



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

May 13, 2013

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin

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, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
3.	Review minutes of April 8, 2013.
4.	Review proposed construction of a baseball field in Starin Park with improved parking and shared use path connections to be located at 504 W. Starin Road for the City of Whitewater.
5.	Review proposed building modifications to include a 14' x 14' overhead door, a 725 sq. ft. addition on the south side of the existing building (for storage of waste materials in approved containers for collection and disposal), and a 21' x 32' concrete curbed area for an additional 1,000 gallon fuel tank to be located at 757 N. Newcomb Street for Generac Power Systems, Inc.
6.	Hold a public hearing for the consideration of a conditional use permit for a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke.
7.	Information Items: a. Update on Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – June 10, 2013
8.	Adjournment.

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 Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

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

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
April 8, 2013

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

Call to order and roll call.

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

Present: Lynn Binnie, Karen Coburn, Bruce Parker, Cort Hartmann, Donna Henry (alternate), Jeffrey Eppers (alternate) Dan Comfort (alternate). Absent: Rod Dalee, Greg Meyer, Jacob Henley. Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. Moved by Parker and seconded by Coburn to approve the Plan Commission minutes of March 11, 2013 as amended at the meeting. Motion was approved by unanimous voice vote.

Review proposed extra-territorial certified survey map for one lot located at the northeast corner of Taylor and Island Roads in Whitewater Township for Eva N. Raufman. City Planner Latisha Birkeland explained that the 1.5 mile extra-territorial jurisdiction divides the proposed lot which is being divided off a large parcel. The proposed lot is to be used for residential. The certified survey map was approved by Whitewater Township on December 12, 2012. The property was rezoned over a year ago and meets the A-5 Zoning of the County. One of the things we look at with extra-territorial approvals is if the parcel is located within the City of Whitewater Sanitary Sewer Service Area. The certified survey map parcel is located just short of one mile outside the City of Whitewater Sanitary Sewer Service Area and away from any City planned growth area. Mark Moritz, the surveyor, was present to answer any questions.

Moved by Parker and seconded by Comfort to approve the extra-territorial certified survey map for one lot located at the northeast corner of Taylor and Island Roads in Whitewater Township for Eva N. Raufman with the City Planner's two conditions. Motion approved by unanimous roll call vote.

Informational Items:

Zoning Rewrite. City Planner Latisha Birkeland explained that the Zoning Rewrite Committee is scheduled to meet on May 8, 2013. The agreement between the consultant and the Committee was to make the proposed changes and get it to the Zoning Rewrite Steering Committee at least two weeks prior to the next meeting so the committee has time to review the changes (April 24, 2013).

Latisha also mentioned that any Commissioner interested in the Plan Commission Workshop in Kenosha should let her know so she can get them registered.

Future agenda items. City Planner Latisha Birkeland stated that the May Plan Commission meeting would have several items on the agenda. They include a conditional use permit application from Dr. Suzanne Popke for 404 W. North Street; Treyton Field of Dreams park plan; and an addition and possible detached building for Generac.

Next regular Plan Commission meeting – May 13, 2013.

Moved by Hartmann and seconded by Comfort to adjourn the meeting. Motion approved by unanimous roll call vote. The meeting adjourned at approximately 6:10 p.m.

Vice-Chairperson Lynn Binnie



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Meeting Date: May 13th, 2013
Re: Proposed construction of a baseball field in Starin Park with improved parking and shared use path connections to be located at 504 W. Starin Road for the City of Whitewater.

Summary of Request

In July of 2010, the Parks and Recreation Board authorized purchase of a home on Fremont Street that was surrounded on 3 sides by Starin Park. The acquisition was made to accommodate the Parks and Recreation Department's need for another youth baseball and softball field. Treyton Kilar was killed in September of 2010, as the vehicle his family was traveling in was struck by a drunk driver. The Parks and Recreation Department was approached shortly after Treyton's death about the planned field construction and a memorial to Treyton being combined due to Treyton's love of baseball. This concept was discussed and approved by the Parks and Recreation Board and planning for the project began in earnest. The goals of the project were to provide an outstanding field for the youth of Whitewater and to serve as a lasting memory of the dangers of destructive decisions. The Kilar family, friends, and Whitewater community have worked tirelessly to plan, fundraise, and support this project.

Treyton's Field of Dreams is a 225-250' youth baseball and softball field that when constructed will be able to host all ages of fastpitch softball, and youth baseball up to age 12 for Parks & Recreation programs, community use, and tournaments. It will also be able to host special events such as concerts, movies, fundraisers, wiffleball tournaments, etc. The infield and perimeter areas of the playing surface will be FieldTurf XT, a synthetic turf that combines fibers (designed to resemble blades of grass) and a patented infill system of washed silica sand and rounded cryogenic rubber infill. The outfield will be natural grass supported by an irrigation system. Concrete block dugouts, a brick backstop with mesh netting, bleacher system to seat 300 people and picnic table areas are included on the plan. Additionally, the plan includes batting cages and perimeter decorative fencing.

As part of the project, the City is expanding both parking lots within the park, development of two bioretention basins, a straightened entrance, and adding a shared path connection throughout the park. The expanded main parking lot will include a drop-off location, an additional 34 parking spaces and 2 handicapped spaces. The east parking lot (next to Water Utility) will have an additional 36 spaces and a new entrance from Starin Road. The shared use path work within

the park will provide a valuable link from the on-street bike lanes on Starin Road through the park and connect to the path along Fremont Road, just north of Starin Park. The improved path work will also include an accessible path to the Little League Diamond, a needed ADA compliance issue.

Utilities

The plans show utility lines running underneath the field. Upon review of this, Strand Associates and staff have approved for the lines to stay where they are. In the future, if rerouting the utility lines was necessary or recommended, Strand Associates and staff would review and present to the Common Council.

Lighting

Lighting examples have been included in the packet, but have not been identified on the plan.

Section 19.57.150 J – Exterior lighting for Outdoor Recreational Uses:

Ball diamonds, playing fields, golf driving ranges, tennis courts, parks and similar outdoor recreational uses may be exempted from one or more of the outdoor lighting standards of this section if approved by the Plan and Architectural Review Commission through site plan review.

I recommend that the Plan Commission exempt the Field of Dreams from the height requirement of 35 feet, which is the highest height the Code allows for commercial, industrial and institutional districts, and the footcandle limitation. Typical illumination needs for recreation fields require higher, more intense lighting. Limiting the height to 60 feet would be reasonable.

Landscaping

City Forester, Chuck Nass created and approved the landscaping plan for this project. The Urban Forestry Commission has reviewed and approved the landscaping plan on April 23rd, 2013.

Summary of Approvals

Treyton's Field of Dreams has been considered by the Park and Recreation Board and the City Council, during the site plan creation process. The plan attached to this memo was approved by the Park and Recreation Board on April 9th, 2013.

Recommendation Site Plan

In good faith staff, the Kilars, community members and all boards and commissions have worked very hard on this project. This will be an asset to the community and I look forward to seeing it built.

Staff review and general approvals have been given from Greg Noll, Building Inspector; Mark Fisher, City Engineer; Chuck Nass, City Forester. Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve Treyton's Field of Dreams with the following requirements:

1. With the understanding that this project may change slightly during the upcoming stages of the planning process, require the staff to follow upcoming approvals as directed from the Common Council.
2. Staff will return to the Plan and Architectural Review Commission to present a proposed concession stand that is separate from this project.
3. Any permitting requirements by the State of Wisconsin should be followed.

Analysis of Proposed Project

Standard	Evaluation	Comments
Plan Review Guidelines (see section 19.63.100 of zoning ordinance)		
The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes	Project is consistent with the purpose, character and intent of the Park and Recreation designated land use.
The proposed development will be consistent with the adopted city master plan;	Yes	Allowing the continuation and expansion of this use is encouraged by the Comprehensive Plan.
The proposed development will be compatible with and preserve the important natural features of the site;	Yes	The site will be improved while landscaping and storm water retention will be added.
The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Yes	The proposed addition will not create a nuisance to the neighboring uses.
The proposed development will not create traffic circulation or parking problems;	Yes	Expanded parking areas and new entrance will decrease any traffic circulation or parking problems
The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes	The proposal is compatible with Starin Park.
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A	This is not a national or local landmark.

Standard	Evaluation	Comments
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Yes	Project is consistent with the purpose, character and intent of the M-1 Zoning District and the Business Park Covenants.



Neighborhood Services Department
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and Building Inspections*

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Telephone: (262) 473-0540

NOTICE OF REVIEW

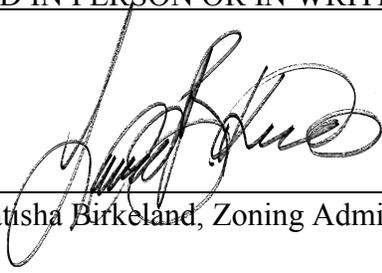
TO ALL INTERESTED PARTIES:

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 13th day of May, 2013 at 6:00 p.m. to review the proposed construction of a baseball field in Starin Park with improved parking and shared use path connections to be located at 504 W. Starin Road for the City of Whitewater.

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 5:00 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



Latisha Birkeland, Zoning Administrator

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ANGELA L HOAG
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WHITEWATER WI, 53190

DEBRA A SHROBLE
387 N FREMONT ST
WHITEWATER WI, 53190

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ELKHORN WI, 53121

CHAD CHAPMAN
LEISHA CHAPMAN
505 MEADOWVIEW LN
JOHNSON CREEK WI, 53038

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WHITEWATER WI, 53190

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JACQUELINE A JERMAN
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BLAZANKA A DELL
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SAMANTHA J GEHM *
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MADISON WI, 53714

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WHITEWATER WI, 53190

FAIRHAVEN CORPORATION
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N1190 HIGHWAY N
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1344 CADBURY CT
REEDSBURG WI, 53959

VIOLET K DEWIND
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WHITEWATER WI, 53190-1400

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SUSAN M NIES
275 N ESTERLY
WHITEWATER WI, 53190

CATHY S DICKMEYER
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WHITEWATER WI, 53190

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

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 4-8-13.
2. Agenda Published in Official Newspaper on 5-9-13.
3. Notices of the public review mailed to property owners on 4-30-13.
4. Plan Commission holds the public review on 5-13-13.
They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

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

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

SITE PLAN SUBMITTAL REQUIREMENTS

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

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

Address of Project 504 W Starin Road
Zoning of Property _____

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 68 ;
 - G. Other;

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: City of Whitewater
Applicant's Address: 312 W Whitewater Street
Whitewater, WI 53190 Phone # 262-473-0122

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

Street address of property: 504 W Storm Road

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
Storm Park

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

Name of Individual: Matt Amundson

Name of Firm:

Office Address: 312 W Whitewater Phone: 262-473-0122

Name of Contractor: Strand Associates

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: park Current Land Use:

Accessory or Secondary Uses:

Proposed Use

construct baseball field in Storm Park with improved parking and shared use path connections

No. of occupants proposed to be accommodated: 0

No. of employees:

Zoning District in which property is located:

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

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>Yes, project meets and expands current use</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>Yes, meets goals of Parks & Open Space Plan while accomodating growing recreational needs of existing programs.</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>The project adds value to the existing site, includes planting & relocate HO trees, along with features that accomodate stormwater in an environmentally friendly approach.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>The use conforms with existing use of the site and will add value to the adjoining neighborhood.</p>

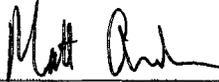
STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>Plan improves parking and congestion near the site</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Yes, features match or enhance existing conditions</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>N/A</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Proposal will not affect sunlight or solar access to adjoining properties.</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.



Applicant's Signature

4/8/2013

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 4-30-13
Date set for public review before Plan & Architectural Review Board: 5-13-13

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

TREYTON'S FIELD OF DREAMS

FOR THE

CITY OF WHITEWATER

WALWORTH COUNTY, WISCONSIN

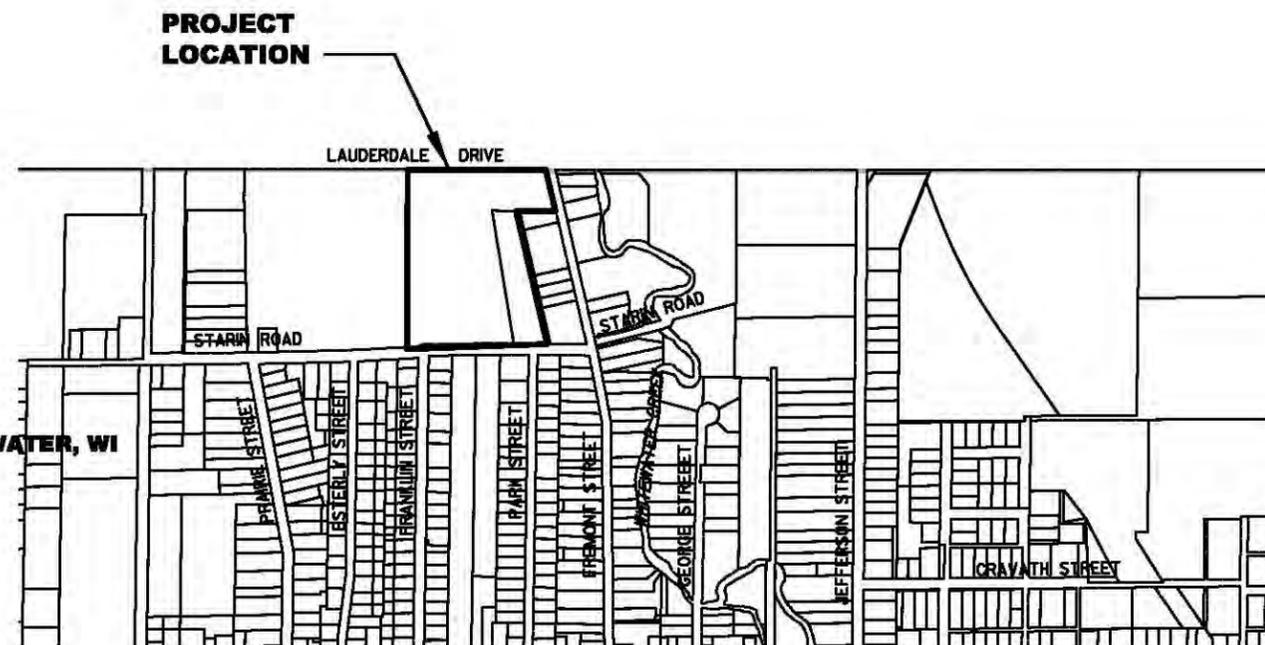
JULY 2013

LIST OF DRAWINGS

<u>SHEET NO.</u>	<u>DRAWING TITLE</u>
1	TITLE SHEET
2	STANDARD NOTES, SYMBOLS, AND DETAILS
3	EROSION CONTROL DETAILS
4	EROSION CONTROL PLAN
5	SITE PLAN NORTH - BASEBALL FIELD
6	SITE PLAN SOUTH - PARKING LOTS
7	GRADING PLAN NORTH - BASEBALL FIELD
8	GRADING PLAN SOUTH - PARKING LOTS
9	NORTH BIORETENTION BASIN DETAILS
10	SOUTH BIORETENTION BASIN DETAILS
11	SITE RESTORATION AND LANDSCAPING PLAN
12	PAVEMENT MARKING PLAN



PROJECT LOCATION MAP
NO SCALE



PROJECT LOCATION MAP

NO SCALE

Strand Associates, Inc.
 910 West Wingra Drive
 Madison, WI 53715
 608-251-4843
 608-251-8655 fax
 www.strand.com

CONTRACT NO. 1-2013

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SHEET
 19 **1**
 JOB NO. 1407070

SURVEY BENCHMARKS

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STANDARD SYMBOLS

---	PROPERTY LINE AND/OR RIGHT OF WAY	MANHOLE
---	TEMPORARY EASEMENT	FIRE HYDRANT
---	PERMANENT EASEMENT ON SEWER	WATER VALVE
⊕	SECTION CORNER	CURB WATER BOX
F	IRON PIPE	SEPTIC
⊕	PROPERTY IRON	SEPTIC VENT
⊕ MWEL	MONITORING WELL	WELL
⊕ BORE	SOIL BORING	NOTATION FOR COMBUSTIBLE FLUIDS
⊕	BENCH MARK	NEW WATER MAIN AND FIRE HYDRANT WITH AUXILIARY VALVE
⊕	BURIED TELEPHONE CABLE PEDESTAL	NEW SANITARY SEWER AND MANHOLE
⊕	EXISTING UTILITY POLE	EXISTING SANITARY SEWER AND MANHOLE
⊕	LIGHT POLE	WYE BRANCH
⊕	TELEPHONE POLE	CASING PIPE
⊕	PROPANE TANK	FIBER OPTIC
⊕	MAIL BOX	STORM SEWER
⊕	SIGN	SANITARY SEWER
⊕	OBJECTS TO BE REMOVED	FORCE MAIN
⊕	CONIFEROUS TREE	ELECTRIC DUCT
⊕	DECIDUOUS TREE	STEAM PIPING
⊕	STUMP	CHILLED WATER RETURN
⊕	BUSH	CHILLED WATER SUPPLY
⊕	WETLAND	TV CABLE
⊕	PAVED ROAD	TELEPHONE
⊕	EXISTING CULVERT	GAS MAIN
⊕	EXISTING CULVERT IN PROFILE	UNDERGROUND ELECTRIC CABLE
⊕	ORIGINAL GROUND IN PROFILE	
⊕	EXISTING CONTOUR	
⊕	FENCE	
⊕	GUARD RAIL	
⊕	SILT FENCE	
⊕	CONTROL POINT	
⊕ GUY	GUY WIRE	
⊕	INLET	
⊕	INLET SQUARE	
⊕	CATCH BASIN	

TYPICAL SECTION

STANDARD SYMBOLS AND DETAILS

TREYTON'S FIELD OF DREAMS
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

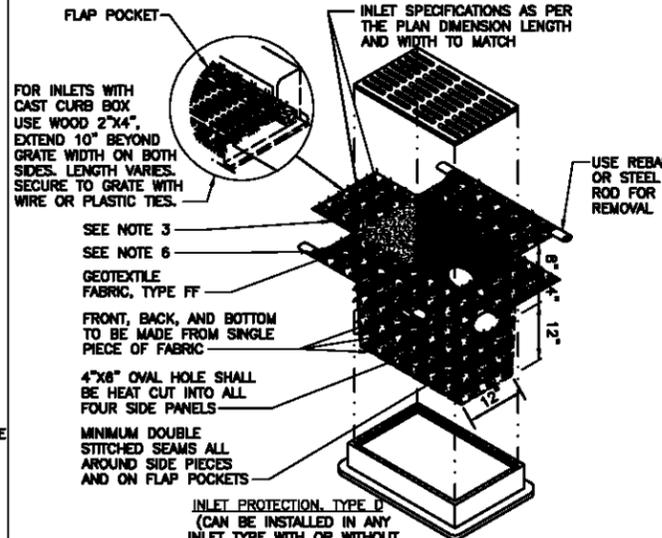
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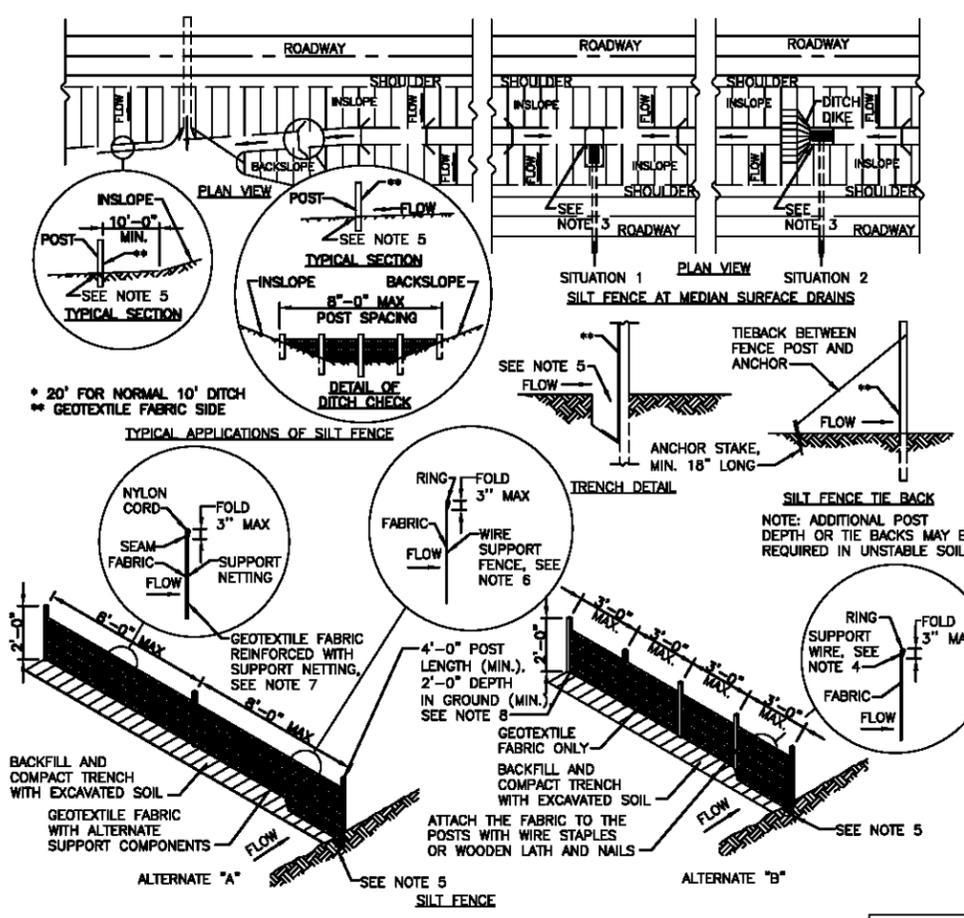
EROSION CONTROL FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 6 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SOODED.
3. ALL MULCH SHALL BE ANCHORED (CRIMPED) IN PLACE.
4. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
5. NO EXCAVATED MATERIAL SHALL BE STOCK PILED OR STORED ON SITE.
6. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
7. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE WORK REDONE.
8. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING. TEMPORARY STABILIZATION AFTER OCTOBER 1, 2012 SHALL INCLUDE USE OF TYPE B SOIL STABILIZER IN ACCORDANCE WITH DNR CONSERVATION STANDARD, CODE 1050.
9. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
10. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS, LATEST EDITION.
12. UPON COMPLETION OF STORM INLET CONSTRUCTION, THE CONTRACTOR SHALL INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
13. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMMINENT RAINS.
14. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY, WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE, AND BEFORE IMMINENT/FORECASTED PRECIPITATION.
15. WHERE POSSIBLE CONTRACTOR SHALL PLACE ACTIVE/TEMPORARY SPOIL PILES UPSTREAM OF EXCAVATED TRENCHES.
16. DISTURBED DITCH AREAS AND AREAS WITH SIDE SLOPES STEEPER THAN 4:1 REQUIRE E-MAT (TYPE 1, CLASS B). UNLESS OTHERWISE NOTED.
17. ALL DISTURBED RIPARIAN AREAS SHALL BE STABILIZED WITHIN 24 HOURS.



- NOTES:**
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
 2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENTS EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
 3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET, ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 4. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10' AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
 6. FOR TYPE D, DO NOT INSTALL INLET PROTECTION TYPE D INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

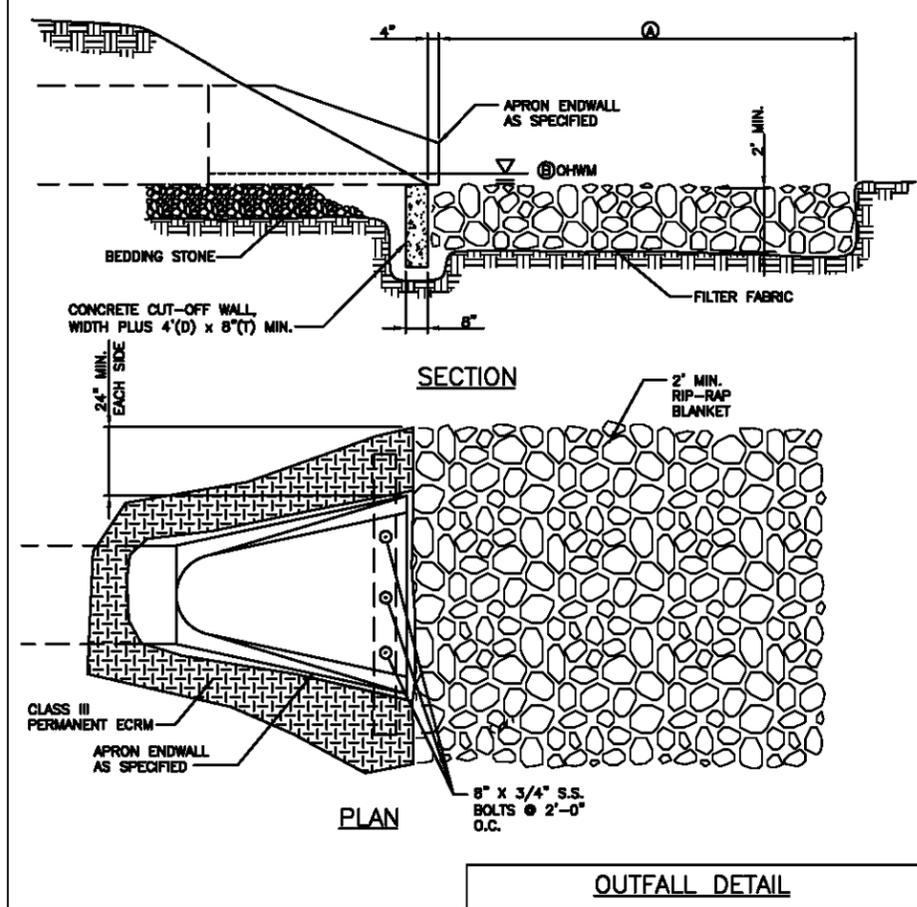
INLET PROTECTION D (WDNR TECHNICAL STANDARD 1080)



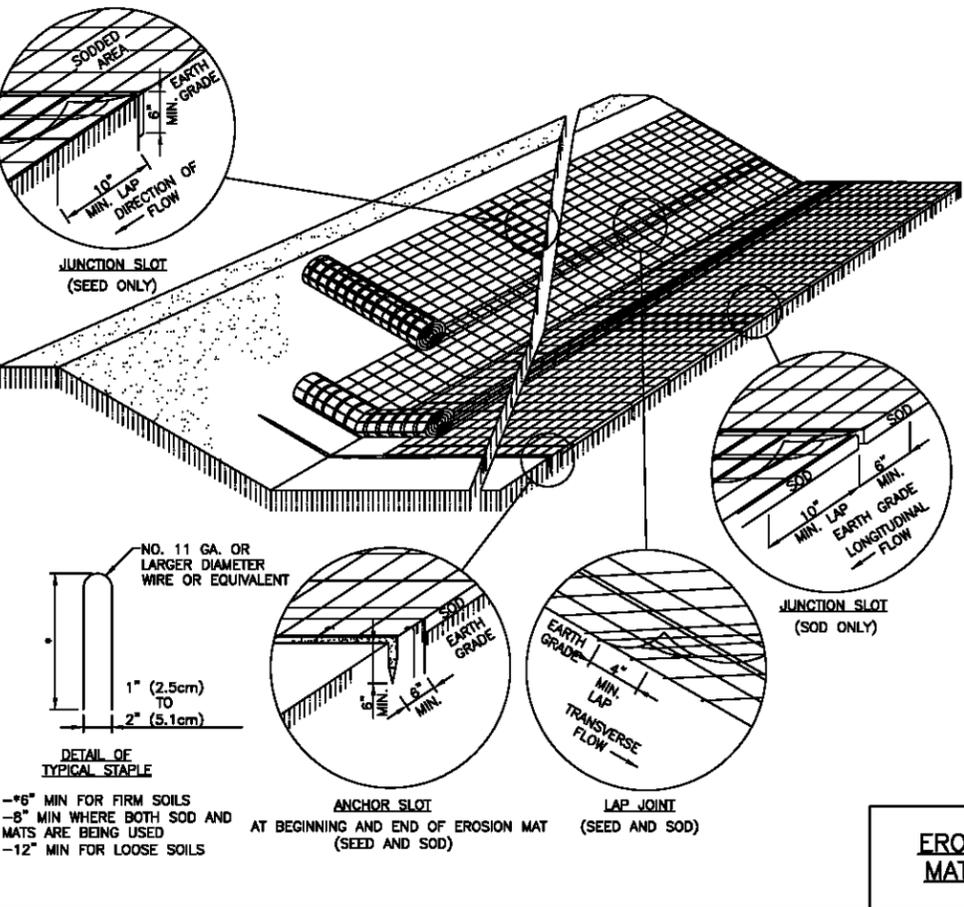
SILT FENCE (WDNR TECHNICAL STANDARD 1056)

GENERAL NOTES:

1. DNR TECHNICAL STANDARDS SHALL BE REVIEWED AND FOLLOWED FOR EROSION CONTROL PRACTICES SUCH AS DUST CONTROL (WDNR TECHNICAL STANDARD 1068), DEWATERING (WDNR TECHNICAL STANDARD 1081), MULCHING (DNR TECHNICAL STANDARD 1058), OR OTHER STANDARD PRACTICES AS NEEDED.
2. STONE TRACKING PADS SHALL BE THE FULL WIDTH OF THE EGRESS POINT, A MINIMUM OF 50- FEET LONG AND 12-INCH DEPTH (3-6" CLEAR STONE). STONE TRACKING PADS SHALL BE PLACED IN LOCATIONS AS REQUIRED. DNR TECHNICAL STANDARD 1057 SHALL BE FOLLOWED FOR THE MAINTENANCE OF THE STONE TRACKING PADS.
3. DISTURBED AREAS SHALL BE UNIFORMLY GRADED PRIOR TO RESTORATION (SEEDING, EROSION MAT PLACEMENT, AND/OR MULCHING).



OUTFALL DETAIL



- NOTES:**
1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.
 2. VARIATIONS IN THE DIMENSIONS OR MATERIALS SHOWN HEREON SHALL BE PERMITTED IF THEY PROVIDE EQUIVALENT PROTECTION AND MATERIAL STRENGTH.
 3. LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V-SHAPED DITCHES.
 4. JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET APART.
 5. EDGES OF THE EROSION MAT SHALL BE IMPRESSED IN THE SOIL.
 6. EROSION MAT SHALL BE MEASURED AND PAID FOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- EROSION MAT OVER SOD**
- ONLY JUTE FABRIC WILL BE PERMITTED OVER SOD.
 - FLOOD STAKES FOR SOD MAY BE OMITTED IF THE EXISTING SLOPE AND SOIL CONDITIONS SO PERMIT.
 - THE WIDTH OF EROSION MAT SHALL ALWAYS EQUAL THE SOD WIDTH.
 - SOD STRIPS MAY BE PLACED EITHER LONGITUDINALLY OR TRANSVERSELY TO THE FLOW LINE OF THE DITCH.
- EROSION MAT OVER SEEDING**
- JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 100 FEET ON GRADES UP TO AND INCLUDING 3 PERCENT, AND 50 FEET ON GRADES EXCEEDING 3 PERCENT.

EROSION CONTROL MAT INSTALLATION (WDNR TECHNICAL STANDARD 1052)

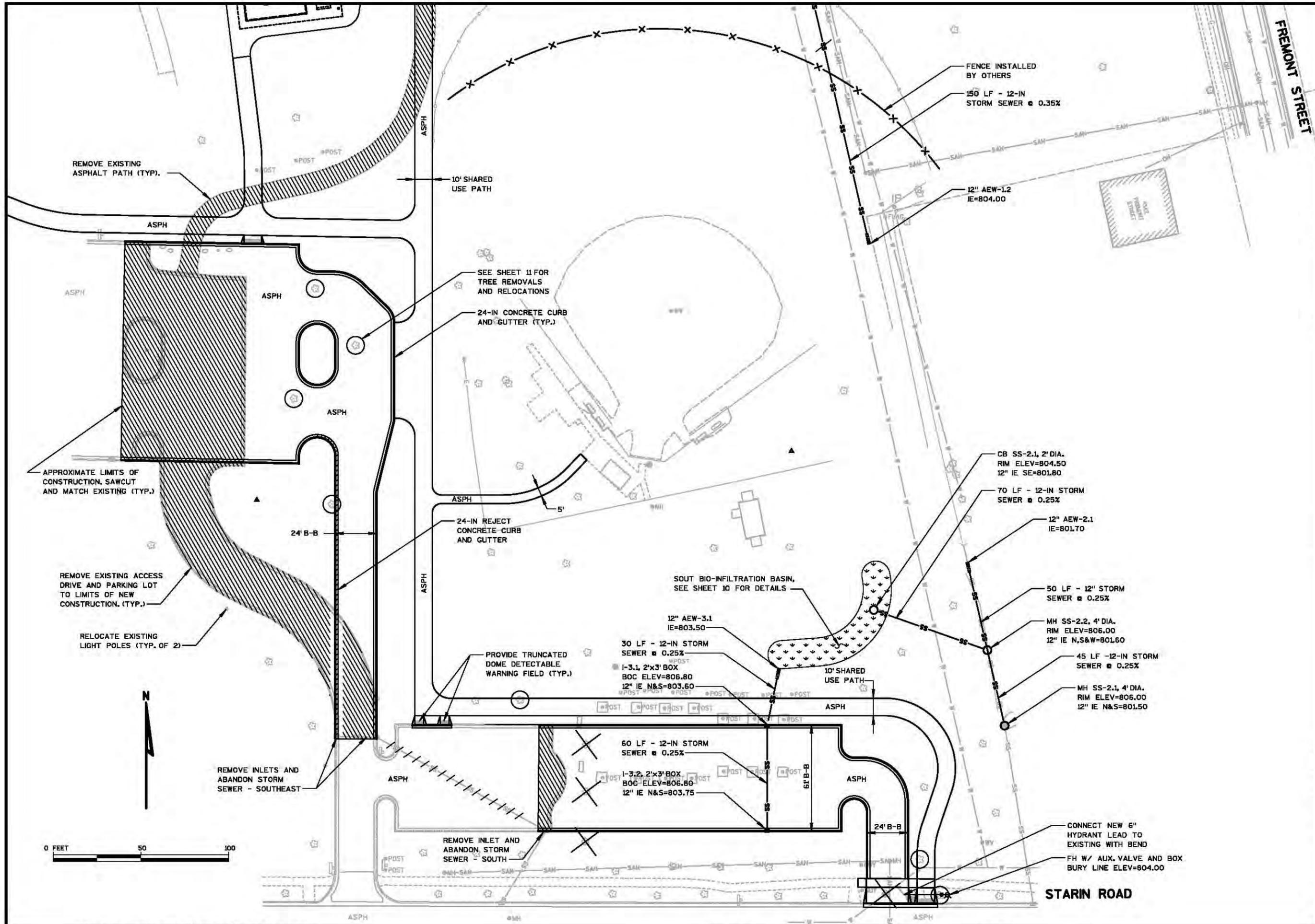
NO.	REVISIONS	DATE

EROSION CONTROL DETAILS
 TREYTON'S FIELD OF DREAMS
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

JOB NO.
1407070
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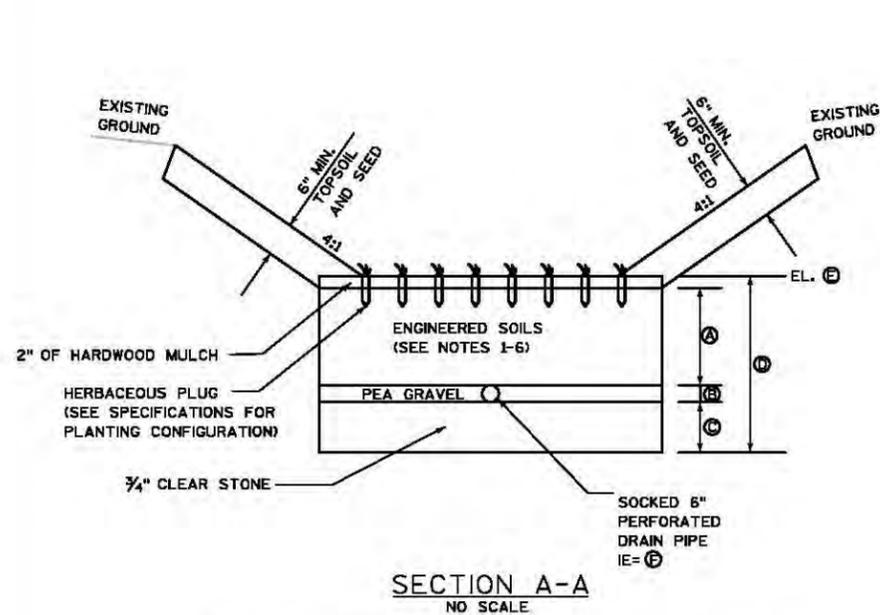
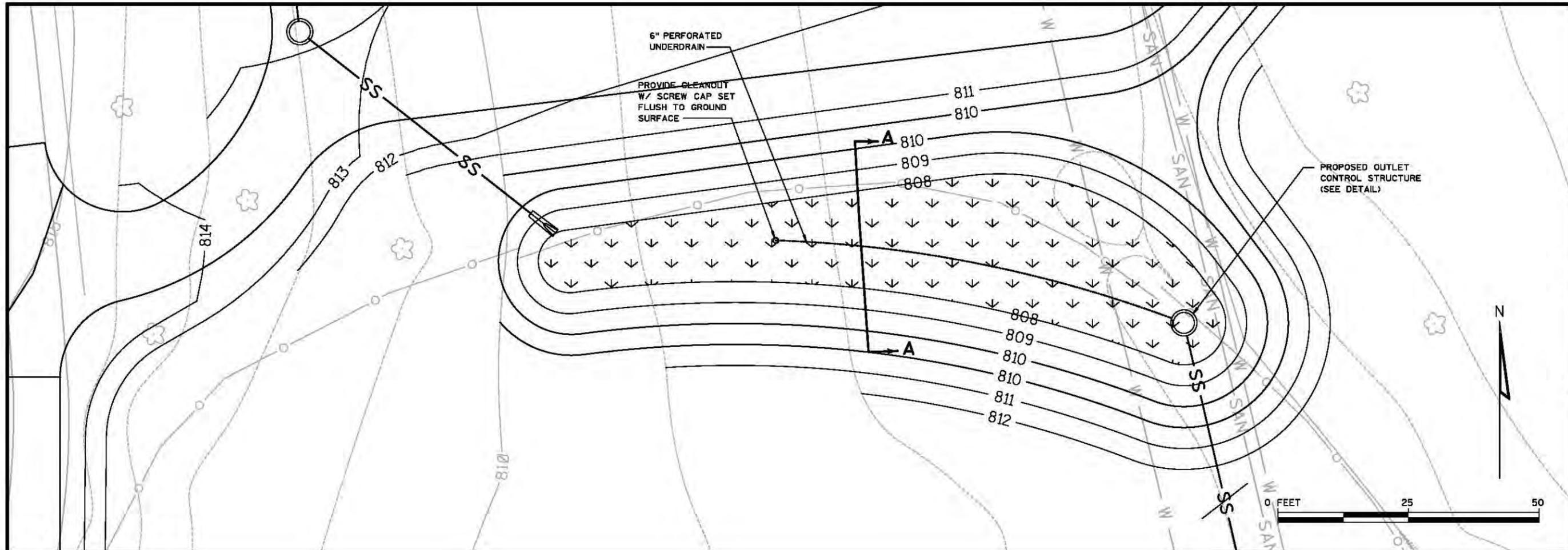
NO.	REVISIONS	DATE

SITE PLAN
STARIN PARK SOUTH - PARKING LOTS
 TREYTON'S FIELD OF DREAMS
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

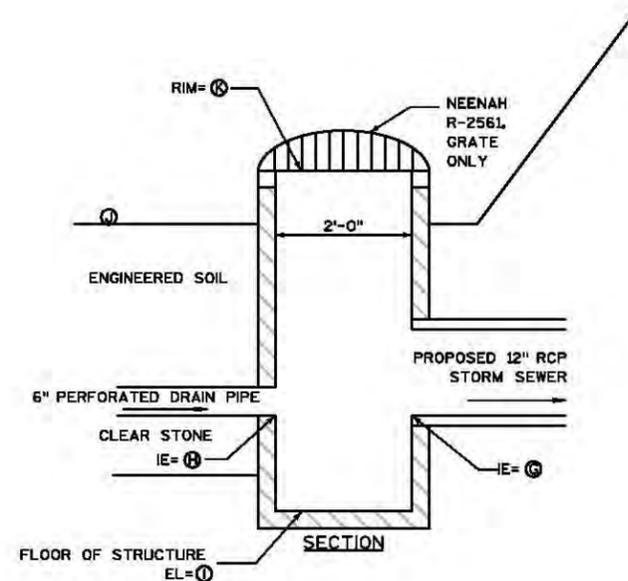
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 PROJECT MGR.
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BIORETENTION BASIN TYPICAL SECTION
NO SCALE



OUTLET CONTROL STRUCTURE DETAIL
NO SCALE

ELEVATION/ DIMENSION	NORTH BASIN
ⓐ	2.83'
ⓑ	6"
ⓒ	12"
ⓓ	4.5'
ⓔ	808.00
ⓕ	804.50
ⓖ	804.50
ⓗ	804.50
ⓓ	803.50
ⓓ	808.00
Ⓚ	809.00
DS LENGTH	150'
DS SLOPE	0.35%

ENGINEERED SOIL NOTES

- ENGINEERED SOIL SHALL ONLY BE USED WITHIN THE LIMITS OF THE 739 CONTOUR FOR BASIN 1 WITHIN THE BIORETENTION BASIN.
- ENGINEERED SOIL SHALL BE FREE OF ALL ROCKS, STUMPS, OR BRUSH.
- ENGINEERED SOIL SHALL BE PREPARED ACCORDING TO THE FOLLOWING REQUIREMENTS (BY VOLUME), 40% SAND (UNIVERSAL SOIL CLASSIFICATION TYPE SM OR SP OR SIMILAR INERT EQUIVALENTS), 20% TO 30% NATIVE SOIL, 30% TO 40% COMPOST. NR. 15L12(5XC)5.1, WIS. ADM. CODE.
- THE SAND SHALL BE COARSE 0.02- TO 0.04-INCH DIAMETER (PASSING 14 TO 28 SIEVES).
- COMPONENT OF NATIVE SOIL USED SHALL BE SANDY LOAM OR LOAMY SAND UNLESS APPROVED BY ENGINEER.
- THE COMPOST COMPONENT SHALL HAVE A 98% PASSING RATE THROUGH THE 0.75-INCH SCREEN; AT LEAST 40% MUST BE ORGANIC, LESS THAN 60% ASH, PH BETWEEN 6-8, MOISTURE CONTENT BETWEEN 35% TO 50%. COMPOST SHALL BE WEATHERED, AGED AND SHALL BE FREE OF AMMONIA AND ORGANIC ACIDS.

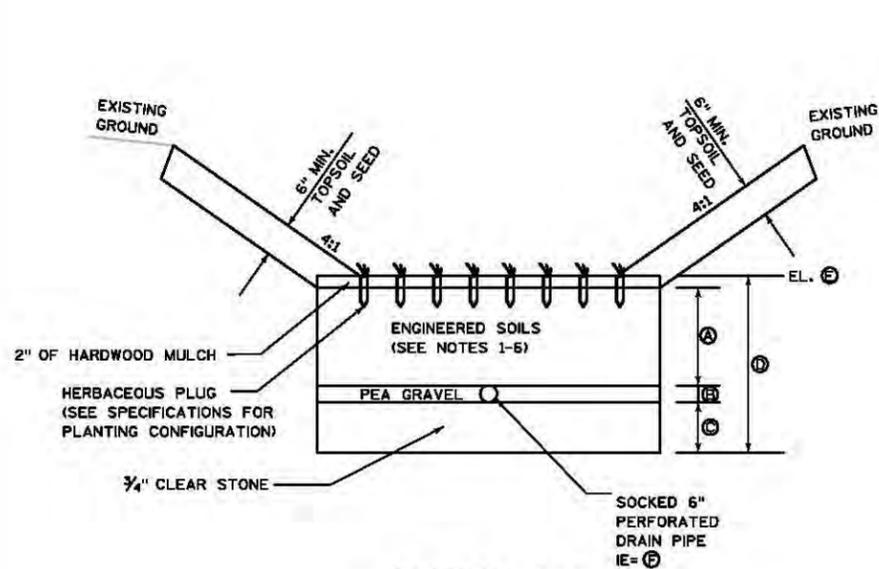
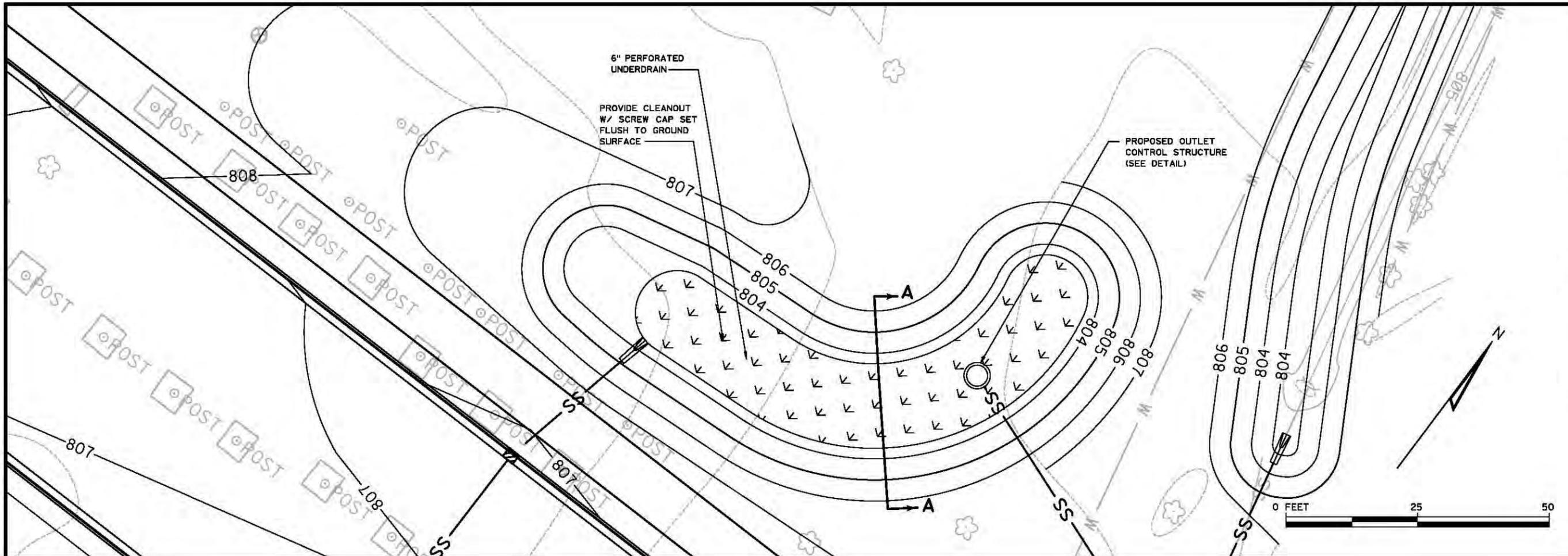
NO.	REVISIONS	DATE

PLAN DETAILS
STARIN PARK NORTH - BIORETENTION BASIN
 TREYTON'S FIELD OF DREAMS
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

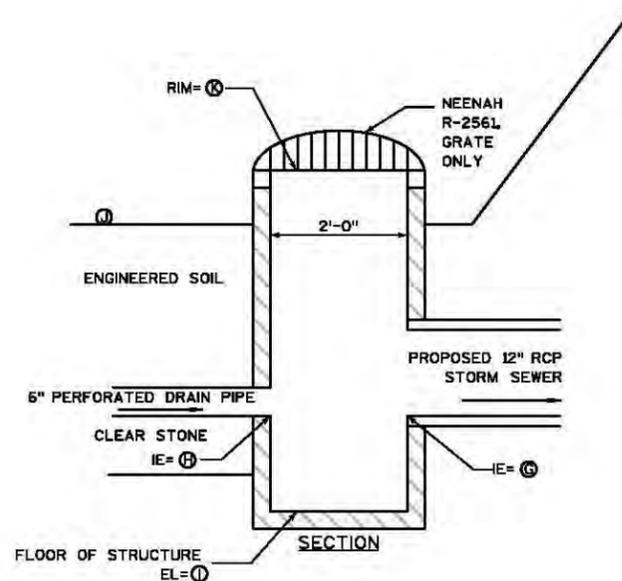
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PROJECT MGR.
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SECTION A-A
NO SCALE
BIORETENTION BASIN TYPICAL SECTION
NO SCALE



OUTLET CONTROL STRUCTURE DETAIL
NO SCALE

ELEVATION/ DIMENSION	SOUTH BASIN
A	1.03'
B	6"
C	12"
D	2.70'
E	803.50
F	801.80
G	801.80
H	801.80
I	800.80
J	803.50
K	804.50
DS LENGTH	65'
DS SLOPE	0.25%

ENGINEERED SOIL NOTES

- ENGINEERED SOIL SHALL ONLY BE USED WITHIN THE LIMITS OF THE 739 CONTOUR FOR BASIN 1 WITHIN THE BIORETENTION BASIN.
- ENGINEERED SOIL SHALL BE FREE OF ALL ROCKS, STUMPS, OR BRUSH.
- ENGINEERED SOIL SHALL BE PREPARED ACCORDING TO THE FOLLOWING REQUIREMENTS (BY VOLUME), 40% SAND (UNIVERSAL SOIL CLASSIFICATION TYPE SM OR SP OR SIMILAR INERT EQUIVALENTS), 20% TO 30% NATIVE SOIL, 30% TO 40% COMPOST. NR. 151.12(5)(CS)5.1, WIS. ADM. CODE.
- THE SAND SHALL BE COARSE 0.02- TO 0.04-INCH DIAMETER (PASSING 14 TO 28 SIEVES).
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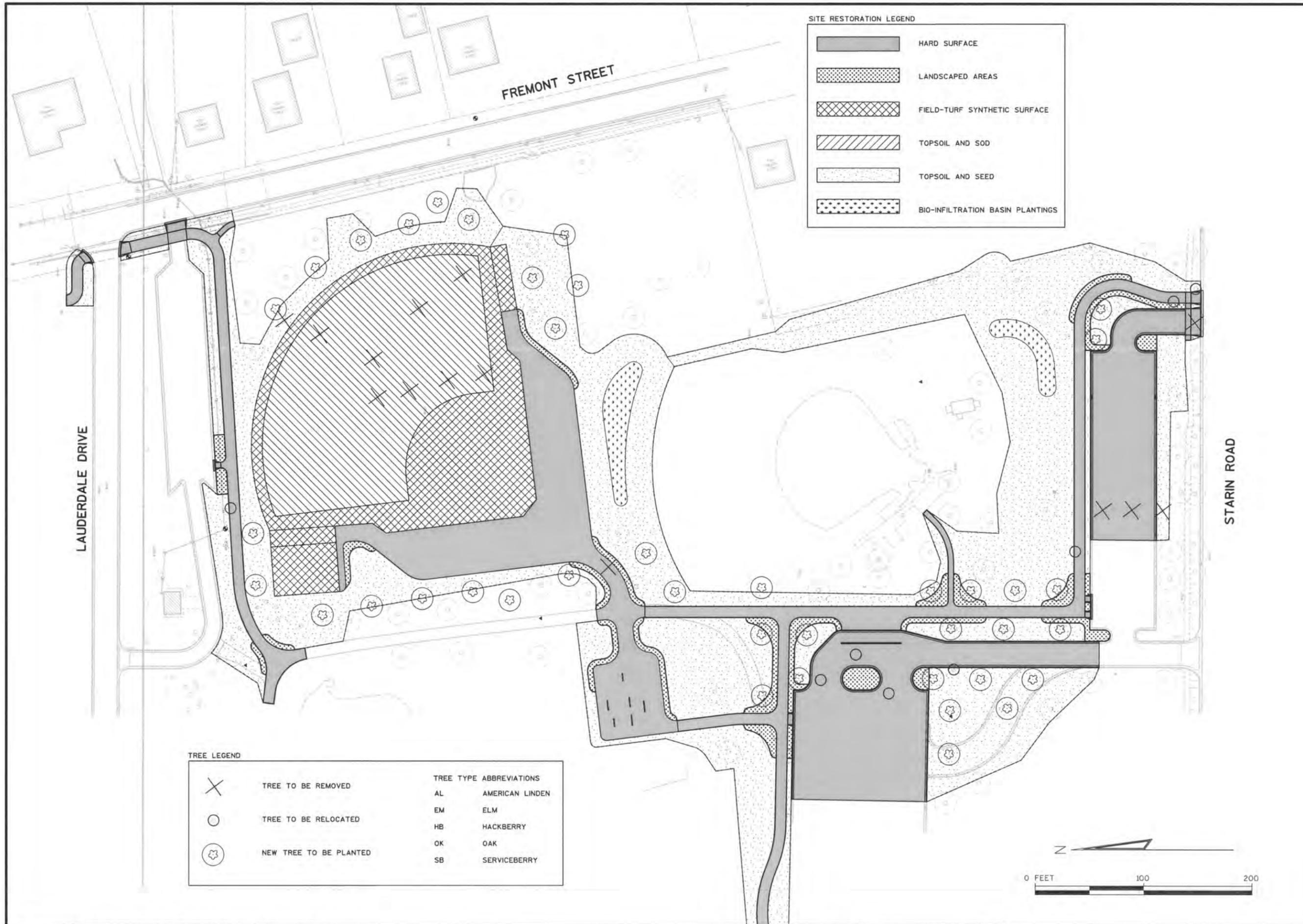
DATE	REVISIONS	NO.

PLAN DETAILS
STARIN PARK SOUTH - BIORETENTION BASIN
TREYTON'S FIELD OF DREAMS
CITY OF WHITEWATER
WALWORTH COUNTY, WISCONSIN

JOB NO.
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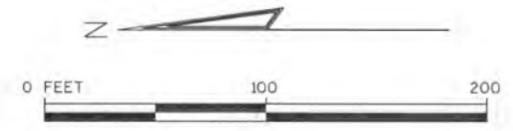


SITE RESTORATION LEGEND

	HARD SURFACE
	LANDSCAPED AREAS
	FIELD-TURF SYNTHETIC SURFACE
	TOPSOIL AND SOD
	TOPSOIL AND SEED
	BIO-INFILTRATION BASIN PLANTINGS

TREE LEGEND

	TREE TO BE REMOVED	TREE TYPE ABBREVIATIONS
	TREE TO BE RELOCATED	AL AMERICAN LINDEN
	NEW TREE TO BE PLANTED	EM ELM
		HB HACKBERRY
		OK OAK
		SB SERVICEBERRY



NO.	REVISIONS	DATE

SITE RESTORATION AND LANDSCAPING PLAN
 TREYTON'S FIELD OF DREAMS
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

JOB NO.
1407070
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SHEET
11

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1-A2 C1-C2	60'	-	60'	1500W MZ	3	3	0
2	B1-B2	60'	-	60'	1500W MZ	5	5	0
6	← TOTALS →					22	22	0



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY

Softball

Softball

- Size: 250'/250'/250' - 60' Basepath
- Grid Spacing = 20.0' x 20.0'
- Values given at 3.0' above grade

- Luminaire Type: Green Generation
- Rated Lamp Life: 5000 hours
- Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES

	Infield	Outfield
No. of Target Points:	25	119
Average:	50.3	30.2
Maximum:	59	39
Minimum:	40	20
Avg/Min:	1.27	1.54
Max/Min:	1.50	2.00
UG (Adjacent Pts):	1.71	1.71
CV:	0	0

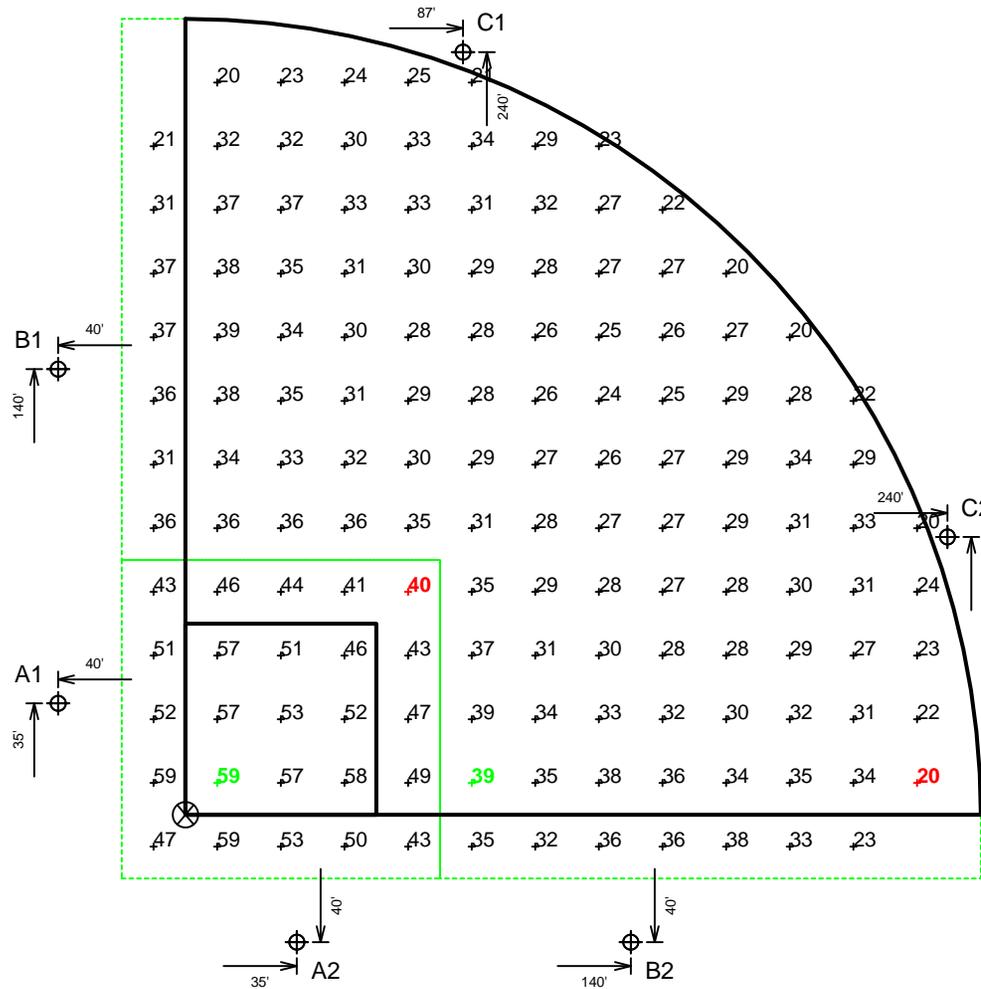
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	22
Avg KW over 5000 hours:	34.41
Max KW for Sizing Transformer:	37.4

Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



SCALE IN FEET 1 : 60



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

By: Jason Sandifer

Date: 23-Aug-06

File #: 120971sb

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EQUIPMENT LIST FOR AREAS SHOWN									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS	
4	A1-A2 C1-C2	60'	-	60'	1500W MZ	3	3	0	
2	B1-B2	60'	-	60'	1500W MZ	5	5	0	
6	TOTALS						22	22	0



GUARANTEED PERFORMANCE

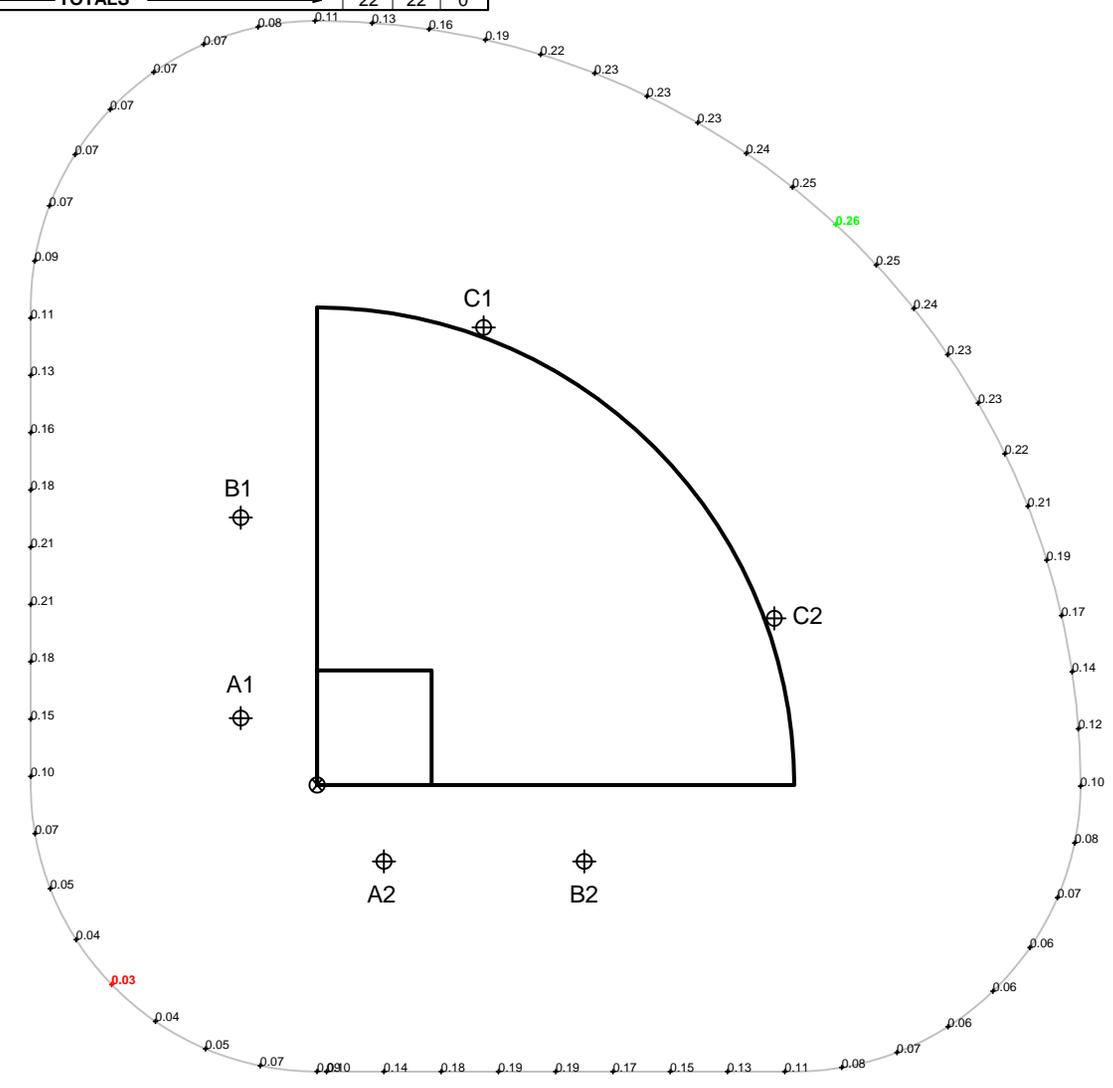
ILLUMINATION SUMMARY

Softball

Softball Spill
 · Grid Spacing = 30.0'
 · Values given at 3.0' above grade

· Luminaire Type: Green Generation
 · Rated Lamp Life: 5000 hours
 · Avg Lumens/Lamp: 134,000

CONSTANT ILLUMINATION HORIZONTAL FOOTCANDLES	
Entire Grid	
No. of Target Points:	62
Average:	0.139
Maximum:	0.26
Minimum:	0.03
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	22
Avg KW over 5000 hours:	34.41
Max KW for Sizing Transformer:	37.4



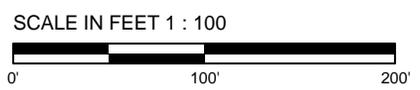
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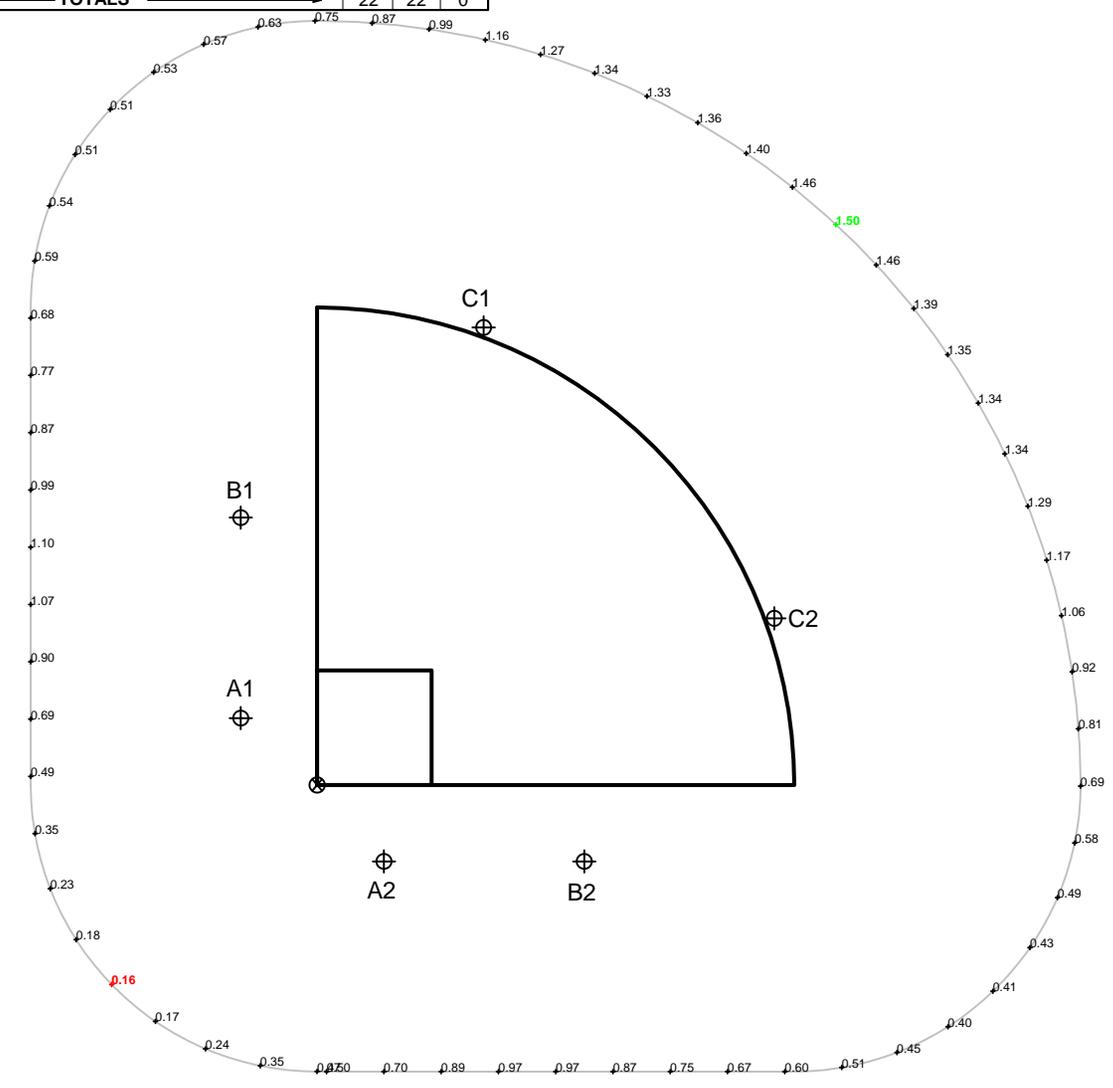
Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

EQUIPMENT LIST FOR AREAS SHOWN								
Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	A1-A2 C1-C2	60'	-	60'	1500W MZ	3	3	0
2	B1-B2	60'	-	60'	1500W MZ	5	5	0
6	TOTALS					22	22	0



GUARANTEED PERFORMANCE

ILLUMINATION SUMMARY	
Softball	
Softball Spill	
· Grid Spacing = 30.0'	
· Values given at 3.0' above grade	
· Luminaire Type: Green Generation	
· Rated Lamp Life: 5000 hours	
· Avg Lumens/Lamp: 134,000	
CONSTANT ILLUMINATION MAX VERTICAL FOOTCANDLES	
Entire Grid	
No. of Target Points:	62
Average:	0.807
Maximum:	1.50
Minimum:	0.16
Average Lamp Tilt Factor:	1.000
Number of Luminaires:	22
Avg KW over 5000 hours:	34.41
Max KW for Sizing Transformer:	37.4



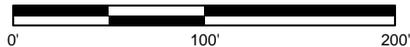
Guaranteed Performance: The CONSTANT ILLUMINATION described above is guaranteed for the rated life of the lamp.

Field Measurements: Averages shall be +/-10% in accordance with IESNA RP-6-01 and CIBSE LG4. Individual measurements may vary from computer predictions.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.

SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

By: Jason Sandifer Date: 23-Aug-06
File #: 120971sb

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GUARANTEED PERFORMANCE

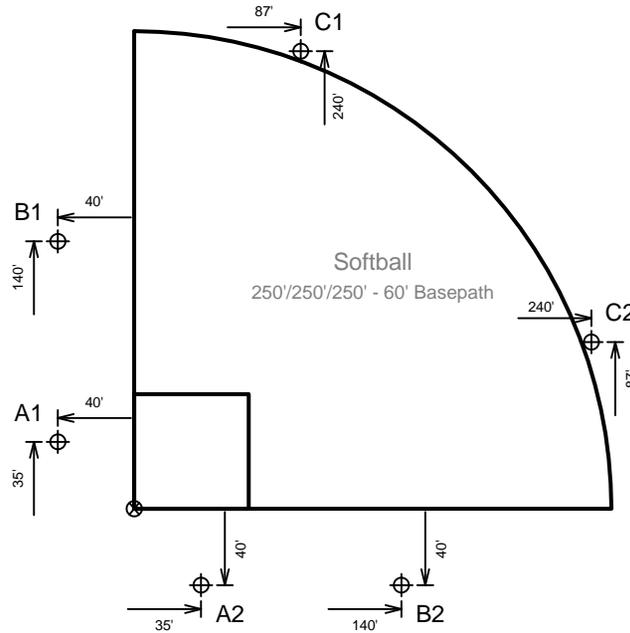
EQUIPMENT LAYOUT

INCLUDES:

- Softball

Electrical System Requirements: Refer to Amperage Draw Chart and/or the "Musco Control System Summary" for electrical sizing.

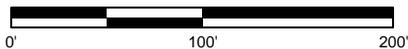
Installation Requirements: Results assume +/- 3% nominal voltage at line side of the ballast and structures located within 3 feet (1m) of design locations.



EQUIPMENT LIST FOR AREAS SHOWN						
Pole				Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LAMP TYPE	QTY / POLE
4	A1-A2 C1-C2	60'	-	60'	1500W MZ	3
2	B1-B2	60'	-	60'	1500W MZ	5
TOTALS						22

SINGLE LUMINAIRE AMPERAGE DRAW CHART										
Ballast Specifications		Line Amperage Per Luminaire								
(.90 min power factor)		(max draw)								
Single Phase Voltage		120	208	220	240	277	347	380	415	480
		(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)	(60)
1500 watt MZ	Max	-	8.6	7.7	7.5	6.5	5.1	-	-	3.7
	Min	11.7	6.7	6.0	5.9	5.1	4.0	X	X	2.9

SCALE IN FEET 1 : 100



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

By: Jason Sandifer

Date: 23-Aug-06

File #: 120971sb

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Date: December 28, 2011

Name: Matt Amundson

Thank you for your interest in Musco's Green Generation Lighting® technology. We are pleased to present this budget estimate for your preliminary planning purposes. Musco's industry leading technology will provide the following benefits:

- **50% Less Energy Cost**
- **50% Less Spill Light**
- **100% Maintenance Free for 25 years**
- **Guaranteed Light Levels for 25 years**
- **Control & Monitoring System**

This budget estimate is based on the following information:

- 1 – 250' radius Baseball Field
- Guaranteed light levels of 50 footcandles infield and 30 footcandles outfield
- Power: Available but prefer 480 volt 3 phase
- Building Code: 2006, IBC 90 MPH

This estimate includes Musco's Light-Structure Green™ system – engineered from foundation-to-poletop in 5 Easy Pieces™ – and Control-Link® systems. Installation and underground wiring are included in the estimate and will be provided by an electrical contractor.

- **The budget estimate for materials is \$55,000.00 - \$60,000.00**

The following is a partial listing of similar projects in your area where Musco's Green Generation Lighting technology was chosen:

- **Lake Andrea Little League – Pleasant Prairie, WI**
- **UW Whitewater Football, Baseball, Soccer and Track – Whitewater, WI**
- **Mukwonago Community Baseball**
- **Beaumont Fields – Burlington, WI**
- **Kenosha Little League Complex – Kenosha, WI**
- **Brandt/Quirk Park – Watertown, WI**

Thank you for considering Musco for your sports-lighting needs. We look forward to helping you make your project a success. I will follow-up with you in the near future or contact me with any questions.

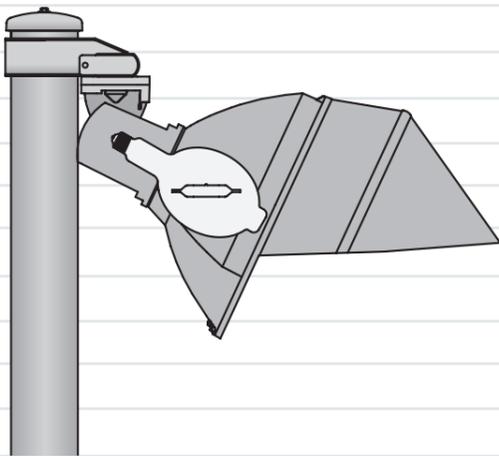
Thank you-

Greg Smidt
Musco Sports Lighting, LLC
Phone: 715-697-9643
E-mail: greg.smidt@musco.com



Light • Structure GREEN™

**For your budget,
for the environment.**



New Technology

- Cuts operating costs in half
- Reduces spill light by 50%
- Includes system monitoring and remote on/off control services
- Provides constant light levels

Same 5 Easy Pieces™

- Complete system from foundation-to-poletop
- Factory wired, aimed and tested
- Fast, trouble-free installation
- Comprehensive corrosion package

Includes

Musco Constant 25™ 25-Year Warranty and Maintenance Program

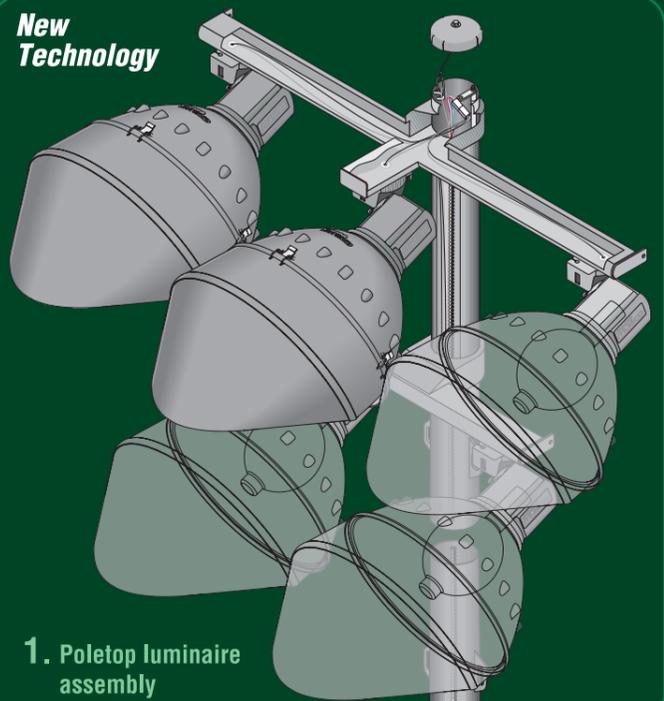
Provides 25 years of trouble-free lighting equipment operation, including parts, labor and group lamp replacement.



We Make It Happen®

641/673-0411
800/825-6030
www.musco.com

New Technology

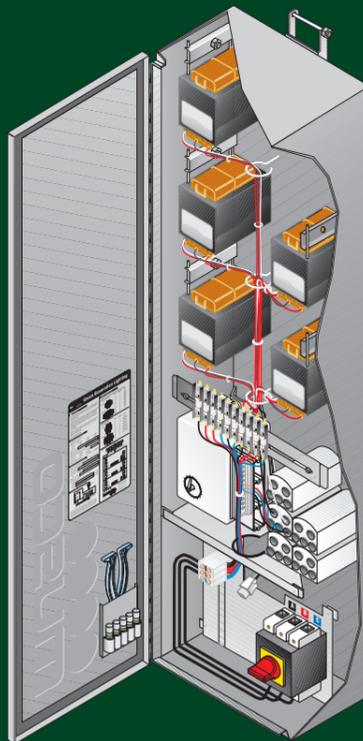


1. Poletop luminaire assembly

2. Wire Harness

3. Galvanized steel pole

New Technology



4. Electrical components enclosure

5. Precast concrete base

Ground line

All you add is:

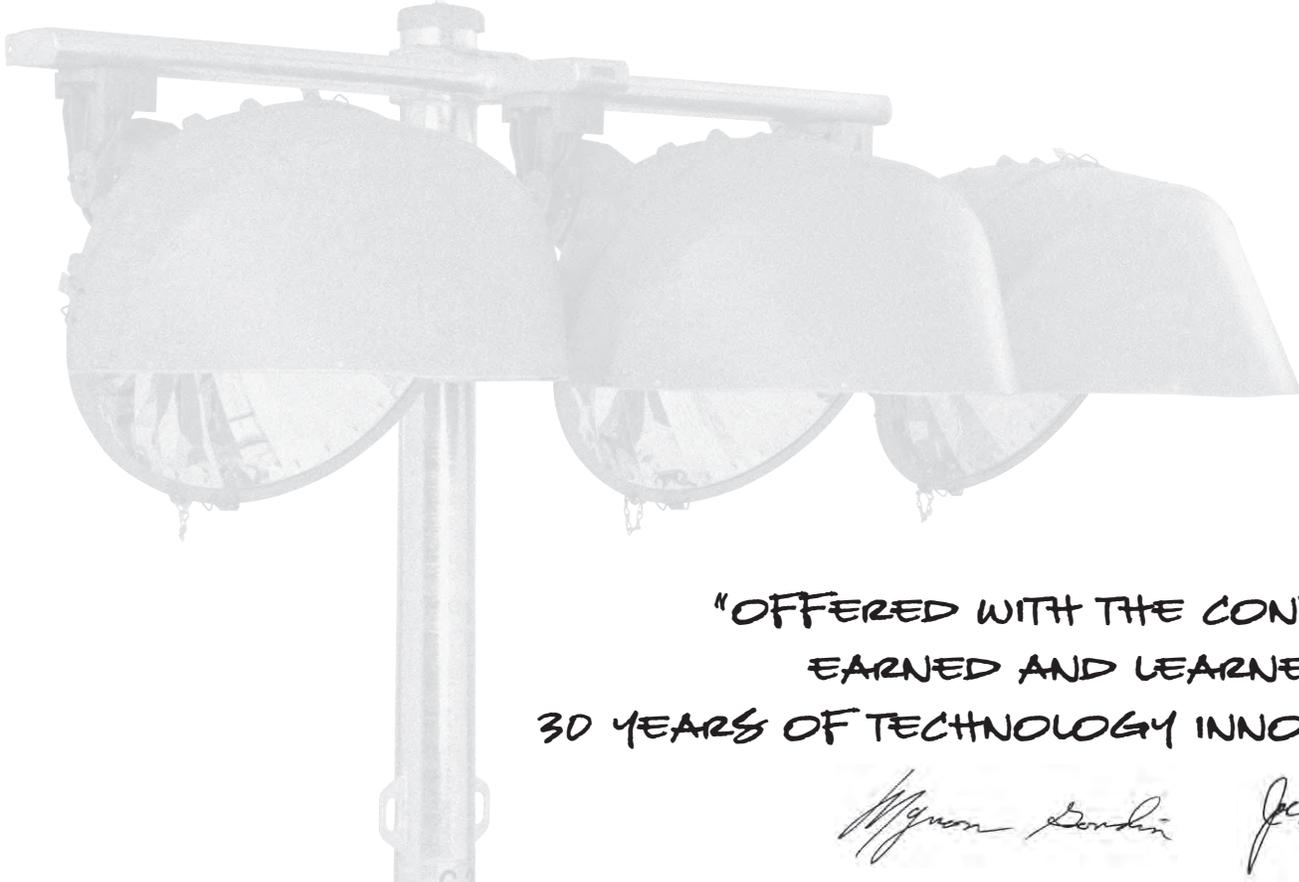
- Grounding rod and connection to system grounding lug
- Concrete backfill
- Underground wiring
- Service entrance

Musco products are protected by one or more of the following patents, U.S. Patents: 4994718; 5075828; 5134557; 5161883; 5229681; 5377611; 5398478; 5423281; 5426577; 5600537; 5794387; 5856721; 6036338; 6203176; 6250596; 6340790; 6398392; 6681110; 6833675; 6929385; 6969034; 6988697; 7059572; 7171793; 7178635; 7209958; 7216437; 7452108; 7458700; 7467880; D337168; D353797; D353911; D411096; D567179; D567422; D567432; D567433; D567433; D571033; D573752; D574098; D575181; D577149; D567995; D583499; D583500. Australia Patents: 780583. Canada Patents: 89366; 2009749; 2026850; 2027033; 2035014; 2058261; 2103874; 2110014; 2200511; 2200515; 2378279; 2378283; 2378318; 2407922; 2407924. China Patents: ZL200530139426.7; ZL200630131085.3; ZL200630131086.8. EPC Patents: 440531; 1192793; 000376496-0001; 000376496-0002; 000376496-0003. France Patents: 440531. Germany Patent: 440531. Ireland Patent: 1192793. Iceland: 27/2005. Mexico Patent: 175863. Norway Patent: DESIGNREG.NR.: 79633. Russia Patent: 61440. Spain Patent: 440531. Taiwan Patent: I263753. Vietnam Patent: 9692. Other patents pending.



Light•Structure GREEN™

***For your budget,
for the environment.***



"OFFERED WITH THE CONFIDENCE
EARNED AND LEARNED FROM
30 YEARS OF TECHNOLOGY INNOVATION."

Myron Gordon *John Rook*



Musco's Light-Structure GREEN™

Musco's Green friendly system will reduce by half or more, the cost of operating and maintaining your ballfield lighting system.

For Your Budget

Innovative photometric improvements of the luminaire result in substantially more efficient light control.

Musco's evolution of fundamental lamp principles creates a new operating system — Smart Lamp™.

Savings

25 Year Life Cycle Cost Savings

Prior Technology Fixture Quantity	52
Light-Structure Green™ Fixture Quantity	32
1. Energy — photometric improvement	\$23,080
2. Group Relamp	\$16,250
3. Lamp Maintenance	\$3,750
4. Energy — controls	\$5,770
5. Labor — controls	\$10,000

Total Projected Savings \$58,850

- | | |
|--|--|
| 1. 300 hours per year, 9¢ per kilowatt hour | 4. 25% savings by switching on and off 20 minutes closer to actual usage time. |
| 2. \$125 per luminaire for relamp labor and materials. | 5. 15 minutes labor for turning on and off at \$8 labor rate — 2,500 operations. |
| 3. Average of 7.5 repairs at \$500 each. | |

Musco's journey to the Green Generation — 30 years of “good old fashioned” new technology

1976

Existing technology



1977

Factory assembled and wired light cluster — SportsCluster®. Predictable results, easier installation.



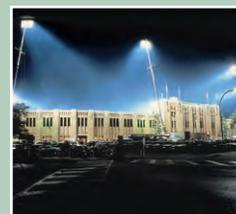
1981

Glare control research



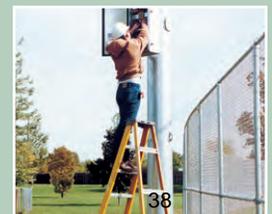
1982

Temporary lighting service and rolling lab — Mobile Lighting System



1987

Easier maintenance — remote ballasts



... for a More Energy Conscious Generation.

Amazing new technology . . . big cost benefits.

And best of all, it does wonderful things for the adjoining environment. It puts much less light on nearby properties. It protects the beauty of the dark night skies.

For The Environment

Spill and glare control features are now a standard part of every luminaire at no extra cost.

This green generation luminaire system cuts spill by half or more, even when compared to Musco's prior industry-leading technology.

Less Spill		
360' x 225' Soccer Field		
30fc Average Maintained	30fc Constant Illumination	
Light-Structure with Total Light Control™ photometric option	Fixture Type	Light-Structure Green™
1500W MZ	Lamp Type	1500W MZ
Vertical Illumination		
0.50 fc	Average	0.15 fc
0.74 fc	Maximum	0.26 fc
52	# of Luminaires	32

Now 25 years of unprecedented, trouble-free operation

Musco's *Constant 25™* product assurance and warranty program guarantees:

- Constant light levels and group lamp replacements at the end of rated lamp life
- Reduced energy consumption
- Monitoring, maintenance, and remote on/off control services
- System structural integrity

1989

Glare control with efficiency — SportsCluster-2®



1991

Complete lighting and electrical system from foundation-to-poletop, Light-Structure System™



1997

Facility management services — 10 Club Service® and Control-Link®



2005

Energy, environment . . . today's prices — Light-Structure Green™



Light-Structure Green™ System — still Five Easy Pieces™ plus:

Improved Luminaire Efficiency

- 1. Reflector system:** More than 2000 photometric patterns provide optimal energy efficiency and minimal spill light for each project.
- 2. Visor System:** Several visor choices provide energy efficient light on the field and minimal spill light. The aerodynamics reduce wind load on the poles.
- 3. Side Shift Beam Control:** Beams can be adjusted within the luminaire horizontally as well as vertically. We can now custom fit the light to the corners.

Smart Lamp™ Operating System

- 1. Lamp:** 30 years of lamp experience has taught Musco how to operate the lamp with less energy and extend its life with a system of timed power adjustments.
- 2. Geared tilt adjustment:** With a geared leveling mechanism, the lamp arc tube operates in the energy advantageous horizontal position.

Increased Durability, Assured Results

- 1. Die-Cast aluminum reflector housing:** Provides a rugged foundation for building and maintaining a sophisticated photometric unit.
- 2. Gasketing:** Improved material and gasket system design virtually eliminate “outgassing” and other contamination of the reflectors and lens.
- 3. Factory Assembled Luminaires:** The luminaire ships totally assembled: avoids contaminants, saves time, improves aiming accuracy.
- 4. Attaching Mechanism:** The factory assembled luminaire connects electrically and structurally to the crossarm with one simple attachment.
- 5. Factory Aiming:** Musco’s well established service of factory aiming is even better with Light-Structure Green™. . . field, changes can still be done.

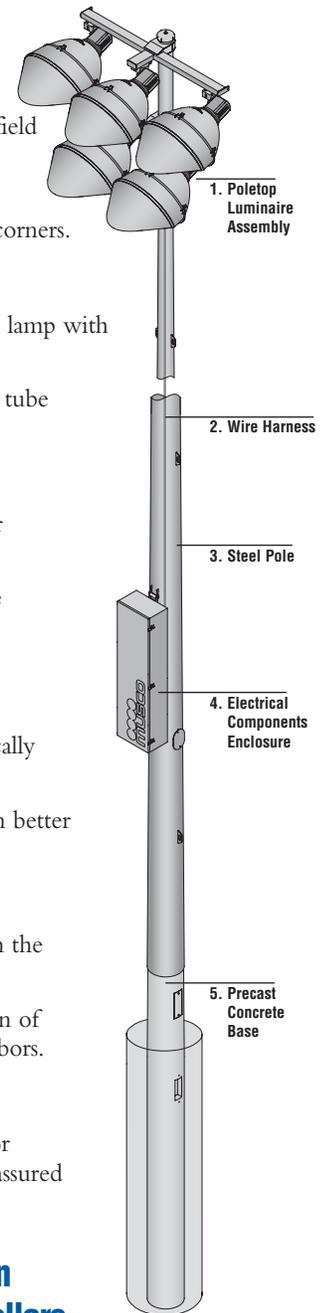
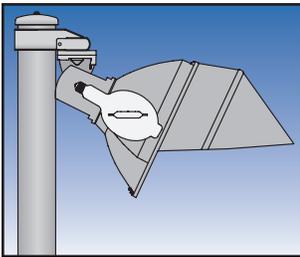
Solid control and flexible management

- 1. Controls and monitoring:** This system, in one simple cabinet, included in the base price, saves energy and gives you a solid, flexible management tool.
- 2. Control Link Central™:** Real people at Musco, 24/7, support the operation of your lights . . . from office, field or home . . . benefits field users and neighbors.

Ultimate guarantee

With **Green Generation Lighting**, Musco’s Constant 25™ guarantees it all for 25 years, plus free relamping at the end of the lamps’ rated life. All of this is assured by Musco’s field service department and their technicians.

Light-Structure Green™ is the result of more than a dozen inventions and innovations from more than 10 million dollars of research and capital investment by Musco.



We Make It Happen.™

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www.musco.com
 e-mail: lighting@musco.com



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Meeting Date: May 13th, 2013
Re: Review proposed building modifications to include a 14' x 14' overhead door, a 725 sq. ft. addition on the side of the existing building, and a 21' x 32' concrete curbed area for an additional 1,000-gallon fuel tank.

Summary of Request

Location: 757 N. Newcomb Street

Current Land Use: Manufacturing, Distribution warehouse and office

Proposed Use: Same as above

Current Zoning: M-1 – Business Park Covenants and restrictions apply

Proposed Zoning: (no change proposed)

Comprehensive Plan's Future Land Use Designation: Manufacturing or similar use

Surrounding Zoning and Land Use:

Zoning

North, South and East: M-1 General Manufacturing.

West: Outside City Limits

Land Use

General Manufacturing / Industrial

Farm field, two single family homes and a trucking company

Description of Use

Generac Power System, Inc. is proposing three modifications to their existing building.

14'x14' Overhead Door

The proposed 14'x14' overhead door will be located on the west elevation on the north side of the building. This door will match the existing overhead doors on the building. A 15'x 32'-6" asphalt drive is proposed to provide access to the new overhead door. This drive will extend from the current drive along the north side of the building.

725 Square Foot Addition

The proposed addition will be 50'x 14'-6" and be located on existing concrete on the south side of the existing building. This addition will be used for storage of motor oil, anti-freeze, light bulbs, etc. The addition will have limited access by employees only.

The addition will be constructed out of split-faced decorative block and painted to match the existing precast wall panels. Overhead doors and a service door matching the existing building will be included in this addition. The height of this addition is below the existing windows on the building, which still allows the building to be broken up and be esthetically pleasing.

Additional Fuel Tank and enclosure – Southeast side of building.

A 1,000 gallon diesel fuel tank is proposed to be added on the southeast corner of the building. The proposed fuel tank will be placed by the other two 1,000 gallon fuel tanks. Expanding the concrete pad with curb containment along with the wire mesh fence to surround the additional fuel tank is proposed.

Parking

Parking stalls marked ‘reserved’ align the south side of the building. These are not indicated on the plan. The proposed storage and fuel tank addition will remove about eight parking stalls directly against the building. These ‘reserved’ parking stalls were used at Generac’s discretion. Removal of these parking stalls will not be detrimental to the parking on-site.

Landscaping

The proposed modifications would require 160 landscaping points. The applicant has generously provided nine 5’-6’ tall blue spruce trees or 360 landscaping points. These trees will be planted 10 feet from the south property line, in the south berm for screening of the storage area and expanded fuel tank.

This screening cannot be closer to the building because the area north of the berm is all-concrete. The City Forester, Chuck Nass has reviewed and approved the landscaping plan.

Lighting

No additional building or freestanding lighting is proposed for the site.

Signage

No new signage is proposed at this time.

Recommendation on Conditional Use Permit

Staff review and general approvals have been given from Greg Noll, Building Inspector; Mark Fisher, City Engineer; Chuck Nass, City Forester and Don Greigoire, Fire Chief. Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the proposed 14’x14’ overhead door, 725 square foot addition and additional fuel tank and enclosure with the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans submitted to the City of Whitewater on 4/18/13 and approved by the Plan Commission on 5/13/2013, with all applicable changes.
2. The applicant shall comply with all required building and city codes. State approved plans must be received prior to the issuance of a building permit.
3. All approved landscaping shall be installed no later than six months from date of Certificate of Occupancy.
4. Applicant shall comply with all applicable codes for proposed fuel storage tank.

Analysis of Proposed Project

Standard	Evaluation	Comments
Plan Review Guidelines (see section 19.63.100 of zoning ordinance)		
The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes	Project is consistent with the purpose, character and intent of the M-1 General Manufacturing Zoning District
The proposed development will be consistent with the adopted city master plan;	Yes	Allowing the continuation and expansion of this use is encouraged by the Comprehensive Plan.
The proposed development will be compatible with and preserve the important natural features of the site;	Yes	The proposal will be compatible with the site and will enhance the property with the additional landscaping.
The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Yes	The proposed addition, overhead door and fuel tank will not create a nuisance to the neighboring uses, especially since additional landscaping has been proposed.
The proposed development will not create traffic circulation or parking problems;	Yes	The proposed modifications will not create circulation or parking issues.
The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Yes	The proposed modifications are comparable to the other structures in the M-1 Zoning District
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	N/A	This is not a national or local landmark.
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Yes	Project is consistent with the purpose, character and intent of the M-1 Zoning District and the Business Park Covenants.

Latisha Birkeland

Subject: FW: Plan Commission items

From: Fisher, Mark [<mailto:Mark.Fisher@strand.com>]

Sent: Friday, May 03, 2013 8:36 AM

To: Latisha Birkeland

Subject: RE: Plan Commission items

Latisha,

I have the following comments:

Generac:

1. Applicant shall comply with all applicable codes for proposed fuel storage tank.

404 North Street:

1. A new driveway is proposed on Park Street. Park street was reconstructed in 2006, and is in very good condition. The new curb cut should be accomplished by either a horizontal profile cut of the existing curb head, or removal and replacement of the curb and gutter with a depressed driveway section.
2. The terrace (curb to sidewalk) on Park Street is relatively steep in this area. This may result is a less than desirable driveway for some vehicles.
3. It appears two existing terrace trees on Park Street may be impacted by the new driveway. Applicant shall coordinate removal/replacement with City Forester.
4. A stop sign should be added to the proposed "exit only" sign.
5. The sidewalk across the new driveway location is 4-inches thick. The sidewalk should be replaced with 6-inches per city standards for driveways.
6. Parking stall dimensions and proposed driveway width (North Street side) should be noted on the drawings.
7. Appropriate erosion control provisions should be implemented during construction.
8. Applicant shall submit impervious area calculations/summary to the City for calculation of stormwater utility fees.

Please contact me with any questions.

Thanks,

Mark Fisher

Latisha Birkeland | Neighborhood Services Manager / City Planner | City of Whitewater | 312 W. Whitewater St. | Whitewater, WI 53190

☎ (262) 473-0143 | ✉ lbirkeland@whitewater-wi.gov | 🌐 <http://www.whitewater-wi.gov>

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Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF REVIEW

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 13th day of May, 2013 at 6:00 p.m. to review the proposed building modifications to include a 14' x 14' overhead door, a 725 sq. ft. addition on the south side of the existing building (for storage of waste materials in approved containers for collection and disposal), and a 21' x 32' concrete curbed area for an additional 1,000 gallon fuel tank to be located at 757 N. Newcomb Street for Generac Power Systems, 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 5:00 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



Latisha Birkeland, Zoning Administrator

05-15-34-32-00,0515-3434-003
CITY OF WHITEWATER

OLIVER CONSTRUCTION
ATTN: JIM HOOVER
1770 EXECUTIVE DR
OCONOMOWOC WI 53066

05-15-33-14-001
POPE FAMILY LLC
N331 STH 59
WHITEWATER WI 53190

05-15-33-41
KLIGORA TRUST
N101 STH 59
WHITEWATER WI 53190

05-15-34-32-001
GENERAC CORPORATION
P O BOX 8
WAUKESHA WI 53187

05-15-34-23-001
PATRICK C CHANNING
N330 STH 59
WHITEWATER WI 53190

05-15-33-14-003
MICHAEL POPE
KAREN S POPE
N309 STH 59
WHITEWATER WI 53190

05-15-34-31-000
MARK & EILEEN LURVEY T
W3411 STH 59
WHITEWATER WI 53190

05-15-34-32-001
GENERAC POWER SYSTEMS INC
ATTN: KEITH HROBSKY
757 N NEWCOMB ST
WHITEWATER WI 53190

05-15-34-23-002
LSP - WHITEWATER LP
111 CTY U
WHITEWATER WI 53190

05-15-33-14-004
THOMAS M SCHULZ
MICHELLE M SCHULZ
N305 STH 59
WHITEWATER WI 53190

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

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 4-9-13.
2. Agenda Published in Official Newspaper on 5-9-13.
3. Notices of the public review mailed to property owners on 4-30-13.
4. Plan Commission holds the public review on 5-13-13. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

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

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

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Generac Power Systems
Applicant's Address: 757 N Newcomb Rd Whitewater, WI 53190 Phone # 262-473-5514

Owner of Site, according to current property tax records (as of the date of the application):
Generac Power Systems

Street address of property: 757 N Newcomb Rd Whitewater, WI 53190

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: Jim Hoover
Name of Firm: Oliver Construction
Office Address: 1770 Executive Dr Oconomowoc, WI 53066 Phone: 262 567 6677
Name of Contractor: Oliver Construction

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

EXISTING AND PROPOSED USES:

Current Land Use:

Principal Use: Assembly of back-up generators.

Accessory or Secondary Uses: _____

Proposed Use

Same as above.

No. of occupants proposed to be accommodated: _____

No. of employees: 1100

Zoning District in which property is located: _____

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

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Yes, the garage door and hazardous waste storage building will meet the minimum standards.
B. The proposed development will be consistent with the adopted city master plan;	Yes will we follow all city plan rules.
C. The proposed development will be compatible with and preserve the important natural features of the site;	Yes, the shed will blend into the current structure and the garage door will be identical to the current doors we have.
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, neither items will create any issues with this subject matter.</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>Yes, the shed will blend into the current building.</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>Understood.</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>



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: Generac Power Systems

Applicant's Mailing Address: 757 N Newcomb Rd
Whitewater, WI 53190

Applicant's Phone Number: 262-473-5514

Applicant's Email Address: Keith.Hrobsky@generac.com

Project Information:

Name/Description of Development:

New garage door and outside hazardous waste storage building.

Address of Development Site: 757 N Newcomb Rd

Tax Key Number(s) of Site: 39-0963276

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____



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.

Keith Hrobek
Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Keith Hrobek
Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

4/9/13
Date of Signature

Date of Signature

Generac Power Systems, Inc.
757 N Newcomb St
Whitewater, WI 53190

Statement of Use:

The proposed building modifications include the addition of a 14'x14' overhead door along with a 725 sq.ft. storage addition to the existing building. A 21'x32' concrete curbed area for an additional 1,000 gallon fuel tank is also to be considered.

The 14'x14' overhead door will be located on the west elevation on the north side of the building. The door will match the existing doors on the building.

The storage addition will be 50' wide by 14'-6" deep and located on the south side of the existing building. The location would be in an existing paved area. This addition will be constructed out of split-faced decorative block and painted to match the existing precast wall panels. Overhead doors and a service door to match existing building doors will also be included in this addition.

This storage addition to the existing building will be used to store motor oil, anti-freeze, light bulbs, ballasts, waste varnish and waste glue in approved containers for collection and disposal. The building addition will have limited access allowing only approved employee access.

The additional fuel tank will be a 1,000 gallon diesel fuel tank. It will be placed on a proposed expansion of the existing concrete pad with containment curb. It will have a wire mesh fence to match the existing fence. Currently the existing fuel tanks consist of a 1,000 gallon LP tank and a 1,000 gallon gasoline tank.

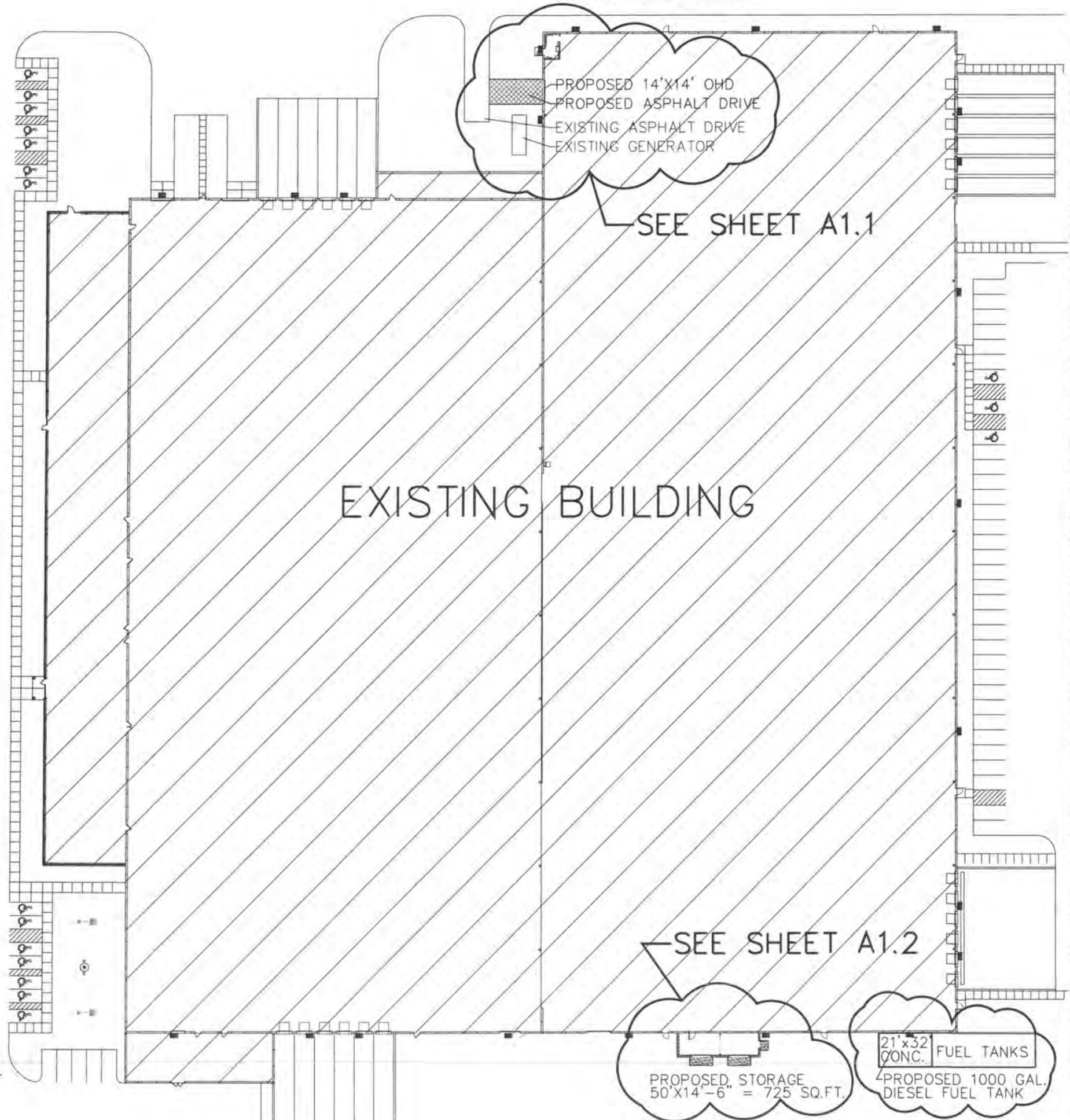


- Major Hydro Names**
- Minor Hydro Names**
- Major Road Centerline**
- County
- Federal
- Interstate
- State
- Streams, Etc.
- PLSS Sections No**
- PLSS Sections
- MCD Boundaries
- Parcels**
- Surface Water
- Orthos April 2010



varion systems

DISCLAIMER
 This map is not a substitute for an actual investigation. The accuracy of this map is records from which it was assembled. Otr occur during the composition process. Jet



1
A1.0 FLOOR PLAN OVERVIEW
1/64" = 1'-0"

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 94.3205 OF THE FLORIDA STATUTES AND IF CONNECTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

PROJECT INFORMATION	
PROJECT NO. 1	04/18/13
DATE	04/18/13
DRAWN BY	1. B.M.
SCALE	1 AS NOTED
SHEET TITLE	FLOOR PLAN

PROJECT TITLE	
PROPOSED OVERHEAD DOOR & STORAGE ADDITION FOR:	
GENERAC POWER SYSTEMS, INC.	
707 N. W. 10th Ave. #3750	
Miami Beach, FL 33136	

REVISIONS	

1770 EXECUTIVE DRIVE	
OLIVER CONSTRUCTION CO. # 5388	
MIAMI, FL 33156	
PHONE: (305) 587-8877	
FAX: (305) 587-8878	

OLIVER	
CONSTRUCTION CO.	

A1.0
57



EXISTING PAVEMENT

15'



EXISTING GENERATOR

32'-6"

PROPOSED ASPHALT DRIVE

29'

EXISTING WALLPACK LIGHT TO REMAIN

EXISTING BUILDING

NEW OPENING IN EXISTING PRECAST WALL FOR PROPOSED 14'X14' OHD

EXISTING WALLPACK LIGHT TO REMAIN

EXISTING PRECAST WALL PANELS

26'-8"

EXISTING WALK DOOR

14'

14'

NEW OPENING IN EXISTING PRECAST WALL FOR PROPOSED 14'X14' OHD DOOR TO MATCH EXISTING DOORS

1 PARTIAL FLOOR PLAN
A1.1 1/8" = 1'-0"

2 PARTIAL WEST ELEVATION
A1.1 1/8" = 1'-0"

THIS DOCUMENT AND THE INFORMATION HEREIN IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 94.205 OF THE WISCONSIN STATUTES AND IF COMPLETED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

PROJECT INFORMATION	
PROJECT NO. 1	DATE
DRAWN BY	SCALE
SHEET TITLE	SHEET TITLE

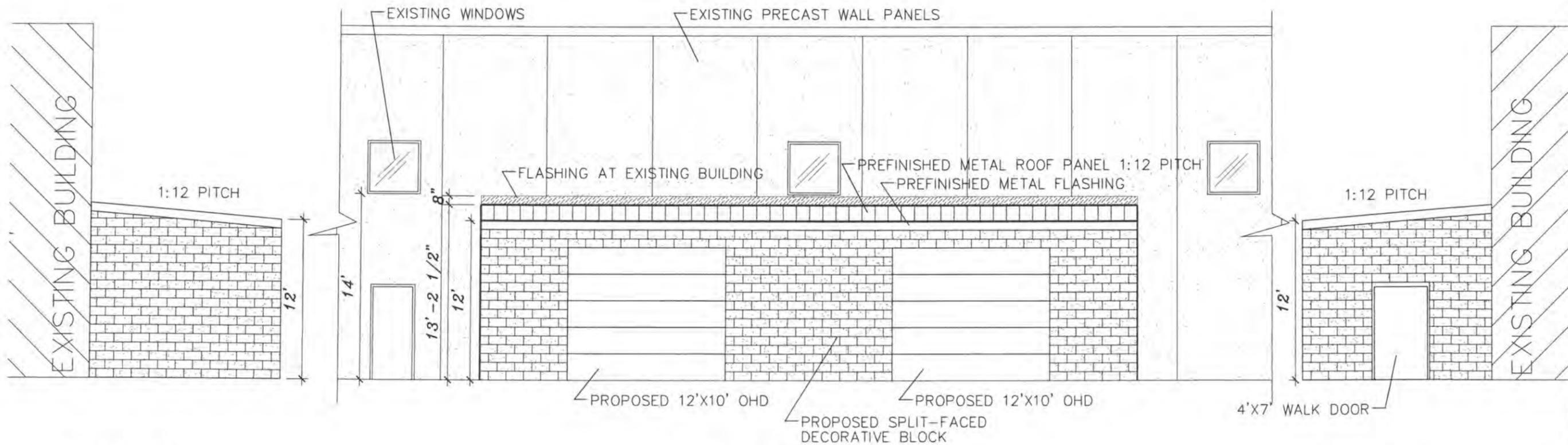
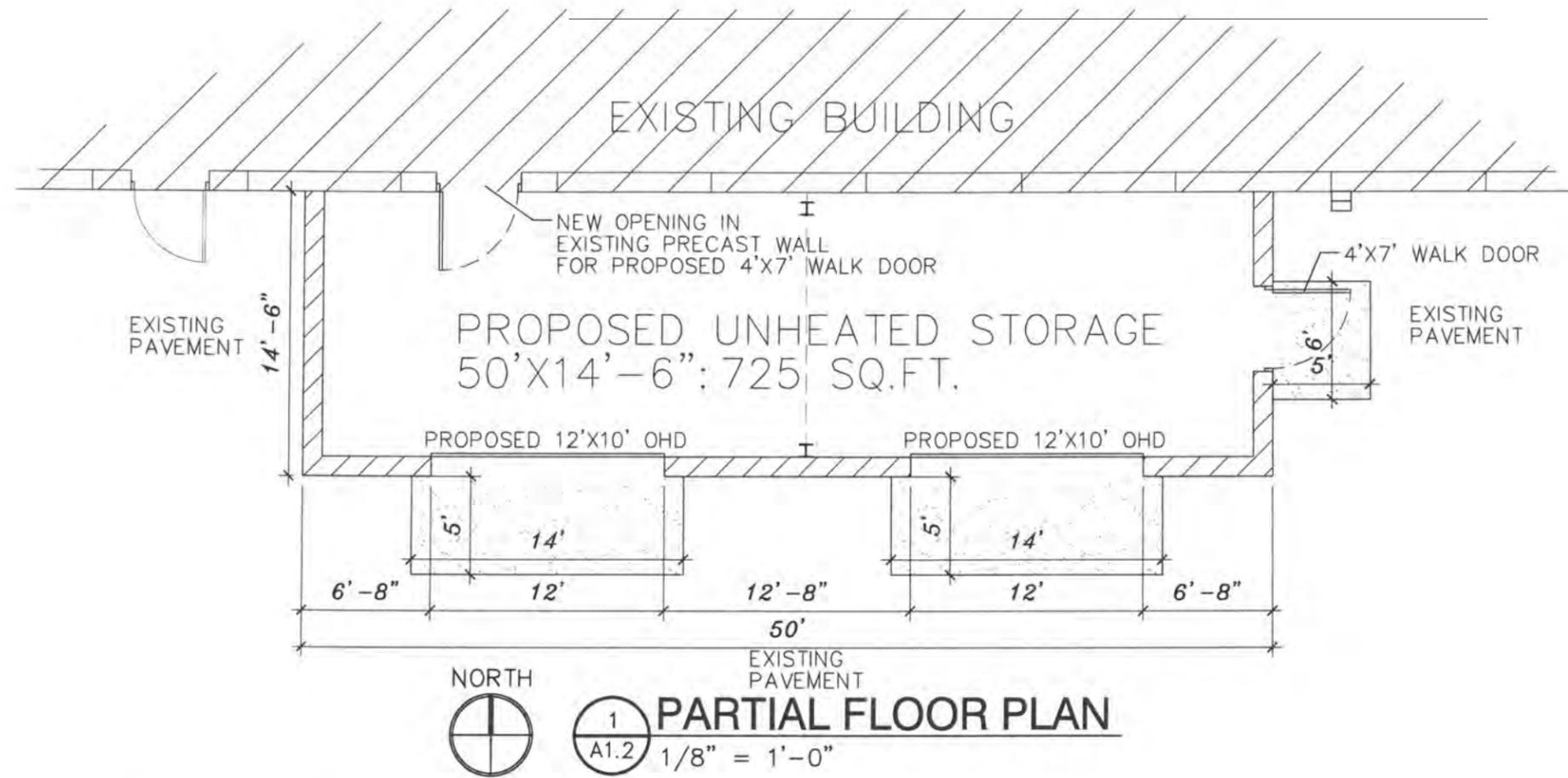
REVISIONS	
NO.	DATE

PROJECT TITLE
PROPOSED OVERHEAD DOOR FOR
GENERAC POWER SYSTEMS, INC.
702 N. WEST COAST BLVD
MILWAUKEE, WI 53190

1770 EXCLUSIVE DRIVE
OCCONOMOC, WI 53066
PHONE: (262) 967-4877
FAX: (262) 967-4878

OLIVER
CONSTRUCTION CO.

A1.1
58



2 PARTIAL WEST ELEVATION

1/8" = 1'-0"

2 PARTIAL SOUTH ELEVATION

1/8" = 1'-0"

2 PARTIAL EAST ELEVATION

1/8" = 1'-0"

THIS DOCUMENT AND THE INFORMATION HEREWITH IS THE EXCLUSIVE PROPERTY OF OLIVER CONSTRUCTION COMPANY. UNAUTHORIZED USE WILL BE PROSECUTED UNDER SECTION 943.05 OF THE WISCONSIN STATUTES AND IF CONVICTED, THE VIOLATOR SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$10,000.00 AND/OR IMPRISONMENT NOT TO EXCEED TWO YEARS.

REVISIONS	
1	SUBMITTAL TO PERMITTER 04/18/13

PROJECT INFORMATION	
PROJECT No. 1	04/12/13
DATE	04/12/13
DRAWN BY	MM
SCALE	AS NOTED
SHEET TITLE	FLOOR PLAN & ELEVATIONS

PROJECT TITLE
PROPOSED STORAGE ADDITION FOR
GENERAC POWER SYSTEMS, INC.
707 N. NEWGARDEN ST.
GREENWICH, WI 53190

1770 EXECUTIVE DRIVE
OCCONOMOC, WI 53968
PHONE: (762) 967-6677
FAX: (762) 967-6676

OLIVER
CONSTRUCTION CO.

A1.2

59

Domestic Sheet Metal
PMI Staged Trailer



NORTH

DOCK 16E

DOCK 17E

DOCK 18E

DOCK 19E

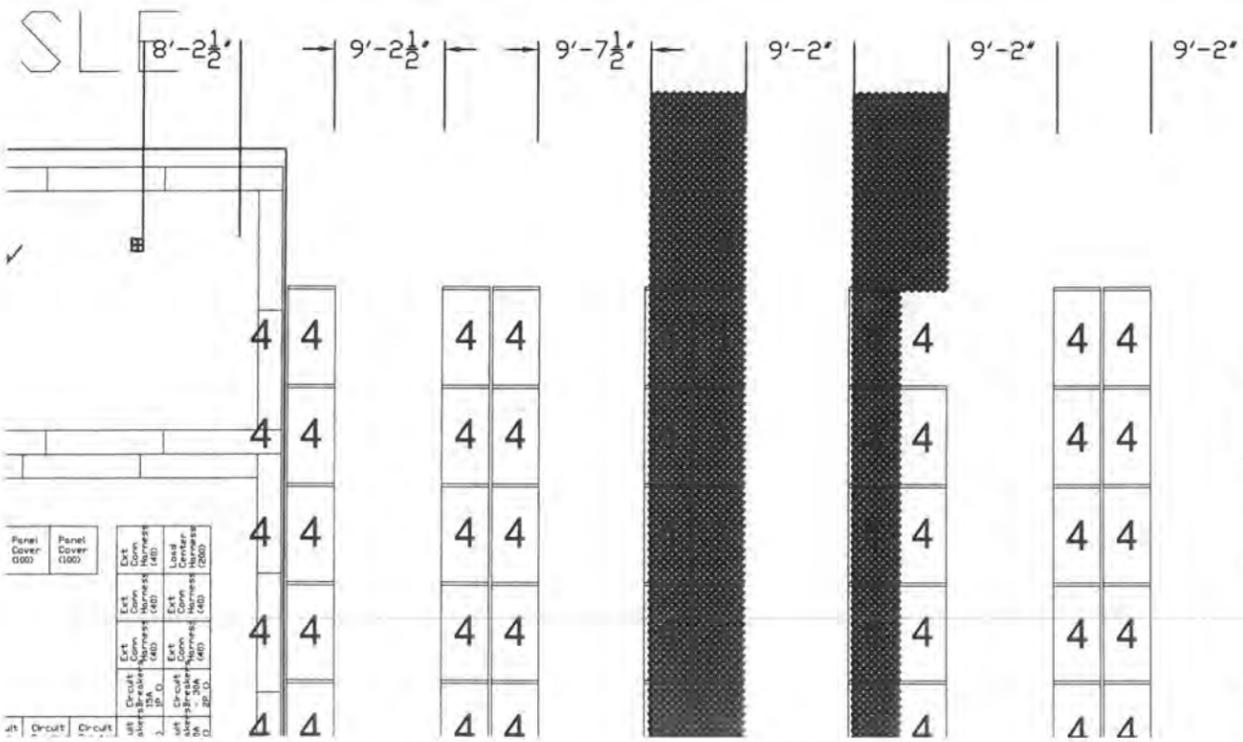
DOCK 20E

DOCK 21E

EXIT 12

RACKING SHELF LAYOUT

- HIGHLIGHTED AREA FOR EXISTING UPRIGHTS
- NUMBERS CORRELATE TO NUMBER OF SHELVES
- ANY BAY WITH "3" SHOULD USE 15' UPRIGHT



PITCH 1/8" PER FOOT TO SOUTH
6" THICK SLAB
CURB 1.5" TALL X 6" WIDE
WIRE MESH

NO CURB

NO CURB

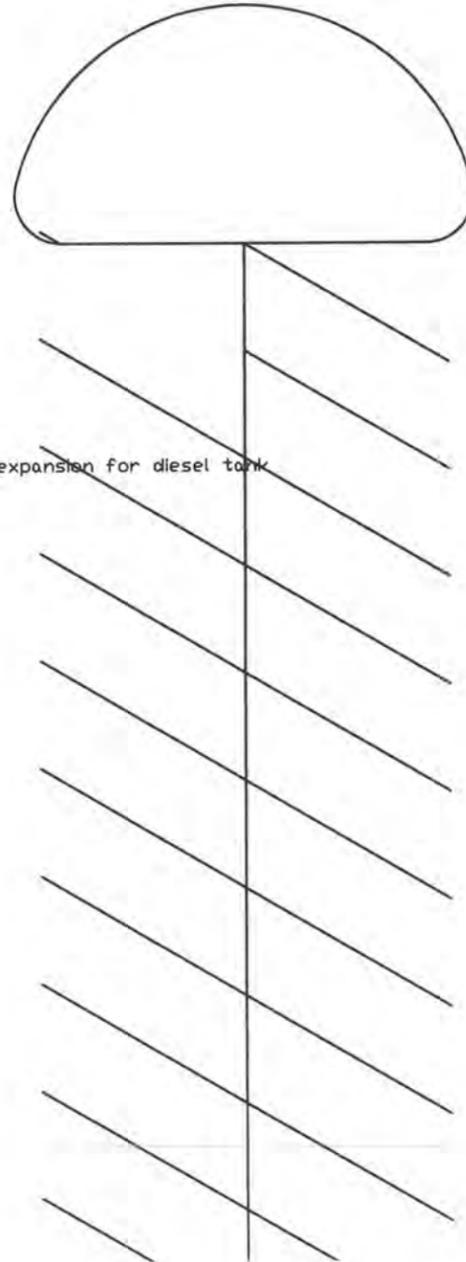
PITCH 1/8" PER FOOT TO SOUTH
6" THICK SLAB
CURB 1.5" TALL X 6" WIDE
WIRE MESH

32"

21"

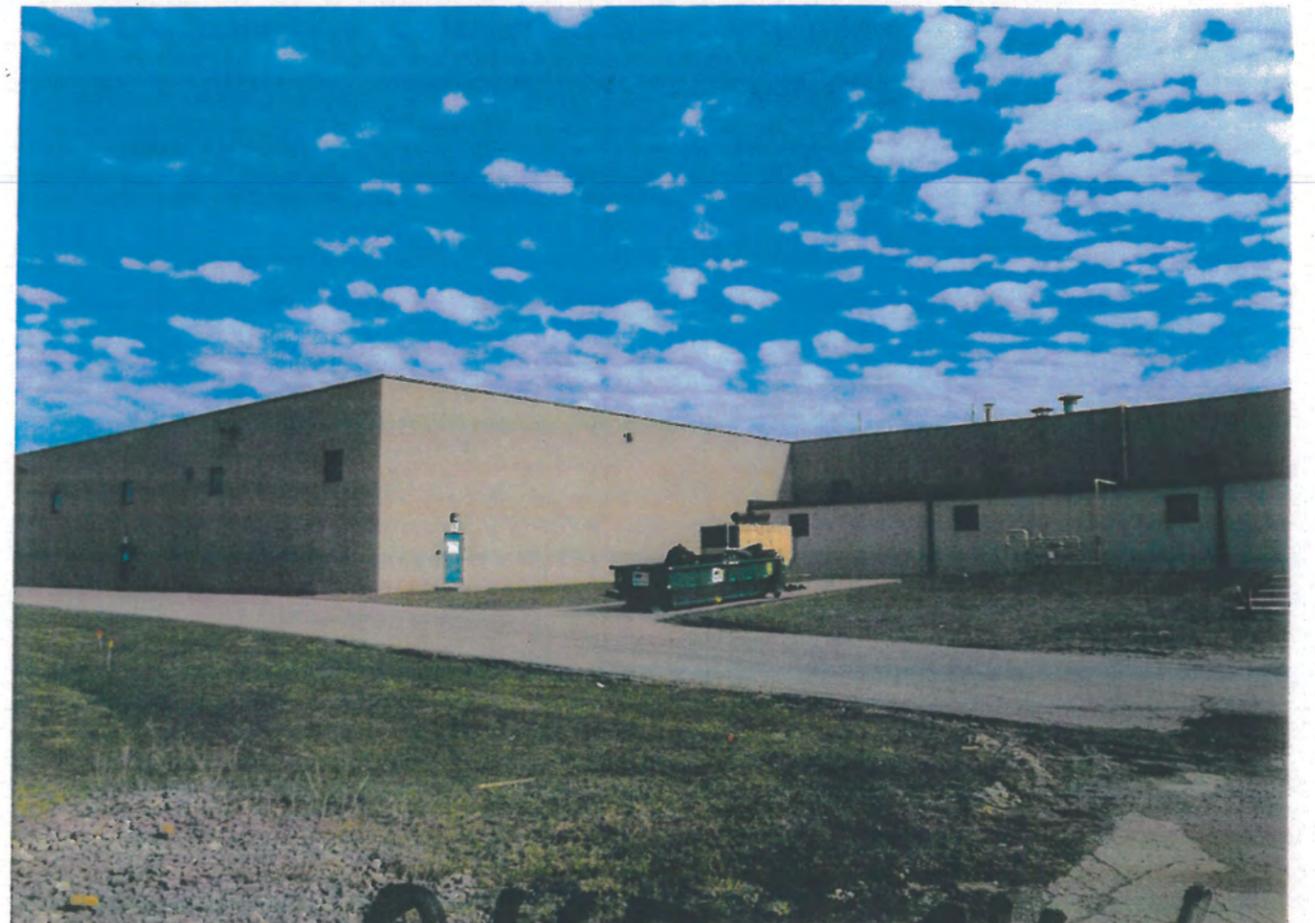
EXIT 13

Concrete slab expansion for diesel tank

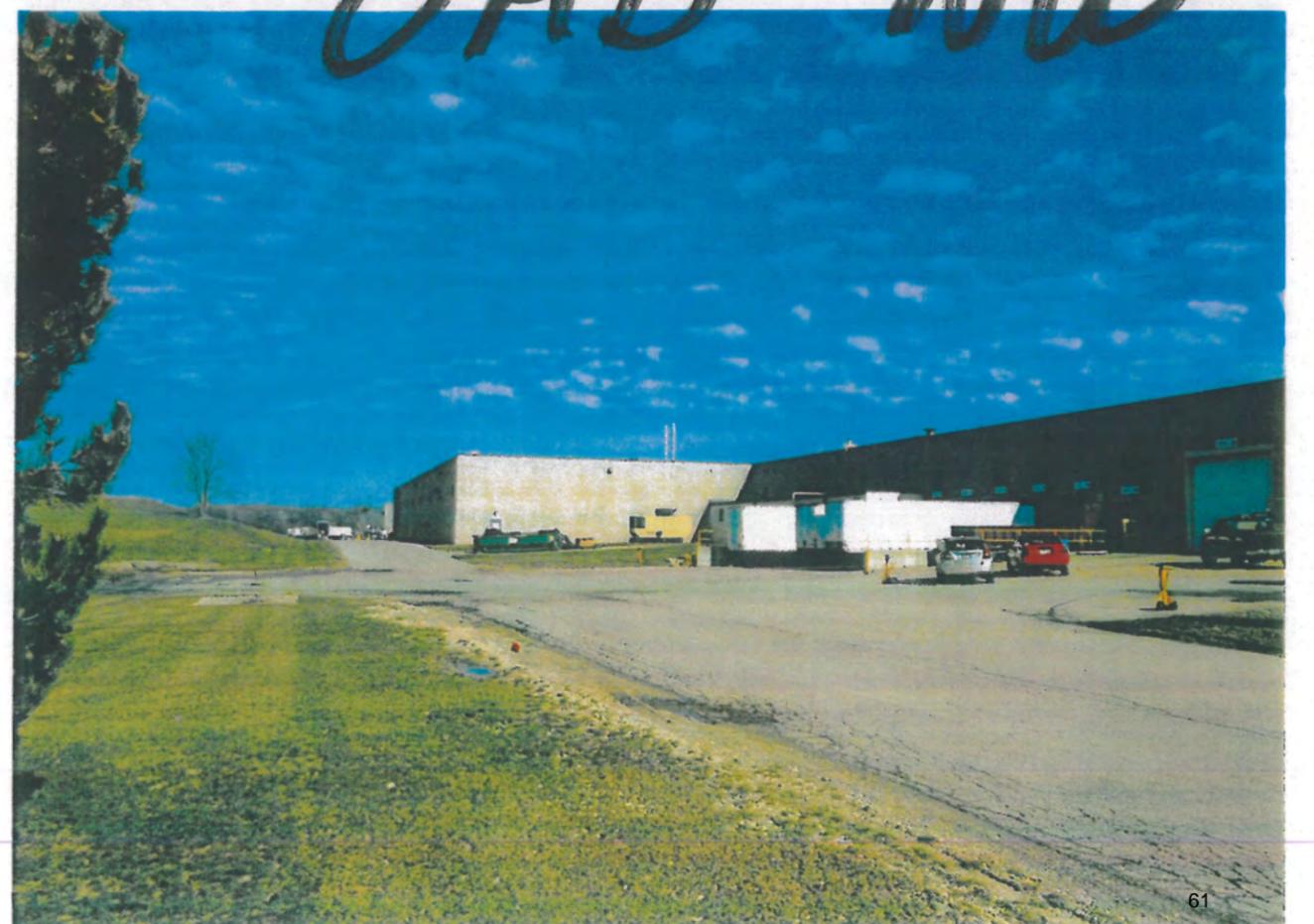
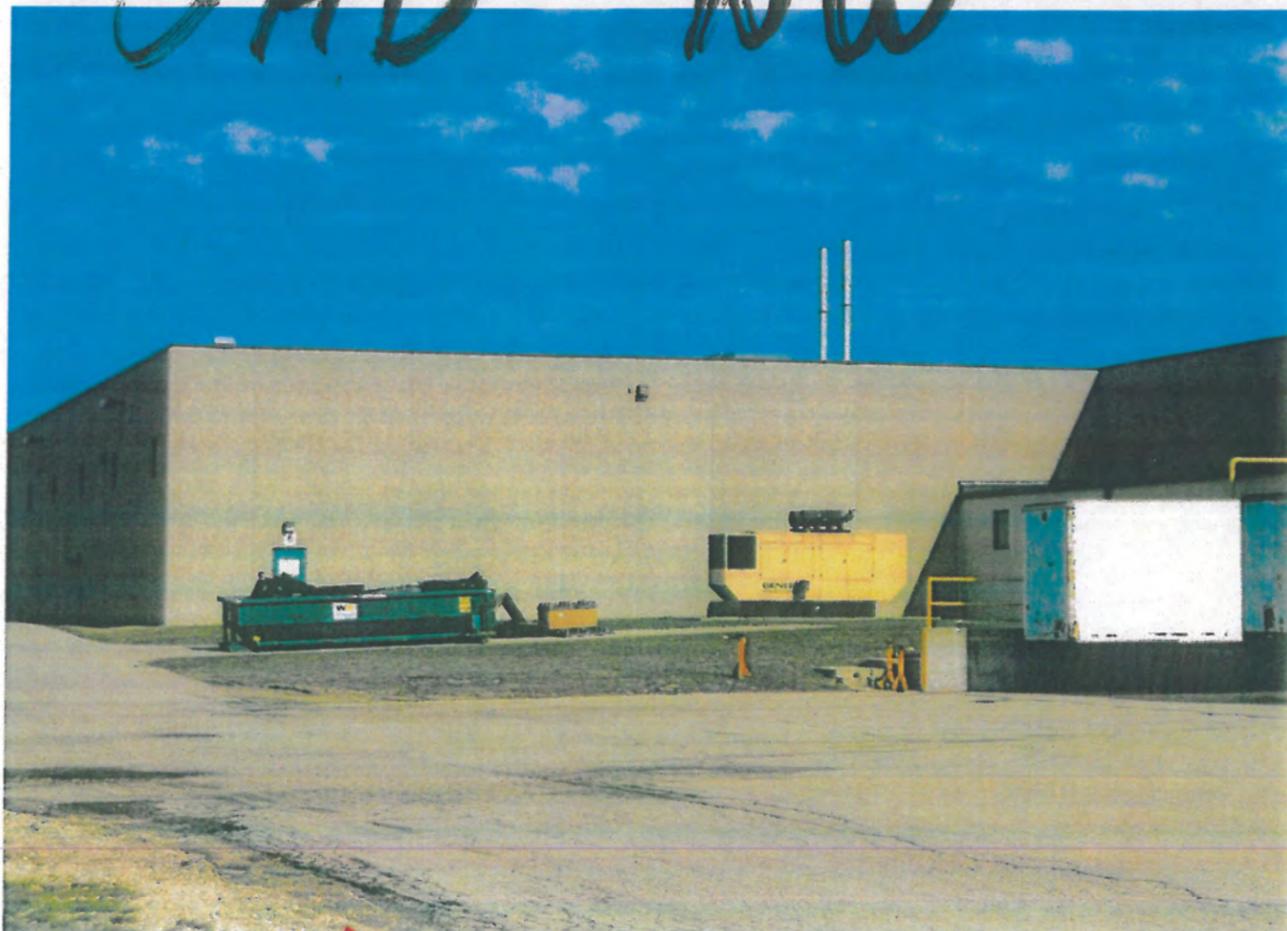




OHD NW



OHD NW

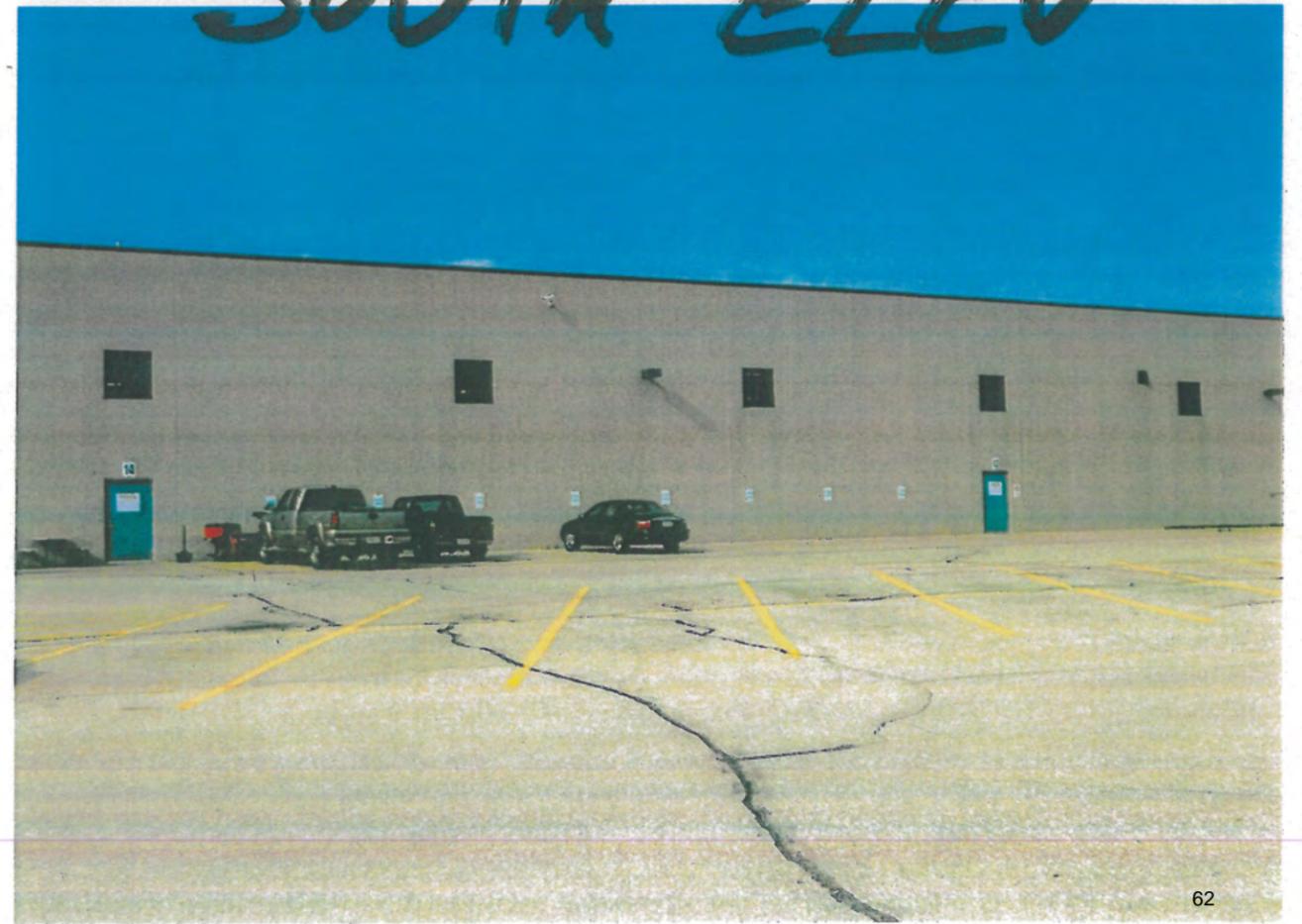




SOUTH ELEV



SOUTH ELEV

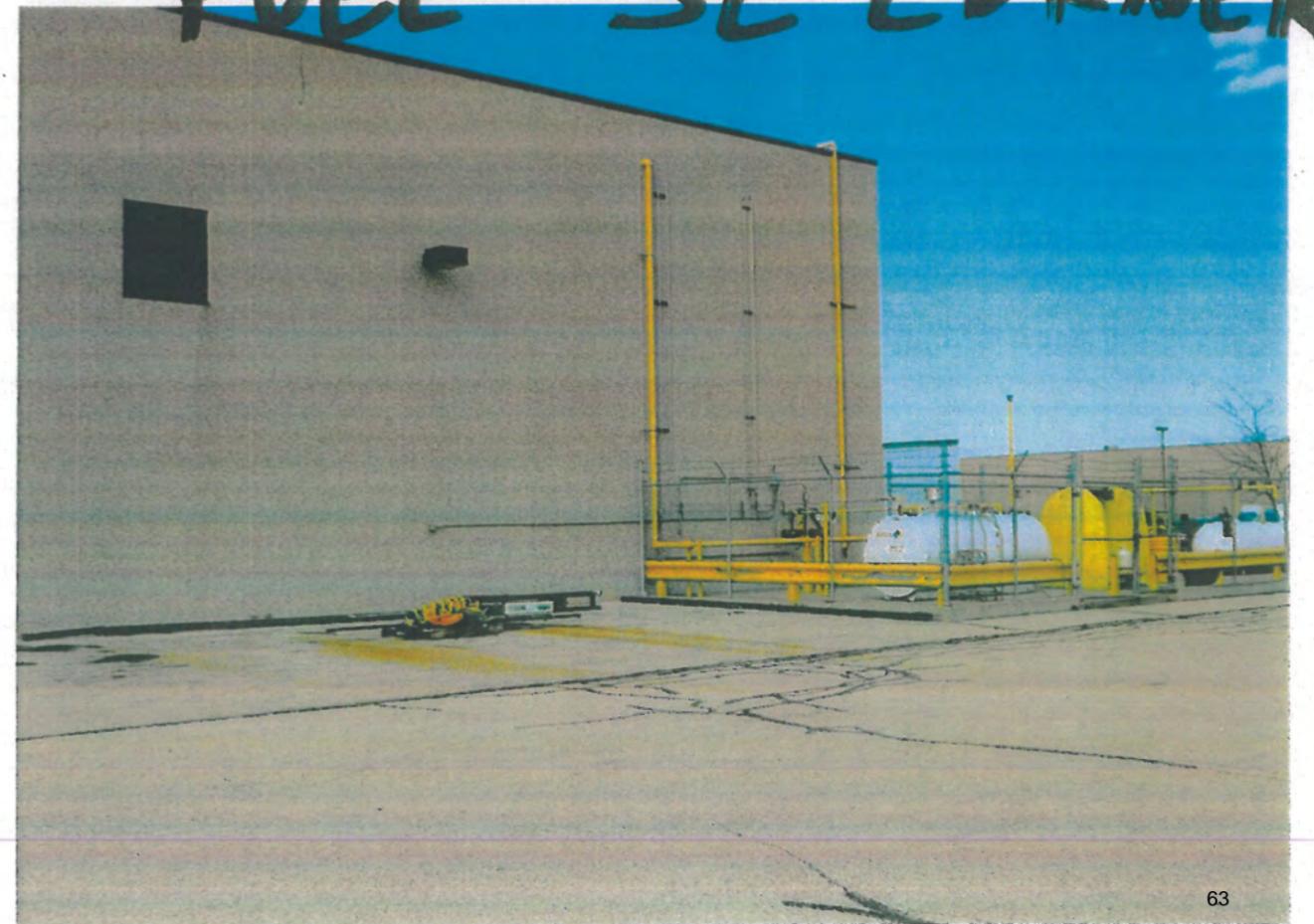




FUEL SE CORNER



FUEL SE CORNER





Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner
Meeting Date: May 13th, 2013
Re: Request requesting a conditional use permit of a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment.

Summary of Request

Requested Approvals: The applicant, Dr. Suzanne Popke, is requesting a conditional use permit for a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment.

Location: 404 W. North Street

Current Land Use: Vacant (previous use was a fraternity)

Proposed Use: Commercial office space, meeting rooms and public space as well as a caretaker apartment.

Current Zoning: R-3 Multi-family Residence District

Proposed Zoning: No change proposed

Comprehensive Plan's Current and Future Land Use Designation: Institutional

Surrounding Zoning and Land Use:

North, East: R-O Residential Overlay /R-2 One and Two Family Residential; Land Use- Residential

South: R-3 Multi-family Residence District; Land Use- Historic building with business uses inside

West: R-3 Multi-family Residence District; Land-Use-Fraternity

Brief History of Project or Site:

The historic Nelson Salisbury house located at 404 W. North Street is currently vacant. For many years this site was used as a fraternity. Dr. Popke came before the Plan and Architectural Review Commission at the March 11th, 2013 meeting for a concept plan for this property. Dr. Popke has returned to the Plan Commission for consideration of a Conditional Use Permit (CUP) to allow an office/meeting rooms on the first floor and caretaker quarters on the second floor.

Description of Use

Dr. Popke has identified that the first floor will be used for her office (psychologist). The first floor will also have a community room for waiting/reception area/meetings, shared kitchen, side entry room, and a public bathroom. The second floor will be the caretaker's quarters. The second floor includes two bedrooms, one storage room/den and 1 ½ bathrooms.

Dr. Popke has indicated that her office hours are by appointment only, during approximately four hours a day -11:00 AM to 3:00 PM Monday through Thursday. She may hold occasional office hours from 4:00 PM – 6:00 PM on weekdays.

When considering a conditional use in a multi-family residential zoning district, consideration should be given to the abutting uses. Residential land use surrounds this property to the north and east. This residential area has the R-O Zoning Overlay district that restricts unrelated occupancy to a maximum of two unrelated individuals per unit.

An office, with the above identified office hours, is a slight increase in use from a residential use. However, it is not as intense as other possible conditional use permits that could be granted in an R-3 Zoning District. Examples of other conditional uses in the R-3 Zoning District are walk-in retail trade, fraternity or sorority houses and group lodging facilities, bed and breakfast establishments, etc.

The proposal provides for a caretaker to live on the second floor. Dr. Popke indicated that she would like to have a family live in the unit and care for the property. The Conditional Use Permit can be tailored to require the R-O Zoning District standards (limiting up to two unrelated persons per unit) on the upstairs unit, without having to change the zoning to R-O.

Parking

The site plan indicates seven parking stalls on the property. Four stalls are for office use and three stalls are for the upstairs apartment.

Section 19.51.080 C Front and Side yard parking limitation:

In the R-3 Multifamily Residence District, except for legally established two-family dwellings or otherwise allowed by a zoning permit, not more than five vehicles may be parked in any combination of the front or side yard area. Newly constructed or reconstructed properties as of the date of this chapter may have no more than three vehicles in front and side yards.

This property is not considered newly constructed or reconstructed for the purposes of determining parking requirements. Five stalls shall be allowed in the front and side yard as indicated.

Office Parking

Minimum parking requirements for professional offices is one stall for every 300 square feet of primary floor space. Primary floor space has been identified as 899 square feet (multi-purpose room, office, community room). If the entry is added to this calculation, the primary floor space has increased to 1,104 square feet. This equals 3.68 or 4 parking stalls at a minimum. Dr. Popke has provided four stalls.

Caretaker Parking

At a minimum, two parking stalls are required for the residential unit on the second floor. This site has provided three stalls. Additional parking may be found on Park Street, to the east of this property.

All proposed parking stalls must meet the minimum standards in the City Code. The applicant has proposed an additional driveway to allow the egress of one-way traffic onto Park Street. Mark Fisher and

Chuck Nass, Street Superintendent / City Forester have reviewed these plans. The elevation difference between the property and street level is a concern. This may be able to be addressed by lowering the sidewalk on either side of the proposed driveway, slope adjustments.

Park Street is a narrow residential street. Allowing a driveway access onto Park Street would reduce up to two parking spaces along Park Street. Park Street only allows parking on one side of the street, which is often occupied.

The driveway on North Street is 9.5 feet wide. Dr. Popke has stated she would like to leave the width of the driveway the same, to keep with the character of the home. Two-way traffic on a 9.5 foot driveway will cause one or both cars to veer off the driveway, rutting out the grass on either side, to pass one another.

Past Plan and Architectural approvals from 1986 and 1988 have included using one driveway for up to 10 parking spots. Dr. Popke is proposing seven parking spots. If the Plan Commission recommends using only the North Street driveway, the drive could be widened, still maintaining the three foot setback from the property line, which may protect more grass on the sides of the driveway. If an additional driveway is allowed, the applicant is to submit a driveway plan that will be reviewed by the City.

Building Code Concerns

At the previous meeting, I informed the Plan Commissioners about building code concerns regarding separation, ADA compliance, egress, etc. Dr. Popke has worked with an architect and has submitted architecturally drawn plans according to the Plan Commissions recommendation.

Greg Noll, building inspector, has reviewed these plans. He has stated that the State will perform the full plan review and will make the final determination of compliance with the building code. Promoting building code discussion at the Plan and Architectural Review Commission is not something I would recommend, but I wanted to mention it again as it was previously discussed.

Exterior

Dr. Popke has stated that she would like to maintain the original character of the historic house. As indicated on the plans the full exterior of the building is to be restored to its original condition with roof replacement, cornices, soffits, railings, window trim, doors and trim replaced as necessary. This project shall be reviewed by the Landmarks Commission.

Landscaping

The current site landscaping includes two large trees (walnut and maple) are currently located in the front yard, maple trees along the west side of the home and a row of cedars along the rear property line. Open space has been preserved on the property.

Dr. Popke stated that she is basing her landscaping choices from the Wisconsin Historic Society book "Vintage Wisconsin Gardens: A History of Home Gardening." Two crabapple trees (120 points) will be added to the side yard along Park Street, which is lacking trees currently. Junipers and Spirea bushes (140 points) will be added to the foundation along with a plethora of annuals and perennials.

The added landscaping will provide a residential feel for this property.

Waste Disposal

There is an existing dumpster located between 404 W. North Street and 416 W. North Street. An agreement has been made for the this refuse container and enclosure. Please see attached agreement.

Signage

Dr. Popke has proposed two small signs to be added to the exterior of the building. One sign will be a name plate beside the front door. The second sign will be placed by the entrance providing the name of the house and date of establishment.

Recommendation on Conditional Use Permit

Staff review and general approvals have been given from Greg Noll, Building Inspector; Mark Fisher, City Engineer; and Chuck Nass, City Forester. Please see attached requirements from the City Engineer.

As of 3:00 PM on May 8th, 2013 staff only received one comment in writing. This has been attached to the packet. No other comments were submitted.

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the conditional use permit, with a driveway recommendation, for Dr. Suzanne Popke to renovate the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment located at 404 W. Main Street with the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans submitted to the City of Whitewater on 4/18/13 and approved by the Plan Commission on 5/13/2013, with all applicable changes.
2. The applicant shall apply for a building permit and comply with all required City and building codes.
3. The applicant shall receive approval from the Landmarks Commission prior to issuance of the building permit.
4. The applicant shall comply with all items identified by the City Engineer.
5. The residential unit shall be limited to no more than two unrelated persons living in the unit.
6. The applicant shall comply with the identified office hours; exceeding no more than three weekdays where the office hours are from 4:00 PM to 6:00 PM.
7. Any changes requested from the refuse collection agreement (attached) from the owners shall be reviewed and approved by the Plan and Architectural Commission.

Standard	Evaluation	Comments
Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)		
1) 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.	Yes	The identified office hours are by appointment only. I do not believe this use will be detrimental to the neighborhood.

Standard	Evaluation	Comments
2) Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All items have been provided unless otherwise noted.
3) 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].	Yes	The corner lot side (Park Street side) has less than the 25 foot setback. This is not a problem because the structure setback is not changing. Legal non-conforming setbacks are allowed.
4) The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site for institutional use, while the zoning is R-3 High Density residential. Office use with within a residential structure is allowed as an approved conditional use.
5) The conditional use and structures are consistent with sound planning and zoning principles.	Yes	Project is consistent with the purpose, character and intent of higher density residential and the R-3 Zoning District.

Latisha Birkeland

Subject: FW: Plan Commission items

From: Fisher, Mark [<mailto:Mark.Fisher@strand.com>]

Sent: Friday, May 03, 2013 8:36 AM

To: Latisha Birkeland

Subject: RE: Plan Commission items

Latisha,

I have the following comments:

Generac:

1. Applicant shall comply with all applicable codes for proposed fuel storage tank.

404 North Street:

1. A new driveway is proposed on Park Street. Park street was reconstructed in 2006, and is in very good condition. The new curb cut should be accomplished by either a horizontal profile cut of the existing curb head, or removal and replacement of the curb and gutter with a depressed driveway section.
2. The terrace (curb to sidewalk) on Park Street is relatively steep in this area. This may result is a less than desirable driveway for some vehicles.
3. It appears two existing terrace trees on Park Street may be impacted by the new driveway. Applicant shall coordinate removal/replacement with City Forester.
4. A stop sign should be added to the proposed "exit only" sign.
5. The sidewalk across the new driveway location is 4-inches thick. The sidewalk should be replaced with 6-inches per city standards for driveways.
6. Parking stall dimensions and proposed driveway width (North Street side) should be noted on the drawings.
7. Appropriate erosion control provisions should be implemented during construction.
8. Applicant shall submit impervious area calculations/summary to the City for calculation of stormwater utility fees.

Please contact me with any questions.

Thanks,

Mark Fisher

Latisha Birkeland | Neighborhood Services Manager / City Planner | City of Whitewater | 312 W. Whitewater St. | Whitewater, WI 53190

☎ (262) 473-0143 | ✉ lbirkeland@whitewater-wi.gov | 🌐 <http://www.whitewater-wi.gov>

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Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

NOTICE OF PUBLIC HEARING

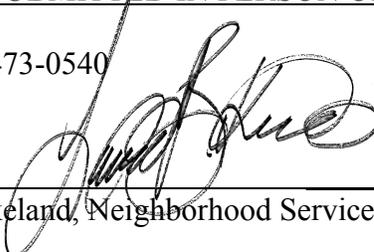
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Whitewater Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of May, 2013 at 6:00 p.m. to hold a public hearing for the consideration of a conditional use permit for a proposed renovation of the Nelson Salisbury Historic House located at 404 W. North Street into offices/meeting rooms and a caretaker apartment for Dr. Suzanne Popke.

The proposal is on file in the Planning and Zoning Office at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 5:00 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



Latisha Birkeland, Neighborhood Services Manager/City Planner

BULLDOG INVESTMENTS LLC
N6927 GREENLEAF CT
ELKHORN WI, 53121

MARILYN M SMITH
120 N. PARK ST
WHITEWATER WI, 53190

BRUCE R BUCHOLTZ, SR
MARYELLEN BUCHOLTZ
130 N PARK ST
WHITEWATER WI, 53190

MICHAEL CIPRIANO
CRISTINA A PAGE
136 N PARK ST
WHITEWATER WI, 53190

GEORGIANNE M LOMBARD
142 N PARK ST
WHITEWATER WI, 53190

DAVID HETH
JENNIFER HETH
148 N PARK ST
WHITEWATER WI, 53190

MITCHELL J SIMON
304 W. MAIN ST
WHITEWATER WI, 53190

FW PROPERTIES, LLC
328 W. MAIN ST
WHITEWATER WI, 53190

CITY OF WHITEWATER
CITY HALL
WHITEWATER WI, 53190

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

FIRST EVANGELICAL
LUTHERAN CHURCH
401 W. MAIN ST
WHITEWATER WI, 53190

FIRST ENGLISH LUTHERAN CHURCH
401 W MAIN ST
WHITEWATER WI, 53190

FIRST ENGLISH LUTHERAN CHURCH
401 W. MAIN ST
WHITEWATER WI, 53190

FIRST EVANGELICAL
LUTHERAN CHURCH
401 W. MAIN ST
WHITEWATER WI, 53190

KACHEL 429 WEST MAIN, LLC
P. O. BOX 239
WHITEWATER WI, 53190

MAIN STREET WHITEWATER LLC
W9597 BREIDSAN HILL DR
WHITEWATER WI, 53190

BLGL, LLC
1691 MOUNDVIEW PL
WHITEWATER WI, 53190

BLGL, LLC
1691 MOUNDVIEW PL
WHITEWATER WI, 53190

TIMOTHY J DICKINSON
JEAN A DICKINSON
115 N. PARK ST
WHITEWATER WI, 53190

DAVID L RADEMAKER
MANDI L RADEMAKER
121 N. PARK ST
WHITEWATER WI, 53190

FEDERAL HOME LOAN MORTGAGE
3415 VISION DR
COLUMBUS OH, 43219

LUCILLE D WAGA REVOCABLE TRUST
135 N PARK ST
WHITEWATER WI, 53190

RONNIE J SDANO
ROBIN L SDANO
143 N. PARK ST
WHITEWATER WI, 53190

KIRBY BOCK
BARBARA B BOCK
149 N. PARK ST
WHITEWATER WI, 53190

THAYER A COBURN
PO BOX 147
WHITEWATER WI, 53190

JEFFREY RIEDEL
JOAN M RIEDEL
W6415 GROGAN RD
FORT ATKINSON WI, 53538

BRADLEY J MARKHAM
DIANE E MARKHAM
142 N. FREMONT ST
WHITEWATER WI, 53190

CHRISTOPHER R GRADY
LORI GRADY
318 W. NORTH ST
WHITEWATER WI, 53190

JAMES L DISRUDE
KATHRYN J CASEY
326 W NORTH ST
WHITEWATER WI, 53190

BRIAN W VEALE
330 W. NORTH ST
WHITEWATER WI, 53190

LAMBDA IOTA ZETA HOUSE CORP
OF LAMBDA CHI ALPHA FRATERNITY
C/O ROBERT HAZOD
13525 W CRAWFORD DR
NEW BERLIN WI, 53151-0700

FAIRHAVEN CORPORATION
435 STARIN RD
WHITEWATER WI, 53190

FAIRHAVEN FOUNDATION, INC
435 W. STARIN RD.
WHITEWATER WI, 53190

FAIRHAVEN CORPORATION
435 W. STARIN RD.
WHITEWATER WI, 53190



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 404 West North Street

Owner's Name: Suzanne Popke

Applicant's Name: Suzanne Popke

Mailing Address: PO Box 333, Whitewater, WI 53190

Phone #: 262-490-6067 Email: intsim@idcnet.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Clarke's Addition Lot 1 except north 79.5'; Tax Key No. /CLA 00001

Existing and Proposed Uses:

Current Use of Property: vacant/fraternity

Zoning District: R-3

Proposed Use: Office/Caretaker Quarters

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "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 affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

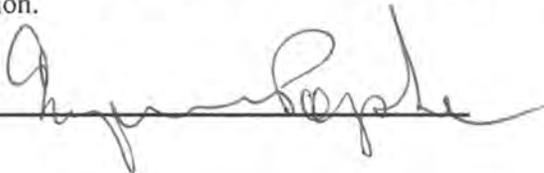
****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	There will be a small office without much traffic on the lower level and a caretakers apartment on the upper level.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Site access for ingress and egress is improved while maintaining most of the existing conditions of the site and improving landscaping. Landscapes to use plant materials that were common at the turn of the century.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Using property in a way to restore it with acceptable funtion.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Maintain historic integrity.

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

Applicant's Signature: 

Date: 4-8-13

Printed: Suzanne Popke

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 4-8-13. Received by: Jwegen Receipt #: 6.010329
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on _____.
- 3) Notices of the Public Hearing mailed to property owners on _____.
- 4) Plan Commission holds the PUBLIC HEARING on _____. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

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 -----

Name of Applicant: Suzanne Popke

Applicant's Mailing Address: PO Box 333

Whitewater, WI 53190

Applicant's Phone Number: 262-490-6067

Applicant's Email Address: intsim@idcnet.com

Project Information:

Name/Description of Development: Nelson-Salisbury Home Office/Apartment

Address of Development Site: 404 West North Street, Whitewater, WI

Tax Key Number(s) of Site: /CLA 00001

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

----- **To be filled out by the Neighborhood Services Department** -----

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.


Signature of Applicant/Petitioner

Suzanne Popke
Printed Name of Applicant/Petitioner

4-8-13
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

Popke Psychological Services SC

PO Box 333

Whitewater, WI 53190-0333

262-490-6067/intsim@idcnet.com

www.Dpopketherapy.com

Re: Conditional Use Application

4/14/13

Statement of use:

Second floor – caretaker's quarters (1 ¾ bathrooms, 2 bedrooms, 1 storage room/den, living area)

First floor – Office of Dr. Suzanne Popke (psychologist)
Community room for waiting/reception area/meetings
Multi-purpose room with storage/bath area
Shared kitchen
Shared side entry room
Public bathroom

Dr. Popke office hours: Clients are seen by appointment only, during approximately 4 hrs./day on Mon. thru Sat. (11 AM-3 PM, occasional 4 PM- 6 PM on weekdays)

Signage plan:

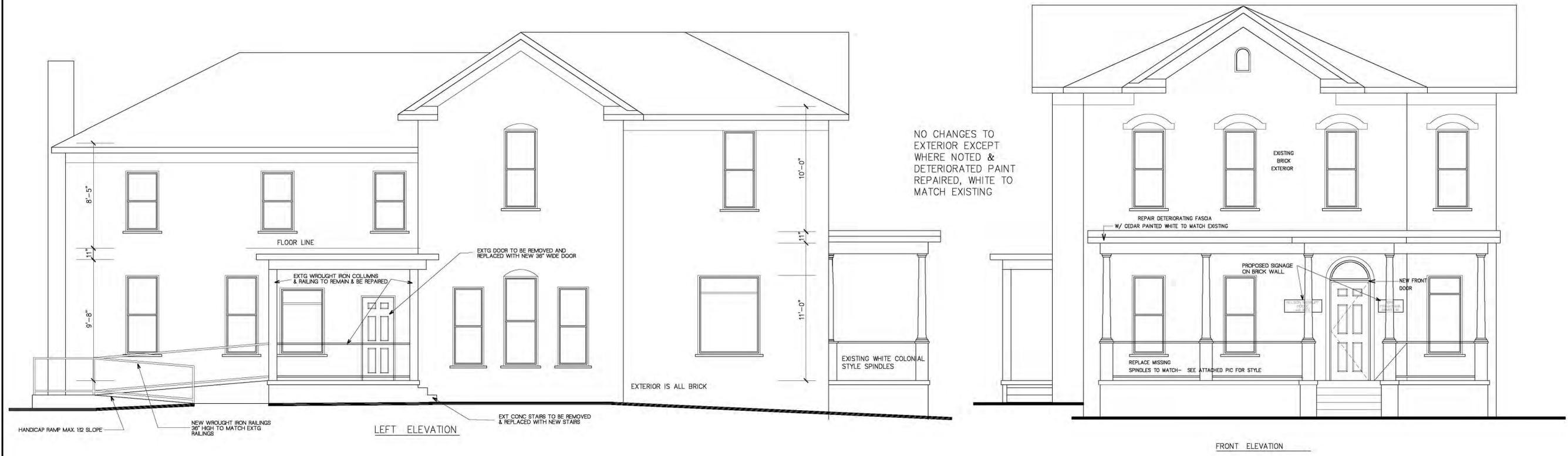
Name on sign beside front door – Popke Psychological Services SC (approx. 2 ft. x 1 ft.)

Name of house on sign by entrance – Nelson Salisbury House est. 1874 (approx. 3 ft. x 1 ft.)

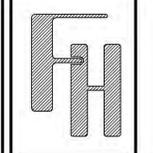
Landscaping:

Based on the Wisconsin Historic Society book "Vintage Wisconsin Gardens: A History of Home Gardening" houses built in the 1870s usually had "evergreen shrubs interspersed with perennials" around the foundation. Common plantings included crab apples, hardy roses, lilacs, snowball, daylilies, trumpet vines, honeysuckle. Popular annuals along walk areas included pansies, geraniums, morning glories, phlox, and tulips along with other Wisconsin native flowering species. Two crab apple trees are proposed on the east side lawn. Small evergreen shrubs interspersed with traditional 1870s perennials are planned for along the foundation.





NO CHANGES TO EXTERIOR EXCEPT WHERE NOTED & DETERIORATED PAINT REPAIRED, WHITE TO MATCH EXISTING



REMODELING & ALTERATIONS
NELSON-SALISBURY HOUSE
 (POPKE PSYCHOLOGICAL SERVICES SC)
 404 WEST NORTH STREET
 WHITEHAVE, WISCONSIN

FRONT ELEVATION
 LEFT SIDE ELEVATION

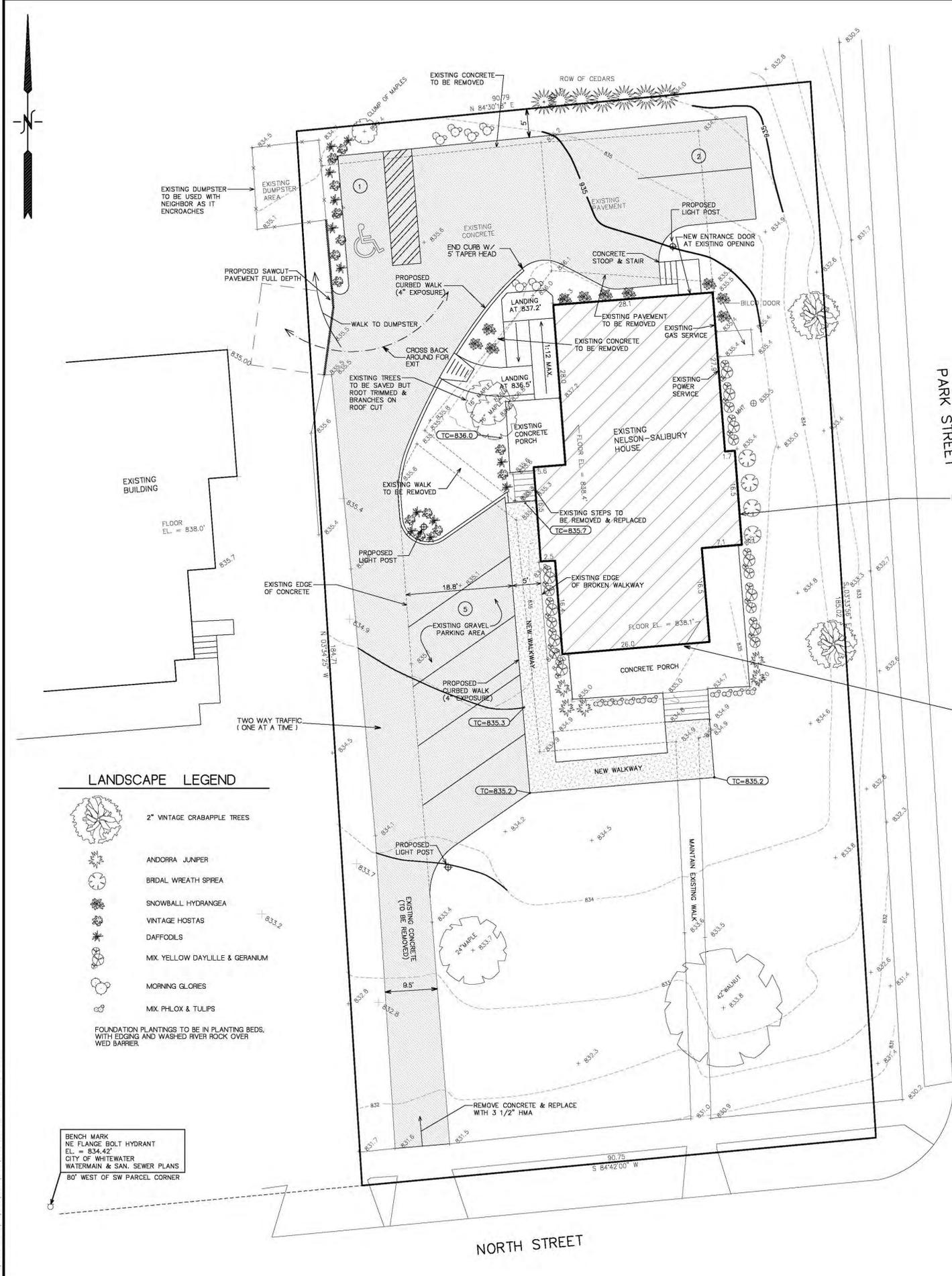
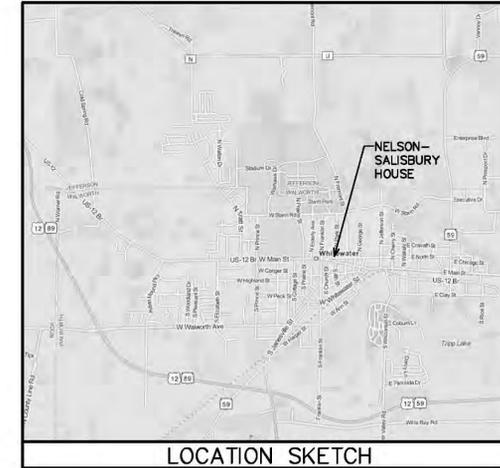
FARRIS, HANSEN & ASSOCIATES, INC.
 Engineering, Architecture, Surveying
 7 Ridgway Court, P.O. Box 437
 ELKHORN, WISCONSIN 53121
 Office: (262) 723-2098
 Fax: (262) 723-5886

REVISIONS:

PROJECT NO.	8765
DATE	04/10/13
SHEET NO.	2 of 3

PARKING / DRIVE OPTION NELSON-SALISBURY HOUSE SITE PLAN

LOT 1 OF CLARKE'S ADDITION TO THE
CITY OF WHITEWATER EXCEPTING THE NORTH 79.5 FEET
LOCATED IN THE NW 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN



NOTE: FULL EXTERIOR OF BUILDING TO BE RESTORED TO ORIGINAL CONDITION WITH ROOF REPLACEMENT, CORNICES, SOFFITS, RAILINGS, WINDOW TRIM, DOORS AND TRIM REPLACED AS NECESSARY. MASONRY TO BE TUCK POINTED WITH REPLACEMENT AS NEEDED.

NOTE: EXISTING DRAINAGE PATTERNS ARE TO BE FOLLOWED AS SHOWN.

LEGEND
 ---XXX--- = EXISTING LAND CONTOURS
 - - - - - = PROPOSED LAND CONTOURS
 (TC-XXX.X) = PROPOSED FINISHED TOP OF CONCRETE GRADE

SIGNAGE INFORMATION
 2'x1' SIGN NEXT TO DOOR
 POPKE PSYCHOLOGICAL SERVICES SC
 3'x1' SIGN ABOVE DOOR
 NELSON SALISBURY HOUSE est. 1874

SITE SUMMARY

LOT AREA	- 16,771 SQ. FT. (0.38 ACRES)
BUILDING AREA	- 1,799 SQ. FT. (10.7%)
IMPERVIOUS AREA	- 5,837 SQ. FT. (34.8%)
GREEN SPACE AREA	- 9,135 SQ. FT. (54.5%)
PARKING	- 8 CARS (1 HANDICAP) (3 CARS FOR APARTMENT, 5 CARS FOR OFFICE)
ZONING	- R-3 MULTIFAMILY

NOTE: PARKING AND ACCESS IMPROVEMENTS TO BE COMPLETED AS A SECOND PHASE OF THE RESTORATION OF THE NELSON-SALISBURY PROPERTY. EXISTING DRIVEWAY AND PARKING TO BE USED INITIALLY.

LANDSCAPE LEGEND

-

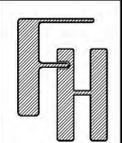
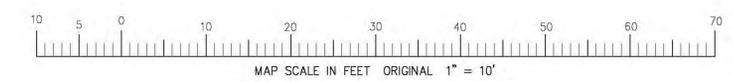
FOUNDATION PLANTINGS TO BE IN PLANTING BEDS, WITH EDGING AND WASHED RIVER ROCK OVER WED BARRIERS.

BENCH MARK
 NE FLANGE BOLT HYDRANT
 EL. = 834.42'
 CITY OF WHITEWATER
 WATERMAIN & SAN. SEWER PLANS
 80' WEST OF SW PARCEL CORNER

INDEX OF SHEETS

- 1 SITE PLAN
- 2 FRONT ELEVATION
LEFT SIDE ELEVATION
- 3 FIRST FLOOR PLAN
SECOND FLOOR PLAN

ORDERED BY:
 SUZANNE POPKE
 POPKE PSYCHOLOGICAL SERVICES SC
 PO BOX 333
 WHITEWATER, WI. 53190



REMODELING & ALTERATIONS
 NELSON-SALISBURY HOUSE
 (POPKE PSYCHOLOGICAL SERVICES SC)
 404 WEST NORTH STREET
 WHITEWATER, WALWORTH CO., WISCONSIN

SITE PLAN

FARRIS, HANSEN & ASSOCIATES, INC.
 ENGINEERING - ARCHITECTURE - SURVEYING
 7 RIDGWAY COURT P.O. BOX 437
 ELKHORN, WISCONSIN 53121
 OFFICE: (262) 723-2098 FAX: (262) 723-5886

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.
8765
 DATE
3/28/2013
 SHEET NO.
1 of 3

5/10/2013 X:\Projects\13735\Drawings\Parking-Drive Option_SitePlan.dwg

Joint Refuse Area Agreement

THIS JOINT REFUSE AREA AGREEMENT (“Agreement”) is between Suzanne L. Popke and Robert P. Siemann, husband and wife (“Popke”) and Lambda Iota Zeta House Corporation of Lambda Chi Alpha Fraternity, Inc. (“Lambda”).

RECITALS

A. Popke is the owner of real estate at 404 W North Street in the City of Whitewater, Walworth County, Wisconsin, more particularly described as follows:

Lot 1 of Clarke’s Addition to the City of Whitewater, Walworth County, Wisconsin, excepting the following described real estate: A part of Lot 1 of Clarke’s Addition to the City of Whitewater and described as:

Commencing at the Northeast corner of said Lot 1, running thence Southerly along the East line of said Lot 76 feet to a point; thence West parallel with the North line of said Lot to the West line of said Lot and to a point 76 feet South of the Northwest corner of said Lot; thence North along the West line of said Lot 76 feet to the Northwest corner of said Lot; thence East along the North line of said Lot to the place of beginning. Being a parcel of land 76 feet in width along the North side of Lot 1 of Clarke’s Addition to the City of Whitewater.

ALSO EXCEPTING land conveyed to Alvira C. Winnie described as follows:

Commencing at the Northeast corner of Lot 1 of Clarke’s Addition to the City of Whitewater, Walworth County, Wisconsin, running thence Southerly along the East line of said Lot 76 feet to a point, which is the place of beginning; thence South along the East line of said Lot 3 ½ feet to a point; thence West and parallel with the North line of said Lot to the West line of said Lot; thence North along the West line of said Lot 3 ½ feet to a point; thence East and parallel with the North line of said Lot to the place of beginning.

Tax Key No. /CLA 00001

B. Lambda is the owner of property at 416 W North Street in the City of Whitewater, Walworth County, Wisconsin, more particularly described as follows:

A parcel of land located in the Northwest ¼ of Section 4, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, and described as follows, to-wit:

Commencing at the West ¼ corner of said Section 4; thence North 84 degrees, 42 minutes East 415.25 feet along the East-West ¼ line of said Section 4; thence North 3 degrees, 32 minutes West 24.75 feet to the place of beginning; thence

continue North 3 degrees, 32 minutes West 264.00 feet; thence North 84 degrees, 42 minutes East 79.75; thence South 3 degrees 32 minutes East 264.00 feet to the North line of North Street; thence South 84 degrees, 42 minutes West 79.75 feet to the place of beginning.

C. The parties use a joint refuse site, which has a concrete base and is enclosed by a fence and is located astride the West line of Popke's property and the East line of Lambda's property and near the North line of Popke's property.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Parties shall continue to jointly use the refuse site to store garbage and refuse for weekly and bi-weekly collection by a garbage collection company.

2. The parties shall jointly bear the expense of maintaining the refuse site in good and clean condition; and removing snow and debris from the refuse site.

3. The parties agree that all refuse and garbage placed on the refuse site shall be placed in secured containers so as not to attract vermin. The fence surrounding and the gate to the refuse site shall be maintained in good order, and the gate shall be kept closed, and opened only to gain access to the garbage containers for adding garbage to the containers, or removing the containers to the street for garbage collection, and allowing the garbage collection company access to collect from the site.

4. Neither party, their tenants, guests or invitees shall park vehicles or other objects so as to block the gate of the refuse site.

5. A plat of survey dated April 17, 1998 prepared by Wisconsin Land Surveyor, Peter S. Gordon, R.L.S. 2101, shows the east edge of the driveway of Lambda encroaches into Popke's property. At the time of the survey, Lambda's driveway was a gravel driveway. Since the time of the plat of survey, Lambda's driveway has been paved and Lambda has landscaped the strip of land to the east of the current paved driveway of Lambda. Popke understands that the driveway and landscaped strip to the east of the driveway of Lambda may encroach upon Popke's property. Popke consents to the existing encroachment, if any, because Popke believes that Lambda has by means of the paved driveway and the landscaped strip running parallel to the driveway aesthetically improved the appearance of Lambda's property. This consent, however, to the possible encroachment, can, however, be withdrawn at any time in the future by Popke. If, in the future, Popke withdraws the consent to the encroachment, Lambda will timely remove the encroachments.

6. The refuse site and the conditions set forth in this Agreement concerning the refuse site shall run with the lands of both Popke and Lambda, until both parties agree to abandon the refuse site.

7. This Agreement shall bind the heirs, successors and assigns of both parties.

Dated this ____ day of April, 2013

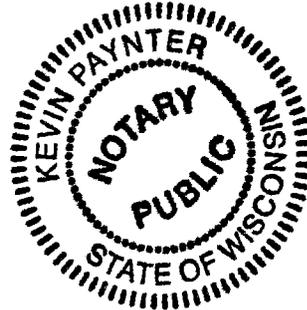
Suzanne L. Popke
Suzanne L. Popke

Robert P. Siemann
Robert P. Siemann

STATE OF WISCONSIN)
)ss
WALWORTH COUNTY)

Personally came before me this 18th day of April, 2013 the above named Suzanne L. Popke and Robert P. Siemann, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Kevin Paynter
, Notary Public
State of Wisconsin
My commission expires:



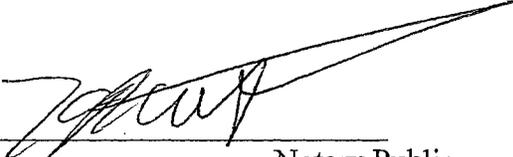
Dated this 18 day of April, 2013

Lambda Iota Zeta House Corporation of Lambda Chi Alpha Fraternity, Inc.

By Thomas Boelk
Thomas Boelk, officer PRESIDENT

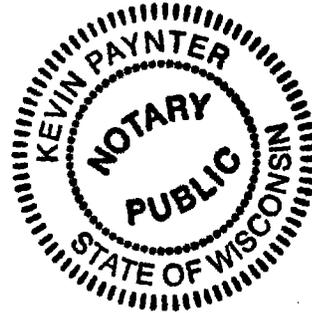
STATE OF WISCONSIN)
)ss
COUNTY)

Personally came before me this 18 day of April, 2013 the above named Thomas Boelk, to me known to be the _____ (officer) of Lambda Iota Zeta House Zeta Corporation of Lambda Chi Alpha Fraternity, Inc., the person who executed the foregoing instrument and acknowledged the same.


_____, Notary Public

State of Wisconsin

My commission expires:



This Instrument Was Drafted By:
Attorney Richard C. Kelly
Kelly Law Office, S.C.
205 W Center St.
Whitewater, WI 53190

Latisha Birkeland

From: Thayer A. Coburn [thayercoburn@coburn.com]
Sent: Wednesday, May 01, 2013 4:16 PM
To: Latisha Birkeland
Subject: Comments on Nelson Salisbury Historic House

Dear Latisha,

I am unable to attend the Plan Commission meeting on May 13th, but I would appreciate if you could share with the Commission my opinion on Dr. Suzanne Popke's conditional use permit application for the Nelson Salisbury Historic House.

The Plan Commission, the City of Whitewater, and the neighboring residents should encourage Dr. Popke's considerable investment into rehabilitating the Nelson Salisbury Historic House. As I write this, I don't know of any objections to this plan, and in my opinion there should be none. Every property like this that sits vacant is a sad commentary on Whitewater's vitality—it erodes our civic pride (not to mention our tax base), especially when the vacant property in question is, like the Salisbury House, one of the city's true architectural gems. , I find it hard to believe that anybody would want this property to continue to sit vacant.

As for the conditional use of the property, the city has shown a general willingness to grant conditional use permits, and allowing a quiet, clean, unobtrusive business to locate on the border between a mixed-use and a residential district seems completely innocuous. This is an ideal business to have next to a residential neighborhood. The traffic impact of a business that provides individual and small-group therapy would be minimal—certainly less than in the past when the house was a multi-family residence. It is a quiet, clean business model, not to mention an improvement over the previous use of the property.

I think Whitewater would benefit from having this beautiful building put to good use instead of letting it sit vacant for another 5 years.

Thank you for sharing my opinion with the Plan Commission.

Best regards,
Thayer Coburn

thayercoburn@coburn.com
www.coburn.com

262-473-0321 direct phone
262-473-0322 direct fax

The Coburn Company, Inc.
834 E. Milwaukee St.
PO Box 147
Whitewater WI 53190