



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW  
COMMISSION

Agenda

September 8, 2014

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

6:30 p.m.

**\*Amendment #3 to agenda as of 2:30 p.m. to add item 3a, Adjournment to Closed Session.**

**\*Amended agenda 9/2/14 as of 3:00 p.m. Item #4 added a new a.**

**\*\*Amended Agenda 9/3/14 as of 3:00 p.m. Item #12. Discussion of new Zoning Code.**

1.	Call to order and Roll Call.
2.	<b>Hearing of Citizen Comments.</b> 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 and approve the Plan Commission minutes of July 14, 2014.
3.a	<b><i>Adjourn to closed session, TO RECONVENE 10 MINUTES AFTER ENTERING CLOSED SESSION, per Wisconsin State Statutes 19.85(1) (e), "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business wherever competitive or bargaining reasons required a closed session".</i></b> <b><i>a. Consideration and discussion of a conceptual plan for Lavelle Industries, LLC site expansion (Discussion Limited to competitive reasons dealing with scope of project).</i></b> <b><i>RECONVENE INTO OPEN SESSION (JOINT MEETING WITH COMMUNITY DEVELOPMENT AUTHORITY)</i></b>
4.	<b>This is a joint meeting agenda item with the Community Development Authority.</b>  *a. Review a conceptual development plan to accommodate a business expansion in the Whitewater Business Park.  b. Review a proposed Certified Survey Map to combine and re-divide city owned vacant land (tax parcel #'s /A3130 00001 and /A3130 00002 located north of Innovation Drive in the Whitewater Business Park; and for the sale of Lot 2 to the Community Development Authority (CDA).  c. Review a proposed Certified Survey Map to combine Lot 2 as shown on the certified survey map as created under item # 4a of this agenda and Lot 3 of Certified Survey Map 2509 (tax parcel # /A2509 00003).

5.	Hold a public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 250-252 S. Fourth Street (Tax ID# /OT 00175) for Randall Aschbrenner/RLA Properties LLC.
6.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons per unit to live in the house located at 250-252 S. Fourth Street for Randall Aschbrenner/RLA Properties LLC.
7.	Hold a public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 255 S. Prairie Street (Tax ID# /CL 00051) for Mark and Lexy Maas.
8.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Overlay Zoning District, to allow for 5 unrelated persons to live in the house located at 255 S. Prairie Street for Mark and Lexy Maas.
9.	Hold a public hearing for consideration of a Conditional Use Permit for the construction of a 3,024 sq. ft. (72' x 42') detached garage to be located at 647 W. Harper Street for Chris Thein. (This is 2, 224 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure).
10.	Hold a public hearing for consideration of a Conditional Use Permit (tavern and other places selling alcohol by the drink) for Kathy Gibbs (Agent) to serve beer and liquor at 204 W. Main Street (for a "Class B" Beer and Liquor License) formerly "The Downstairs Bar".
11.	Hold a public hearing for a Conditional Use Permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District in addition to the existing residence located at 1014 W. Main Street for Ryan Hughes. <b>This item has been postponed.</b>
12.	**Discussion of new Zoning Code.
13.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – October 13, 2014
14.	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 Director, 312 W. Whitewater Street, Whitewater, WI, 53190 or [jwegner@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).  
The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)