

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
March 9, 2015

**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 6:30 p.m.

Present: Greg Meyer, Bruce Parker, Lynn Binnie, Kristine Zaballos, Sherry Stanek, Tom Hinspater, John Tanis (Alternate). Absent: Daniel Comfort. Others: Wallace McDonell (City Attorney), Chris Munz-Pritchard (City Planner).

**Hearing of Citizen Comments.** There were no comments.

**Approval of the Plan Commission Minutes.** Moved by Binnie and seconded by Stanek to approve the Plan Commission minutes of January 12, 2015. Motion approved by unanimous voice vote. Moved by Tanis and seconded by Zaballos to approve the Plan Commission minutes of February 9, 2015. Motion approved by unanimous voice vote.

**Review Certified Survey Map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street.** City Planner Chris Munz-Pritchard explained that the Plan Commission requested this certified survey map to accommodate the proposed remodeling of the existing building at 1173 W. Main Street. This review is just for the certified survey map; it has nothing to do with changes to the building.

There was no public comment. Chairperson Meyer closed the public comment.

Moved by Binnie and seconded by Parker to approve the certified survey map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street. Aye: Binnie, Parker, Zaballos, Stanek, Hinspater, Tanis, Meyer. No: None. Motion approved.

**Public hearing for a change in the District Zoning Map to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater at 412 S. Janesville Street (tax parcel # /CL 00109) for 412 South Janesville Street LLC. (Kurt Klingenmeyer).** This public hearing was opened with the following item.

**Public hearing for a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 412 S. Janesville Street for 412 South Janesville Street LLC. (Kurt Klingenmeyer).** Chairperson Meyer opened the public hearing for the change in the District Zoning Map to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City

of Whitewater at 412 S. Janesville Street (tax parcel # /CL 00109) for 412 South Janesville Street LLC. (Kurt Klingenmeyer); and a public hearing for a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 412 S. Janesville Street for 412 South Janesville Street LLC. (Kurt Klingenmeyer).

City Planner Chris Munz-Pritchard explained that this is a request for an R-2A Residential Overlay Zoning District and a conditional use to allow for 4 unrelated persons to live in the residence. There are no proposed modifications to the building. There are 4 parking spaces, two in the garage and two in the driveway.

Ken Kienbaum stated that this property is near where his brother owns several properties. It is a good project for this property and should be allowed. It is in line with other overlay properties.

There were no other public comments. Chairperson Meyer closed the public hearing.

Plan Commission members voiced concerns of: if applicant recently purchased the property; the neighborhood has many families there, and this property has become an eye sore as far as landscaping etc.; if the applicant had received a survey of the property with the sale; how far the garage is off the curb and gutter and how much space for parking; and the parking will be tight and there will have to be jockeying around.

Kurt Klingenmeyer stated that he just purchased the property on February 5<sup>th</sup>. He knew that there would be work involved when he purchased the property. People don't want to live in a place that is not taken care of. The allowance of an extra unrelated person to live in the residence is a plus.

Moved by Binnie and seconded by Stanek to recommend to the City Council to approve the change in the District Zoning Map to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater at 412 S. Janesville Street. Aye: Binnie, Stanek, Parker, Zaballo, Hinspater, Tanis, Meyer. No: None. Motion approved.

Moved by Tanis and seconded by Stanek to approve the conditional use permit to allow up to 4 unrelated persons to live in the house, subject to City Council granting the R-2A Residential Overlay Zoning District and subject to the City Planner's 3 conditions for approval. (See attached conditional use permit).

**Information Items:**

- a. Possible future agenda items. City Planner Munz-Pritchard explained that she is working with others to finalize the updates to Zoning Ordinance for the parking study. The last meeting is scheduled for next week. As soon as the amendments are completed, Chris will provide the Plan Commission with electronic copies showing the changes she is proposing. She will provide paper copies for those who would prefer them.
- b. Next regular Plan Commission Meeting – April 13, 2015.

Moved by Stanek and seconded by Tanis to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 6:45 p.m.

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Vice Chairperson Lynn Binnie