

AGENDA

CITY OF WHITEWATER

PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building
Community Room
312 W. Whitewater Street
Whitewater, WI 53190
May 9, 2011
6:00 p.m.

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. Approval of the minutes of April 11, 2011.
4. Conceptual review of the proposed student apartment building to be located at 234 N. Prince Street for CatCon Whitewater, LLC.
5. Review and make recommendation to the City Council to discontinue a portion of Moraine View Parkway located near the Innovation Center in the Technology Park.
6. Review and make recommendation to City Council for the land swap/vacation of approximately 1,467 sq. ft. piece of land at the south end of S. Summit Street (west side) adjacent to S. Janesville Street; and trading for a parcel of land (approximately .03 acres) at the southwest corner of W. Walworth Ave. and S. Janesville Street.
7. Election of Chairperson and Vice-Chairperson; and Plan Commission Representatives to the Urban Forestry Committee, the Community Development Authority (CDA), and to the Whitewater University Technology Park Architectural Review Committee (ARC).
8. Information:
 - a. Possible future agenda items.
 - b. Next regular Plan Commission meeting- June 13, 2011.

9. Adjourn.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 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@whitewater-wi.gov.

The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
COMMENTS
May 9, 2011

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

4. Conceptual review of the proposed student apartment building to be located at 234 N. Prince Street for CatCon Whitewater, LLC. This is a conceptual review only. As a number of you know, this is a part of the development on N. Prince Street that was to be reviewed by Plan Commission back in December until they pulled the item from the agenda. During the last 4 weeks, we have reviewed three different plans for them. The first two plans had a number of items that needed to be corrected, changed or eliminated to conform with the R-3 Zoning requirements. The third plan that is in your packet, indicates that they will be doing: first floor underground parking that still needs to conform to parking dimensions and accessibility. They will not be utilizing the two homes which they bought on Florence Street. They are planning to build a building that will have 18 units; seventeen 4-bedroom units and one 2-bedroom unit, with an occupancy load of 70 occupants. They have depicted 71 parking places. Unfortunately the area within the building will have to be widened out so that the parking stalls and the access meets the requirements of parking as depicted in the Zoning Ordinance. Mark Roffers will have additional comments to be provided. The Fire Department will be given a copy of the plans so they can hopefully do a review between now and Monday night. They may be present at the meeting to make any comments or concerns that they may have. Again, this is conceptual review only. Direction and comments back to the owner will be needed for the developer to either re-design or move forward using the R-3 Zoning requirements.

5. Review and make recommendation to the City Council to discontinue a portion of Moraine View Parkway located near the Innovation Center in the Technology Park. Both items #5 and #6 deal with street discontinuance or vacation and land swaps for different areas of the City of Whitewater. Item #5 will be the elimination of a portion of Moraine View Parkway located near the Innovation Center in the Technology Park. This will be a recommendation to the City Council to discontinue a portion of Moraine View Parkway located near the Innovation Center in the Technology Park. See #6.

6. Review and make recommendation to City Council for the land swap/vacation of approximately 1,467 sq. ft. piece of land at the south end of S. Summit Street (west side) adjacent to S. Janesville Street; and trading for a parcel of land (approximately .03 acres) at the southwest corner of W. Walworth Ave. and S. Janesville Street. This is basically a vacation of an area adjacent to the Five Points BP gas station off of Summit Street, a portion where the City bent Summit Street around to make a right angle T intersection with S. Janesville Street and the remaining portion of land (island) that presently exists there would be vacated and turned over to Craig Pope, owner of the Five Points BP. Likewise there would be a swap for a parcel of land at the southwest corner of Janesville Street and Walworth Ave. from Craig Pope to the City of Whitewater to help assist in the proper turning lane that has been depicted by Strand and Associates for additional right of way and the Janesville Street/Walworth Ave. stop sign and island installation that has been presented to the City Council. City Attorney McDonnell will provide information on both these items and I will assist where needed.

7. Election of Chairperson and Vice-Chairperson; and Plan Commission Representatives to the Urban Forestry Committee, the Community Development Authority (CDA), and to the Whitewater University Technology Park Architectural Review Committee (ARC). Presently, the Plan Commission Chairperson is Greg Torres, Vice Chair is Lynn Binnie, Current Representative to the CDA and the Urban Forestry Committee is Tom Miller and Rod Dalee is the Representative to the Whitewater University Technology Park Architectural Review Committee. If any of you are interested in participating in these functions, please let it be known on Monday night so appropriate actions can be taken.

As always, thank you very much for all your assistance over the years. Hopefully a great year will come with the Plan and Architectural Review Commission as you do an awful lot of hard work for the City of Whitewater.

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
April 11, 2011

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

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

PRESENT: Torres, Dalee, Miller, Coburn, Knedler, Meyer, Zaballos, Kienbaum. ABSENT: Binnie. OTHERS: Wallace McDonell/City Attorney, Bruce Parker/Zoning Administrator.

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

There were no citizen comments.

MINUTES. Moved by Miller and Coburn to approve the Plan Commission minutes of March 14, 2011. Motion approved by unanimous voice vote.

**REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL ON THE
“REGIONAL WATER SUPPLY PLAN FOR SOUTHEASTERN WISCONSIN”.** Dean Fischer, City of Whitewater Director of Public Works introduced Michael Hahn, the Chief Environmental Engineer for the Southeast Wisconsin Regional Planning Commission. Michael Hahn explained that the Southeast Wisconsin Regional Planning Commission adopted a regional water supply plan for the Southeast Wisconsin Region. This plan has a design year of 2035 and represents a new major element of the evolving comprehensive plan for the Southeastern Wisconsin Region. The report documenting the new plan element is being provided to all water utilities; county, city, village, and town and special-purpose units of government; and State and Federal agencies that are identified in the plan as management agencies with plan implementation responsibilities. Those entities are also asked to adopt or endorse the plan. Included in the document is a brief description of the organizational structure of the water supply planning effort, a summary of the factors considered in the development of the adopted regional water supply plan, and a description of the adopted regional water supply plan.

Michael Hahn explained that the purpose of endorsement is to endorse the concept and idea that this plan will help to guide the city as it goes into the future with development and maintaining its water supply. The City of Whitewater fits into the Intermediate-Level Program of conservation where the utilities would continue to utilize groundwater as a source of supply with no outstanding significant groundwater quality issues requiring resolution. Components of this base level would be to maintain water supply efficiency standards, such as water audits, meter testing, leak detection and repair. It would also include a level of public education or programming for example having available plumbing retrofits, such as water saving shower heads etc., things that could be recommended and promoted to the users of the Water Utility; water conservation rate structures which the City of Whitewater is looking into and possibly more aggressive outdoor watering restrictions. These will enable the City of Whitewater to

maintain their deep aquifer as a sustainable source of water. They also recommend that the City monitor its water levels over time to be sure there is no significant draw down that might indicate a problem in that aquifer. SEWRPC also looked at protection and preservation of the groundwater recharge system where snow or rain fall infiltrate and get to the groundwater to provide a continuing source of water for the ground water. The northwest corner of Walworth County (Map 5) shows orange and red which is only low to moderate potential to recharge the groundwater. The Jefferson County part of the City of Whitewater was included in the plan (even if it does not show on the maps). In regard to the siting of high capacity wells, given that Whitewater has a number of lakes, they do have a recommendation that when a high capacity well is proposed, that it be evaluated for its affect on surface water resources, lakes and streams. The model that was developed for the region is a framework from which a more detailed evaluation could be made for a high capacity well as to how it would affect lakes and streams.

The Board Members asked questions about how fast the City's water elevations are changing and how to replenish the City's deep aquifer; explain the socio-economic analysis to support low income and minority areas; what is "enhanced recharge".

Dean Fischer, Director of Public Works, explained that the City's water elevations have changed a little bit, but not enough to have to lower the well units in order to have capacity so we don't air bound the pumps.

Michael Hahn explained that the City's deep aquifer is replenished by whatever water can infiltrate which does not have to go to deep, due to the rock depth, and also there is a general flow of ground water into the deep aquifer that comes from the west and goes to the east. So over a long period of time some of what replenishes the water to the west of Whitewater will get to the aquifer. It will get to the aquifer, but it travels very slowly.

The socio-economic analysis was done to see if any of these recommendations would place an undue socio-economic hardship upon any disadvantaged population. It was a general conclusion that it would not be the case. It was largely directed toward the extension of the Lake Michigan supply to other communities. The Great Lakes Compact does not allow diversion from Lake Michigan except under certain specific circumstances and then only with the consent of the State or with the consent of all eight Great Lakes States.

The 2035 Regional Land Use Plan has a provision that if found that the plan in any geographic location would not allow a sustainable water supply to be provided, they could amend the land use plan. They did not see a need to do that when they completed the process.

Enhanced recharge would be a way of promoting infiltration of rainfall or snow melt to a greater degree than what would naturally fall on the land surface. For example when you pave over a parking lot or build buildings the impervious land surface is reduced. Different facilities can be used to help retain water for infiltration to the groundwater. On a single lot level, one possibility could be a rain garden where you collect the water on the ground surface so it can infiltrate into the ground. On a larger area, infiltration basins that collect water from a greater area can be provided to promote more infiltration to the groundwater.

Michael Hahn explained that this information is given as an advisory and should help as the City develops in the future. The purpose of the endorsement is to inform our community to make sure it is aware of the plan. The endorsement will serve the community on a planning level to help guide the City into future development and maintaining its water supply.

Moved by Zaballos and Miller moved to recommend to the City Council to adopt the resolution for the “Regional Water Supply Plan for Southeastern Wisconsin”. Motion approved by unanimous roll call vote.

INFORMATION:

- a. **Future agenda items:** Zoning Administrator Bruce Parker stated that we will have one item on the May 9th Plan Commission agenda in regard to a conceptual review for an apartment building.

Plan Commission Member Kristine Zaballos’ term with the Plan Commission ends in May. The Plan Commission Members thanked Kristine for all her hard work and contributions to the Plan Commission.

The next regular Plan Commission meeting will be May 9, 2011.

Moved by Zaballos and Miller to adjourn at approximately 6:25 p.m. Motion was approved by unanimous voice vote.

Chairperson Gregory Torres

DRAFT



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 May, 2011 at 6:00 p.m. for a conceptual review of the proposed student apartment building to be located at 234 N. Prince Street for CatCon Whitewater, LLC.

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

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

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

/WUP-150A, 176, 177,177A ,182A
DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

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

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

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

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

/WUP 00175
Frank Ziebarth
142 N. Prince St.
Whitewater, WI 53190

/WUP 00177A, 172B, 172C
DLK ENTERPRISES INC
PO BOX 239
WHITEWATER, WI 53190

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

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

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

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

/WUP 00150,180,181A,183C,183D,183E
Lee L. Daniels Trust
C/O Tincher Realty
532 W Main Street
WHITEWATER, WI 53190

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

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

/WUP 00178A, 178C
CatCon Whitewater LLC.
Attn: Matthew Burow
225 E. Mason Street Suite 600
Milwaukee, WI 53202

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 _____.
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 234 N Prince Street, 1006 W Florence Street

Zoning of Property R-3 Multi-Family Residential District

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 18 units total, 17 4-bedroom, one 2-bedroom
 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:	CatCon Whitewater, LLC (attn: Matthew Burow)
Applicant's Address:	225 E. Mason St., Suite 600, Milwaukee, WI 53202
	Phone # 414-727-6840

Owner of Site, according to current property tax records (as of the date of the application): CatCon Florence Properties, So. Wisconsin District Lutheran Church	
Street address of property: 234 N Prince Street, MO. Synod - Prince Street and 1006 W Florence	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): See property information attachment	
Agent or Representative assisting in the Application (Engineer, <u>Architect</u> , 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 <u>NO</u> If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.	

EXISTING AND PROPOSED USES:

Principal Use: R-3 and Church	Current Land Use:
Accessory or Secondary Uses:	
	Proposed Use
	R-3 - multi-family residential.
No. of occupants proposed to be accommodated: 70	
No. of employees: 0	
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: 19.21	

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

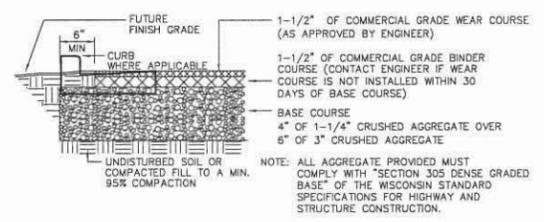
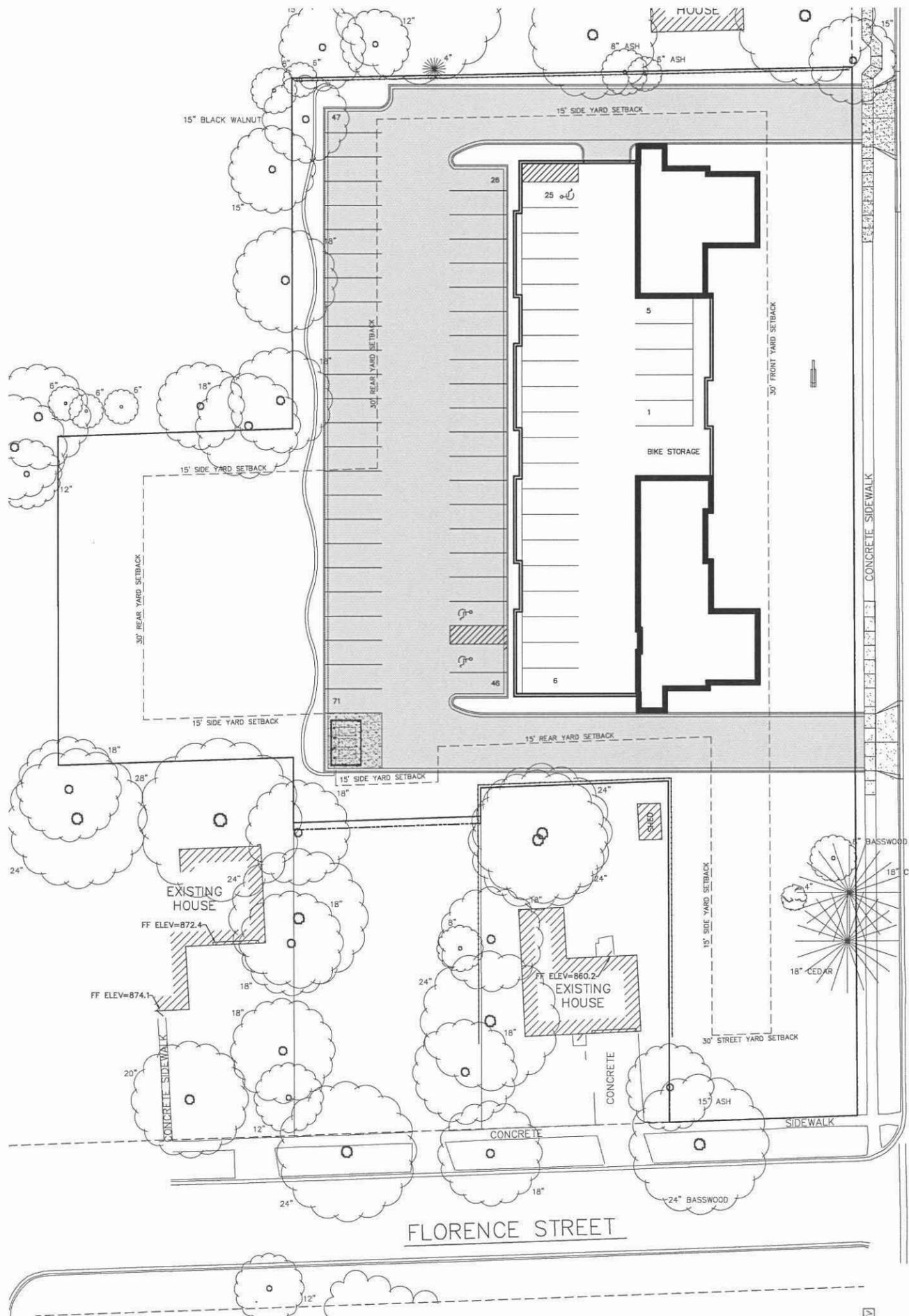
STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>This plan has housing for 70 students and provides for a total of 71 parking spaces along with indoor bike storage. Of the 71 parking spaces 25 are provided indoors. All R-3 zoning requirements have been met.</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>The Comprehensive Plan identifies all of the subject site as appropriate for future "Higher Density Residential" use such as the proposed project. The existing church parcel was recently changed from "Institutional" to "Higher Density Residential".</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>The proposed design will require the removal of all buildings from the site and will be developed to work with the topography of the property.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>The proposed use will not create a nuisance for any neighboring uses in which student rental housing makes up the majority. The proposed development will bring a refreshing look to the neighborhood and not reduce the value of adjoining properties.</p>

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>This development should bring minimal additional vehicle traffic to the adjacent roadways as this project is closer to the academic buildings on the college campus which will encourage more pedestrian traffic than vehicle traffic.</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 setback of the building from property lines meet R-3 setback requirements and are compatible with the neighboring university buildings. Building will be an urban style building. Material will consist of brick, stone, composite board siding.</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 to adjacent properties as the building will meet sky exposure plane requirements for all four sides of the building.</p>

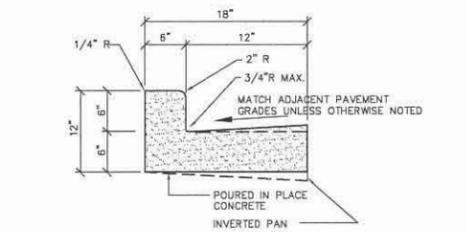
PROPERTY INFORMATION

Property Address: 1006 W. Florence Street, Whitewater, WI
Owner: Richard D Vultaggio
Phone #: 262-473-3500
Tax Parcel #: /WUP 00178C
Legal Description: A parcel of land located in the NW ¼ of Section 5, Town 4 North, Range 15 East, in the City of Whitewater, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point on the North-South ¼ Section line of said Section 5, 11 chains and 50 links North of the center of said Section; thence West along the center line of Florence Street, 99 feet to a point, thence North parallel to said North-South quarter-section line 30 feet to the North line of Florence Street and the place of beginning; thence continuing North parallel to said quarter-section line 120 feet; thence East parallel to the center line of Florence Street 99 feet; thence South parallel to said quarter-section line 120 feet to the North line of Florence Street, thence West along the North line of Florence Street 99 feet to the place of beginning.

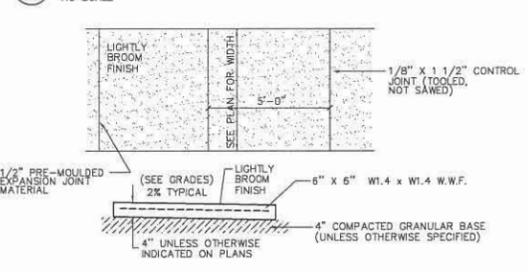
Property Address: 234 N. Prince Street Whitewater, WI
Owner: So. Wis. Dist. Lutheran/Church Mo. Synod
Tax Parcel #: /WUP 00178
Legal Description: PT NW ¼ SEC 5, T4N R15E DESCAS: COM AT PT ON N&S ¼ SECLN SEC 5 909' N OF C/L SEC 5, W 165', S 10', W 66', N 261.72', E 231', S 251.72' TO POB. ALSO COM 231' W OF N-S ¼ LN & 759' N OF E-W ¼ LN SEC 5, N2D15'45"E 163' TO POB, N2D15'45"E 115.50', N89D32'W 82.39', S2D17'57"W 115.50', S89D31'54"E 82.46' TO POB. CITY OF WHITEWATER



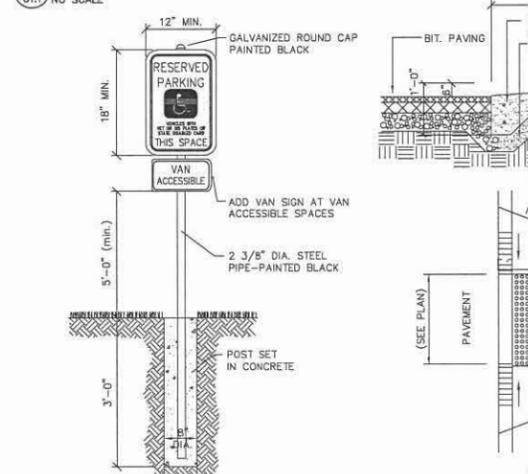
1 STANDARD ASPHALT PAVING DETAIL
C1.1 NO SCALE



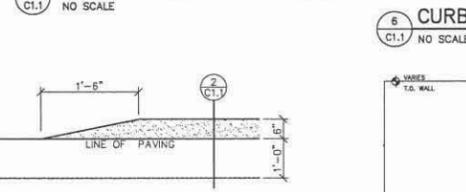
2 18" CONCRETE CURB & GUTTER DETAIL
C1.1 NO SCALE



3 CONCRETE SIDEWALK
C1.1 NO SCALE



4 HANDICAP SIGNAGE DETAIL
C1.1 NO SCALE



5 TAPERED CURB DETAIL
C1.1 NO SCALE



6 CURB RAMP DETAIL
C1.1 NO SCALE



7 RETAINING WALL DETAIL
C1.1 NO SCALE

SITE INFORMATION:

PROPERTY AREA: AREA = 67,623 S.F. (1.548 ACRES).
 EXISTING ZONING: R-3 RESIDENTIAL
 PROPOSED ZONING: R-3 RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY HOUSING (COLLEGE STUDENT HOUSING)
 SETBACKS: (R-3 ZONING) BUILDING: FRONT = 30', SIDE = 15', REAR = 30', CORNER = 25'
 PARKING: SIDE = 3', REAR = 3'

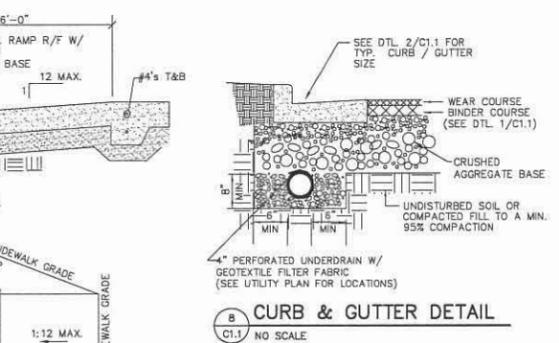
ADJACENT ZONING: NORTH: R-3, SOUTH: R-3, EAST: INST., WEST: R-3
 PROPOSED BUILDING HEIGHT 34'-THREE STORIES
 BUILDING: 18 UNITS 70 OCCUPANTS
 PARKING PROVIDED: 71 SPACES TOTAL (3 H.C. ACCESSIBLE)
 PARKING RATIO PROVIDED (SPACES PER OCCUPANT): 1.014
 HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3
 HOURS OF OPERATION: 24 HOURS
 BUILDING OCCUPANCY CLASSIFICATION = R-3 RESIDENTIAL
 CLASS OF BUILDING CONSTRUCTION = VA
 DISTURBED AREA = 49,384 SF (1.13 AC)
 USABLE OPEN SPACE ON SITE: 6,300 S.F. TOTAL REQUIRED
 9,476 S.F. TOTAL PROVIDED

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.54	67,623	
BUILDING FLOOR AREA	0.16	7,057	10.4%
PAVEMENT (ASP. & CONC.)	0.57	24,803	36.6%
TOTAL IMPERVIOUS	0.73	31,860	47.1%
LANDSCAPE/OPEN SPACE	0.82	35,763	52.9%

PROPOSED SITE DATA

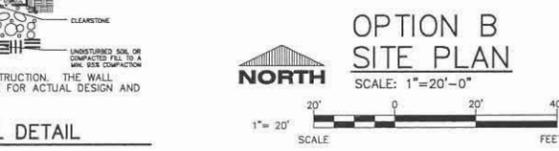
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.54	67,623	
BUILDING FLOOR AREA	0.31	13,887	20.5%
PAVEMENT (ASP. & CONC.)	0.47	20,670	30.5%
TOTAL IMPERVIOUS	0.79	34,557	51.1%
LANDSCAPE/OPEN SPACE	0.76	33,066	48.9%



8 CURB & GUTTER DETAIL
C1.1 NO SCALE

NOTE: PUBLIC SIDEWALK OUTSIDE OF DRIVE APPROACHES SHALL BE 4" CONCRETE AND CONSTRUCTED PER CITY STANDARDS.

NOTE: DUMPSTER AND TRASH AREA IS LOCATED INSIDE PROPOSED BUILDING.



DATE: APR 11, 2011
MAY 2, 2011

JOB NUMBER: 1104280
SHEET



100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9600
FAX: (920) 926-9601

Always a Better Plan

OWNER:
CATALYST CONSTRUCTION
225 E. MASON STREET
SUITE 600
MILWAUKEE, WI 53202

PROJECT:
NEW BUILDING FOR:
WHITEWATER STUDENT HOUSING
NORTH PRINCE STREET
WHITEWATER, WI 53190

PRELIMINARY PLAN DATE:

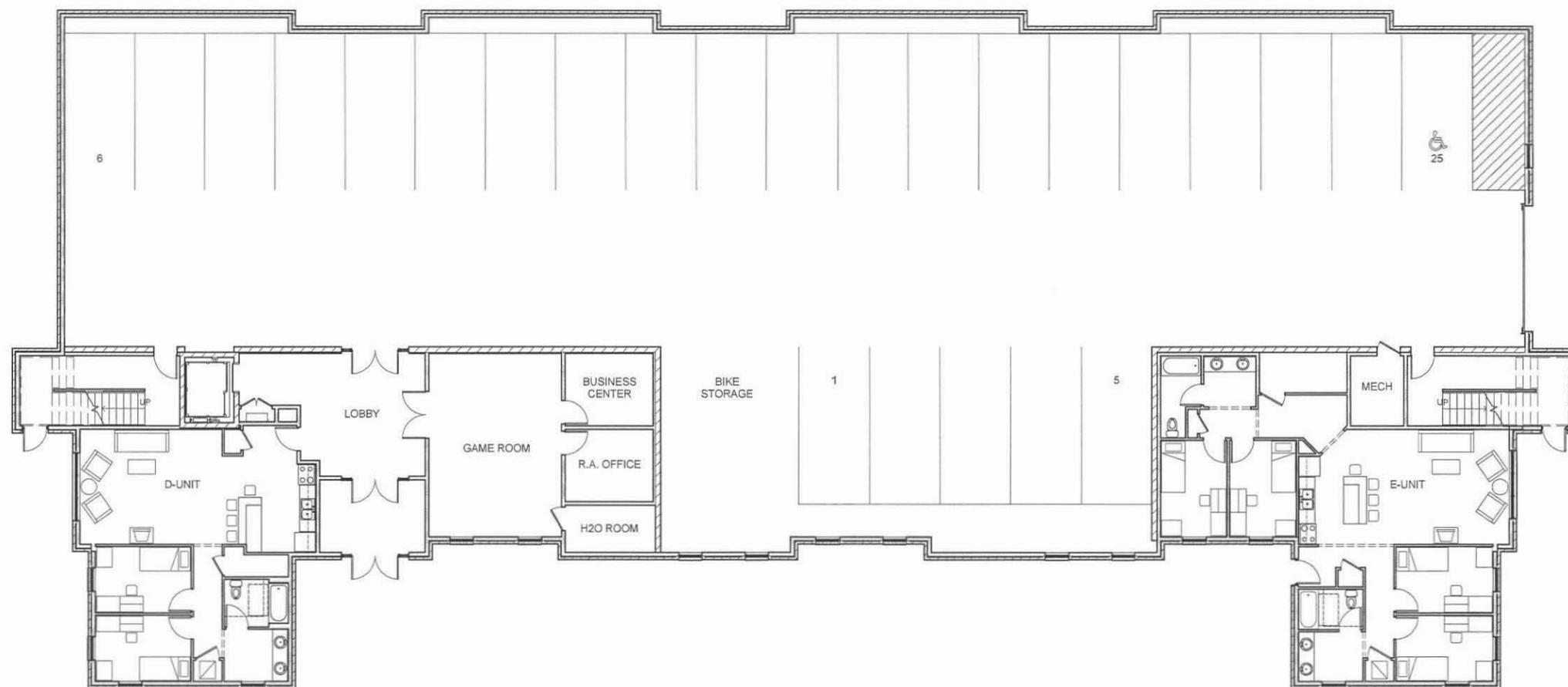
APR 11, 2011
MAY 2, 2011

DATE:

JOB NUMBER:
1104280
SHEET

C1.0

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



OWNER:
CAT CON WHITWATER, LLC
225 E. MASON STREET
SUITE 600
MILWAUKEE, WI 53202

PROJECT:
NEW BUILDING FOR:
THE ELEMENT
NORTH PRINCE STREET
WHITWATER, WI 53190

PRELIMINARY SHEET DATES:

APR 11, 2011
MAY 2, 2011

JOB NUMBER:
1104280

SHEET

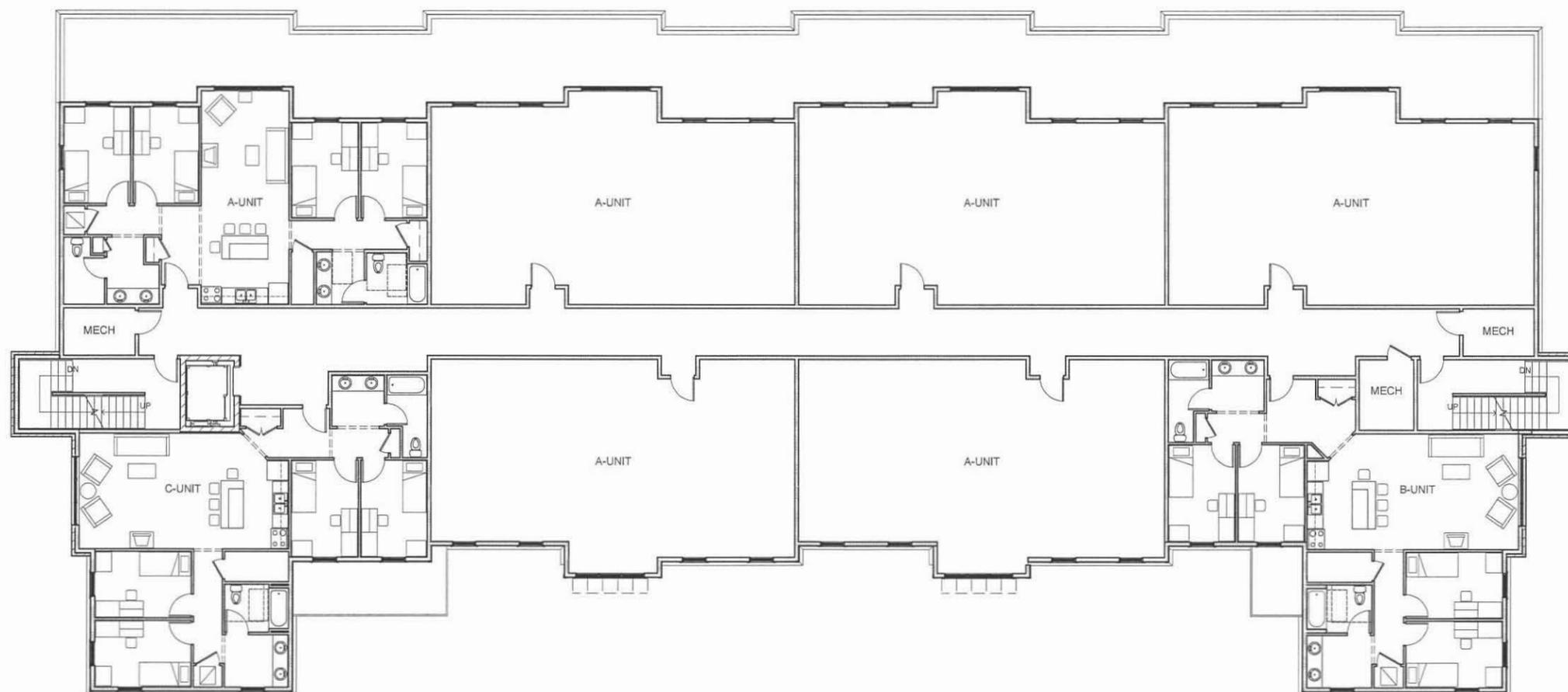
A1.1



FIRST FLOOR PLAN

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

GROSS FLOOR AREA: 13,887 S.F.



OWNER:
CAT CON WHITEWATER, LLC
225 E. MASON STREET
SUITE 600
MILWAUKEE, WI 53202

PROJECT:
NEW BUILDING FOR:
THE ELEMENT
NORTH PRINCE STREET
WHITEWATER, WI 53190

PRELIMINARY SHEET DATES:

APR 11, 2011
MAY 2, 2011

JOB NUMBER:
1104280

SHEET

A1.2

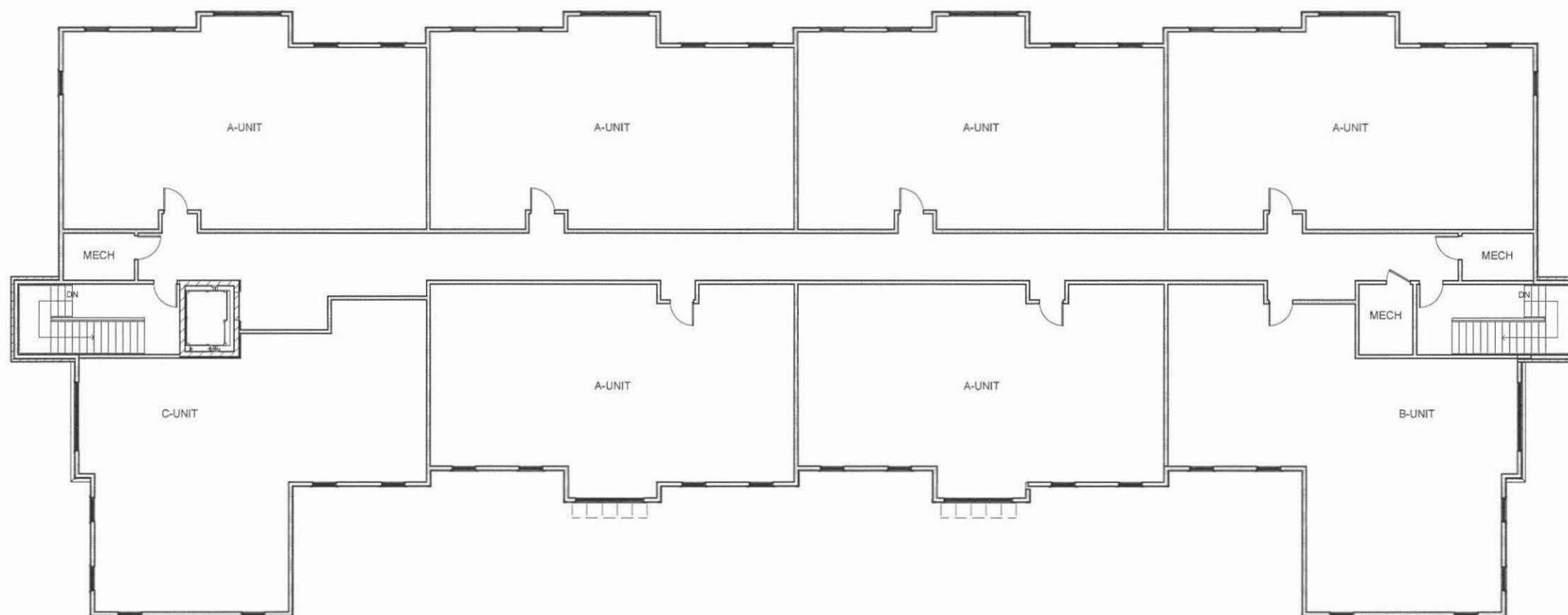


SECOND FLOOR PLAN

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

GROSS FLOOR AREA: 11,720 S.F.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



OWNER:
CAT CON WHITEWATER, LLC
225 E. MASON STREET
SUITE 600
MILWAUKEE, WI 53202

PROJECT:
NEW BUILDING FOR:
THE ELEMENT
NORTH PRINCE STREET
WHITEWATER, WI 53190

PRELIMINARY SHEET DATES:

APR 11, 2011
MAY 2, 2011

JOB NUMBER:
1104280

SHEET

A1.3



THIRD FLOOR PLAN

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

GROSS FLOOR AREA: 11,720 S.F.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

FINISH NOTES
 FIBER CEMENT SIDING & TRIM
 COLOR #1 - NAVAJO BEIGE
 COLOR #2 - WOODSTOCK BROWN
 WINDOW GLAZING
 GLASS - CLEAR

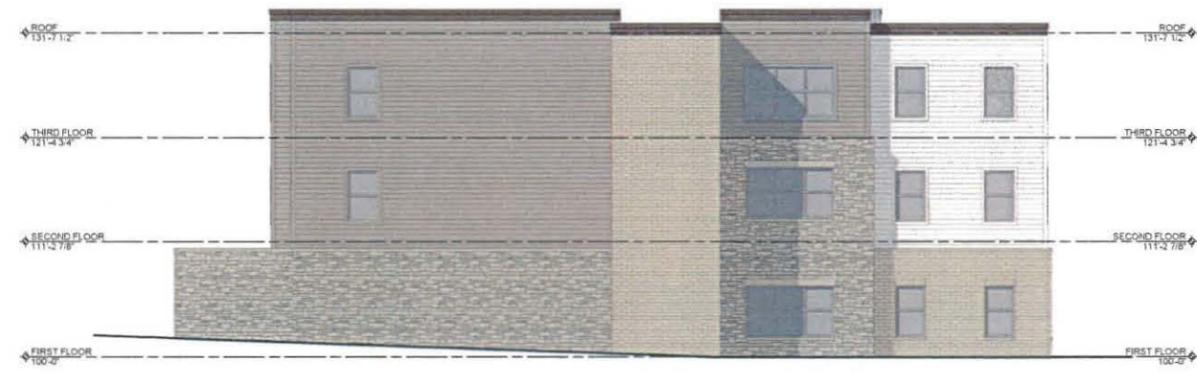


100 CAMELOT DRIVE
 FOND DU LAC, WI 54935
 PHONE: (920) 926-9800
 FAX: (920) 926-9801

Always a Better Plan



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



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



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



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

OWNER:
 CAT CON WHITEWATER, LLC
 225 E. MASON STREET
 SUITE 600
 MILWAUKEE, WI 53202

PROJECT:
 NEW BUILDING FOR:
 THE ELEMENT
 NORTH PRINCE STREET
 WHITEWATER, WI 53190

PRELIMINARY SHEET DATES:

APR 11, 2011
 MAY 2, 2011

JOB NUMBER:
 1104280
SHEET

A2.0



VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
 From: Mark Roffers, AICP, City Planning Consultant
 Date: May 4, 2011
 Re: Conceptual review of proposed student apartment building at 234 N. Prince Street for CatCon Whitewater, LLC.

Summary of Request

Requested Approval: Review of revised concept plan for site— no formal action requested

Proposed Use: 18-unit, 70-bedroom apartment building for students. 17 4-bedroom units & one 2-bedroom. 71 parking spaces, including 25 underbuilding spaces.

Location: Northwest corner of Prince and Florence Streets, across from UWW campus.

Current Zoning: R-3 Multifamily Residence

Proposed Zoning: R-3 Multifamily Residence (no change proposed)

Comprehensive Plan Future Use Designation: Higher Density Residential

Current Land Use: Includes site of current church and one current single family residence at corner of Prince and Florence (1006 W Florence), both of which would be demolished. Project no longer includes lot with second existing residence further west at 1018 Florence.

Surrounding Zoning and Land Use: North: R-3, student-rented housing; East: Institutional zone, UWW; South: R-3, student housing; West: R-3, student housing & vacant

Brief History of Project: A larger version of this project was first brought for City staff review in May 2010 (88 units). It has undergone several revisions in response to changes in site configuration, staff comments, and Commission review since then. The project shrunk to 49 and then 31 units during 2010, but continued to rely on rezoning to PCD based on density and parking characteristics that did not match R-3 zoning. In December, the Plan Commission recommended denial of rezoning request. Prior to City Council action on that request, the applicant withdrew the petition. Among the Commission's concerns was a feeling that the then-proposed parking ratio of 0.75-0.80 spaces per occupant was insufficient, there were too many requested modification to normal R-3 requirements, and the property should instead develop under R-3 zoning. The applicant submitted preliminary concept plans for an "R-3 project" within the last month or so for staff comments.

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

Analysis of Proposed Project

Note: If project is to move forward, it would require Plan Commission approvals of a conditional use permit (CUP) and site plan. This analysis is based on the standards that would be used in consideration of these future approvals, recognizing that additional plan materials and analysis would be required at such time and full analysis is not possible today.

Standard	Evaluation	Comments
Comprehensive Plan and Detailed Neighborhood Plan		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Site's "Higher Density Residential" designation supports "residential apartment complexes... near the UW-W campus, in areas that are already characterized by significant percentages of student-oriented and multi-family housing."
Consistency with other applicable Comprehensive Plan policies.	Largely met at this time	Within "Higher Density Residential" area, Plan "encourage[s] layouts where buildings appear as groupings of smaller residences" and "private sidewalk connections" (p. 87). Greater architectural detailing should be added to the east facades of the wings near Prince Street and private walkways should be added.
Consistency with any detailed neighborhood plan covering area.	Not applicable	Central Area Plan was replaced by Comprehensive Plan in February 2010
Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Subject to further review when detailed CUP plans submitted at later date	Project will require buffering or screening from lots to the north and south, shown via fencing on concept plan (proposed fencing on south side needs adjusting). Development of property should increase values of nearby properties and their potential for similar redevelopment in my opinion.
Adequate utilities, access roads, parking drainage, landscaping, and other necessary site improvements are being provided.	Subject to further review with CUP application	More comments on parking below. Applicable plans not included and not required with a concept plan submittal. Plans submitted with December 2010 project met these standards. Before submitting a CUP application, applicant should meet with Fire Dept. staff and confirm compliance with Fire Code.
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Subject to further review with CUP application	Subject to confirmation of parking dimensions and exact site area, project appears to meet all zoning ordinance requirements applicable under R-3 zoning, to the extent that this can be analyzed at this concept plan stage.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Subject to further review with CUP application	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.

Standard	Evaluation	Comments
The conditional use and structures are consistent with sound planning and zoning principles.	Subject to further review with CUP application	Facilitating compatible redevelopment for student-oriented housing in planned areas close to campus is in accordance with City plans. Locating higher density housing close to major activity center (like UWW), major roads (like Main Street), and commercial services (like those within a few blocks on Main Street) is a generally accepted planning principle.
Compliance with Site Plan Review Guidelines (see section 19.63.100 of zoning ordinance)		
The proposed structure, addition, alteration, or use will meet the minimum standards of this title for the district in which it is located.	Subject to further review when detailed site plan submitted at later date	See "Applicable Ordinance Standards" section below.
The proposed development will be consistent with the adopted city master [comprehensive] plan.	Subject to further review with site plan application	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The proposed development will be compatible with and preserve the important natural features of the site.	Subject to further review with site plan application	Project would require removal of some mature trees (but fewer than in previous plans). Future landscape/grading plans should include new trees to compensate for lost ones and specify methods to preserve the mature trees on and near site boundaries that are proposed to remain.
The proposed use will not create a nuisance for neighboring uses or unduly reduce the values of an adjoining property.	Subject to further review with site plan application	Neighboring uses and adjoining properties ought not to be negatively affected, particularly if tree preservation methods implemented. Proposed fencing will buffer adjoining residential properties, which are also student-occupied. Project will introduce up to 70 additional students to neighborhood, but this area is planned by City for student apartment housing.
The proposed development will not create traffic circulation or parking problems.	Subject to further review with site plan application	See "Other Applicable Zoning Ordinance Standards" and "Engineering Design Standards" sections below.

Standard	Evaluation	Comments
The mass, volume, architectural features, materials, and/or setback of proposed structures, additions, or alternations will appear to be compatible with existing buildings in the immediate area.	Subject to further review with site plan application	The scale of the buildings is compatible with both the UWW buildings across Prince Street and with new public and private student housing projects in the vicinity. Additional architectural detailing and landscaping, particularly for the Prince Street wings, should be included to improve appearance and reduce apparent building scale.
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.	Not applicable	Existing buildings that would be demolished are not landmarks or listed on any historic properties' registry.
The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Met	The proposed 3-story building would meet the City's "sky plane exposure" setback requirements, specifically designed to protect solar access to adjoining properties. The north-south orientation of the building would further assist in this regard.
Other Applicable Zoning Ordinance Standards		
Setbacks	Met	R-3 setbacks would be met. No parking proposed within front or street side yards.
Building and site dimensions	Needs confirmation with site plan/CSM application	At 3 stories and 34 feet tall, the proposed building is well within R-3 district maximums. "Usable Open Space" requirements for R-3 district also met given strictest interpretation of that standard (only outdoor space not in minimum setback areas). Regarding minimum lot area, 1.552 acres are required given the number of units and bedrooms proposed. The applicant's C1.0 concept plan sheet reports the proposed site at 1.548 acres. My interpretation of the 2010 CSM for this area suggests a site area of 1.551 acres. Therefore, it is my position that, to meet R-3 density standards, either the site will actually need to "survey out" at 1.552 acres or one bedroom will need to be removed from one apartment unit. Additional land cannot be gained from the lot at 1018 Florence, because that lot is already a legal non-conforming lot in terms of lot area.

Standard	Evaluation	Comments
Non-family household size requirement	Met	Maximum of 5 unrelated persons per household in R-3 district. Applicant suggesting a total occupancy that equals the number of bedrooms, which means that no unit would have more than 4 unrelated persons. This could become a condition of CUP approval, per comprehensive plan policy.
Minimum housing unit size requirement	Met	As proposed in the concept plan, the apartment units would meet the “minimum usable floor area” requirements of Section 19.57.130 of zoning ordinance. The 4-bedroom units range from about 1,110 sq. ft. (A-unit) to about 1,280 sq. ft. (E-unit). The City’s minimum 4-bedroom floor area is 1,000 square feet. At about 850 square feet, the 2-bedroom unit is greater than the City’s 800 square feet minimum requirement.
Exterior lighting	Subject to further review with site plan application	Applicable plan not included and not required with a concept plan submittal.
Parking (inc. curbing policy)	Needs confirmation with CUP/site plan application	Project would provide exactly the number of parking spaces required by ordinance (71). Southernmost underbuilding space would be difficult to back out of. Applicant should confirm with CUP submittal that all parking space and drive aisle dimensions for both surface and underbuilding lots meet ordinance requirements—they appear very close to minimums. Entire parking lot and driveways area proposed to be curbed, per City’s curbing policy.
Signage	Met	Proposed sign appears to meet dimensional requirements for R-3 signs allowed with CUP uses
Engineering Design Standards		
Stormwater and grading	Subject to further review with site plan application	Applicable plans not included and not required with a concept plan submittal. Will have to meet City stormwater management ordinance. Would have met ordinance with Dec. 2010 submittal.
Sewer and water utilities	Subject to further review with site plan application	Applicable plans not included and not required with a concept plan submittal. Has been reviewed previously with larger version of project and no major issues identified.

Standard	Evaluation	Comments
Roads/transportation	Subject to further review with site plan application	Prince Street is a collector road and traffic signal in place at Prince and Main, 1 block to south. Reviewed previously; no major issues identified.
Other/Miscellaneous Issues or Standards		
Completeness/accuracy of submittal	Met	Complete concept plan submittal filed. Site plan and CUP submittals will need to meet requirements of Sections 19.63 and 19.66. CSM will also be required.
Landscaping guidelines	Subject to further review with site plan application	Applicable plan not included and not required with a concept plan submittal. Has been reviewed previously with larger version of project and City's landscaping guidelines exceeded at that time. See also above comments on tree preservation.
Building design	Met	Consistent with December 2010 building design and materials. Includes a variety of durable and natural materials and variations in building setbacks and features. Modern architecture. See comments on more detailing of east wings above.
Site design	Subject to further review with site plan application	Plans appropriately place building "up front" and parking behind or under building. Underbuilding parking would be an asset and greatly assists with site layout, though applicant should confirm that turn radius into garage from north driveway works. Fire code requirements will need to be met. Unclear from plans whether dumpsters will be inside building or in southwest corner of parking lot— should be clarified. Will need to be fully screened an on concrete pad if outside.

**RESOLUTION DISCONTINUING A PORTION OF
MORAINÉ VIEW PARKWAY**

WHEREAS, the City of Whitewater has recently constructed an Innovation Center in the City of Whitewater, and

WHEREAS, there is currently a platted street stub for Moraine View Parkway that is located near said Innovation Center, and

WHEREAS, the Moraine View Parkway stub is not needed for current development plans for the area and may be an impediment to the development of the City of Whitewater Technology Park, and

WHEREAS, the public interest requires it.

Now, therefore, **BE IT RESOLVED** as follows:

1. Moraine View Parkway from its intersection with Innovation Drive southerly to the point described on the attached legal description, and shown on the attached and map, is hereby discontinued.

2. The official map of the City of Whitewater is hereby amended to show the discontinuance of this portion of Moraine View Parkway.

Resolution introduced by Councilmember _____, who moved its adoption. Seconded by Councilmember _____.

AYES:

NOES:

ABSENT:

ADOPTED:

Kevin Brunner, City Manager

Michele R. Smith, City Clerk

Legal Description:

Vacating Moraine View Parkway as dedicated on C.S.M. 3050, being a part of the SE1/4 and SW1/4 of the NE1/4 of Section 3, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin:

Commencing at the East 1/4 corner of said Section 3;

Thence North 0° 14' 18" West a distance of 1,248.84 feet along the East line of the NE 1/4 of said Section 3;

Thence South 88° 40' 08" West a distance of 33.01 feet to the intersection the Westerly right-of-way line

of Howard Road and the Southerly right-of-way line of Corporate Drive;

Thence South 88° 40' 08" West a distance of 1,177.73 feet along said Southerly right-of-way line to the point of beginning;

Thence South 83° 41' 51" West a distance of 94.54 feet;

Thence South 0° 14' 18" East a distance of 122.47 feet;

Thence South 89° 45' 42" West a distance of 70.00 feet;

Thence North 0° 14' 18" West a distance of 34.01 feet;

Thence North 16° 25' 34" West a distance of 98.71 feet to the Southerly right-of-way line of Corporate Drive;

Thence North 88° 40' 11" East a distance of 191.56 feet to the P.O.B.

Containing 0.25 acres, more or less.



MORaine VIEW
PARKWAY

BOULEVARD

INNOVATION

CSM 2959

CSM 2509

CSM 2943

CSM 3050

CSM 3130

CSM 3130

LOT 1

LOT 3

LOT 1

LOT 1

LOT 1

LOT 2

18"

15"

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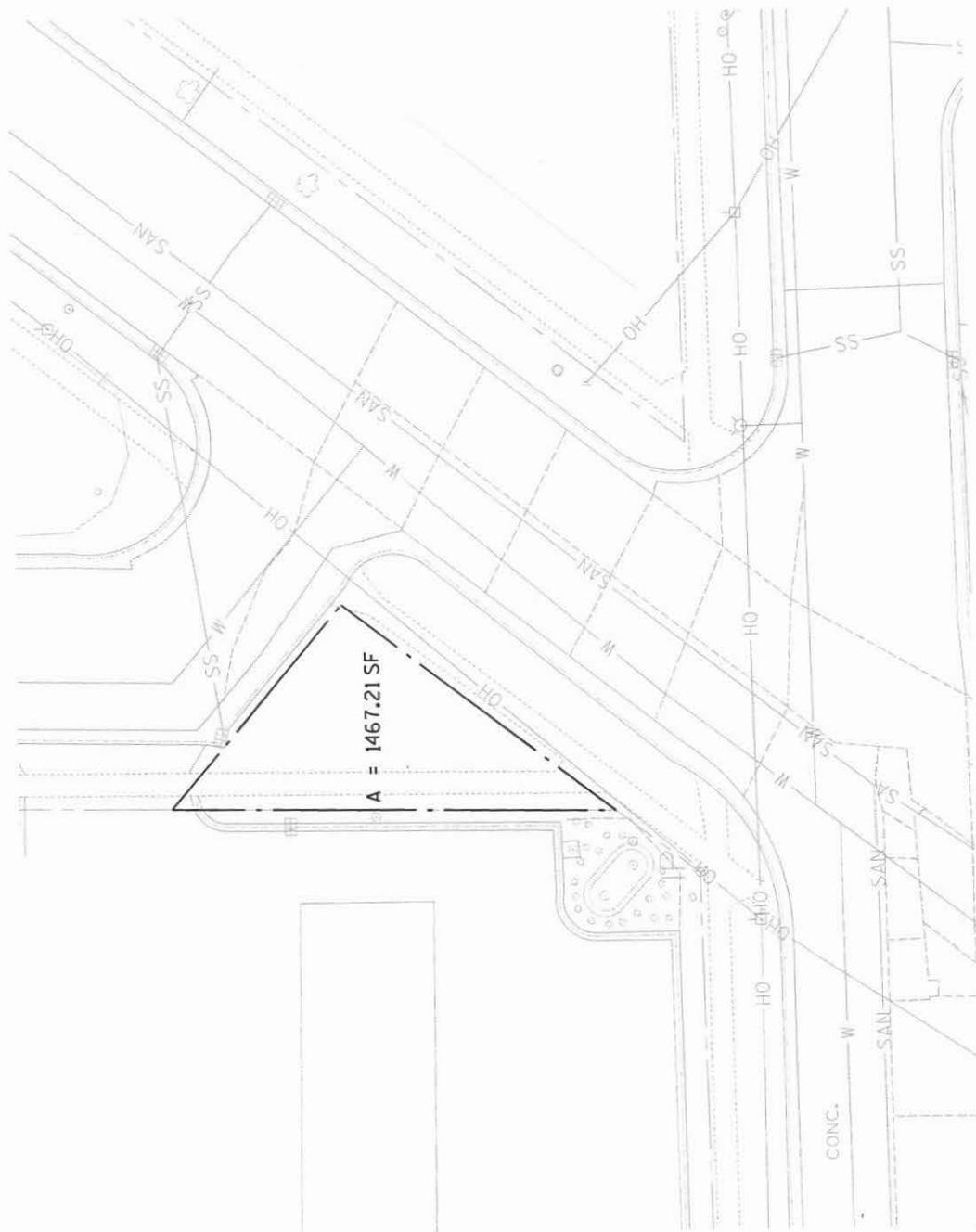
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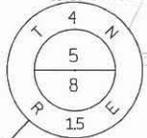
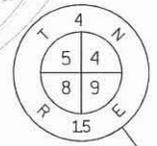
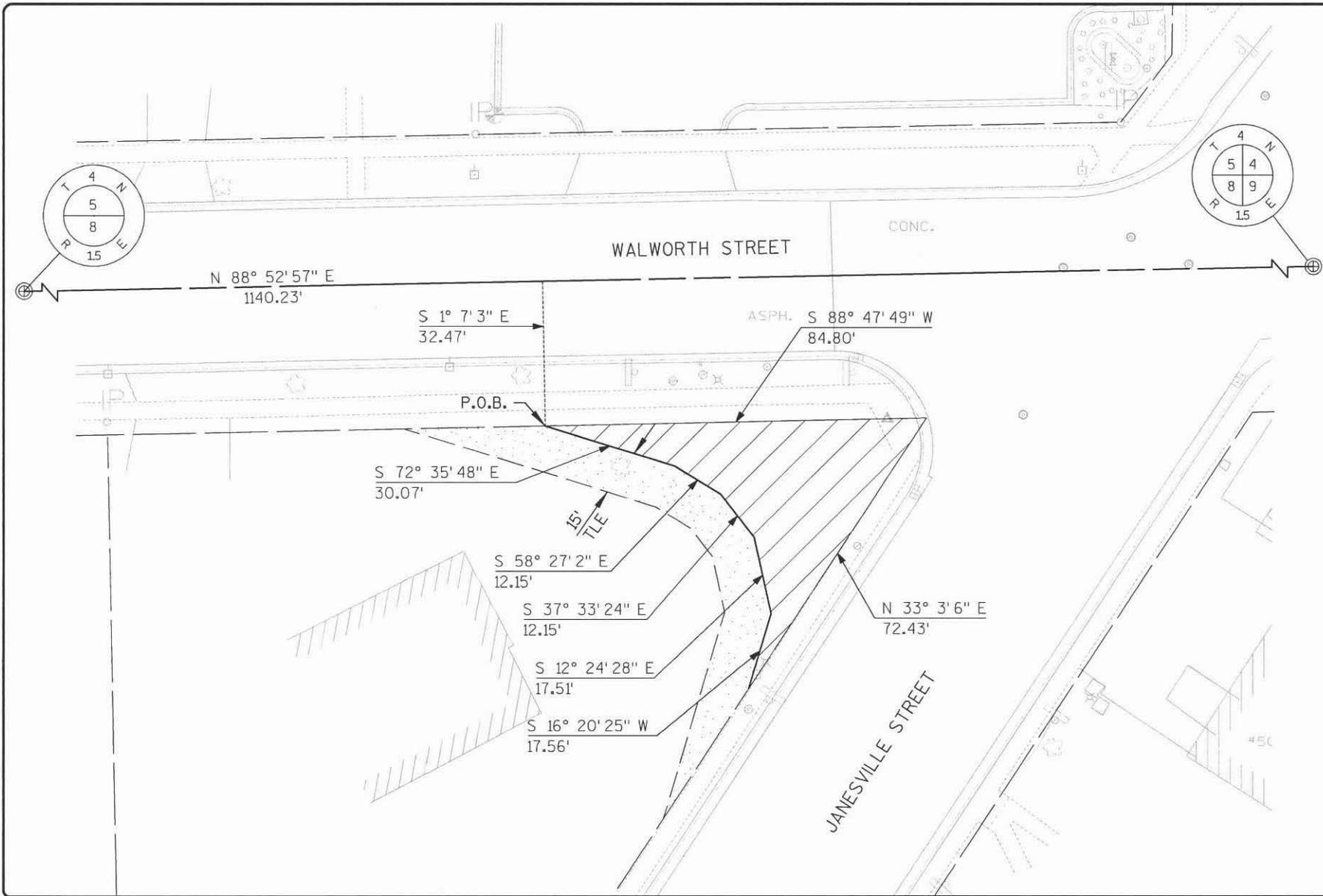
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DATE	
REVISIONS	
NO.	
DATE	
DES. BY:	
CHK. BY:	
RECORD DRAWING	
BY:	
DATE:	
CONTRACTOR:	
PROPOSED RIGHT-OF-WAY FIVE POINTS INTERSECTION IMPROVEMENTS CITY OF WHITEWATER WALWORTH COUNTY, WISCONSIN	
 STRAND ASSOCIATES, INC. ENGINEERS	
SHEET 1	
JOB NO.	1407.066

Legal Description:

Part of Lot 12 of Block 1 of Tratts Addition to the City of Whitewater, being part of the Northeast 1/4 of Section 8, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin more particularly described as follows:

Commencing at the North 1/4 of Section 8, Town 4 North, Range 15 East; Thence North 88° 52' 57" East, 1,140.23 feet along the North line of said Section 8; thence South 1° 07' 03" East, 32.47 feet to the Southerly right-of-way line of Walworth Street and the point of beginning;

thence South 72° 35' 48" East, 25.68 feet to a point of a circular curve concave to the Southwest and having a radius of 35.00 feet; Thence 54.33 feet Southeasterly along the arc of said circular curve whose long chord bears South 28° 07' 41" East, 49.04 feet; thence South 16° 20' 25" West a distance of 8.34 feet to the Westerly right-of-way line of Janesville Street; thence North 33° 03' 06" East, 72.43 feet along said Westerly right-of-way line to the intersection with the Southerly right-of-way line of Walworth Street; thence South 88° 47' 49" West, 84.80 feet to the point of beginning.

Containing 0.03 acres, more or less.