and the building is tight—it's circulation function may be challenged by backing vehicles, it leaves little room for landscaping/buffering in this area, and overhanging bumpers may make use of the walkway in front of the building challenging. We ask the applicant to reconsider the decision to include both parking spaces and a circulation drive in this area. A circulation drive and some drop-off area would make sense, however. We also have some concerns about the throat depth (distance between Florence Street and the first parking stall) in the south-western parking area, which appears to be only around 5 feet in width. We would prefer it to be around 25 feet, which would also remove parking from that setback area. We suggest the applicant address these issues as part of their formal submittal. Perhaps some of the proposed on-site parking needs to be moved to an expanded below-ground parking area and/or off-site, but within 500 feet of the site.

- h. *“Offer on-site recreational and open space areas ...”*

The project would appear to incorporate a wealth of indoor recreation, study, and other spaces, as described in the applicant's letter. On-site outdoor recreation space would be more limited, but akin to what has been provided in other apartment projects close to the campus. The relative shortage of outdoor recreational space would largely be mitigated by the fact that the University campus would be directly across the street. The campus has its own open space and recreational amenities that would be easily accessible by the students living in the apartments. However, the applicant should look to provide some small, dedicated outdoor recreation/leisure space close to the main entrance on Prince Street; some reduction in the parking in this location would assist with finding the necessary space. The project would also be responsible for contributing a substantial sum to the City's park fund in lieu of on-site dedication of public park space and improvements, which could be used on other park improvements in the area.

3. Proposed PCD Zoning Approach: As suggested above, the applicant would have to seek Planned Community Development (PCD) zoning to pursue this project as proposed. While the project appears to meet most of the standard R-3 zoning district requirements (including setbacks, lot coverage, lot width, sky exposure plane, and number of unrelated persons per building), there appear to be at least two and possibly three areas where the project would not meet normal R-3 requirements:

- a. The project would not meet minimum lot size requirements for the R-3 zoning district based on the number of units/bedrooms proposed,
- b. The project would not meet off-street parking requirements for the R-3 district based on the number of units proposed.
- c. The project may not meet the “usable open space” requirement for the R-3 district, depending on how grading may affect the usability of the green spaces.

The purpose of PCD zoning is to provide some additional flexibility from standards applicable under standard zoning in exchange for a higher-quality development that betters the community. The purpose is not simply to circumvent standards that are not convenient to the development of the property. Given the nature of this project and the fact that it would generally offer a unique type of student housing arrangement in the community that is unlike anything that is here today, it seems the project would be a reasonable candidate for PCD zoning.

4. An Elaboration on Minimum Lot Size/Density Issues Related To PCD Zoning: Under R-3 zoning regulations (Section 19.21.040), the applicant would normally need a minimum 3.97-acre site to accommodate the number of units/bedrooms being proposed. The proposed development site is only 1.73 acres. This means the project would be characterized by a population density that is higher than a “typical R-3” development. The density increase over normal R-3 requirements would be similar to what was allowed for the Regent Apartments project last year. As discussed above, as the City’s consultants, we suggest that the City consider this higher density, given the character and location of the project (i.e. student-oriented housing adjacent to campus), but this is clearly a matter where the Plan Commission should weigh in. Similar to the discussion that occurred last fall when the Plan Commission approved an addition to Regent Apartments, higher density projects in certain key neighborhoods are necessary to accomplish the City’s goal to direct student housing to appropriate areas of the City and simultaneously preserve other appropriate neighborhoods for predominately single-family, owner-occupied housing. Provided such projects are of a high-quality, are professionally managed and maintained, and will generally contribute positively to the community character.
5. An Elaboration on Off-Street Parking Issues Related to PCD Zoning: Based on the City’s standard parking requirements, were a project of this type developed under R-3 zoning, the applicant would need a minimum of 177 off-street parking spaces to accommodate the number of units/bedrooms being proposed (Section 19.51.130). The applicant is currently proposing 93 parking spaces (33 above ground and 60 underground). This would equate to 1.9 spaces per unit or 0.54 spaces per occupant. The City has approved reductions in the standard parking requirements via PCD zoning, and there has been recent precedent for allowing such reductions in situations where a multi-family development is oriented toward the student population and located in close proximity to campus. Specifically, the Plan Commission approved a parking ratio of 0.65 parking spaces per occupant associated the expansion of Regent Apartments last fall.

In the case of the Regent Apartments, the applicant was able to provide historic parking data for the existing portion of Regent Apartments that indicated such a reduction in parking would be adequate to meet demand. In the case of the proposed Prince Street project currently under conceptual review, we have some concerns about the amount of parking being proposed. The applicant indicated in a letter to the City dated May 23, 2010 that approximately 75 percent of their renters (in other similar projects) have cars and want to have easily accessible parking. Assuming a similar percentage for this project, 130 parking spaces would be more in line with expected demand given the 49 proposed units. (112 spaces would bring the project in line with what was provided through the expansion of the Regent Apartments.) In our opinion, the applicant should address this discrepancy, through some combination of increases in the number

of parking spaces, decreases in the number of units, or decreases in the number of bedrooms in some of the units. We understand that at the time of this writing, the applicant had options to purchase some other property immediately south of Florence Street, across the street from this development site. Perhaps this area could be used to accommodate additional parking, both to address the perceived shortcoming in parking and to address earlier-stated concerns over the placement of some of the proposed parking spaces north of Florence Street. Any additional parking on that site would need to be accommodated in a manner that respects surrounding land uses and adheres to City standards.

Additionally, the applicant should provide information on parking demand for other similar projects the developer has completed, plans for how parking will be allocated and monitored (similar information was required for the Regent Apartments project), and ideas about how to promote pedestrian and bike transportation as alternatives. (Minimally, the project needs outdoor bike rack and some covered bike parking spaces.)

6. Utility and Stormwater Planning: At this time, the applicant has not submitted utility, drainage, or stormwater management plans, which is certainly acceptable given that this is only a conceptual review. The City's engineering consultant reviewed an earlier concept plan for this project and offered a few comments and concerns, primarily relating to how the applicant plans for meet the City's stormwater requirements. The applicant has verbally shared their conceptual stormwater management plans with us, and they appear confident the City's standards can be met (both in terms of water quantity and quality), largely via an underground management system. Detailed plans would need to be included as part of the applicant's PCD submittal.
7. Traffic Management: City engineering staff and consultants have indicated that they do not believe that a traffic impact analysis for this project should be required. The adjacent streets should have adequate design and capacity to handle projected volumes, and there are currently traffic signals at both Prince/Main and Tratt/Main in this area. Certainly, though, on and off-site traffic management will be of critical importance.
8. Emergency and Protective Services: At the time this report was prepared, the applicant was trying to get in touch with the Fire Chief. In addition to in-building fire suppression requirements that may be applicable to a building of this size, it will be important to understand whether or not some type of four-sided fire access would be required. If so, there would need to be substantial changes to the proposed site plan. Conversations with the Police Chief regarding security and protective services are also in order, and should be expected of the applicant.
9. Landscaping and Lighting: The applicant has not submitted lighting plans or detailed landscaping plans, which is appropriate given that this is only a conceptual review. We have observed that there are a number of mature trees on this development site. The applicant's formal submittal should include an inventory of existing mature trees and should indicate a plan for preserving as many of these trees as possible given the proposed site plan.
10. Neighborhood Meeting: A neighborhood meeting regarding this project was held on the evening of Wednesday, August 4th. The applicant should be prepared to summarize and discuss the significant outcomes of that meeting at the Plan Commission meeting.

Recommendation

No Plan Commission action is required since the applicant has not yet submitted a formal application. However, the applicant is seeking guidance from the Plan Commission regarding whether or not the proposed project would be an appropriate use for this site.



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
From: Mark Roffers, AICP, City Planning Consultant
Date: August 4, 2010
Re: Proposed Amendment to the City of Whitewater Comprehensive Plan changing the property located at 234 N. Prince Street (Calvary Lutheran Church) from the "Institutional" future land use category to the "Higher Density Residential" future land use category.

Summary of Request and Analysis

The owner of the property located at 234 N. Prince Street, Calvary Lutheran Church, is requesting that the City amend its Comprehensive Plan to change the future land use category for this parcel on Map 5: Future Land Use from the "Institutional" future land use category to the "Higher Density Residential" future land use category. The "Higher Density Residential" future land use category is intended to accommodate a range of housing options, including "... rental apartment complexes, condominiums, townhouses, and the continuation of pre-existing, single- and two-family residences ..." It also allows for "small institutional uses...such as parks, schools, and churches." (p. 85, comprehensive plan).

This property is already zoned R-3 Multiple Family Residential, along with all the properties that surround it to the north, south, and west. Land across Prince Street to the east is zoned Institutional (University Campus). During and immediately before the City's comprehensive planning process, which was completed earlier this year, through a public process, this neighborhood was envisioned as an appropriate location for higher density, student-oriented housing and was, therefore, mostly mapped within the "Higher Density Residential" future land use category. The church's property is the only property on this block shown in the "Institutional" future land use category, which was based on the existing use of that particular property.

Since the land is already zoned R-3 Multiple Family Residential, residential uses--including multi-family uses--are already allowable on this property regardless of the comprehensive plan designation. However, larger multiple family buildings require a conditional use permit under R-3 zoning, and the City's conditional use permit standards advise consistency with the Comprehensive Plan. Further, changing the future land use category to "Higher Density Residential" would facilitate the redevelopment of this site and enable projects that may require rezoning to the PCD Planned Community Development district. This would include but would not necessarily be limited to the student apartment project discussed earlier this evening. A rezoning to PCD of this property for multiple family residential development

would run contrary to the “consistency” requirement under Wisconsin Statutes, if the property retained its current “Institutional” future land use designation. Showing the parcel in the “Higher Density Residential” future land use category would also more appropriately represent the City’s broader vision for this neighborhood, as described above. Finally, the “Higher Density Residential” category appears to reflect the church’s intent to seek broader future use opportunities for this site, including other institutional and higher-density residential uses, all of which would be allowed under this amended future land use category. For these reasons, we recommend that regardless of the Plan Commission’s opinion about the currently proposed student apartment project, the “Higher Density Residential” future land use category is an appropriate designation for this site within the City’s comprehensive plan.

Recommendation

We recommend the Plan Commission approve the attached resolution recommending the City Council adopt an ordinance to amend the Comprehensive Plan, changing the property at 234 N. Prince Street from the “Institutional” future land use category to the “Higher Density Residential” future land use category.

PLAN AND ARCHITECTURAL REVIEW COMMISSION RESOLUTION 2010-_____

RECOMMENDING AN AMENDMENT TO THE COMPREHENSIVE PLAN OF
THE CITY OF WHITEWATER

WHEREAS, on February 2, 2010, the City Council of Whitewater adopted the *City of Whitewater Comprehensive Plan* (hereinafter "*Plan*") as the City's comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said *Plan* including procedures for regular consideration of amendments to it; and

WHEREAS, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

WHEREAS, the City of Whitewater Plan and Architectural Review Commission has the authority to recommend amendments to the *Plan* to the City Council, under Section 66.1001(4)(b); and

WHEREAS, to better reflect the City's desired future land use pattern, the Plan and Architectural Review Commission has identified the need to amend Map 5: Future Land Use to change the future land use category for the property located at 234 N. Prince Street from "Institutional" to "Higher Density Residential"; and

NOW, THEREFORE, BE IT RESOLVED that the Plan and Architectural Review Commission of the City of Whitewater hereby recommends that, following a public hearing, the City Council adopt an ordinance to constitute official City approval of an amendment to the *City of Whitewater Comprehensive Plan*, specifically by amending Map 5: Future Land Use to change the future land use category for property located at 234 N. Prince Street from "Institutional" to "Higher Density Residential."

Resolution Adopted: August 9, 2010

Gregory Torres, Chairperson

Attest:

Jane Wegner, Plan and Architectural Review Commission Clerk

Memo

To: Kevin Brunner, City Manager
Common Council

From: Matt Amundson, Parks and Recreation Director

Date: July 14, 2010

Re: Purchase of 372 N Fremont Street

At the July 12th Parks and Recreation Board meeting, in closed session, the board approved purchasing the home at 372 N Fremont Street at an amount of \$105,000. The expenditure would be paid for from the parkland acquisition fund. I have included a letter from Judy Lee and a listing estimate from Tincher Realty on the property at 372 N Fremont Street. This is the green house surrounded on three sides by Starin Park.

By purchasing this parcel, it would allow the city the flexibility to construct a much needed 4th baseball/softball diamond in the park and provide a location for a needed stormwater pond. The opportunity exists for the city to rent/lease the land for the stormwater pond and use the revenue from that agreement to pay for the construction of another ball diamond. If the home is purchased, a formal improvement plan for Starin Park will go to the Parks and Recreation Board in August.

Your consideration of this matter is greatly appreciated.

Thanks!
Matt Amundson



Starin Park

WALWORTH COUNTY, WISCONSIN



Author: City of Whitewater
Map Produced on: 07/08/2010
Horizontal Datum: NAD27

Wisconsin State Plane Coordinate System, South Zone
Walworth County Information Technology Department
Land Information Division
1800 County Trunk W
Whitewater, Wisconsin 53191-0001
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N PARK ST

N FRANKLIN ST

N ESTERLY AV

W STARIN RD

N PRAIRIE ST

E LAUDERDALE DR

Whilewater Creek

Michelle Dujardin

From: Englebert, Natalie J [EngleberNJ22@uww.edu]
Sent: Wednesday, August 04, 2010 5:39 PM
To: Michelle Dujardin
Subject: RE: Fall Dance Classes

I'm interested and able to do:

Tap on Tuesdays 6-7
Beginning Jazz Hip-Hop 4-5

If no one can do the creative movement on Mondays 3:30-4:30, I can do that as well.

Thank you Michelle!

Natalie Englebert

From: Michelle Dujardin [MDujardin@ci.whitewater.wi.us]
Sent: Tuesday, August 03, 2010 7:55 AM
To: Boesch, Lindsay M; Loistroscio, Nicole K; Tracy Werner; Kachelski, Kelly N; Englebert, Natalie J
Subject: Fall Dance Classes

Good Morning Dance Instructors~

As the summer comes to an end, I'm starting to plan for Fall. I hope all of you had a great summer and look forward to another school year.

I have attached the class list for the Fall. Please send me your availability and first choices of classes. I would like to be fair and give everyone a chance to have equal classes or at least the hours they desire.

Side Note- The Adult Tap will be on Monday's 6:30pm- 8:00pm

Thanks!

Michelle Dujardin, CPRP
Recreation and Community Events Programmer City of Whitewater Parks and Recreation Department
262-473-0121
262-903-9532 (cell)
262-473-0509 (fax)
mdujardin@ci.whitewater.wi.us<mailto:mdujardin@ci.whitewater.wi.us>