



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

January 11, 2016

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin
6:30 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 Plan Commission minutes of November 9, 2015.
4.	Review of Landscaping Policy – Chuck Nass
5.	Hold a public hearing for consideration of a Conditional Use Permit (tavern and other places selling alcohol by the drink) for Jimmie’s Classic Italian Beef, James Migliorisi (Agent), to serve beer (Class “B” Beer License) and wine (Class “C” Wine License by the bottle or glass at 535 E. Milwaukee Street, to include the outdoor café area.
6.	Review proposed certified survey map to add 65 feet to property line from adjoining property to the west of the Prairie Village Subdivision for Fairhaven Corporation.
7.	Review proposed two lot certified survey map for land located along Whitewater Street to divide the land along W. Whitewater Street for Home Lumber (Chris Hale).
8.	Hold a public hearing for consideration of a conditional use permit in a B-3 Zoning District for a cold storage building addition to the existing building at 439 W. Whitewater Street for Home Lumber (Chris Hale). The building addition will be 15 feet from the Railroad Right of Way.
9.	Hold a public hearing for consideration of 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 for the property located at 377 S. Janesville Street (tax parcel # CL 00125A) for Lendost Management LLC. (Michael Kachel).
10.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Residential Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 377 S. Janesville Street for Lendost Management LLC. (Michael Kachel).
11.	Review and make recommendation to the City Council concerning amendments to Chapter 19.72 Board of Zoning Appeals in the Zoning Ordinance of the City of Whitewater, concerning the necessary number of votes required by the Board of Zoning Appeals for actions.
12.	Information Items: a. Reminder of Plan Commission Training on Wednesday, January 27, 2016 from 6 p.m. to 8:30 p.m. at the Innovation Center, 1221 Innovation Drive. b. Possible future agenda items. c. Next regular Plan Commission Meeting – February 8, 2016

13.	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
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
November 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, Tom Hinspater, Kristine Zaballos, John Tanis (Alternate). Absent: Sherry Stanek, 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 Tanis to approve the minutes of September 14, 2015 and October 12, 2015. Motion approved by unanimous voice vote.

Public hearing for a change in the District Zoning Map for the following parcel to enact an ordinance to impose the M-1 (General Manufacturing) Zoning District classification under Chapter 19.36 of the Zoning Ordinance of the City of Whitewater for vacant land on E. Main Street (East of 1116 E. Main Street), Tax ID # /A4442 00001 and the adjacent cul-de-sac for the City of Whitewater. Chairperson Meyer opened the public hearing.

City Planner Chris Munz-Pritchard explained that this is a proposal to change this parcel from TP (Technology Park) Zoning to M-1 (General Manufacturing). The driveway for the development will come off of E. Main Street. There is no entrance to the parcel through the Technology Park. This parcel has M-1 Zoned properties located on three sides of the property.

City Attorney McDonell explained that this application is being made because the City has a developer who they have entered into an agreement with to sell the property to for the purpose of possibly an 8 million dollar manufacturing plant for tiles that are made out of recycled computer components. There is a guarantee of 90 full time jobs for three years and a 100,000 sq. ft. facility. The covenants in the agreement prohibit some of the more noxious type uses and makes sure that the development does not adversely affect the rest of the Technology Park. This will also discontinue the road (cul-de-sac) which will be absorbed by the company and be a part of the development. The plan is to break ground fairly soon assuming that everything lines up with all the approvals and rezone. At this stage of the game, the City Council has approved the Development Agreement. Now it requires a rezone recommendation from the Plan Commission and ultimately the Council will act on the zoning change from TP to M-1 (Manufacturing).

Ken Kienbaum asked about the closing of the road. He was under the impression that E. Main Street would be closed. When it was explained that it was not E. Main Street, but the cul-de-sac on the property for this development, Kienbaum was okay with that.

Chairperson Meyer closed the public hearing.

Plan Commission Member Parker stated that the land was in an M-1 Zoning District prior to the Technology Park Zoning.

Plan Commission Member Zaballos asked if in the future another company comes in, are these restrictions the same for the new company? Do the requirements or restrictions differ from the other M-1 properties around it?

City Attorney McDonell stated that the recorded covenants (Development Agreement) stay with the land. It does not change with the ownership. The Development agreement limits the uses for that parcel. The City does not want anything there that would affect the uses in the Technology Park. He read the restrictions from the agreement.

Moved by Tanis and seconded by Parker to recommend to the City Council to change the District Zoning map for the following parcel to enact an ordinance to impose the M-1 (General Manufacturing) Zoning District classification under Chapter 19.36 of the Zoning Ordinance of the City of Whitewater for the vacant land on E Main Street (East of 1116 E. Main Street), Tax ID # /A4442 00001 for the City of Whitewater which includes vacating the proposed cul-de-sac on the property. Aye: Tanis, Parker, Binnie, Zaballos, Hinspater, Meyer. No: None. Absent: Stanek, Comfort. Motion Approved.

Public hearing for the purpose of reviewing and making recommendations to the Common Council concerning amendments to Chapter 19.72 Board of Zoning Appeals in the Zoning Ordinance of the City of Whitewater, concerning necessary number of votes required by the Board of Zoning Appeals for actions. Chairperson Meyer opened the public hearing.

City Attorney McDonell explained that this is one of the zoning ordinance amendments that has come about because of an experience and suggests a change. What happened is that there was a request for a variance before the Board of Zoning Appeals. A quorum is four. There were 4 members at the meeting, but you need four votes to pass a variance. There were 3 members who were in favor of it and one that was opposed to it. Therefore the three to one vote did not pass the variance because there were not 4 votes. McDonell researched and found that the current ordinance that requires four votes is not a required ordinance provision, but is optional. It is appropriate to allow the majority of the voting members to prevail even if you only have four votes. The Staff felt that was a better way potentially to run the Board. So it was brought before the Plan Commission for recommendation to the Council. This change would not be just for variances, but for all actions by the Board.

Ken Kienbaum, a member of the Board of Zoning Appeals, didn't see why it should be changed. It has worked well up until one person complained.

Chairperson Meyer closed the public hearing.

City Attorney McDonnell explained that this is a policy decision with Plan Commission recommending to the City Council. City Staff was concerned about the fairness of the vote. Most Boards have a majority vote on most things. McDonnell stated for the record that all actions of the Plan Commission require the favorable vote of four members. Plan Commission has a quorum of 5 members.

City Planner Chris Munz-Pritchard explained that this is not being brought up as a reaction to a situation. The City has had a hard time getting people to volunteer for the Board of Zoning Appeals. This is a way to clarify the language and not make it as hard on one person if they vote no. This Board does not meet very often.

Plan Commission members suggested that this proposed change should go to the BZA to get their input on it.

Moved by Parker and seconded by Tanis to pass this proposal on to the Board of Zoning Appeals as an agenda item to get their opinion. The proposal would then come back to the Plan Commission as a continued public hearing. Aye: Parker, Tanis, Binnie, Zaballo, Hinspater, Meyer. No: None. Absent: Stanek, Comfort. Motion approved.

Discussion of the revised policy and application for the R-2A rezones. City Planner Chris Munz-Pritchard explained that this is a non-action item. She explained the application for the R-2A Overlay District and the changes that were made to the document. One of the largest changes is on page 2 with the requested land use, zoning and conditional use, the applicant must choose either A. (no significant changes within the home) or B. (major changes to the home). Following that designation is a five step process. The second step includes the building inspector visit to the dwelling to confirm current use, dimensions of rooms, compliance with codes, etc. All five steps take place prior to being submitted to Plan Commission. Some of the application is part of the original that Mike Slavney, City Planning Consultant, provided and City paid for. Pages 6 until the end are part of the original document. This is just an application and Chris wanted the Plan Commission to be aware of the changes. Once the Zoning Ordinance changes get approved by Council, the application will need to be updated.

Plan Commission Member Binnie explained that this document was a vast improvement. It will help to make the application more understandable for the applicant and more efficient for the Plan Commission. His biggest question was in allowing the applicant to proceed with an amateur drawing to begin with and then possibly requiring them to go with an official architectural drawing after the inspector goes to the property. Binnie thought we should decide what would require an architectural drawing up front and tell that to the applicant. He suggested that if doing B. (major changes to the home) an architectural drawing might be required.

Several ways of having drawings done were suggested that could be done with minimal expense, such as buying a computer program, checking with a high school shop class, or a lumber yard.

It was mentioned that the proposed ordinance for the common area per occupant had not gone to City Council for final approval yet.

Information Items:

- a. Possible future agenda items.
City Planner Chris Munz-Pritchard explained that she was planning a Power Point of review and a future training session to be held after the holidays, probably at the Innovation Center.
- b. Next regular Plan Commission Meeting – December 14, 2015. (The agenda, in error, stated December 7, 2015, which is the first Monday of the month.)

Moved by Tanis and seconded by Binnie to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 7:20 p.m.

Chairperson Greg Meyer



Landscaping Guidelines

The Plan and Architectural Review Commission reviews site and landscape plans for all new and expanded commercial, industrial, institutional, and multiple family housing projects. Landscaping beautifies the property and city, buffers uses and unattractive structures, increases property values, conserves energy, and helps clean the air and water. The Commission adopted the following guidelines to assist developers, builders, and property owners in meeting the expectations for landscaping. The use of the term “must” below reflects zoning ordinance requirements that are mandatory.

Required Components of a Landscape Plan

- A scale (e.g., 1 inch = 50 feet), a north arrow, a date, and an accurate representation of site conditions (e.g., property dimensions should be correct with all features drawn to scale).
- All areas to be left in green space and how they will be covered (e.g., grass, mulch, native vegetation).
- All trees over 4” caliper to be removed or portions of woods with such trees that are proposed for removal.
- All existing trees that are over 4 inches caliper or the edges of woods with such trees.
- All existing trees and other plantings proposed to remain on the site after construction, including proposed locations for barrier fencing or other ways to ensure their preservation.
- Locations, species, size at time of planting, and size at maturity for proposed landscape plants.
- Adjacent streets, existing and proposed buildings, parking lots, loading areas, dumpsters, existing or proposed grades, outdoor storage areas, and mechanical units and utilities in relation to proposed plantings.
- Name, address, and phone number of both the person who prepared the plan and the property owner.

For simple projects, the Landscape Plan may be included on a map that also shows other proposed site improvements, like proposed buildings, signs, lighting, utilities, and grading.

Treatment of Existing Vegetation

Pre-existing landforms, terrain, and vegetation should be preserved as much as practical. This may be achieved by minimizing building construction and site modifications in areas not essential to project development. High-quality, mature, and native trees and hedges should be retained where practical and should not be removed to facilitate commercial signage. Preservation of existing vegetation will reduce expectations for new landscaping, while major removal of existing vegetation may result in expectations for new landscaping greater than what these guidelines normally suggest. In general, where large, high quality trees are proposed for removal on a landscape plan, the equivalent diameter of new trees should also be included in the plan (e.g., one maple with a 12-inch diameter trunk removed = planting of four 3-inch diameter hardwood canopy trees). Similarly, mature trees identified for preservation in the approved Landscape Plan but subsequently lost should be replaced by new trees of similar total diameter.

Mature trees identified for preservation on a Landscape Plan should be protected during construction by not allowing grading or equipment or vehicle storage in these areas and by making all contractors aware of preservation requirements. During construction, barrier fencing should

generally be placed at the critical root zone (CRZ) of the tree, as defined as a radius equivalent to 1.5 feet for every inch in trunk diameter at breast height (DBH). For example, a tree with a trunk diameter of 12 inches has a critical root zone radius of 18 feet.

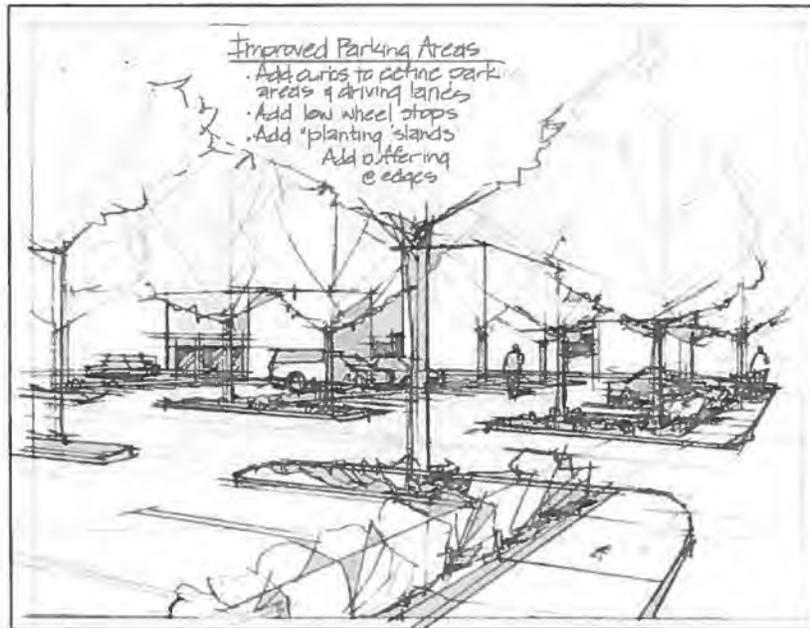
The City's Forestry Guide and Specifications Manual—available from the City's Parks, Recreation, and Forestry Department—contains additional preservation guidance (see particularly the City's Terrace Tree Protection guidelines).

Recommended Locations and Amount of New Landscaping

New landscape plantings should be provided on different parts of the site, as advised below:

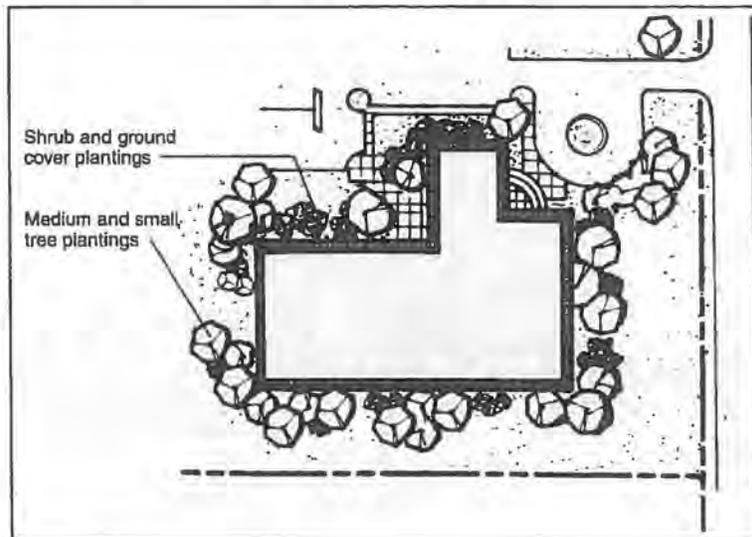
1. **Street Frontages.** One deciduous tree must be planted for each 35 feet along each side of a street right-of-way, except where a clustered or wider spacing is allowed by the City Forester or where traffic visibility, street lights, or utilities would be negatively affected. Street trees should be planted midway between the street curb and the sidewalk, or within 15 feet of the property line adjoining the street, but only if space is not available between the sidewalk and curb. Plantings may also be appropriate in any boulevard included in development plans. Street tree species should be approved by the City Forester prior to installation, and should be based generally upon the information provided in Figures 3 and 4 below.
2. **Paved Areas.** One large deciduous tree and 60 points of additional landscaping (see Figure 3: Appropriate Plant Species and Sizes) should be planted for each 1,500 square feet of paved area—which is about the same amount of space required for five parking spaces plus a driveway. Plants should be installed in landscaped islands within the paved area or within 15 feet of the edges of the paved area. Landscaped islands or peninsulas must be provided at the end of every parking row, and interior islands should be provided for every 20 parking spaces in non-industrial projects. Species selection for paved area plantings is particularly important to ensure salt and snow tolerance (see Figure 6), proper growth habit and branch height, avoidance of messy fruit or other litter from the tree, and maintenance of good visibility within parking lots.

Figure 1: Parking Lot Landscaping Example



3. **Building Foundations.** 160 points of landscaping (see Figure 3: Appropriate Plant Species and Sizes) should be planted for each 100 lineal feet of exterior building wall that is visible from public rights-of-way and adjoining sites. The graphic on the following page provides an example of building foundation landscaping. Plants required by this section should be installed within 20 feet of the building foundation and generally should not include large deciduous trees.
4. **Landscaped Bufferyards.** The City requires installation of a landscaped bufferyard:
 - In yards where a B-1, B-3, or M-1 zoning district abuts a residential use or zoning district,
 - Where off-street parking areas for five or more vehicles are within 15 feet of a lot line, except where the next door lot also contains parking within that same distance, and
 - Where lots in a new residential subdivision back onto a proposed major street.

Figure 2: Building Foundation Planting Example



The minimum width of a landscaped bufferyard is 10 feet (30 feet where subdivision lots back onto a major street), not including the area between the sidewalk and street curb. Bufferyards are generally required to be landscaped with two large deciduous trees, five small deciduous and/or evergreen trees, and twelve shrubs for every 100 feet of bufferyard length. The Plan Commission may instead approve substitute landscaping, a berm, an opaque fence or wall, or some combination. Fences or walls should generally not be used in street yards and must not be more than 6 feet tall in residential zoning districts and 10 feet tall in non-residential districts. A berm is mound of soil surfaced with a landscaped ground cover, generally 3 to 6 feet above the surrounding grade and preferably of an undulating or otherwise visually interesting layout.

5. **General Yard Areas.** In other parts of the site, 200 additional points of landscaping (see Suggested Plant Species and Sizes table) should be planted for each 5,000 square feet of total site area. Most general yard area landscaping should be located in street-facing yards. Except for approved natural areas, general yard areas should be seeded. Slopes should be a maximum of 3 vertical feet for every 1 horizontal foot. Where retaining walls are necessary, they should be designed to be less than 10 feet in height and constructed with stone or block, or terraced if the grade change is 10 feet or more.
6. **Screening.** Dumpsters, outside storage areas, loading docks, vending machines, and large or unsightly mechanical, utility, or telecommunication units should be enclosed by a fence, wall, and/or landscaping designed to provide a total visual screen from public rights-of-way and adjacent properties. Screening fences and walls surrounding outdoor storage areas should generally be between 6 and 8 feet tall, while fences and walls designed to screen other areas should generally be between 4 and 6 feet tall. Appropriate screening tree species are indicated in Figure 5. Future trimming of screen plantings in such a way that limits their capacity to provide a total visual screen is not permitted. The base of freestanding signs—monument and pylon signs—should also be landscaped. Low-level plantings should be selected in sign areas.

7. **Vision Triangles and Easements.** No parts of plantings within 10 feet of the ground level may extend over any public right-of-way. No new landscape plantings with a mature height over 2½ feet or with branches at maturity that will be less than 10 feet may be placed in vision triangles near street intersections (see Section 19.51.010 of zoning ordinance in order to measure extent of vision triangle). Planting in utility easements is at the risk of the property owner and may be subject to restrictions associated with the easement. Tree plantings should generally be at least 20 feet from street lights, 10 feet from hydrants, and 6 feet from gas and water valves.

Recommended Sizes and Species of New Landscaping

Figure 3 indicates the points that may be obtained for each plant within the five different categories of landscape plantings large deciduous tree, small deciduous tree, evergreen tree, shrub, and perennial planting bed. When added together, the points obtained from each plant depicted in a Landscape Plan may be used to determine whether the landscaping point guidelines above are being met. Figure 3 also provides a starting point for potential plant species selection within each of the five categories of plantings.

Figures 4, 5, and 6 include examples of appropriate tree and shrub species for different, unique applications. These include trees appropriate for placement under power lines (Figure 4), trees that are appropriate for screening (Figure 5), and plantings that are most tolerant of salt for use in and near parking lots for example (Figure 6).

Figure 7 includes species to minimize or avoid, for various reasons including overuse, susceptibility to disease, and invasive characteristics.

For more information in selecting plants, the following guides are available online at the UW–Extension (www.learningstore.uwex.edu): *Choosing the Right Landscape Plants: Factors to Consider* (A3864); *Deicing Salt Injury in the Landscape and Salt-Tolerant Landscape Plants* (A3869); *Guide to Selecting Landscape Plants for Wisconsin* (A2865). Also look for *Power Planting: How to Select and Plant Trees Near Power Lines*, available at: www.we-energies.com/forestry/treeplant_booklet.pdf.

Figure 3: Appropriate Plant Species and Sizes

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species
Large Deciduous Tree	Greater than 25 feet	2 inch trunk diameter as measured 4 1/2 feet up (1 1/2 inch for street trees)	150	Freeman maple <i>Acer x freemanii</i> Paperbark maple <i>Acer griseum</i> State Street Miyabe maple <i>Acer miyabei</i> 'Morton' Ginkgo (male cultivars) <i>Ginkgo biloba</i> Chanticleer pear <i>Pyrus calleryana</i> 'Chanticleer' Honeylocust (male cultivars) <i>Gleditsia triacanthos</i> var. <i>inermis</i> Chinkapin oak <i>Quercus muehlenbergii</i> Baldcypress <i>Taxodium distichum</i> Lindens/basswood <i>Tilia</i> spp. Elms (hybrids) <i>Ulmus</i> spp. Hackberry <i>Celtis occidentalis</i> Hazelnut <i>Corylus</i> spp.
Small Deciduous Tree	25 feet or less	1 1/2 inch trunk diameter as measured 4 1/2 feet up, or 4 feet tall	60	Birch <i>Betula</i> spp. Serviceberry <i>Amelanchior</i> Hawthorn <i>Crataegus viridis</i> Eastern redbud <i>Cercis canadensis</i> Callery pear <i>Pyrus calleryana</i> Flowering crabapples <i>Malus</i> spp. Japanese tree lilac <i>Syringa reticulata</i> Hornbeam (Musclewood) <i>Carpinus caroliniana</i> Ironwood/Hophornbeam <i>Ostrya virginiana</i>
Evergreen Tree	Usually > 10 feet	4 feet tall	40	Serbian spruce Pine (except Austrian) <i>Pinus</i> spp. (not <i>nigra</i>)
Shrub (deciduous or evergreen)	Usually less than 10 feet	2 feet in height or 2 gallon pot	20	Weigela Shrub rose Juniper Arborvitae Amelanchior Elderberry <i>Sambucus canadensis</i> "aurea" ninebark Viburnum Dogwood Cotoneaster Forsythia Potentilla Gro-low sumac Yew
Perennial Planting	Varies	Varies	20 points for every 20 sq ft of	Coneflower Catmint Columbine Aster

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species	
Bed			bed	Black-eyed Susan Lily Daylily Hosta Catmint Ornamental grass Lady's mantle	Brunnera Liatris Cimicifuga Peony Pachysandra Sedum Astilbe

Figure 4: Trees Appropriate for Planting under Power Lines

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species
Small Deciduous Tree	25 feet or less	1½ inch trunk diameter or 4 feet tall	60	Flowering crabapple <i>Malus</i> spp. Japanese tree lilac <i>Syringa reticulata</i>

Figure 5: Trees Appropriate for Screening

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Screening
Evergreen Tree	Usually > 10 feet	4 feet tall	40	Firs <i>abies</i> spp. Eastern red cedar <i>Juniperus virginiana</i> Spruces <i>Picea</i> spp. Pines <i>Pinus</i> spp. Douglas fir <i>Pseudotsuga menziesii</i> var. <i>glauca</i> Arborvitae <i>Thuja occidentalis</i> Eastern hemlock <i>Tsuga canadensis</i>

Figure 6: Salt Tolerant Plants

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Salt Sensitivity
Large Deciduous Tree	Greater than 25 feet	2 inch trunk diameter (1½ inch for street trees)	150	maple sweet gum
Small Deciduous Tree	25 feet or less	1½ inch diameter or 4 feet tall	60	crabapple crape myrtle dogwood
Evergreen	Usually	4 feet tall	40	American holly

Category of Plant	Expected Mature Height	Minimum Size at Time of Planting	Landscaping Points for Each Plant	Examples of Appropriate Species for Salt Sensitivity
Tree	> 10 feet			yew
Shrub (deciduous or evergreen)	Usually less than 10 feet	2 feet in height or 2 gallon pot	20	azalea barberry boxwood forsythia rhododendron spirea

Figure 7: Plant Species to Use Sparingly or Avoid

Category of Plant	Species to Use Sparingly	Species To Avoid	Reason to Avoid	Good Alternative
Large Deciduous Tree	Maple	Any ash (fraxinus)	Emerald ash borer	
	Basswood/linden	Non-resistant elms	Dutch elm disease	Resistant elms
	Honeylocust	Boxelder	Spread quickly	
		Maples (Freeman/Autumn Blaze)	Over-planted	
		Maples, Norway	Over-planted, dense	
		Maples, red	Prefer acidic soil	
		Maples, sugar	Thrives only in certain conditions, picky	
		Bradford pears	Poorly branched, tend to break	Chanticleer pear
		White mulberry	Invasive, non-native	
Small Deciduous Tree		Buckthorns	Invasive, non-native	
		Autumn-olive	Invasive, non-native	
Evergreen Tree	Blue spruce White pine White spruce	Austrian pine	Over-planted	

Category of Plant	Species to Use Sparingly	Species To Avoid	Reason to Avoid	Good Alternative
Shrub (deciduous or evergreen)		Spirea japonica	Invasive (re-seed)	Ninebark 'nanus'
		Prunus x cistena (purple sandcherry)	Short-lived	Purple ninebarks
		Burning bush (euonymus)	Invasive, non-native	
		Honeysuckle	Invasive, non-native	
		Multiflora rose	Invasive, non-native	

Descriptions and Standards for Rain Gardens and Bioswales

Rain gardens and bioswales can serve both as landscaping and stormwater management features on a building site, where appropriately designed and sited.

A rain garden is a shallow, depressed garden that is designed and positioned on a site to capture stormwater runoff and allow for the infiltration of water back into the ground. Rain garden plants are carefully chosen for their ability to withstand moisture extremes and potentially high concentrations of nutrients and sediments that are often found in stormwater runoff. A well designed and maintained rain garden serves as an attractive component of an overall landscaping plan for a development site.

A bioswale is a linear, vegetative stormwater runoff conveyance system that is designed to store and infiltrate water from small storm events back into the ground and direct water from heavy rain events to appropriate storm sewer inlets or other management facilities. The flow of water being conveyed through a bioswale is slowed down, allowing for municipal storm systems to more effectively manage heavier rain events and help reduce the risk of flooding on or off-site. Water being infiltrated or conveyed via a bioswale is also filtered by the vegetation within it, generally improving both ground and surface water quality.

The installation of a rain garden or bioswale may contribute to the overall stormwater management plan for a development site and count toward meeting the City's landscaping guidelines in the same manner as that presented for "perennial planting bed" in Figure 3 above (20 points for every 20 sq. ft.), provided that:

1. Detailed plans are provided that show all proposed dimensions of the rain garden including length, width, depth, and slope of depression; location of the rain garden on the lot relative to hard-surfaced areas, downspouts, and site topography; characteristics of the soil underlying the rain garden or bioswale; description of planting media; the species, number, and size at time of installation of all vegetation proposed for the rain garden or bioswale; and information on any other materials (e.g., rocks) that will be used to line the raingarden or bioswale.

2. Installation is not proposed for areas where there is known soil contamination unless the rain garden is proposed to be constructed with an under-drain; where the characteristics of the soil would not allow for the proper infiltration of water into the ground; or where there are expected high levels of foot traffic.
3. The owner can demonstrate that the rain garden or bioswale will be properly maintained; kept free of trash, weeds debris, and dead or dying plants; any pipes associated with the garden will be inspected on an annual basis and kept free of debris; and by the beginning of every spring dead plant materials will be cut back or removed.
4. Bioswales and rain gardens must be generously (and appropriately) vegetated to qualify for landscaping points. Bioswales and rain gardens (or portions thereof) that are lined with turf and/or rocks but do not include other vegetation will not qualify for landscaping points.
5. To serve as a component of an overall stormwater management plan for a site, detailed plans, calculations, and specifications meeting the City's stormwater management ordinance are provided. Detailed plans should include the location and description of all other stormwater management facilities serving the site, particularly those to which any bioswale will be directed.

For further information on rain garden and bioswale design, see *Rain Gardens: A How-To Manual for Homeowners*, which is available from County UW-Extension offices, Cooperative Extension Publications, DNR Service Centers, and online at <http://clean-water.uwex.edu/pubs/pdf/home.rgmanual.pdf> and *Design Guidelines for Stormwater Bioretention Facilities*, which is available from the Communications Office of the State of Wisconsin Aquatic Sciences Center and online at <http://aqua.wisc.edu/publications/PDFs/stormwaterbioretention.pdf>.

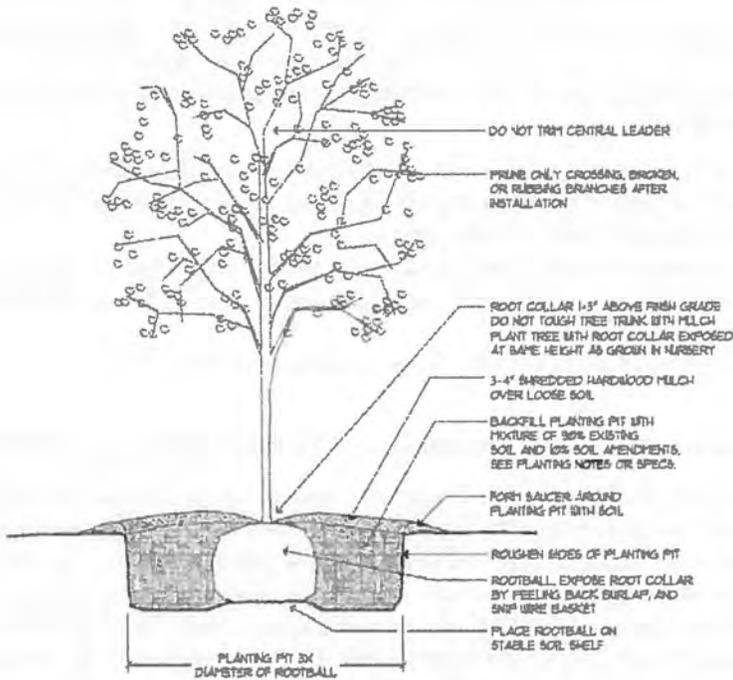
General Installation and Maintenance for Landscaping and Bufferyards

Landscaping must be installed using landscape contracting industry standards available from landscape designers and nurseries. These include proper soil conditioning, removing any packing materials including wire cages, burlap, and string, and the placement of the root collar at or slightly above grade. A 6-foot bark mulch radius around a tree is ideal, with the mulch no thicker than 4 inches in general and tapered to a depth of 1 inch at the base of the tree (the classic saucer shape). Rock mulch is discouraged around all planting areas. Figure 8 suggests proper planting and maintenance techniques for deciduous trees; techniques for evergreen trees and shrubs vary slightly, but the basic principles are similar.

All landscaping must be installed prior to building occupancy or operations, unless doing so would result in unsatisfactory plant survival. In this case, the City requires a site improvement deposit until landscaping is installed according to plan.

All required landscaping should be continually maintained in a live state to meet its original function (e.g., screen plants not overly pruned). Maintenance must include replacement of dead or dying plants, regardless of when the plant dies. Replacement should occur within the same year in which a plant dies or the next spring.

Figure 8: Deciduous Tree Planting Standard



Vehicle Tracking Pad

The purpose of a Vehicle Tracking Pad is to minimize the amount of sediment leaving the area as mud attached to vehicle tires. As a vehicle drives over the construction entrance BMP, it removes mud and sediment from the tires and reduces soil transport off the site. Geotextile fabric separates the gravel from the soil below, keeping the gravel from being ground into the soil. The geotextile fabric also reduces the amount of rutting caused by vehicle tires by spreading the vehicle's weight over an area larger than the tire width.

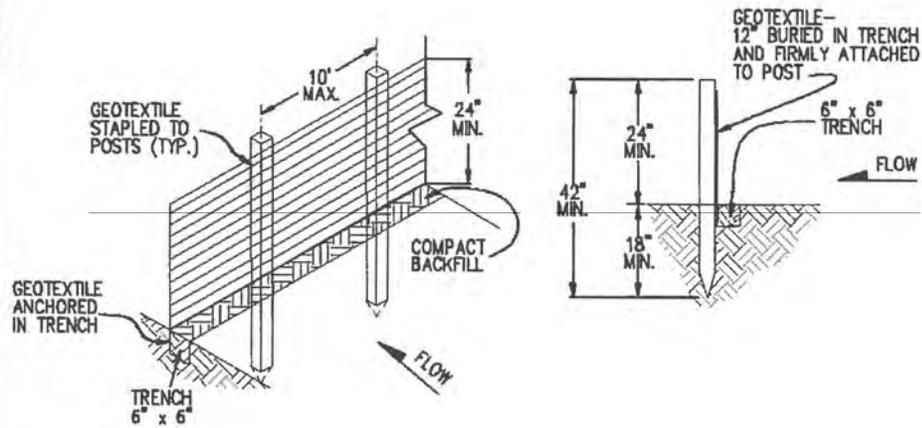
Tips

- Clean up mud or dirt tracked onto paved surfaces as needed.
- Damaged curb, gutter, or sidewalk should be replaced.
- Make sure all vehicles use the vehicle tracking pad.
- Replace and/or add aggregate as needed to prevent tracking mud and debris into the street.



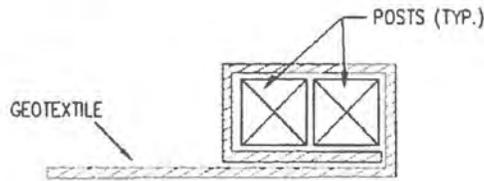
An excellent installation of a Vehicle Tracking Pad and equipment access.





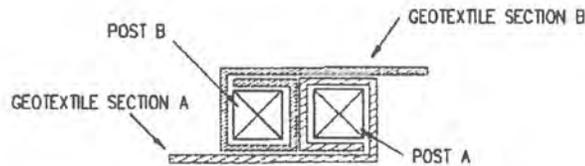
SILT FENCE

GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST.
 STAPLES SHALL BE 1/2"
 WOOD POST SHALL BE 1 1/2" x 1 1/2" NOMINAL



END SECTION DETAIL (PLAN VIEW)

GEOTEXTILE SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN. SECURE GEOTEXTILE TO POST WITH THREE STAPLES MINIMUM.



JOINING SECTION DETAIL (PLAN VIEW)

FOLD GEOTEXTILE AROUND EACH POST ONE FULL TURN. SECURE GEOTEXTILE TO POST WITH THREE STAPLES MINIMUM. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission
 From: Christine Munz-Pritchard City Planner
 Date: January 11th 2016
 Re: **Item #5** Proposed Conditional Use Permit for a Class “B” Beer License and a Class “C” Wine License to Serve Beer and Wine by the Bottle or Glass, at 535 E Milwaukee Street for Jimmy’s Italian Beef.

Summary of Request		
Requested Approvals:	Conditional Use Permit for a Class “B” Beer License and a Class “C” Wine License	
Location:	535 E Milwaukee Street	
Current Land Use:	Restaurant	
Proposed Land Use:	Same	
Current Zoning:	B-3	
Proposed Zoning:	No change.	
Comprehensive Plan’s Future Land Use:	Community Business	
Surrounding Zoning and Current Land Uses:		
	North:	
	<i>B-3</i> Reynold’s Heating	
West:	Subject Property	East:
<i>B-1</i> Big Deal Used Cars		<i>B-3</i> Chuck’s Body Art
	South:	
	<i>B-1</i> Residence	

Description of the Proposal:

This proposal is for a Conditional Use Permit for a Class B Liquor (Beer and Wine) License. The site has been a restaurant. No changes are proposed to the existing site plan, traffic flow, exterior lighting, or building exterior. No information about hours of operation or maximum capacity, or outdoor seating has been provided by the applicant. The restaurant is located at 535 E Milwaukee Street.

PLANNER'S RECOMMENDATIONS:

I recommend the Plan and Architectural Review Commission grant *conditional approval* for the requested Conditional Use Permit for a Class B Beer License and a Class C Wine License at 535 E Milwaukee Street, subject to findings on the following page, and subject to the following conditions of approval:

1. No modifications may be made to the site. The applicant shall submit a statement affirming that no changes will be made to the existing site plan, traffic flow, exterior lighting, or building exterior. This statement must be signed by both the applicant and the property owner.
2. If there are any changes planned for the existing site plan, traffic flow, exterior lighting, or building exterior, the applicant will need to provide a Site Plan showing all current and proposed structures, all current and proposed impervious surfaces, and all property lines.
 - a. The Site Plan shall be subject to approval by the City Building Inspector, City Engineer, and City Planner;
 - b. All development shall be consistent with the approved Site Plan, and shall be completed, inspected and approved by appropriate City Staff.
3. Any other conditions identified by the Plan Commission.



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). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 535 E Milwaukee Street		
<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	Continuation of existing use.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All regulations are complied with.
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.	Yes	All regulations are complied with.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for The current use.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use requirements of the B-1 District and the Comprehensive Plan.

5



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 Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of January 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit (tavern and other places selling alcohol by the drink) for JCIB, Inc., James Migliorisi (Agent), d/b/a Jimmie's Classic Italian Beef, to serve beer (Class "B" Beer License) and wine (Class "C" Wine License) by the bottle or glass at 535 E. Milwaukee Street, to include the outdoor café area.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540.

Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 43200002	JONATHAN A TANIS		PO BOX 538	WHITEWATER	WI	53190-2011
/A288100001	DENNIS C FERRO	JUDY A FERRO	429 S PRINCE ST	WHITEWATER	WI	53190-0000
/A392500001	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/A392500003	HOWARD P NELSON	CHRISTINE E NELSON	531 E CLAY ST	WHITEWATER	WI	53190-0000
/A392500004	MIKE JUONI	MELISSA JUONI	541 E CLAY ST	WHITEWATER	WI	53190-0000
/A423100001	FRAWLEY ENTERPRISES WHITEWATER		PO BOX 630	WHITEWATER	WI	53190-0000
/ES 00011	JILL A HOFFMANN		N1053 MARSHALL RD	WHITEWATER	WI	53190-0000
/ES 00012	GARY L MANDEL		6582 BROOKFIELD RD	CHARLOTTE	MI	48813-0000
/ES 00013	HARRY DEVITT	KIMBERLY DEVITT	423 S WOODLAND DR	WHITEWATER	WI	53190-0000
/ES 00014	JOHN A WAFLE		11121 PIONEER RD	WHITEWATER	WI	53190-0000
/ES 00016	DAVE W REYNOLDS		N386 COLD SPRING RD	WHITEWATER	WI	53190-2836
/ES 00017	DAVE W REYNOLDS	KARI A REYNOLDS	N386 COLD SPRING RD	WHITEWATER	WI	53190-2836
/ES 00023	ALLAN T STARK	SHERYL A STARK	578 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00024	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00024A	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00024B	K4A INVESTMENTS LLC		N8717 CLOVERLEAF LN	WHITEWATER	WI	53190-0000
/ES 00025	ERNEST R STAEBLER TRUST	MARGARET N STAEBLER TRUST	419 E CLAY ST	WHITEWATER	WI	53190-2005
/ES 00026	MARTHA E MESKE		530 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00027	EUNICE KINCAID		4366 WINDSOR RD	WINDSOR	WI	53598-0000
/ES 00028	RONALD T GRISCHOW		516 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00029	KARLA M ADAMS		504 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00029A	KATHRYN L HARMAN		512 E CLAY ST	WHITEWATER	WI	53190-0000
/ES 00029B	RICHARD F JONES		235 DANN ST	WHITEWATER	WI	53190-0000
/ES 00030	PHYLLIS J WOLSKE		229 S DANN ST	WHITEWATER	WI	53190-0000
/ES 00032	JAIME LONGORIA		1170 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/ES 00034	STEVEN M KUKLINSKI	CHRIS M KUKLINSKI	581 W23530 SCENIC DR	BIG BEND	WI	53103-0000
/ES 00035A	HARTMANN ENTERPRISES LLC		336 INDIAN MOUND PKWY	WHITEWATER	WI	53190-0000
/ES 00036	JCIB INC		N7372 E LAKESHORE DR	WHITEWATER	WI	53190-0000
/ES 00036A	GARY MICKELSON		545 E MILWAUKEE ST	WHITEWATER	WI	53190-0000
/WUP 00321A	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000
/A456000001	CHRIS M HALE		N588 HOWARD RD	WHITEWATER	WI	53190-0000
/A456000002	MICHAEL W FOELKER		515 E MILWAUKEE ST	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: 535 E. Milwaukee

Owner's Name: JAMES MIGLIORISI JCIB inc

Applicant's Name: JAMES MIGLIORISI

Mailing Address: N7372 EAST LAKE SHORE DR.

Phone #: 847-922-3948 Email: sigilym@aol.com

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

Parcel #/ES-00036: Com. at the SE Corner of Lot 1, Block 4, Esterly's Add., North along East line of Lots 19, 20, 21, 22 & 23 to Milwaukee Street, East along said Street 100', South & Parallel with West line herein desc. property to North line of alley in Block 4, West to POB. Being W100' of Outlot 2, Esterly's Add.

Current Use of Property: RESTAURANT

Zoning District: B3

Proposed Use: RESTAURANT

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.

o Hours 11 AM to 10 pm

o 100 oc.

1

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.**

EXISTING

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>We are an established RESTAURANT interested in adding beer & wine.</i>
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	<i>Existing N/A</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>Existing N/A</i>
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	<i>Existing N/A</i>

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

Applicant's Signature: *James V. Migliorisi*

Date: *11-20-15*

Printed: *JAMES V. MIGLIORISI*

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 12-1-15. Received by: J. Wegner Receipt #: 6.012260
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 12-31-15.
- 3) Notices of the Public Hearing mailed to property owners on 12-23-15.
- 4) Plan Commission holds the PUBLIC HEARING on 1-11-16. 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:

JCIB INC

Applicant's Mailing Address:

N7372 EAST LAKESIDE DR

WHITWATER WI 53190

Applicant's Phone Number:

847-922-3948

Applicant's Email Address:

jimmycib@gmail.com

Project Information:

Name/Description of Development:

Jimmie's Classic Tractor Beer

Address of Development Site:

535 E Milwaukee

Tax Key Number(s) of Site:

Property Owner Information (if different from applicant):

Name of Property Owner:

SAME

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

James U Mierowski

Printed Name of Applicant/Petitioner

11-22-15

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

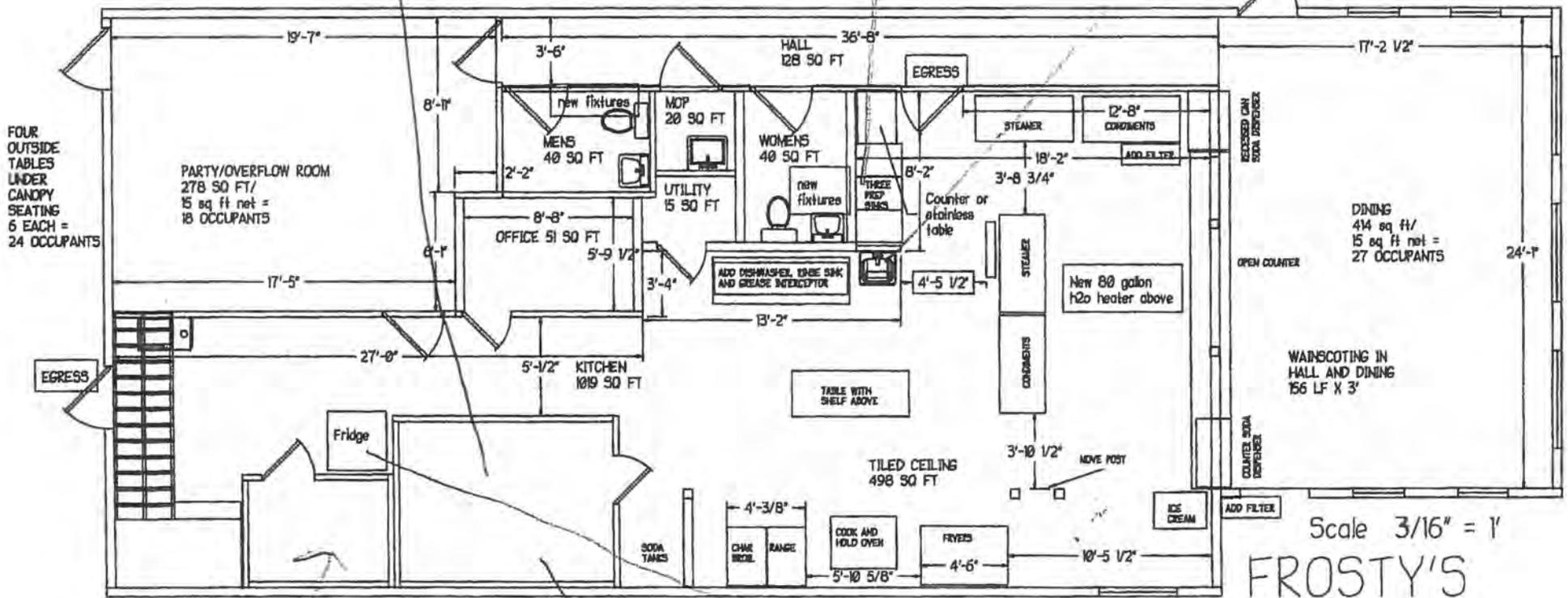
Date of Signature

Beer Wine
Storage

Prep Sinks

Hand Washing Sinks

OCCUPANCY: PER IBC TABLE 1004.1.1 ASSEMBLY WITH UNCONCENTRATED (TABLES AND CHAIRS) 15 NET
24 OUTSIDE, 18 OVERFLOW SPACE, 27 DINING = 69 OCCUPANTS.
AT 50 PER WATER CLOSET THE TWO RESTROOMS ARE ADEQUATE.



Scale 3/16" = 1'
FROSTY'S

WALK IN FREEZER

WALK IN FRIG

MASTER BUILT
IHC-27

Compressors LOCATED Above on
the Second Floor

ALCOHOL WILL BE CONSUMED BETWEEN THE EAST AND WEST YELLOW CURBS LINES AND BETWEEN THE REAR OF THE BUILDING AND THE GARAGE. THE AREA WILL BE ROPED OFF. WE HAVE FIVE PICNIC TABLES, WHICH WILL BE SPACED, THROUGHOUT THE ABOVE DESCRIBED AREA. THE PHOTO SHOWS THEM TOGETHER UNDER THE CANOPY FOR WINTER STORAGE.

ALCOHOL WILL BE CONSUMMED INDOORS IN THE FRONT AND BACK DINING ROOMS.



SERVICE Area will be
between curbs
+ BACK Door
to Garage

Later photo



Serving Area
will be between
the yellow curbs
AND From the
Garage
to the
Back Door
See other photos

Jane Wegner

From: James M [jimmyscib@gmail.com]
Sent: Sunday, December 27, 2015 2:44 PM
To: Jane Wegner
Subject: Jimmys Classic Italian Beef

Hi,

The outdoor square footage is 1800

Thanks!

Jim

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard City Planner

Date: January 11th 2016

Re: **Item # 6** Proposed Certified Survey Map (CSM) for a change to the original Planned Development (PD) located at Burr Oak Trail / County Road U and Fremont Rd for Fairhaven Corporation / Prairie Village Development.

Summary of Request	
Requested Approvals:	CSM to accommodate changes on Planned Development (PD)
Location:	Burr Oak Trail / County Road U and Fremont Rd
Current Land Use:	Residential
Proposed Land Use:	Same
Current Zoning:	Planned Development (PD)
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Two-Family / Townhouse Residential

Description of the Proposal:

A Certified Survey Map (CSM) is being proposed as part of the recommendation for a request to vary from the proposed Planned Development (PD) approved in September 2015 (original PD is 2007). The plan board recommended that the lot line on the Westerly edge of the property will need to be moved to accommodate future buildings on N Acorn Ridge. The CSM will better accommodate the above proposal.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the request to allow for a Certified Survey Map (CSM) for Burr Oak Trail / County Road U and Fremont Rd subject to the following conditions of approval:

1. Any utilities located outside of the road way need to have easements added.
2. Any other conditions identified by the Plan Commission.

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). See the following page for suggested findings:

<p style="text-align: center;">Analysis of Proposed Conditional Use Permit for: Burr Oak Trail / County Road U and Fremont Rd</p>		
<p style="text-align: center;"><i>Conditional Use Permit Review Standards per Section 19.66.050:</i></p>		
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 is for the CSM.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	The proposal has a large number of easements called out on the CSM.
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.	Yes	This is for the CSM. A request to vary from the proposed Planned Development (PD) approved in September 2015.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for residential principal uses and residential accessory uses.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is for the CSM.

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: <u>Fairhaven Corporation, Paul Kuenning, Executive Director</u>
Applicant's Address: <u>435 W Starin Road, Whitewater WI 53190</u>
Phone # <u>262-473-2140</u>

Owner of Site, according to current property tax records (as of the date of the application): <u>Fairhaven Corporation /Prairie Village Development</u>
Street address of property: _____
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): <u>County U and Fremont: See Attached Lot 1, CSM 4964-26-108 IN DOC 1204670. AFFIDAVIT IN DOC 1205499</u>
<u>738 Burr Oak Tr Whitewater Lot 3, CSM 4964-26-108 IN DOC 1204670. AFFIDAVIT IN DOC 1205499</u>
<u>852 Acorn Ridge Whitewater Lot 2 CSM 4964-26-108 IN DOC 1204670. AFFIDAVIT IN DOC 1205499</u>
<u>Lot 1 CSM 5539-30-291, DOC 1341230</u>
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: <u>Gary A. Zahringer</u>
Name of Firm: <u>Martenson & Eisele, Inc.</u>
Office Address: <u>1377 Midway Road, Menasha, WI 54952</u>
Phone: <u>920-731-0381</u>
Name of Contractor: <u>Gary A. Zahringer</u>
Has either the applicant or the owner had any variances issued to them, on any property? YES NO <input checked="" type="checkbox"/> X
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: <u>2-family residences, a community building and public private trail</u>	Current Land Use:
Accessory or Secondary Uses: <u>Same, but adding 65 feet to property line from adjoining property</u>	
Same	Proposed Use
No. of occupants proposed to be accomodated: <u>Same as PD master Plan</u>	
No. of employees: <u> </u>	
Zoning District in which property is located: <u>PD</u>	
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: <u>Agricultural to PD</u>	

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>Use of Property will not change. Prairie Village has been developed 8 years and is an asset to the neighborhood</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>Yes</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>Yes, Plans are yet to be fully developed but will comply with city requirements.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>Changes to the PD are compatible with the original intent of the development.</p>

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>Continues the PD used in the Master Plan</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Yes, Plans are yet to be fully developed but will comply with city requirements</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>N/A</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Proposed changes are compatible with the original intent of the development</p>

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

“Conditions” such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

 Applicant's Signature 12/14/15 Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 12-15-15 Receipt No. 6.012290
Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: NA
Date set for public review before Plan & Architectural Review Board: 1-11-16

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman Date

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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

Meet with Neighborhoods Services Department before submitting an application

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

Submit a complete and thorough application

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

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

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

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

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

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.

6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

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

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

For more complex projects, submit your project for conceptual review

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

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

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

Hold a neighborhood meeting for larger and potentially more controversial Projects

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

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

Typical City Planning Consultant Development Review Costs

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

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

Type of Development Review Being Requested	Planning Consultant Review Cost Range
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 on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Applicant's Information:

Name of Applicant: Paul Kuenning, Executive Director

Applicant's Mailing Address: 435 W. Starin Road, Whitewater, WI 53190

Applicant's Phone Number: 262-473-2140

Applicant's Email Address: kuenningp@fairhaven.org

Project Information:

Name/Description of Development: Fairhaven Corporation/Prairie Village Development

Address of Development Site: County U and Fremont

Tax Key Number(s) of Site: 292-0515-3211-000, 292-0002-50001, 292-0515-3214-000, 292-0515-3212-002

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

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

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

A. Application Fee.....\$ 100.00

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 X

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.

Paul J. Kuening
Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Paul J. Kuening
Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

12/14/15
Date of Signature

Date of Signature

CERTIFIED SURVEY MAP NO. _____

ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 4964 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5539, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 32, TOWNSHIP 5 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, JEFFERSON COUNTY, WISCONSIN.

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

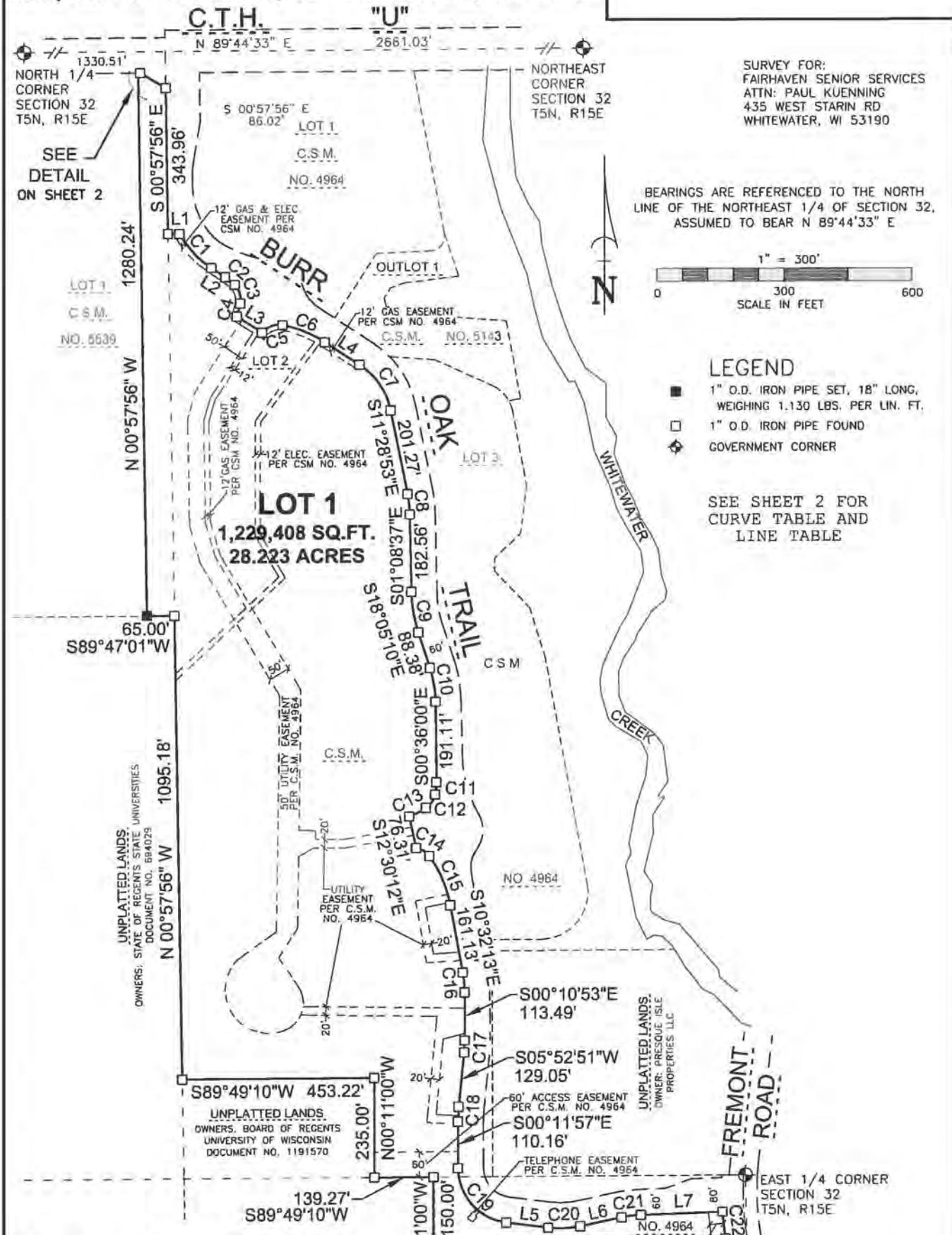
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 32, ASSUMED TO BEAR N 89°44'33" E.



LEGEND

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

SEE SHEET 2 FOR CURVE TABLE AND LINE TABLE



Martenson & Eisele, Inc.



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

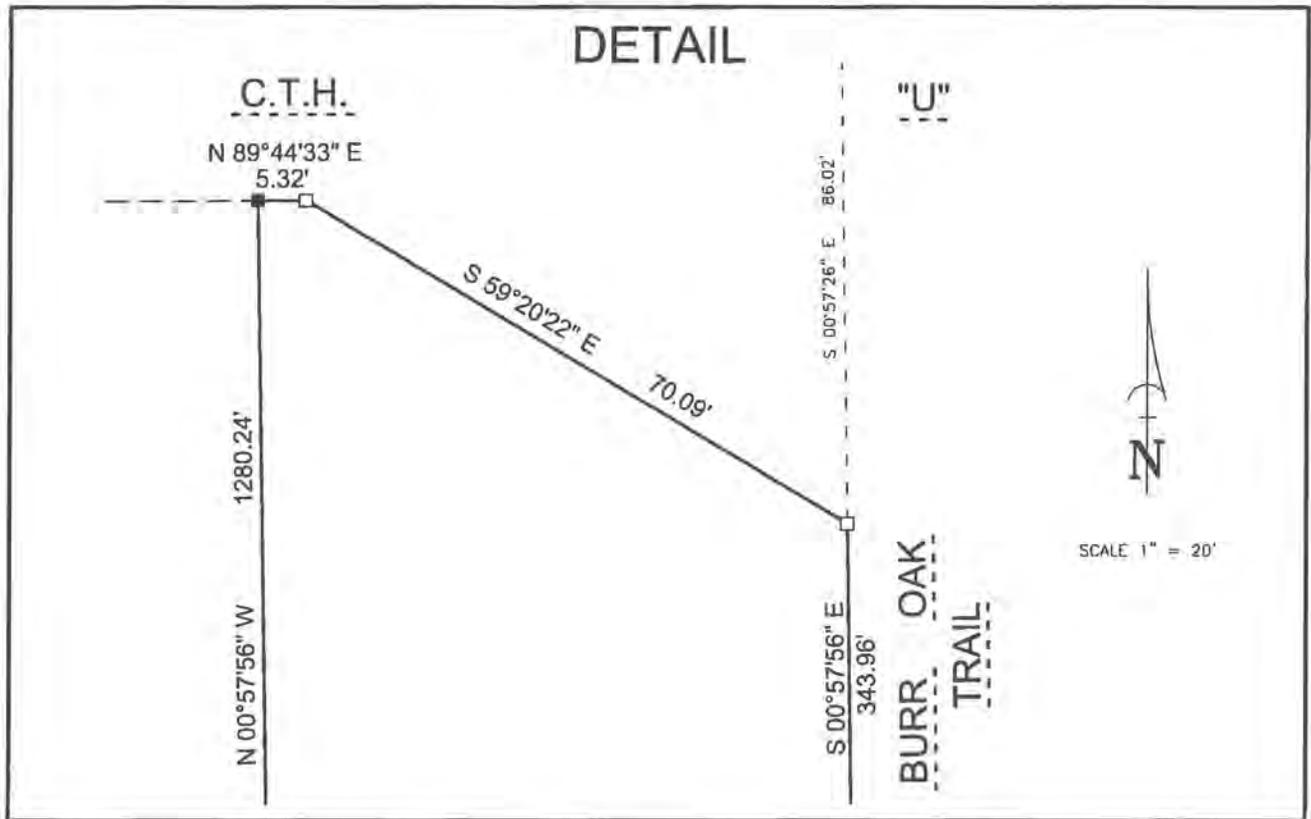
Planning
Environmental
Surveying
Engineering
Architecture

UNPLATTED LANDS
OWNERS: BOARD OF REGENTS
UNIVERSITY OF WISCONSIN
DOCUMENT NO. 677102

PROJECT NO. 1-0171-005
FILE 1-0171-005csm.dwg SHEET 1 OF 4
THIS INSTRUMENT WAS DRAFTED BY: A.Sedlor

CERTIFIED SURVEY MAP NO. _____

DETAIL



CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	230.00'	27°50'16"	111.75'	S 42°50'34" E	110.65'
C2	134.00'	12°27'13"	29.13'	S 50°32'06" E	29.07'
C3	49.00'	55°29'09"	47.45'	S 16°33'55" E	45.62'
C4	284.00'	06°19'56"	31.39'	S 14°20'38" W	31.37'
C5	49.00'	63°04'04"	53.94'	N 69°44'48" E	51.25'
C6	284.00'	21°57'28"	108.84'	S 67°44'26" E	108.17'
C7	170.00'	45°16'50"	134.35'	S 34°07'17" E	130.88'
C8	270.00'	10°20'15"	48.71'	S 06°18'45" E	48.65'
C9	330.00'	16°56'32"	97.58'	S 09°36'54" E	97.23'
C10	270.00'	17°11'10"	80.99'	S 09°29'34" E	80.68'
C11	133.00'	12°27'13"	28.91'	S 05°19'38" W	28.85'
C12	48.00'	47°05'36"	39.45'	S 35°06'02" W	38.35'
C13	283.00'	08°56'01"	44.13'	S 63°06'51" W	44.08'
C14	48.00'	45°04'09"	37.76'	S 58°23'34" E	36.79'
C15	282.98'	25°40'42"	126.82'	S 23°01'10" E	125.76'
C16	270.00'	10°00'00"	47.12'	S 05°10'53" E	47.06'
C17	270.00'	06°03'44"	28.57'	S 02°50'59" W	28.55'
C18	330.00'	06°04'47"	35.02'	S 02°50'27" W	35.00'
C19	130.00'	82°40'14"	187.57'	S 41°32'03" E	171.72'
C20	230.00'	18°57'08"	76.08'	N 87°39'16" E	75.73'
C21	270.00'	09°46'34"	46.07'	N 83°03'59" E	46.01'
C22	704.80'	05°11'56"	63.95'	S 06°41'23" E	63.93'

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°02'04" E	26.84'
L2	S 56°45'42" E	39.34'
L3	S 57°08'58" E	70.82'
L4	S 56°45'42" E	97.62'
L5	S 82°52'10" E	100.00'
L6	N 78°10'42" E	99.09'
L7	N 87°57'16" E	192.54'

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

OWNERS OF RECORD:
FAIRHAVEN CORPORATION
FAIRHAVEN CORPORATION

RECORDING INFORMATION:
DOCUMENT NO. 1150002
DOCUMENT NO. 1341287

PARCEL NUMBER:
004-0515-3214-000
PART OF 004-0515-3212-002

PROJECT NO. 1-0171-005
SHEET 2 OF 4

CERTIFIED SURVEY MAP NO. _____

SURVEYOR'S CERTIFICATE:

I, GARY A. ZHRINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
THAT I HAVE SURVEYED, MAPPED, DIVIDED AND DEDICATED AT THE DIRECTION OF FAIRHAVEN SENIOR SERVICES,
PAUL KUENNING, ALL OF LOT 2 CERTIFIED SURVEY MAP NO. 4964 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP
NO. 5539, LOCATED IN THE NORTHWEST 1/4, NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4, AND
THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN 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 1330.51 FEET; THENCE
SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID
NORTHEAST 1/4, A DISTANCE OF 86.02 FEET TO THE POINT OF BEGINNING; THE FOLLOWING 38 CALLS ARE ALONG
THE WESTERLY RIGHT-OF-WAY LINE OF BURR OAK TRIAL:

THENCE SOUTH 00 DEGREES 57 MINUTES 56 SECONDS EAST, 343.96 FEET; THENCE NORTH 89 DEGREES 02 MINUTES
04 SECONDS EAST, 26.84 FEET; THENCE 111.75 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A
RADIUS OF 230.00 FEET AND A CHORD THAT BEARS SOUTH 42 DEGREES 50 MINUTES 34 SECONDS EAST, 110.65
FEET; THENCE SOUTH 56 DEGREES 45 MINUTES 42 SECONDS EAST, 39.34 FEET; THENCE 29.13 FEET ALONG AN
ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 134.00 FEET AND A CHORD THAT BEARS SOUTH 50 DEGREES
32 MINUTES 06 SECONDS EAST, 29.07 FEET; THENCE 47.45 FEET ALONG AN ARC OF A CURVE TO THE RIGHT,
HAVING A RADIUS OF 49.00 FEET AND A CHORD THAT BEARS SOUTH 16 DEGREES 33 MINUTES 55 SECONDS EAST,
45.62 FEET; THENCE 31.39 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 284.00 FEET
AND A CHORD THAT BEARS SOUTH 14 DEGREES 20 MINUTES 38 SECONDS WEST, 31.37 FEET; THENCE SOUTH 57
DEGREES 08 MINUTES 58 SECONDS EAST, 70.82 FEET; THENCE 53.94 FEET ALONG AN ARC OF A CURVE TO THE
RIGHT, HAVING A RADIUS OF 49.00 FEET AND A CHORD THAT BEARS NORTH 69 DEGREES 44 MINUTES 48 SECONDS
EAST, 51.25 FEET; THENCE 108.84 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF
284.00 FEET AND A CHORD THAT BEARS SOUTH 67 DEGREES 44 MINUTES 26 SECONDS EAST, 108.17 FEET; THENCE
SOUTH 56 DEGREES 45 MINUTES 42 SECONDS EAST, 97.62 FEET; THENCE 134.35 FEET ALONG AN ARC OF A CURVE
TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET AND A CHORD THAT BEARS SOUTH 34 DEGREES 07 MINUTES 17
SECONDS EAST, 130.88 FEET; THENCE SOUTH 11 DEGREES 28 MINUTES 52 SECONDS EAST, 201.27 FEET; THENCE
48.71 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT
BEARS SOUTH 06 DEGREES 18 MINUTES 45 SECONDS EAST, 48.65 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES
37 SECONDS EAST, 182.56 FEET; THENCE 97.58 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A
RADIUS OF 330.00 FEET AND A CHORD THAT BEARS SOUTH 09 DEGREES 36 MINUTES 54 SECONDS EAST, 97.23
FEET; THENCE SOUTH 18 DEGREES 05 MINUTES 10 SECONDS EAST, 88.38 FEET; THENCE 80.99 FEET ALONG AN
ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS SOUTH 09 DEGREES
29 MINUTES 34 SECONDS EAST, 80.68 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 00 SECONDS EAST, 191.11
FEET; THENCE 28.91 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 133.00 FEET AND A
CHORD THAT BEARS SOUTH 05 DEGREES 19 MINUTES 38 SECONDS WEST, 28.85 FEET; THENCE 39.45 FEET ALONG
AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET AND A CHORD THAT BEARS SOUTH 35
DEGREES 06 MINUTES 02 SECONDS WEST, 38.35 FEET; THENCE 44.13 FEET ALONG AN ARC OF A CURVE TO THE
RIGHT, HAVING A RADIUS OF 283.00 FEET AND A CHORD THAT BEARS SOUTH 63 DEGREES 06 MINUTES 51 SECONDS
WEST, 44.08 FEET; THENCE SOUTH 12 DEGREES 30 MINUTES 12 SECONDS EAST, 76.31 FEET; THENCE 37.76 FEET
ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET AND A CHORD THAT BEARS SOUTH 58
DEGREES 23 MINUTES 34 SECONDS EAST, 36.79 FEET; THENCE 126.82 FEET ALONG AN ARC OF A CURVE TO THE
RIGHT, HAVING A RADIUS OF 282.98 FEET AND A CHORD THAT BEARS SOUTH 23 DEGREES 01 MINUTES 10 SECONDS
EAST, 125.76 FEET; THENCE SOUTH 10 DEGREES 32 MINUTES 13 SECONDS EAST, 161.13 FEET; THENCE 47.12
FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS
SOUTH 05 DEGREES 10 MINUTES 53 SECONDS EAST, 47.06 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 53
SECONDS EAST, 113.49 FEET; THENCE 28.57 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS
OF 270.00 FEET AND A CHORD THAT BEARS SOUTH 02 DEGREES 50 MINUTES 59 SECONDS WEST, 28.55 FEET;
THENCE SOUTH 05 DEGREES 52 MINUTES 51 SECONDS WEST, 129.05 FEET; THENCE 35.02 FEET ALONG AN ARC OF
A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET AND A CHORD THAT BEARS SOUTH 02 DEGREES 50
MINUTES 27 SECONDS WEST, 35.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 57 SECONDS EAST, 110.16
FEET; THENCE 187.57 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.00 FEET AND A
CHORD THAT BEARS SOUTH 41 DEGREES 32 MINUTES 03 SECONDS EAST, 171.72 FEET; THENCE SOUTH 82 DEGREES
52 MINUTES 10 SECONDS EAST, 100.00 FEET; THENCE 76.08 FEET ALONG AN ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 230.00 FEET AND A CHORD THAT BEARS NORTH 87 DEGREES 39 MINUTES 16 SECONDS EAST,
75.73 FEET; THENCE NORTH 78 DEGREES 10 MINUTES 42 SECONDS EAST, 99.09 FEET; THENCE 46.07 FEET ALONG
AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET AND A CHORD THAT BEARS NORTH 83
DEGREES 03 MINUTES 59 SECONDS EAST, 46.01 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 16 SECONDS EAST,
192.54 FEET;

THENCE 63.95 FEET ALONG AN ARC OF A CURVE TO THE LEFT, ALONG THE WEST RIGHT-OF-WAY LINE OF FREMONT
ROAD, SAID CURVE HAVING A RADIUS OF 704.80 FEET AND A CHORD THAT BEARS SOUTH 06 DEGREES 41 MINUTES
23 SECONDS EAST, 63.93 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE
OF SAID LOT 2 OF CERTIFIED SURVEY MAP NO. 4964, A DISTANCE OF 688.48 FEET; THENCE NORTH 00 DEGREES 11
MINUTES 00 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 2, A DISTANCE 150.00 FEET; THENCE SOUTH 89
DEGREES 49 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE 139.27 FEET; THENCE
NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 2, A DISTANCE 235.00 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 10 SECONDS WEST, ALONG A SOUTH LINE OF SAID LOT 2, A DISTANCE
453.22 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 56 SECONDS WEST, ALONG A WEST LINE OF SAID LOT 2, A
DISTANCE 1095.18 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 01 SECONDS WEST, ALONG THE SOUTH LINE OF
LOT 1 OF CERTIFIED SURVEY MAP NO. 5539, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 57 MINUTES
56 SECONDS WEST, 1280.24 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 5.32 FEET; THENCE SOUTH 59 DEGREES 20 MINUTES 22
SECONDS EAST, CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF C.T.H. "U", A DISTANCE OF 70.09 FEET
TO THE POINT OF BEGINNING. CONTAINING 1,229,408 SQUARE FEET [28.223 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 MAPPED THEREOF.

GIVEN UNDER MY HAND THIS 9TH DAY OF DECEMBER, 2015.

GARY A. ZHRINGER, PROFESSIONAL WI LAND SURVEYOR S-2098

PROJECT NO. 1-0171-005
SHEET 3 OF 4

CERTIFIED SURVEY MAP NO. _____

CORPORATE OWNER'S CERTIFICATE:

FAIRHAVEN CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, 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 _____ DAY OF _____, 20__.

PAUL KUENNING, EXECUTIVE DIRECTOR
FAIRHAVEN CORPORATION

STATE OF WISCONSIN)
)SS
JEFFERSON COUNTY)

PERSONALLY CAME BEFORE ME ON THE _____ DAY OF _____, 20__, THE ABOVE OWNER(S) TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION (IS PERMANENT) (EXPIRES: _____)

WHITEWATER PLANNING COMMISSION APPROVAL:

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WHITEWATER ON
THIS THE _____ DAY OF _____, 20__.

CAMERON CLAPPER, CITY MANAGER

MICHELE SMITH, CITY CLERK

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Christine Munz-Pritchard City Planner
 Date: January 11th 2016
 Re: **Item # 7** Proposed Certified Survey Map (CSM) to move a property line at 439 W Whitewater Street for Home Lumber Co. Inc. (Chris Hale).

Summary of Request	
Requested Approvals:	Certified Survey Map (CSM) to move a property line
Location:	439 W Whitewater Street
Current Land Use:	Cold Storage
Proposed Land Use:	Proposed building addition
Current Zoning:	B-3
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Community Business

Description of the Proposal:

A Certified Survey Map (CSM) is being proposed to accommodate a building addition. The building sits on the corner of West Whitewater Street and South Tripp Street and was formerly addressed as 439 W Whitewater Street. The intention is to build an addition on the existing building. This is for the CSM not the construction of the building addition.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the requested to allow for a Certified Survey Map (CSM) to move a property line at 439 W Whitewater Street subject to the following conditions of approval:

1. Any other conditions identified by the Plan Commission.

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). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 439 W Whitewater Street		
<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 is for the CSM.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	The proposal will need a driveway easement.
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.	Yes	This is for the CSM. At a time of a building proposal this will need to be revisited.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for Community Business.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is for the CSM.

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Christine Munz-Pritchard City Planner
 Date: January 11th 2016
 Re: **Item # 7** Proposed Conditional Use Permit for the addition on to an existing warehouse at 439 W Whitewater Street for Home Lumber Co. Inc. (Chris Hale).

Summary of Request	
Requested Approvals:	Addition to a existing Building
Location:	439 W Whitewater Street
Current Land Use:	Cold Storage
Proposed Land Use:	Proposed building addition
Current Zoning:	B-3
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Community Business

Description of the Proposal:

This is a proposed Conditional Use Permit (CUP) for the addition to an existing warehouse. The building sits on the corner of West Whitewater Street and South Tripp Street at address 439 W Whitewater Street.

The CUP will address two requirements:

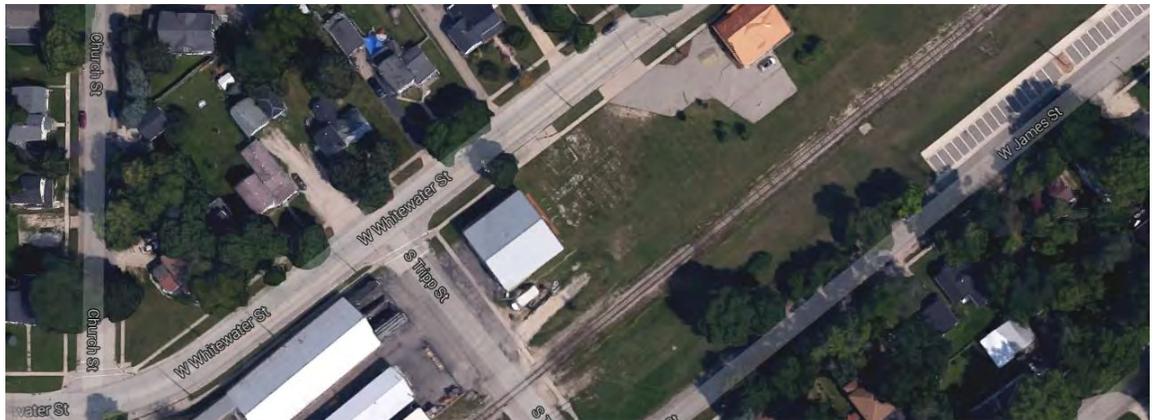
1. 19.33.050.C Yard Requirements: rear yard setback to any railroad right-of-way shall be fifteen (15) feet under a conditional use.
2. 19.33.030. N: Warehousing. Though it should be noted as a permitted use (19.33.020 D) lumberyard is listed and a warehouse is something that would be associated with this type of activity.

The proposed building addition will add 7,144 square feet on to the existing building of 3,639 square feet for a total of 10,783 square feet. A proposed loading dock and receiving area in addition to the building addition is being proposed. A CSM is being proposed to meet some setback requirements.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the requested to allow for a Conditional Use Permit (CUP) at 439 W Whitewater Street (Home Lumber Co. Inc.) subject to the following conditions of approval:

1. Flooding historically is an issue in this area. During the building permit process engineering should be developed for the additional runoff.
2. There has been an agreement with the City for loading trucks off of Tripp Street. A written agreement should be developed between the City and Home Lumber Co. to make the agreement more clear.
3. Landscaping will be required for the property. The Urban Forestry Committee will make recommendation based on the landscaping plans.
4. New loading area needs to be concrete or asphalt finish.
5. Any other conditions identified by the Plan Commission.



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). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 439 W Whitewater Street		
<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 is an existing use.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	This could help with truck loading in this 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.	Yes	This should not be an issue due to the CSM that is being reviewed.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for Community Business.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is a building addition on an already existing use.



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

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

NOTICE OF PUBLIC HEARING

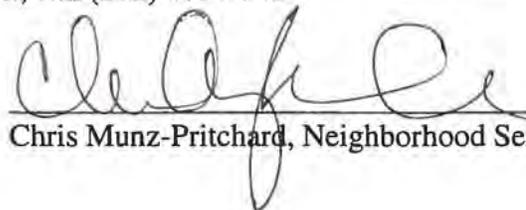
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of January 2016 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit in a B-3 (Highway Commercial and Light Industrial) Zoning District to allow for a cold storage building addition to the existing building at 439 W. Whitewater Street and review the proposed certified survey map for Home Lumber Company (Chris Hale). The building addition will be 15 feet from the Railroad Right of Way.

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

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 92900001	HOME LUMBER CO INC		499 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/A 92900002	HOME LUMBER CO INC		499 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/A267400001	HOME LUMBER CO INC		499 WHITEWATER ST	WHITEWATER	WI	53190-0000
/A267400002	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00179	MARC ROE	JEFFREY ROE	7515 STURTEVANT RD	WHITEWATER	WI	53190-0000
/OT 00180	RUSSELL R WALTON		1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/OT 00182	ARKI LLC		W396 S3675 HARDCRABBLE RD	DOUSMAN	WI	53118-0000
/OT 00183	RUSSELL ROGERS	MARY E ROGERS	430 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00184	KENNETH E MOEHRING	JOLYNN M MOEHRING, et al.	N8137 RANGELINE RD	SHEBOYGAN	WI	53083-0000
/OT 00185	ALEJANDRO PEREZ	JUANA PEREZ, ETAL	436 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00186	KATIE M JOHNSON		437 W FOREST AVE	WHITEWATER	WI	53190-0000
/OT 00188	GEOFFREY R HALE	JACQUELINE A HALE	261 S CHURCH ST	WHITEWATER	WI	53190-0000
/OT 00189	RODRIGUEZ PROPERTIES LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00190	SCOTT ALLEN KREBS	KIMBERLY ANN KREBS	440 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00191	JOHN W MEDDAUGH		452 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00192	WOODS PROPERTIES SOUTHEAST LC		1019 CARDINAL CT	UNION GROVE	WI	53182-0000
/OT 00193	C NYLE GERMUNDSON		967 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/OT 00194	JOEL R LUENEBURG	JOAN E LUENEBURG	2345 HOLLYHOCK LN	BROOKFIELD	WI	53005-0000
/OT 00195	JEFFREY R ROE	MARC ROE	7515 STURTEVANT RD	WHITEWATER	WI	53190-0000
/TR 00027C	GEOFFREY R HALE	JACQUELINE A HALE	599 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/TR 00027D	JONATHAN A KEHM	CHERYL A KEHM	147 W MAIN ST	WHITEWATER	WI	53190-0000
/TR 00028	BARRY E WESCOTT	BRIDGET KING-WESCOTT	370 W ANN ST	WHITEWATER	WI	53190-0000
/TR 00029	JOHN W SCHWEITZER		375 W JAMES ST	WHITEWATER	WI	53190-0000
/TR 00030	CHRISTOPHER M HALE		N588 HOWARD RD	WHITEWATER	WI	53190-0000
/TR 00048	WISCONSIN DAIRY SUPPLY CO		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00320	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P.& P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00321	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000



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: 439 W Whitewater St

Owner's Name: Home Lumber Co

Applicant's Name: Chris Hale

Mailing Address: 499 W Whitewater St.

Phone #: 262 473 3538 Email: CHALE@HOMELUMBER.CO

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

Existing and Proposed Uses:

Current Use of Property: Cold Storage

Zoning District: B-3

Proposed Use: Additional Cold Storage Warehousing + 15 foot set back from R-R

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.	Conditional Use approval is only for set back against RR property. The rest of proposal should meet all zoning requirements. + Addition of Warehousing
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Landscaping to meet requirements. The proposed loading dock and receiving area will reduce truck traffic on Tripp St
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.	Yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes

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

Applicant's Signature: Chris Hale

Date: 11/18/15

Printed: Chris Hale

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 12-3-15. Received by: J. Wegner Receipt #: 6, 012264 (^{110.00}CSM)
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 12-31-15.
- 3) Notices of the Public Hearing mailed to property owners on 12-23-15.
- 4) Plan Commission holds the PUBLIC HEARING on 1-11-16. 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: Home Lumber Co (Chris Hale)

Applicant's Mailing Address: 499 W Whitewater St
Whitewater WI 53190

Applicant's Phone Number: 262 473 3538

Applicant's Email Address: chale@homelumber.co

Project Information:

Name/Description of Development: 439 Whitewater Addition

Address of Development Site: 439 W Whitewater St

Tax Key Number(s) of Site: 1A 92900002 1A267400001

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

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

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

- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____

E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

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

Section C: Agreement Execution

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

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



Signature of Applicant/Petitioner

Chris Hale

Printed Name of Applicant/Petitioner

11/18/15

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

subdivisions of less than five acres total area.

(3) Site Assessment Checklist Form. The subdivider shall complete the following site assessment checklist form:

Site Assessment Checklist for Subdivisions

(Plats and Certain CSMs)

ITEM OF INFORMATION	YES	NO
I. Land Resources. Does the project site involve:		X
A. Changes in relief and drainage patterns (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		X
B. A landform or topographical feature including perennial streams		X
C. A floodplain (If "yes," attach 2 copies of the 100-year floodplain limits and the floodway limits)		X
D. An area of soil instability—greater than 18 percent slope and/or organic soils, peats, or mucks at or near the surface as depicted in the applicable "County Soils Atlas"		X
E. An area of bedrock within 6 ft. of the soil surface as depicted in the applicable "County Soils Atlas" or a more detailed source		X
F. An area with groundwater table within 10 feet of the soil surface as described in the applicable "County Soils Atlas" or a more detailed source		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable "County Soils Atlas"		X
H. Prevention of future gravel extraction		X
I. A drainageway with a tributary area of 5 or more acres		X
J. Lot coverage of more than 50 percent impermeable surfaces	X	64% SEE PLOT PLAN
K. Prime agricultural land as depicted in the applicable "County Soils Atlas" or adopted farm land reservation plans		X
L. Wetlands as depicted on DNR wetland inventory maps or more detailed sources		X
M. Environmental corridors, as mapped by SEWRPC or more detailed sources		X
II. Water Resources. Does the project involve:		
A. Location in an area traversed by a navigable stream, intermittent stream, or dry run		X
B. Impact on the capacity of a stormwater storage		X

system or flow of a waterway within 1 mile		x
C. The use of septic tank(s) for on-site waste disposal		x
D. Lowering of water table by pumping or drainage		x
E. Raising of water table by altered drainage		x
F. Lake or river frontage		x
III. Biological Resources. Does the project involve:		
A. Critical habitat for plants and animals of community interest per DNR or SEWRPC inventory		x
B. Endangered, unusual or rare animal or plant species per DNR or SEWRPC inventory		x
C. Trees with a diameter of 6 or more inches at breast height		x
D. Removal of over 30 percent of the present trees on the site		x
IV. Human and Scientific Interest per State Historical Society Inventory. Does this project site involve:		x
A. An area of archeological interest		x
B. An area of historical interest, including historic buildings or monuments		
V. Energy, Transportation and Communications.		
A. Would the development increase traffic flow on any arterial or collector street by more than 10 percent based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)		x
B. Is the land traversed by an existing or planned roadway corridor, as shown on the city's official map or comprehensive plan	x	x
C. Is the land within a highway noise impacted area		x
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)		x
VI. Population.		
A. Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity?	E: Cap: M: Cap: H: Cap:	NA
VII. Comments on any of the above which may have significant impact.		
VIII. Appendices and Supporting Material.		
(NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.)		

(NOTE: The plan commission may waive the filing of a site assessment checklist for subdivisions of less than 5 acres total area.)

(e) Site Assessment Report Requirements.

(1) Determination of Need for Site Assessment Report. The plan commission may, for reasons stated in a written resolution setting forth specific questions on which it requires research, data and input from the developer and other affected persons, decide that the site assessment checklist raises unusually significant questions on the effects on the environment and/or that an unusually high level of citizen interest has resulted from questions raised in the site assessment checklist and that review by other city committees and commissions is required. The listing of questions can include items which this ordinance already enables the commission to obtain, or it may include additional information which is relevant to the questions from other governmental agencies or the public. The resolution shall set a reasonable date for the return of the requested data and information from the subdivider, and it may specify the format in which the data is to be presented.

(2) Hearing on Site Assessment Report. Following the return to the plan commission of the data required in the resolution, the commission shall make such report available for scrutiny by all interested persons or agencies. The plan commission may schedule and hold a public hearing on the findings of the report. If scheduled, the hearing shall be preceded by a Class I notice under Chapter 985, Wisconsin Statutes. Persons attending such hearing shall be afforded an opportunity to comment on the report.

(3) Review of Site Assessment Report. The plan commission shall review the site assessment report, with supporting data, department and committee reviews and any other data required for determining the suitability of the land for the proposed development. Within thirty days after submission to the plan commission of the final expanded site assessment report by the subdivider, the plan commission shall decide whether said land is suitable for development. If determined unsuitable, the plan commission shall provide its reasons in writing, and subdivider shall have the opportunity to remedy the reasons before a certified survey map or preliminary plat may be filed.

(f) Concept Plan Requirements.

(1) Purpose. The purpose of the concept plan is to depict the general intent of the subdivider in terms of general layout of the subdivision and its relationship to nearby properties, roads, utilities and other public facilities. In conjunction with the site assessment checklist, the concept plan provides an opportunity to review the general intent and impact of the proposed subdivision, without the need for detailed engineering, surveying, and other time consuming and costly processes associated with the preparation of a preliminary plat.

(2) Coverage. The concept plan requirement shall apply to all major subdivisions, and shall cover all contiguous lands owned or controlled by the subdivider, except for lands that are completely or nearly completely separated from the proposed subdivision area by substantial areas of undevelopable open space or pre-existing public roads. The zoning administrator shall waive the requirement for the filing of a concept plan for all or part of the proposed subdivision area where he finds that the proposed layout is in substantial conformance to a detailed neighborhood development plan previously adopted as a component of the city's comprehensive (master) plan.

18.04.040 - Procedure—Site assessment checklist and concept plan.

(a) Preliminary Procedure. Before filing an application for approval of a preliminary plat or certified survey map, the subdivider shall prepare the following, unless exempted by other sections of this chapter:

- (1) A site assessment checklist per the requirements of subsection (d) of this section. A site assessment report per the requirements of subsection (e) may also be required, following plan commission review of the site assessment checklist.
- (2) For projects which will require the filing of a preliminary and final plat, a concept plan per the requirements of subsection (f).
- (3) Written requests to the director of public works for any water main and sanitary sewer extensions necessary to serve the proposed subdivision.
- (4) A signed statement listing development projects for which the applicant has both received city approval in the last five years and has outstanding performance or financial obligations. If this statement is found to contain information which is contrary to fact or to omit the listing of such projects or obligations on which performance or payment is delinquent, the application may be dismissed without prejudice until the application is corrected and/or the delinquency is cured.

(b) Preapplication Meeting. On the completion of the documents specified in subsection (a), a preapplication meeting may be required by the zoning administrator and director of public works to assist the subdivider in appraising the objectives of these regulations, the city's comprehensive (master) plan and elements thereof, the city's official map and any pertinent ordinances and plans, and to reach conclusions regarding the objectives and general program for the proposed development.

(c) Plan Commission and Park and Recreation Commission Review. The subdivider may revise the submitted documents per the direction of the city zoning administrator and director of public works. Thirty copies of said revised documents shall be submitted by the subdivider to the city zoning administrator who shall distribute the copies to the city plan commission and park and recreation commission for review and comment. Said copies must be submitted at least ten days prior to the date of the plan commission or park and recreation commission meeting at which the matter is to be reviewed. The subdivider may request a formal vote of either commission on the submitted concept plan, but such vote shall not be binding on the city in its review of future preliminary or final plats that may follow.

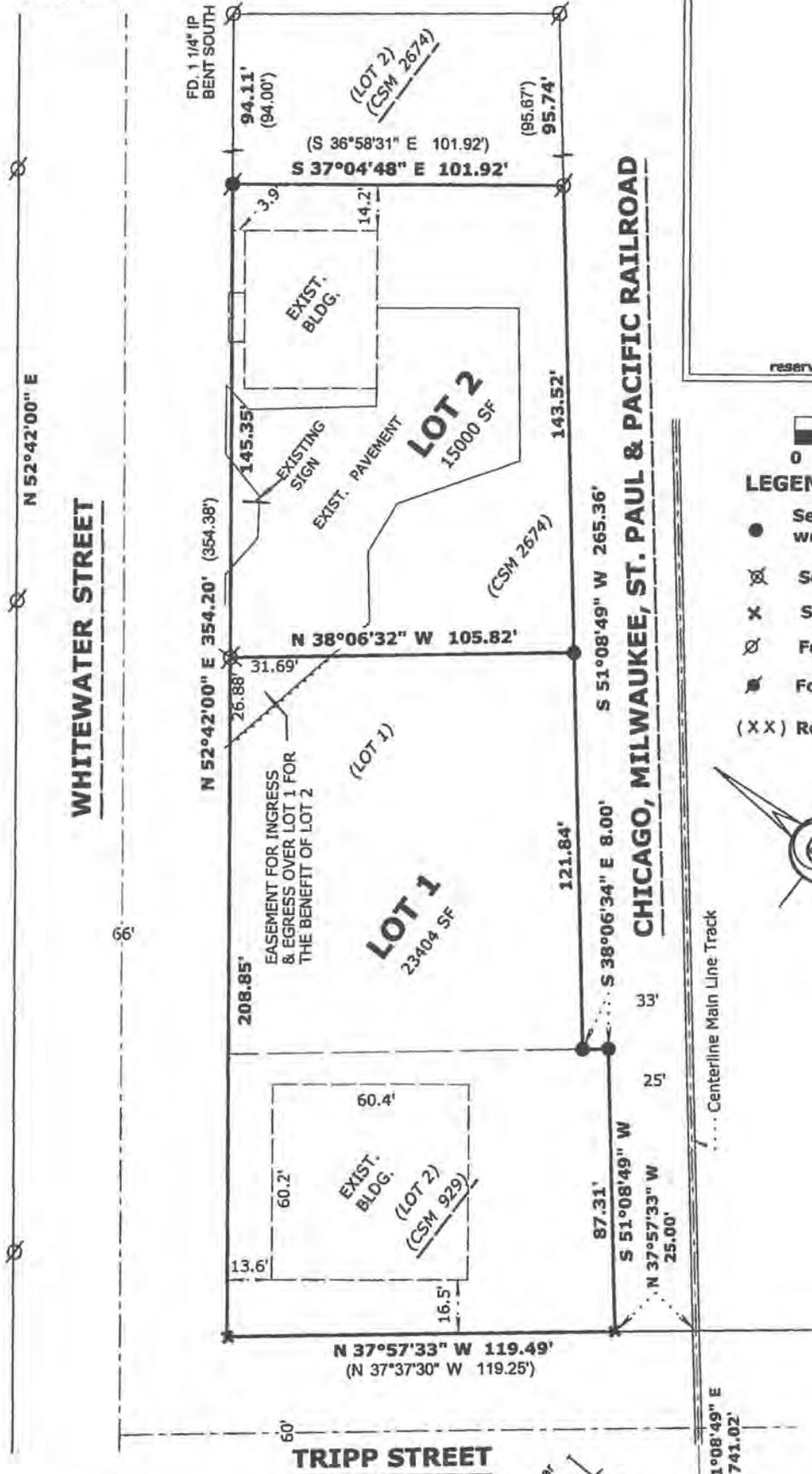
(d) Site Assessment Checklist Requirements. A site assessment checklist shall be prepared by the subdivider for review by the city plan commission.

(1) Purpose. The purpose of the site assessment checklist is to provide the basis for an orderly, systematic review of the effects of all new subdivisions upon the community in accordance with the principles and procedures of Section 236.45(1), Wisconsin Statutes. The city plan commission will use these procedures in determining land suitability under Section 18.04.010(m).

(2) Coverage. The site assessment checklist requirement shall apply to all subdivisions. The city plan commission may waive this requirement for the filing of a site assessment checklist for minor

CERTIFIED SURVEY MAP NO. _____

A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 15 EAST. BEING A REDIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 929 AND LOT 1, CERTIFIED SURVEY MAP NO. 2674, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET



LEGEND

- Set 3/4" dia. Iron rod, 18" long weighing 1.13 lbs./ lin. ft.
- ⊗ Set PK Nail in pavement
- ✕ Set Cut Cross in Concrete
- ⊘ Found iron pipe 1 1/4" dia.
- ⊙ Found 3/4" Iron Rod
- (X X) Recorded Dimension

Centerline Main Line Track

BASIS OF BEARINGS:
OF THE CENTERLINE OF MAIN LINE TRACK
BEING S 51°08'49" W
SCALE 1" = 50 FEET



Mark L. Miritz
MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582
NOVEMBER 6, 2015

ZONED: B-3

OWNER:
HOME LUMBER CO., INC.
499 WHITEWATER STREET
WHITEWATER, WI 53190

W 1/4 Corner
P&S on MHT

2187.00'
N 00°22'49" E

N 51°08'49" E
741.02'

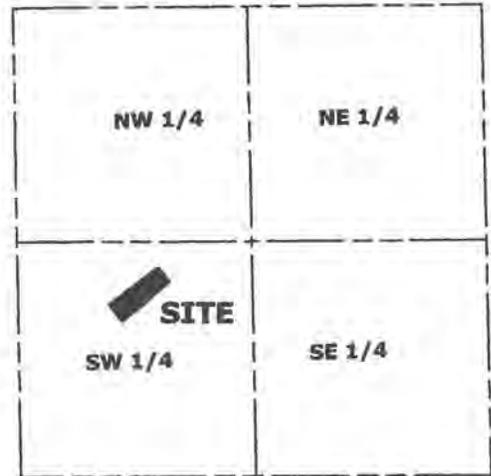
SW Corner
P&S on MHT

SHEET 1 OF 2 SHEETS
PROJECT NO. 15.913

CERTIFIED SURVEY MAP NO. _____

IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 15 EAST. BEING A REDIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 929 AND LOT 1, CERTIFIED SURVEY MAP NO. 2674, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

LOCATION SKETCH



SW 1/4 SECTION 4-4-15

SURVEYOR'S CERTIFICATE

I, MARK L. MIRITZ, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF THE HOME LUMBER CO. INC., OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND LOCAL REGULATIONS OF THE CITY OF WHITEWATER, WISCONSIN.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 15 EAST. BEING A REDIVISION OF LOT 2, CERTIFIED SURVEY MAP NO. 929 AND LOT 1, CERTIFIED SURVEY MAP NO. 2674, IN THE CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID SECTION 4; THENCE N 00°22'49" E ALONG THE WEST LINE OF SAID SECTION 453.84 FEET TO THE CENTERLINE OF THE MAIN LINE TRACK OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD; THENCE N 51°08'49" E ALONG SAID CENTERLINE 741.02 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRIPP STREET; THENCE N 37°57'33" W ALONG SAID NORTHEASTERLY LINE OF TRIPP STREET 25.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2, CERTIFIED SURVEY MAP NO. 929, RECORDED IN VOLUME 4, PAGE 164 OF CERTIFIED SURVEY MAPS OF WALWORTH COUNTY, AND THE POINT OF BEGINNING FOR THIS PARCEL; THENCE N 37°57'33" W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, 119.49 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 2 ON THE SOUTHEASTERLY LINE OF WHITEWATER STREET; THENCE N 52°42'00" E ALONG SAID SOUTHEASTERLY LINE OF WHITEWATER STREET 354.20 FEET TO THE MOST NORTHERLY CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NO. 2674, RECORDED IN VOLUME 13, PAGE 274 OF CERTIFIED SURVEY MAPS OF WALWORTH COUNTY; THENCE S 37°04'48" E 101.92 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1 AND THE NORTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY; THENCE S 51°08'49" W ALONG SAID RAILROAD 265.36 FEET, TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, SAID CORNER BEING ON THE NORTHEASTERLY LINE OF SAID LOT 2; THENCE S 38°06'34" E ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 8.00 FEET, TO THE MOST EASTERLY CORNER OF SAID LOT 2, SAID CORNER BEING ON THE NORTHWESTERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY; THENCE S 51°08'49" W ALONG SAID RAILROAD RIGHT-OF-WAY, AND THE SOUTHEASTERLY LINE OF SAID LOT 2, 87.31 FEET TO POINT OF BEGINNING.

Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
NOVEMBER 6, 2015



OWNER'S CERTIFICATE

HOME LUMBER CO. INC., OWNER, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE HEREBY RESERVE AN EASEMENT FOR INGRESS & EGRESS OVER LOT 1, FOR THE USE AND BENEFIT OF LOT 2, AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WHITEWATER, WISCONSIN.

HOME LUMBER CO. INC. (REPRESENTATIVE)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____
THE ABOVE NAMED HOME LUMBER CO. INC. (REPRESENTATIVE) TO ME KNOWN TO BE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

CITY OF WHITEWATER APPROVAL

APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION

DATED THIS _____ DAY OF _____, 2015. _____
MICHELE R. SMITH, CITY CLERK

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

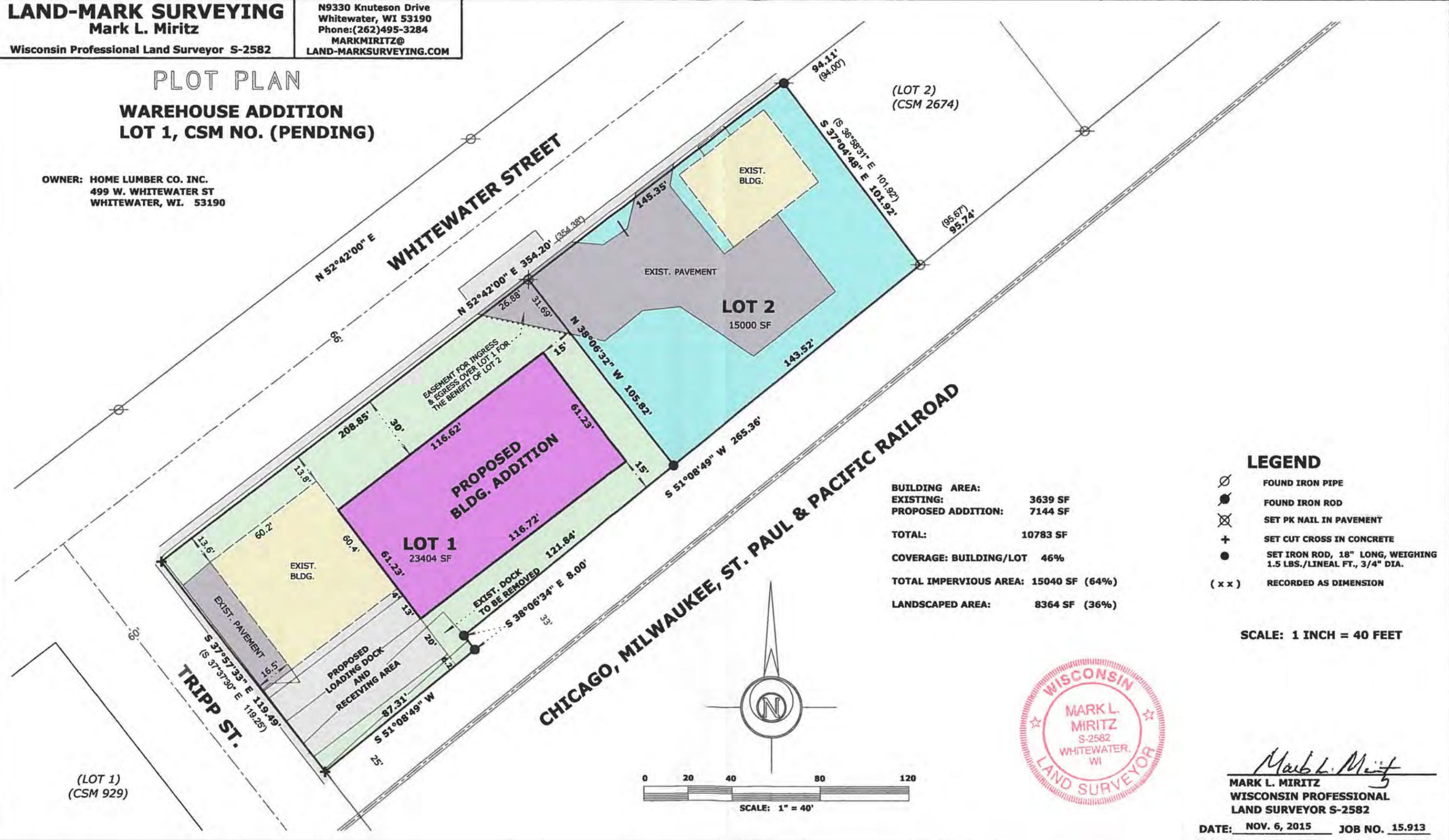
SHEET 2 OF 2 SHEETS
PROJECT NO. 15.913

LAND-MARK SURVEYING
Mark L. Miritz
 Wisconsin Professional Land Surveyor S-2582

N9330 Knuteson Drive
 Whitewater, WI 53190
 Phone: (262) 495-3284
 MARKMIRITZ@
 LAND-MARKSURVEYING.COM

PLOT PLAN
WAREHOUSE ADDITION
LOT 1, CSM NO. (PENDING)

OWNER: HOME LUMBER CO. INC.
 499 W. WHITEWATER ST
 WHITEWATER, WI. 53190



BUILDING AREA:	
EXISTING:	3639 SF
PROPOSED ADDITION:	7144 SF
TOTAL:	10783 SF
COVERAGE: BUILDING/LOT	46%
TOTAL IMPERVIOUS AREA:	15040 SF (64%)
LANDSCAPED AREA:	8364 SF (36%)

- LEGEND**
- ⊘ FOUND IRON PIPE
 - FOUND IRON ROD
 - ⊗ SET PK NAIL IN PAVEMENT
 - + SET CUT CROSS IN CONCRETE
 - SET IRON ROD, 18" LONG, WEIGHING 1.5 LBS./LINEAL FT., 3/4" DIA.
 - (x x) RECORDED AS DIMENSION

SCALE: 1 INCH = 40 FEET



Mark L. Miritz
 MARK L. MIRITZ
 WISCONSIN PROFESSIONAL
 LAND SURVEYOR S-2582

DATE: NOV. 6, 2015 JOB NO. 15.913

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard, City Planner

Date: January 11th 2016

Re: **Item # 8 & 9** Proposed Zoning Map Amendment to Impose the R-2A Residential Overlay District Zoning and to Enable up to Four (4) Unrelated Persons in a Residence per Section 19.19 at 377 S Janesville Street, Tax ID # / CL00125A, for Lendost Management LLC (Mike Kachel).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-2A Overlay District and up to Four (4) Unrelated Persons in a Residence	
Location:	377 S Janesville Street	
Current Land Use:	R-2 One and Two Family Residential	
Proposed Land Use:	Same, but with up to 4 unrelated individuals	
Current Zoning:	R-2 One and Two Family Residential	
Proposed Zoning:	R-2A Overlay District over the Current R-2 Zoning District	
Comprehensive Plan's Future Land Use:	Central Area Neighborhood	
Surrounding Zoning and Current Land Uses:		
Northwest:	Subject Property	Northeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District
Southwest:	Subject Property	Southeast:
R-2 One & Two-Family Residence District		R-3 Multi Family Residence District

Description of the Proposal:

The existing dwelling is a single (one) family residence. This proposal involves a request to amend the Zoning Map to add the R-2A Residential Overlay zoning district to the existing R-2 zoning district and to approve a Conditional Use Permit to increase the number of permitted unrelated individuals in a non-family household from three (3) to Four (4).

The R-2A Residential Overlay district is established by Chapter 19.19 of the Zoning Ordinance. Adopting the R-2A Residential Overlay district enables the consideration of a Conditional Use Permit, which if approved, would increase the number of permitted unrelated individuals in a non-family household of three (3) to Four (4).

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-2A overlay zoning district and Four (4) non-related individuals to the subject property, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

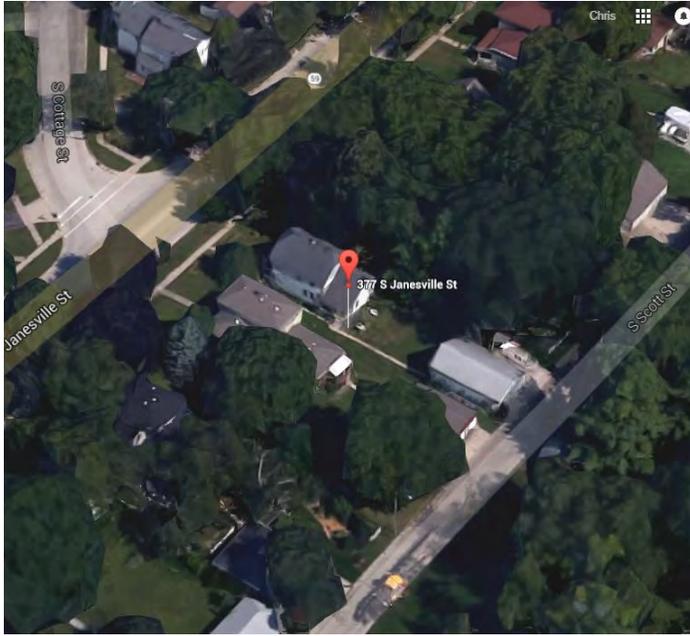
1. 4 parking stalls will be required under 19.51.130.
2. No exterior building modifications are being proposed.
3. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: 377 S Janesville Street

Conditional Use Permit Review Standards per Section 19.66.050:

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 involve no exterior building modifications.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All utilities are adequate.
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.	Yes	No exemptions or variances are being requested.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The proposal does not change the single family use of the property.
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-2A District and the Comprehensive Plan.





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 parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
377 S. Janesville Street	CL 00125A	Lendost Management LLC. (Michael Kachel)

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, January 11, 2016, at 6:30 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.

Michele Smith, City Clerk
By Jane Wegner, Plan Commission Clerk

Dated: December 15, 2015

Publish: in "Whitewater Register"
on December 17, 2015, and December 24, 2015



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

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

NOTICE OF PUBLIC HEARING

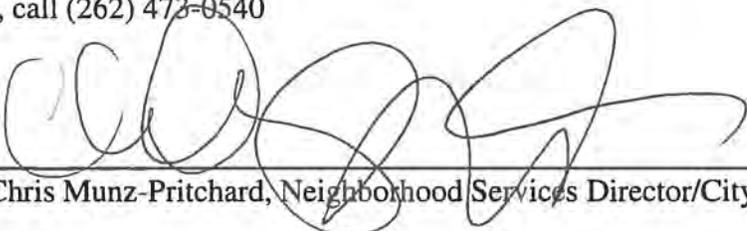
TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of January 2016 at 6:30 p.m. to hold 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 377 S. Janesville Street for Lendost Management LLC. (Michael Kachel).

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

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540



Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A380200001	CASA BELLA MARIA LLC	ATTN MICHAEL DEVITT	13611 NOGALES DR	DEL MAR	CA	92014-0000
/A380200002	CASA BELLA MARIA LLC	ATTN MICHAEL DEVITT	13611 NOGALES DR	DEL MAR	CA	92014-0000
/CL 00077B	LORENDA CEDARS	LAURENA R SCHMELING	518 WINWOOD CIR	EDGERTON	WI	53534-0000
/CL 00088	ANTONIO ARANDA		PO BOX 293	WHITEWATER	WI	53190-0000
/CL 00089	LEONARD A KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00090	LEONARD KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00091	ANDREW P CHANNING		362 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00092	LEONARD KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00107	COLLEEN REDDY		370 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00108	DANIEL K MCINTOSH TRUST		11922 S KINGSTON AVE	TULSA	OK	74137-0000
/CL 00109	412 SOUTH JANESVILLE STREET LLC		9505 BRAUN RD	STURTEVANT	WI	53177-0000
/CL 00121	GERALD A WALLOCH	LINN WALLOCH	5101 TABOR RD	RACINE	WI	53402-0000
/CL 00122	DONNA J HENRY		347 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00123	GABRIELLE ALWIN		357 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00124	THOMAS L HOFFMAN		363 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00125	CHRISTOPHER A SPEAR		N6927 GREENLEAF COURT	ELKHORN	WI	53121-0000
/CL 00125A	LENDOST MANAGEMENT LLC		408 PANTHER CT	WHITEWATER	WI	53190-0000
/CL 00126	ROBERT C NORTON	CAROLE A NORTON	PO BOX 372	ONALASKA	WI	54650-0000
/CL 00127	MICHAEL A SCHILDT	MARY F SCHILDT	S89 W34853 EAGLE TERRACE DR	EAGLE	WI	53119-0000
/CL 00128	DORIS WUTKE TRUST		411 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00129	JEFFREY S PETERSEN TRUST	LAUREL A PETERSEN TRUST	N9211 WOODDED CT	WHITEWATER	WI	53190-0000
/CL 00130	HENRI KINSON	LINDA L KINSON	N7720 WOODCHUCK ALLEY	WHITEWATER	WI	53190-0000
/HA 00001	RONALD B WALENTON	REBECCA R WALENTON	704 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/HA 00002	RAYMOND P STRITZEL TRUST		530 S JANESVILLE AVE	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 00015	CRAIG O VOEGELI	KIM J VOEGELI	720 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/K 00010	WALWORTH AVENUE APARTMENTS INC		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/K 00009	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/K 00008	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000

CITY OF WHITEWATER

312 W Whitewater Street
P.O. Box 178
Whitewater WI 53190
(262) 473-0540
www.whitewater-wi.gov

NEIGHBORHOOD SERVICES
Application for R-2A Overlay District

APPLICANT AND SUBJECT PROPERTY INFORMATION

This Application includes the R-2A Overlay Amendment to Zoning Map and 4 or more unrelated occupants Conditional Use Permit (CUP). Please complete all items. Put N/A if not applicable. Attach additional pages as necessary.

NOTICE: The Plan Commission meetings are scheduled at 6:30 on the 2nd Monday of the month. All complete application materials must be submitted to the City Clerk by 4:00 p.m. four weeks prior to the meeting.

Address of Subject: 377 S. Jamesville Whitewater, WI 53190

Agent or Representative (Planner, Engineer, Architect, Attorney, etc.):

Applicant's Name: MICHAEL KACHUC

Phone #: (262) 473-5523 Email: MIKE K. WIDAIKY@IDENET.COM

Mailing Address: 408 Panther Ct. Whitewater, WI 53190

Land Owner's Name and Contact Information: Lendost Management, LLC -

SAME

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, 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.

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).

REQUESTED LAND USE, ZONING and CONDITIONAL USE:

- Request to Increase permitted occupancy using existing rooms with no moving of interior walls and no significant changes to the exterior of the dwelling. For drawing requirements please see Plot/Site Plans Checklist.
- Request to increase permitted occupancy with moving of interior walls and/or significant change to the exterior of dwelling. For drawing requirements please see Plot/Site Plans Checklist and 2 below.

Proposed Land Use of Property including Number of Occupants and Bedrooms (be specific).

Current 4 Bedroom, 8 Room House is located in the R-2A
Overlay, I would like to get the house re-zoned to R-2A
In order to house 4 people in the location

1. Planner reviews application for completeness
2. Building inspector visits the dwelling to confirm current use/dimensions of rooms, compliance with codes. If request to increase permitted occupancy with moving of interior walls and/or significant change to the exterior of dwelling is proposed, the Building Inspector may require architectural drawing.
3. Any initial legal questions to be vetted with City Attorney
4. Report is reviewed with application, notified Planner whether applicant wishes to proceed with application, withdraw application or place application on hold.
5. Application submitted to Plan Commission.

**RECORD OF APPLICATION FEES FOR
ZONING MAP APPROVALS AND CONDITIONAL USE PERMITS**

To be completed by Neighborhood Services Department:

Fee for Amendment to Zoning Map: \$200.00

Date Application Fee Received by City 12-14-15 Receipt No. 6. 012288

Received by J. Wegner

To be completed by Neighborhood Services Department:

Fee for Conditional Use Permit: \$100.00

Date Application Fee Received by City 12-14-15 Receipt No. 6. 012288

Received by J. Wegner

To be completed by Neighborhood Services Department:

Building Inspector : \$25.00

Date Application Fee Received by City 12-14-15 Receipt No. 6. 012288

Received by J. Wegner

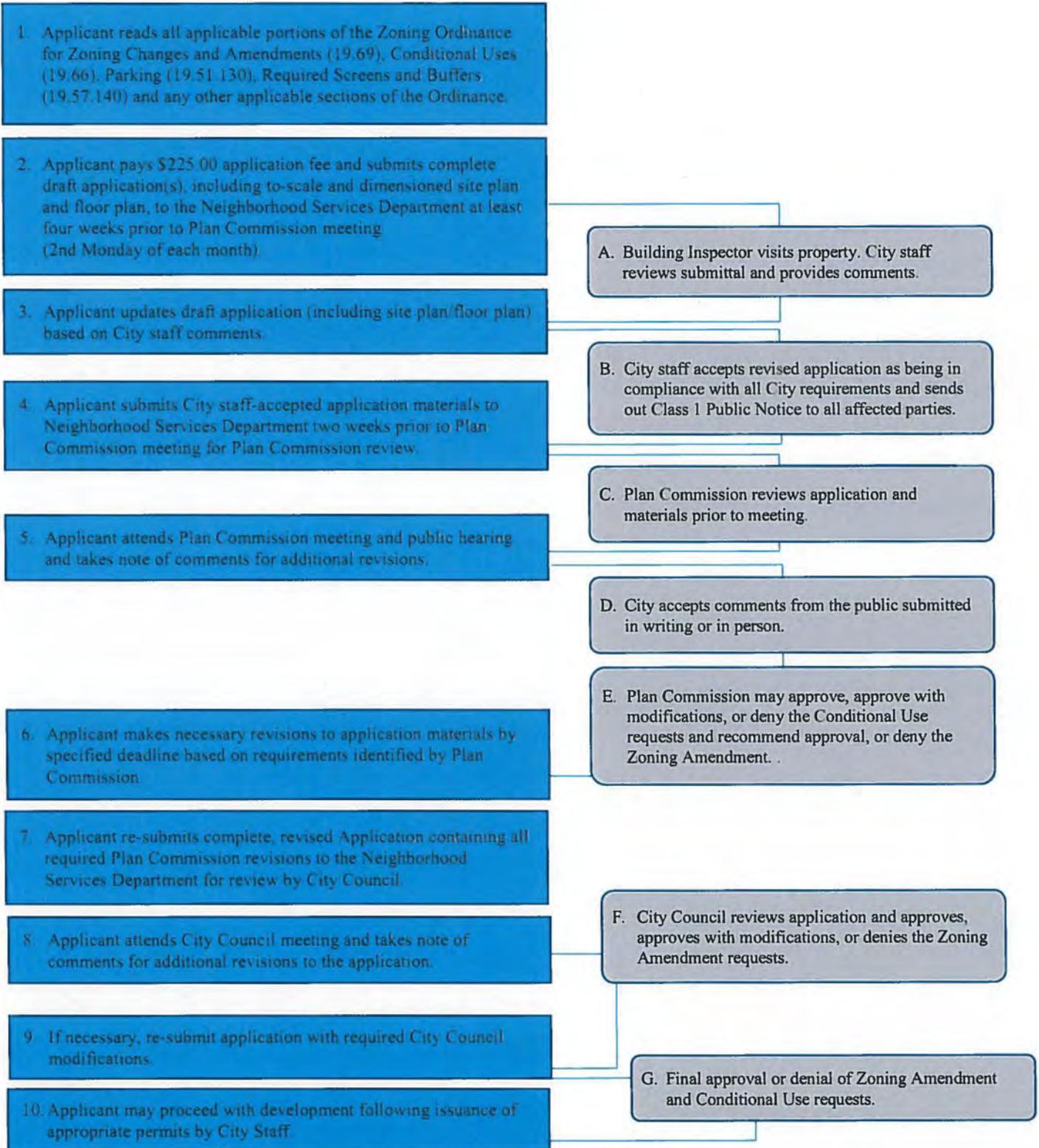
Applicant Signature:  Date: 12.14.15
Print Name: MICHAEL KACZEL

Land Owner's Signature: _____ Date: _____
Print Name: _____

Whitewater Zoning Application Flow Chart and Check List

APPLICANT ACTION

CITY ACTION



**CHECKLIST
FOR COMPLETION BY APPLICANTS
AND REVIEW BY THE NEIGHBORHOOD SERVICES DEPARTMENT**

Please complete checklist and provide to Neighborhood Services Department along with application materials. If you have questions or need assistance, contact the Neighborhood Services Department.

Plans to accompany application:

A Plot/Site Plan and a Floor Plan must be submitted by the Applicant as part of the required Application materials. The requirements for each are as follows:

- _____ Confirm that subject property is in the R-2A permitted zoning overlay district.
- _____ Show location of subject property on R-2A permitted zoning map - attach copy of map

Plot/Site Plans Checklist

- _____ Provide North arrow on site plan
- _____ Show location of property (label all abutting streets)
- _____ Show linear (bar) scale on site plan
- _____ Draw plan to-scale and fit on one 8.5 x 11 sheet of **graph paper**
- _____ Provide an "Existing Plot Plan" showing all existing items (see below) in solid lines or symbols
 - _____ Show all lot dimensions
 - _____ Show outline and dimensions of all buildings, structures and decks
 - _____ Show outline and dimensions of all paved areas including parking areas, driveways, curb cuts, sidewalks, walkways, patios and other concrete, blacktop or graveled areas
 - _____ Indicate the distance from buildings and paved areas to lot lines (i.e. setbacks)
 - _____ Indicate the distance between structures on the subject lot
 - _____ Indicate any known easements (i.e. utility or other)
- _____ Provide a "Proposed Site Plan" showing title and all changes to the "Existing Plot Plan" (Suggestion: make a copy of the Existing Plot Plan and show all proposed changes in red and/or dashed lines to indicate proposed items and symbols)
- _____ Indicate the distance between proposed building, structures and paved areas on the subject property and buildings or structures on adjoining properties that are within 15 feet of the adjoining property line.
- _____ Indicate proposed parking location, number of spaces, dimensions, circulation, landscaped buffers, curb and gutter.
- _____ Indicate all points of ingress and egress (i.e. driveways) to the property and internal circulation (if any). Indicate if one- or two-way.
- _____ Indicate location of landscaping, trees and fencing
- _____ Indicate proposed lighting location and illumination level

Floor Plan Checklist

For applications on lots containing an existing building, a floor plan is required to meet the following specifications:

- Provide North arrow on Floor Plan
- Provide linear (bar) scale on plan
- Draw plan of each floor to the same scale of 1" = 10' or 1" = 20" to fit on 8.5 x 11 **graph paper** (use a separate piece of graph paper for each floor)
- clearly label floors (e.g.: "1st Floor", "2nd Floor")
- Provide an "Existing Floor Plan" showing the title and all existing items (see below) in solid lines or symbols
 - Label all existing rooms,
 - Number each bedroom (i.e.: Bedroom #1 - Existing, Bedroom #2 - Existing, etc...)
 - Indicate all room dimensions on the plan
 - Indicate all existing walls, closets, windows, stairs, doors, doorways, passageways
- Provide a "Proposed Floor Plan" showing the title and all proposed changes to the existing floor plan (Suggestion: make a copy of the "Existing Floor Plan" and show all proposed changes in red and/or dashed lines to indicate proposed items and symbols)

Where the "Proposed Floor Plan" is different from the Existing Floor Plan":

- Clearly label all proposed rooms, (i.e., Bedroom #4 - Proposed)
- Indicate all changes to the dimensions of all altered rooms
- Indicate all changes to walls, closets, windows, stairs, doors, doorways, passageways

Required Zoning Regulation Compliance

Applicant must meet the following requirements of the R-2A zoning district to receive a zoning change and conditional use permit (see Zoning Code, Section 19.51 and additional sections cited below for complete information). The requirements listed below represent a simplified summary for typical R-2A zoning situations. For more complete information, refer to the Zoning Code.

Minimum Floor Area (see Section 19.57.130)

“Floor Area” is the sum of the several floors of a building used for human occupancy or use, as measured from the interior faces of walls, but not including basements, garages, porches, breezeways of common hallways and unfurnished attics.

Dwelling units must be constructed or remodeled to meet the following standards:

- Two-family dwellings (e.g.: a two-flat house) – at least 1,500 square feet total, 600 square feet per dwelling unit (“family”)
- Two-bedroom apartment – at least 800 square feet total per dwelling unit
- Three or more bedroom apartment – 1,000 square feet total per dwelling unit

Parking Stalls Required (see Section 19.51.050 and 19.51.130)

The minimum number of parking stalls required is as follows:

- Two (2) stalls for each dwelling unit containing two to three bedrooms
- Three (3) stalls for each dwelling unit containing four or more bedrooms
- Each stall must be at least nine feet wide and 180 square feet total (minimum 9’ wide x 20’ long)
- End stalls (i.e.: those not between two other stalls) may be 7.5 feet wide and 150 feet total (minimum of 7 feet 6 inches wide x 20 feet long)
- IF there is a two-way driveway of at least 24 feet wide, parking spaces can be 8.5 feet wide and a minimum of 150 square feet total (minimum 8 feet 6 inches wide x 17 feet 8 inches long)
- Adequate access to a public street shall be provided for each parking space

The applicant may request the Plan and Architectural Review Commission to allow less than the number of stalls indicated above, but not less than one stall per dwelling unit.

The Commission may allow fewer stalls with these conditions:

- If it is in the best interest of the public.
- The applicant shows there is sufficient land and a plan to install the maximum required stalls, should it become necessary.
- The permit may be revoked at any time by the Commission upon notice and hearing if good cause is shown for the revocation of the permit.

Additional Parking Lot Requirements (see Section 19.51.080)

- 1-family dwelling: A minimum of 2 stalls, and a maximum of 1 stall per licensed driver; up to a total of 5 stalls may be permitted in any combination of the front or side yard area.
- 2-family dwelling: A minimum of 2 stalls per dwelling unit and a maximum of 6 vehicles may be parked in any combination of the front or side yard.
- Vehicles may not be parked closer than 3 feet from any abutting property line, lawn or landscaped area
 - Exception: shared parking between properties for which a zoning permit has been granted
- Parking area and driveways must be outside of any required vehicular circulation area

- Landscaped islands shall be required at the ends of parking bays to clearly define lane and turning patterns
- Any parking area for 6 or more vehicles shall have the aisles and spaces clearly marked

Parking Lot Screens and Buffers (see Section 19.57.140)

- Minimum buffer yard of 10 feet along a lot line adjoining a single family use
- No structure, activity, storage of materials or parking is permitted in a buffer yard
- Parking for 5 or more vehicles located within 15 feet of any lot line or public right-of-way line must have a buffer yard or screen. **Exception:** if adjoining property also contains parking lot within fifteen feet of the shared lot line

Parking Lot Lighting (see Section 19.57.150)

- If lighting is proposed, a lighting plan must be submitted to the Plan Commission

Driveways (see Section 19.51.040)

- Driveways shall be at least ten feet wide for parking areas for 9 or fewer vehicles
- Driveways shall be at least two ten-foot lanes (20 feet wide) for parking areas for 10 or more vehicles
- Driveways shall not exceed twenty-four feet in width at the street right-of-way line (i.e.: at the curb cut), except as determined by the Plan and Architectural Review Commission during site plan review
- Driveway curb cut openings must be a minimum of five feet from the side yard property line
- Driveways must be at least three feet to any abutting property line
 - **Exception:** where two adjacent lots have a common driveway then the three-foot minimum distance does not apply
- Driveways shall be surfaced with materials to control dust and drainage. Permeable or pervious materials are preferred

Impervious Surface Area (see Section 19.18.060)

- Plans for surfacing and drainage of parking lots and driveways shall be submitted to the City for review and approval
- Not more than 40% of any yard (front yard, side yard or rear yard) may be an impervious surface

Building Setbacks (see Section 19.21.050)

For One-Family dwelling Units:

- Front: 25 feet
- Side: 10 feet or 25 feet for corner lots
- Rear: 30 feet
- Shore: 75 feet

For Two-Family or Multifamily dwelling units:

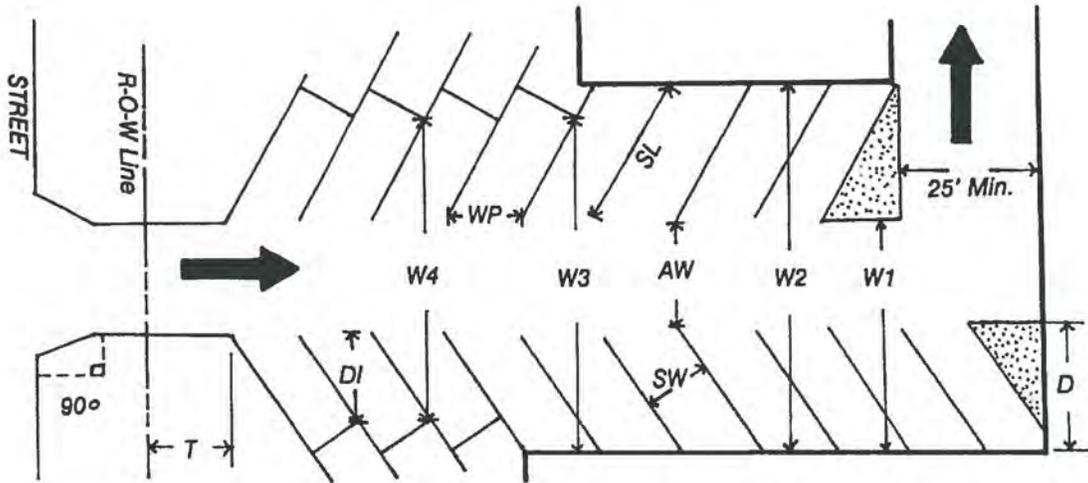
- Front: 30 feet
- Side: 15 feet or 25 feet for corner lots
- Rear: 30 feet
- Shore: 75 feet

Typical Parking Lot Dimensions

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9.0'	9.0'	9.0'	9.0'	9.0'
Stall Width Parallel to Aisle (WP)	17'	12.7'	10.4'	9.3'	9.0'
Stall Depth to Wall (D)	9.0' ¹	17.5' ¹	19.0' ¹	19.5' ¹	18.5' ¹
Stall Depth to Interlock (DI)	N/A	15.3'	17.5'	18.8'	N/A
Stall Length (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW) for 1-way traffic flow	12.0'	12.0'	16.0'	17.2'	24.0'
Aisle Width for (AW) 2-way traffic flow	24.0'	24.0'	24.0'	24.0'	24.0'
Throat Length (right-of-way to parking angle) (T)	9.0'	9.0'	9.0'	9.0'	9.0'
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to Wall (Double-Loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to Interlock (Double-Loaded) (W3)	N/A	44.8'	52.5'	61.3'	N/A
Interlock to Interlock (Double-Loaded) (W4)	N/A	42.6'	51.0'	60.6'	N/A

Note:

¹Parking spaces located behind an enclosed garage and located directly off a thorough aisle shall be at least 30 feet deep.



CITY OF WHITEWATER
Department of Inspection Services

INSPECTION REPORT FOR R-2A CONDITIONAL USE PERMIT

Date 12-16-15
Property Location 377 S. Jamesville St.
Inspection Requested Plan Verification
Applicant: DLK - Mike Kachel
Number of Bedrooms 4
Number of Occupants 4
Additional Requirements _____

Plans are correct and reflect how the home will/is being used. All 4 bedrooms have the proper area, natural light + ventilation and egress. All bedrooms also have the proper closet area as required by code

Drawings:

Approved as Submitted OK
Minor Changes Needed None needed
Architectural Drawings Needed N/A - Not Req'd for 1+2 Family

Recommendation:

Approved Not Approved _____ Inspector My Nell



JAMESVILLE STREET

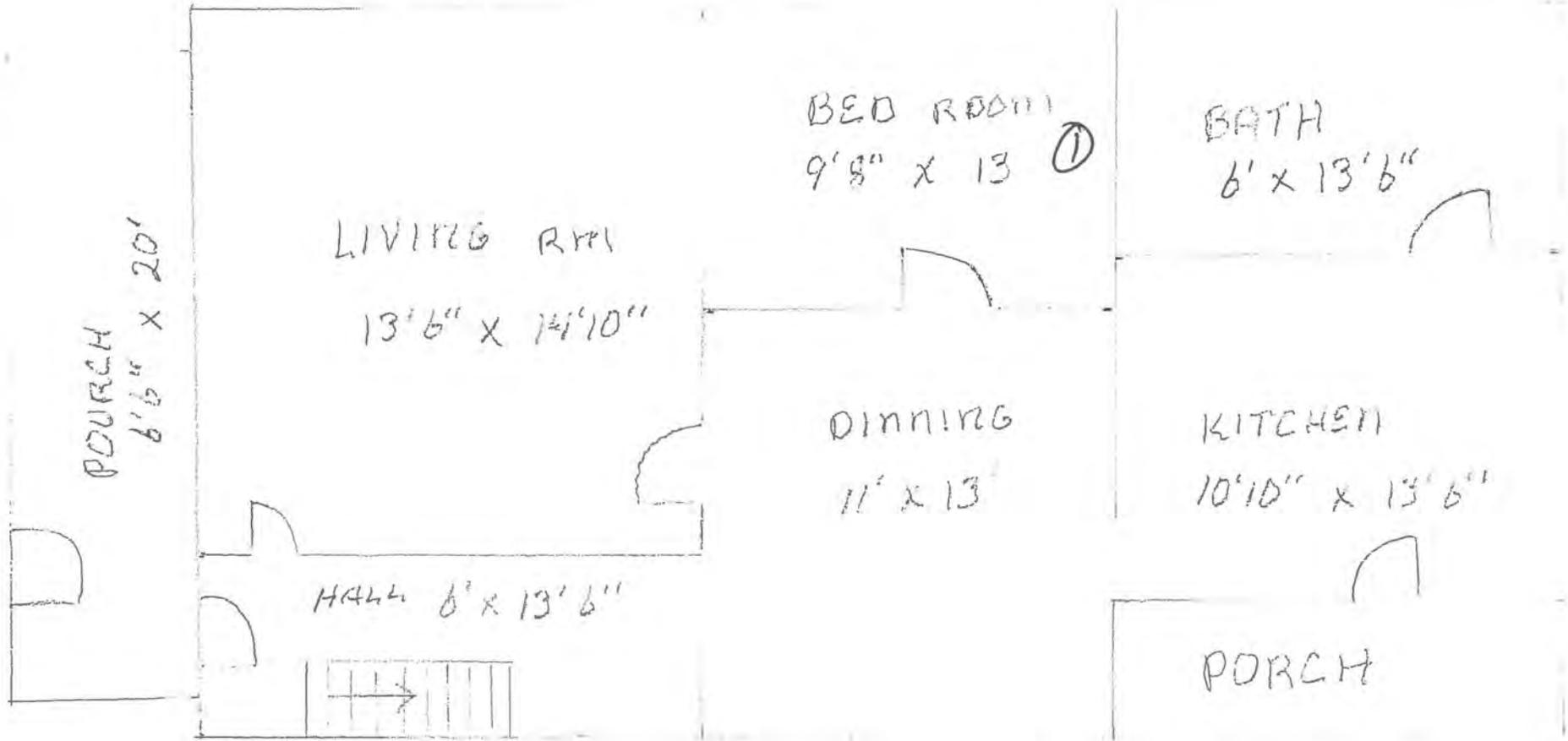
HOUSE SETS 33'
OFF SIDEWALK



SCOTT STREET



1st FLOOR



2nd FLOOR

