

## AGENDA

AMENDED: September 8, 2011 to include item #9. Appointment of Plan Commission member to the Steering Committee for the Zoning Code Re-Write

### CITY OF WHITEWATER

#### PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building  
Community Room  
312 W. Whitewater Street  
Whitewater, WI 53190  
September 12, 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 August 8, 2011.
4. Hold a public hearing for consideration of an amendment to the conditional use to allow for additions of a screen porch, three season room or an awning to be installed over the existing patios at the Village of Tripp (a/k/a Trippe) Lake Condos at 400 S. Rice Street for the Village of Tripp Lake Condo Association.
5. Hold a public hearing for the consideration of a conditional use permit for E G Business Group Inc., Hale Evans, agent, to serve beer and liquor by the bottle or glass at 214 W. Whitewater Street.
6. Hold a public hearing for consideration of a conditional use permit and plan approval for Fine Food Culture LLC., Tyler Sailsbery, member, to serve beer by the bottle or glass at 206/210 W. Whitewater Street (The Black Sheep restaurant).
7. Review and action on the proposed minor change to the previously approved Mulberry Glen Planned Community Development project to allow new signage for the Dean Clinic at 1305 W. Main Street for Graphic House Inc.
8. Review and action on the proposed two lot extra-territorial jurisdiction certified survey map for Mary Ellen Pope Revocable Trust, located in Section 12 along N. County Line Road in the Town of Lima.

9. Appointment of Plan Commission member to the Steering Committee for the Zoning Code Re-Write

10. Information:

a. Passenger Train Depot Restoration Update.

b. Possible future agenda items.

c. Next regular Plan Commission meeting- October 10, 2011.

11. 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](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
August 8, 2011

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

**Call to order and roll call.**

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

Present: Torres, Miller, Meyer, Binnie, Dalee, Knedler, Coburn

Absent: None

Others: Wallace McDonell (City Attorney), Mary Nimm (Interim Manager, Neighborhood Services)

**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.

There were no citizen comments.

**Approval of the minutes of June 13, 2011.**

Moved by Binnie and seconded by Coburn to approve the Plan Commission minutes of June 13, 2011. Motion approved by unanimous voice vote.

**Review and action on one-lot extraterritorial jurisdiction certified survey map for the Mary Ellen Pope Revocable Trust, located in Section 12 along North County Line Road in the Town of Lima.**

Interim Manager Nimm explained that this survey is within the City's extraterritorial jurisdiction review, that it is outside of the City sewer service area, and that the agricultural preservation area would be maintained. Nimm noted that both she and City Planner Mark Roffers recommend approval.

Moved by Binnie and seconded by Knedler to approve the extra-territorial one lot certified survey map located in Section 12 along North County Line road in the Town of Lima. Motion approved by unanimous roll-call vote.

**Public hearing for the consideration of an amendment to the conditional use permit for the proposed addition to the parking lot at 445 N. Warner Road for CrossPointe Community Church.**

Chairperson Torres opened the public hearing for the consideration of an amendment to the conditional use permit for the proposed addition to the parking lot at 445 N. Warner Road for CrossPointe Community Church.

Interim Manager Nimm explained that representatives of the CrossPointe Church approached the City approximately one month ago requesting approval to expand their current parking lot by 80 spaces replacing a temporary parking situation and eliminating the need to park overflow parking on temporary gravel areas. Nimm also explained that there are no proposed changes to the existing R-2 Zoning.

James Hopkins N9334 Warner Rd, Whitewater – informed the Commission of problems with access to their property near the church. He noted that the Church installed “no parking” signs on the DOT fence but that the signs didn’t last very long. Hopkins also stated that there have been 3-5 incidents where access to their property has been blocked by users of the Church. Hopkins explained they have contacted the church each time, and each time it has been corrected. Hopkins stated that a trailer parked there last week and it was moved when asked. Hopkins then noted he put up two “no parking signs” and cleaned around yellow posts. Lastly Hopkins then commented and asked “why do we have to monitor access to our property when it is set up in original conditions that we shall have access to our property”.

Rod Dalee responded with the question asking if the new parking lot would solve the problem.

Bob Cutshall 1135 Walworth Ave, Whitewater responded saying that yes, the Church has tried its best to keep open access. Mr. Cutshall noted that the additional parking will allow Sunday vehicles to park away from the edge of the road and keep cars from the farmland access. Adding the parking lot will alleviate parking along the gravel access.

Beverly Hopkins requested a map of the proposed work.

Cutshall gave each member of the Commission an aerial photo of the Church and surrounding properties. He suggested that if they follow Warner road (on the aerial map), to the blacktop road it then turns to gravel at the end and explained that is where the farmer needs access to his crop. He then explained that on Sunday, cars will park there. If they are granted permission to add the parking lot, the cars will now park in the lot and no longer park on the gravel, blocking access into the farm property.

Miller asked if there could be posted no parking along entrance road.

Beverly Hopkins noted that there are also problems during the week. She noted she had to clean up garbage this last week, the vegetation is overgrown and she had to move stuff out of the roadway.

Cutshall noted that the Church is not aware of this happening. The semi-annual meeting of the Church is approaching and he will mention to the members that the area be kept clean and clear.

Beverly Hopkins also noted that every time they talk to someone in the church, the response is that the members claim they don’t know.

Cutshall agreed to make sure there is proper signage.

In a memo to the Commission, Mark Roffers made his recommendation to approve both the conditional use permit and site plan submittal for the proposed parking lot expansion for the CrossPointe Community Church, subject to the following conditions:

1. The applicant shall make site improvements in accordance with the following plans, except as any changes to these plans are required to meet the remaining conditions of approval:
  - a. The Grading, Paving, and Erosion Control Plan dated July 2011.
  - b. The Revised Landscape Plan dated July 25, 2011.
  - c. The Details Sheet dated July 2011.
  - d. To the extent they are not changed by the above listed plans, all other plans approved by the Plan and Architectural Review Commission on January 23, 2006 shall continue to apply.
2. Prior to the commencement of this project, the applicant shall:
  - a. Address all outstanding issues related to stormwater management, grading, and erosion control, as determined by and to the satisfaction of the City's engineering consultant.
  - b. Amend the landscape plan to indicate that the three trees west of the parking lot expansion area will be installed in conjunction with the current parking lot and berm expansion project.
  - c. Provide the City Planning Consultant with information indicating that the Town of Whitewater has reviewed this request, and found no significant issues with regards to impacts on Warner Road or its intersection with Business Highway 12.
  - d. If the proposed gravel driveway off of the south corner of the parking lot is intended for general parking lot access (rather than just construction and emergency access), redesign that driveway so it connects to a more logical location at the end of a parking lot drive aisle.
3. Unless it is redesigned as indicated in condition 2(d), the Church shall sign the gravel driveway as being for emergency access only.
4. The Church (or future owner) shall participate on the costs of any future upgrades to the intersection of Business Highway 12 and Warner Road, with the timing and extent of the intersection upgrades as determined by the applicable governmental unit(s), and with the Church's share of the upgrade costs in proportion to the traffic demand placed on that intersection from the Church relative to other users, within 60 days of being provided with a written notice and cost estimate from the Director of Public Works. [continuation of 2006 CUP approval condition]
5. If and when the church proposes any expansion to the building, the church (or future owner) shall have prepared by a professional traffic engineer a traffic impact analysis, considering the cumulative effects of the project(s) on nearby roadways. [modification of 2006 CUP approval condition]
6. When provided a written notice or assessment from the Director of Public Works, the Church (or future owner) shall be responsible for the full cost of installing public street improvements meeting City subdivision ordinance standards in the Warner Road right-of-way west of the property. [continuation of 2006 CUP approval condition]
7. Prior to the installation of a public street within the Warner Road right-of-way west of the Church property, the Church shall be fully responsible for installing and maintaining (including plowing) a hard-surfaced (paved) private driveway within that right-of-way. The Church (or future

property owner) shall continue to allow access through that driveway and right-of-way to the property to the south. [continuation of 2006 CUP approval condition]

8. Once public sanitary sewer and/or service(s) is available to serve the property, the Church (or future property owner) shall connect to such service(s) and properly abandon on-site well and/or septic systems. Such action(s) shall take place upon receipt of a written request and timeframe from the Director of Public Works. [continuation of 2006 CUP approval condition]

Chairperson Torres closed the Public Hearing.

Coburn noted that this is a nice facility and that she noticed no lighting in the new parking area.

Cutshall responded by noting there is rarely full capacity at evening events and that overflow parking is not needed during the evening. He then noted that there is not a requirement that there be parking lights installed with the expansion, however they can add lights at a later date if need be.

Miller moved approval subject to the conditions presented by Roffers with an additional condition of approval that signage be installed at the entrance road. Meyer seconded. Motion approved by unanimous roll-call vote.

Cutshall referred to an item in the checklist analysis of the proposed project which refers to the Church meet with the people in the area for their comments. He noted that they went door to door last Wednesday and spoke to each person at home and that there was not one negative comment about their addition to the parking. He noted one other item in the list was they attend the township meeting. They will attend on this Wednesday for their approval to avoid the traffic study as required upfront.

#### **Future agenda items**

Interim Manager Nimm noted that the plans for the renovation of the Historic Train Depot will be brought to the Commission at the September meeting. She also noted that she believes the condo association is working on three-season rooms and that this item should come before the Commission in September.

#### **Next regular Plan Commission meeting- September 12, 2011.**

Moved by Miller and seconded by Knedler to adjourn at 6:20PM. Motion was approved by unanimous voice vote.

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Chairperson Gregory Torres



City of  
**WHITEWATER**

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

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 12th day of September, 2011 at 6:00 p.m. to hold a public hearing for the consideration of an amendment to the conditional use permit to allow for an addition of a screen porch, three season room or an awning to be installed over the existing patio at the Village of Tripp Lake Condos at 400 S. Rice Street for the Village of Tripp Lake condo Association.

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

  
Mary S. Nimm, Zoning Administrator

A-919-1  
DAVID S MEYER  
CHRISTINE M MEYER  
424 S PLEASANT STREET  
WHITEWATER WI 53190

EAST 10  
JOHN J TINCHER  
532 W MAIN STREET  
WHITEWATER WI 53190

HAS-48C  
KRISTINA L ZINGSHEIM  
840 E CLAY STREET  
WHITEWATER WI 53190

HAS-67  
JOHN M HANEKAMP TRUST  
SUSAN K HANEKAMP TRUST  
N9440 HOWARD ROAD  
WHITEWATER WI 53190

VTL-2  
ERIC F ROLOFF  
MARJORIE A ROLOFF  
400 S RICE ST UNIT 2  
WHITEWATER WI 53190

VTL-5  
SALLY B SALMONSSON  
400 S RICE ST UNIT 5  
WHITEWATER WI 53190

VTL-8  
ROBERT A HERTEL SR  
400 S RICE ST UNIT 8  
WHITEWATER WI 53190

VTL-11  
ROBERT E BRECKLIN  
400 S RICE ST UNIT 11  
WHITEWATER WI 53190

VTL-30  
MARY L ROSSINI TRUST  
400 S RICE ST UNIT 30  
WHITEWATER WI 53190

VTL-33  
KURT D SPEICH  
CYNTHIA M SPEICH  
400 S RICE ST UNIT 33  
WHITEWATER WI 53190

EAST 5,6,7,8  
EDWIN L KOWALSKI  
RUTH H KOWALSKI  
13502 E L&J TOWNLINE ROAD  
WHITEWATER WI 53190

HAS-47A,48  
FUNHUNTERS PROPERTIES  
LLC  
841 E MILWAUKEE STREET  
WHITEWATER WI 53190

HAS-48D  
LELAND C ALLENSTEIN,TRUSTEE  
LELAND C ALLENSTEIN TRUST  
435 W STARIN ROAD  
WHITEWATER WI 53190

HAS-75  
THOMAS A EGNOSKI  
727 E CLAY STREET  
WHITEWATER WI 53190

VTL-3  
KENNETH C KLEIN TRUST  
400 S RICE ST UNIT 3  
WHITEWATER WI 53190

VTL-6  
DALE C & PATRICIA A MARSH  
C/O LISA PICHLER POA  
W395 S3641 HARDCRABBLE ROAD  
DOUSMAN WI 53118

VTL-9  
MARY LOU ROGERS  
400 S RICE ST UNIT 9  
WHITEWATER WI 53190

VTL-12  
ROBERT P FRAWLEY  
LOUISE C FRAWLEY  
400 S RICE ST UNIT 12  
WHITEWATER WI 53190

VTL-31  
JOHN P ANZIVINO LIFE ESTATE  
KATHLEEN A ANZIVINO LIFE ESTATE  
400 S RICE ST UNIT 31  
WHITEWATER WI 53190

VTL-34  
MARK S DORN  
400 S RICE ST UNIT 34  
WHITEWATER WI 53190

EAST 9  
JOSEPH VULTAGGIO  
N9121 OLD HWY P  
WHITEWATER WI 53190

HAS-48A  
MARK F ZINGSHEIM  
852-854 E CLAY STREET  
WHITEWATER WI 53190

HAS-64, 65  
WHITEWATER HOTELS, INC  
917 E MILWAUKEE STREET  
WHITEWATER WI 53190

VTL-1  
BERNEICE A MCGUIRE  
WILLIAM E MCGUIRE  
400 S RICE ST UNIT 1  
WHITEWATER WI 53190

VTL-4  
MICHAEL L ANNESSI  
400 S RICE ST UNIT 4  
WHITEWATER WI 53190

VTL-7  
ISABELLE A STOLL TRUST  
400 S RICE ST UNIT 7  
WHITEWATER WI 53190

VTL-10  
DEBRA S LAWLER  
400 S RICE ST UNIT 10  
WHITEWATER WI 53190

VTL-27  
MICHAEL J VINCIGNERRA  
GRACE D VINCIGNERRA  
316 TIMBERLINE DR  
JOLIET IL 60431

VTL-32  
TEDD A SIMCOCK  
400 S RICE ST UNIT 32  
WHITEWATER WI 53190

WUP-7, WUP-276  
MICHAEL S MASON  
BECKY S HAHN  
N9618 HOWARD ROAD  
WHITEWATER WI 53190

VTL1-15  
ALVIN G BECKER  
JANE L BECKER  
400 S RICE ST UNIT15  
WHITEWATER WI 53190

VTL1-18  
DORIS E HANSON  
P O BOX 234  
WHITEWATER WI 53190

VTL1-21  
LESTER PIEL FAMILY TRUST  
DOROTHY PIEL FAMILY TRUST  
400 S RICE ST UNIT 21  
WHITEWATER WI 53190

VTL1-24  
RALPH R JOHNSON  
ELINOR J JOHNSON  
400 S RICE ST UNIT 24  
WHITEWATER WI 53190

VTL1-16  
MORRIS L CAMPBELL  
CARYL A CAMPBELL  
400 S RICE ST UNIT 16  
WHITEWATER WI 53190

VTL1-19  
SUSAN M KREBS  
MICHAEL W KREBS  
400 S RICE ST UNIT 19  
WHITEWATER WI 53190

VTL1-22  
MARY E RODRIGUEZ  
3443 DON-JUAN DRIVE  
CARLSBAD CA 92010

VTL1-25  
JOHN H FRAWLEY  
ELIZABETH J FRAWLEY  
P O BOX 630  
WHITEWATER WI 53190

VTL1-17  
ALAN J KROMHOLZ  
RUTH ANN KROMHOLZ  
400 S RICE ST UNIT 17  
WHITEWATER WI 53190

VTL1-20  
CARRIE M CONDON  
400 S RICE ST UNIT 20  
WHITEWATER WI 53190

VTL1-23  
IRVING A MADSEN  
SANDRA R MADSEN  
400 S RICE ST UNIT 23  
WHITEWATER WI 53190

VTL1-26  
SUSAN A LYONS  
400 S RICE ST UNIT 26  
WHITEWATER WI 53190

**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 8-7-28-11.
2. Class 1 Notice published in Official Newspaper on 8-25-11.
3. Notices of the Public Hearing mailed to property owners on 8-29-11.
4. Plan Commission holds the PUBLIC HEARING on 9-12-11. 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.

City of Whitewater  
Application for Conditional Use Permit

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: Village at Tripp Lake	
Applicant's Address: 400 S. Rice St.	
Whitewater, WI 53190	Phone # 262-473-3397

Owner of Site, according to current property tax records (as of the date of the application): Village Condo Owners	
Street address of property: 400 S. Rice St. - All Condo Units	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): Village at Tripp Lake Condominium SW 1/4 of section 3 and the NW 1/4 of section 10, Town 4 North Range 15 East City of Whitewater, Walworth County, WI	
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)	
Name of Individual:	
Name of Firm:	
Office Address:	
Phone:	
Name of Contractor: Trendsetters, Inc.	262-728-8824
Has either the applicant or the owner had any variances issued to them, on any property?      YES      NO If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.	

**EXISTING AND PROPOSED USES:**

Principal Use: Residential	Current Land Use:
Accessory or Secondary Uses:	
<b>Proposed Use (Describe need for conditional use):</b>	
To allow for screen only room or 3 season room with 4 track vinyl windows or retractable awning on existing patio.	
No. of occupants proposed to be accomodated:	
No. of employees:	
Zoning District in which property is located:	R2
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: 19.18.030	

**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>This will not create a nuisance for neighbors or reduce property value. It will increase property value and enhance the neighborhood.</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p>Proposed screen only room, 3 season room with 4 track vinyl window system, or retractable awning installed on existing patio and will not change drainage, parking, access roads, utilities, or landscaping.</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>Conditional use conforms to all applicable regulation.</p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p>Conforms to the purpose and intent of the city master plan.</p>





# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant:

KURT SPEICH

Applicant's Mailing Address:

400 S. RICE STREET

WHITewater, WI 53190

Applicant's Phone Number:

262 473-3397

Applicant's Email Address:

kspeich27@msn.com

### Project Information:

Name/Description of Development:

\_\_\_\_\_

Address of Development Site:

\_\_\_\_\_

Tax Key Number(s) of Site:

\_\_\_\_\_

### Property Owner Information (if different from applicant):

Name of Property Owner:

\_\_\_\_\_

Property Owner's Mailing Address:

\_\_\_\_\_

\_\_\_\_\_



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Kurt Speich  
 Signature of Applicant/Petitioner

KURT SPEICH  
 Printed Name of Applicant/Petitioner

JULY 27, 2011  
 Date of Signature

\_\_\_\_\_  
 Signature of Property Owner (if different)

\_\_\_\_\_  
 Printed Name of Property Owner (if different)

\_\_\_\_\_  
 Date of Signature

## THE CONDOMINIUMS AT TRIPP LAKE

400 SOUTH RICE STREET  
WHITEWATER, WI. 53190

July 5, 2011

To whom it may concern:

The Condo owners at a meeting voted to allow either an awning, screen house or three season room, attached to the existing structure. This will be done by Trendsetters, Inc.

President Kurt Speich – 262-473-3397



Treasurer Susan Krebs – 262-473-3004





Follow us on Facebook!

262-728-8824 or 262-728-9976 (fax)  
trend@trendsetters-wi.com www.trendsetters-wi.com  
P.O. BOX 893 - DELAVAN, WI 53115

7/27/2011

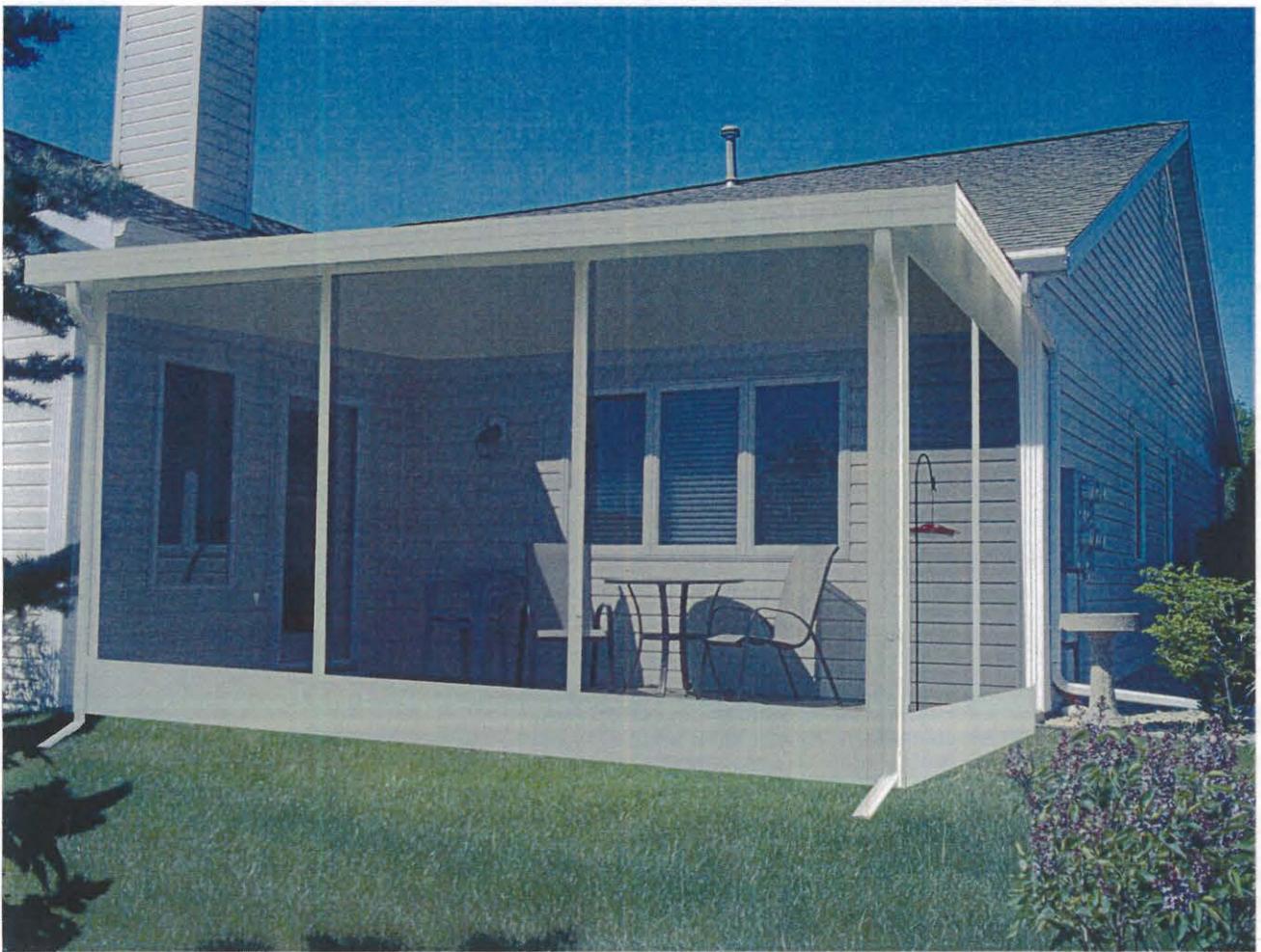
City of Whitewater  
312 W. Whitewater St.  
Whitewater, WI 53190-1940

Re:  
Building permit application  
Dorothy Piel  
400 S. Rice St. Unit 21  
Whitewater, WI 53190

Install screen room on existing cement patio located – 10' projection x 16' wide . Two sided installed on existing cement patio. Screen room walls are 1x2 aluminum frame in white baked on enamel finish with full fiberglass screening with 4 track vinyl inserts. There will be one 36" door. There will be a 12" aluminum kneel .

The roof will be uninsulated 040 gauge aluminum panel system with built in gutter and downspout in white. The roof will be installed on the fascia board – and is engineered for the State code for snow load and wind updraft.

The total cost will be \$6,860.00



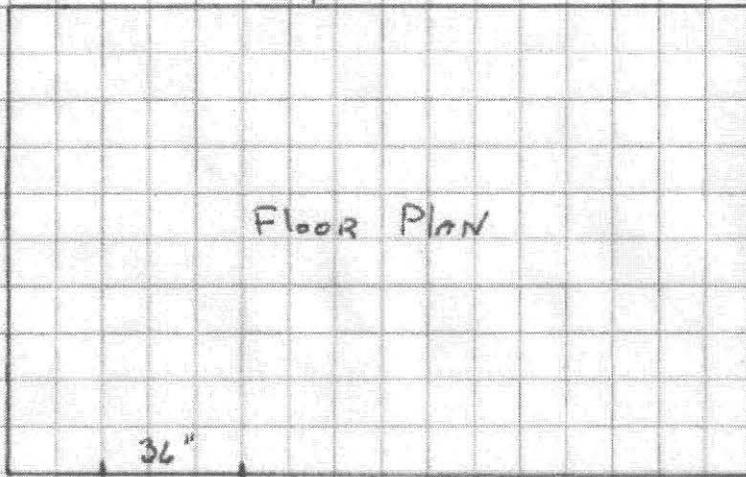


# HOUSE

HOUSE

FLOOR PLAN

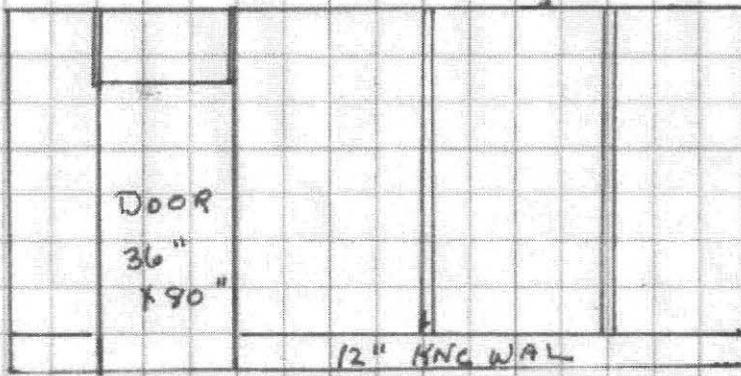
$\frac{1}{4}'' = 1'$



10'

36"  
DOOR

16'



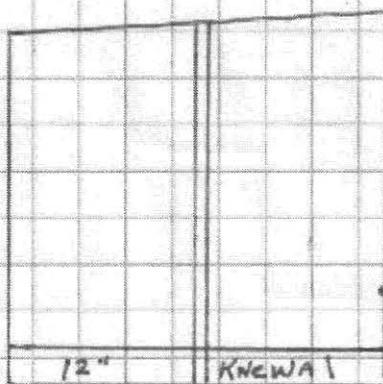
FRONT WALL  
ELEVATION

7'7"

DOOR  
36"  
x 90"

12" KING WALL

16'



side wall  
ELEVATION

7'7"

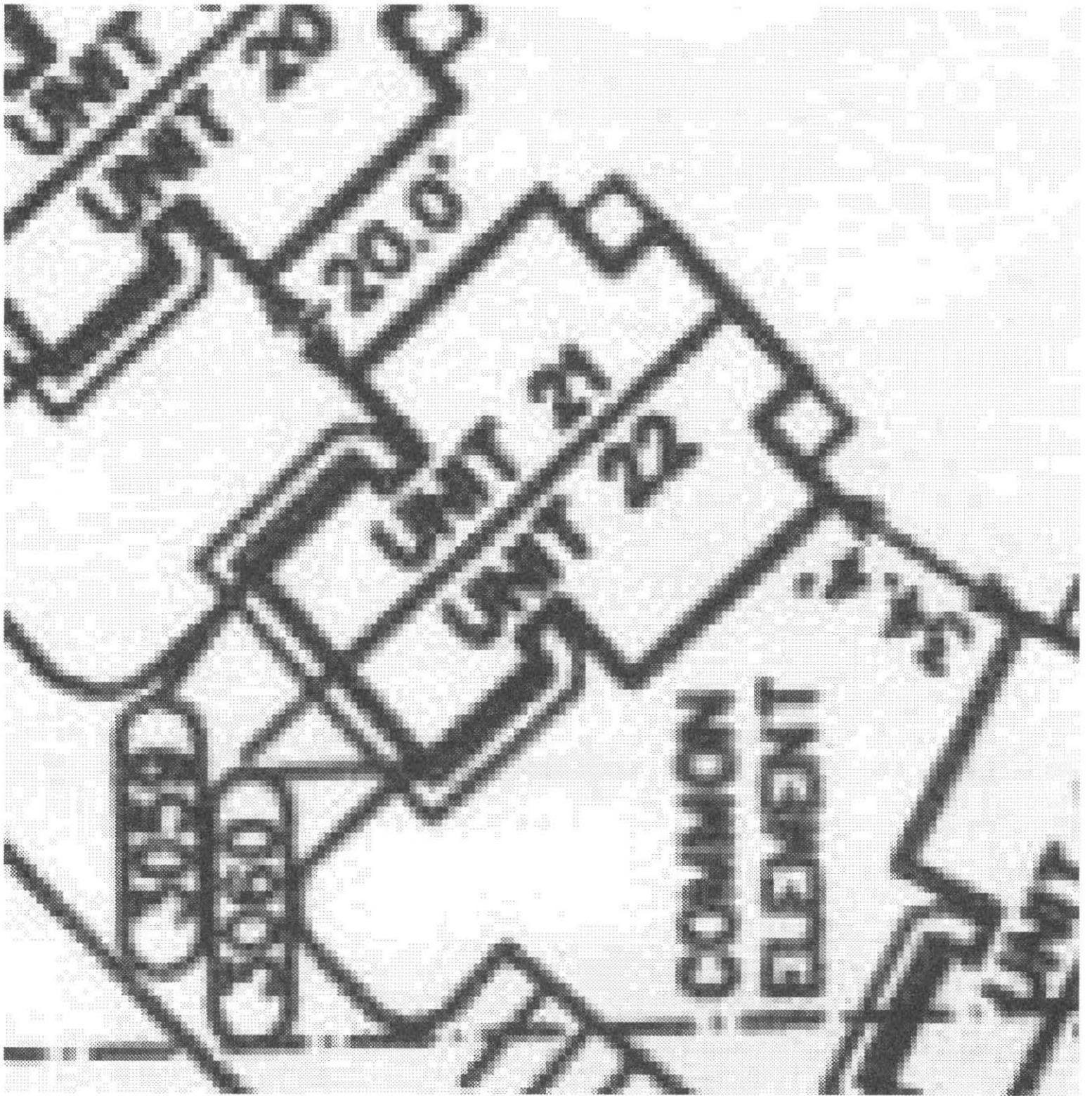
8'4"

12"

KING WALL

10'

Dorothy Piel  
400 S. Rice St. Unit 21  
Whitewater, WI 53190







## VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission  
 From: Mark Roffers, AICP, City Planning Consultant  
 Date: September 2, 2011  
 Re: Requested amendment to the conditional use permit and site plan approval to allow for additions of screen porch, three season room, and awning options to be installed over existing patios at the Village of Trippe Lake Condos at 400 S. Rice Street

### Summary of Request

**Requested Approvals:** Conditional use permit and site plan amendment approval for three options for patios in Trippe Lake Condominium units: screen room, 3-season room, or retractable awning.

**Location:** South of Clay Street, Along Rice Street and the north shore of Trippe Lake.

**Current Land Use:** 34 unit condominium development, within 2-unit and 4-unit buildings.

**Proposed Use:** Initial proposal for a screen room on Unit 21, but approved request would enable condominium association to approve any of the three options on any of the units in the future.

**Current Zoning:** R-2 One and Two Family Residence

**Proposed Zoning:** R-2 (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Two-family/Townhouse Residential

**Surrounding Zoning and Land Use:** R-2; Trippe Lake-south, apartments-north, single family-west, cropland-east

**Brief History of Project:** Conditional use permit for "planned residential development" to enable project was approved in the 1990s. Expansions to exteriors of buildings require an amendment to the conditional use permit. While initial request was simply to add a screen porch to one of the units, City staff encouraged the Association to apply for a few different options to be used on all units, if desired by the individual homeowner and approved by the Association. This would limit future City involvement to building permit issuance only. The Plan Commission offered a similar type of approval for a different condominium project on the City's northwest side within the past five years.

## Recommendation on Conditional Use Permit and Site Plan

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve both the conditional use permit and site plan submittal for the screen room, three-season porch, and retractable awning options for any unit within the Trippe Lake Condominium development, subject to the following conditions:

1. The options shall be as approved by the Plan and Architectural Review Commission on September 12, 2011. The three-season room and screen room options are substantially similar in appearance.
2. Subsequent installation of either of the three options on any of the condominium units shall require approval of the condominium association, if required by condominium documents, and a building permit, if required by the City Building Code.
3. All previous conditions of conditional use permit approval for the Trippe Lake Condominium “planned residential development” shall remain in effect.

## Analysis of Proposed Project

Standard	Evaluation	Comments
<b>Comprehensive Plan and Detailed Neighborhood Plan</b>		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Planned as "Two-family/Townhouse" area, reflective of current condominium use
Consistency with other applicable Comprehensive Plan policies.	Met	Proposed designs compatible with "Two-family/Townhouse" design recommendations
Consistency with any detailed neighborhood plan covering area.	Met	Consistent with East Whitewater Neighborhood Development Plan
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
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.	Met, subject to comments at the public hearing	All residents in condominiums will be allowed to express their opinion on these options at the public hearing. Further, the Condominium Association will retain the ability to approve individual installations in the future.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Met	Sites are already adequately landscaped and no changes to hard-surfaced area will be required.
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].	Met	Project meets all zoning ordinance requirements applicable under R-2 zoning.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	Proposed options likely increase the value of the associated units and reflect fact that site is in a location where there is probably a mosquito or 2.
<b>Compliance with Site Plan Review Guidelines (see section 19.63.100 of zoning ordinance)</b>		
The proposed structure, addition, alteration, or use will meet the minimum standards of this title for the district in which it is located.	Met	See "Applicable Ordinance Standards" section below.
The proposed development will be consistent with the adopted city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.

Standard	Evaluation	Comments
The proposed development will be compatible with and preserve the important natural features of the site.	Met	
The proposed use will not create a nuisance for neighboring uses or unduly reduce the values of an adjoining property.	Met	Pending results of public hearing, neighboring uses and adjoining properties ought not to be negatively affected.
The proposed development will not create traffic circulation or parking problems.	Met	See "Other Applicable Zoning Ordinance Standards" and "Engineering Design Standards" sections below.
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.	Met	Proposed scale, design, and colors of three options are compatible with the building. My assumption is that the 3-season porch option will be substantially similar to the screen room option in appearance, and that is how my recommended condition above is written. If this is not the case, the applicant should submit and clearly label separate options for each, or be bound by a City requirement that both have a substantially similar appearance.
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	
The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Met	Based on the low profile, there will be no impact on sunlight to condominium sites adjoining those where one of these three options are built.
<b>Other Applicable Zoning Ordinance Standards</b>		
Setbacks	Met	Options will not extend beyond existing setbacks.
Building and site dimensions	Met	
Non-family household size requirement	Met	No changes proposed; maximum of three unrelated persons per household per City code.
Minimum housing unit size requirement	Met	

Standard	Evaluation	Comments
Exterior lighting	Met	None proposed.
Parking (inc. curbing policy)	N/A	
Signage	Met	No new signs proposed.
<b>Engineering Design Standards</b>		
Stormwater and grading	Met	No changes.
Sewer and water utilities	Met	No changes.
Roads/transportation	Met	No changes.
<b>Other/Miscellaneous Issues or Standards</b>		
Completeness/accuracy of submittal	Met	Subject to above comments on three-season vs. screen porch design options.
Landscaping guidelines	Met	Maturing landscaping on sites already. Care will need to be taken during construction.
Building design	Met	Designs and colors compatible with buildings.
Site design	Met	

\*\*\*\*\*



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 12th day of September 2011 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a “Class B” Beer and Liquor License for E G Business Group Inc., Hale Evans, agent, to serve beer and liquor by the bottle or glass at 214 W. Whitewater Street.

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

*Mary S. Nimm*  
 \_\_\_\_\_  
 Mary S. Nimm, Zoning Administrator

A-2674-1  
HOME LUMBER CO INC  
499 W WHITEWATER STREET  
WHITEWATER WI 53190

OT-129  
DENNIS M KNOPP  
323 S JANESVILLE STREET  
WHITEWATER WI 53190

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

OT-141,142, 145,TR-8,9  
WISCONSIN DAIRY SUPPLY  
P O BOX 239  
WHITEWATER WI 53190

OT-151  
ASSOCIATED BANK  
COPR REAL ESTATE  
206 N WISCONSIN ST  
DE PERE WI 54115

OT-170  
WHITEWATER POST OFFICE  
213 W CENTER STREET  
WHITEWATER WI 53190

TR-10,12  
COMMUNITY DEVELOPMENT  
AUTHORITY  
312 W WHITEWATER STREET  
WHITEWATER WI 53190

A-2674-2, OT-152  
CITY OF WHITEWATER

OT-131,132,133,OT-173,173B  
RODRIGUEZ PROPERTIES II  
N9707 MCCORD ROAD  
WHITEWATER WI 53190

OT-136, 137  
EDWARD W HAMILTON  
ROXANNE HAMILTON  
P O BOX 736  
WHITEWATER WI 53190

OT-144  
WARHAWK COUNTRY, LLC  
8820 HOLLY BUSH LANE  
VERONA WI 53593

OT-171  
KELLY LAW BUILDING LLC  
205 W CENTER STREET  
WHITEWATER WI 53190

OT-173A  
JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DRIVE  
MILTON WI 53563-1352

WUP-319  
CITY OF WHITEWATER

OT-126,127  
HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBIN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI 53190

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

OT-138,139  
TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS ROAD  
DOUSMAN WI 53118

OT-150  
RUSSELL R WALTON  
1005 W MAIN STREET SUITE C  
WHITEWATER WI 53190

OT-169  
WATERTOWN SAVINGS & LOAN  
FACILITIES TAX ADMIN  
1305 MAIN ST  
STEVENS POINT WI 54481

OT-172  
ROBERT R ARDELT  
203 W CENTER STREET  
WHITEWATER WI 53190

TR-14A, TR-16  
CITY OF WHITEWATER

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

**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 8-12-11.
2. Class 1 Notice published in Official Newspaper on 9-1-11.
3. Notices of the Public Hearing mailed to property owners on 8-29-11.
4. Plan Commission holds the PUBLIC HEARING on 9-12-11. 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 214 W. Whitewater St.  
Zoning of Property Commercial

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;

City of Whitewater  
Application for Conditional Use Permit

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Hale Evans  
Applicant's Address: 5222 Hwy 35, Alma, WI 54602  
Phone # 715-495-5069  
Email Address: funsunboet@aol.com

Owner of Site, according to current property tax records (as of the date of the application):  
Ryan Hughes  
Street address of property: 214 W. Whitewater St., WW, WI  
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
same  
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)  
Name of Individual:  
Name of Firm:  
Office Address:  
Phone:  
Name of Contractor:  
Has either the applicant or the owner had any variances issued to them, on any property? YES NO  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: bar + grill Current Land Use:  
Accessory or Secondary Uses:  
Proposed Use (Describe need for conditional use):  
same - bar + grill  
No. of occupants proposed to be accommodated: 150  
No. of employees: 15  
Zoning District in which property is located: B-2  
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>Current use is a tavern. No change in use.</i></p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p><i>Sale of business only, no changes</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>Sale of business only no changes</i></p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p><i>Conforms to best of my knowledge</i></p>

**CONDITIONS**

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

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, 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.

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

*[Handwritten Signature]*

Applicant's Signature

8/12/11

Date

**APPLICATION FEES:**

Fee for Conditional Use Application: \$100

Date Application Fee Received by City 8-12-11 Receipt No. 6009364

Received by *[Signature]*

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: 8-29-11

Date set for public hearing before Plan & Architectural Review Board: 9-12-11

**ACTION TAKEN:**

Conditional Use Permit: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Plan Commission Chairman

Date



# Tips for Minimizing Your Development Review Costs: A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

## **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

## **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

## **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

## **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

### Hold a neighborhood meeting for larger and potentially more controversial projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.



## Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400
<p>Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.</p>	



# Cost Recovery Certificate \* and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant: Hale Evans

Applicant's Mailing Address: S 2221 Hwy 35  
Alma, WI 54610

Applicant's Phone Number: 715-495-5069

Applicant's Email Address: funsunboat@gmail.com

### Project Information:

Name/Description of Development: Hawks Nest

Address of Development Site: 214 W. Whitewater St, Wau, WI

Tax Key Number(s) of Site: \_\_\_\_\_

### Property Owner Information (if different from applicant):

Name of Property Owner: Ryan Hughes - Warhawk Country, LLC

Property Owner's Mailing Address: Verona, WI



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ 100
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

\* *Hale Evans*  
 Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

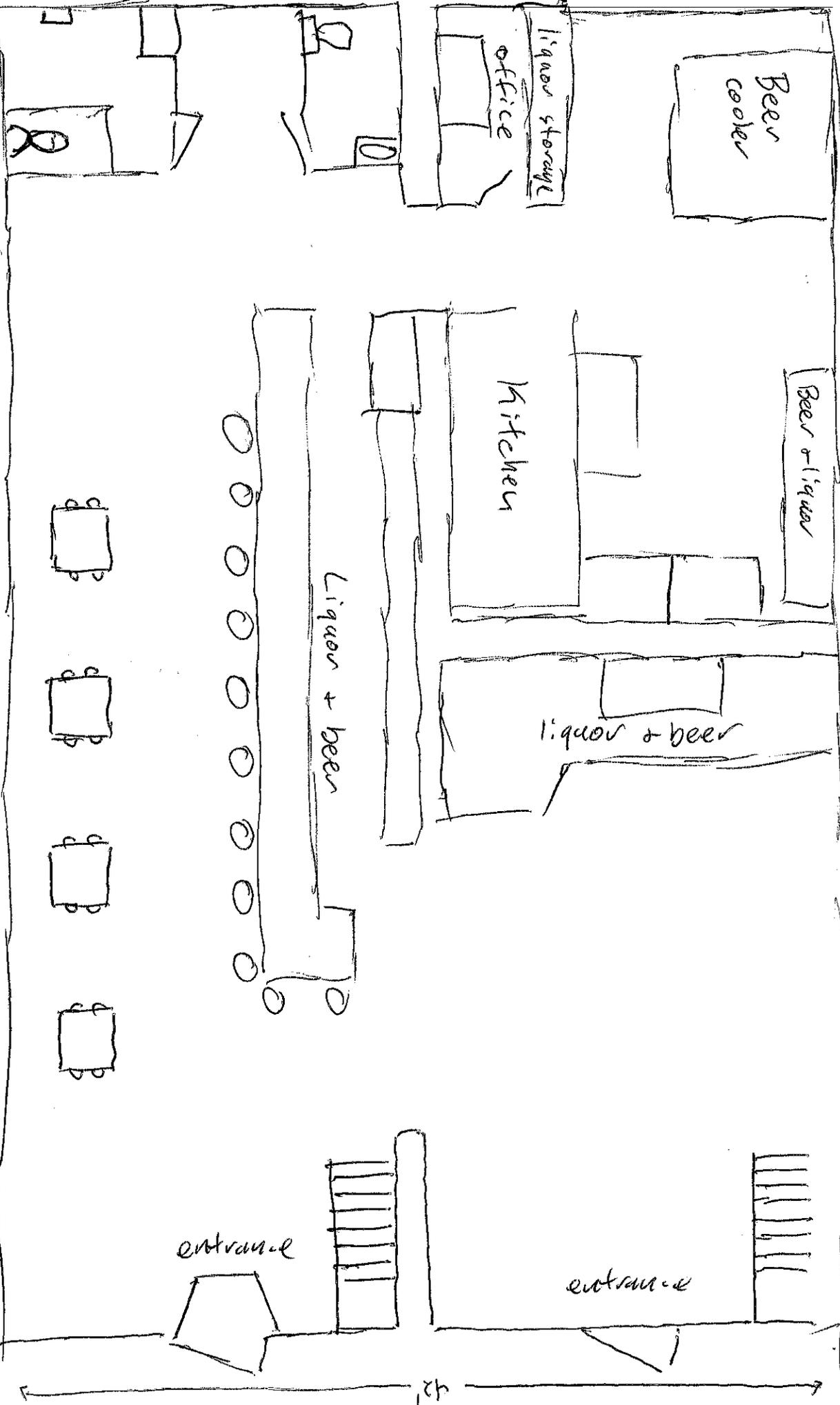
Hale Evans  
Printed Name of Applicant/Petitioner

\_\_\_\_\_  
Printed Name of Property Owner (if different)

8/12/11  
Date of Signature

\_\_\_\_\_  
Date of Signature

Hawks Nest



To: City of Whitewater Plan and Architectural Review Commission  
From: Scott Harrington, AICP, City Planning Consultant  
Date: September 7, 2011  
Re: Requested conditional use permit for a new owner to serve alcohol at the Hawks Nest bar at 214 W. Whitewater St.

---

### Summary of Request

**Requested Approvals:** The applicant, Hale Evans of Alma, WI, is requesting a conditional use permit (CUP) for the sale of beer or liquor by the bottle or glass for the Hawk's Nest bar located at 214 W. Whitewater Street. In February of 2010, a CUP was issued for this property. The ownership/management of Hawk's Nest is now proposed to change.

**Location:** 214 W. Whitewater St.

**Current Land Use:** Bar

**Proposed Use:** Bar

**Current Zoning:** B-2 Central Business

**Proposed Zoning:** (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Central Business

**Surrounding Zoning and Land Use:** North, East and West: B-2, downtown businesses. South: zoned B-2 but used as a park.

**Brief History of Project:** Although a CUP was issued to this establishment just last year, the permit runs with the owner and a change in ownership requires the issuance of a new CUP and a new/transfer of the alcohol license. On September 6, 2011, the City Council approved the alcohol license conditioned upon the prohibition of persons under the age of 21 at all times and approval of a CUP by the Plan and Architectural Review Commission.

The previous owner of the Hawks Nest proposed to serve food (see attached operational narrative from the previous CUP application), but the fire department determined the ventilation equipment was inadequate and the fryer and grill have been removed. The new owner is evaluating food options that do not require ventilation but proposes to open and operate (perhaps indefinitely) as a bar without offering food. As a result, the applicant has agreed to prohibit all persons under the age of 21 at all times. Other issues recently identified by the fire department also have been corrected.

Other than offering food, the new owner proposes to operate the business similar to the previous owner in terms of offering entertainment and hours of operation. The one exception is a request to open at 6:00 am for special occasions. Otherwise, basic business hours will be 3:00 pm to 2:00 am (Sunday through Thursday) and 3:00 am (Friday and Saturday).

The previous CUP was approved with a few conditions, all of which are recommended again for this application. In addition, the prohibition on persons under the age of 21 also has been included. In terms of hours of operation, early openings for special events would be reasonable in my opinion but these should be limited to no more than four times per calendar year.

## **Recommendation on Conditional Use Permit and Site Plan**

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the conditional use permit for the Hawks Nest bar, subject to the following conditions:

1. The conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
2. The business shall operate in accordance with the applicant's email correspondence. This includes the prohibition of persons under the age of 21 at all times. Further, the business may open earlier than 3:00 pm (but no earlier than 6:00 am) a maximum of four times per calendar year.
3. Maximum occupancy shall be limited to that determined by the fire department. In addition, the establishment shall remain in compliance with all applicable fire code requirements at all times.
4. All signage shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve of all new and replacement signage prior to installation.

## Analysis of Proposed Project

Standard	Evaluation	Comments
<b>Comprehensive Plan and Detailed Neighborhood Plan</b>		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Planned for downtown commercial uses.
Consistency with other applicable Comprehensive Plan policies.	Met	Ground floor bar is consistent with planned downtown character.
Consistency with any detailed neighborhood plan covering area.	Met	Project does not alter the exterior of the building, which already conforms with the Downtown Design Guidelines.
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
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.	Met	The applicant has corrected the fire code violations and the proposed operations should have no extraordinary impacts for a use of this type.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Met	No changes in the general operations or physical aspects of the building are proposed.
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].	Met	Project meets all zoning ordinance requirements applicable under the B-2 district.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	Project is consistent with the purpose, character and intent of the central business future land use classification and zoning district.

\*\*\*\*\*



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 12th day of September 2011 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a Class "B" Beer and a Class C Wine License for Fine Food Culture LLC., Tyler Sailsbery, member, to serve beer and wine by the bottle or glass at 206/210 W. Whitewater Street (The Black Sheep restaurant).

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

*Mary S. Nimm* *JW*

Mary S. Nimm, Zoning Administrator

A-2674-1  
HOME LUMBER CO INC  
499 W WHITEWATER STREET  
WHITEWATER WI 53190

OT-129  
DENNIS M KNOPP  
323 S JANESVILLE STREET  
WHITEWATER WI 53190

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

OT-141,142, 145,TR-8,9  
WISCONSIN DAIRY SUPPLY  
P O BOX 239  
WHITEWATER WI 53190

OT-151  
ASSOCIATED BANK  
COPR REAL ESTATE  
206 N WISCONSIN ST  
DE PERE WI 54115

OT-170  
WHITEWATER POST OFFICE  
213 W CENTER STREET  
WHITEWATER WI 53190

TR-10,12  
COMMUNITY DEVELOPMENT  
AUTHORITY  
312 W WHITEWATER STREET  
WHITEWATER WI 53190

A-2674-2, OT-152  
CITY OF WHITEWATER

OT-131,132,133,OT-173,173B  
RODRIGUEZ PROPERTIES II  
N9707 MCCORD ROAD  
WHITEWATER WI 53190

OT-136, 137  
EDWARD W HAMILTON  
ROXANNE HAMILTON  
P O BOX 736  
WHITEWATER WI 53190

OT-144  
WARHAWK COUNTRY, LLC  
8820 HOLLY BUSH LANE  
VERONA WI 53593

OT-171  
KELLY LAW BUILDING LLC  
205 W CENTER STREET  
WHITEWATER WI 53190

OT-173A  
JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DRIVE  
MILTON WI 53563-1352

WUP-319  
CITY OF WHITEWATER

OT-126,127  
HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBIN HANTROPP  
158 W WHITEWATER ST  
WHITEWATER WI 53190

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

OT-138,139  
TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS ROAD  
DOUSMAN WI 53118

OT-150  
RUSSELL R WALTON  
1005 W MAIN STREET SUITE C  
WHITEWATER WI 53190

OT-169  
WATERTOWN SAVINGS & LOAN  
FACILITIES TAX ADMIN  
1305 MAIN ST  
STEVENS POINT WI 54481

OT-172  
ROBERT R ARDELT  
203 W CENTER STREET  
WHITEWATER WI 53190

TR-14A, TR-16  
CITY OF WHITEWATER

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

Tyler Sailsbery Dec

August 15, 2011  
for Sept 12th meeting  
Menu & hours  
learn to serve online learn 2 serve - 2009  
sept 6th for Alcohol to pm

**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 8-15-11.
2. Class 1 Notice published in Official Newspaper on 9-1-11.
3. Notices of the Public Hearing mailed to property owners on 8-29-11.
4. Plan Commission holds the PUBLIC HEARING on 9-12-11. 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 210/206 west Whitewater Street  
Zoning of Property B2 central 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 \_\_\_\_\_;  
Condominium # units \_\_\_\_\_;  
Sorority # units \_\_\_\_\_;  
Fraternity # units \_\_\_\_\_;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls \_\_\_\_\_;
- G. Other;

City of Whitewater  
Application for Conditional Use Permit

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: Tyler Saulsbery  
Applicant's Address: 141 West Whiteoaker Street Phone # 715-281-8505  
Email: Tyler.Saulsbery@NoMoreOcrms.com

Owner of Site, according to current property tax records (as of the date of the application):  
Ryan Hughes  
Street address of property: 210-206 Whitewater Street  
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
B-2 Central Business District  
  
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)  
  
Name of Individual:  
Name of Firm:  
Office Address:  
Phone:  
Name of Contractor:  
  
Has either the applicant or the owner had any variances issued to them, on any property? YES NO  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

**EXISTING AND PROPOSED USES:**

Principal Use: Vacant → Current Land Use: was retail for Dens Meat Market  
Accessory or Secondary Uses:  
  
Proposed Use (Describe need for conditional use):  
See Attached  
  
No. of occupants proposed to be accommodated: 40-50  
No. of employees: 4-6  
Zoning District in which property is located: B-2 Business District  
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: 19.32.030 C

**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>The updates will increase the value of this and neighboring properties. No structural changes will be made.</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p>None needed</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>Conforms to all regulations</p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p>Conforms to the purpose of the master Plan.</p>

**CONDITIONS**

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

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, 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.

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

Tyler S. Moore 8-15-11  
Applicant's Signature Date

**APPLICATION FEES:**

*Fee for Conditional Use Application: \$100*  
Date Application Fee Received by City 8-15-11 Receipt No. 6-009365  
Received by MSW

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: 8-29-11  
Date set for public hearing before Plan & Architectural Review Board: 9-12-11

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

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature of Plan Commission Chairman Date



## **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

### **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

### **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

### **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

### **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

### Hold a neighborhood meeting for larger and potentially more controversial projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.



## Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400
Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	



# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant:

Tyler Sailsberg

Applicant's Mailing Address:

141 W Whitewater Street  
Whitewater WI 53190

A

Applicant's Phone Number:

(715) 281-8505

Applicant's Email Address:

TSailsberg@gmail.com

### Project Information:

Name/Description of Development:

Black Sheep

Address of Development Site:

206-210 W Whitewater Street

Tax Key Number(s) of Site:

10T 00144

### Property Owner Information (if different from applicant):

Name of Property Owner:

Ryan Hughes

Property Owner's Mailing Address:

8820 Hollybush Lane  
Verona, WI 53593



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ 100<sup>00</sup>
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Tyler Sailsberg  
Signature of Applicant/Petitioner

Tyler Sailsberg  
Printed Name of Applicant/Petitioner

8/9/2011  
Date of Signature

Ryan Hughes  
Signature of Property Owner (if different)

Ryan Hughes  
Printed Name of Property Owner (if different)

8/9/2011  
Date of Signature

## Proposed Use (Description need for conditional use):

Fine Food Culture LLC is hoping to bring fresh, local, fine dining to the city of Whitewater with The Black Sheep restaurant.

### A. Principle Business Operations

- a. The restaurant will have two seating rooms. The first will feature a lounge room with an 8 stool counter and 12 seats at three tables for a total seating capacity of 20 people.
- b. The fine dining room will feature seating for 26 with cloth covered tables.
- c. Tuesday evenings will offer cooking classes in place of the dinner service. The cooking classes will offer extra sources of revenue without requiring a full staff for operations.
- d. In addition to cooking classes, Black Sheep will have a private room available for community gatherings, business functions, and small event rental. Also Black Sheep will offer catering.

### B. Beverage & Food

- a. The Black Sheep menu will remain very similar to what is currently offered by Tyler at Epicurean Nights at The Fuzzy Pig. Sample menus on last page.
- b. The menu will continue to feature local products including Pinn-Oak Ridge Farm, Pecatonica, Staller, Amazing Grace Farms, and Rushing Waters among others.
- c. The style of cooking will be a slightly modern twist on French and Italian inspired dishes. The house-made lamb raviolis, pomegranate lamb shank, and lamb steaks will continue to be staples and are part of the reason for the naming.
- d. Entrée Prices range from \$11-\$18 dollars.
- e. Drinks include a number of coffee drinks, teas, carbonated soda.
- f. The Black sheep will also offer 10-16 wines featuring local wines from Staller Estates and Wollershiem. In keeping with the local products there will be a limited selection of Micro Brew Beers. These would Require a class "b" beer and a class "c" wine license.

### C. Alcohol Sales and Handling

- a. The goal of The Black Sheep is to provide fine dining with local and made from scratch meals. All of the alcohol sales should complement the food. We do not wish to be a bar.
- b. Alcohol will be stored in the locked basement of the restaurant and require a manager's key to access it.
- c. We will conform to all alcohol handling and serving regulations.

D. Hours of Operation

Hours of operation upon opening

Sunday – Closed

Monday 11 am - 9pm

Tuesday Closed for Cooking Classes

Wednesday 11 am - 9pm

Thursday 11 am - 9pm

Friday 11 am – 10pm

Saturday 11 am - 10pm

It may be decided that to accommodate customers The Black sheep would open at 10 am and close at 11 pm.

In an effort to ensure Black Sheep remains viable it has considered reopening the main entry room and offering breakfast foods from midnight until 4 am. No alcohol sales would occur during that time nor would the regular menu be served. This option of opening would only be in an effort to remain financially viable.

E. Signage

In the existing location of the Dan’s Meat sign The Black Sheep would hang a wood sign approximately 33 inches by 24 inches as portrayed below.



F. Interior Design/Style

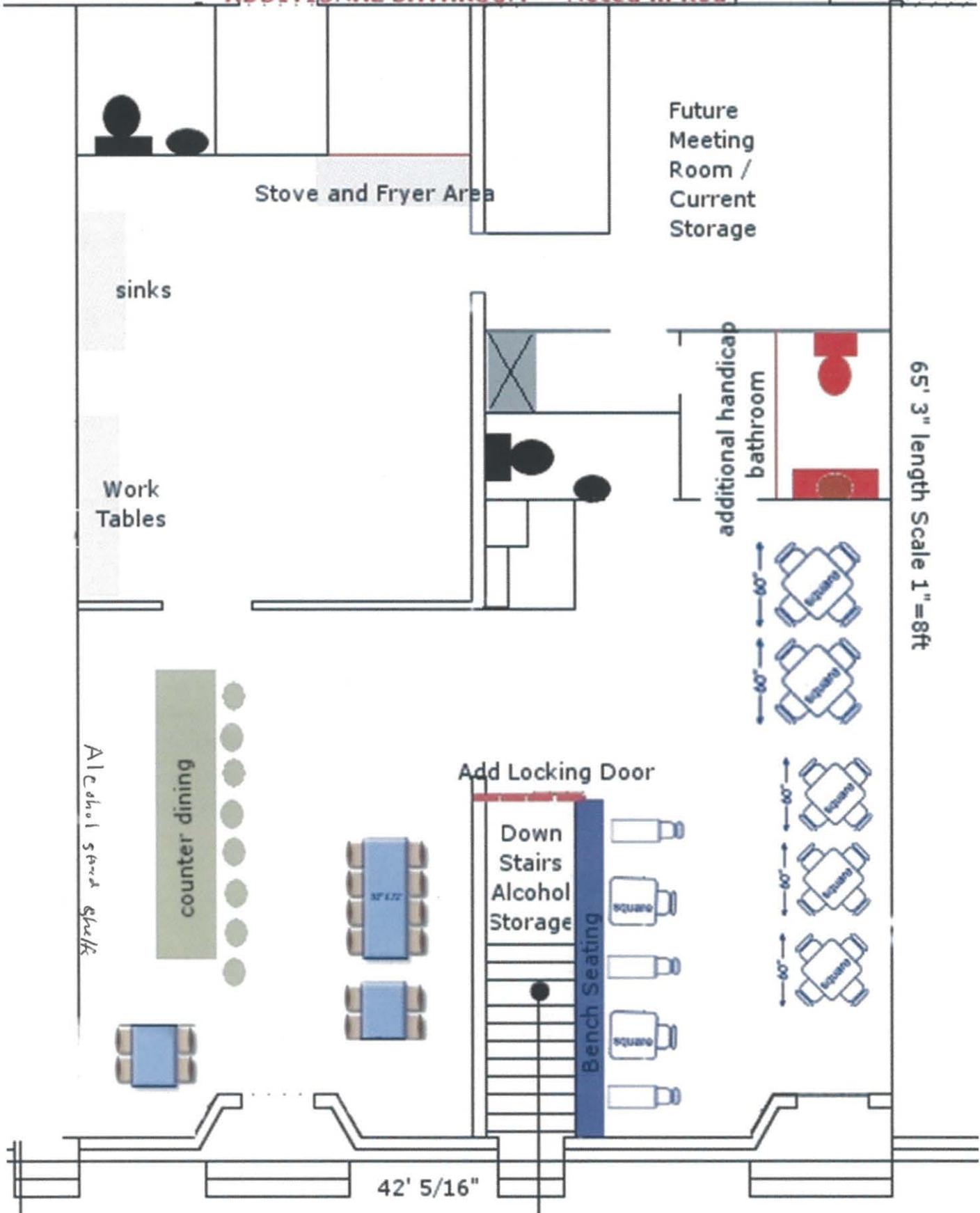
The goal for the interior is to be traditional with cloth table cloths minimal accents and decorations. Below are images showing our inspirations for the space. Any structural changes will be done by our architect and will comply with building codes.



G. Floor Plan

This site was chosen because very little had to be changed before it could function as a restaurant. The changes that need to be made include the addition of a hood vent and the addition of a handicap accessible bathroom. There will be no other changes.

**ONLY CHANGES ARE ADDITION OF WALL FOR VENT FAN AND  
ADDITIONAL BATHROOM -- Noted in Red**



65' 3" length Scale 1"=8ft

## Sample Menu

### Dessert

**MOLTEN CHOCOLATE CAKE**  
Rich chocolate cake with a molten fudge filling topped with a vanilla bean ice cream  
Pair with a glass of Lady in Red or a glass of Deer County coffee  
4.25

**CARMEL MACCHIATO CHEESECAKE LOLLIPOP**  
House-made decadent Italian mascarpone cheesecake dipped in Ghirardelli dark chocolate  
Pair with a glass of White Mountain or a glass of Deer County coffee  
1.75 three for 4.75

**APPLE COBBLER**  
topped with delectable pecan & brown sugar crumble with Vanilla Bean Ice Cream  
Pair with a glass of White Gold or White Mountain  
4.50

### Wine

#### BIANCO

by glass

**CANYON ROAD CHARDONNAY (Modesto, CA) - 4.95**  
Medium-dry bodied wine with notes of crisp apple and ripe citrus fruit with a hint of cinnamon spice.

**STALLER ROCK VALLEY WHITE (Delavan, WI) - 4.95**  
An off dry white wine with exotic aromas of tropical pineapple

**STALLER HORIZON CUVÉE (Delavan, WI) - 4.25**

A semi-dry full framed white wine with distinct grapefruit citrus aromas followed by a lingering palate of fresh fruit

**WOLLERSHEIM WHITE RIESLING (Prairie du Sac, WI) - 5.95**

Semi-sweet fragrant wine with a well-balanced palate of aromas reminiscent of honeyed pears, figs & apricots

**WOLLERSHEIM RIVER GOLD (Prairie du Sac, WI) - 5.25**

Delicate sweet wine with a hint of sweet pears and mangoes; a sweet finish with tangy acidity

**ST. JULIAN BLUE HERON (Paw Paw, MI) - 4.25**

A semi-sweet with lovely aromas of peaches, melons and citrus blossom and delicate flavors of pear, mango and lychee

#### ROSSO

by glass

**XPLORADOR CABERNET SAUVIGNON (Central Valley, Chile) - 5.25**

Opaque red with blue tones. Varietal notes of black currant blend with hints of dark chocolate and soft vanilla.

**WALNUT CREST MERLOT (Central Valley, Chile) - 4.45**

Ruby-red with violet reflections. Fruit-forward, with plum, currant, and spice notes. Elegant and dry, with black-fruit flavors and spice

**TRAPICHE FALLING STAR MALBEC (Argentina) - 4.95**

Shows spicy black fruits, with hints of tobacco. Juicy on the palate, this is an easy-to-drink, ripe Malbec

**TRAPICHE PINOT NOIR (Mendoza River, Argentina) - 6.50**

Fruity aromas of plums and cherries. Smooth and light with fresh velvety texture

**STALLER RELEASE 3 (Delavan, WI) - 6.95**

A dry red, firmly textured with aromas of fresh berry and oak

**STALLER LADY IN RED (Delavan, WI) - 6.50**

A semi-dry red wine with deep aromas of dark cherry and raspberry; medium to full-bodied with a moderate tannin

**STALLER RICHMOND ROUGE (Delavan, WI) - 5.25**

A semi-sweet wine from the freshest Concord grapes; bursting with flavor and antioxidants

### Antipasti

**ROASTED MUSHROOM BISQUE**  
Creamy and rich roasted mushroom bisque with white wine & thyme-tarragon cream  
2.95

**WEDGE SALAD**  
Iceberg wedge, artichoke hearts, roasted corn, garbanzo beans, roasted tomatoes, red onion, smoked bacon & basil vinaigrette  
Half 3.95 0 Full 7.95

**PEAR & BLUE CHEESE SALAD**  
Baby spinach and seasonal greens, pears, candied nuts, butter blue cheese & fig balsamic vinaigrette  
Half 4.45 0 Full 8.25

### Bruschetta

**ROASTED RED PEPPER, GOAT CHEESE & BALSAMIC - 7.95**  
**BRANDIED FRUIT, GOAT CHEESE & BALSAMIC FIG GLAZE - 7.95**

### Artisan Flatbread Pizza

**ROASTED MUSHROOM, FRESH MOZZARELLA & TRUFFLE OIL - 8.95**  
Roasted mushrooms, tomatoes, garlic cream, fresh mozzarella & truffle oil  
**BASIL PESTO, ROASTED CHICKEN & FRESH MOZZARELLA - 8.95**  
Pesto, roasted tomatoes, fresh mozzarella & oven roasted free range chicken

### Entrees

**DAVAL'S BISON BURGER - 12.95**

Over 1/3 lb Daval's bison burger with your choice of port and blue cheese, chipotle bacon, barbecue or plain 0 seasonal vegetable 0 Cheese Curds  
Suggested Pairing: Pinot Noir or Release 3

**SHRIMP CAVATAPPI WITH HERBED CREAM SAUCE - 12.95**

Cavatappi noodle with a tomato basil sauce, pinot, seasoned shrimp & parmigiano-reggiano  
Suggested Pairing: Chardonnay or Pinot Valley White

**CHICKEN PICCATA - 11.95**

Pan seared chicken topped with lemon cream sauce and capers 0 daily potato or grain 0 seasonal vegetable  
Suggested Pairing: Merlot Cuvée or Rock Valley White

**OVEN ROASTED CEDAR PLANK SALMON - 13.95**

Lightly seasoned center-cut salmon drizzled with a lemon caper cream 0 daily potato or grain 0 seasonal vegetable  
Suggested Pairing: Merlot Cuvée or Rock Valley White

**CHEF'S OWN LAMB RAVIOLI WITH ROASTED MUSHROOM & ROSEMARY CREAM - 13.95**

House-made ravioli stuffed with local Finn-Dak Ridge Farm lamb sausage, topped with a fresh rosemary mushroom cream sauce  
Suggested Pairing: Release 3, Pinot Noir or Merlot

**PORK LOIN GLAZED WITH CHERRY STOUT - 12.95**

Pork loin paired with a New Glarus cherry stout reduction 0 daily potato or grain 0 seasonal vegetable  
Suggested Pairing: Lady in Red or Release

**CHEF'S OWN CHICKEN MARSALA RAVIOLI - 12.95**

Jane here is the additional information that was requested from me by the City Planners. I would like to have the fire department come in and determine the correct occupancy based on the square footage and using the same formula used for other businesses such as The Pub and Pampers & Mitchells.

My hours of operation will be to open at 3pm Monday thru Sunday and staying open until 2am except on Friday and Saturday in which we will stay open until 2:30am. I will continue with the same live entertainment as was with the previous owner with a live DJ on Thurs thru Sat night and am looking into live bands on Wednesday nights.

My food menu will consist of a variety of appetizers, burgers, chicken and steak sandwiches, pasta, along with an Italian beef sandwich and an everyday fish fry. I will offer a variety of different domestic and imported beers along with a full liquor and wine menu.

I will provide security to ensure that no one under 21 will be allowed in the bar after 10pm. I will install a fire alarm door handle on the backdoor to eliminate the risk of under 21 year old from sneaking in as has been done with the past two previous owners. Also on the busier nights such as Thursday thru Saturday we will have two to three security guards to ensure that a safe environment is being provided to our customers.

In continuing with the live entertainment I decided to move all Live entertainment to the right side of the building including a separate sound system to be used. This allows more space for live bands and DJ's and provides a safer space for people to dance and simply enjoy the live entertainment.

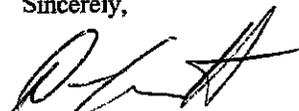
As the new owner I will be onsite several days a week and am very hands on. I do have two managers who have worked for me a combined 4 and a half years. They will be responsible for the day to day operation of the business. I require all of my bartenders to have take the Learn to Serve course and receive their Servers License from the city.

A long standing arrangement between the Pub, Dan's Meat Market, and the Hawks Nest has been in place on the issue of waste management. I require all garbage to be bagged before being put in the dumpsters minimizing and debris from being blown out of the dumpsters.

Currently there is no sign, I will be looking to put a new sign up that will not be internally illuminated but I would like it to be lit up by an exterior light shining on the sign from both sides. I will work with the proper department on the correct size and lighting before putting a sign up.

Hopefully this answers all of your questions, if you would like to discuss this further before tomorrows meeting I can be reached at 630-965-2186.

Sincerely,

  
Daniel C. Caravette

To: City of Whitewater Plan and Architectural Review Commission  
From: Scott Harrington, AICP, City Planning Consultant  
Date: September 7, 2011  
Re: Requested conditional use permit to serve beer and wine by the glass at the proposed Back Sheep restaurant at 206/210 W. Whitewater St.

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### Summary of Request

**Requested Approvals:** The applicant, Tyler Sailsbery, is requesting a conditional use permit (CUP) for the sale of beer and wine by the bottle or glass for the proposed Black Sheep restaurant located at 206/210 W. Whitewater Street. This requires approval of both an alcohol license by the City Council and a CUP by the Plan and Architectural Review Commission.

**Location:** 206/210 W. Whitewater St.

**Current Land Use:** Vacant (former Dan's Meat Market)

**Proposed Use:** Restaurant

**Current Zoning:** B-2 Central Business

**Proposed Zoning:** (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Central Business

**Surrounding Zoning and Land Use:** North, East and West: B-2, downtown businesses. South: zoned B-2 but used as a park.

**Brief History of Project:** Restaurants are permitted by-right (without review by the Plan and Architectural Review Commission) but serving alcohol requires the approval of a CUP. The proposed operations are described in detail in the applicant's application, but they generally include a higher-end restaurant with cloth table covers, a menu featuring local products (including local wines and micro-brew beers), and cooking classes on Tuesday nights.

Proposed hours of operation are generally 11:00 am to 9:00 or 10:00 pm, Monday through Saturday, but may shift to openings at 10:00 am and closings at 11:00 pm depending on customer demands. In addition, the applicant has requested the option to reopen from midnight to 4:00 am to offer breakfast but would not serve alcohol during this time period.

A fine food restaurant serving beer and wine would be an excellent addition to the downtown, and the proposed operations and primary business hours are reasonable and not likely to cause any negative impacts on other area businesses or downtown residents. However, the requested after-

hours breakfast appears to be at odds with the overall character and theme for the restaurant as described by the applicant and, although alcohol would not be served during this period, there could be negative impacts to the surrounding area including noise and litter. Certainly it is in the City's interest to have this business remain viable, if approved, but it is my opinion that it would be better for the applicant to begin operations without offering the proposed breakfast hours and to return to the Plan and Architectural Review Commission to discuss different options if the basic restaurant and cooking school are not enough to maintain the overall viability of the business. As an alternative, opening for breakfast at a more typical hour, such as 6:00 am, would be more consistent with the overall character and theme of the establishment and would be far less likely to result in negative impacts on the area.

On September 6, 2011, the City Council approved the beer and wine alcohol licenses conditioned upon the approval of the CUP by the Plan and Architectural Review Commission.

## **Recommendation on Conditional Use Permit and Site Plan**

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the conditional use permit for the Black Sheep restaurant, subject to the following conditions:

1. The conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
2. The business shall operate in accordance with the applicant's letter/operational plans included with his application, except for the proposed after-hours breakfast from midnight to 4:00 am. As an alternative, the establishment may open daily at 6:00 am for breakfast.
3. Maximum occupancy shall be as determined by the fire department and building inspector.
4. Future signage shall be consistent with that shown/described in the application materials and shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve of all new and replacement signage prior to installation.

## Analysis of Proposed Project

Standard	Evaluation	Comments
<b>Comprehensive Plan and Detailed Neighborhood Plan</b>		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Planned for downtown commercial uses.
Consistency with other applicable Comprehensive Plan policies.	Met	Ground floor restaurant is consistent with planned downtown character.
Consistency with any detailed neighborhood plan covering area.	Met	Project does not alter the exterior of the building, which already conforms with the Downtown Design Guidelines.
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
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.	Met	Restaurant, cooking classes and basic operating hours are consistent with other downtown businesses and general character. Proposed after-hours breakfast could result in negative impacts to the area including litter and noise.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Met	No changes in the physical aspects of the building are proposed.
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].	Met	Project meets all zoning ordinance requirements applicable under the B-2 district.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	With the exception of the after-hours breakfast, project is consistent with the purpose, character and intent of the central business future land use classification and zoning district.

\*\*\*\*\*



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 Whitewater Municipal Building Community Room located at 312 W. Whitewater Street on the 12th day of September, 2011 at 6:00 p.m. for review and action on the proposed minor change to the previously approved Mulberry Glen Planned Community Development project to allow new signage for the Dean Clinic at 1305 W. Main Street for Graphic House Inc.

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.

The above 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.

  
 Mary S. Nimm, Zoning Administrator

A1709-1  
ALLEF PARTNERS LLC  
C/OWAL-MART PROPERTY TAX DEPT  
P O BOX 8050  
BENTONVILLE AR 72712-5000

A-2522-2,3,4  
ST PATRICKS CONGREGATION  
1225 W MAIN STREET  
WHITEWATER WI 53190

BU-21  
LAWRENCE J CRONE TRUST  
SUSAN F LOUNSBURY CRONE TRUST  
225 S WOODLAND DRIVE  
WHITEWATER WI 53190

BU-24  
PATRICIA I WOZNIAK  
206 S WOODLAND DRIVE  
WHITEWATER WI 53190

W-1  
WHITEWATER TEKE ASSOCIATION  
C/O JON PYZYK  
4656 SHAGBARK LANE  
BROOKFIELD WI 53005

WUP-159  
DLK FARM SERVICE  
P O BOX 239  
WHITEWATER WI 53190

A1709-2  
RUIZ HOLDINGS LLC  
5849 GLENMOOR LANE  
JANESVILLE WI 53545

A2766-2  
FRAWLEY ENTERPRISES  
WHITEWATER  
P O BOX 630  
WHITEWATER WI 53190

BU-22  
GREGORY S EARLE  
LISA R EARLE  
215 S WOODLAND DR  
WHITEWATER WI 53190

BU-25  
PATRICIA P WARREN  
214 S WOODLAND DRIVE  
WHITEWATER WI 53190

WM-1  
DANIELS INVESTMENTS LLC  
P O BOX 810  
WALWORTH WI 53184

WUP-219, 220  
ST PATRICKS CONGREGATION  
126 S ELIZABETH STREET  
WHITEWATER WI 53190

A-2522-1  
ST PATRICKS CONGREGATION  
MULBERRY GROVE LLC  
20711 WATERTOWN RD STE A  
WAUKESHA WI 53186

BU-20  
PETER A BROCK  
SUSAN K BROCK  
564 S EHLERT CT  
WHITEWATER WI 53190

BU-23  
JOHN D ANELLO III  
LISA L ANELLO  
207 S WOODLAND DR  
WHITEWATER WI 53190

BU-26  
JERINA PANDELI  
220 S WOODLAND DRIVE  
WHITEWATER WI 53190

WM-2  
COMMERCIAL BANK  
P O BOX 239  
WHITEWATER WI 53190

City of Whitewater  
Application for Plan Review

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: Graphic House, Inc  
Applicant's Address: 9204 Packer Dr, Wausau, WI 54401  
Phone # (800) 472-0402 #250

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

Street address of property: 1305 Main St

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name of Individual: Chris Fish  
Name of Firm: Graphic House, Inc.  
Office Address: 9204 Packer Dr., Wausau, WI 54401  
Phone: (800) 472-0402 #250

Name of Contractor: \_\_\_\_\_

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

**EXISTING AND PROPOSED USES:**

**Current Land Use:**

Principal Use: Medical facility

Accessory or Secondary Uses: Same

**Proposed Use**

No change to use.

No. of occupants proposed to be accomodated: \_\_\_\_\_

No. of employees: \_\_\_\_\_

Zoning District in which property is located: PCD

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.54 Sign Ordinance

**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, this fits the sign code for B-1
B. The proposed development will be consistent with the adopted city master plan;	We've kept the existing base and landscaping from the approved plan from 2002
C. The proposed development will be compatible with and preserve the important natural features of the site;	We've kept the existing base and landscaping from the approved plan from 2002
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	NO

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>NO</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>We've kept the existing base and landscaping from the approved plan from 2002. Setback/location is the same. Is within city codes for height and sq footage.</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>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>NO</p>

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to 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.

*Chris Fick*

Applicant's Signature

8/16/11

Date

**APPLICATION FEES:**

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City 8-19-11 Receipt No. 6.009380

Received by J. Wagner

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: 9-6-11  
Date set for public review before Plan & Architectural Review Board: 9-12-11

**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



**Tips for Minimizing Your  
Development Review Costs:**

**A Guide for Applicants**

## **Cost Recovery Certificate and Agreement**

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

### **Section A: Background Information**

----- **To be filled out by the Applicant/Property Owner** -----

**Applicant's Information:**

Name of Applicant: Graphic House, Inc.  
Applicant's Mailing Address: 9204 Packer Dr.  
Wausau, WI 54401  
Applicant's Phone Number: (800) 472-0402 #250  
Applicant's Email Address: chrisfish@graphichouseinc.com

**Project Information:**

Name/Description of Development: Mulberry Glen  
Address of Development Site: 1305 Main St  
Tax Key Number(s) of Site: \_\_\_\_\_  
Property Owner Information (if different from applicant):  
Name of Property Owner: Dean Clinic  
Property Owner's Mailing Address: 1305 Main St.  
Whitewater, WI



**Tips for Minimizing Your  
Development Review Costs:**

**A Guide for Applicants**

**Section B: Applicant/Property Owner Cost Obligations**

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost .....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B) .....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? Yes No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

**Section C: Agreement Execution**

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Chris Fish  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

Chris Fish  
Printed Name of Applicant/Petitioner

\_\_\_\_\_  
Printed Name of Property Owner (if different)

8/16/11  
Date of Signature

\_\_\_\_\_  
Date of Signature

# GRAPHIC HOUSE

9204 Packer Drive, Wausau, WI 54401 715-842-0402  
www.graphichouseinc.com

CLIENT:  
DEAN CLINIC  
1305 W. MAIN STREET  
WHITEWATER, WI

SALES REP:  
CHRIS F  
DATE:  
6-23-2011

JOB NUMBER:  
CF-994

SALES AUTHORIZATION:

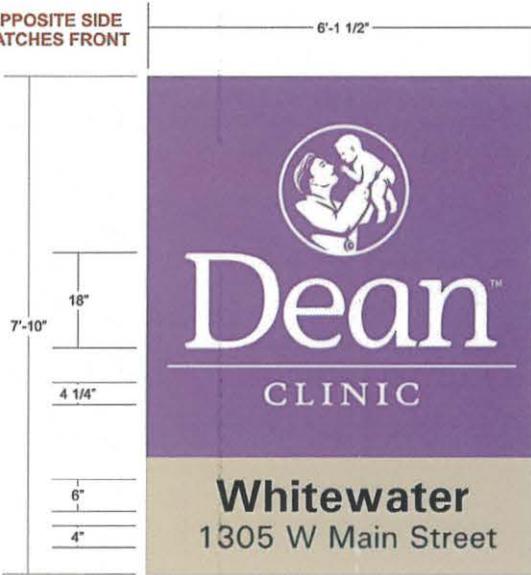
REVISION:  
8-8-2011-A

SALES BRANCHES: DEAN CLINIC, WHITEWATER, WI-1305 W. MAIN STREET, (3RD FLOOR) & DIRECTIONAL  
GraphicHouse.com 1205000 800 421 1 1 0

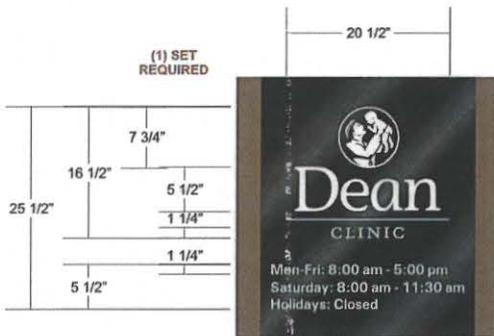
### SIGN SPECIFICATIONS

- (1) D/F INTERN. ILLUM. SIGN CABINET MOUNTED TO EXISTING BASE
- \* SIGN CABINET IS TO BE FORMED OF SIGNTECH BLEEDFACE EXTRUSION PAINTED TO MATCH #8500-403 LIGHT VIOLET VINYL & CLEARCOATED w/ FLEXIBLE MATERIAL STRETCHED OVER THE TOP & CLEAR COATED w/ COOLEY COOLTHAIN.
- \* ALL COPY, STRIPE & LOGO ARE TO BE WHITE w/ #8500-403 LIGHT VIOLET VINYL BACKGROUND. SECONDARY COPY & BACKGROUND ARE TO BE DOUBLE PRINTED ONTO VINYL w/ LAMINATE TO MATCH PMS WARM GREY 3c & BLACK.

OPPOSITE SIDE  
MATCHES FRONT



(1) SET  
REQUIRED



CLIENT HAS IDENTIFIED THE LOCATION IN WHICH THE SIGNAGE IS TO BE INSTALLED. THE CLIENT HAS THE SOLE RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

ALL RIGHTS RESERVED

THIS IS AN ORIGINAL DESIGN CREATED BY GRAPHIC HOUSE, INCORPORATED. THE SUBMITTED DESIGN IS ORIGINAL AND PROTECTED UNDER COPYRIGHT LAWS OF THE UNITED STATES. TITLE IS LIMITED UNDER US COPYRIGHT LAW. YOU AGREE NOT TO COPY, PHOTOGRAPH, REPRODUCE OR SIMILARLY IN ANY MANNER DIRECTLY OR INDIRECTLY ANY OF THE INFORMATION HELD BY YOU WITH ANY OTHER PARTY NOR WILL YOU PERMIT ANY THIRD PARTY TO DO ANY OF THE FOREGOING WITHOUT THE WRITTEN CONSENT OF GRAPHIC HOUSE, INC. A DESIGN FEE OF NOT LESS THAN \$500.00 WILL BE INCURRED BY THIS DRAWING IS SHARED OR COPIED BY ANYONE WHILE IN YOUR POSSESSION. THIS DOES NOT EXCLUDE ADDITIONAL COMPENSATION THAT MAY BE AWARDED DUE TO COPYRIGHT ENFORCEMENT.

RELEASE AUTH:

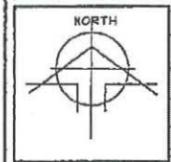
DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING PROVIDE CONCEPTUAL COLORS & GRAPHICS LOCATIONS ONLY. THE COLORS MAY NOT MATCH THE ACTUAL AUTOMOTIVE PAINTS OR THE VINYL COLORS THAT WILL BE USED ON OR IN THE SIGNS SHOWN. ALL SIZES, SHAPES, COLORS, ETC. ARE CONCEPTUAL & MAY VARY FROM ACTUAL PRODUCT.



1305  
Whitewater  
Family  
Practice  
Dean/St. Mary's  
Regional Clinic



REVISIONS	BY
3-1-02	RF
4-9-02	
10-10-02	RF

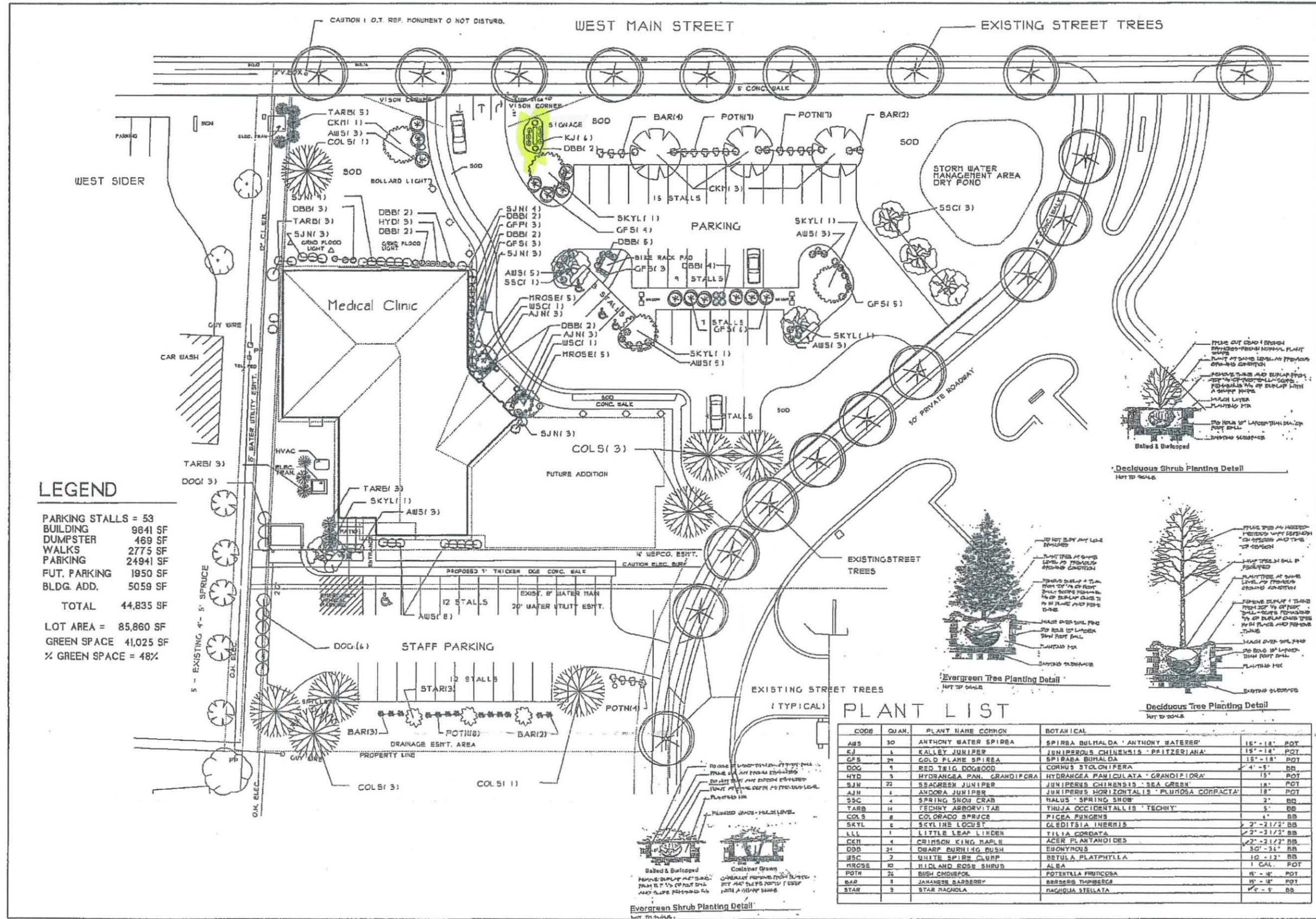


Robert G. Fox, R.L.S.  
20711 Watertown Road  
Waukesha, WI 53186  
Suite A  
PHONE: (262) 796-0880  
FAX: (262) 796-1991

WHITEWATER FAMILY PRACTICE  
St. Marg's / Dean Ventures, Inc.  
MULBERRY GLEN  
CITY OF WATERTOWN WISCONSIN COUNTY, WI

LANDSCAPE PLAN  
MULBERRY GLEN

DESIGNED BY	DECEDED
R. FOX	
DATE:	
SCALE: 1" = 20'	
JOB NO.:	
LANDSCAPE PLAN	
SHEET 1	
OF 1 SHEETS	



**LEGEND**

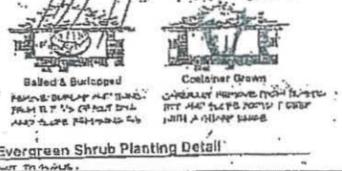
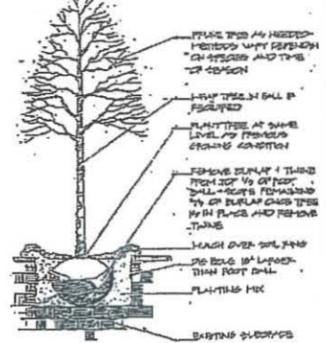
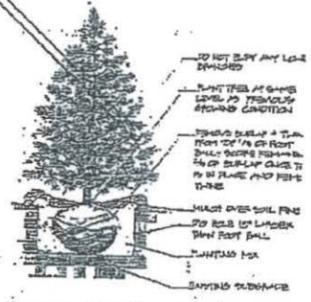
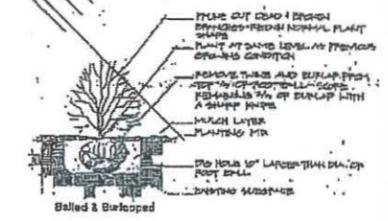
PARKING STALLS = 53  
BUILDING 9841 SF  
DUMPSTER 469 SF  
WALKS 2775 SF  
PARKING 2494 SF  
FUT. PARKING 1950 SF  
BLDG. ADD. 5059 SF

TOTAL 44,835 SF

LOT AREA = 85,860 SF  
GREEN SPACE 41,025 SF  
% GREEN SPACE = 48%

**PLANT LIST**

CODE	QUAN.	PLANT NAME COMMON	BOTANICAL	POT
AWS	30	ANTHONY WATER SPIREA	SPIREA BULMALDA 'ANTHONY WATERER'	15" - 18" POT
EJ	1	KALLEY JUNIPER	JUNIPERUS CHINENSIS 'PRITZERIANA'	15" - 18" POT
GFS	24	GOLD FLAME SPIREA	SPIRAEA BULMALDA	15" - 18" POT
DOG	4	RED TRIG DOGWOOD	CORNUS STOLONIFERA	4" - 5" BB
HYD	3	HYDRANGEA PAN. GRANDIFLORA	HYDRANGEA PANICULATA 'GRANDIFLORA'	15" POT
SJN	22	SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	18" POT
AJN	1	ANDORA JUNIPER	JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA'	3" POT
SSC	4	SPRING SNOW CRAB	THALUS 'SPRING SNOW'	3" BB
TARD	14	TECHNY ARBORVITAE	THUJA OCCIDENTALIS 'TECHNY'	5" BB
COLS	6	COLORADO SPRUCE	PICEA PUGENSIS	4" BB
SKYL	1	SKYLIE LOCUST	GLEDTISIA INERNIS	2" - 2 1/2" BB
LLL	1	LITTLE LEAF LINDEN	TILIA CORDATA	2" - 2 1/2" BB
CKN	4	CRIMSON KING MAPLE	ACER PLATANOIDES	2" - 2 1/2" BB
DBB	24	DWARF BURNING BUSH	EBONYNUS	30" - 31" BB
WSC	2	WHITE SPIRE CLUMP	BETULA PLATYPHYLLA	10 - 12" BB
MROSE	10	HIGHLAND ROSE SHRUB	ALBA	1" CAL. POT
POTN	24	BUSH CINQUEFOIL	POTENTILLA FRUTICOSA	15" - 18" POT
BAD	1	JANAHSEE BARBERRY	BREXERIS THUMBERSII	15" - 18" POT
STAR	3	STAR MAGNOLIA	MAGNOLIA STELLATA	4" - 5" BB





## VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission  
 From: Mark Roffers, AICP, City Planning Consultant  
 Date: September 6, 2011  
 Re: Requested minor change to Mulberry Glen PCD project, New Monument Sign for Dean Clinic, 1305 W. Main Street

### Summary of Request

**Requested Approvals:** Minor change to previously approved signage plans associated with Mulberry Glen Planned Community Development (PCD) project, to enable replacement of existing Dean Clinic monument sign and replacement of a small window sign.

**Location:** Along the north side of West Main Street, in the heart of that commercial district.

**Current Land Use:** Medical clinic. Mulberry Glen PCD also includes housing options for elderly residents.

**Proposed Use:** No changes in underlying land uses proposed.

**Current Zoning:** PCD Planned Community Development, originally approved in the 1990s.

**Proposed Zoning:** PCD (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Planned Mixed Use

**Surrounding Zoning and Land Use:** B-1 Community Business District to north, east, and west. Clinic is across West Main Street from Sentry and just east of the Westsider gas station/convenience store.

**Brief History of Project:** Original PCD zoning and plans for Mulberry Glen were approved in the 1990s. At that time, the clinic site was left to be detailed and developed at a future date. The City approved a PCD Specific Implementation Plan for the clinic in 2002. Those approved plans included a monument sign for the clinic of approximately 8 feet in height, 48 square feet in area, and with an arch design and bronze metal enclosure to match the main Mulberry Glen monument sign further east along West Main Street. The clinic would also like to replace a small window sign at the entrance to its building as part of this proposal. Staff has classified these proposed replacement signs as representing a "minor change" to the previously approved PCD Specific Implementation Plan, which requires Plan and Architectural Review Commission approval and no public hearing.

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](http://www.vandewalle.com)

## Recommendation on PCD Minor Change

I recommend the Plan and Architectural Review Commission approve the proposed minor change to the previously approved Mulberry Glen PCD-SIP for the clinic at 1305 West Main Street, subject to the following conditions:

1. The signage shall be in accordance with the sign plan dated 6-23-11.
2. The applicant shall obtain a sign permit prior to construction of the new monument sign.
3. Aside from existing and proposed window signs, there shall be no signs mounted to the building.
4. Existing vegetation around the base of the monument sign shall either be maintained "as-is" or replaced if damaged during sign installation.
5. Internal sign lighting shall meet the City's exterior lighting standards within Section 19.57 of the zoning ordinance.
6. All 2002 conditions associated with the clinic's PCD-SIP plan approval shall remain in effect.

## Analysis of Proposed Project

Per the City's zoning ordinance, Planned Community Development projects are supposed to be "developments conceived and implemented as cohesive, unified projects" and to "demonstrate cohesive site planning." Further, the PCD standards require "signage plans demonstrating a unified or compatible design theme."

The original PCD and 2002 clinic amendment to it are a good example of the project that exemplifies these principles. Signage design, themes, and sizes are consistent and modest throughout the project.

Under PCD zoning, the normal City zoning ordinance rules for signage do not apply. Sign sizes are instead negotiated based on the goals of PCD zoning and the existing and desired context of the area.

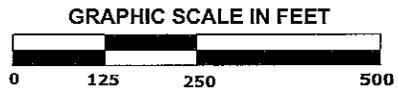
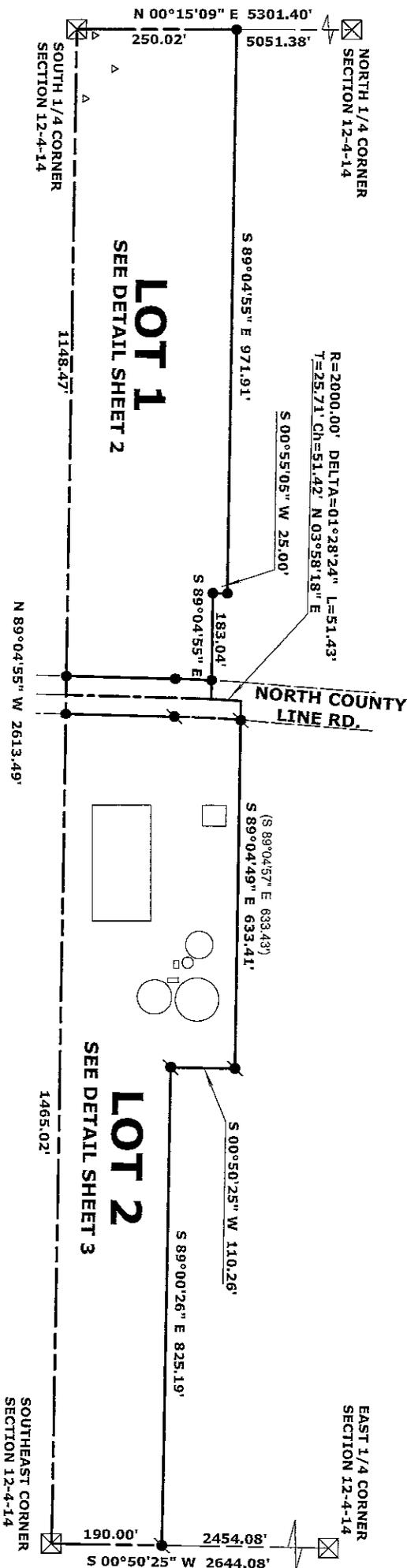
The proposed monument sign will remain on the same base with the same landscaping around it. It will be of similar square footage to the current sign in this same location. However, it will be about 2 feet taller (10 feet total height). 10 feet is the maximum monument sign height for the surrounding B-1 district, and is smaller than many of the pole-mounted signs on nearby commercial properties.

The proposed signage is part of Dean Clinic's region-wide approach to modernize its signage around a common theme. The design of the sign itself breaks a bit from the earlier-established Mulberry Glen sign shape and framing materials. The applicant is reluctant to match those aspects of the old sign based on a desire for unified signage on Dean Clinic properties. While certainly a concession to the original concept of the PCD, this sign and clinic site also visually relates to other commercial properties in the area.

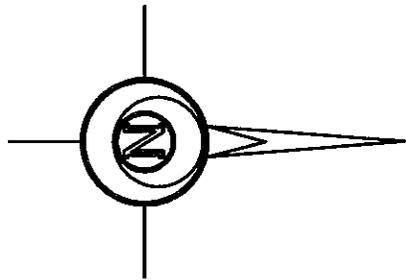
It is my opinion that the new sign will be compatible with existing signs on the PCD property, and the total Dean Clinic sign package remains quite modest. For example, no wall sign is proposed, and I advise that in exchange for the larger and differently-designed monument sign, no wall sign (except for the window signs) be permitted.

# CERTIFIED SURVEY MAP

A REDIVISION OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGE 493, DOCUMENT NO. 1125547 AND A REDIVISION OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGES 136-138, DOCUMENT NO. 1407291 AND PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 14 EAST, LIMA TOWNSHIP, ROCK COUNTY, WISCONSIN.



- Legend**
- Found County Section Corner Concrete Mon. with Brass Cap
  - Found iron rod 3/4" dia.
  - Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft.
  - (xx)** Recorded Dimension



SCALE 1" = 250 FEET

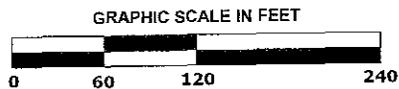
**OWNERS:**  
 MARY ELLEN POPE REVOCABLE TRUST  
 MARY ELLEN POPE: TRUSTEE  
 AND DONALD POPE  
 10041 N. COUNTY LINE ROAD  
 WHITEWATER, WI 53190

Horizontal Datum is based on the Rock County Coordinate System, North American Datum of 1983 (NSRC 2007). The South line of the SE 1/4 of Section 12-4-14 was assumed to bear N 89°04'55" W

MARK L. MIRITZ  
 WI, REGISTERED LAND SURVEYOR S-2582  
 AUGUST 31, 2011

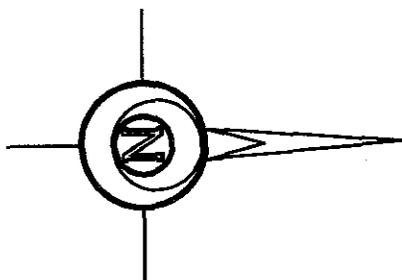
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### Legend

- Found County Section Corner Concrete Mon. with Brass Cap
- Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./ lin. ft.



SCALE 1" = 120 FEET

Horizontal Datum is based on the Rock County Coordinate System, North American Datum of 1983 (NSRC 2007). The South line of the SE 1/4 of Section 12-4-14 was assumed to bear N 89°04'55" W

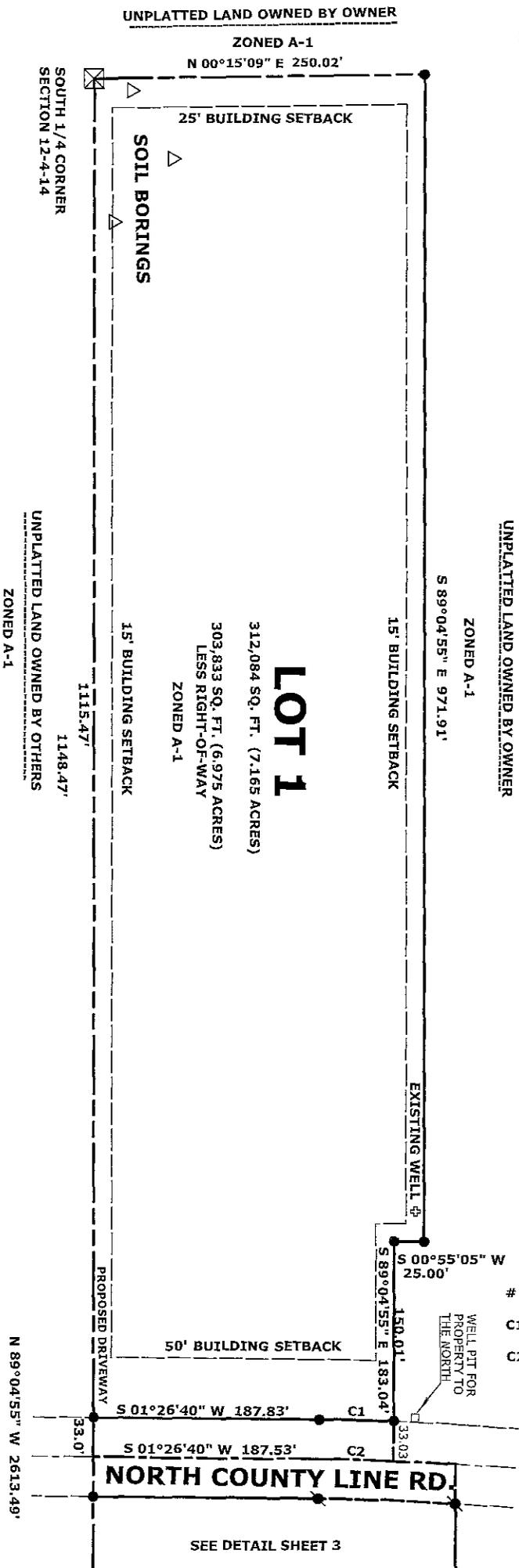
OWNER:  
 MARY ELLEN POPE REVOCABLE TRUST  
 MARY ELLEN POPE: TRUSTEE  
 AND DONALD POPE  
 10041 N. COUNTY LINE ROAD  
 WHITEWATER, WI 53190

### CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C1	2033.00'	01°45'10"	62.20'	62.19'	31.10'	S 02°19'15" W
C2	2000.00'	01°47'26"	62.50'	62.50'	31.25'	S 02°20'23" W

MARK L. MIRITZ  
 WI. REGISTERED LAND SURVEYOR S-2582  
 AUGUST 31, 2011

SHEET 2 OF 5 SHEETS  
 PROJECT NO. 11,405





# CERTIFIED SURVEY MAP

A REDIVISION OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGE 493, DOCUMENT NO. 1125547 AND A REDIVISION OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGES 136-138, DOCUMENT NO. 1407291 AND PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 14 EAST, LIMA TOWNSHIP, ROCK COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MARY ELLEN POPE REVOCABLE TRUST, MARY ELLEN POPE: TRUSTEE AND DONALD POPE, OWNERS, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES, AND WITH THE SUBDIVISION REGULATIONS OF ROCK COUNTY, WISCONSIN. THIS LAND IS A REDIVISION OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGE 493, DOCUMENT NO. 1125547 AND A REDIVISION OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGES 136-138, DOCUMENT NO. 1407291 AND PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 14 EAST, LIMA TOWNSHIP, ROCK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE North 89°04'55" West 2,613.49 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 TO THE SOUTH 1/4 CORNER OF SAID SECTION 12; THENCE North 00°15'09" East 250.02 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO A SET IRON ROD; THENCE South 89°04'55" East 971.91 FEET TO A SET IRON ROD; THENCE South 00°55'05" West 25.00 FEET TO A SET IRON ROD; THENCE South 89°04'55" East 183.04 FEET TO A POINT ON A CURVE ON THE CENTERLINE OF NORTH COUNTY LINE ROAD; THENCE CONTINUE ON SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,000.00 FEET, A DELTA OF 1°28'24", AN ARC LENGTH OF 51.43 FEET, AND A CHORD WHICH BEARS North 03°58'18" East HAVING A CHORD DISTANCE OF 51.42 FEET; THENCE South 89°04'49" East 633.41 FEET TO A FOUND IRON ROD; THENCE South 00°50'25" West 110.26 FEET TO A FOUND IRON ROD; THENCE South 89°00'26" East 825.19 TO A FOUND IRON ROD ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE South 00°50'25" West ALONG SAID EAST LINE 190.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 661,520 SQUARE FEET OR 15.186 ACRE(S) OF LAND, MORE OR LESS.

\_\_\_\_\_  
MARK L. MIRITZ  
REGISTERED LAND SURVEYOR S-2582  
AUGUST 31, 2011

## OWNER'S CERTIFICATE:

MARY ELLEN POPE, TRUSTEE OF THE MARY ELLEN POPE REVOCABLE TRUST AND DONALD POPE, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

\_\_\_\_\_  
MARY ELLEN POPE, TRUSTEE

\_\_\_\_\_  
DONALD POPE

STATE OF WISCONSIN) SS  
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_  
THE ABOVE NAMED MARY ELLEN POPE AND DONALD POPE TO ME KNOWN TO BE PERSONS  
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_, \_\_\_\_\_ COUNTY, WISCONSIN.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_.

## TOWN OF LIMA APPROVAL:

I CERTIFY THAT THIS CERTIFIED SURVEY MAP PREPARED FOR MARY ELLEN POPE REVOCABLE TRUST AND DONALD POPE, IS ACCEPTED AND APPROVED FOR RECORDATION BY THE LIMA TOWN BOARD.

DATE \_\_\_\_\_  
\_\_\_\_\_  
TOWN CHAIRPERSON

## ROCK COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PROPERTY TAXES ON THE PARENT PARCEL ARE

CURRENT AND HAVE BEEN PAID AS OF \_\_\_\_\_, 201\_\_\_\_

ROCK COUNTY TREASURER \_\_\_\_\_

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

PROJECT NO. 11.405  
SHEET 4 OF 5 SHEETS

N9330 KNUTESON DRIVE  
WHITEWATER, WI 53190

**LAND-MARK SURVEYING**

www.Land-MarkSurveying.com

PHONE: (262) 495-3284  
CELL: (262) 949-1239  
FAX: (262) 495-8421

# CERTIFIED SURVEY MAP

A REDIVISION OF LOT 1 OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 14, PAGE 493, DOCUMENT NO. 1125547 AND A REDIVISION OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 22, PAGES 136-138, DOCUMENT NO. 1407291 AND PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 4 NORTH, RANGE 14 EAST, LIMA TOWNSHIP, ROCK COUNTY, WISCONSIN.

## CITY OF WHITEWATER APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF WHITEWATER, WISCONSIN, MARY ELLEN POPE REVOCABLE TRUST AND DONALD POPE, OWNERS, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011. \_\_\_\_\_  
MICHELE SMITH, CITY CLERK

## ROCK COUNTY PLANNING AND DEVELOPMENT:

THIS FINAL LAND DIVISION NO. \_\_\_\_\_ IS APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, PURSUANT TO CHAPTER 15 OF THE ROCK COUNTY LAND DIVISION REGULATIONS.

AUTHORIZED SIGNATURE \_\_\_\_\_

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.  
AND RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEYS OF ROCK COUNTY AT PAGES \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

\_\_\_\_\_  
ROCK COUNTY REGISTER OF DEEDS

\_\_\_\_\_  
MARK L. MIRITZ  
REGISTERED LAND SURVEYOR S-2582  
JULY 30, 2011

PROJECT NO. 11.405  
SHEET 5 OF 5 SHEETS

**Jane Wegner**

---

**From:** Mark Roffers [MRoffers@vandewalle.com]  
**Sent:** Friday, September 02, 2011 4:47 PM  
**To:** Jane Wegner; Mary Nimm  
**Cc:** Wally McDonell; Scott Harrington  
**Subject:** Comments on REVISED Mary Ellen Pope CSM Along North County Line Road, Town of Lima

Hi Mary and Jane—

Rock County has required some changes to the Mary Ellen Pope CSM along County Line Road in the Town of Lima, compared to what the City Plan and Architectural Review Commission approved at its August 10, 2011 meeting.

The net effect of the CSM changes is to require a 15-acre remnant parcel east of County Line Road under the same ownership to be included as the second lot within the CSM. No further changes to the CSM or the development potential within the CSM area have changed from the August 10 version.

Still, given the fact that the CSM has increased both in land area and number of lots from the version the Plan Commission approved in August, it is my recommendation that the Plan Commission re-approve this new CSM.

While well within the City's extraterritorial jurisdiction, the CSM is outside of the City's sewer service area boundary and planned growth area. (And, as a legal matter, any City expansion into the Town of Lima/Rock County would require approval by both the town and county board.) In any case, I understand that no additional development beyond what has existed here historically would occur as result of the CSM. The integrity of the area as a planned "agricultural preservation area" as represented in city, town, and county plans would be maintained.

I have reviewed the new version of the CSM and recommend its approval without conditions.

Please forward this email to the Commission and applicant.

Thanks,  
Mark

Mark Roffers, AICP  
City of Whitewater Planning Consultant

Vandewalle & Associates Inc.  
Shaping Places, Shaping Change  
120 East Lakeside Street  
PO Box 259036  
Madison, WI 53725-9036

608.255.3988  
[www.vandewalle.com](http://www.vandewalle.com)

**From:** Mark Roffers [mailto:MRoffers@vandewalle.com]  
**Sent:** Monday, August 08, 2011 3:33 PM  
**To:** Mary Nimm  
**Subject:** RE: Depot Restoration

Mary--

I think all of this falls under the "minor remodeling" category. It is also a nice clear and complete set of plans. In my opinion, you could go ahead and approve this administratively. Still, I might suggest, at the September meeting, letting the Commission know you did this and sharing Sheet A3.0 and the overhead site plan sheet with the Commission in the packet, so they are informed and not taken by surprise when work starts.

Mark

**From:** Mark Roffers [mailto:MRoffers@vandewalle.com]  
**Sent:** Monday, August 08, 2011 11:16 AM  
**To:** Mary Nimm; Kevin Brunner  
**Subject:** RE: Depot Restoration

I agree that most of this seems quite minor in terms of how the Depot will look vs. how it looks right now. Section 19.63.050(A) does allow for staff approval of site/building plans, even in the B-2, for "minor remodeling." I would agree that 1-4 could fall under that "minor remodeling" category and therefore be approved by staff. As far as #5 is concerned, I would really need to see what the new roof would look like today versus what it will look like with the renovation to offer you an informed opinion. If it's difficult to tell the difference, then I would say that staff approval of #5 would be OK too, perhaps with a simple report to the Plan Commission advising them that you did that. Mark

---

**From:** Mary Nimm [mailto:MNimm@whitewater-wi.gov]  
**Sent:** Monday, August 08, 2011 10:47 AM  
**To:** Mark Roffers; Kevin Brunner  
**Subject:** RE: Depot Restoration

I asked the architects to remind me of the work to the outside of the depot, thinking it was minimal and here's what it is...

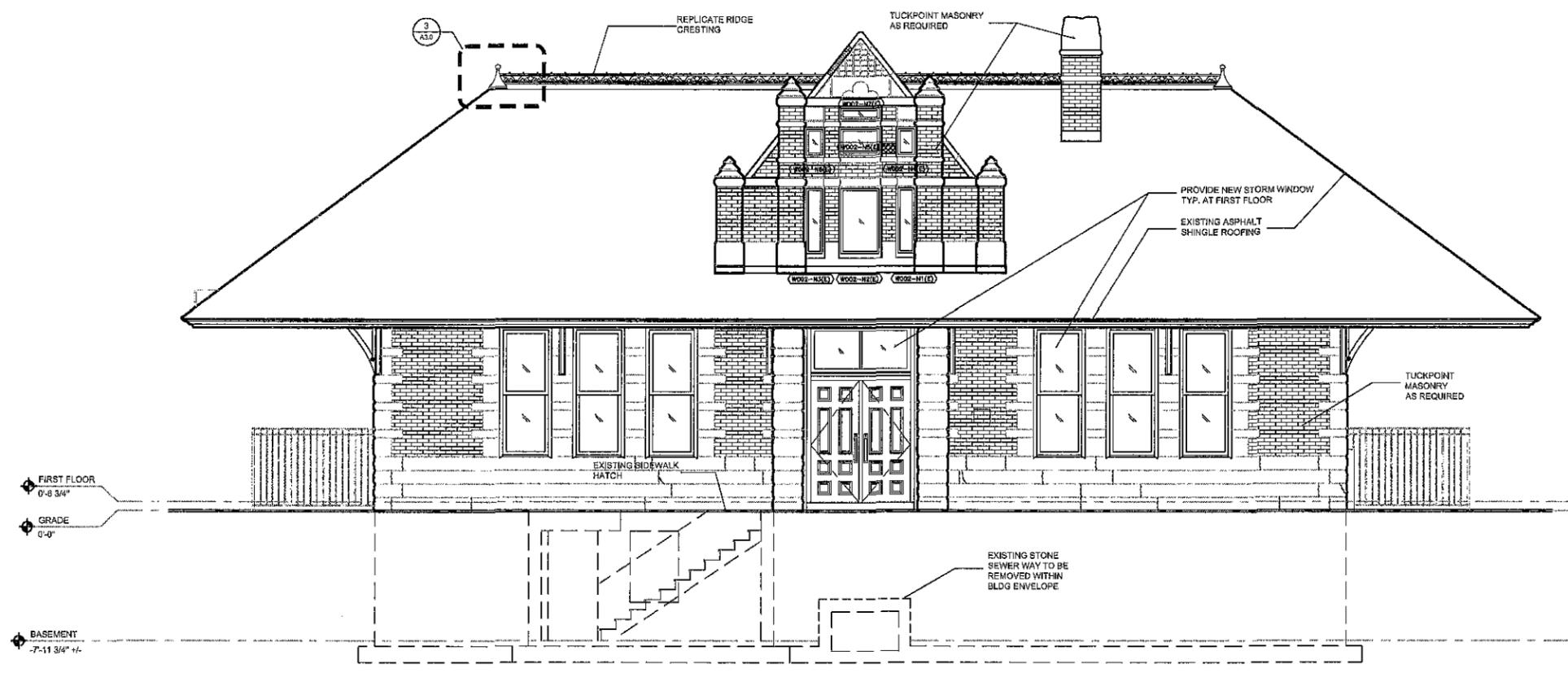
1. Re-point and clean the brick and stone masonry.
2. Rehabilitation of the wood windows.
3. Re-paint exterior.
4. Install roof venting.
5. Install re-created historic roof cresting.

**Peter R Rott, AIA, NCARB**

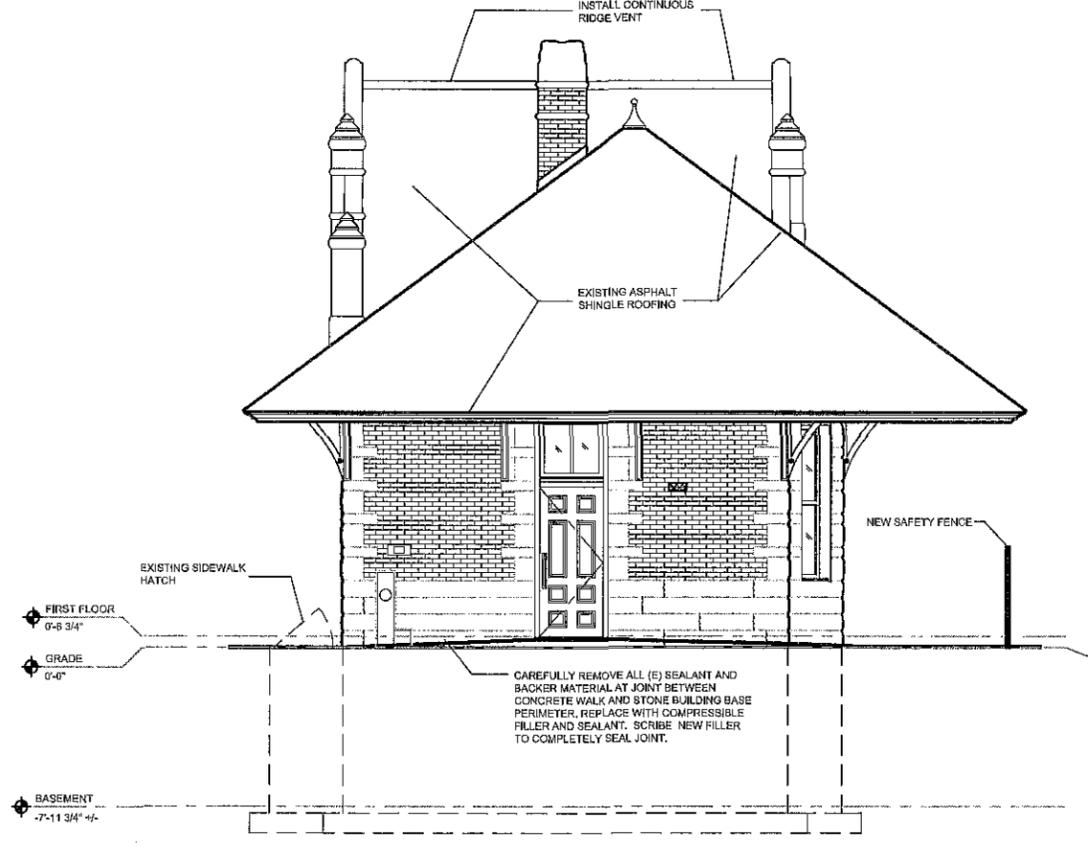
**ISTHMUS**

ARCHITECTURE, INC.

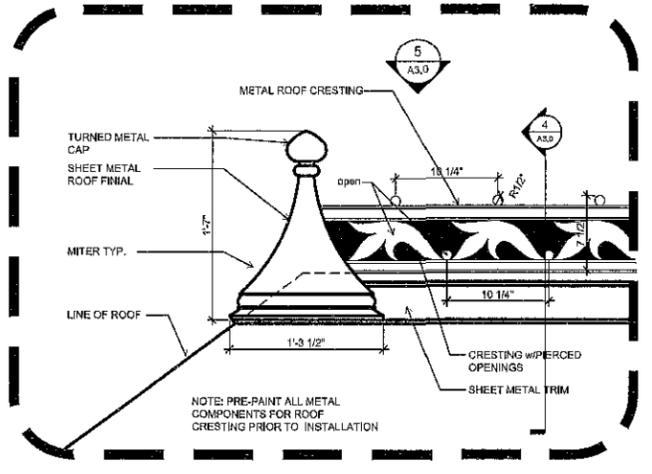
608.310.5362



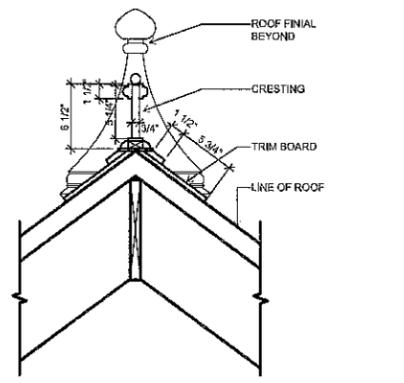
**1 NORTH ELEVATION**  
Scale: 1/4"=1'-0"



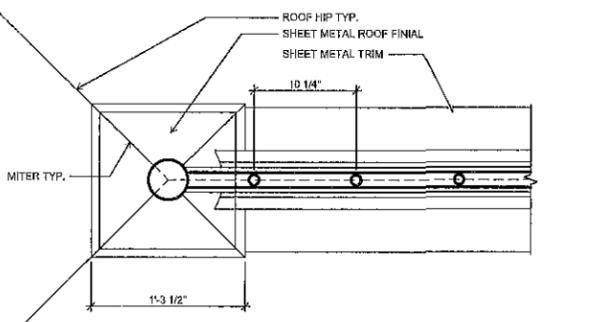
**2 WEST ELEVATION**  
Scale: 1/4"=1'-0"



**3 CRESTING DETAIL**  
Scale: 1 1/2"=1'-0"



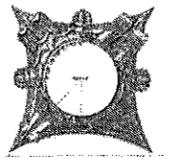
**4 SECTION THRU CRESTING**  
Scale: 1 1/2"=1'-0"



**5 CRESTING TOP VIEW**  
Scale: 1 1/2"=1'-0"

KEY	
	RESET STONE COPING
	BRICK REPAIR
	MORTAR PATCH TO BE REMOVED & REPLACED

**ISTHMUS**  
ARCHITECTURE, INC.  
613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



Professional Engineer  
No. 1005.01  
Wisconsin  
1/21/2011  
JP

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Isthmus Architecture, Inc.

WHITEWATER PASSENGER DEPOT  
RESTORATION  
WISDOT #3835-02-00  
CITY OF WHITEWATER  
WALWORTH COUNTY

Proj. No.:	1005.01
Scale:	1/4" = 1'-0"
Drawn By:	JP
Date:	01/21/2011
Rebid Date:	
Rev. Date:	
EXTERIOR ELEVATIONS	
Sheet Title	
Sheet No.:	

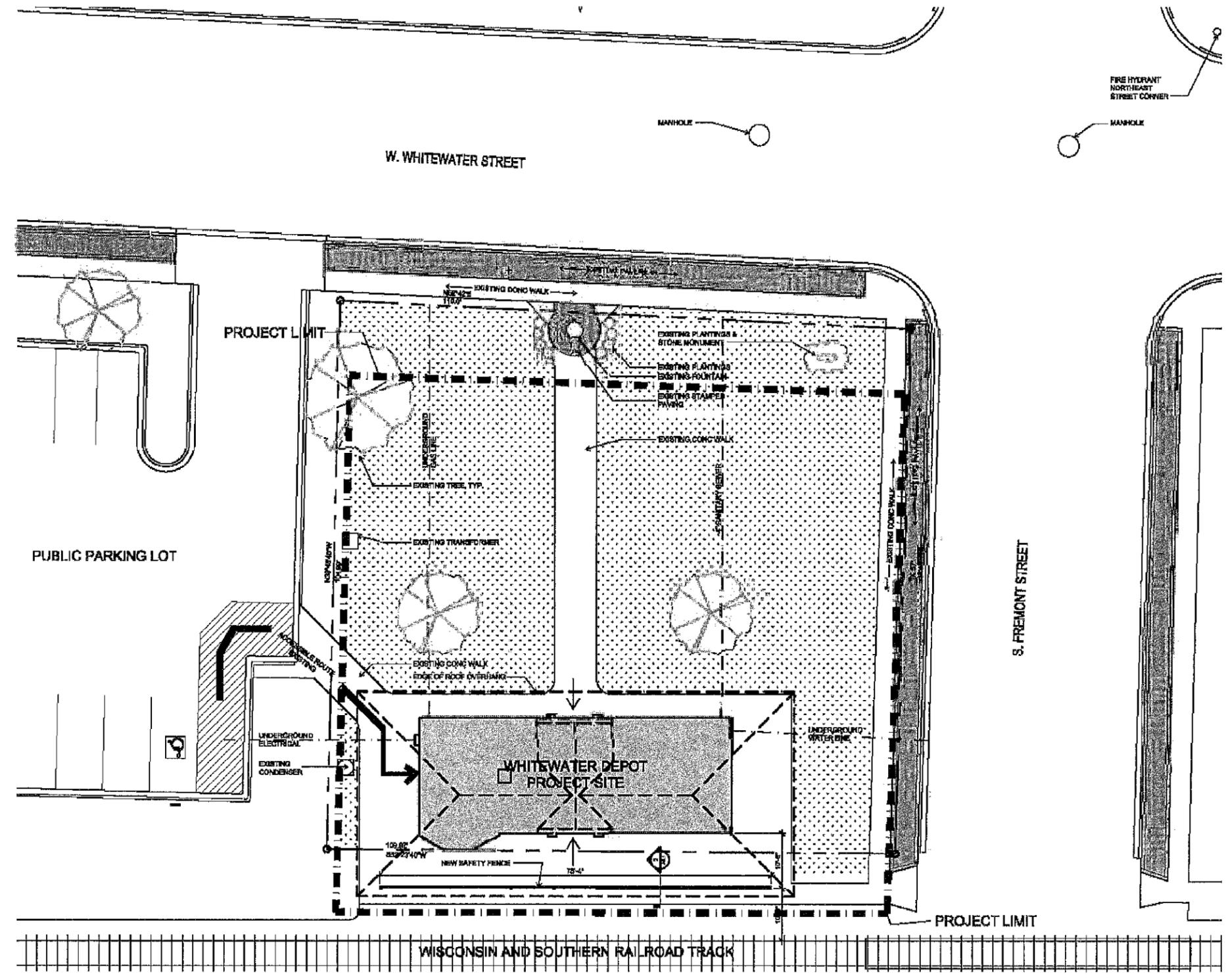
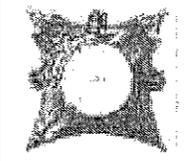
**A3.0**

**LEGAL DESCRIPTION**

Commencing at the intersection of the City Line of Whitewater Street and the City Line of Fremont Street (formerly Upper Street) and going along the City Line of Block 6 (part of Block of Upper Street) to the West (true edge) of Whitewater Street, Walworth County, Wisconsin (see the plan of Engineering of the book hereinafter described) to-wit: thence S. 88°45'40" W. 130.07 feet, thence S. 89°23'47" W. 150.97 feet, thence N. 88°45'40" W. 130.07 feet to the City Line of Whitewater Street, thence N. 82°42'11" along said Street Line 130.99 feet to the Town of the beginning. Circulating 11,350 sq. ft. of land more or less.

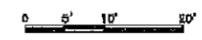
**ISTHMUS ARCHITECTURE, INC.**

613 Williamson Street  
Suite 203  
Madison, WI 53703  
Phone: 608.294.0206  
Fax: 608.294.0207



VERIFY EXACT LOCATIONS OF SITE UTILITIES PRIOR TO EXCAVATION  
WI DIGGERS HOTLINE: 800-242-5811  
THIS DRAWING IS BASED UPON A PREVIOUSLY EXISTING CERTIFIED SURVEY MAP PREPARED BY A REGISTERED SURVEYOR ON FILE WITH THE REGISTER OF DEEDS. THE ACCURACY OF THIS DOCUMENT HAS NOT BEEN VERIFIED BY THE ARCHITECT OF THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITIONS PRIOR TO START OF WORK.

**SITE PLAN**  
Scale: T-10'-0"



WHITEWATER PASSENGER DEPOT  
RESTORATION  
WISDOT #3835-02-00  
CITY OF WHITEWATER  
WALWORTH COUNTY

Proj. No.:	1006.01
Scale:	1" = 10'-0"
Drawn By:	JF
Date:	01/21/2011
Rebid Date:	
Rev. Date:	
SITE PLAN	
Sheet Title	
Sheet No.:	

**C1.0**