



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

April 14, 2014

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 and approve the Joint Meeting of City Council and Plan Commission minutes of February 25, 2014 and the Plan Commission minutes of March 10, 2014.
4.	Review proposed Certified Survey Map for one lot on County Highway U for Fairhaven/Reeb.
5.	Hold a public hearing for consideration of a change in the District Zoning Map for parcels located in Waters Edge South Subdivision to enact an ordinance to impose the R-O Non-Family Residential Overlay District Zoning classification under Chapter 19.25 of the Zoning Ordinance of the City of Whitewater. The parcels include the condominiums with tax parcel numbers: /WESC 00001 through /WESC 00044. The R-O Zoning classification will restrict the number of unrelated occupants allowed per residence to two (2).
6.	Hold a public hearing for consideration of a conditional use permit for the conversion of a two-family residence into a building with four (5 bedroom) units, by remodeling the existing building and constructing an addition at 534 W. Walworth Ave. for Land & Water Investments (Matt Kuehl).
7.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – May 12, 2014
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 Director, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

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

CITY OF WHITEWATER
JOINT CITY COUNCIL AND PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
February 25, 2014

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

Call to order and roll call, and introduction.

Council President Singer called the joint meeting of the City Council and Plan and Architectural Review Commission to order at 6:00 p.m.

City Council Present: Patrick Singer, James Winship, Lynn Binnie, Ken Kidd, Stephanie Abbott, Sarah Bregant, Phil Frawley.

Plan Commission Present: Greg Meyer, Bruce Parker, Karen Coburn, Cort Hartmann, Sherry Stanek (Alternate), Donna Henry (Alternate).

Others: Dr. Larry Witzling (Zoning Rewrite Consultant), Latisha Birkeland (City Planner), Pat Cannon (CDA Director), Wallace McDonell (City Attorney), Cameron Clapper (City Manager).

Approval of the minutes of the Joint Common Council and Plan and Architectural Review Commission meeting of October 8, 2013. Moved by Abbot and seconded by Bregant to approve the minutes of the Joint Common Council and Plan and Architectural Review Commission meeting of October 8, 2013. Motion approved by unanimous roll call vote.

Public hearing to consider changes to the City of Whitewater Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code. The proposed amendments are considered a rewrite of Title 19, the City of Whitewater Zoning Ordinance. The amendments to be considered at this hearing are primarily related to Commercial Sections of the Zoning Code. Changes include, but are not limited to, amendments to the following chapters in Title 19 (chapters: 19.27 B-1 Community Business District; 19.30 B-2 Central Business District; 19.33 B-3 Highway Commercial and Light Industrial District; 19.36 M-1 General Manufacturing District; 19.37 M-2 Manufacturing and Miscellaneous Use District; 19.38 Whitewater University Technology Park District (WUTP District); 19.46 Floodplain Regulations; 19.461 FWW Floodway/Wetland District; 19.48 I Institutional District; and 19.485 Large Retail and Commercial Service Development Standards). Council President Singer opened the public hearing.

Plan Commission Member Henry asked for clarification of the planning procedure. There are three planning boards, the Plan Commission, Tech Park Board and the CDA (Community Development Authority) Board. Henry wondered how this would work smoothly.

City Attorney McDonell stated that the plan and expectation is for submittals to be made to the City Planning Office. The City Planner/Zoning Administrator would work with the developer to make sure they have the proper submittals and would take the submittal to the Tech Park Board meeting. The CDA would need to decide if they want the same model. The CDA would develop their own procedures.

Larry Witzling (Zoning Rewrite Consultant) explained that according to 19.36, the Plan Commission's functions shall be delegated to the CDA as approved by the City Council which has that authority. Witzling stated that this streamlines the approval process for non-residential projects.

Council President Singer stated that instead of going first to Plan Commission and then to CDA, the process would be streamlined so that all the decisions would be rolled into one meeting.

Jeff Knight, CDA and Zoning Rewrite, stated that the intention was to have one stop shopping by streamlining the process. The CDA Director would work with the City Planner/Zoning Administrator. All the decisions would be made in one room at one time.

When asked about citizen input, City Attorney McDonell stated that the current ordinance requires public input on everything the City Boards do. Notification to property owners would be made as it is now.

Council President Singer asked for citizen input.

Tiiu Gray-fow, 120 S. Ridge St., voiced concerns of the building density being increased and front and side yard setbacks being reduced, which would eliminate landscaping and green space area and could lead to drainage problems. She also felt that if we kept the side and front yard setbacks as they are, the developer could possibly get a variance to expand into that area if needed.

Larry Witzling stated that they did change some text in the commercial section including B-3 Zoning District as far as the maximum percentage of lot coverage, building size coverage and location, but the plan must still conform to the stormwater management plan. State regulations have become stronger and they are doing a better job of managing stormwater. Stormwater management plans must be developed according to drainage districts.

There was no one else in the public who wanted to speak. Council President Singer closed the public hearing.

The Plan Commission and the City Council went through the commercial sections of the zoning rewrite and discussed items for clarification and possible changes starting with the B-1 Zoning District. There was a concern about the park fees in the commercial districts and reducing the amount by 50% if the new housing units are created as a result of the conversion or remodeling of a preexisting building. Not having the park fees does put a burden on the Park Improvement and Park Development Fund for the City. City Attorney McDonell stated that if there is not a consensus with Plan Commission and City Council, the Plan Commission, as this is their public

hearing, should make the decision as to what to recommend to the City Council. It will come to the Council for a final vote for the ordinance. Plan Commission requested that the “or by fifty percent (50%) if the new housing units are created as a result of the conversion or remodeling of a preexisting building” should be removed from the B-1 and B-3 Zoning Districts. Council requested to know how much the Parks and Recreation Department received from these districts in the past. Clarifications and other changes were made to the document.

Moved by Binnie and seconded by Stanek that the Plan Commission recommend to the City Council the commercial sections of the zoning code with the revisions enumerated at this meeting. Aye: Greg Meyer, Bruce Parker, Karen Coburn, Cort Hartmann, Sherry Stanek (Alternate), Donna Henry (Alternate). No: None. Motion approved.

City Planner Latisha Birkeland explained that the next meeting will be on March 10, 2014. There will be two conditional use items prior to the public hearing for the residential sections of the zoning code. One is for a request for a conversion from a single family to a duplex in an R-3 (Multi-family Residence) Zoning District on W. Florence St. and the other is for a 24 unit apartment building in an R-3 Zoning District on N. Prince St.

Councilmember Abbott stated that the Student Government is required to be at this next meeting for Senate. She asked that the public hearing for the residential section of the zoning code not start until 7:00 p.m. This will be an additional 30 people at the meeting. She didn’t want the students to have to sit for an hour before the public hearing for the residential section of the zoning rewrite.

Councilmember Winship suggested that it be two separate meetings. Plan Commission would meet at 6:00 p.m. The Council portion of the meeting would not start until 7:00 p.m.

City Planner Latisha Birkeland stated there would be a break between the Plan Commission items and the joint agenda item on March 10, 2014. Notices would be sent out to the property owners of the proposed overlay districts notifying them of the 7:00 p.m. start time.

Adjournment

Moved by Councilmember Abbott to adjourn. Motion approved by unanimous voice vote. The meeting adjourned at approximately 7:50 p.m.

City Council President Patrick Singer

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
AND JOINT AGENDA ITEM WITH THE COMMON COUNCIL
Whitewater Municipal Building Community Room
March 10, 2014

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

Call to order and roll call.

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

Present: Greg Meyer, Lynn Binnie, Bruce Parker, Cort Hartmann, Kristine Zaballos, Karen Coburn, Dan Comfort. Absent: None. Others: Wallace McDonell (City Attorney), Latisha Birkeland (City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Chairperson Meyer asked to move item #5A to the beginning of the agenda. Moved by Hartmann and Comfort to move item 5A prior to items 4 and 5. Motion approved by unanimous voice vote.

Review of Reeb/Fairhaven annexation petition for property on County Highway U and recommendation to the Council. City Attorney McDonell explained that this is a petition for direct annexation for a property on Highway U adjacent to the Fairhaven property "Prairie Village". It is a Council decision to be made a part of the City. They have asked that the Plan Commission review and make recommendation to the Council.

Paul Kuenning, Executive Director for Fairhaven Senior Services, explained that their nursing facility is 50 years old and they are looking for future redevelopment of that facility.

Chairperson Meyer opened for public comment. No comments. Chairperson Meyer closed public comment.

City Attorney McDonell stated that because of the request to move things along, the property would not be assigned zoning, but by default the property will become AT (Agricultural Transition). Plan Commission will review for a change in zoning at a later date. McDonell gave an explanation of AT Zoning.

Moved by Meyer and seconded by Comfort to make recommendation to the City Council to approve the petition for direct annexation for the property on Highway U adjacent to the Fairhaven property. Aye: Meyer, Parker, Hartmann, Zaballos, Coburn, Comfort. No: None. Abstain: Binnie. Motion approved.

Approval of the Plan Commission Minutes. Moved by Zaballos and seconded by Coburn to approve the Plan Commission minutes of February 10, 2014. Motion approved by unanimous voice vote.

Public hearing for consideration of a conditional use permit for the conversion of a single family residence into a duplex, adding a 2 story, 376 sq. ft. addition at 1128 W. Florence Street for DLK Enterprises. Chairperson Meyer opened the public hearing. City Planner Latisha Birkeland explained that the Plan Commission received updated comments from Strand Associates (City Engineer). Strand's recommendations should be a part of the Plan Commission decision. This is a conversion of a single family residence into a two family residence. There will be three bedrooms in one unit and four bedrooms in the other unit. The proposal meets all the requirements of the R-3 (Multi-family) Zoning District including lot size, height requirements, setbacks etc. The applicant has provided designated open space and landscaping. There will be a fence on the east and west sides of the property to prevent light spillage. The trees along the rear of the property will provide a buffer there. The rear yard abuts a property also owned by the applicant.

Mike Kachel, DLK Enterprises, explained that the house will have a smaller footprint. It will only use about 4 feet of the garage area. The remaining 12 feet will provide space for the driveway to the back yard parking area. The house had a covered walkway to get to the garage which will be removed to put in footings and walls. They have changed the proposed color of the home from tuscan olive to wicker (lighter than beige). The home will have white trim. The existing siding will be replaced so all the siding will match. The driveway will move to the east around the home, but will remain the same at the curb.

Plan Commission members voiced concerns of: having a cover over an exterior stairway; sidewalk going to the stairs; dumpster; utilize the existing driveway approach?; jump platform; addressing Mark Fisher's recommendations.

Mike Kachel explained that there would not be a covered stairway because it causes more issues with snow and ice. The steel stairs are not solid stairs, the snow does not stick. There will be a sidewalk going to the stairs. This property does not need to have a dumpster. It will have totes. They will not be changing the driveway approach. The jump platform must be within 14 feet of the ground. This one will be. The concern of the stairs blocking the kitchen window, the kitchen has another window on the east side.

City Planner Birkeland stated that all the items presented by the Engineer must be met. The project is contingent upon it.

Chairperson Meyer opened for public comment.

Chris Grady, 318 W. North Street, wanted to know what street this project was on.

It is on W. Florence Street.

Chairperson Meyer closed public comment.

Moved by Binnie and Zaballos to approve the conditional use permit for the conversion of a single family residence into a duplex at 1128 W. Florence Street for DLK Enterprises Inc., as it is in an area for increased density, subject to recommendations of the City Planner and City Engineer. (See attached conditional use permit.) Aye: Meyer, Binnie, Comfort, Coburn, Parker, Zaballos, Hartmann. No: None. Motion approved.

Public hearing for consideration of a conditional use permit for the construction of a 24 unit apartment building (includes parcel #'s WUP 00177, WUP 00177A, WUP 00176, WUP 00175, WUP 00172B and BH 00012) at 158 N. Prince Street for DLK Enterprises Inc.

Chairperson Meyer opened the public hearing. City Planner Latisha Birkeland noted that the updated review by Mark Fisher, City Engineer, and the updated site plan were given at the meeting. The certified survey map is to combine lots into a single lot. Lot 2 of the certified survey map is separate. The property located at 151 N. Lindsey Court is also separate. It is not owned by DLK. This proposal is for a 24 unit (82 bedrooms), 3 story apartment building. It is located in an R-3 Zoning District. More than 4 units require a conditional use permit. The project meets all setbacks, lot size etc. The retention area has been moved to other areas in order to meet the open space requirements. Sidewalks have been added, the parking has been met. Each individual lot meets parking requirements. There is a cross access/joint dumpster easement agreement. Staff has reviewed the plans. Chuck Nass has no issue with the landscaping plan. Building Inspector Greg Noll had no issues. Fire Chief Don Gregoire requested a Knox box. There was enough access for the emergency vehicles to get to the buildings. City Engineer Mark Fisher had some utility items.

Plan Commission Member Parker stated that the center bay, in the area closest to Lindsey Court and Florence Street, at the west end of the five stalls, there should be a landscape island.

Mike Kachel stated he would install the landscape island if it is required.

Plan Commission Member Binnie stated that the proposal is just over the required amount of parking stalls. If the code did not require that many stalls, with the concern of stormwater, would the developer still provide them. In the past the Plan Commission has required one stall per bedroom.

Mike Kachel stated that the R-3 Zoning District requirements allow up to five persons per unit if at least 3 bedrooms. He is providing 98 stalls which is 2 over the requirement. Kachel explained that in his 8-unit buildings, 73 to 80 % purchase parking spaces. He could have 120 people in this building. If 80% purchase a permit, that would be 96 spaces.

Plan Commission members voiced concerns of: inside stairways; entrance doors at grade; will the driveway for 132 N. Prince Street remain?; the plan meets all requirements?

Mike Kachel explained that the inside stairways are at the end of the building. The building will be sprinklered, concrete block and brick, steel, sheetrock and plaster throughout. Three of the entrance doors do not have steps for ADA compliance. The driveway at 132 N. Prince Street

will be removed. This will allow for 5 to 6 parking stalls on the street on Prince Street and there are 2 additional stalls on Florence Street. Latisha stated that the proposal meets all requirements. It will meet the stormwater requirements as long as it is compliant with the Engineer reports.

Chairperson Meyer opened for public comment.

Sherry Stanek, 415 S. Douglas Court, stated that this is a good job and just what we need. She wanted to know if the landscaping would be maintained. Mike Kachel replied that it would.

Chairperson Meyer closed the public comment.

Moved by Hartmann and seconded by Comfort to approve the conditional use permit for the construction of a 24 unit apartment building at 158 N. Prince Street for DLK Enterprises Inc. subject to all the recommendations of the City Planner and City Engineer. (See attached conditional use permit.) Aye: Meyer, Binnie, Comfort, Coburn, Parker, Zaballo, Hartmann. No: None. Motion approved.

There was a 10 minute break before item #6 (Zoning Rewrite).

City Council joined the Plan Commission for this item. City Clerk Michele Smith took roll call. Present: Frawley, Abbot, Winship, Binnie, Singer, Bregant, Kidd. Absent: None. Others: Dr. Larry Witzling (Zoning Rewrite Consultant), Pat Cannon (CDA Director), Cameron Clapper (City Manager) and Michele Smith (City Clerk).

Public hearing to consider changes to the City of Whitewater Zoning Ordinance regulations, to enact proposed amendments to the City of Whitewater Municipal Code. The proposed amendments are considered a rewrite of Title 19, the City of Whitewater Zoning Ordinance. The amendments to be considered at this hearing are primarily related to Residential Sections of the Zoning Code. Changes include, but are not limited to, amendments to, or creation of, the following chapters in Title 19 (chapters: 19.06 General Provisions; 19.09 Definitions; 19.12 Zoning Districts; 19.15 R-1 One-Family Residence District; 19.16 R-1X District; 19.18 R-2 One and Two-Family Residence District; 19.19 R-2A Residential Occupancy Overlay District (new District); 19.21 R-3 Multifamily Residence District; 19.22 R-3A University Residential Density Overlay District (new District); 19.24 R-4 Mobile Home District; 19.25 R-O Non-Family Residential Restriction Overlay District; 19.28 B-1A University Mixed-Use Neighborhood Overlay District (new District); 19.31 B-2A Downtown Housing Overlay District (new District); 19.39 PD Planned Development District; 19.49 Wellhead Protection; 19.51 Traffic, Parking and Access; 19.54 Signage Regulations; 19.55 Wireless Telecommunications Facilities; 19.57 General Performance Standards; 19.58 Noise Restrictions; 19.63 Plan Review; 19.66 Conditional Uses; 19.69 Changes and Amendments; 19.72 Board of Zoning Appeals; 19.75 Administration and Enforcement. Council President Singer opened the public hearing. Singer explained that there were signup sheets for people who wanted to speak. They would be limited to three minutes and only allowed to speak once.

Councilmember Binnie asked that Dr Witzling and Latisha give an overview of significant changes that have been made.

Dr. Larry Witzling stated that the most significant changes are the overlay districts. The R-O Overlay District is an existing ordinance and there have been no significant changes to it. There have been several other overlay districts added to the code. The most important thing about the overlay districts is that no property is being rezoned with these districts. The ordinance would give the property owners in these districts the opportunity to request to rezone in that area. The only overlay district that creates a decrease in the number of occupants is the R-O Overlay Zoning District and that can be done anywhere in the City. Other substantial changes were clarifications, clarification of occupancy and number of bedrooms, Planned Development District (one option was highly restrictive, the other not very restrictive – chose to do one in the middle). Adding Zoning Districts: R-3A which is a higher density student housing; R-2A is more complicated which involves possible conversion to rentals for owner occupied residences. B-2A has two underlying zonings, B-2 and R-2. Owners can apply for overlay zoning. Just because they apply doesn't mean they will get it, but they can apply.

Councilmember Binnie stated that a point of clarification should be made that in the draft, an overlay request may be made by the property owner/agent, by a City Council member or by the City Manager.

Dr. Witzling explained that for the R-O Overlay District, no party other than the property owner may initiate the action of imposing the R-O Overlay on any particular property if such a petition has been made within the previous twelve months. 19.69.020 further states that the change or amendment may be initiated by the City Council, Plan Commission, or by a petition of one or more of the owners, lessees, or authorized agents of the lessees of property within the area proposed to be changed. The intent was that the R-O Overlay reduces the flexibility of the property, while all other overlays increase the intensity of the property.

City Attorney McDonell explained that it would be the same procedure as 19.69 with initiation to be done by either the owner, City Council or City Manager. The only limitation is that within 1 year, the owner of the property is the only one to be able to initiate the request.

Councilmember Winship explained that if an area wants an R-O Overlay, 90 % of the property owners want it and the City Council approved it, then it covers all properties in the area.

City Attorney McDonell stated that it would cover all properties in the area. If someone does not want it, it can be imposed upon that property.

Dr. Witzling stated that the other overlay districts can be done one property at a time. As the City moved forward in the overlay districts, they might change depending upon how it works. An area may be increased or decreased.

Council President Singer opened the public hearing to the public. All those who wished to speak were given 3 minutes to speak and were to speak in the order they signed in.

Ryan Hughes, 1014 W. Main Street, was pleased that the process has been pushed along. He spoke on the R-3 Overlay. He felt there was a conflict between the permitted uses and the lot area ratio. He would like to have the ratio portion removed and allow the project quality to allow for the increase in density. Put the decision in the hands of the Plan Commission.

Richard Helmick, 227 S. Boone Court, stated that his neighborhood was a model of how rental properties and single family can get along. It was a neighborhood that could still be a neighborhood. Properties are bought for rentals for business, but the owners live somewhere else. If a developer can make money on a property, they will develop it. What is sometimes good for business, is not always good for the neighborhood. Helmick would like to see the zoning stay as it is and asked that the Plan Commission and Council stand up for the neighborhood.

Aaron Zaverl, his mom lives at 160 S. Whiton Street, asked if the overlay zoning could be extended to Whiton Street. There are only one or two homes between W. Main Street and W. Highland Street that are not rentals. His mom does not feel safe there anymore and would like the opportunity to sell her home or rent it out so she could move somewhere else.

Ben McCready, 727 W. Center Street, wanted everyone to know that the overlay zoning allows that if you want to change your property you can, but don't have to. His neighborhood has become over 90% student rentals. Four homes became student rentals this past year. The neighborhood will never go back to single family.

Mark Maas, 255 S. Prairie Street, owns one of three family residential homes on S. Prairie Street. At one time, the neighborhood was alive with children, now it is student housing. Their home will not sell as a single family home. And they are not going to stay there.

Brad Ceranske, purchases properties to fix up for good quality students. Students want the home nice inside. If they cannot rent to a number of students, they can't afford to fix the outside. He would like the change and wants the overlays to work for everyone.

Matt Kuehl stated that he had suggested the R-2A at a steering committee meeting. This would give each property owner the greatest flexibility. Most important he wanted to bring up the PCD Zoning. He stated that the PCD gave the City more flexibility. He wants developers to use the PCD. He was concerned that no one argued in favor of the PCD. There were no real good comments of merit.

Mitch Simon stated that he had submitted written comments. His concern is of who should be able to petition for overlay districts. Simon would like the sections modified so that only the property owner can apply. If a property owner wants the added benefits of the overlay district, he can ask and also bear any consequences.

Chris Grady, 318 W. North Street, has concerns over who can and cannot request. In the R-2A, if you have a single family home and there is higher density all around you, you don't have much option. There need to be rules to follow. Also a concern is the parking issue, when a house is bought for rental property and they blacktop the entire back yard, it takes away from the value of

neighboring properties. Grady felt that even though the steering committee could not agree on the parking issue doesn't mean that Council and Plan Commission can't act on it.

Jonathan Fera, 143 N. Tratt Street, from the U.W.-Whitewater Student Government on behalf of the student body, expressed his concern for nice affordable student housing. Fera felt that the stigma of being unruly college students is extremely unfair. He apologized to anyone who may have dealt with issues of disruption in the community or property damage due to college students. He asked the community to not let a few bad apples spoil the bunch. Expansion of student housing will benefit the community and property owners by making affordable and nice housing. Students contribute to the economy and the community. They deserve to have a place that has nice affordable housing that allows them to continue to be a part of the community.

Glenn Hayes, 135 N. Esterly Ave., in reference to the R-3 on the south side of W. Main Street, was curious as to why the increase in the area for density and parking. He was concerned about having increased density across the street from R-1 residential neighborhoods. Hayes requested to see some examples of communities that have multi-family across the street from single family residential neighborhoods.

Dr. Witzling explained that the increase in density is done where people can walk to business easily and promote the economy. There are many communities that have multifamily across the street from single family residential areas.

Carol Christ lives at 445 W. Center Street which is a historical home. Christ was concerned of property values when the density is allowed to be increased. The possibility for increased density encourages student rental properties. It is a shame to see the historical homes go by the wayside.

Dr. Witzling explained that the properties in the overlay districts may have the potential to remodel increasing the number of bedrooms depending on the structure. This process requires a conditional use permit.

Bob Freiermuth explained that he started here as a student. Whitewater is a great community. He has been here for 24 years. Residents and students need to learn to co-exist. University Students are a large vibrant youthful group. The property values in Whitewater go up higher than other communities because the students live here. We retain the value in large part due to the students.

Jeff Knight served on the Zoning Rewrite Committee and the Community Development Authority. He wanted to address a couple important and crucial items for Plan Commission and Council as they move forward. A number of years ago the CDA looked at the area and tried to get some development there. There was a study done for blight in the community. There were many areas where the student rental properties were better maintained than the single family owner occupied homes. The R-2A is an important step. It is better for the community. Given the market conditions at this point in time, a five bedroom home can be only be sold as a 3 bedroom rental. A landlord can't get loans they need or money they need to fix up. The City will do more for the R-2A area to save some of the properties by moving forward with the zoning

rewrite. By removing parking from the zoning rewrite, which was a City Council decision, the City won't accomplish anything in the R-2A or high density student area on the west side. High density also means you need to reduce the footprint and required amount of parking, 15 to 20% less than has been allowed. Then the City can move forward with good housing that is not spread all over the community.

Art Stritzel, 511 N. Tratt Street, explained that in the R-O Overlay area, there have been 8 to 10 homes for sale in the last three years that can't move. The homes are too far from the public schools. Houses that can be used for student rentals, have a good foundation and floor structure, are sold right away. In the proposed R-2A Overlay District, the houses will sell fast and at a higher rate because the owner can get the rents out of it.

Sherry Stanek, 415 S. Douglas Court, explained that 4 years ago, the City adopted a Comprehensive Plan. In the first paragraph it states that we need to have housing that suits both the student population and preserves our family neighborhoods. This is not anti-student. Most students are great. The bigger issue is that we have ordinances that govern everything, but they are not being enforced. There are bad landlords who don't maintain their property, the same garbage is on the side of the home for the entire winter etc. The students pay a pretty penny to rent these properties, but there is no incentive for the students to take care of them. There should be increased density near the university with housing designed for students and for pedestrian traffic. We also need family neighborhoods here. We need to look out for the taxpaying home owners here that are doing things right.

Council President Singer closed the public hearing.

City Council and Plan Commission went through the residential sections of the Zoning Rewrite making clarifications, changes or additions including PD (which covers all Planned Development, residential, commercial and a mixture); fencing (finished side goes to the outside); gates on fencing for swimming pools; maximum 40% coverage (paving) of each yard area; clarifying window sign; show graphics in code; R-2 duplexes; who may initiate overlay zoning; and the City will need to look at updating the Comprehensive Plan and neighborhood revitalization.

Plan Commission recommended to take “, or by fifty percent (50%) if the new housing units are created as a result of the conversion or remodeling of a preexisting building” out of the park fee section of the residential sections of the zoning rewrite.

There will be a stormwater review and parking summit at a later date.

There were several motions by the Plan Commission for their recommendation to the City Council.

Moved by Binnie to add language after the designation of non-family households in each Zoning District that reads: “, unless otherwise modified by overlay districts.” Aye: Meyer, Zaballos, Parker, Coburn, Hartmann, Binnie, Comfort. No: None. Motion approved.

Moved by Meyer and seconded by Zaballos to keep two family new construction as a permitted use and conversions from one family residence to two family residence as a conditional use. Aye: Meyer, Zaballos, Parker, Coburn, Hartmann, Binnie, Comfort. No: None. Motion approved.

Moved by Binnie and seconded by Zaballos to recommend to City Council to keep the language in R-2A 19.19.030 and adding Councilmember Winship's amendment of the completion of a Weatherization Field Inspection Report for any occupancy over 3 unrelated. Aye: Meyer, Zaballos, Parker, Coburn, Hartmann, Binnie, Comfort. No: None. Motion approved.

The public hearing is over. Notices do not need to be sent out to the property owners in the R-O Overlay areas for the next meeting.

This meeting will continue on March 18th at 6:30 p.m. where we will pick up on the R-3 Zoning District. This meeting will be at the University.

Moved by Meyer and seconded by Coburn to suspend the meeting until 6:30 p.m. on March 18th. Motion approved by unanimous voice vote. The meeting suspended at approximately 10:00 p.m.

Chairperson Greg Meyer



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

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

CONDITIONAL USE PERMIT

Plan Commission Meeting Date: March 10, 2014
Property Owner: DLK Enterprises Inc.
Applicant: DLK Enterprises Inc.
Property ID Number: /WUP 00158F
Property Address: 1128 W. Florence Street
Whitewater, WI 53190

REGARDING: An approval for a conditional use permit (CUP) to allow for the conversion of a single family residence into a duplex, adding a 2 story, 376 sq. ft. addition at 1128 W. Florence Street for DLK Enterprises Inc.

Approved subject to the following conditions:

1. The site grading plan has been submitted to the City Engineer. Approval must be given by Mark Fisher prior to building permit issuance. The applicant shall comply with all other City engineer requirements.
2. The applicant shall make the building and site renovations in accordance with the plans submitted to the City of Whitewater dated 2/24/2014 with all applicable changes.
3. The applicant shall comply with all required local, state and federal codes.
4. All landscaping shall be installed no later than six months from date of Certificate of Occupancy.

This permit was prepared by:

Latisha Birkeland
Neighborhood Services Director / City Planner



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

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

CONDITIONAL USE PERMIT

Plan Commission Meeting Date: March 10, 2014
Property Owner: DLK Enterprises Inc.
Applicant: DLK Enterprises Inc.
Property ID Number: Includes /WUP 00177, /WUP 00177A, /WUP 00176,
/WUP 00175, /WUP 00172B and /BH 00012
Property Address: 158 N. Prince Street
Whitewater, WI 53190

REGARDING: An approval for a conditional use permit (CUP) permit for the construction of a 24 unit apartment building (includes parcel #'s WUP 00177, WUP 00177A, WUP 00176, WUP 00175, WUP 00172B and BH 00012) at 158 N. Prince Street for DLK Enterprises Inc.

Approved subject to the following conditions:

1. The applicant shall make the building and site renovations in accordance with the plans approved by the Plan Commission dated 2/26/2014 and 3/4/2014.
2. The applicant shall make the building and site renovations in accordance with the City Engineer's recommendations.
3. All plans shall comply with all required local, state and federal codes.
4. Knox Box to be installed on the new building per the Fire Chief.
5. All approved landscaping shall be installed no later than six months from date of Certificate of Occupancy.
6. Prior to the issuance of a building permit, the applicant shall:
 - a. Address all outstanding issues related to stormwater management
 - b. Submit specifications for the retaining wall abutting 151 N. Lindsey Court and comply with all City Engineer requirements
7. Prior to the issuance of the Certificate of occupancy, the applicant shall:
 - a. Establish the parking lot in accordance with the submitted plans and in accordance with 19.51.100 Landscape islands for parking bays. Include a bump out

along the south side of the parking lot behind 132 N. Prince Street.

b. Extend the wood fence along 151 N. Lindsey Court to the front line of the home.

Certified Survey Map

1. The CSM shall be recorded prior to the occupancy of the apartment building that is authorized through the City conditional use permit and site plan approval for the same property.

This permit was prepared by:

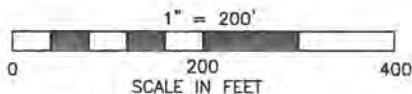
Latisha Birkeland
Neighborhood Services Director / City Planner

DRAFT

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4, SECTION 32, TOWNSHIP 5
NORTH, RANGE 15 EAST, CITY OF WHITEWATER,
JEFFERSON COUNTY, WISCONSIN.

BEARINGS ARE REFERENCED TO THE NORTH
LINE OF THE NORTHEAST 1/4 OF SECTION 33,
ASSUMED TO BEAR N 89°44'33" E.



LEGEND

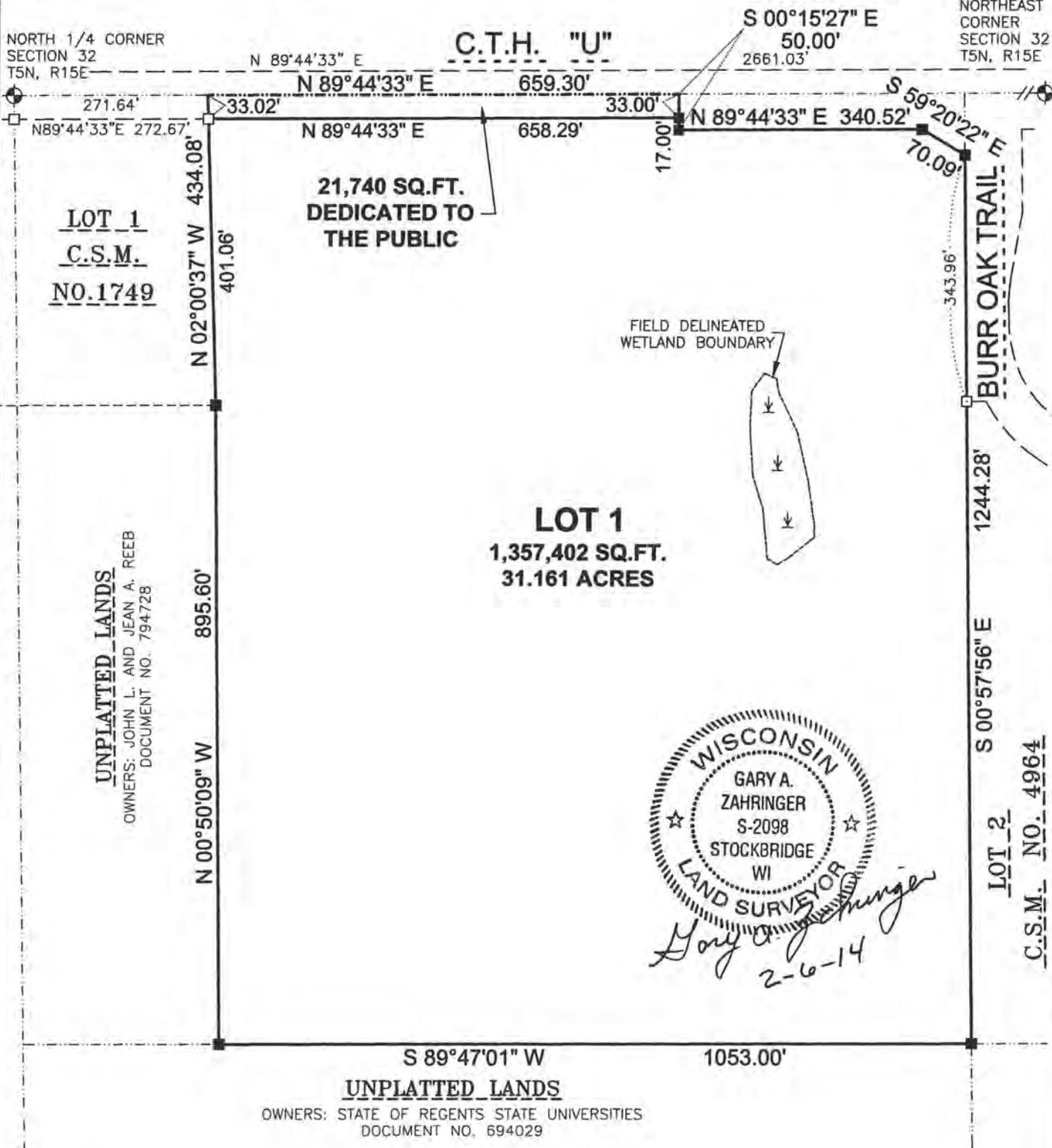
- 1" O.D. IRON PIPE SET, 18" LONG,
WEIGHING 1.130 LBS. PER LIN. FT.
- 1" O.D. IRON PIPE FOUND
- ◆ GOVERNMENT CORNER

SURVEY FOR:
FAIRHAVEN SENIOR SERVICES
ATTN: PAUL KUENNING
435 WEST STARIN RD
WHITEWATER, WI 53190

NORTH 1/4 CORNER
SECTION 32
T5N, R15E

NORTHEAST
CORNER
SECTION 32
T5N, R15E

C.T.H. "U"



LOT 1
C.S.M.
NO. 1749

21,740 SQ.FT.
DEDICATED TO
THE PUBLIC

LOT 1
1,357,402 SQ.FT.
31.161 ACRES

UNPLATTED LANDS

OWNERS: JOHN L. AND JEAN A. REEB
DOCUMENT NO. 794728

N 02°00'37" W 434.08'

N 00°50'09" W 895.60'

S 89°47'01" W

1053.00'

UNPLATTED LANDS

OWNERS: STATE OF REGENTS STATE UNIVERSITIES
DOCUMENT NO. 694029



LOT 2

S 00°57'56" E

1244.28'

C.S.M. NO. 4964

Martenson & Eisele, Inc.



1377 Midway Road
Menasha, WI 54952
www.martenson-eisele.com
info@martenson-eisele.com
920.731.0381 1.800.236.0381

Planning
Environmental
Surveying
Engineering
Architecture

PROJECT NO. 1-0171-004
FILE 1-0171-004csm.dwg SHEET 1 OF 3
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlar

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED, DIVIDED AND DEDICATED AT THE DIRECTION OF FAIRHAVEN SENIOR SERVICES, PAUL KUENNING, PART THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 5 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, JEFFERSON COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE NORTH 89 DEGREES 44 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION, A DISTANCE OF 271.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 44 MINUTES 33 SECONDS EAST, CONTINUING ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 659.30 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 27 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 33 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "U", A DISTANCE OF 340.52 FEET; THENCE SOUTH 59 DEGREES 20 MINUTES 22 SECONDS EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF C.T.H. "U", A DISTANCE OF 70.09 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG THE WEST LINE OF CERTIFIED SURVEY MAP NO. 4964, A DISTANCE OF 1244.28 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECONDS WEST, A DISTANCE OF 1053.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 09 SECONDS WEST, A DISTANCE OF 895.60 FEET; THENCE NORTH 02 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF LOT 1 CERTIFIED SURVEY MAP NO. 1749, A DISTANCE OF 434.08 FEET TO THE POINT OF BEGINNING. CONTAINING 31.661 ACRES.

THAT I HAVE FULLY COMPLIED WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND WITH THE CITY OF WHITEWATER SUBDIVISION ORDINANCE IN SURVEYING, MAPPING, DIVIDING AND DEDICATING THE SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF.

GIVEN UNDER MY HAND THIS 6TH DAY OF FEBRUARY, 2014.

Gary A. Zhringer
GARY A. ZHRINGER, REG. WI LAND SURVEYOR S-2098



COMMON COUNCIL APPROVAL:

APPROVED BY THE COMMON COUNCIL OF THE CITY OF WHITEWATER ON THIS THE _____ DAY OF _____, 2014.

CAMERON CLAPPER, CITY MANAGER

MICHELE SMITH, CITY CLERK

THIS CERTIFIED SURVEY MAP IS CONTAINED WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE FOLLOWING RECORDED INSTRUMENTS

OWNERS OF RECORD:
JOHN L. AND JEAN A. REEB

RECORDING INFORMATION:
DOCUMENT NO. 794728

PARCEL NUMBER:
PART OF 004-0515-3212-000

CERTIFIED SURVEY MAP NO. _____

OWNERS CERTIFICATE:

AS OWNERS WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE CAUSED THE LAND ABOVE DESCRIBED TO BE SURVEYED, MAPPED, DIVIDED AND DEDICATED AS SHOWN AND REPRESENTED ON THIS MAP.

DATED THIS 24 DAY OF March, 2014.

John J Reeb
JOHN J. REEB

Jean A Reeb
JEAN A. REEB

STATE OF WISCONSIN)
)SS
JEFFERSON COUNTY)

PERSONALLY CAME BEFORE ME ON THE 24th DAY OF March, 2014, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

Pamela Stechow
NOTARY PUBLIC STATE OF WISCONSIN

MY COMMISSION (IS PERMANENT) (EXPIRES: 05/29/2014)



M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Mike Slavney, FAICP, Consulting City Planner
 Date: 9 April 2014
 Re: Proposed Zoning Map Amendment to Add the R-O Residential Overlay Zoning District to the Waters Edge South Subdivision WESC 00001 through WESC 00044

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-O Overlay District	
Location:	Waters Edge South Condominiums	
Current Land Use:	2-Unit and 4-Unit Condominiums	
Proposed Land Use:	No Change	
Current Zoning:	Planned Community Development	
Proposed Zoning:	R-O Overlay District in addition to the existing PCD Zoning	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	<i>R-1</i> Single-Family	
West:	Subject Property	East:
<i>PCD</i> Single-Family		<i>R-1</i> Park
	South:	
	<i>PCD</i> Single-Family	

Description of the Proposal:

This proposal involves a request to amend the Zoning Map to add the R-O Residential Overlay zoning district (in addition to the existing Planned Community Development zoning district) to the two-unit and four-unit condominiums in the Waters Edge South Subdivision.

The Residential Overlay district is established by Chapter 19.25 of the Zoning Ordinance. Adopting the R-O district reduces the number of permitted unrelated individuals in a non-family household to two. No other requirements of the existing PCD zoning are affected by the proposed R-O overlay zoning district.

Current Zoning: PCD Waters Edge South
Proposed Zoning: PCD Waters Edge South + R-O Overlay District

The Plan Commission holds the public hearing on a Zoning Map Amendment request, and forwards a recommendation to the Common Council.

PLANNER’S RECOMMENDATIONS:

By my count in reviewing the application, the owners of 39 of the 48 parcels proposed for the Zoning Map Amendment have signed the application.

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-O overlay zoning district to the subject property, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

Zoning Map Amendments and other changes to the Zoning Ordinance are addressed by Chapter 19.69.

Subsection 19.69.010 enables the Plan Commission to review and recommend, and the City Council to consider, amendments to zoning district boundaries whenever the public necessity, general welfare or good zoning practice are accomplished.

I note that the strong majority of property owners (of both dwelling units and land area) located within the proposed R-O Overlay Zoning District have signed in favor of the request. I further note that granting this request for the subject property is consistent with the public necessity and general welfare of the community.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following area to enact an ordinance to impose the R-O Non-Family Residential Overlay District Zoning classification under Chapter 19.25 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
302 E. Amber Drive	WESC 00029	Erik P. Stottrup, Janet A. Stottrup
306 E. Amber Drive	WESC 00030	Theresa M. Stewart
310 E. Amber Drive	WESC 00031	Lyle A. Heinitz, Sandra M. Heinitz
312 E. Amber Drive	WESC 00032	Elaine Frietsch
328 E. Amber Drive	WESC 00033	Gayle E. Blyth, Steven M. D. Blyth
332 E. Amber Drive	WESC 00034	Kelli J. Walters
336 E. Amber Drive	WESC 00035	Faye T. Enriquez, Jon D. Enriquez
340 E. Amber Drive	WESC 00036	Daniel G. Esenther, Lori A. Esenther
621 S. Darcy Lane	WESC 00021	Eric C. Barber
625 S. Darcy Lane	WESC 00022	Gregory A. Swanson, Louise A. Swanson
631 S. Darcy Lane	WESC 00023	Freda U. Adogamhe, Paul G. Adogamhe
635 S. Darcy Lane	WESC 00024	David H. Arnett Trust, Diane M. Arnett Trust
641 S. Darcy Lane	WESC 00025	Danny R. Tesch
645 S. Darcy Lane	WESC 00026	Dana E. Richter, Kim T. Richter
651 S. Darcy Lane	WESC 00027	Janet E. Olson, Karl N. Olson
655 S. Darcy Lane	WESC 00028	Mary J. Nondahl, Thomas A. Nondahl
621 S. Waters Edge Dr.	WESC 00048	Catherine L. Houk
622 S. Waters Edge Dr.	WESC 00018	H & C Aufderhaar Trust
623 S. Waters Edge Dr.	WESC 00047	Debra J. Weberpal
625 S. Waters Edge Dr.	WESC 00046	Anne D. Stinson, Julian L. Stinson
626 S. Waters Edge Dr.	WESC 00017	Richard D. Brown
627 S. Waters Edge Dr.	WESC 00045	Karla J. Goodman
636 S. Waters Edge Dr.	WESC 00016	Daniel E. Stulgren, Martha C. Stulgren
638 S. Waters Edge Dr.	WESC 00015	Henry N. Malo, Marion Malo
640 S. Waters Edge Dr.	WESC 00014	Glenda Gayhart, Ronald L. Gayhart
642 S. Waters Edge Dr.	WESC 00013	Carol L. Roum, Charles M. Roum
644 S. Waters Edge Dr.	WESC 00012	David L. Kuck, Karen S. Kuck
648 S. Waters Edge Dr.	WESC 00011	Debra Brigham-Schmuhl
650 S. Waters Edge Dr.	WESC 00010	Linda V. Worden, Lloyd F. Worden
652 S. Waters Edge Dr.	WESC 00009	John Patterson Trust, Marie Patterson Trust
654 S. Waters Edge Dr.	WESC 00008	Kathleen M. Salzwedel Life Estate, Janet L. Salzwedel
658 S. Waters Edge Dr.	WESC 00007	Rita K. Roselle Family Trust
660 S. Waters Edge Dr.	WESC 00006	Gerald G. Nell Trust, Janet M. Nell Trust
664 S. Waters Edge Dr.	WESC 00005	John N. Rohatsch, Margaret J. Rohatsch

674 S. Waters Edge Dr.	WESC 00004	Jackquelyn J. Omdoll
680 S. Waters Edge Dr.	WESC 00003	Christopher P. Cameron, Kristine S. Cameron
684 S. Waters Edge Dr.	WESC 00002	Davie L. Siewert Trust, Deborah A. Siewert Trust
688 S. Waters Edge Dr.	WESC 00001	James D. Hossman, Susan Swann Hossman
S. Waters Edge Dr.	WESC 00019	WES Homes & Condos LLC.
S. Waters Edge Dr.	WESC 00020	WES Homes & Condos LLC.
S. Waters Edge Dr.	WESC 00037	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00038	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00039	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00040	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00041	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00042	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00043	WES Homes & Condos LLC
S. Waters Edge Dr.	WESC 00044	WES Homes & Condos LLC

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, April 14, 2014, at 6:00 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

The R-O Zoning classification will restrict the number of unrelated occupants allowed per residence to 2.

Michele Smith, City Clerk

Dated: March 18, 2014

Publish: in "Whitewater Register"
on March 20, 2014, and March 27, 2014

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 93400002	JEFFREY R SCHEMM		W6184 STAR SCHOOL RD	FORT ATKINSON	WI	
/A394800001	JAMES A COBURN	VIRGINIA H COBURN	P. O. BOX 147	WHITEWATER	WI	53190-0000
/TLE 00007	SCOTT G EHLERT		291 COBURN LN	WHITEWATER	WI	53190-0000
/TLE 00008	STEVEN C SPEAR	ERIN M SPEAR	577 EHLERT CT	WHITEWATER	WI	53190-0000
/WES 00039	DAVID M SEKERES	SARA C SEKERES	315 AMBER DR	WHITEWATER	WI	53190-0000
/WES 00040	AMERICAN HOMES 4 RENT PROPERTIES THREE LLC		30601 AGOURA RD STE 200	AGOURA HILLS	CA	
/WES 00041	CAROLE M DUSEJA		297 E AMBER DR	WHITEWATER	WI	53190-0000
/WES 00042	ANTHONY J ROSARIO	AMY M ROSARIO	281 E AMBER DR	WHITEWATER	WI	53190-0000
/WES 00043	KEYSTONE INVESTMENT LLC		6341 STONEFIELD RD	MIDDLETON	WI	53562-0000
/WESC 00001	SUSAN SWANN HOSSMAN	JAMES D HOSSMAN	688 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00002	DAVID L SIEWERT TRUST	DEBORAH A SIEWERT TRUST	684 S. WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00003	CHRISTOPHER P CAMERON	KRISTINE S CAMERON	680 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00004	JACKQUELYN J OMDOLL		N825 WAUBUNSEE TRAIL #6	FORT ATKINSON	WI	53538-0000
/WESC 00005	JOHN N ROHATSCH	MARGARET J ROHATSCH	664 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00006	GERALD G NELL TRUST	JANET M NELL TRUST	660 WATERS EDGE DR	WHITEWATER	WI	
/WESC 00007	RITA K ROSELLE FAMILY TRUST		658 S WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00008	KATHLEEN M SALZWEDEL LIFE ESTATE	JANET L SALZWEDEL	654 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00009	JOHN PATTERSON TRUST	MARIE PATTERSON TRUST	652 WATERS EDGE DR UNIT 9	WHITEWATER	WI	53190-0000
/WESC 00010	LLOYD G WORDEN	LINDA V WORDEN	650 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00011	DEBRA BRIGHAM-SCHMUHL		648 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00012	DAVID L KUCK	KAREN S KUCK	5650 W WAhNER AVE #212	MILWAUKEE	WI	53223-0000
/WESC 00013	CHARLES M ROUM	CAROL L ROUM	642 S. WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00014	RONALD L GAYHART	GLENDA GAYHART	640 S WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00015	HENRY N MALO	MARION MALO	638 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00016	DANIEL E STOLGREN	MARTHA C STOLGREN	636 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00017	RICHARD D BROWN		626 WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00018	H&C AUFDERHAAR TRUST		622 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WESC 00019	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WESC 00020	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WESC 00021	ERIC C BARBER		621 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00022	GREGORY A SWANSON	LOUISE A SWANSON	625 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00023	PAUL G ADOGAMHE	FREDA U ADOGAMHE	631 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00024	DAVID H ARNETT TRUST	DIANE M ARNETT TRUST	635 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00025	DANNY R TESCH		641 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00026	DANA E RICHTER	KIM T RICHTER	645 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00027	KARL N OLSON	JANET E OLSON	651 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00028	THOMAS A NONDAHL	MARY J NONDAHL	655 DARCY LN	WHITEWATER	WI	53190-0000
/WESC 00029	ERIK P STOTTRUP	JANET A STOTTRUP	302 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00030	THERESA M STEWART		306 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00031	LYLE A HEINITZ	SANDRA M HEINITZ	310 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00032	ELAINE FRIETSCH		312 AMBER DR UNIT 32	WHITEWATER	WI	53190-0000
/WESC 00033	STEVEN M D BLYTH	GAYLE E BLYTH	328 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00034	KELLI J WALTERS		332 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00035	JON S ENRIQUEZ	FAYE T ENRIQUEZ	336 AMBER DR	WHITEWATER	WI	53190-0000
/WESC 00036	DANIEL G ESENTER	LORI A ESENTER	82 CHEQUAMEGON BAY	MADISON	WI	53719-0000
/WESC 00037	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WESC 00038	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000

/WESC 00039	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WESC 00040	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WESC 00041	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
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/WESC 00047	DEBRA J WEBERPAL		623 WATERS EDGE	WHITEWATER	WI	53190-0000
/WESC 00048	CATHERINE L HOUK		621 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WES1 00028	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WES1 00029	JIEHUI MA	HONGKAI ZHANG	316 E LAKEVIEW DR	WHITEWATER	WI	53190-0000
/WES1 00030	BRIAN D BOLEY	DAWN M BOLEY	326 LAKEVIEW DR	WHITEWATER	WI	53190-0000
/WES1 00031	TODD A HITCH		336 E LAKEVIEW DR	WHITEWATER	WI	53190-0000
/WES1 00036	ERIC M BROWN	GEORGIA V BROWN	282 E LAKEVIEW DR	WHITEWATER	WI	53190-0000
/WES1 00037	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WUP 00271A	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	
/WUP 00290I	JACALYN M CEBERTOWICZ	BRIAN J CEBERTOWICZ	601 S. WISCONSIN ST	WHITEWATER	WI	53190-0000
/LC 00001	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00002	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00003	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00004	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00005	DAVID I GRANUM	KATHLEEN S GRANUM	714 WATERS EDGE DR	WHITEWATER	WI	53190-0000
/LC 00006	LAWRENCE V HARRISON	GWENDDA J HARRISON	716 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/LC 00007	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00008	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00009	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00010	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00011	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00012	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00013	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00014	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00015	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00016	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00017	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/LC 00018	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WES 00022	NICHOLAS YOHANEK	APRIL YOHANEK	260 AMBER DR	WHITEWATER	WI	53190-0000
/WES 00023	ADAM L JAKUBOWSKI	TERESA A GNAT	270 AMBER DR	WHITEWATER	WI	53190-0000
/WES 00024	RICHARD N POTTER	SHELLY M POTTER	654 DARCY LN	WHITEWATER	WI	53190-0000
/WES 00025	MICHAEL GUNNINK	ALISON KAY GUNNINK	644 DARCY LN	WHITEWATER	WI	53190-0000
/WES 00026	ANNETTE ATWATER		634 DARCY LN	WHITEWATER	WI	53190-0000
/WES 00027	ANDREW MUELLER	TINA M MUELLER	626 DARCY LN	WHITEWATER	WI	53190-0000
/WES 00031	WES HOMES & CONDOS LLC		N7152 BOWERS RD	ELKHORN	WI	53121-0000
/WES 00032	WARREN STEINHAUS	LESLIE STEINHAUS	604 S WATERS EDGE DR	WHITEWATER	WI	53190-0000
/WES 00035	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WES 00037	LAKESIDE OF WHITEWATER LLC		N7152 BOWERS RD	ELKHORN	WI	
/WES 00038	YUAN YUAN	OU LI	323 AMBER DR	WHITEWATER	WI	53190-0000

Jane Wegner

From: Latisha Birkeland
Sent: Monday, March 17, 2014 1:39 PM
To: Jane Wegner
Subject: FW: R-0 Overlay

FYI

-----Original Message-----

From: Ken Kidd
Sent: Monday, March 10, 2014 12:06 PM
To: Latisha Birkeland; Christopher Cameron
Cc: Cameron Clapper
Subject: R-0 Overlay

Latisha, as we discussed this morning, as a member of the Common Council, I would like to request a zoning change for a portion of Waters Edge South as a R-0 overlay.

Ken

Sent from my iPhone

Christopher and Kristine Cameron

cell: 505 228 2394

680 Waters Edge Dr 53190

262 458 2252

CPCAMERON@aol.com

City of Whitewater

Application for Amendment to Zoning District or Ordinance

me or city councilor?

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Kenneth Kidd Phone # 473 5196

Applicant's Address: 351 S Wisconsin St #14, Whitewater Wi

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

Kenneth and Susan
Kidd

Street address : 351 S Wisconsin St #1-16
16

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

Waters Edge South Condominium Association
WESC 00001 - 00048

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

Name of Individual: none Name of Firm:

Office Address: _____ Phone: _____

Name of Contractor: _____

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

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:

PCD without other zoning

Proposed Zoning District or Ordinance

R0
overlay

C. The proposed development will be compatible with and preserve the important natural features of the site;	NA
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Will not cause a nuisance

CONDITIONS

The city of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).

?

Kidd _____ 1/13/2014 _____ Kenneth _____
Applicant's Signature Date

— Me
or
Courtney

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

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: 1-27-14
Date set for public review before Plan & Architectural Review Board: 2-10-14

ACTION TAKEN:

Public Hearing: _____ Recommendation _____ Not Recommended by Plan & Architectural Review Commission

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

Signature of Plan Commission Chairman Date

To preserve property values and the essential residential neighborhood character, the undersigned request that City of Whitewater authorities approve the Waters Edge South Condominium Association area, per the attached, as R-O overlay district.

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Walters, Kelly	332	Amber Dr	signature attached
Wolfe, Jason			
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Esenther, Lori, Dan	340	Amber Dr	signature attached
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50/58 - Village 10

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Danielski, Kelli		
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Arnett, Diane	635 Darcy Ln	
Tesch, Dan	641 Darcy Ln	
Richter, Dana, Kim	645 Darcy Ln	<i>Dana Richter Kim Richter</i>
Olson, Karl, Janet	651 Darcy Ln	<i>Janet Olson</i>
Nondahl, Tom, Mary	655 Darcy Ln	<i>Mary Nondahl</i>
Houk, Catherine	621 Waters Edge Dr	
Aufderhaar, Carol	622 Waters Edge Dr	
Weberpal, Deb	623 Waters Edge Dr	
Stinson, Julian, Anne	625 Waters Edge Dr	
Brown, Dick	626 Waters Edge Dr	<i>Richard Brown</i>
Goodman, Karla	627 Waters Edge Dr	<i>Karla Goodman</i>
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Brown, Dick	626 Waters Edge Dr	
Goodman, Karla	627 Waters Edge Dr	
Stolgren, Dan, Martha	636 Waters Edge Dr	Martha Stolgren Daniel Stolgren
Malo, Henry, Marion	638 Waters Edge Dr	Henry Malo + marion Malo
Gayhart, Ronald, Glenda	640 Waters Edge Dr	Ronald Gayhart Glenda Gayhart

Siewert David, Deborah 684 Waters Edge Dr David Siewert Deborah Siewert
 WORDEN LLOYD, LINDA 650 Waters Edge Dr Lloyd Worden Linda Worden

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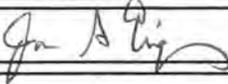
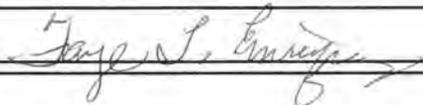
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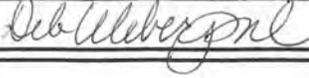
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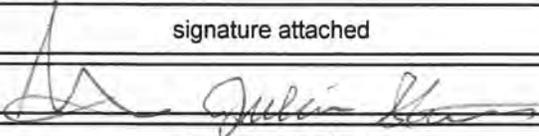
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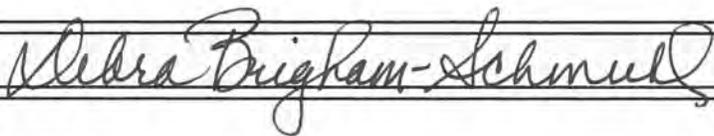
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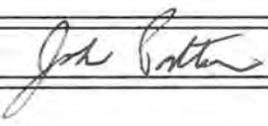
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Jackquelyn Witt



WATERS EDGE SOUTH CONDOMINIUM ASSOCIATION and nearby property

WES Condos	Owner			Mailing address	
/WESC 00001	HOSSMAN, JAMES D; HOSSMAN, SUSAN SWANN	688	WATERS EDGE DR		
/WESC 00002	DAVID L SIEWERT TRUST; DEBORAH A SIEWERT TRUST	684	WATERS EDGE DR		
/WESC 00003	CAMERON, CHRISTOPHER P; CAMERON, KRISTINE S	680	WATERS EDGE DR		
/WESC 00004	OMDOLL, JACKQUELYN J	674	WATERS EDGE DR	N825 WAUBUNSEE TRAIL #6	FORT ATKINSON WI 53538
/WESC 00005	ROHATSCH, JOHN N; ROHATSCH, MARGARET J	664	WATERS EDGE DR		
/WESC 00006	GERALD G NELL TRUST; JANET M NELL TRUST	660	WATERS EDGE DR		
/WESC 00007	RITA K ROSELLE FAMILY TRUST	658	WATERS EDGE DR		
/WESC 00008	KATHLEEN M SALZWEDEL LIFE ESTATE; SALZWEDEL, JANET L	654	WATERS EDGE DR		
/WESC 00009	JOHN PATTERSON TRUST; MARIE PATTERSON TRUST	652	WATERS EDGE DR		
/WESC 00010	WORDEN, LINDA V; WORDEN, LLOYD G	650	WATERS EDGE DR		
/WESC 00011	BRIGHAM-SCHMUHL, DEBRA	648	WATERS EDGE DR		
/WESC 00012	KUCK, DAVID L; KUCK, KAREN S	644	WATERS EDGE DR	5650 W WAHNER AVE #212	MILWAUKEE WI 53223
/WESC 00013	ROUM, CAROL L; ROUM, CHARLES M	642	WATERS EDGE DR		
/WESC 00014	GAYHART, GLENDA; GAYHART, RONALD L	640	WATERS EDGE DR		
/WESC 00015	MALO, HENRY N; MALO, MARION	638	WATERS EDGE DR		
/WESC 00016	STOLGREN, DANIEL E; STOLGREN, MARTHA C	636	WATERS EDGE DR		
/WESC 00017	BROWN, RICHARD D	626	WATERS EDGE DR		
/WESC 00018	H&C AUFDERHAAR TRUST	622	WATERS EDGE DR		
/WESC 00019	WES HOMES & CONDOS LLC			N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00020	WES HOMES & CONDOS LLC			N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00021	BARBER, ERIC C	621	Darcy Ln		
/WESC 00022	SWANSON, GREGORY A; SWANSON, LOUISE A	625	Darcy Ln		
/WESC 00023	ADOGAMHE, FREDA U; ADOGAMHE, PAUL G	631	Darcy Ln		
/WESC 00024	DAVID H ARNETT TRUST; DIANE M ARNETT TRUST	635	Darcy Ln		
/WESC 00025	TESCH, DANNY R	641	Darcy Ln		
/WESC 00026	RICHTER, DANA E; RICHTER, KIM T	645	Darcy Ln		
/WESC 00027	OLSON, JANET E; OLSON, KARL N	651	Darcy Ln		
/WESC 00028	NONDAHL, MARY J; NONDAHL, THOMAS A	655	Darcy Ln		
/WESC 00029	STOTTRUP, ERIK P; STOTTRUP, JANET A	302	AMBER DR		
/WESC 00030	STEWART, THERESA M	306	AMBER DR		
/WESC 00031	HEINITZ, LYLE A; HEINITZ, SANDRA M	310	AMBER DR		
/WESC 00032	FRIETSCH, ELAINE	312	AMBER DR		
/WESC 00033	BLYTH, GAYLE E; BLYTH, STEVEN M D	328	AMBER DR		
/WESC 00034	WALTERS, KELLI J	332	AMBER DR		
/WESC 00035	ENRIQUEZ, FAYE T; ENRIQUEZ, JON S	336	AMBER DR		
/WESC 00036	ESENTER, DANIEL G; ESENTER, LORI A	340	AMBER DR	82 CHEQUAMEGON BAY	MADISON, WI 53719-0000
/WESC 00037	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00038	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00039	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00040	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000

WES Condos	Owner		Mailing address		
/WESC 00041	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00042	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00043	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00044	WES HOMES & CONDOS LLC		WATERS EDGE DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/WESC 00045	GOODMAN, KARLA J	627	WATERS EDGE DR		
/WESC 00046	STINSON, ANNE D; STINSON, JULIAN L	625	WATERS EDGE DR		
/WESC 00047	WEBERPAL, DEBRA J	623	WATERS EDGE DR		
/WESC 00048	HOUK, CATHERINE L	621	WATERS EDGE DR		

ADJACENT PROPERTIES

	Owner		Mailing address	
/WES 00033	ASCHENBRENER, CRYSTAL; ASCHENBRENER, MATTHEW	612 S WATERS EDGE DR		
	STEINHAUS, LESLIE; STEINHAUS, WARREN	604 S WATERS EDGE DR		
/WES 00032				
/WES 00022	YOHANEK, APRIL; YOHANEK, NICHOLAS	260 E AMBER DR		
/WES 00023	GNAT, TERESA A; JAKUBOWSKI, ADAM L	270 E AMBER DR		
/WES 00038	LI, OU; YUAN, YUAN	323 E AMBER DR; 623 S WATERS EDGE DR		
/WES 00039	SEKERES, DAVID M; SEKERES, SARA C	315 E AMBER DR; 625 S WATERS EDGE DR		
/WES 00040	AMERICAN HOMES 4 RENT PROPERTIES THREE LLC	305 E AMBER DR; 627 S WATERS EDGE DR	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301
/WES 00041	DUSEJA, CAROLE M	297 E AMBER DR		
/WES 00042	ROSARIO, AMY M; ROSARIO, ANTHONY J	281 E AMBER DR		
/WES 00043	KEYSTONE INVESTMENT LLC	271 E AMBER DR	6341 STONEFIELD RD	MIDDLETON, WI 53562-0000
/WES 00044	SINGER, JENNA M; SINGER, PATRICK J	263 E AMBER DR		
/WES1 00029	MA, JIEHUI; ZHANG, HONGKAI	316 E LAKE VIEW DR		
/WES1 00030	BOLEY, BRIAN D; BOLEY, DAWN M	326 E LAKE VIEW DR		
/WES1 00031	HITCH, TODD A	336 E LAKE VIEW DR		
/WES1 00035	CHENOWETH, CANDACE A	274 E LAKE VIEW DR		
/WES1 00036	BROWN, ERIC M; BROWN, GEORGIA V	282 E LAKE VIEW DR		
/WES1 00037	WES HOMES & CONDOS LLC	284 E LAKE VIEW DR	N7152 BOWERS RD	ELKHORN, WI 53121-0000
/LC 00005	GRANUM, DAVID I; GRANUM, KATHLEEN S	714 S WATERS EDGE DR		
/LC 00006	HARRISON, GWENDDA J; HARRISON, LAWRENCE V	716 S WATERS EDGE DR		
/WES 00024	POTTER, RICHARD N; POTTER, SHELLY M	654 DARCY LN		
/WES 00025	GUNNINK, ALISON KAY; GUNNINK, MICHAEL	644 DARCY LN		
/WES 00026	ATWATER, ANNETTE	634 DARCY LN		
/WES 00027	MUELLER, ANDREW; MUELLER, TINA M	626 DARCY LN		
/WES 00028	WILDENBERG, DAVID R; WILDENBERG, SHANNON S	616 DARCY LN		
/WES 00029	STARK, ALLAN T; STARK, SHERYL A	608 DARCY LN		
/WUP 002901	CEBERTOWICZ, BRIAN J; CEBERTOWICZ, JACALYN M	601 S WISCONSIN ST		

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Mike Slavney, FAICP, Consulting City Planner
 Date: 8 April 2014
 Re: Proposed Conditional Use Permit to Convert a Two-Family Residence to a Multi-Family Residence with Four 5-Bedroom Dwelling Units at 534 West Walworth Avenue for Land & Water Investments (Matt Kuehl)

Summary of Request		
Requested Approvals:	Conditional Use Permit to convert an existing two-unit residence to a four-unit apartment	
Location:	534 West Walworth Avenue	
Current Land Use:	Duplex residence with 9 tenants & Vacant Lot	
Proposed Land Use:	Townhouse-style residence with four 5-bedroom units	
Current Zoning:	R-3 Multi-Family Residential	
Proposed Zoning:	No change.	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding Zoning and Current Land Uses:		
	North:	
	R-3 Railroad Tracks	
West:	Subject Property	East:
R-3 Multi-Family		R-3 Mixed Residential
	South:	
	R-3 Mixed Residential	

Description of the Proposal:

This proposal involves expanding an existing duplex at 534 West Walworth Avenue to the east, to convert it into a four-unit townhouse-style residence.

The proposed building expansion would require combining the two lots at 534 and 522 West Walworth. Lot 522 used to be a vacant two bedroom home, which has been removed. Together, the two lots contain 24,829 square feet (.57 acre) and have 266 feet of frontage on the north side of West Walworth Avenue. The resulting lot would be triangular in shape, with the hypotenuse running along the active rail line to the rear, and the deep east side of the lot abutting a mix of residential dwellings along the east property line. A certified survey map (CSM) will be required to combine the lots prior to construction of the addition, so as to avoid putting the 2-storey addition over the property line where the two lots currently abut.

Each of the four proposed units would contain five bedrooms. In the building addition, each bedroom would have its own $\frac{3}{4}$ bathroom, with a powder room open to the living area on the ground floor. The existing duplex layout would be modified to convert unit 534A from four bedrooms and one bath, to five bedrooms and two baths, with an expanded living room. The proposed four dwelling units would house up to 20 total residents – or one per bedroom.

Density and Intensity

The proposed project complies with density requirements. The R-3 Multi-Family zoning district allows up to 10.5 5-bedroom dwelling units per acre.

The proposed density will be 7.02 dwelling units per acre:

$$4 \text{ dwelling units} \div (24,829 \text{ square feet} \div 43,560 \text{ square feet}) = 7.02 \text{ dwelling units per acre}$$

All building coverage and lot coverage requirements are complied with.

Lot Requirements

The proposed lot will meet all dimensional requirements of the R-3 Multi-Family zoning district. The proposed lot area of 24,829 square feet exceeds the minimum lot area of 15,000 square feet generally applicable in the R-3 Multi-Family zoning district, and exceeds the lot area requirement specific to the proposed four 5-bedroom dwelling units of 16,400 square feet.

Building Setbacks and Height

The proposed building will comply with the maximum permitted height of 45 feet, the required rear yard setback of 30 feet, and the required side yard setbacks of 15 feet. However, the proposed building expansion will not meet the normally-required front yard setback of 30 feet. Specifically, the proposed expansion will be a minimum of 12' 2" from the front lot line, which is consistent with the forward-most plane of the existing duplex. The existing duplex is a legal, non-conforming structure. However, Section 19.60.20 of the Zoning Ordinance allows for additions to a legal non-conforming structure as long as the proposed addition will not further reduce the non-conforming dimension. The proposed addition will vary the front setbacks of the building,

with several two- and four-foot offsets placed behind the front plane. Additions to non-conforming structures require the explicit approval of the Plan Commission. It is my understanding that the applicant has previously discussed this situation with the Plan Commission, and received a generally favorable response.

Sky Exposure Plane

The Sky Exposure Plane is the angle from a street right-of-way to the nearest portion of a building. The sky exposure requirements are provided in Section 19.21.060, and apply to the R-3 zoning district. The requirement of a setback equal to or greater than one-half of the building height are met for the rear and side yard, but not for the gable faces on the front of the building. Specifically, the 12.5 foot front yard setback results in a maximum height along the setback of 25 feet, or about 29 feet for the taller gable. The gable faces exceed this height, though they are consistent with the gable faces on the existing portion of the building. The existing duplex also fails to meet this requirement. Additions to non-conforming structures require the explicit approval of the Plan Commission. It is my understanding that the applicant has previously discussed this situation with the Plan Commission, and received a generally favorable response.

Building Exterior

Proposed exterior materials and colors for the existing and proposed parts of the building are provided in the submittal, and a sample board is expected to be available for review. The Smart Board siding is embossed with a wood grain and is prepped for painting. The proposed building form, details and colors are typical of older housing in the area.

Vehicle Access, Circulation and Parking

All off-street parking is to be served by a proposed easterly extension of the existing parking lot located behind the current two-family building at 534 West Walworth. As such, the driveway serving the current building is proposed to serve the extended parking lot. The existing garbage enclosure is proposed to serve the project.

Multi-family units that have three or more bedrooms are required to have four stalls for each dwelling unit. For four total dwelling units, the proposed building requires 16 parking stalls. On the site plan, the applicant is proposing a total of 20 parking stalls – or one stall for each resident at maximum occupancy. The proposed site plan indicates the proposed parking lot will comply with the required three foot setback from the rear property line.

The Site Plan does not indicate walkways connecting the front doors with the Walworth Avenue sidewalk, nor with the on-site parking area at the rear of the lot.

Landscaping

The Landscaping Plan dated 2/4/2014 indicates approximate compliance with the City's Landscaping Guidelines. Landscaping point requirement calculations are not provided, nor is a table of existing and proposed landscaping that demonstrates compliance with the Guidelines. These should be provided to assist detailed review by the City Forester and City Planner. Large

existing trees on the site are shown for preservation. These, and all other existing landscaping, will count toward meeting the landscaping requirements. The landscaping requirements will only apply to the building expansion area, unless otherwise required by the conditional use permit. A buffer area is not required on the site, as all adjacent properties are also zoned R-3.

Exterior Lighting

No additional freestanding lighting is proposed at this time, including the parking lot. As such, no Photometric Plan is required. If provided, the maximum mounting height of all exterior fixtures should be 14 feet, in this residential area. On-building exterior lighting should equal or less than 100 watts per fixture if incandescent, or a comparable lumen value if compact fluorescent or LED. This would be 1,600 lumens, or a 16- to 20-watt LED bulb, or a 23- to 30-watt CFL.

Utilities

There will be no large-scale changes to the utilities or services provided to the structure.

Stormwater Management

The disturbed area of this site will be less than 1 acre. This size typically exempts a site from the State's and City's stormwater management requirements. However, there is a provision in the City's Ordinance that allows the City to require stormwater concerns to be addressed, regardless of the size of the disturbed area, if the City is aware of downstream drainage issues. The consulting City Engineer, Mark Fisher, has indicated that the subject property is in Basin 15 in the City's Stormwater Management Plan, which is known to have drainage and flooding issues. Mr. Fisher suggests that a portion of the northern part of the site could be used to help reduce stormwater quantity impacts, particularly if the proposed parking lot extension was oriented more east-west, parallel to the building expansion.

PLANNER'S RECOMMENDATIONS:

I recommend the Plan and Architectural Review Commission grant *conditional approval* for the requested Conditional Use Permit for a four-unit building in the R-3 Zoning District at 534 West Walworth Avenue, subject to findings on the following page, and subject to the following conditions of approval:

1. Provide an updated Site Plan with the following changes:
 - a. Depict a stormwater facility as required and approved by the City Engineer;
 - b. Depict a revised parking lot layout to accommodate a., above, with all dimensions;
 - c. Provide minimum 4 foot wide concrete or paver sidewalks between all front and side doors and the Walworth Avenue sidewalk;
 - d. Provide minimum 4 foot wide concrete or paver sidewalks between all rear doors and the parking area;

- e. The revised Site Plan shall be subject to approval by the City Engineer and City Planner;
 - f. All building foundations, all stormwater facilities, and all paving shall be installed per the approved Site Plan. All stormwater facilities shall be installed prior to any other site work. All paving shall be installed in asphalt or concrete, prior to building occupancy;
 - g. Depict all existing and proposed utility connections, as well as clearly labeling connections to be abandoned;
 - h. All development shall be consistent with the approved Site Plan, and shall be completed, inspected and approved by appropriate City Staff prior to building occupancy.
2. Provide a separate Landscaping Plan with the following changes:
 - a. Depict the changes to the Site Plan noted in 1, above;
 - b. Provide a table that shows the required landscaping calculations for Street Frontage, Building Foundation, Paved Area and Lot Landscaping. This table shall also show the listing of existing and proposed plants that will meet or exceed the point totals for each kind of landscaping listed above. The landscaping identified in said table shall be depicted on the subject property;
 - c. Provide a solid wood fence or continuous hedge of evergreen shrubs (such as arbor vitae) along the east edge of the parking lot to screen headlights into adjoining back yards. The landscaping for said hedge may contribute to the required point totals to meet the paved area landscaping requirement;
 - d. The revised Landscaping Plan shall be subject to approval by the City Forester and the City Planner;
 - e. All required landscaping shall be installed within 365 days of initial building occupancy. All required landscaping shall be maintained as depicted on the Landscaping Plan. An inspection of required landscaping may be conducted by City Staff to confirm on-going compliance with the Landscaping Plan.
 3. Any unused driveway openings and aprons shall be removed and have curb restored as approved by the City Engineer and Public Works Director.
 4. Plan Commission waiver of the Front Yard Setback of 25 feet for this proposed building extension. Note that this kind of waiver was granted for similar work on the current building. This ability to waive is granted by the Zoning Ordinance for expansions of a legal nonconforming structure.
 5. Plan Commission waiver of the Sky Exposure requirement, which typically requires a front setback of at least one-half the building height. This ability to waive is granted by the Zoning Ordinance for expansions of a legal nonconforming structure.
 6. Park Fees will be required for the two additional dwelling units.
 7. A Certified Survey Map to combine the two parcels shall be approved and filed at Walworth County Register of Deeds, prior to issuance of a building permit.

SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050).

Analysis of Proposed Conditional Use Permit for: 534 West Walworth Avenue		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This project will redevelop and infill an underutilized parcel. The <u>recommended</u> evergreen hedge will shield properties to the east from headlights.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	This is a redevelopment site and all other items are provided for, except: The <u>recommended</u> drainage improvements will help address stormwater concerns in the immediate area.
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 variance.	Possibly	The Plan Commission has been asked to grant an explicit waiver to the front setback and sky exposure requirements, as an extension of a legal non-conforming structure.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for multi-family development.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use and density requirements of the R-3 District and the Comprehensive Plan.

From: Fisher, Mark [<mailto:Mark.Fisher@strand.com>]
Sent: Monday, March 31, 2014 4:55 PM
To: Mike Slavney
Cc: Shubak, Mark; Christopher McDonell (CMcDonell@whitewater-wi.gov)
Subject: Whitewater-534 Walworth Street

Hi Mike,

We have reviewed the site plan dated 2/4/14 for the improvements at 534 Walworth Street. We have the following comments:

1. We suggest a topographic survey of the site be completed so that a site grading plan can be created.
2. Existing/proposed sidewalk connections to the public sidewalk and parking lot should be shown on the site plan.
3. Any new sewer and water connections shall be shown on the site plan. Any sewer and water connections to be abandoned shall also be shown on the site plan and should be coordinated with the City of Whitewater.
4. Any unused driveway openings or aprons shall be abandoned/removed and coordinated with the City of Whitewater.
5. The project is exempt from the City's Stormwater Management Ordinance since it will disturb less than an acre of land. There is a provision in the ordinance that allows the city to require stormwater management to be addressed regardless of the disturbed area if the city is aware of downstream drainage issues. This project is located within Basin 15, which is known to have drainage/flooding issues. Our suggestion is to work with the applicant to address stormwater management (quantity) from this project as a condition of approval. For example, the parking area could be re-oriented to an east-west layout north of the existing buildings allowing an area in the northwest corner of the site for stormwater management.
6. Note that the applicant owns several parcels in this area of the city and has already completed a few similar structure expansion/parking lot expansion projects with less than an acre of disturbance. Please see the attached May 2013 letter from the City of Whitewater regarding common plan of development language.

Please contact me with any questions.

Thanks.

Mark A. Fisher, P.E.
Strand Associates, Inc.
910 West Wingra Drive
Madison, WI 53715
Phone: (608) 251-4843
Direct: (608) 251-2129, Ext. 1078
Fax: (608) 251-8655

mark.fisher@strand.com



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

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

NOTICE OF PUBLIC HEARING

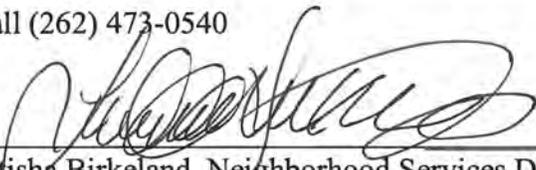
TO ALL INTERESTED PARTIES:

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 14th day of April, 2014 at 6:00 p.m. to hold a public hearing for the consideration of a conditional use permit for the conversion of a two- family residence into a building with four (5-bedroom) units, by remodeling the existing building and constructing an addition at 534 W. Walworth Ave. for Land & Water Investments (Matt Kuehl).

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 Director/City Planner

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
/A 68200001	DLK ENTERPRISES INC		141 W. WHITEWATER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/A 68200002	DLK ENTERPRISES INC		141 W. WHITEWATER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/A125900001	IRVING E REINKE	RITA L REINKE	426 S. FRANKLIN ST		WHITEWATER	WI	53190-1928
/A125900002	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/A420500002	STREIB PROPERTIES LLC		417 SANDALWOOD CT		MILTON	WI	53563-0000
/CA 00001	BENJAMIN F OWALEON		30464 BIRCH ACRES RD		CUSHING	MN	56443-0000
/CA 00002	CHLS LLC		N588 HOWARD RD		WHITEWATER	WI	53190-0000
/CA 00010	WHITEWATER HOUSING SERVICES LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/HA 00001	RONALD B WALENTON	REBECCA R WALENTON	704 W WALWORTH AVE		WHITEWATER	WI	53190-0000
/K 00001	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00004	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 0004A	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 0005A	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00010	WALWORTH AVENUE APARTMENTS INC		530 S JANESVILLE ST		WHITEWATER	WI	53190-0000
/K 00011	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00013	RONALD B WALENTON	REBECCA R SMALE	704 W. WALWORTH AVE		WHITEWATER	WI	53190-0000
/K 00014	MICHAEL RILEY	KATHLEEN RILEY	710 W. WALWORTH AVE		WHITEWATER	WI	53190-1836
/K 00016	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00017	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00019	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/K 00020	LAND & WATER INVESTMENTS LLC		503 CENTER ST		LAKE GENEVA	WI	53147-0000
/TR 00046	KAREN SINGER		477 W ANN ST		WHITEWATER	WI	53190-0000
/TR 00051	WISCONSIN DAIRY SUPPLY COMPANY INC		144 N TRATT ST		WHITEWATER	WI	53190-0000
/TR 00051A	WISCONSIN DAIRY SUPPLY COMPANY INC		144 N TRATT ST		WHITEWATER	WI	53190-0000
/WUP 00278	THAYER A COBURN	ANNE E FLEMMING-COBURN	PO BOX 147		WHITEWATER	WI	53190-0000
/WUP 00279	513 S FRANKLIN LLC		P O BOX 147		WHITEWATER	WI	53190-0000
/WUP 00292	BRADLEY K DARWIN		3535 PIONEER RD		VERONA	WI	53593-9761
/WUP 00293	MICHAEL W PIEPER JR	BRIANNA L BEALS	528 S. FRANKLIN ST		WHITEWATER	WI	53190-0000
/WUP 00321A	STATE OF WISCONSIN DEPT OF TRANSPORTATION				MADISON	WI	53702-0000
/WUP 00321D	MNPL LLC		N588 HOWARD ROAD		WHITEWATER	WI	53190-0000



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: 534 Walnut
Owner's Name: Land + Water Investments
Applicant's Name: Matt Kuehl
Mailing Address: 503 Centur Street; Lake Geneva, WI 53147
Phone #: 262-745-6603 Email: matt@upmhousing.com
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Existing and Proposed Uses:

Current Use of Property: Residential
Zoning District: R3
Proposed Use: Residential

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.	<i>Correct</i>
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	<i>Correct</i>
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.	<i>Correct</i>
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	<i>Correct</i>

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

Applicant's Signature: *Matt Kuehl*

Date: *2/6/14*

Printed: *Matt Kuehl*

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 2-6-14. Received by: J. Wegner Receipt #: 6.010988
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 4-3-14.
- 3) Notices of the Public Hearing mailed to property owners on 3-31-14.
- 4) Plan Commission holds the PUBLIC HEARING on 4-14-14. 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

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

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

Meet with Neighborhoods Services Department before submitting an application

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

Submit a complete and thorough application

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

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

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

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

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

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

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

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

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

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

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

Hold a neighborhood meeting for larger and potentially more controversial Projects

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

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

Typical City Planning Consultant Development Review Costs

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

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

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

**Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Name of Applicant: Leland + Water Investments, LLC / Matt Kuehl

Applicant's Mailing Address: 503 Center Street
Lake Geneva, WI 53147

Applicant's Phone Number: 262-745-6603

Applicant's Email Address: matt@dupmhousing.com

Project Information:

Name/Description of Development: 534 Walworth

Address of Development Site: 534 Walworth

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: same as above

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

Signature of Property Owner (if different)

Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

Date of Signature

Date of Signature

NARRATIVE

CONDITIONAL USE PERMIT

534 WALWORTH STREET

This project is the next step in a long term plan to modernize and improve the quality of housing in this neighborhood. The proposed project involves two properties located at 534 Walworth Street and 522 Walworth Street. 534 Walworth is currently a duplex with nine total tenants. The lot is 13,519 square feet and has 200 feet of frontage. We have purchased the neighboring lot at 522 Walworth, which had included a vacant and uninhabitable two bedroom house. We have since removed that house. The lot, which is now vacant, is approximately 11,310 square feet with 66 feet of frontage. This property is zoned R3 and is surrounded by other multi-family buildings on each side.

We intend to combine the two lots into a single lot that will be approximately 24,829 square feet with 266 feet of frontage. We will then improve and expand the existing structure on 534 Walworth into a new townhouse style four unit building.

Once complete, this project will have four five bedroom units: 20 total residents. The existing four bedroom, one bath unit at 534A Walworth will be improved to a five bedroom, two bath unit, with an expanded living room. The existing unit at 534B is a five bedroom, two bath unit and will be left as is. We will then expand the building to the east by adding two townhome style five bedroom units.

The existing exterior of the building will be completely redesigned to provide for a new, modern townhome style feel. The newly constructed portion of the building will continue that style. The color scheme will enhance this feel by providing different colors for each unit. It will include Diamond Coat Olive, Biscuit, Seal Brown, and Mountain Lake Blue. The gables will be Oyster Shell. The trim will be white. To give the exterior character, the design will include offset gables, and overhangs over the entry ways. The property will be surfaced with newer, modern smart board siding. The roof will have gray shingles. This design is intended to ensure that this project maintains a modern residential feel, consistent with the surrounding neighborhood, while also improving the quality with a more modern design.

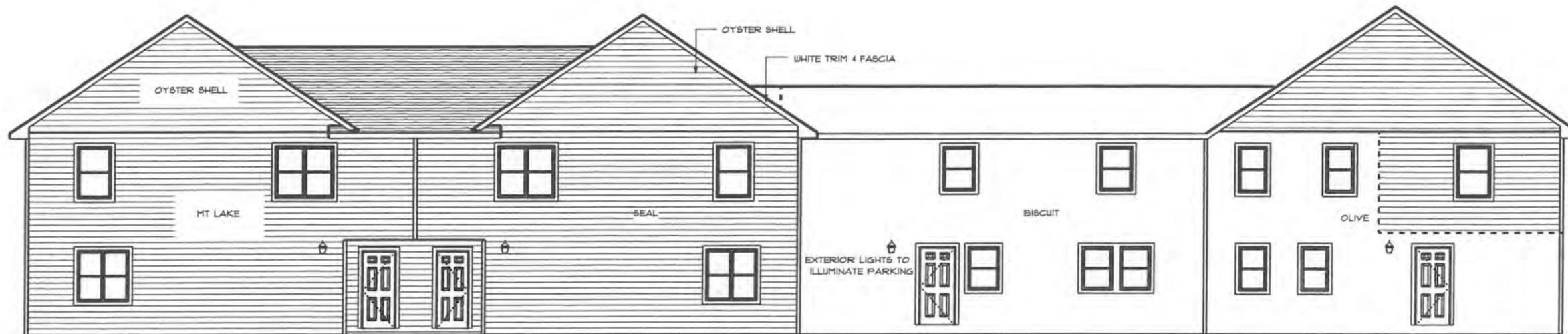
The parking plan is depicted in the drawings. It will involve expanding the existing parking lot to accommodate 20 parking stalls, including four stalls within the garages. Most of the parking stalls will be located in the rear of the lot, along the railroad tracks to ensure sufficient green space behind the building. The lighting plan will include light fixtures mounted on the building.

The landscape plan is also depicted in the drawings, and is intended to include landscaping that compliments the improved design of the building by providing a picturesque lot, with sufficient green and open space, while allowing the building to remain the center of attention.

PRELIMINARY - NOT FOR CONSTRUCTION



FRONT ELEVATION



NORTH ELEVATION

DRAWINGS FOR:
FREERMUTH & STREIB
 534 WALLWORTH ST
 WHITEWATER, WI 53190

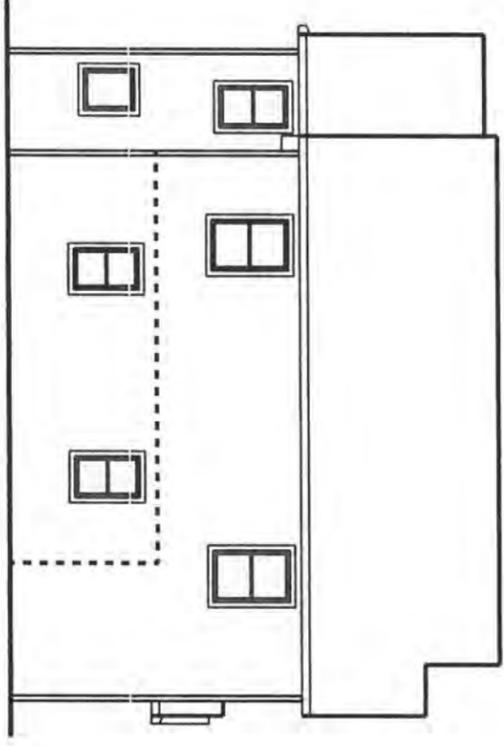
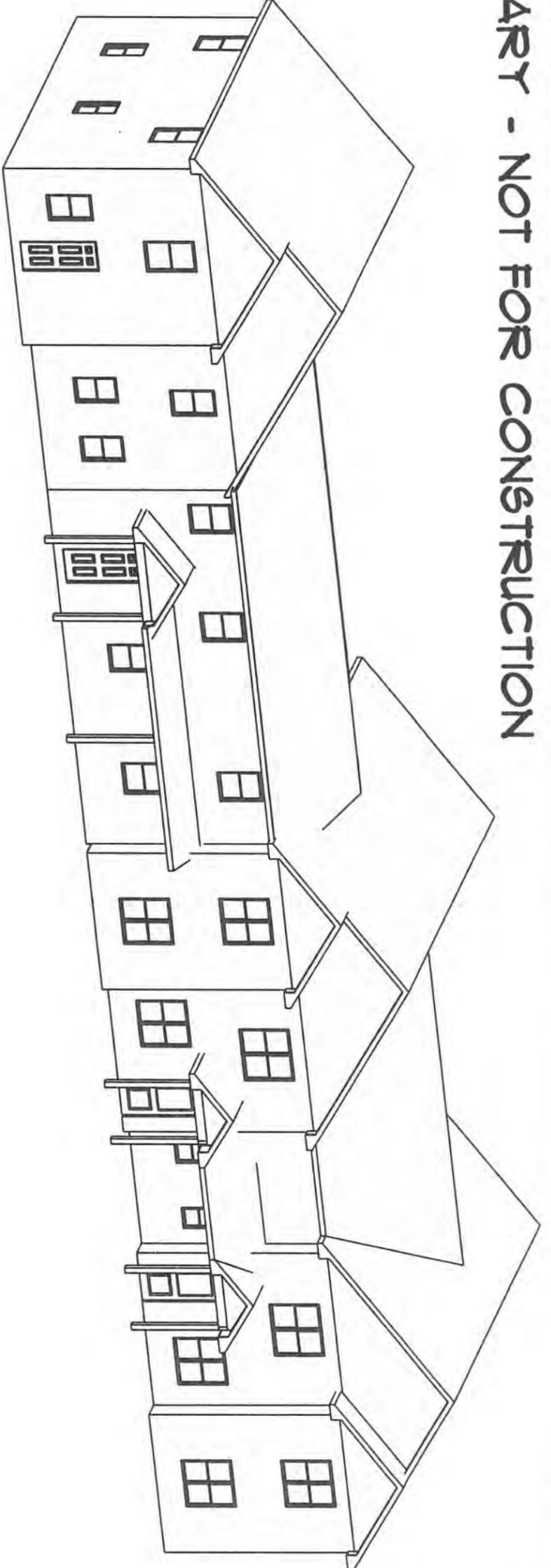
HOME LUMBER COMPANY
 499 WHITEWATER STREET, WHITEWATER, WI 53190
 TEL: (262) 473 - 3538 FAX: (262) 473 - 6908

DATE: 2/4/14
 SCALE: NTS

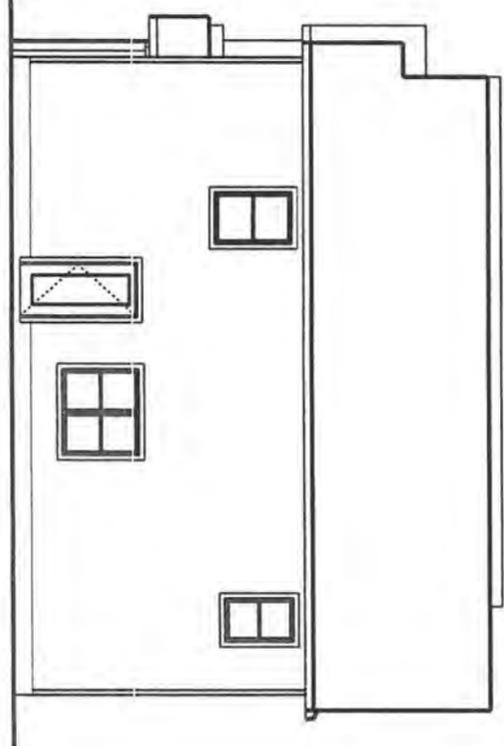
DRAWING NUMBER

1 OF 5

PRELIMINARY - NOT FOR CONSTRUCTION



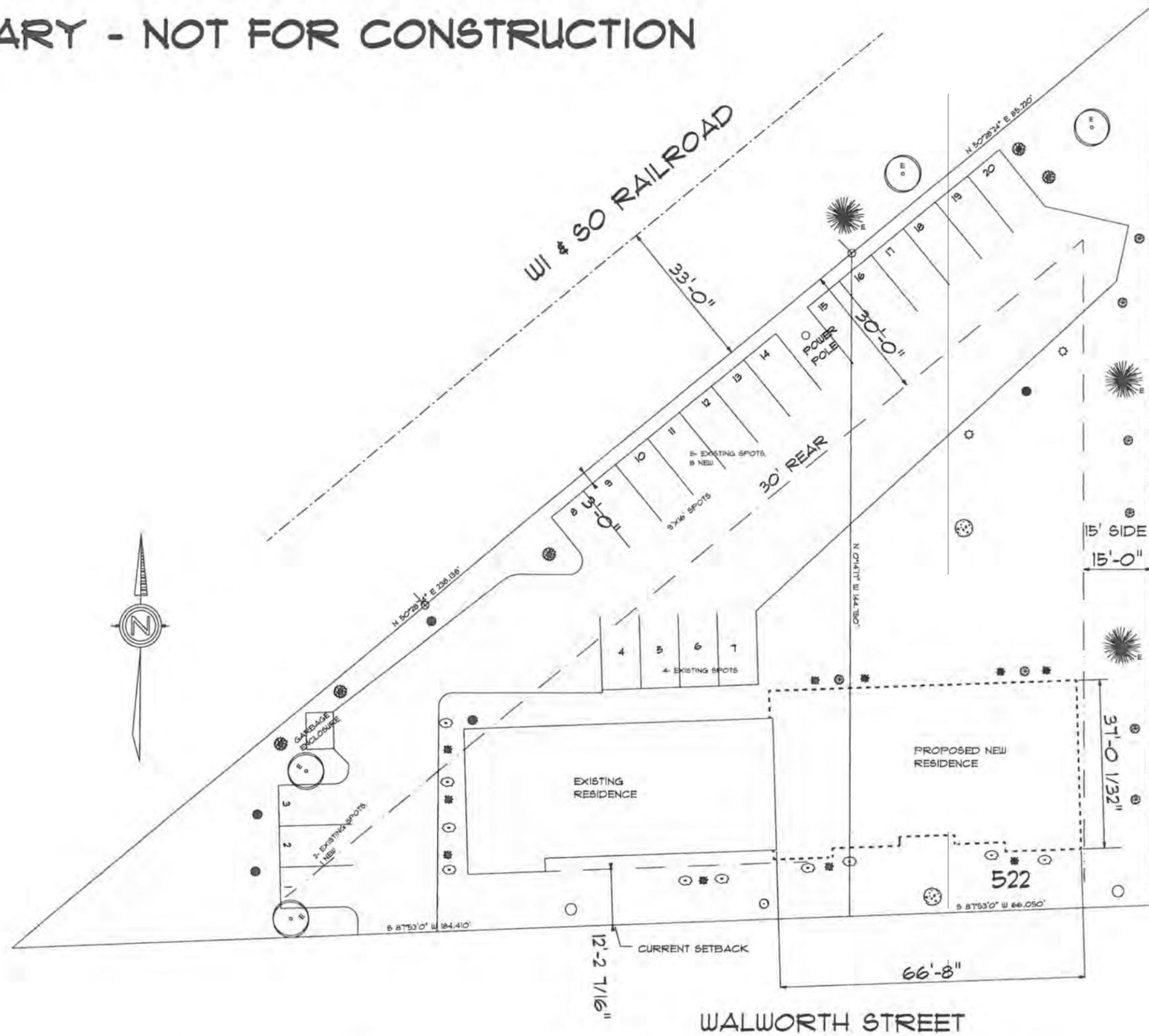
WEST ELEVATION



EAST ELEVATION

DRAWING NUMBER 2 OF 5	DATE 2/4/2014	HOME LUMBER COMPANY 499 WHITEWATER STREET, WHITEWATER, WI 53190 TEL: (262) 473 - 3538 FAX: (262) 473 - 6908	DRAWINGS FOR: FREIERMUTH & STREIB 534 WALWORTH ST WHITEWATER, WI 53190
	SCALE NT6		

PRELIMINARY - NOT FOR CONSTRUCTION

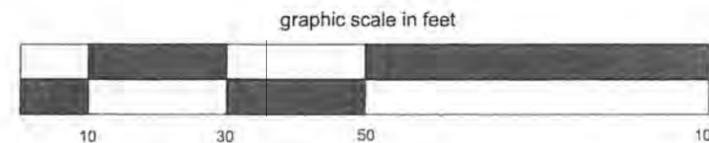


LANDSCAPING KEY

(COUNT)	
(E)	EXISTING 24" MAPLE (4)
(P)	2" PAPERBARK MAPLE (2)
(F)	2" FREEMAN MAPLE (1)
(H)	2" HONEY LOCUST (2)
(PINE)	2' EXIST. PINE (3)
(A)	2' ARBORVITAE (6)
(J)	2' JUNIPER (2)
(D)	2' DOGWOOD (10)
(E)	2' ELDERBERRY (5)
(N)	2' NINEBARK (5)
(S)	2' SPIREA (10)

**EXISTING & PROPOSED ADDITION
TO THE RESIDENCE AT:**

534 WALWORTH STREET
WHITEWATER, WI 53190



DRAWINGS FOR:
FREIERMUTH & STREIB
534 WALWORTH ST
WHITEWATER, WI 53190

HOME LUMBER COMPANY
499 WHITEWATER STREET, WHITEWATER, WI 53190
TEL: (262) 473 - 3538 FAX: (262) 473 - 6908

DATE: 2/4/2014
SCALE: NTS

DRAWING NUMBER

5 OF 5