



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

July 11, 2016

City of Whitewater Municipal Building
Community Room

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 June 13, 2016.
4.	Hold a public hearing for consideration for a change in the District Zoning Map for the following parcel to enact an ordinance to change form I (Institutional) Zoning District to R-3 (Multi-family Residence) Zoning District classification under Chapter 19.21 of the Zoning Ordinance of the City of Whitewater on vacant land on the north end of Walton Drive for Janice R. Stritzel. There are six parcels: 05-15-32-31-001, 05-15-32-32-002, 05-15-32-31-015, 05-15-32-31-016, 05-15-32-31-017, and 05-15-32-31-018. (These parcels are located in the Jefferson County portion of the City of Whitewater.)
5.	Hold a public hearing for consideration a conditional use permit to allow for construction of a new duplex to be located at 228 S. Church Street for James and Stevie Taylor Jr.
6.	Hold a public hearing for the consideration of a Conditional Use Permit for We Energies to bore under a wetland and water way to install electrical and gas service to two new proposed buildings to be located at 1002 S. Janesville Street.
7.	Hold a public hearing for consideration of a conditional use permit to allow for six apartments in the building at 707 W. Walworth Ave for A.J. Tanis.
8.	Hold a public hearing for a conditional use permit to allow for construction of nine (9) first floor apartments to be located in the commercial property at 884 S. Janesville Street for Russell Walton. They are also proposing 9 garages.
9.	Hold a public hearing for consideration of a conditional use permit to convert a duplex into a six (6) unit apartment at 130 S. Prince Street for Robert E. Freiermuth.
10.	Scott Weberpal to talk about Conditional Use Permits in GIS.
11.	Downtown Parking Changes.

12.	Hold a public hearing, to adopt by resolution, the public participation plan to comply with the State Comprehensive Planning Law.
13.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – August 8, 2016
14.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Director, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.
 The City of Whitewater website is: whitewater-wi.gov

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Munz-Pritchard City Planner

Date: July 11th 2016

Re: **Item # 4** Proposed Zoning Map change to rezone I Institutional to District to R-3 Multi-Family Residence District per Section 19.69 at Tax ID# 05-15-32-31-001, 05-15-32-32-002, 05-15-32-31-015, 05-15-32-31-016, 05-15-32-31-017, and 05-15-32-31-018, for Stritzel Rental (Janice R Stritzel).

Summary of Request		
Requested Approvals:	Proposed Zoning Map change to rezone I Institutional to District to R-3 Multi-Family Residence District	
Location:	Tax ID# 05-15-32-31-001, 05-15-32-32-002, 05-15-32-31-015, 05-15-32-31-016, 05-15-32-31-017, and 05-15-32-31-018	
Current Land Use:	Not in use.	
Proposed Land Use:	Multi-Family Residence	
Current Zoning:	I Institutional	
Proposed Zoning:	R-3 Multi-Family Residence District	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding <i>Zoning</i> and Current Land Uses:		
	<i>NORTH</i> R-4 Mobile Residence	
<i>WEST</i> R-2 One and Two Family Residence	Subject Property	<i>EAST</i> I Institutional
R-2 One and Two Family Residence	<i>SOUTH</i> R-3 Multi-family Residence	

Description of the Proposal:

This proposal involves a request to change the current I Institutional District to R-3 Multi-Family Residence District.

Current Zoning: I Institutional District
Proposed Zoning: R-3 Multi-Family Residence District

This is for the re-zone, not the construction of the homes.

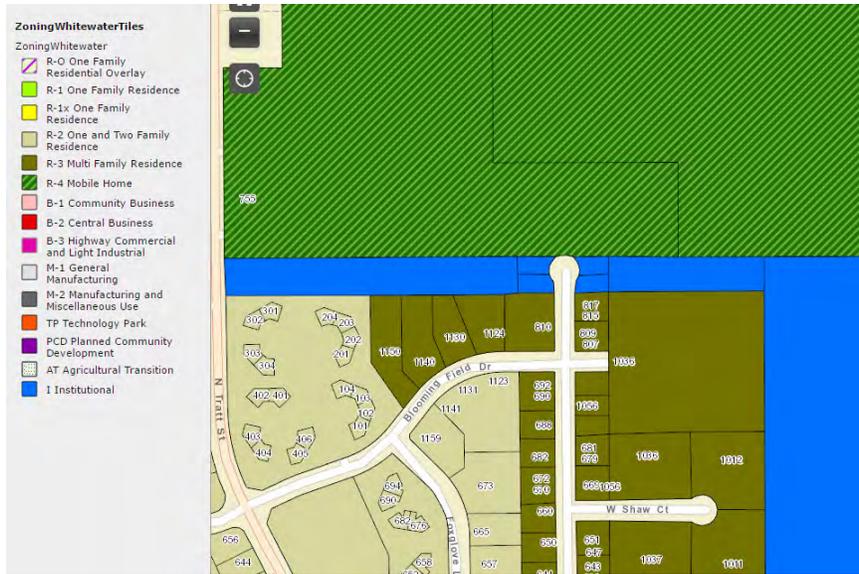
Tax ID	Acres
05-15-32-31-001	1.38
05-15-32-32-002	2.68
05-15-32-31-015	0.15
05-15-32-31-016	0.15
05-15-32-31-017	0.14
05-15-32-31-018	0.14

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

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map change to rezone the property located at Tax ID# 05-15-32-31-001, 05-15-32-32-002, 05-15-32-31-015, 05-15-32-31-016, 05-15-32-31-017, and 05-15-32-31-018 from I Institutional District to R-3 Multi-Family Residence District, subject to the findings presented below.

1. Zoning Map Amendments and other changes to the Zoning Ordinance are addressed by Chapter 19.69.
2. Subsection 19.69.010 enables the Plan Commission to review and recommend, and the City Council to consider amendments to zoning district boundaries whenever the public necessity, general welfare or good zoning practice are accomplished.
3. All developments are subject to City review and approval.
4. Any other conditions identified by City Staff or the Plan Commission.



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 change from I (Institutional) Zoning District to R-3 (Multi-family Residence) Zoning District classification under Chapter 19.21 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #'s:</u>	<u>Property Owner:</u>
Vacant land on north end of Walton Dr	05-15-32-31-001	Stritzel Rental Properties LLC.
	05-15-32-32-002	Harriet J. Stritzel Trust
	05-15-32-31-015	Harriet J. Stritzel Trust
	05-15-32-31-016	Harriet J. Stritzel Trust
	05-15-32-31-017	Harriet J. Stritzel Trust
	05-15-32-31-018	Harriet J. Stritzel Trust

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, July 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 4:30 p.m. Monday through Friday.

Michele Smith, City Clerk
By: Jane Wegner, Neighborhood Services Administrative Asst.

Dated: June 14, 2016

Publish: in "Whitewater Register"
on June 30, 2016, and July 7, 2016

Vacant Land Walton Drive

-----Duplicate Property Owners

TaxKey	Owner1	Owner2	Address1	City	State	Zip
05-15-32-23-000	MERRILL EUGENE GUTZMER		755 N TRATT ST	WHITEWATER	WI	53190-0000
05-15-32-32-002	HARRIET J STRITEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-016	HARRIET J STRITEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-017	HARRIET J STRITEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-018	HARRIET J STRITEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-015	HARRIET J STRITEL TRUST		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-001	STRITZEL RENTAL PROPERTIES LLC		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
05-15-32-31-002	MB-1036 LLC		182 POPPASQUASH RD	BRISTOL	RI	02809-0000
05-15-32-31-019	SCOTT G EHLERT	CINDY L EHLERT	291 S COBURN LANE	WHITEWATER	WI	53190-0000
05-15-32-31-020	RUSSELL R WALTON	KIMBERLY A WALTON	1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
05-15-31-31-021	INDEPENDENCE OF WIS IN	C/O VOLUNTEERS OF AMERICA	W255N499 GRANDVIEW BLVD	WAUKESHA	WI	53188-0000
05-15-31-31-022	INDEPENDENCE OF WIS IN	C/O VOLUNTEERS OF AMERICA	W255N499 GRANDVIEW BLVD	WAUKESHA	WI	53188-0000
05-15-32-31-013	SANDRA L MILLER TRUST		3024 HARTWICKE DR	FITCHBURG	WI	53711-0000
05-15-32-31-014	D & R PARTNERSHIP LLC		P O BOX 266	WHITEWATER	WI	53190-0000
05-15-32-32-011	D & R PARTNERSHIP LLC		P O BOX 266	WHITEWATER	WI	53190-0000
05-15-32-32-010	BLOOMINGFIELD COURT LLC		P O BOX 657	WHITEWATER	WI	53190-0000
05-15-32-32-009	BLOOMINGFIELD COURT LLC		P O BOX 657	WHITEWATER	WI	53190-0000
05-15-32-32-004	BLOOMINGFIELD COURT LLC		P O BOX 657	WHITEWATER	WI	53190-0000
05-15-32-32-005	ROMELLE K KOCH		1180 W BLOOMINGFIELD DR # 101	WHITEWATER	WI	53190-0000
05-15-32-32-006	PEIFFER TRUST		1180 W BLOOMINGFIELD DR # 102	WHITEWATER	WI	53190-0000
05-15-32-32-007	SUSAN K BURKHARDT		1180 W BLOOMINGFIELD DR # 103	WHITEWATER	WI	53190-0000
05-15-32-32-008	TERESA A GOLEMBLEWSKI		1180 W BLOOMINGFIELD DR # 104	WHITEWATER	WI	53190-0000
05-15-32-32-012	JAIME T RODRIGUEZ	SAMANTHA D RODRIGUEZ	1180 W BLOOMINGFIELD DR # 201	WHITEWATER	WI	53190-0000
05-15-32-32-013	MARY JO & KURT A EAKLE	LEE ANN PHILLIPS	1180 W BLOOMINGFIELD DR # 202	WHITEWATER	WI	53190-0000
05-15-32-32-014	JOANN KONDRAD		1180 W BLOOMINGFIELD DR # 203	WHITEWATER	WI	53190-0000
05-15-32-32-015	EDMUND C GOSSKREUTZ	SANDRA K GROSSKREUTZ	1180 W BLOOMINGFIELD DR # 204	WHITEWATER	WI	53190-0000
05-15-32-32-016	THOMAS J ELGAS TRUST		1180 W BLOOMINGFIELD DR # 301	WHITEWATER	WI	53190-0000
05-15-32-32-017	JEANNE AMBROSE		1180 W BLOOMINGFIELD DR # 302	WHITEWATER	WI	53190-0000
05-15-32-32-018	KANDACE K KOCH		1180 W BLOOMINGFIELD DR # 303	WHITEWATER	WI	53190-0000
05-15-32-32-019	W CLIFFORD TLACHAC TRUST	IRENE K TLACHAC TRUST	1180 W BLOOMINGFIELD DR # 304	WHITEWATER	WI	53190-0000
05-15-32-32-020	GERALD J MILLIN	SUSAN MILLIN	1180 W BLOOMINGFIELD DR #401	WHITEWATER	WI	53190-0000
05-15-32-32-021	STACY BRIGGS		1180 W BLOOMINGFIELD DR #402	WHITEWATER	WI	53190-0000
05-15-32-32-022	MARSHALL B ANDERSON		1180 W BLOOMINGFIELD DR #403	WHITEWATER	WI	53190-0000
05-15-32-32-023	ALICE G SCHERER (LE)	TIMOTHY & DANIEL SCHERER	1180 W BLOOMINGFIELD DR #404	WHITEWATER	WI	53190-0000
05-15-32-32-024	KENNETH NEHRING TRUST		1180 W BLOOMINGFIELD DR #405	WHITEWATER	WI	53190-0000
05-15-32-32-025	JEANNE A OBMASCHER		1180 W BLOOMINGFIELD DR #406	WHITEWATER	WI	53190-0000
05-15-32-32-054	D & R PARTNERSHIP LLC		W8619 WILLIS RAY ROAD	WHITEWATER	WI	53190-0000
05-15-32-32-055	D & R PARTNERSHIP LLC		W8619 WILLIS RAY ROAD	WHITEWATER	WI	53190-0000
05-15-32-32-047	CARL J WOLF	JONNA L WOLF	1211 W PENINSULA LANE	WHITEWATER	WI	53190-0000
05-15-32-32-046	SEOMA VIRGO		1219 W PENINSULA LANE	WHITEWATER	WI	53190-0000
05-15-32-32-045	FABIAN LOPEZ	FUADALUPE LOPEZ	1227 W PENINSULA LANE	WHITEWATER	WI	53190-0000
05-15-32-32-048	SHERENE M LEISER		1210 W PENINSULA LANE	WHITEWATER	WI	53190-0000
05-15-32-32-049	MICHAEL J POEHLER		1218 W PENINSULA LANE	WHITEWATER	WI	53190-0000
05-15-32-32-050	TIMOTHY J SCHROEDER	TERESE M SCHROEDER	205 REMPE DR	WAUKESHA	WI	53186-0000
05-15-32-23-009	MERRILL EUGENE GUTZMER		755 N TRATT ST	WHITEWATER	WI	53190-0000
05-15-32-23-010	MERRILL EUGENE GUTZMER		755 N TRATT ST	WHITEWATER	WI	53190-0000
05-15-32-23-011	MERRILL EUGENE GUTZMER		755 N TRATT ST	WHITEWATER	WI	53190-0000
	JANICE STRITZEL		N400 OAK CLAY RD	WHITEWATER	WI	53190-0000

**CITY OF WHITEWATER
PETITION FOR CHANGE OR AMENDMENT OF ZONING**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by Ordinance, change the district boundaries or amend, change or supplement the regulations established by the Zoning Ordinance.

A change or amendment may be initiated by the City Council, the Plan Commission, or by a Petition of one or more of the owners, lessees, or authorized agents of the property within the area proposed to be changed.

PROCEDURE

1. File the Petition with the City Clerk. Filed on June 13, 2016
2. Class 2 Notices published in Official Newspaper on June 30, 2016 & July 7, 2016.
3. Notices of Public Hearing mailed to property owners on June 28, 2016.
4. Plan Commission holds PUBLIC HEARING on July 11, 2016.
They will hear comments of the Petitioner and comments of property owners. Comments may be made either in person or in writing.
5. At the conclusion of the Public Hearing, the Plan Commission makes a decision on the recommendation they will make to the City Council.
6. City Council consideration of the Plan Commission's recommendation and final decision on adoption of the ordinance making the change.
- _____
7. The Ordinance is effective upon passage and publication as provided by law.

PLEASE COMPLETE THE FOLLOWING APPLICATION. If there is more than one applicant for an area to be rezoned, add additional pages with the signatures of the owners, indicate their address and the date of signature.

Refer to Chapter 19.69 of the City of Whitewater Code of Ordinances, entitled CHANGES AND AMENDMENTS, for more information on application and protests of changes.

City of Whitewater
Application for Amendment to Zoning District or Ordinance

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: JANICE R Stritzel Phone # 404 368-4969
Applicant's Address: N700 OAK CLAY RD, Whitewater WI 53190

Owner of Site, according to current property tax records (as of the date of the application):
Stritzel Rental
Street address of Property: 800 Block Walton Dr.
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
BEG 1578.5 FT E + 2548.54 FT N OF
SW/C, N120 FT, E500 FT, S (05-15-32-31-001)
05-15-32-32-002, 05-15-32-31-015, 05-15-32-31-016,
05-15-32-31-017, 05-15-32-31-018
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: _____ Name of Firm: _____
Office Address: _____ Phone: _____
Name of Contractor: _____
Has either the applicant or the owner had any variances issued to them on any property? YES NO
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with:

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:
Institutional
Proposed Zoning District or Ordinance
R3
Zoning District in which Property is located: _____
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located:

Stritzeljan@gmail.com

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;	This is a ReZone
B. The Proposed development will be consistent with the adopted city master plan;	yes.
C. The proposed development will be compatible with and preserve the important natural features of the site;	This is a ReZone
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	no

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	No, this is a ReZone
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;	This is a ReZone
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;	No
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	No

CONDITIONS

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

Jamie R. Stutzel
Applicant's Signature

June 13, 2016
Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

Date Application Fee Received by City 6-14-16 Receipt No. 6.012624

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____

Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

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

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

Signature of Plan Commission Chairman

Date

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	
Standard (not PCD) zoning district	\$400 to \$2,000
Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Final Survey Map	Up to \$300
Final Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Subdivision 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: JANICE R STRITZEL

Applicant's Mailing Address: N400 OAK CLAY RD
WHITEWATER WI

Applicant's Phone Number: 404-368-4969

Applicant's Email Address: stritzeljan@gmail.com

Project Information:

Name/Description of Development: _____

Address of Development Site: _____

Tax Key Number(s) of Site: 292-0515-3231-001

Property Owner Information (if different from applicant):

Name of Property Owner: Stritzel Rentals

Property Owner's Mailing Address: 530 S. Janesville St
Whitewater, WI

Section B: Applicant/Property Owner Cost Obligations

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

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

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

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

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering

consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

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

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

Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

Date of Signature

Date of Signature

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: July 11th 2016

Re: **Item # 5** Proposed Conditional Use at 228 S Church Street to 19.60.050 Nonconforming lots, 19.18.030(B) Two-family attached dwelling & 19.06.180 Average street yards for James and Stevie Taylor.

Summary of Request		
Requested Approvals:	19.60.050 <i>Nonconforming lots</i> , 19.18.030(B) <i>Two-family attached dwelling</i> & 19.06.180 <i>Average street yards</i>	
Location:	228 S Church Street	
Current Land Use:	R-2 One and Two Family Residential	
Proposed Land Use:	Same, R-2 One and Two Family Residential	
Current Zoning:	R-2 One and Two Family Residential	
Proposed Zoning:	Same	
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-2 One & Two-Family Residence District

Description of the Proposal:

The existing dwelling is located at 228 S Church St (/OT 00116). According to the City Assessor file the home was built in 1890 and is listed as a duplex. Though the home is old it has been noted in the assessor file as having no historic value. The building was last inspected by the City Assessor 1996 and was given a C rating. It is noted at this time the duplex second unit was not in use due to disrepair.

According to the developer the building in its current condition is dilapidated. The developer has asked to demolish the existing structure and replace it with a new two unit residential structure. Under 19.18.030 (B) *Two-family attached dwelling (new construction only)* requires a Conditional Use.

The residence existing lot size is .2526 acres (or 11,003.256 square feet). The minimum lot area for a two-family or two unit residence is twelve thousand (12,000) square feet (19.18.040 B). However this lot is an existing nonconforming lot which falls under 19.60.050 which reads as follows:

*19.60.050 - Nonconforming lots.
A lot which does not contain sufficient area to conform to the dimensional requirements of this title but which is at least thirty feet wide and four thousand square feet in area may be used as a building site provided that the use is permitted in the zoning district, providing the lot is of record in the county register of deeds' office prior to the effective date or amendment of the ordinance codified in this title, and providing that all other requirements for the district in which it is located can be met. Establishment of a use or structure on a nonconforming lot shall be reviewed and approved by the city plan and architectural review commission in accordance with Chapter 19.63.*

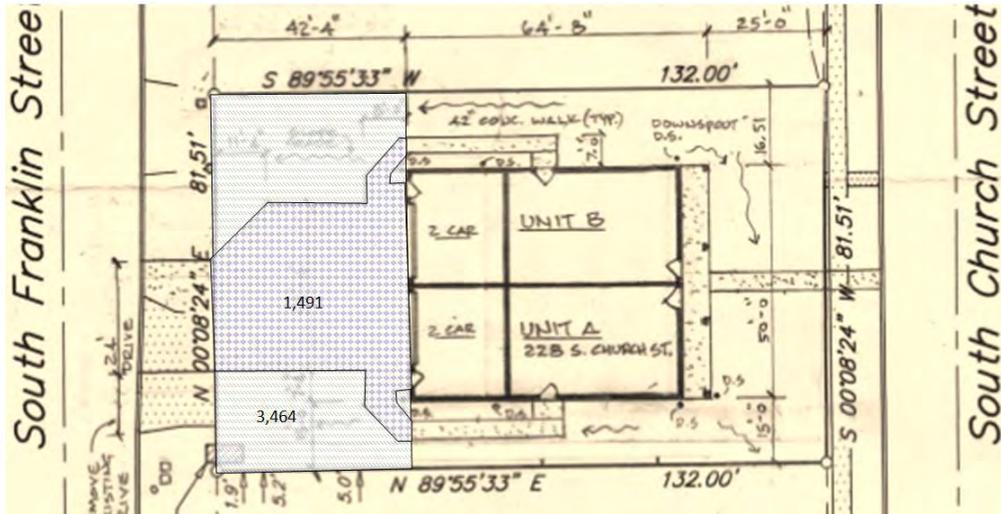
The lot does meet all other building site and zoning district requirements. There for the nonconforming lot may be a buildable lot if approved by the Plan Board. I am asking the board apply the average street yard setback to blend the new structure better with the adjacent structures. In accordance with 19.06.180 which reads as follows:

*19.06.180 - Average street yards.
A property owner may decrease the required street yard in any residential or business district to the average of the existing street yards of the adjacent structures on each side. Where the setback of existing adjacent structures is greater than setbacks required by this code, the setback for the intervening lot shall be determined by the average of the setback of the structures on each side. On corner lots, the required setback shall be determined by averaging the setback of the adjacent structure with the required setback of the district in which it is located. The setback of any structure may be increased or decreased by a conditional use permit if there are substantial reasons to vary from the requirements of the district.*

238 Church Street has an estimated 16.04 foot setback, 220 Church Street has an estimated 25.75 foot setback, this establishes the average street yard setback for the new building at roughly 21 feet. Under 19.18.060 the yard requirements are as followed:

Yard	Front	Side	Rear
Required	21 feet	10 feet	30 feet
Proposed	25 feet	15 feet	42 feet

The parking entrance will be located in the rear of the house. The parking will be located where the current existing garage is located. Under 19.18.060 C not more than 40% of rear yard may be impervious surface. Anything above 40% shall require a conditional use (19.18.060). A rough estimate of rear yard is 3,464 sq ft, with 1,491 sq ft of impervious surface. This places the rear yard at 43% impervious surface.



A legally established two-family dwelling may have up to six (6) vehicles parked (outside) on a lot, with no more than 4 outside located in the rear yard (19.51.080). The proposed two (2) dwelling unit, has four (4) parking stalls located in the attached garages, and room for four (4) located in the rear of the building locate behind the garage.

The lot coverage and impervious surface for the overall lot requirements reads as follows:

Lot Coverage		Impervious Surface	
Maximum	30%	Maximum	50%
Current	22.8%	Current	30.7%
Proposed	30%	Proposed	48%

The ordinances 12.16.030 indicate the maximum driveway width is 24 feet at the curb line without city council approval. The final drive shall not exceed the required 24 feet.

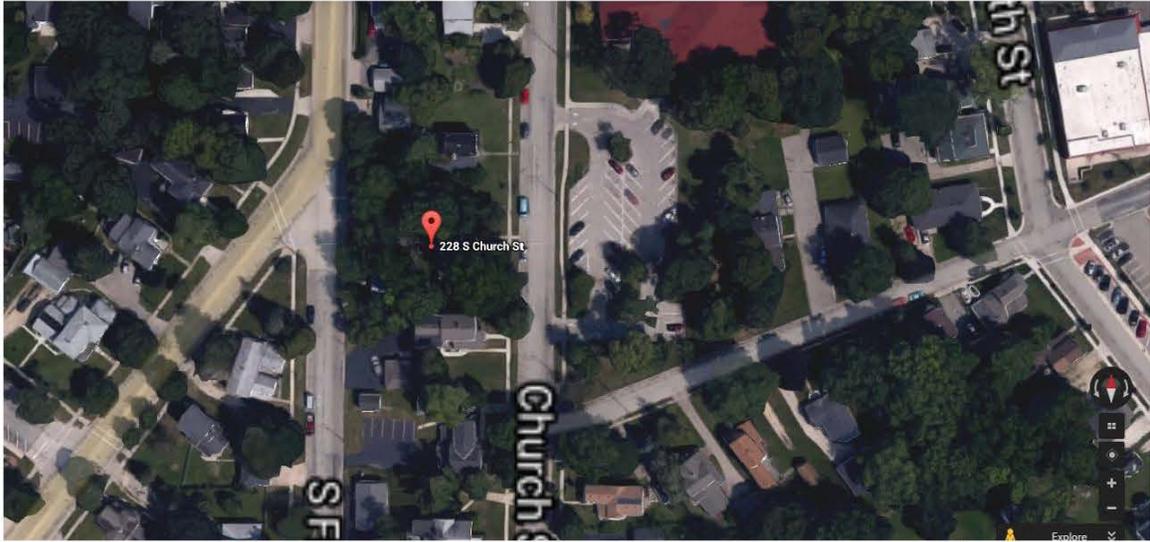
PLANNER’S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the requested to allow a Conditional Use Permit (CUP) at 228 S Church Street for: 19.60.050 Nonconforming lots, 19.18.030(B) Two-family attached dwelling & 19.06.180 Average street yards, subject to the following conditions of approval:

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

1. Parking stalls and driveway are to be hard surfaced with concrete or asphalt.
2. Each unit has a study located on the first floor of the building. This CUP is an R-2 and as such only allows 3 unrelated per dwelling unit.
3. Remove 3% from the rear yard impervious surface.
4. The water utility lines need to be upsized to accommodate the additional water usage from this property.
5. Landscaping buffers are to be placed in the rear of the home to minimize visibility of parking. Landscaping shall be in place before the occupancy permit is granted.
6. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: 228 S Church 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 project should increase the value of property.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Parking is being changed to accommodate the increased non related occupancy. The utilities are to be upsized to accommodate occupancy.
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 is a residential use.
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-2 District and the Comprehensive Plan.







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

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

NOTICE OF PUBLIC HEARING

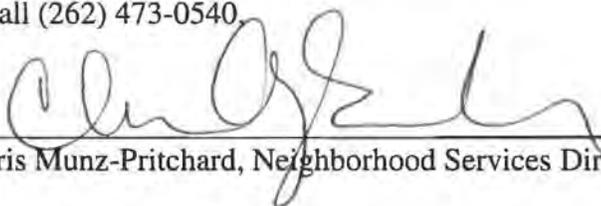
TO ALL INTERESTED PARTIES:

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 July 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit to allow for construction of a new duplex to be located at 228 S. Church Street for James and Stevie Taylor Jr.

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
/CL 00041	523 WEST CENTER LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00042	KACHEL 215 SOUTH BOONE LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00043	LADWIG & VOS INC <i>Whitewater College Rentals</i>		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/CL 00045	RODRIGUEZ PROPERTIES LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/CL 00046	LADWIG & VOS INC		140 LONGMEADOW DR	BURLINGTON	WI	53105-2325
/CL 00047	KACHEL 214 SOUTH JANESVILLE LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00048	KACHEL 218 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00049	KACHEL 210 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00105A	CERANSKE PROPERTY MANAGEMENT LLC		N5903 WOODWARD RD	WHITEWATER	WI	53190-0000
/CL 00106	LINDA E HOLMES		266 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/CL 00106A	RHONDA J PERKINS AURIT		256 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/OT 00113	PATRICIA A BLACKMER	DANIEL W RICHARDSON	445 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00114	KENNETH R GRAY		451 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00115	DANIEL W RICHARDSON	PATRICIA A BLACKMER	445 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00116	228 S CHURCH ST LLC		N7131 HAMMS RD	BURLINGTON	WI	53105-0000
/OT 00117	KACHEL LP 238 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00118	KACHEL LP 248 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00119	KACHEL LP 258 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00120	KACHEL LP 264 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00181	DENNIS M ERICKSON		417 W FOREST ST	WHITEWATER	WI	53190-0000
/OT 00182A	MELISSA R MIRITZ		423 W FOREST AVE	WHITEWATER	WI	53190-0000
/OT 00184	KENNETH E MOEHRING	JOLYNN M MOEHRING, et al.	N8137 RANGELINE RD	SHEBOYGAN	WI	53083-0000
/OT 00186	KATIE M JOHNSON		437 W FOREST AVE	WHITEWATER	WI	53190-0000
/OT 00187	KACHEL LP 253 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00187A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00188	GEOFFREY R HALE	JACQUELINE A HALE	261 S CHURCH ST	WHITEWATER	WI	53190-0000
/OT 00196	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00197	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00197A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00198	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00198A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/WS 00001	CERANSKE PROPERTY MANAGEMENT LLC		N5903 WOODWARD RD	WHITEWATER	WI	53190-0000
/WS 00002	CERANSKE PROPERTY MANAGEMENT		N9503 WOODWARD RD	WHITEWATER	WI	53190-0000
/WUP 00249	KACHEL 200 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00250	KACHEL TRUST		250-3 INDIAN MOUND PKWY	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: 228 S. Church Street

Owner's Name: 228 S. Church Street, LLC

Applicant's Name: James & Stevie Taylor Jr. (Members)

Mailing Address: N7131 Hamms Road, Burlington, WI 53105

Phone #: 262-352-7845 Email: stevie@jrtaylorandsons.com

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

Lot 4 Block 12 City of Whitewater

Existing and Proposed Uses:

Current Use of Property: Single family

Zoning District: R-2

Proposed Use: New Construction - 2 Family attached dwelling

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.

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.	The new 2 family dwelling proposed has architectural detail that would fit the neighborhood, and would increase the value of the neighboring properties.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	The new 2 family dwelling building provides inside parking. Utilities will be compliant with city codes. Drainage will not create run off onto neighboring properties.
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.	The lot currently meets all building site and zoning district requirements with the exception of being short approximately 997 square feet for a 2 family unit. Therefore, the reason for the non conforming application.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	The new 2 family dwelling would elevate the quality and appearance of the surrounding neighborhood. It would also provide a safe and comfortable place for anyone to live. This plan presented would greatly improve the state of conditions compared to the existing structure.

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

Applicant's Signature: Stevie L. Taylor 

Date: 6/1/2016

Printed: Stevie L. Taylor

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 _____. Received by: J. Wegner Receipt #: _____
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-30-16.
- 3) Notices of the Public Hearing mailed to property owners on 6-28-16.
- 4) Plan Commission holds the PUBLIC HEARING on 7-11-16. 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.

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Section A: Background Information

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

Name of Applicant: James & Stevie Taylor

Applicant's Mailing Address: N7131 Hamms Road
Burlington, WI 53105

Applicant's Phone Number: 262-352-7845

Applicant's Email Address: stevie@jrtaylorandsons.com

Project Information:

Name/Description of Development: 2 Family attached Dwelling

Address of Development Site: 228 S. Church Street
OT 00116

Tax Key Number(s) of Site: _____

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

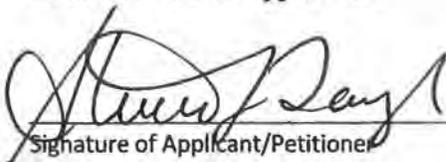
Yes No

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.



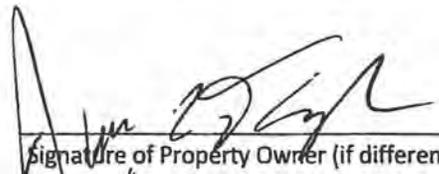
Signature of Applicant/Petitioner

Stevie L. Taylor

Printed Name of Applicant/Petitioner

6/1/14

Date of Signature



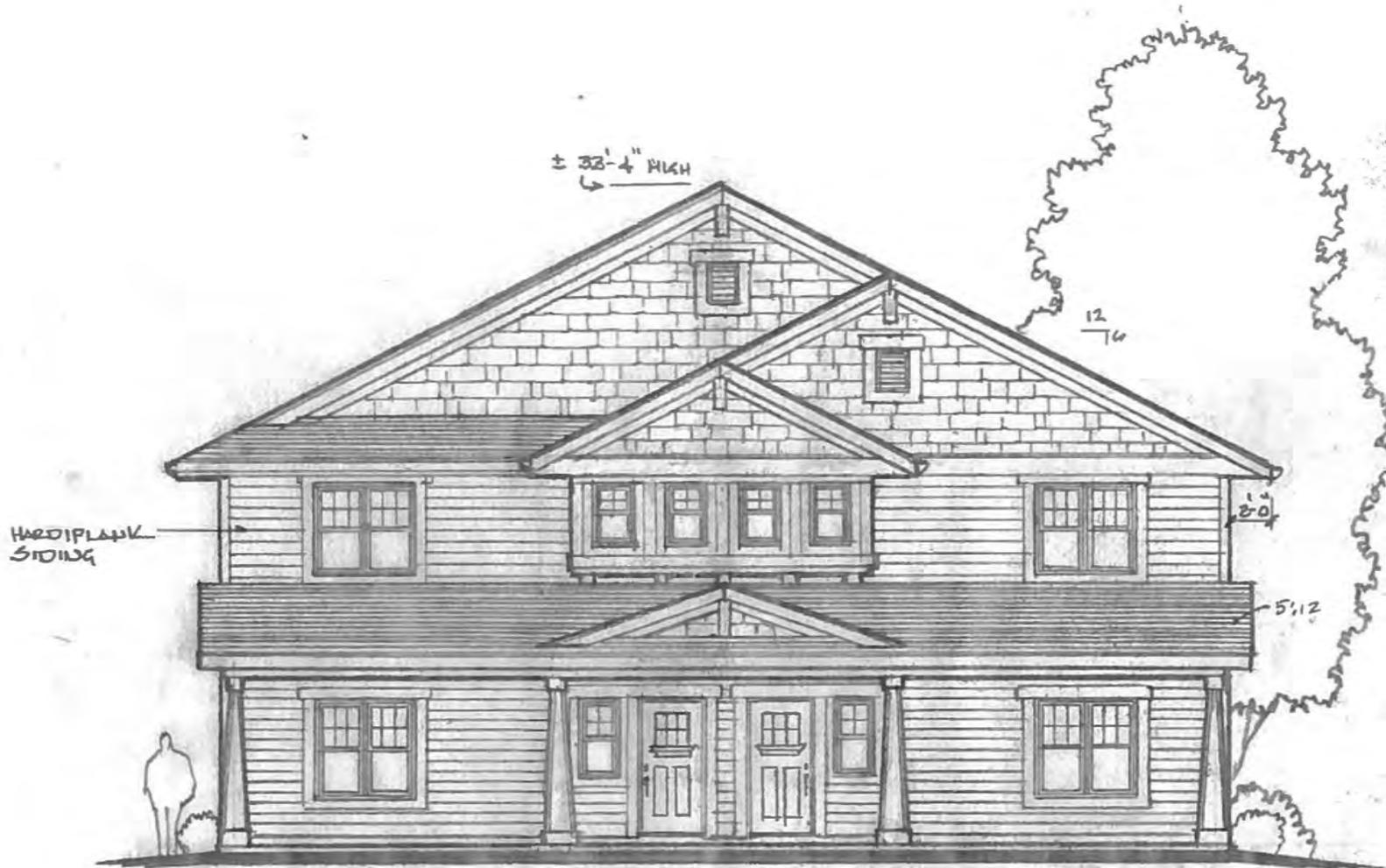
Signature of Property Owner (if different)

James R Taylor Jr

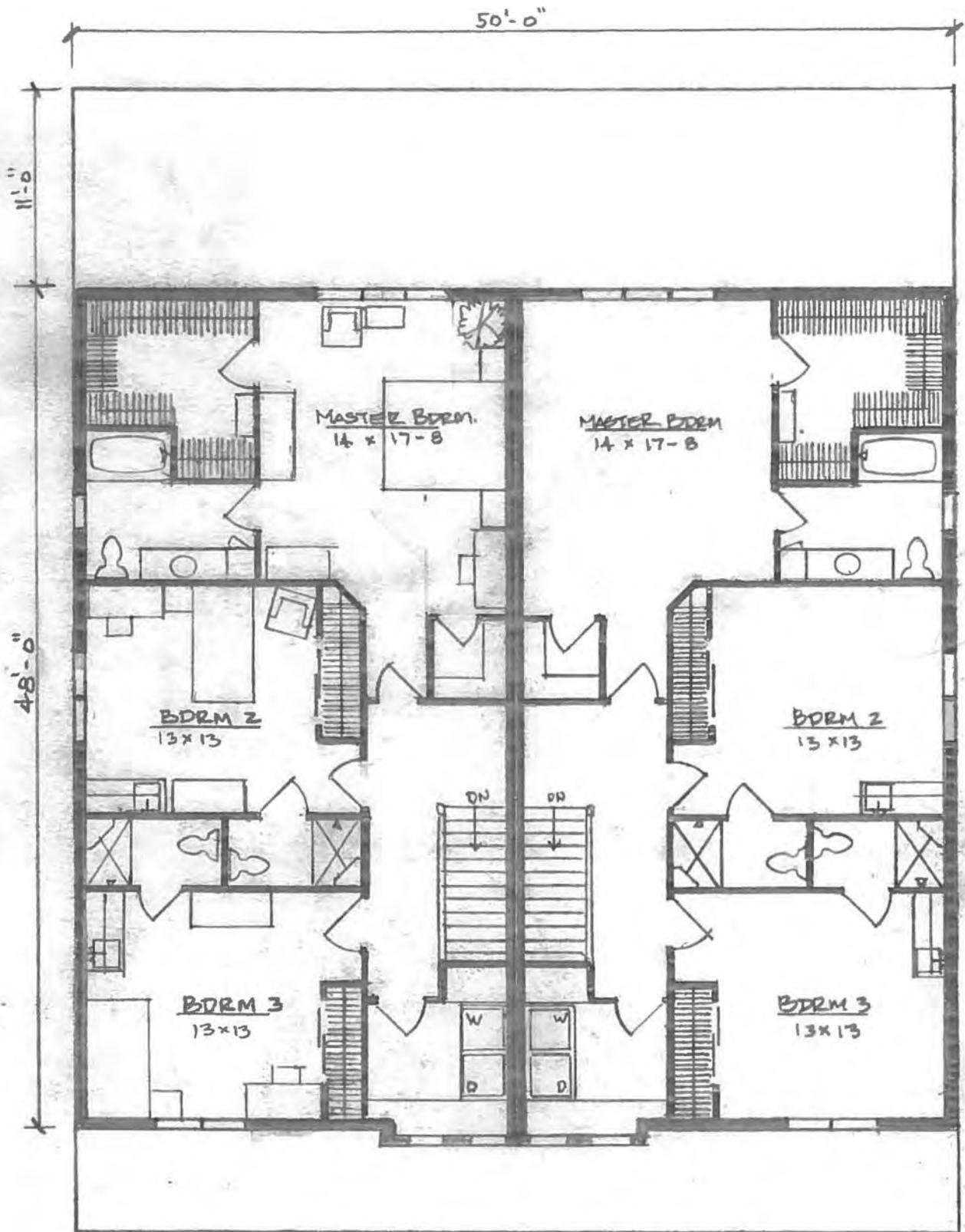
Printed Name of Property Owner (if different)

6/1/14

Date of Signature

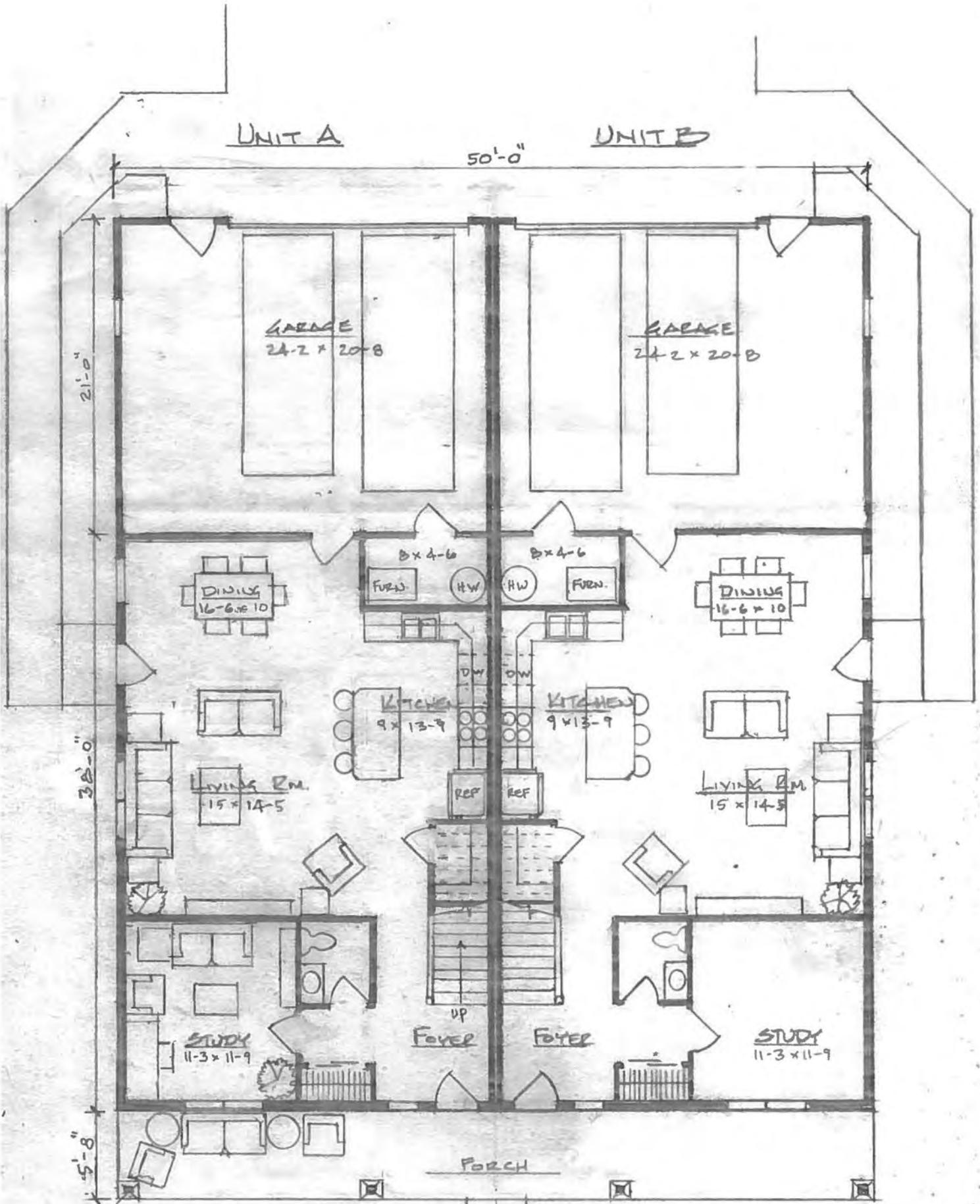


○ 228 S. CHURCH ST. DUPLEX
1/8" = 1'-0" 5.19.16.

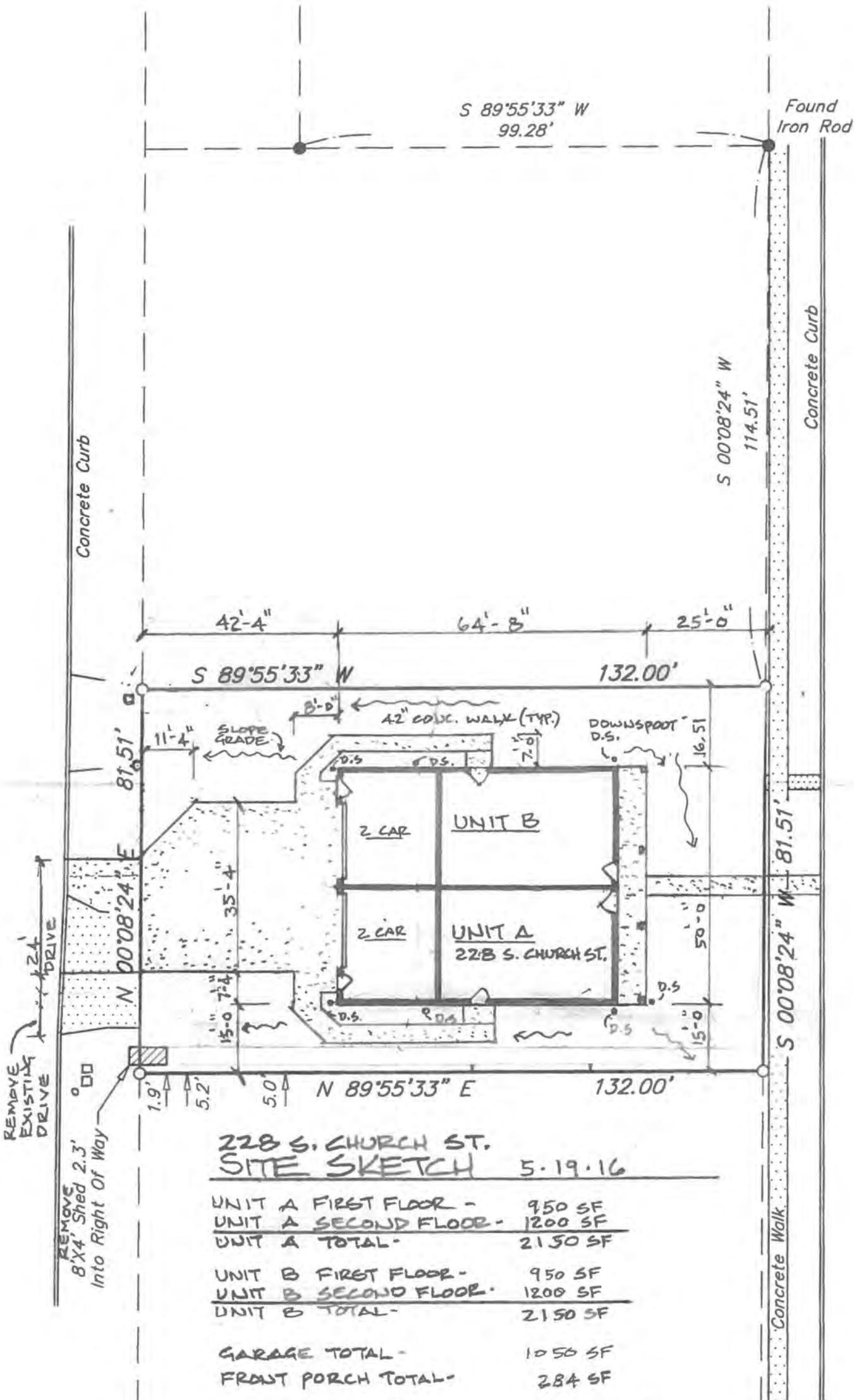


○ SECOND FLOOR
 1/8" = 1'-0"

5.19.16



○ FIRST FLOOR 228 S. CHURCH ST.
 1/8" = 1'-0" 5. 19. 16



South Church Street

**228 S. CHURCH ST.
SITE SKETCH 5.19.16**

UNIT A FIRST FLOOR -	950 SF
UNIT A SECOND FLOOR -	1200 SF
UNIT A TOTAL -	2150 SF
UNIT B FIRST FLOOR -	950 SF
UNIT B SECOND FLOOR -	1200 SF
UNIT B TOTAL -	2150 SF
GARAGE TOTAL -	1050 SF
FRONT PORCH TOTAL -	284 SF

BUILDING LOT AREA - 30% 3234 SF (INCLUDES PORCH)
 NONPERMEABLE AREA - 48% 5162 SF (INCLUDES DRIVEWAY & WALKWAYS)



Scale: 1"=30'

Bearings Shown On This Plat Of Survey Are Based On The West Of S. Church Street With A Bea Of S 00°08'24" W Per Plat Of S By Mark Mirtz Dated July 25, 2

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: July 11th 2016
 Re: **Item # 6** Proposed a Conditional Use Permit for the installation of a new electrical service and gas main at 1002 S. Janesville Street per 19.45.030 D.

Summary of Request	
Requested Approvals:	installation of a new electrical service and gas main
Location:	1002 S Janesville Street
Current Land Use:	DMC Landscape Supply
Proposed Land Use:	Same
Current Zoning:	B-3 Highway Commercial and Light Industrial
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	HC Highway Commercial

Description of the Proposal:

This is a proposed Conditional Use Permit (CUP) for the installation of electrical / gas by we energies. The proposed location is being bored under a known shoreland wetland district. Per code 19.45.030 D the CUP requirements:

The construction and maintenance of electric, gas, telephone, water and sewer transmission and distribution lines, and related facilities; provided that:

1. The transmission and distribution lines and related facilities cannot as a practical matter be located outside the conservancy district; and
2. Any filling, draining, dredging, ditching, or excavating that is done must be necessary for the construction or maintenance of the utility, and must be done in a manner designed to minimize flooding and other adverse impacts upon the natural functions of the conservancy area.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the request to allow for a Conditional Use Permit (CUP) to install electrical and gas service to two new proposed buildings subject to the following conditions of approval:

1. Written approval by the DNR.
2. Easements must be established to document the utilities.
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: 1002 S Janesville 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	NA
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	This is the installation of utilities
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	NA
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	NA
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	NA



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 July 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit for We Energies to bore under a wetland and water way to install electrical and gas service to two new proposed buildings to be located at 1002 S. Janesville Street.

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
/WUP 00327	HOFFMANN LANDS LTD		8612 N LIMA CENTER RD	WHITEWATER	WI	53190-0000
/WUP 00342	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53700-0000
D W 800004	FRANK J HALL TRUST	HARRIET E HALL TRUST	2414 W AVALON RD	JANESVILLE	WI	53546-0000
D W 800007	DAVID A MCCOMB	BARBARA A MCCOMB	W9230 HWY 59	WHITEWATER	WI	53190-3710
/WUP 00341	PROGRESSING PROPERTIES LLC		N8660 CONVERSE RD	WHITEWATER	WI	53190-0000
/A454700001	PROGRESSING PROPERTIES LLC		N8660 CONVERSE RD	WHITEWATER	WI	53190-0000
	We Energies	Cynthia Albiniak	1300 Janesville Ave	Fort Atkinson	WI	53538-0000



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: 1002 S. Janesville St., City of Whitewater

Owner's Name: Progressing Properties, LLC

Applicant's Name: We Energies

Mailing Address: 1300 Janesville Ave, Fort Atkinson, WI 53538

Phone #: (920) 563-1230 Email: cynthia.albiniak@we-energies.com
tina.myers@rasmiternational.com

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

SW 1/4 Sec 8 T4N R15E

Existing and Proposed Uses:

Current Use of Property: Landscaping business

Zoning District: N/A B-3 Highway Commercial

Proposed Use: We Energies electrical gas installation

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. *utility*
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions. *(see attached design)*
- N/A 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.	gas install - boring underground (under wetland + waterway) NO nuisance for this work
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	yes, infrastructure improvement
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.	utility use
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	N/A

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

Applicant's Signature: Chia Myers (on behalf of We Energies)
 Printed: Tina Myers (262) 317-3389
R.A. Smith National

Date: May 13, 2016

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 5/2016. Received by: J. Wegner Receipt #: 6.01268
- 2) Application is reviewed by staff members.
- 3) Class 1 Notice published in Official Newspaper on 6-30-16.
- 4) Notices of the Public Hearing mailed to property owners on 6-28-16.
- 5) Plan Commission holds the PUBLIC HEARING on 7-11-16. 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.

7

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

Not applicable

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: _____

Applicant's Mailing Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

Project Information:

Name/Description of Development: _____

Address of Development Site: _____

Tax Key Number(s) of Site: _____

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.....\$ 100.⁰⁰
- B. Expected Planning Consultant Review Cost\$ N/A
- C. Total Cost Expected of Applicant (A+B)\$ N/A
- D. 25% of Total Cost, Due at Time of Application.....\$ N/A
- 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.

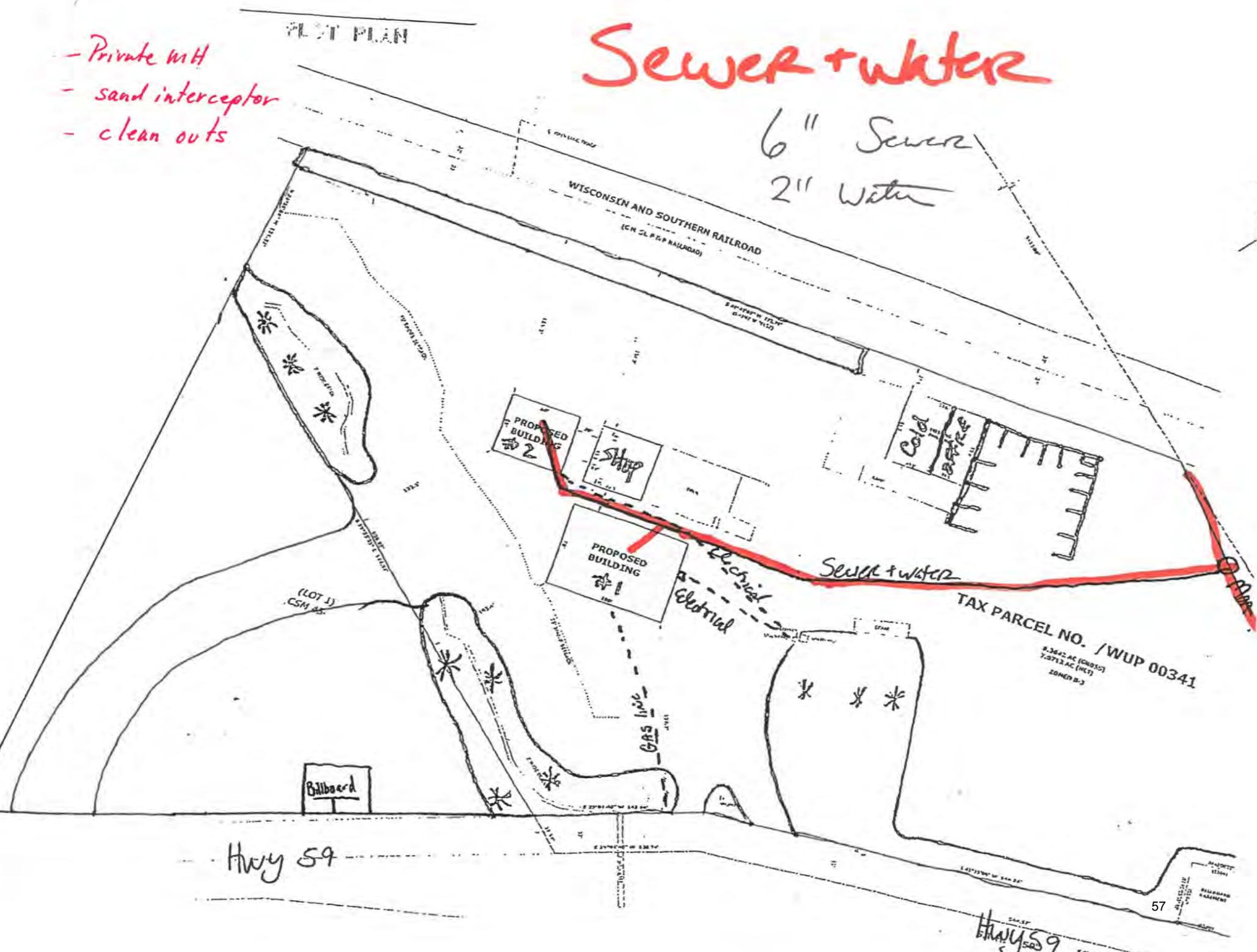
<p><u>Tina Myers (on behalf of We Energies)</u> Signature of Applicant/Petitioner</p> <p><u>Tina Myers (R.A. Smith National)</u> Printed Name of Applicant/Petitioner</p> <p><u>5/13/16</u> Date of Signature</p>	<p><u>N/A</u> Signature of Property Owner (if different)</p> <p><u>N/A</u> Printed Name of Property Owner (if different)</p> <p><u>N/A</u> Date of Signature</p>
---	--



- Private mH
- sand interceptor
- clean outs

Sewer + water

6" Sewer
2" Water





ELEC WR

GAS WR **3903713**

CITY / TOWN / VILLAGE: C - WHITEWATER

CUST/PROJ NAME: PROGRESSING PROPERTIES LLC

PROJECT LOCATION: 1002 S JANESVILLE ST

WORK DESCRIPTION: NEW GAS MAIN

PREPARED BY: STEVE WOOLLEY

E-MAIL:

OFFICE #: 920-262-6837 CELL #: 920-988-5553

PAGER #: _____ IO #: ES15203483

PROJECT ID: _____ CGS #: _____

DATE PREPARED: 3-21-2016 DATE REVISED: _____

COMMON INFORMATION

STAKING REQUIREMENTS:

- SURVEYOR STAKED
 DESIGNER NOT NEEDED

MAIN / SERVICE IN EASEMENT:

- YES NO

RESTORE PRIVATE PROPERTY: WE ENERGIES CUSTOMER

WORK IS APPROX 2150 FT, DIRECTION SW OF CL OF STATE HIGHWAY 89 NEAREST CROSS STREET (ALSO FOR GAS SERVICE TEE)

ELECTRIC INFORMATION

OPER MAP #: _____ FEEDER/LINE #: _____

CATV JOINT USE #: _____ TEL JOINT USE #: _____

PROPOSED GAS SERVICE INFORMATION

MTR SIZE: _____ MTR TYPE: _____ EFV

SERV PIPE SIZE: _____ MATERIAL: _____ RELIGHT

MTR LOC: _____ FT. _____ OF _____ CORNER CURB VLV

CONSTRUCTION TYPE: _____ TIE IN PIPING



NORTH
NOT TO SCALE

JOB INFO:

SECTION / TOWN / RANGE: SW1/4 SEC08, T04N, R15E

SITE VISIT COMPLETED BY: STEVE WOOLLEY

JOB OWNER: CYNTHIA ALBINAK

MAIN CONTACTS

- CONTRACTOR/BUILDER:
 PLUMBER/ HVAC:
 ELECTRICIAN:
 CUSTOMER: MIKE SINA 262-391-3987

CONTINGENCIES & COMMENTS:

DIGGERS HOTLINE REQUIRED.

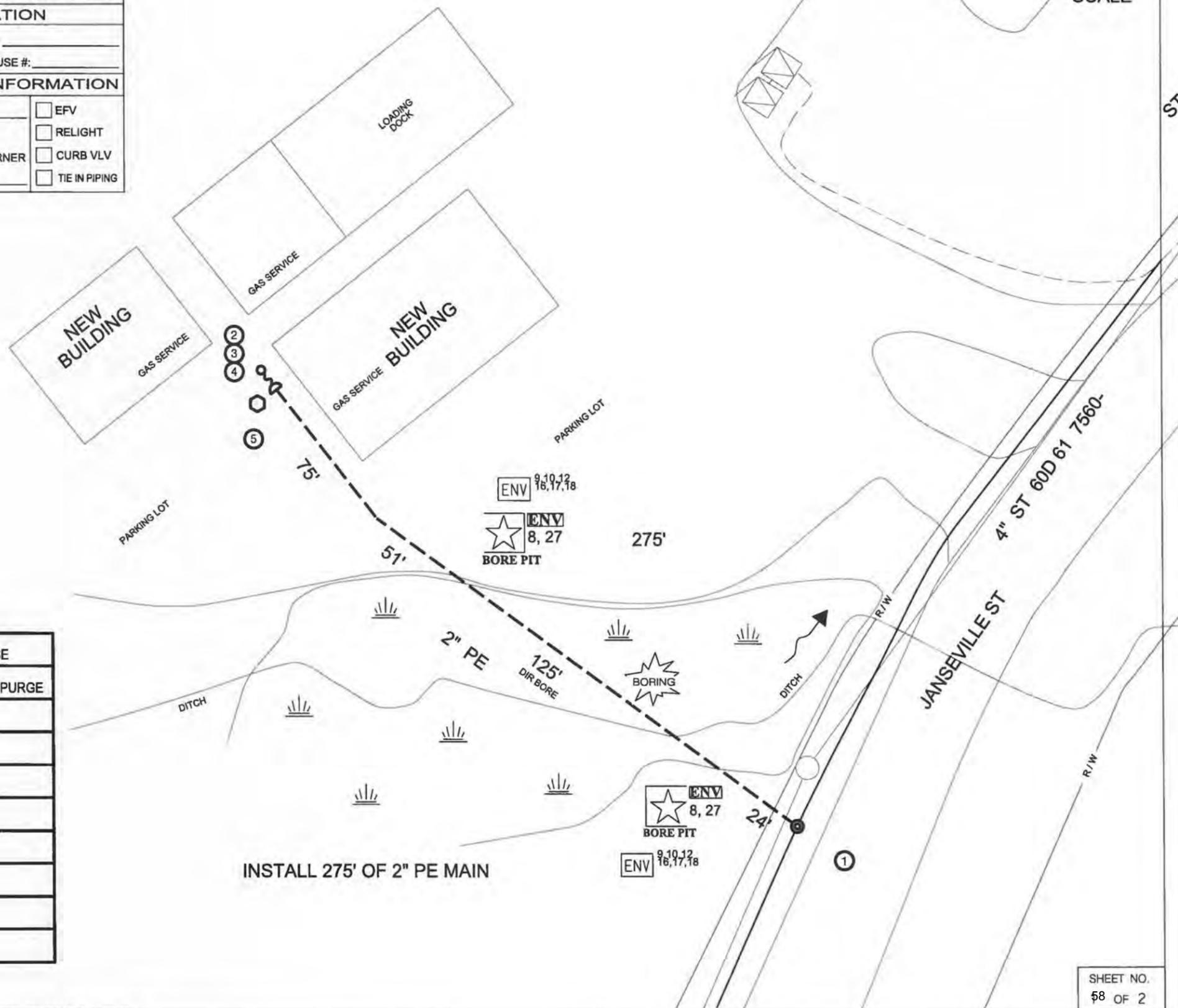
WE ENERGIES WILL NOT RESTORE

WE ENERGIES WILL NOT HAUL SPOIL

CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.

WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE

1	TEE, 2" IPS x 2"IPS ELECTOFUSE
2	CAP, 2" IPS SOCKET x 1/2 CTS PURGE
3	CAP 1/2"
4	ANODE, 17LB
5	POST, ROUND MARKER
6	
7	
8	
9	
10	



SHEET NO. 58 OF 2



NOT TO SCALE

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES

Notes #1 - #7 apply to ALL work requests:

General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control

2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMPs) shall be implemented.
3. Erosion control BMPs shall meet or exceed the approved WDNR Storm Water Management Technical Standards (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html). Refer to We Energies' Construction Site Sediment and Erosion Control Standards.
4. Inspect installed erosion control BMPs at least one time per week and after ½-inch rain events; repair as necessary.
5. When temporary stabilization is required (e.g. for winter or short-term construction) prior to final restoration, soil stabilizer shall be installed wherever possible. Erosion mat shall be used temporarily only where appropriate, in accordance with state standards, and when approved by the Operations Supervisor.

Contaminated Soils

6. Whenever soil exhibiting obvious signs of contamination (e.g., discoloration, petroleum or solvent odor, free liquids other than water, buried containers or tanks, or other obvious signs of environmental impacts) is encountered during excavation or installation, cease work immediately, take appropriate immediate precautions to ensure worker health and safety, and contact the Operations Supervisor or Inspector.

Spills

7. If an oil spill occurs on during construction, call the Environmental Incident Response Team (EIRT) at (414) 430-3478:
 - a. Any quantity of oil is spilled into surface water;
 - b. Any oil spill greater than 50 ppm PCB into a sewer, vegetable garden, or grazing land;
 - c. Any oil spill containing greater than 500 ppm PCB;
 - d. Five gallons or more of oil spilled to the ground;
 - e. Any oil spill involving a police department, fire department, DNR, or concerned property owner.

Notes #8 - #27 apply as noted at specific points within each work request:

Dewatering

8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

9. As much as practicable, the majority of the work shall be staged from the public roadways and road shoulders, keeping equipment out of adjacent wetlands.
10. All work shall be conducted to minimize soil disturbance. No rutting will be allowed within the wetlands.
11. If soils are not frozen or stable to a point that avoids rutting, timber mats, mud tracks, or equivalent shall be utilized to access pole locations.
12. Excavated soils cannot be stockpiled in wetlands.

13. All excess spoils shall be removed from wetlands and placed in a suitable upland location.
14. Trenching and pit excavations within wetlands shall include soil segregation to facilitate restoration of pre-construction soil stratification, and restoration to pre-construction elevations.
15. Poles scheduled to be removed, and that occur within wetland, shall be cut at the ground surface.

Waterways

16. No work can be performed within the banks or below the ordinary high watermark of any navigable waterways/streams.
17. No crossing of navigable waterways with equipment can occur. Foot traffic is allowed.
18. Any disturbed soil within 75-feet of the ordinary high water mark of any navigable waterways/streams shall be stabilized within 24 hours of construction completion.

Threatened and Endangered Species

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Cultural and Historical Resources, cont.

24. The project is within or adjacent to an area that is identified by the State of Wisconsin as potentially having Native American artifacts, burial mounds or burial sites, which could be encountered during construction.
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 - a. Continuously inspect the bore paths for frac-outs in order to respond quickly and appropriately.
 - b. Containment materials (e.g. silt fence, straw bales, sand bags, etc.) shall be on site and available should a frac-out occur.
 - c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



ELEC WR **3897798**
 GAS WR

COMMON INFORMATION

STAKING REQUIREMENTS:
 SURVEYOR STAKED
 DESIGNER NOT NEEDED

MAIN / SERVICE IN EASEMENT:
 YES NO

RESTORE PRIVATE PROPERTY: WE ENERGIES CUSTOMER

WORK IS APPROX 2150 FT. DIRECTION SW OF CL OF
 STATE HIGHWAY 89 NEAREST CROSS STREET
(ALSO FOR GAS SERVICE TEE)

ELECTRIC INFORMATION

OPER MAP #: 3564-7400-04 FEEDER/LINE #: Z4474
 CATV JOINT USE #: _____ TEL JOINT USE #: _____

PROPOSED GAS SERVICE INFORMATION

MTR SIZE: _____ MTR TYPE: _____ EFV
 SERV PIPE SIZE: _____ MATERIAL: _____ RELIGHT
 MTR LOC: _____ FT. _____ OF _____ CORNER CURB VLV
 CONSTRUCTION TYPE: _____ TIE IN PIPING

CITY / TOWN / VILLAGE: C - WHITEWATER
 CUST/PROJ NAME: PROGRESSING PROPERTIES LLC
 PROJECT LOCATION: 1002 S JANESVILLE ST

WORK DESCRIPTION: CHANGE OUT PAD TRANSFORMER
NEW 200AMP THREE PHASE SERVICE 120/208V

PREPARED BY: STEVE WOOLLEY

OFFICE #: 920-262-6837 CELL #: 920-988-5553
 PAGER #: _____ IO #: 5454

PROJECT ID: _____ CGS #: _____

DATE PREPARED: 3-1-2016 DATE REVISED: _____



NOT TO SCALE

JOB INFO:

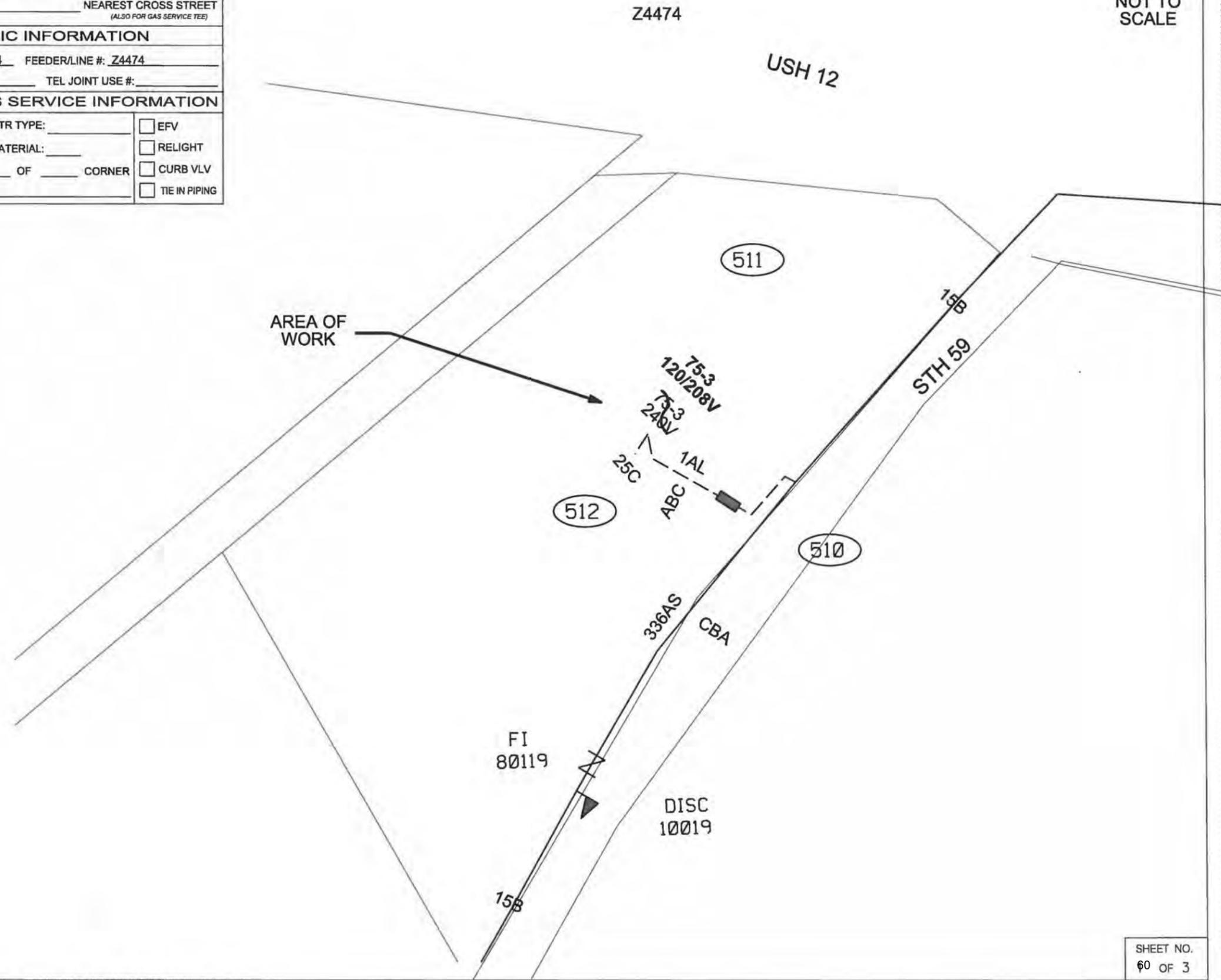
SECTION / TOWN / RANGE: SW1/4 SEC08, T04N, R15E
 SITE VISIT COMPLETED BY: STEVE WOOLLEY
 JOB OWNER: CYNTHIA ALBINAK

MAIN CONTACTS

- CONTRACTOR/BUILDER:
- PLUMBER/ HVAC:
- ELECTRICIAN:
- CUSTOMER: MIKE SINA 262-391-3987

CONTINGENCIES & COMMENTS:

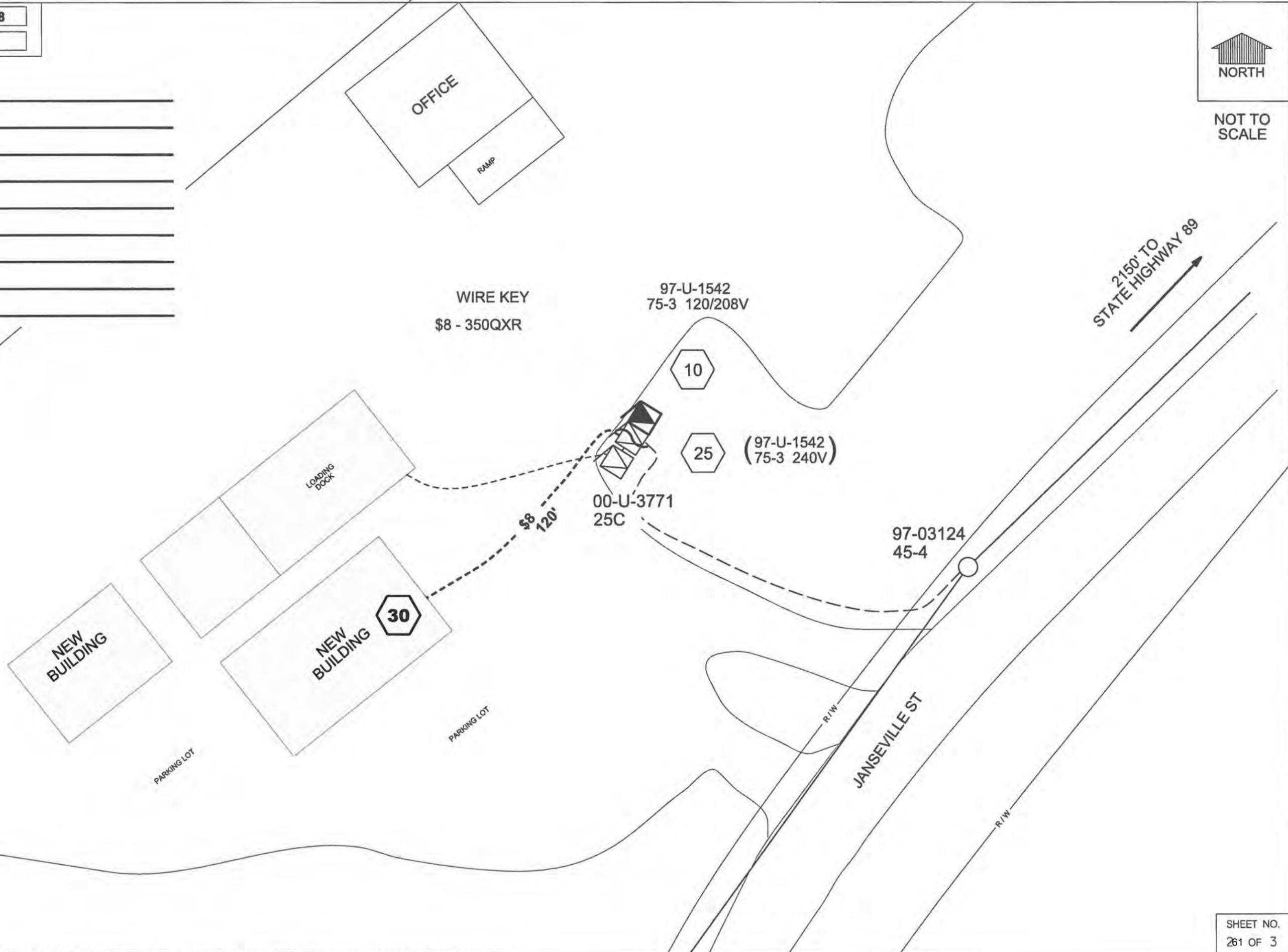
DIGGERS HOTLINE REQUIRED.
 WE ENERGIES WILL NOT RESTORE
 WE ENERGIES WILL NOT HAUL SPOIL
 CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.
 WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE





NOT TO SCALE

MANUFACTURER: _____
 KVA: _____
 VOLTAGE: _____
 LOCATION ID: _____
 PHASE: _____
 FLUID TYPE: _____
 SERIAL: _____
 MATERIAL #: _____





NOT TO SCALE

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES

Notes #1 - #7 apply to ALL work requests:

General

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4. Inspect installed erosion control BMPs at least one time per week and after 1/2-inch rain events; repair as necessary.
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8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

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 - c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



ELEC WR **3903883**

GAS WR

COMMON INFORMATION

STAKING REQUIREMENTS:

- SURVEYOR
- STAKED
- DESIGNER
- NOT NEEDED

MAIN / SERVICE IN EASEMENT:

- YES
- NO

RESTORE PRIVATE PROPERTY: WE ENERGIES CUSTOMER

WORK IS APPROX 2150 FT. DIRECTION SW OF CL OF STATE HIGHWAY 89 NEAREST CROSS STREET (ALSO FOR GAS SERVICE TIE)

ELECTRIC INFORMATION

OPER MAP #: _____ FEEDERLINE #: _____

CATV JOINT USE #: _____ TEL JOINT USE #: _____

PROPOSED GAS SERVICE INFORMATION

MTR SIZE: 250 MTR TYPE: ERT EFV

SERV PIPE SIZE: 1" MATERIAL: PE RELIGHT

MTR LOC: 10 FT. NW OF SW CORNER CURB VLV

CONSTRUCTION TYPE: NEW TIE IN PIPING

CITY / TOWN / VILLAGE: C - WHITEWATER

CUST/PROJ NAME: PROGRESSING PROPERTIES LLC

PROJECT LOCATION: 1002 S JANESVILLE ST

WORK DESCRIPTION: NEW GAS SERVICE

PREPARED BY: STEVE WOOLLEY

E-MAIL: _____

OFFICE #: 920-262-6837 CELL #: 920-988-5553

PAGER #: _____ IO #: SN162500

PROJECT ID: _____ CGS #: _____

DATE PREPARED: 3-28-2016 DATE REVISED: _____



NOT TO SCALE

ST

JOB INFO:

SECTION / TOWN / RANGE: SW1/4 SEC08, T04N, R15E

SITE VISIT COMPLETED BY: STEVE WOOLLEY

JOB OWNER: CYNTHIA ALBINAK

MAIN CONTACTS

- CONTRACTOR/BUILDER:
- PLUMBER/ HVAC:
- ELECTRICIAN:
- CUSTOMER: MIKE SINA 262-391-3987

CONTINGENCIES & COMMENTS:

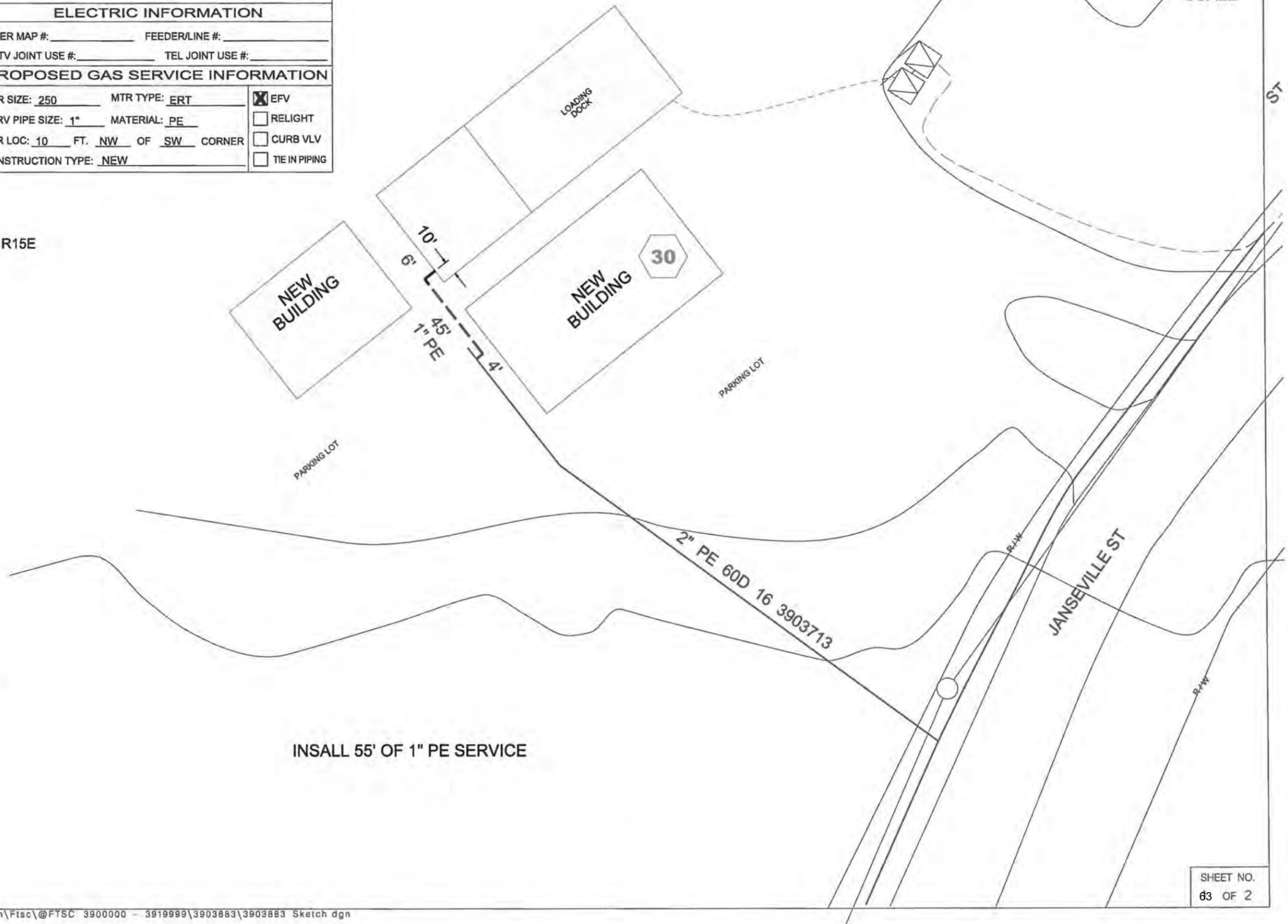
DIGGERS HOTLINE REQUIRED.

WE ENERGIES WILL NOT RESTORE

WE ENERGIES WILL NOT HAUL SPOIL

CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.

WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE



INSALL 55' OF 1" PE SERVICE

SHEET NO. 63 OF 2



ELEC WR 3903883

GAS WR



NOT TO SCALE

WE ENERGIES WORK REQUEST ENVIRONMENTAL NOTES

Notes #1 - #7 apply to ALL work requests:

General

1. If WDNR and/or USACE permits were obtained for the project, all permit conditions shall be met during construction of the project.

Erosion Control

2. If soil disturbance occurs on slopes or channels/ditches leading to wetlands or waterways, or within wetlands, the disturbed areas shall be stabilized and appropriate erosion control Best Management Practices (BMPs) shall be implemented.
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Notes #8 - #27 apply as noted at specific points within each work request:

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8. Dewatering of pits or trenches shall be done in accordance with state standards. Use an approved sediment bag, a straw bale dewatering basin, a combination of both, or equivalent.

Wetlands

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Waterways

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Cultural and Historical Resources, cont.

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 - c. A vac truck shall be accessible on short notice in order to respond quickly to a frac-out.



ELEC WR **3897807**

GAS WR

COMMON INFORMATION

STAKING REQUIREMENTS:

- SURVEYOR
- DESIGNER
- STAKED
- NOT NEEDED

MAIN / SERVICE IN EASEMENT:

- YES
- NO

RESTORE PRIVATE PROPERTY: WE ENERGIES CUSTOMER

WORK IS APPROX 2150 FT, DIRECTION SW OF CL OF
STATE HIGHWAY 89 NEAREST CROSS STREET
(ALSO FOR GAS SERVICE TEE)

ELECTRIC INFORMATION

OPER MAP #: 3564-7400-04 FEEDER/LINE #: Z4474
CATV JOINT USE #: _____ TEL JOINT USE #: _____

PROPOSED GAS SERVICE INFORMATION

MTR SIZE: _____ MTR TYPE: _____ EFV
 SERV PIPE SIZE: _____ MATERIAL: _____ RELIGHT
 MTR LOC: _____ FT. _____ OF _____ CORNER CURB VLV
 CONSTRUCTION TYPE: _____ TIE IN PIPING

CITY / TOWN / VILLAGE: C - WHITEWATER
 CUST/PROJ NAME: PROGRESSING PROPERTIES LLC
 PROJECT LOCATION: 1002 S JANESVILLE ST
 WORK DESCRIPTION: PRIMARY LINE EXTENSION
NEW 200AMP THREE PHASE SERVICE
 PREPARED BY: STEVE WOOLLEY
 E-MAIL: _____
 OFFICE #: 920-262-6837 CELL #: 920-988-5553
 PAGER #: _____ IO #: 5454
 PROJECT ID: _____ CGS #: _____
 DATE PREPARED: 2-29-2016 DATE REVISED: _____



NOT TO SCALE

JOB INFO:

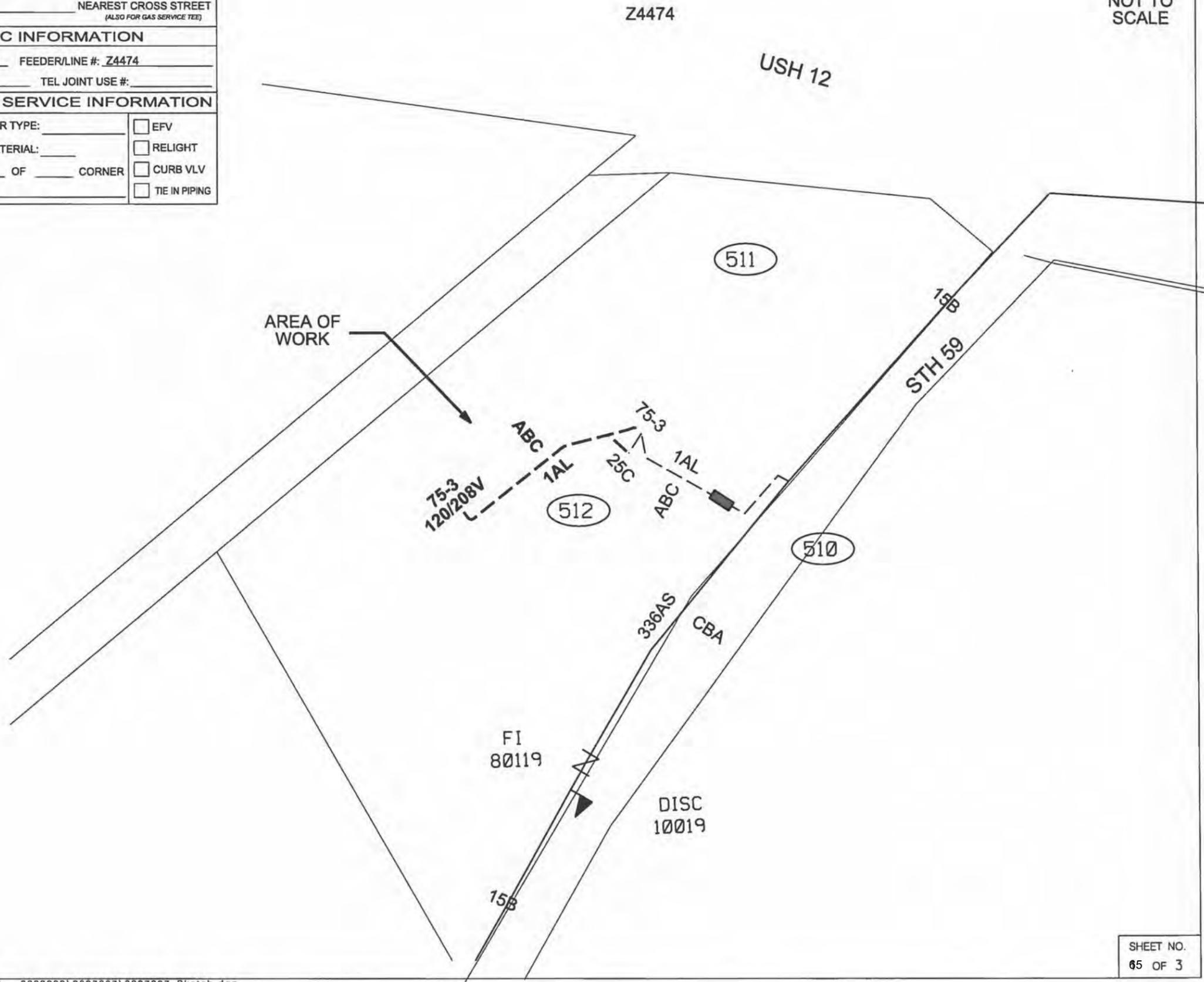
SECTION / TOWN / RANGE: SW1/4 SEC08, T04N, R15E
 SITE VISIT COMPLETED BY: STEVE WOOLLEY
 JOB OWNER: CYNTHIA ALBINAK

MAIN CONTACTS

- CONTRACTOR/BUILDER:
- PLUMBER/ HVAC:
- ELECTRICIAN:
- CUSTOMER: MIKE SINA 262-391-3987

CONTINGENCIES & COMMENTS:

DIGGERS HOTLINE REQUIRED.
 WE ENERGIES WILL NOT RESTORE
 WE ENERGIES WILL NOT HAUL SPOIL
 CUSTOMER IS REQUIRED TO LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.
 WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE





ELEC WR 3897807

GAS WR



NORTH
NOT TO SCALE

MANUFACTURER: _____

KVA: _____

VOLTAGE: _____

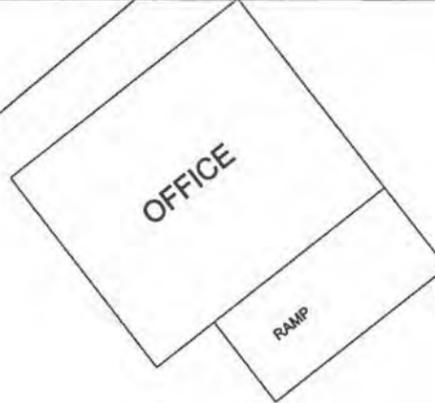
LOCATION ID: _____

PHASE: _____

FLUID TYPE: _____

SERIAL: _____

MATERIAL #: _____



WIRE KEY

Z14 - 3 #1AL
\$7 - 3/0QXR

INSTALL 261' OF
PRIMARY CABLE.

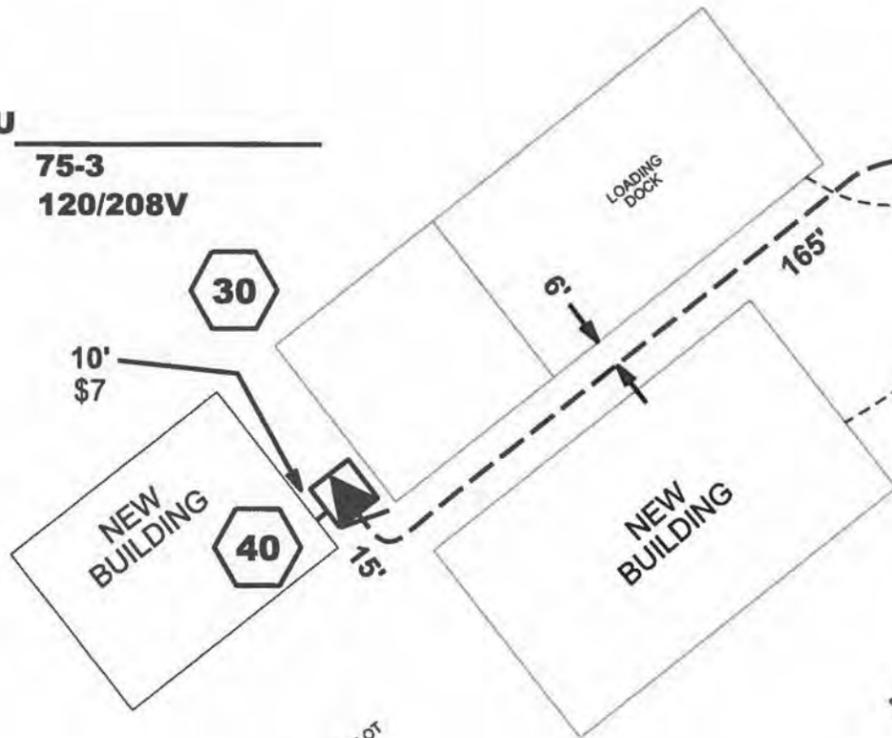
2150' TO
STATE HIGHWAY 89

16U
75-3
120/208V

20 16-U-75-3

10 00-U-3771
25C

97-03124
45-4



PARKING LOT

JANSEVILLE ST

R/W

R/W



ELEC WR 3897807

GAS WR



NOT TO SCALE

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M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Chris Munz-Pritchard City Planner
 Date: July 11, 2016
 Re: **Item # 7** Proposed CUP R-3 Multi-Family Residence District per Section 19.21.030 at 707 W Walworth Ave. Tax ID# /HA 00001 for A.J. Tanis (Tanis Construction).

Summary of Request		
Requested Approvals:	Proposed	
Location:	707 W Walworth Ave. Tax ID# /HA 00001	
Current Land Use:	Currently unoccupied, previously a daycare facility.	
Proposed Land Use:	Multi-Family Residence	
Current Zoning:	R-3 Multi-Family Residence District	
Proposed Zoning:	Same	
Comprehensive Plan's Future Land Use:	Community Business	
Surrounding <i>Zoning</i> and Current Land Uses:		
	<i>NORTH</i> R-3 Multi-family Residence	
<i>WEST</i> B-1 Community Business	Subject Property	<i>EAST</i> R-3 Multi-family Residence
	<i>SOUTH</i> R-3 Multi-family Residence	

Description of the Proposal:

The existing building is located at 707 W Walworth St (/HA 00001). According to the City Planning file the home was built in 1930, renovated in 1950 and again in 2001. The building was originally a single family home until it was converted into a small daycare facility in 2001.

The conceptual review of proposed addition and renovations was reviewed at the Plan Commission meeting on March 21st 2001. The Plan Commission held a public hearing for a conditional use (CUP) and review of the proposal, and the CUP was issued for the property at the April 9th 2001 meeting. The CUP read: To reduce the average street yard setback to allow for the construction of an addition and alterations to the Learning Depot Inc. Child Day Care Facility at 707 W Walworth Street for Rebecca Walenton.

This site involved a request to change the zoning from B-1 Community Business District to R-3 Multi-Family Residence District at the March 14th 2016 meeting.

The proposal project involves the conversion of the current building into six (6) residential apartments (two (2) efficiency and four (4) one-bedroom). The minimum lot area for a multifamily building in R-3 is 15,000 sq. ft., the site area is 19,480 sq. ft. The building foot print and impervious surface is not to change.

PLANNER’S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Conditional Use located at 707 W. Walworth Ave., subject to the findings presented below.

1. Three hundred fifty (350) square feet of usable open space shall be required for each dwelling unit for structures. This shall require 2,100 square feet of usable open space. The open space needs to be shown on the plans and meet the definition of open space per 19.21.070 of City Code.

Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage.

2. The minimum number of parking stalls needed for residential is six (6).
3. Each unit shall meet the minimum floor area under 19.57.130:

<u>Dwelling Unit Type</u>	<u>Minimum Usable Floor Area</u>
Efficiency apartment	400 square feet
One-bedroom apartment	500 square feet

MEMORANDUM

<input type="checkbox"/>	Information Only	
<input checked="" type="checkbox"/>	Project Specific	1407.701
<input type="checkbox"/>	Policy Memo	

TO: Chris Munz-Pritchard, Neighborhood Services Director
FROM: Mark A. Fisher, P.E.
DATE: June 27, 2016
RE: 707 West Walworth Avenue

We have reviewed the site plan prepared by Design Alliance Architects, Inc. for a six unit apartment project at 707 Walworth Avenue. The drawing is dated June 23, 2016.

We have the following comments for your consideration:

1. It appears the driveway along the west side of the site is being widened resulting in an additional impervious area. The applicant should quantify the increase in impervious area. It appears this project would fall below the applicability threshold of the city's stormwater management ordinance. However, this project is located in "Basin 15", an area of the city with documented drainage issues. Therefore, the applicant will likely need to implement some stormwater management measures to mitigate the increase in runoff. This could likely be accomplished by grading a depression area or creating a rain garden-type feature.
2. The applicant should confirm the existing sewer and water services are adequate for the proposed use. Any changes should be approved by the water and wastewater departments.
3. The driveway apron connection to Walworth Avenue appears to be fairly narrow and does not match the width of the proposed driveway widening on the site itself. Widening of the driveway apron should be considered. Is the proposed driveway widening on site intended for additional parking?
4. A stop sign should be provided at the parking lot exit.
5. Assuming the existing fencing in the rear yard area remains, there appears to be limited space for show storage, except on the neighbor's property to the west.
6. The applicant should indicate what the increase in impervious area is for the development so the stormwater utility billing database can be updated.



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 July 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit to allow for 6 apartments in the building at 707 W. Walworth Ave. for A.J. Tanis.

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 68200001	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/A420500001	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/A420500002	STREIB PROPERTIES LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/CA 00010A	TIMOTHY J GORMAN		522 S CLARK ST	WHITEWATER	WI	53190-0000
/CA 00017	CHAPMAN RENTALS LLC		505 MEADOWVIEW LA	JOHNSON CREEK	WI	53038-0000
/CA 00018	RAYMOND STRITZEL TRUST		530 SOUTH JANESVILLE AVE	WHITEWATER	WI	53190-0000
/CA 00018A	DLLR PROPERTIES LLC		W2180 OAK RIDGE AVE	EAST TROY	WI	53120-0000
/CA 00022	ALEJANDRO WENCE	GUADALUPE WENCE	557 W HARPER ST	WHITEWATER	WI	53190-0000
/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	589 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	AJ TANIS LLC		1232 W WALWORTH AV	WHITEWATER	WI	53190-0000
/HA 00002	RAYMOND P STRITZEL TRUST		530 S JANESVILLE AVE	WHITEWATER	WI	53190-0000
/HA 00003	STRITZEL RENTAL PROPERTIES LLC		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/HA 00004	GERALD M BROZYSKI JR	PAULA M BROZYSKI	N9 W27335 JACQUELYN DR	WAUKESHA	WI	53188-0000
/HA 00005	ARTHUR MEISNER	SHIRLEY MEISNER	517 S PUTNAM ST	WHITEWATER	WI	53190-1731
/HA 00006	HARRIET J 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
/WUP 00294	MEYER WHITEWATER FAMILY PROPERTY LLC		6775 BADGER RD	LAKE TOMAHAWK	WI	54539-0000
/WUP 00295	MEYER WHITEWATER FAMILY PROPERTY LLC		6775 BADGER RD	LAKE TOMAHAWK	WI	54539-0000
/WUP 00321A	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000
/K 00010	WALWORTH AVENUE APARTMENTS INC		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CA 00020	171 N PRAIRIE LLC		N1190 CTY TK N	WHITEWATER	WI	53190-0000
/CA 00020A	MELVIN JUETTE	SHEILA JUETTE	549 W HARPER	WHITEWATER	WI	53190-0000
/A458000001	WHITEWATER HOUSING SERVICES LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/A458000002	WHITEWATER HOUSING SERVICES LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/A4549 00001	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000



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: 707 W. Walworth Ave Whitewater

Owner's Name: _____

Applicant's Name: AJ Tanis

Mailing Address: 1232 W. Walworth Ave, Whitewater WI 53190

Phone #: 262 472 0598 Email: allen.tanis@yahoo.com

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

Existing and Proposed Uses:

Current Use of Property: child day care

Zoning District: _____

Proposed Use: multiple residential units (proposed G)

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.	improve on bldg. condition & grounds minimal traffic to & from property Sight! Overall improvement of sight.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	no changes physically exterior
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.	to all codes & regulations See Sight plans
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	yes See Sight plans

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

Applicant's Signature: AJ Tanis

Date: June 10th 2016

Printed: AJ Tanis

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 6-10-16. Received by: J. Wegner Receipt #: 6.012608
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-30-16.
- 3) Notices of the Public Hearing mailed to property owners on 6-28-16.
- 4) Plan Commission holds the PUBLIC HEARING on 7-11-16. 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: AJ Tanis LLC

Applicant's Mailing Address: 1232 W. Walworth Ave
Whitewater WI 53190

Applicant's Phone Number: 262 472 0598

Applicant's Email Address: allen.tanis@yahoo.com

Project Information:

Name/Description of Development: Deept

Address of Development Site: 707 Walworth Ave

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: currently: Ron Walerton

Property Owner's Mailing Address: Walworth Ave
Whitewater WI 53190
Ph. 262 370 2041

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.

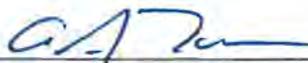
- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

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

AS Tanis

Printed Name of Applicant/Petitioner

June 10th 2016

Date of Signature

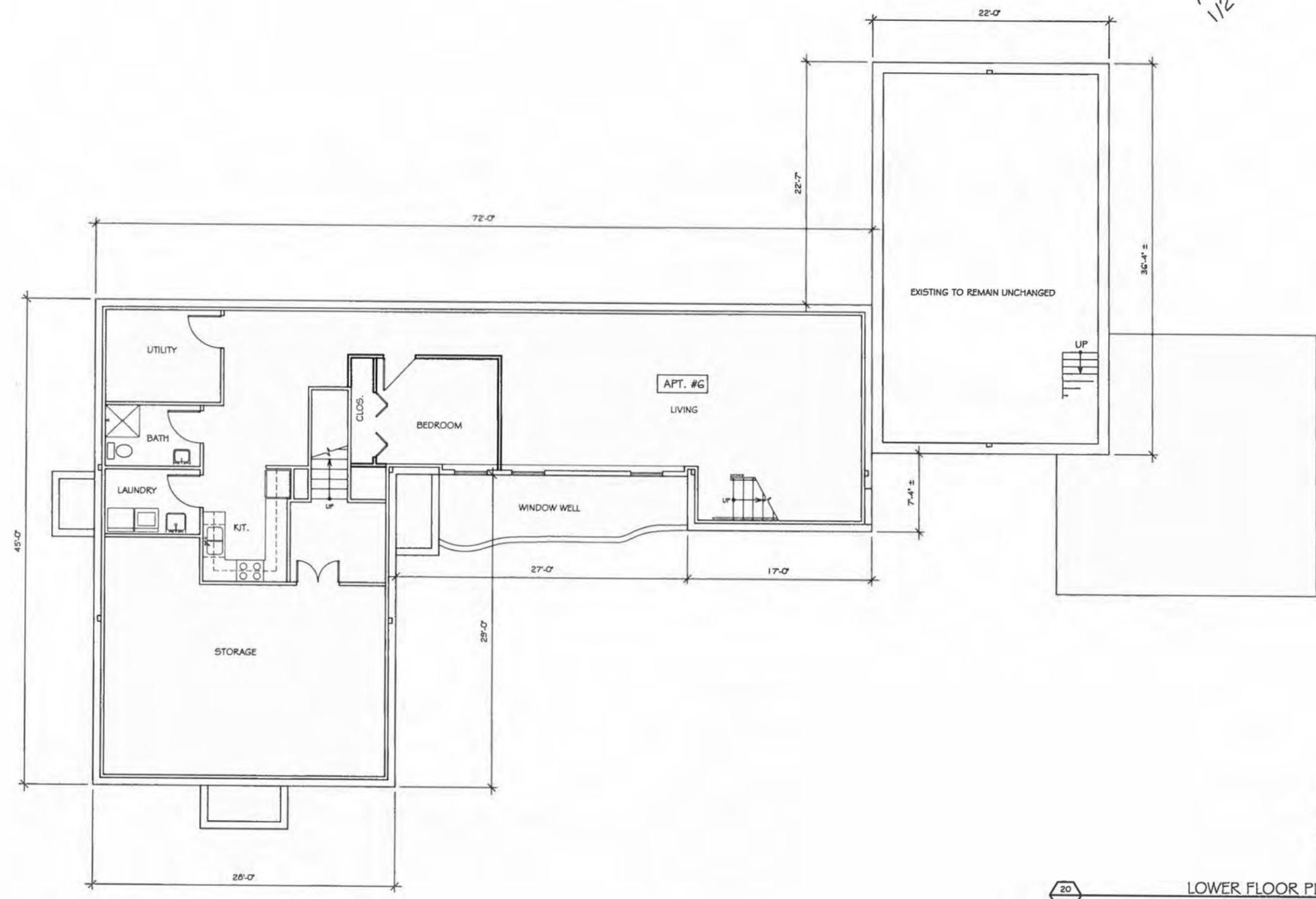
Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN



Design Alliance Architects, Inc.
 1003 Madison Avenue
 Fort Atkinson, WI
 (920) 563-3404
 FAX (920) 568-7058

G-UNIT APARTMENT BUILDING
 707 W. Walworth Avenue
 Whitewater, WI

DRAWING NAMES
 LOWER FLOOR PLAN

NO.	REVISIONS

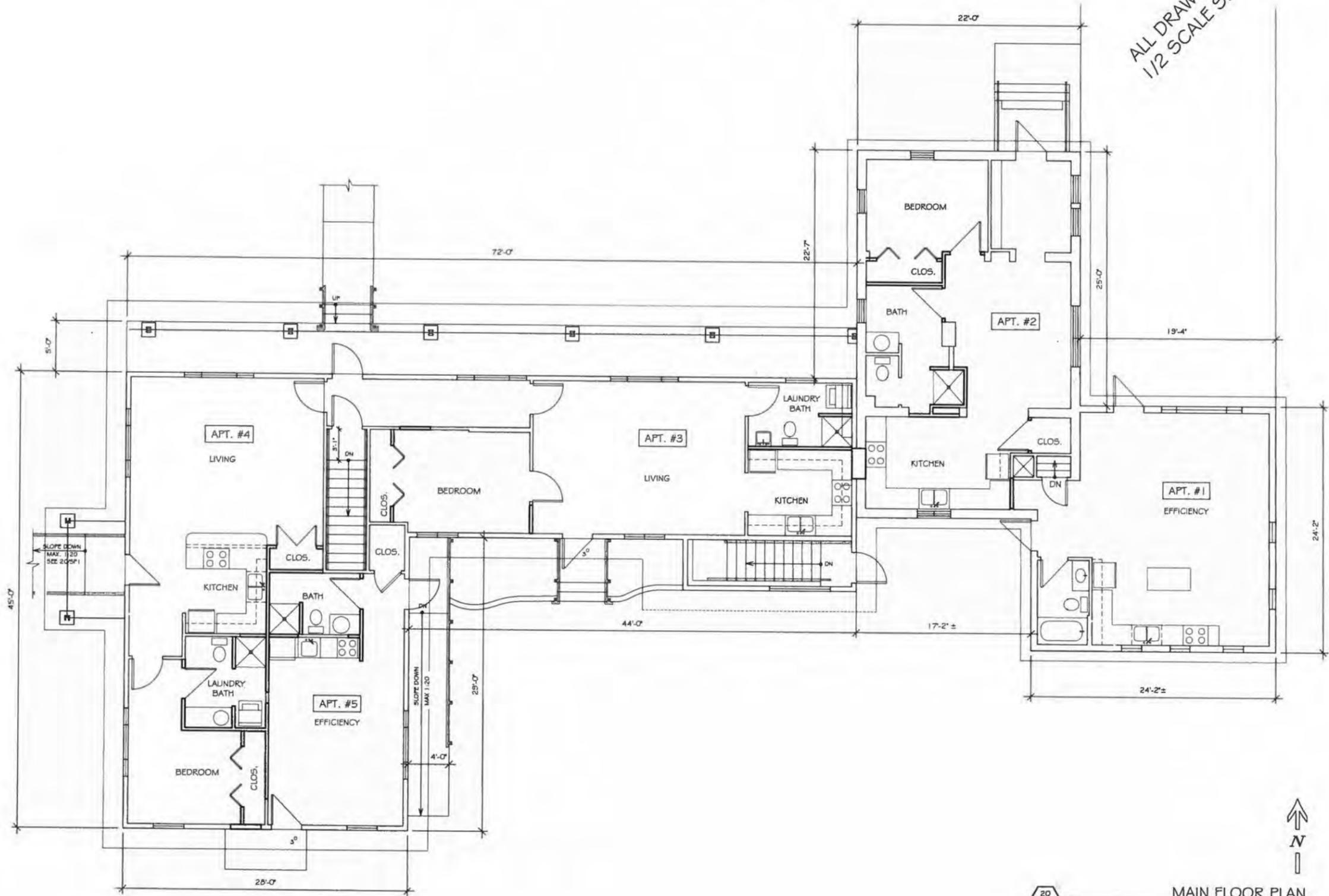
PROJECT DATA
 DATE: 6-23-2016
 DRAWN BY: CLJ/H
 CHECKED BY: P.W.

SHEET NO.
A-1

20
 AI
LOWER FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 2016Taris G-UnitTG-drawings.dwg
 DATE:

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN



20
A2

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
2016Tans 6-Unit16-drawings.dwg
DATE:

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

6-UNIT APARTMENT BUILDING
707 W. Walworth Avenue
Whitewater, WI.

DRAWING NAMES

MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 6-23-2016

DRAWN BY: CLJH

CHECKED BY: P.W.

SHEET NO.

A-2
87

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: July 11th 2016

Re: **Item # 8 Review** proposed Conditional Use Permit (CUP) for a remodel to the Walton Building located at 884 Janesville Street to include eight (8) ADA compliant residential apartments on the first floor (four (4) efficiency and four (4) one-bedroom) for Russell R. Walton.

Summary of Request	
Requested Approvals:	Remodel to the Walton Building
Location:	884 Janesville Street
Current Land Use:	Office Space
Proposed Land Use:	Residential
Current Zoning:	B-1 (with R-3 residential regulations)
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Community Business

Description of the Proposal:

The proposed alteration would convert a portion of the lower level into residential. The conversion includes eight (8) ADA compliant residential apartments on the first floor (four (4) efficiency and four (4) one-bedroom). The first floor residential apartment must meet the following standards (19.27.030 (Q)):

- Q. New residential construction or existing residential modification resulting in addition of units or bedrooms. The residential unit must meet the following standards:
 1. A limit of four (4) unrelated persons.
 2. Three hundred fifty (350) square feet of usable open space shall be required for each dwelling unit for structures with two (2) or more units.
 3. Number of parking spaces is determined using the R-3 parking regulations for the residential units.
 4. A first floor residential unit may be permitted if it meets the following standards.
 - a. The Unit is ADA compliant
 - b. Any residential unit access must:

- i. Exit from the rear of the principal structure or
 - ii. Have a main street access which must be through a common entryway used by a non-residential use.
- c. Not occupy more than fifty percent (50%) of the first floor.

The exits are from the rear and side of the building. The first floor residential apartment shall occupy less than the required fifty (50%) percent of the first floor with a main floor area of 13,129 sq ft and the remodel area of 6,539 sq ft. This means that the first floor will have 49.8% residential occupy.

PLANNER'S RECOMMENDATIONS:

If the conversion of the first floor is acceptable to the Plan and Architectural Review Commission, I recommend the Commission grant *conditional approval* for the requested Conditional Use Permit at 884 Janesville Street, subject to the following conditions of approval:

1. All lower units shall be ADA compliant.
2. Three hundred fifty (350) square feet of usable open space shall be required for each dwelling unit for structures. This shall require 2,800 square feet of usable open space. The open space needs to be shown on the plans and meet the definition of open space per 19.21.070 of City Code.

Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage.

3. The minimum number of parking stalls needed for residential is nine (9). The site must also accommodate the twenty-six (26) stalls (19.51.130) for the commercial spaces. The residents parking shall have designated parking stalls. Permitted cars will have either numbered parking stalls, hanging tags or parking stickers to identify permitted vehicles. All parking shall be surfaced with hard surfaces.
4. The utilities laterals will need to be upsized to meet the increased demand. Each unit within the building shall be on public sewer and water.
5. This building will need state approved plans.
6. All exits are from the rear and side of the building. Exits that have street access must be through a common entryway used by a non-residential use. The access on Unit 101 & 102 needs to be removed.

7. Each unit shall meet the minimum floor area under 19.57.130:

<u>Dwelling Unit Type</u>	<u>Minimum Usable Floor Area</u>
Efficiency apartment	400 square feet
One-bedroom apartment	500 square feet

8. 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: 884 Janesville 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	There is a B-1 development located in this same block that has upper and lower floor apartments. This will be the first residential in this area to have only lower floor apartments.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Please see planner recommendations.
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	There is a B-1 development located in this same block that has upper and lower floor apartments. This will be the first residential in this area to have only lower floor apartments.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan Future land use recommends the site for Highway Commercial. This is not a re-zoning but utilizing the existing zoning.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This use is consistent with the zoning principles.

#8



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 July 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit to allow for construction of nine (9) first floor apartments to be located in the commercial property at 884 S. Janesville Street for Russell Walton. They are also proposing nine (9) garages.

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
/A285000001	RUSSELL R WALTON		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/A373900004	ROLLIN B COOPER TRUST	NANCY H COOPER TRUST	1127 W. WALWORTH AVE	WHITEWATER	WI	53190-0000
/WUP 00299	PAUL KRAHN	SANDRA L KRAHN	812 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/WUP 00315	KACHEL TRUST		250-3 INDIAN MOUND PKWY	WHITEWATER	WI	53190-0000
/WUP 00316	RUSSELL R WALTON		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/WUP 00316A	ENRIQUE RUIZ	ESPERENZA RUIZ	PO BOX 305	PALMYRA	WI	53156-0000
/WUP 00316D	JORGE ISLAS-MARTINEZ		565 S. FRANKLIN ST	WHITEWATER	WI	53190-0000
/WUP 00316E	JORGE ISLAS-MARTINEZ		565 S. FRANKLIN ST	WHITEWATER	WI	53190-0000
/WUP 00316F	QIAN VENTURES LLC		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/WUP 00316G	QIAN VENTURES LLC		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/WUP 00316H	RUSSELL R WALTON		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/WUP 00298	NATIONAL PROPANE CORP	AMERIGAS EAGLE PROPANE LP	PO BOX 798	VALLEY FORGE	PA	19482-9908
/A 712 00002	RODERICK O DALEE		269 N FRANKLIN 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: 884 S. Janesville St, Whitewater

Owner's Name: Russell R. Walton

Applicant's Name: Russell R. Walton

Mailing Address: 1005 W. Main St, Whitewater

Phone #: 262-473-8646 Email: rrwalton@rrwalton.com

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

Existing and Proposed Uses:

Current Use of Property: commercial

Zoning District: _____

Proposed Use: commercial and adding apartments & GARAGES

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

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

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

1. Statement of use, including type of business with number of employees by shift.
 2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
 3. All buildings and structures: location, height, materials and building elevations.
 4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
 5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
 6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
 7. Access: pedestrian, vehicular, service. Points of ingress and egress.
 8. Loading: location, dimensions, number of spaces, internal circulation.
 9. Landscaping: including location, size and type of all proposed planting materials.
 10. Floor plans: of all proposed buildings and structures, including square footage.
 11. Signage: location, height, dimensions, color, materials, lighting and copy area.
 12. Grading /drainage plan of the proposed site.
 13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
 14. Outdoor storage, where permitted in the district: type, location, height of screening devices.
- **Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

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

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	There are other existing buildings in this area with both commercial and residential apartments in them. A nuisance for neighboring uses will not be created and the value of surrounding properties will not be reduced.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	There is plenty of parking already on site.
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.	This project will conform to all applicable regulations.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	this will conform to the purpose and intent of teh city Master plan. There are already other buildings in the area that already contain commercial and residential. 880, 850, 885, and 625 S. Janesville Street.

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

Applicant's Signature: 

Date: 6-13-16

Printed: Russell Walton

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 6-13-16. Received by: J. Wegner Receipt #: 6.012614
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-30-16.
- 3) Notices of the Public Hearing mailed to property owners on 6-28-16.
- 4) Plan Commission holds the PUBLIC HEARING on 7-11-16. 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: Russell R. Walton

Applicant's Mailing Address: 1005 W. Main Street

Whitewater, WI 53190

Applicant's Phone Number: 262-473-8646

Applicant's Email Address: rrwalton@rrwalton.com

Project Information:

Name/Description of Development: 884 S. Janesville St.

Address of Development Site: 884 S. Janesville St

Tax Key Number(s) of Site: /WUP 00316

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

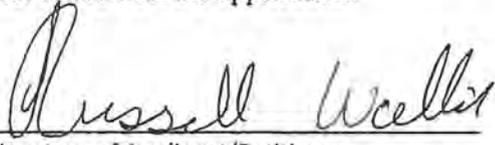
Yes No

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

Russell Walton

Printed Name of Applicant/Petitioner

6-13-16

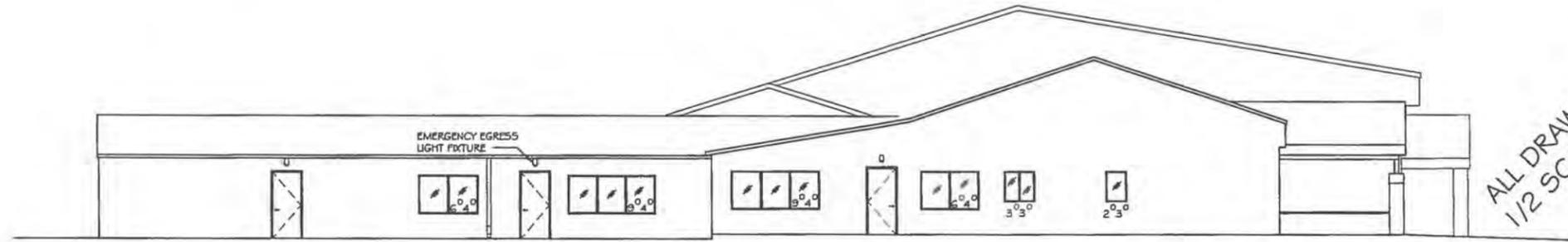
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

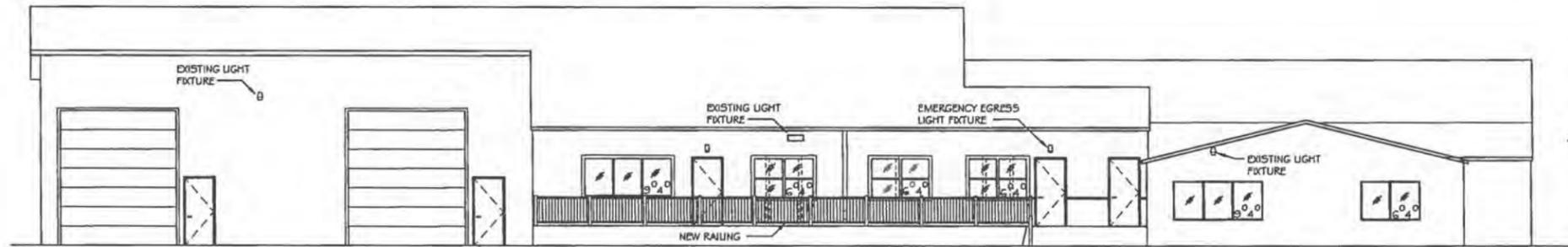
Date of Signature

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



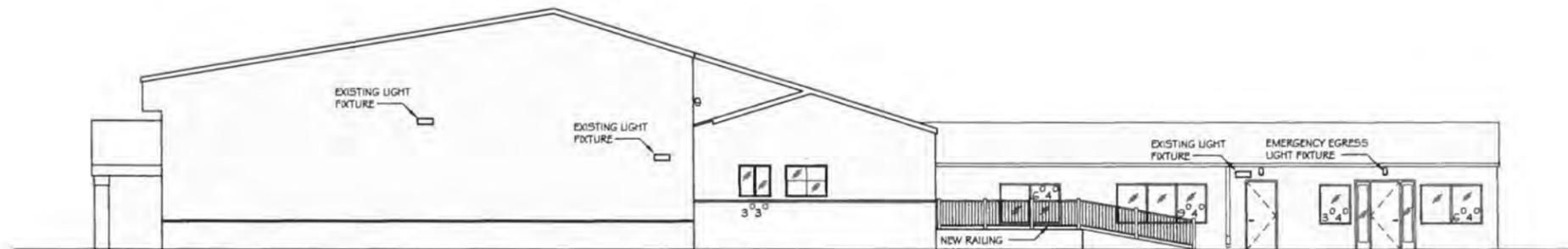
ALL DRAWINGS ARE
1/2 SCALE SHOWN

5
A2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
2015WALTON 884 JANESVILLE884-DRAWINGS.DWG
DATE: OCTOBER 14, 2015



PRELIMINARY
NOT FOR
CONSTRUCTION

10
A2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2015WALTON 884 JANESVILLE884-DRAWINGS.DWG
DATE: OCTOBER 14, 2015



15
A2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
2015WALTON 884 JANESVILLE884-DRAWINGS.DWG
DATE: OCTOBER 14, 2015



20
A2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
2015WALTON 884 JANESVILLE884-DRAWINGS.DWG
DATE: OCTOBER 14, 2015

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

884 JANESVILLE STREET
Adaptive Re-use -- Apartments / Commercial
884 Janesville Street
Whitewater, WI

DRAWING NAMES

ELEVATIONS

REVISIONS

1	6/8/2016

PROJECT DATA

DATE: 10/15/2015
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-2
106

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Munz-Pritchard City Planner

Date: July 11th 2016

Re: **Item # 9** Proposed conversion of a Duplex (two-family attached dwelling) into a multi-family home per Section 19.21.030 at 130 S Prince Street (/WUP 00188) for Robert E Freiermuth.

Summary of Request		
Requested Approvals:	Proposed conversion of a Duplex (two-family attached dwelling) into a multi-family home	
Location:	130 S Prince Street	
Current Land Use:	Single Family Home	
Proposed Land Use:	Duplex (two-family attached dwelling)	
Current Zoning:	R-3 Multi-family Residence District	
Proposed Zoning:	No change	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	R-3 Multi Family Residence	
West:	Subject Property	East:
R-3 Multi Family Residence		R-1 One Family Residence
	South:	
	R-3 Multi Family Residence	

Description of the Proposal:

The proposed project requires a Conditional Use per Section 19.21.030 of the R-3 Multi Family Residence zoning district. This proposal is the conversion of a duplex (two-family attached dwelling) to a Multi-family (six units).

Minimum lot size (19.21.040) for this proposed multi-family attached dwelling is 20,400 square feet. The lot size is approximately 33,788 square feet or .78 acres. Minimum lot width (19.21.050) is 100 feet. The current property line is listed at 115 feet.

A CUP was issued on December 13th 2009, the request was for a Two story addition to existing duplex-adding bedrooms and baths to each level, making each unit 5 to 6 bedrooms and 2 baths w/laundry facilities for each unit.

PLANNER'S RECOMMENDATIONS:

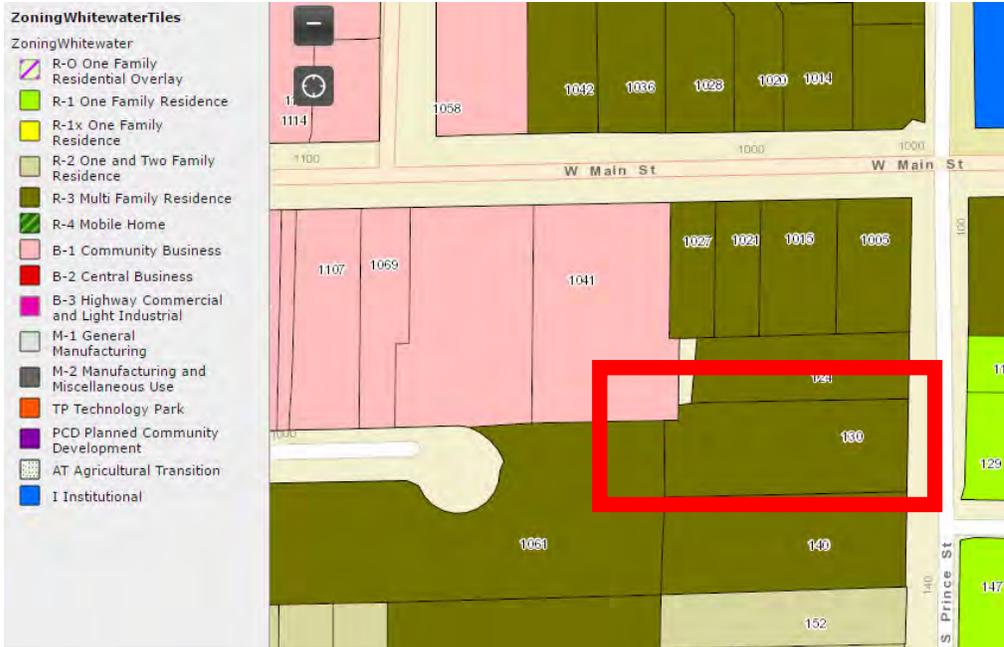
I recommend the Plan and Architectural Review Commission grant *conditional approval* for the requested modification to the building exterior at 130 S. Prince Street, subject to the following conditions of approval:

1. The minimum parking stall requirement is 21 stalls. The site plan for parking is provided in the rear of the building sharing with an adjacent building. It is my recommendation that all stalls be documented with an easement tying the stalls to each property. The easement is to be recorded and an exhibit of the easement is to be attached.
2. A buffer screening is to be placed around the proposed parking area (19.51.070). This will require the approval of landscaping plans.
3. The exterior of the building needs to be consistent when finished. The finished building is to have the same color and material on both the existing and the addition.
4. The utilities laterals will need to be upsized to meet the increased demand.
5. These plans will require engineering approval.
6. This building will need state approved plans.
7. Not more than 40% of the rear yard may be an impervious surface except as a conditional use. There is not enough information to calculate the amount of impervious surface in the rear of the building.
8. Three hundred fifty (350) square feet of usable open space shall be required for each dwelling unit for structures. The open space needs to be shown on the plans and meet the definition of open space per 19.21.070 of City Code.

Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas,

designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage.

9. Any other conditions identified by City Staff or the Plan Commission.





#9



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

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

NOTICE OF PUBLIC HEARING

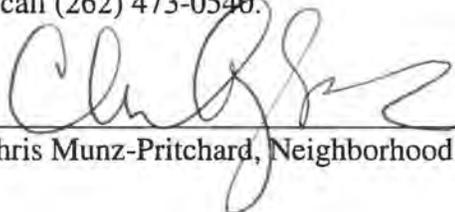
TO ALL INTERESTED PARTIES:

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 July 2016 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit to convert a duplex into a six (6) unit apartment at 130 S. Prince St. for Robert E. Freiermuth.

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 43800001	WALGREEN CO		PO BOX 1159	DEERFIELD	IL	60015-0000
/A 43800002	FRANCHISE REALTY INTERSTATE CORP		N3250 CTY RD J	POYNETTE	WI	53955-0000
/A 67400001	BROOKDALE MANOR COMPANY LLC		1061 BLACKHAWK DR	WHITEWATER	WI	53190-0000
/BA 00001	RUSSELL R WALTON		1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/BA 00003A	RUSSELL R WALTON	KIMBERLY A WALTON	211 S PRINCE ST	WHITEWATER	WI	53190-0000
/BA 00003B	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/BA 00004	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/CON 00008	TREY M TINCHER		1178 W HIGHLAND	WHITEWATER	WI	53190-0000
/CON 00009	DLK FARM SERVICE INC	513 W. CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009A	DLK FARM SERVICE INC	513 W CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009B	STILL MANAGEMENT LLC		W8099 CLOVER VALLEY RD	WHITEWATER	WI	53190-0000
/CON 00009C	KENNETH F SPAHN	JUDITH A SPAHN	6261 HWY CO P	DANE	WI	53529-0000
/CON 00009D	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009E	ARTHUR J GRAHAM		230 WOODLAND DR	WHITEWATER	WI	53190-0000
/CON 00010A	ARTHUR GRAHAM		230 S WOODLAND DR	WHITEWATER	WI	53190-0000
/CON 00022	PRAJUKTI BHATTACHARYYA		953 W CONGER ST	WHITEWATER	WI	53190-0000
/CON 00023	JOHN W WEISS	KIM A WEISS	961 W CONGER ST	WHITEWATER	WI	53190-0000
/CON 00023A	GERARD A FARRIS	JONATHAN K FARRIS	212 W COTTAGE GROVE RD	COTTAGE GROVE	WI	53527-0000
/CON 00024	JOEL SCHLEUSNER	LESLIE SCHLEUSNER	360 E RIVERDALE DR	EDGERTON	WI	53534-0000
/CON 00025	SAM MARTINO	ANTHONY MARTINO	6407 FOX RUN	MCFARLAND	WI	53558-0000
/CON 00026	M VIRGINIA EPPS		970 W HIGHLAND ST	WHITEWATER	WI	53190-0000
/WUP 00187	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR	WHITEWATER	WI	53190-0000
/WUP 00188	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR	WHITEWATER	WI	53190-0000
/WUP 00189	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR	WHITEWATER	WI	53190-0000
/WUP 00190	KACHEL 152 SOUTH PRINCE LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00190A	KACHEL 158 SOUTH PRINCE LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00190B	BROOKDALE MANOR COMPANY LLC		1061 BLACKHAWK DR	WHITEWATER	WI	53190-0000
/WUP 00191	QIAN VENTURES LLC		1005 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00191A	PATTI K ROHRS		1028 W HIGHLAND ST	WHITEWATER	WI	53190-1613
/WUP 00191B	ALAN ZIMPRICH	SHEREE ZIMPRICH	905 PASADENA PKWY	WAUNAKEE	WI	53597-0000
/WUP 00192A	JOSEPHINE CARPENTERO		1046 W HIGHLAND ST	WHITEWATER	WI	53190-0000
/WUP 00192B	JESUS SERNA	RAQUEL SERNA	1034 W HIGHLAND ST	WHITEWATER	WI	53190-0000
/WUP 00192C	WISCONSIN HOLDINGS LLC		PO BOX 1133	JANESVILLE	WI	53547-0000



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: 130 S Prince Street
Owner's Name: Robert E Freiermuth
Applicant's Name: Same
Mailing Address: 212 S Second St
Phone #: 262-949-2390 Email: JJB Freier@SBCGlobal.net
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Existing and Proposed Uses:

Current Use of Property: R-3 Duplex
Zoning District: R-3
Proposed Use: Convert Duplex To Six Family

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.

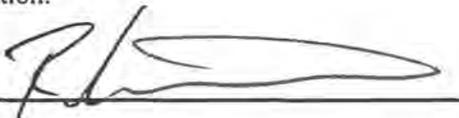
****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

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.	Yes No nuisance will come from this
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes
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: 

Date: 6-13-16

Printed: Robert T E Freiermuth

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 6-14-16. Received by: J. Wegner Receipt #: 6-012623
Plans 6-13-16
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-30-16.
- 3) Notices of the Public Hearing mailed to property owners on 6-28-16.
- 4) Plan Commission holds the PUBLIC HEARING on 7-11-16. 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)	Sup 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: Robert T E Freiermuth

Applicant's Mailing Address: 212 S Second St
Whitewater WI 53190

Applicant's Phone Number: 262-949-2390

Applicant's Email Address: JB Freier@SBCGlobal.net

Project Information:

Name/Description of Development: Convert Duplex into Six Family

Address of Development Site: 130 S Prince St

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Same

Property Owner's Mailing Address: Same

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.....\$ _____

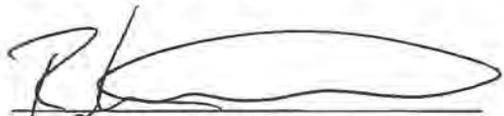
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

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

Robert E Freiermuth

Printed Name of Applicant/Petitioner

6-13-18

Date of Signature

Same

Signature of Property Owner (if different)

Same

Printed Name of Property Owner (if different)

Date of Signature

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for parking areas, street lighting, walkways and car lots.

CONSTRUCTION — Rugged, die-cast, soft corner aluminum housing with 0.12" nominal wall thickness. Die-cast door frame has impact-resistant, tempered, glass lens that is fully gasketed with one-piece tubular silicone. Finish: Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICS — Anodized, aluminum reflectors: IES full cutoff distributions R2 (asymmetric), R3 (asymmetric), R4 (forward throw) and RSS (square) are interchangeable. High-performance anodized, segmented aluminum reflectors IES full cutoff distributions SR2 (asymmetric), SR3 (asymmetric) and SR45C (forward throw, sharp cutoff). High-performance reflectors attach with tool-less fasteners and are rotatable and interchangeable.

ELECTRICAL — Ballast: High pressure sodium: 70-150W is high reactance, high power factor. Constant wattage autotransformer for 200-400W. Metal halide: 70-150W is high reactance, high power factor and is standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175-400W. Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for metal halide 151-400W (SCWA option) for US shipments only. CSA, NDM or INTL required for probe start shipments outside of the US. Pulse-start ballast (SCWA) required for 200W, 320W, or 350W. Ballast is 100% factory-tested.

Socket: Porcelain, horizontally oriented medium base socket for 70-150M. Mogul base socket for 175M and above, and 70-400S, with copper alloy, nickel-plated screw shell and center contact. UL listed 1500W, 600V.

LISTINGS — UL Listed (standard). CSA Certified (see Options). UL listed for 25°C ambient and wet locations. IP65 rated in accordance with standard IEC 529.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.



Catalog Number
Notes
Type



Specifications

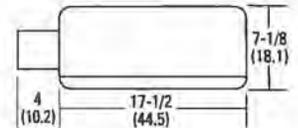
EPA: 1.2 ft.²
 *Weight: 35.9 lbs (16.28 kg)
 Length: 17-1/2 (44.5)
 Width: 17-1/2" (44.5)
 Depth: 7-1/8 (18.1)
 All dimensions are inches (centimeters) unless otherwise specified.
 *Weight as configured in example below.

CONTOUR
SERIES

Soft Square Lighting

KAD

METAL HALIDE: 70-400W
 HIGH PRESSURE SODIUM: 70-400W
 20" TO 35" MOUNTING



ORDERING INFORMATION For shortest lead times, configure product using **bolded options**.

Example: KAD 400M R3 TB SCWA SPD04 LPI

KAD	Wattage			Distribution		Voltage	Ballast	Mounting ¹³		Arm length
KAD	Metal halide	High pressure sodium¹	Ceramic metal halide	Standard reflectors	High performance reflectors⁴	120	(blank) Magnetic ballast	Ships in fixture carton		
	70M ^{1,2} 250M ¹	100M ¹ 320M ¹	70S 70MHC ^{1,2}	R2 IES type II asymmetric ²	SR2 IES type II asymmetric ²	208 ⁸	CWI Contant wattage isolated ¹¹	SPD___ Square pole	04 4" arm	
	100M ¹ 320M ¹	70S 70MHC ^{1,2}	100S 100MHC ¹	R3 IES type III asymmetric ²	SR3 IES type III asymmetric ²	240 ⁹	Pulse Start SCWA Super CWA pulse-start ballast	RPD___ Round pole	06 6" arm	
	150M 350M ^{1,4}	100S 100MHC ¹	150S 150MHC	R4 IES type IV forward throw	SR45C IES type IV forward throw	277	NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.	WBD___ Wall bracket	09 9" arm	
	175M ² 400M ^{2,4}	150S 150MHC	250S 400S	R5 IES type V square		347		WWD___ Wood or pole wall	12 12" arm	
	200M ¹	250S 400S				480 ⁸		Ships separately^{13,14}		
					230S0HZ ¹¹		DAD12P Degree arm (pole)			
							DAD12WB Degree arm (wall)			
							WBA Decorative wall bracket ¹⁵			
							XMA Mast arm external fitter			
							KTMB Twin mounting bar			

Options	Finish ¹⁴	Lamp ¹¹
Shipped installed in fixture	(blank) Dark bronze	DNAXD Natural aluminum
SF Single fuse (120, 277, 347V) ¹⁴	DWH White	DWHXD White
DF Double fuse (208, 240, 480V) ¹⁴	DBL Black	DOBTD Textured dark bronze
PD Power tray ¹⁷	DMB Medium bronze	DBLBD Textured black
PER NEMA twist-lock receptacle only (no photocontrol)	DNA Natural aluminum	DNATXD Textured natural aluminum
QRS Quartz restrike system ¹⁴	Super Durable Finishes	DWHGXD Textured white
QRSTO QRS time delay ¹⁴	DDBXD Dark bronze	
WTB Terminal wiring block ¹⁷	DBLXD Black	
CSA CSA Certified		LPI Lamp included
INTL Available MH for probe start shipping outside the U.S.		L/LP Less lamp
REGC1 California Title 20, effective 1/1/2010		
Shipped separately¹¹		
HS House side shield		
PE1 NEMA twist-lock PE (120, 208, 240V)		
PE3 NEMA twist-lock PE (347V)		
PE4 NEMA twist-lock PE (480V)		
PE7 NEMA twist-lock PE (277V)		
SC Shorting cap for PER option		
VG Vandal guard ¹⁴		
WG Wire guard ¹⁴		

Accessories: Tenon Mounting Slipfitter (RPxx required.) Order as separate catalog number. Must be used with pole mounting.

Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	T20-190	T20-280	T20-290 ²¹	T20-320 ²¹	T20-390 ²¹	T20-490 ²¹
2-7/8"	T25-190	T25-280	T25-290 ²¹	T25-320	T25-390 ²¹	T25-490 ²¹
4"	T35-190	T35-280	T35-290 ²¹	T35-320	T35-390 ²¹	T35-490 ²¹

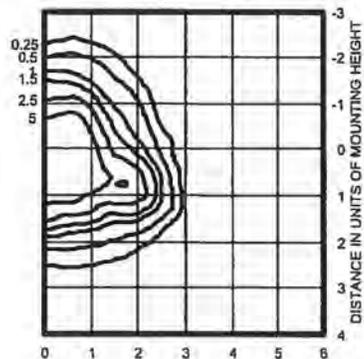
Notes

- Not available with SCWA.
- Not available with 480V.
- These wattages do not comply with California Title 20 regulations.
- Must be ordered with SCWA.
- These wattages require the REGC1 option to be chosen for shipments into California for Title 20 compliance. 250M REGC1 is not available in 347 or 480V.
- Reduced jacket ED28 required for SR2, SR3 and SR45C optics.
- House-side shield available.
- High performance reflectors not available with QRSTO.
- Must specify CWI for use in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V; in Canada: 120, 277, 347V).
- Consult factory for available wattages.
- 9" arm is required when two or more luminaires are oriented on a 90° drilling pattern.
- May be ordered as an accessory.
- Must specify finish when ordered as an accessory.
- Available with SPD04 and SPD09.
- Must specify voltage. N/A with TB.
- Only available with SR2, SR3 and SR45C optics.
- Max allowable wattage lamp included.
- Prefix with KAD when ordered as an accessory.
- See www.lithonia.com/archcolors for additional color options.
- Must be specified. L/LP not available with MHC.
- Must use RPD09.

KAD Metal Halide, Arm-mounted Soft Square Cutoff

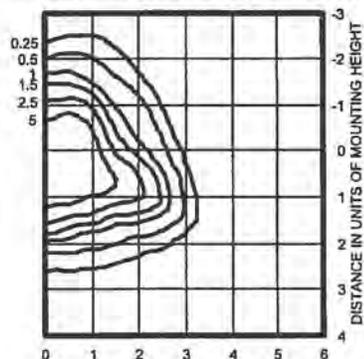
Coefficient of Utilization
 Initial Footcandles

KAD 400M R2 Test no. 1193083101P
ISOILLUMINANCE PLOT (Footcandle)



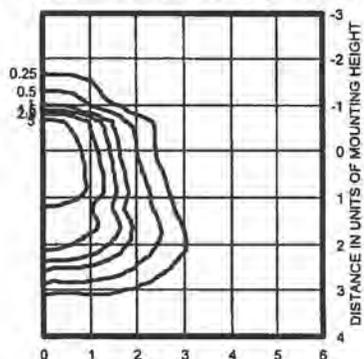
400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R3 Test no. 1192040902P
ISOILLUMINANCE PLOT (Footcandle)



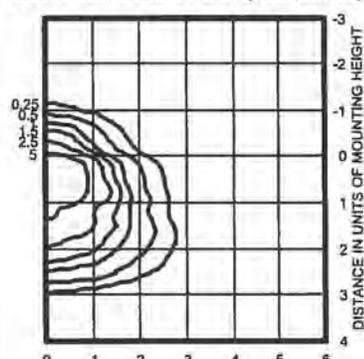
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KAD 400M R4 Test no. 1191110101P
ISOILLUMINANCE PLOT (Footcandle)



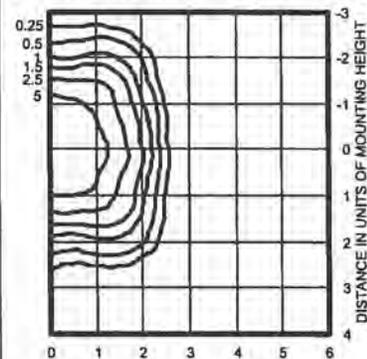
400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Vary Short), Full Cutoff

KAD 400M R4HS Test no. 1192061101P
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38,000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type III, Vary Short), Full

KAD 400M R5S Test no. 1194040801P
ISOILLUMINANCE PLOT (Footcandle)



400W pulse start metal halide lamp, rated 38000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type NC, Vary Short), Full Cutoff

Notes

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.
- 3 For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

25 ft. = 0.64

35 ft. = 0.32

40 ft. = 0.25

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$



KAD-M-S



FEATURES & SPECIFICATIONS

INTENDED USE — For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION — Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

Finish: Dark Bronze (DDB) corrosion resistant polyester powder.

OPTICS — One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL — Ballast: Metal halide: high reactance, high power factor. HPS: 355, 505, 705, 120V are reactor, normal power factor. 1005 120V is reactor, high power factor. High reactance, high power factor (XHP) optional for 505, 705 and 1005, 120V. 208, 240, 277, 347 and TB are standard XHP. Ballasts are 100% factory tested. UL listed 660W, 600V and 4kV pulse rated.

All components are heat-sunked directly to the cast housing for maximum heat dissipation.

Socket: Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact.

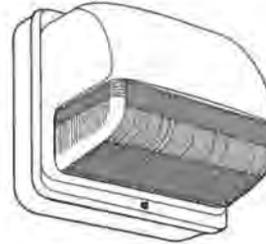
INSTALLATION — Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocells are field-installable.

LISTINGS — UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

WARRANTY — 1-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Termsandconditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type



Mini Wall Packs

TWA

METAL HALIDE: 50-100W
HIGH PRESSURE SODIUM: 35-100W

Specifications

Height: 10 (25.4)

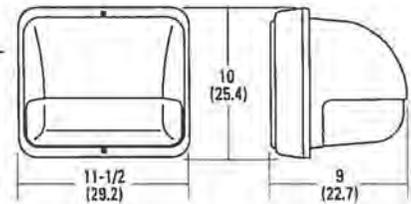
Width: 11-1/2 (29.2)

Depth: 8-15/16 (22.7)

*Weight: 10 lbs. (4.53 kg)

All dimensions are inches (centimeters) unless otherwise indicated.

* Weight as configured in example below.



ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

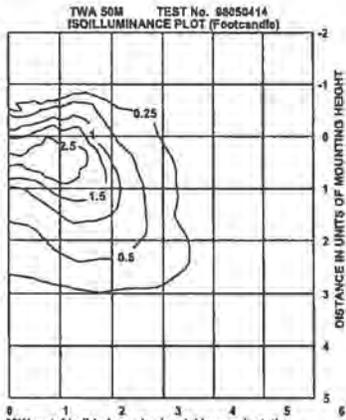
Example: TWA 50M 120 LPI

TWA									
Series	Wattage	Voltage	Ballast	Options		Finish		Lamp ^{1,2}	
TWA	Metal halide	120	(blank) Magnetic	Shipped installed in fixture		(blank)	Dark bronze	LPI	Lamp included
	50M	208³	XHP	SF	Single fuse (120, 277, 347V)	DNA	Natural aluminum	L/LP	Less lamp
	70M	240⁴		DF	Double fuse (208, 240V)	DBL	Black		
	100M	277		EC	Emergency circuit ⁴	DMB	Medium bronze		
	High pressure sodium	347	CWI	QRS	Quartz restrike system ⁷	DWH	White		
		TB¹		CSA	Listed and labeled to comply with Canadian Standards	DSS	Sandstone		
	355⁵	23050HZ⁴		NOM	NOM Certified ¹	CRT	Non-stick protective coating ⁹		
	505			PE	Photocell ²	Super Durable Finishes			
	705			Shipped separately⁴		DDBXD	Dark bronze		
	1005			WG	Wire guard	DBLXD	Black		
						DNAXD	Natural aluminum		
						DWHXD	White		
						DDBTXD	Textured dark bronze		
						DBLBXD	Textured black		
						DNATXD	Textured natural aluminum		
						DWHGXD	Textured white		

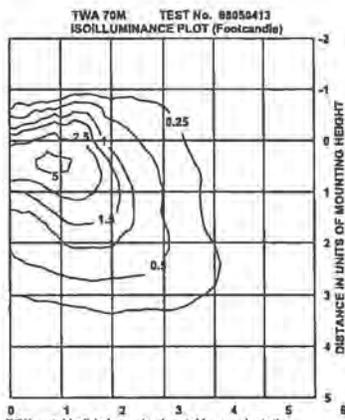
Notes

- 120V only.
- Must specify CWI in Canada.
- Optional multi-tap ballast (120, 208, 240, 277V). In Canada (120, 277, 347V) ships as 120/347.
- Consult factory for available wattages.
- Optional for 120V HPS only (n/a 355).
- Maximum allowable wattage lamp included.
- Not available with TB.
- May be ordered as an accessory as TWA WG U.
- Finish applied to housing only.
- Must be specified.

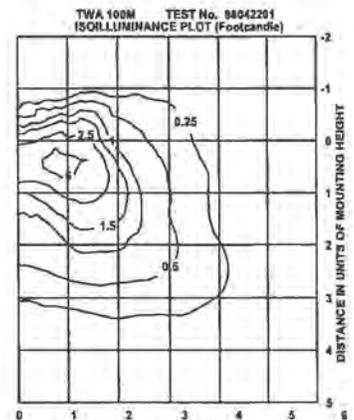
TWA Metal Halide, High Pressure Sodium Wall Mounted



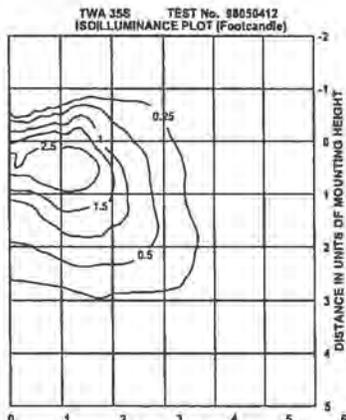
TWA 50M TEST No. 98050414
ISOILLUMINANCE PLOT (Footcandle)
50W metal halide lamp, horizontal lamp orientation,
Footcandle values based on 8' mounting height, 3500 rated lumens.
Luminaire efficiency: 58.0%



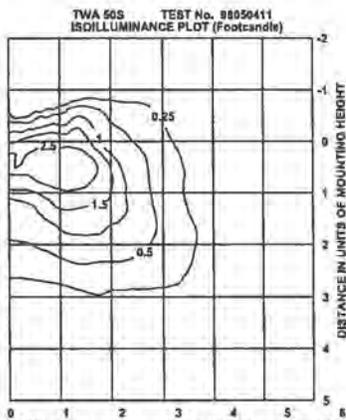
TWA 70M TEST No. 98050413
ISOILLUMINANCE PLOT (Footcandle)
70W metal halide lamp, horizontal lamp orientation,
Footcandle values based on 8' mounting height, 5200 rated lumens.
Luminaire efficiency: 56.1%



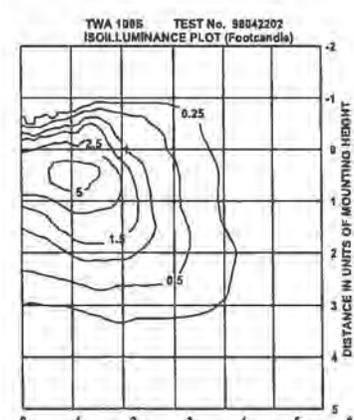
TWA 100M TEST No. 98042201
ISOILLUMINANCE PLOT (Footcandle)
100W metal halide lamp, horizontal lamp orientation,
Footcandle values based on 10' mounting height, 6500 rated lumens.
Luminaire efficiency: 56.0%



TWA 35S TEST No. 98050412
ISOILLUMINANCE PLOT (Footcandle)
35W high pressure sodium lamp, horizontal lamp orientation,
Footcandle values based on 8' mounting height, 2250 rated lumens.
Luminaire efficiency: 54.0%



TWA 50S TEST No. 98050411
ISOILLUMINANCE PLOT (Footcandle)
50W high pressure sodium lamp, horizontal lamp orientation,
Footcandle values based on 8' mounting height, 4000 rated lumens.
Luminaire efficiency: 54.0%



TWA 100S TEST No. 98042202
ISOILLUMINANCE PLOT (Footcandle)
100W high pressure sodium lamp, horizontal lamp orientation,
Footcandle values based on 10' mounting height, 5500 rated lumens.
Luminaire efficiency: 54.0%

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

8'	10'
6 ft.= 1.78	8 ft.= 1.56
10 ft.= 0.64	12 ft.= 0.69
12 ft.= 0.45	14 ft.= 0.51

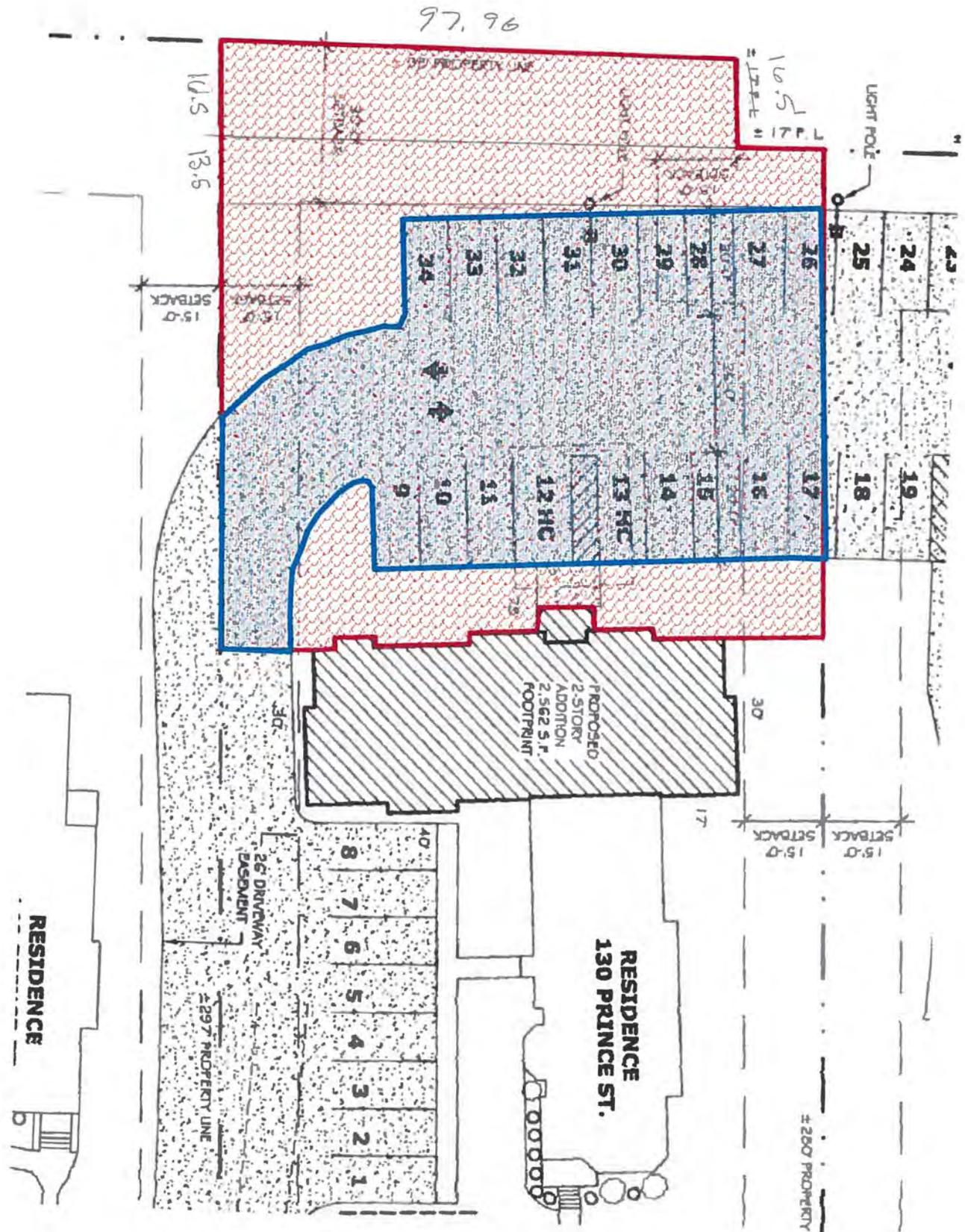
$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction Factor}$$

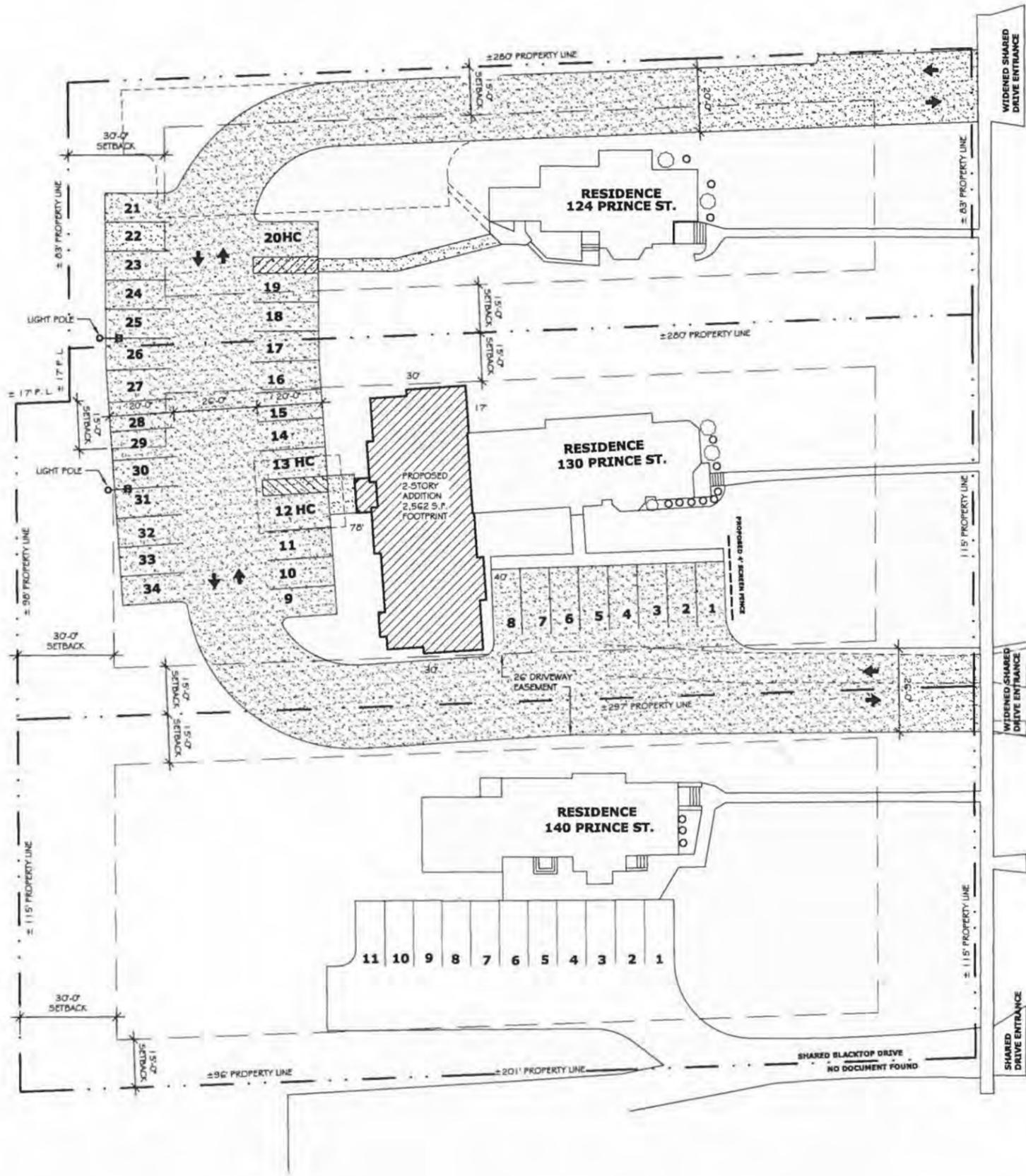
Notes

1. Photometric data for other distributions can be accessed at www.lithonia.com.
2. Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet based on the most current available data and are subject to change without notice.
3. For electrical characteristics, consult outdoor technical data specification sheets on www.lithonia.com.
4. Actual performance may differ as a result of end-user environment and application.



TWA-M-S





HSI RENTALS

130 S. Prince Street

Whitewater, WI 53190

DRAWING INDEX:

SP-1	SITE PLAN, DRAWING INDEX
SP-2	SITE LIGHTING PLAN
A-1	MAIN FLOOR PLAN
A-2	UPPER FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PROJECT DESCRIPTION:
PROPOSED 2-STORY ADDITION 2,562 S.F.

ALL LOTS ARE ZONED R-3 MULTIFAMILY RESIDENCE
124 Prince Street
Site Information:

PROPOSED	
LOT AREA:	23,159 S.F. (0.53 ACRE)
BLDG FOOTPRINT AREA:	1,435 S.F. (6.2%)
PARKING/PAVEMENT AREA:	7,976 S.F. (34.4%)
SIDEWALK AREA:	614 S.F. (2.7%)
GREEN SPACE AREA:	13,134 S.F. (56.7%)

130 Prince Street
Site Information:

PROPOSED	
LOT AREA:	33,788 S.F. (0.78 ACRE)
BLDG FOOTPRINT AREA:	4,409 S.F. (13.0%)
PARKING AREA:	11,147 S.F. (33.0%)
SIDEWALK AREA:	654 S.F. (2.0%)
GREEN SPACE AREA:	17,578 S.F. (52.0%)

140 Prince Street
Site Information:

PROPOSED	
LOT AREA:	34,268 S.F. (0.79 ACRE)
BLDG FOOTPRINT AREA:	2,185 S.F. (6.4%)
PARKING/PAVEMENT AREA:	7,830 S.F. (22.8%)
SIDEWALK AREA:	1,040 S.F. (3.1%)
GREEN SPACE AREA:	23,213 S.F. (67.7%)

HSI RENTALS
130 Prince Street
Whitewater, WI. 53190

DRAWING NAMES

SITE INFORMATION
SITE PLAN

REVISIONS

PROJECT DATA

DATE:	6/11/2016
DRAWN BY:	JWCL
CHECKED BY:	P.W.
SHEET NO.	

SP-1
128

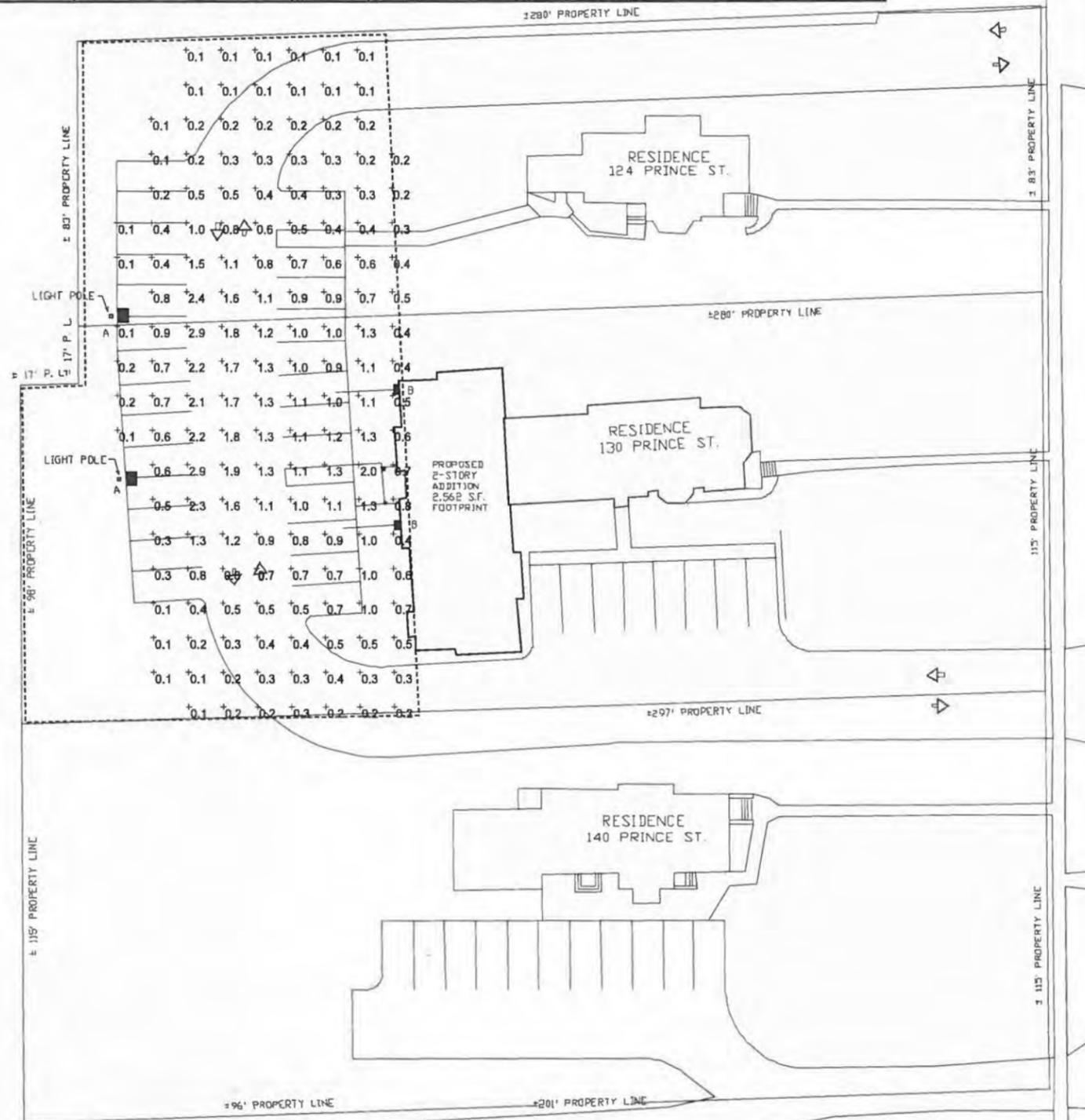
PRELIMINARY
NOT FOR
CONSTRUCTION

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	KAD 350M SR4SC (PULSE START)	Area Luminaire, 350W MH, High Performance SR4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 350-WATT CLEAR ED-28 METAL HALIDE, HORIZONTAL POSITION.	1	KAD_350M_SR4SC_(PULSE_START).ies	33300	1	400
□	B	2	Lithonia Lighting	TWA 100S	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 100W HPS, W/ CLEAR LAMP.	ONE 100-WATT CLEAR ED-17 HIGH PRESSURE SODIUM, TILTED 22-DEG.	1	TWA_100S.ies	9500	1	135

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.7 fc	2.9 fc	0.1 fc	29.0:1	7.0:1



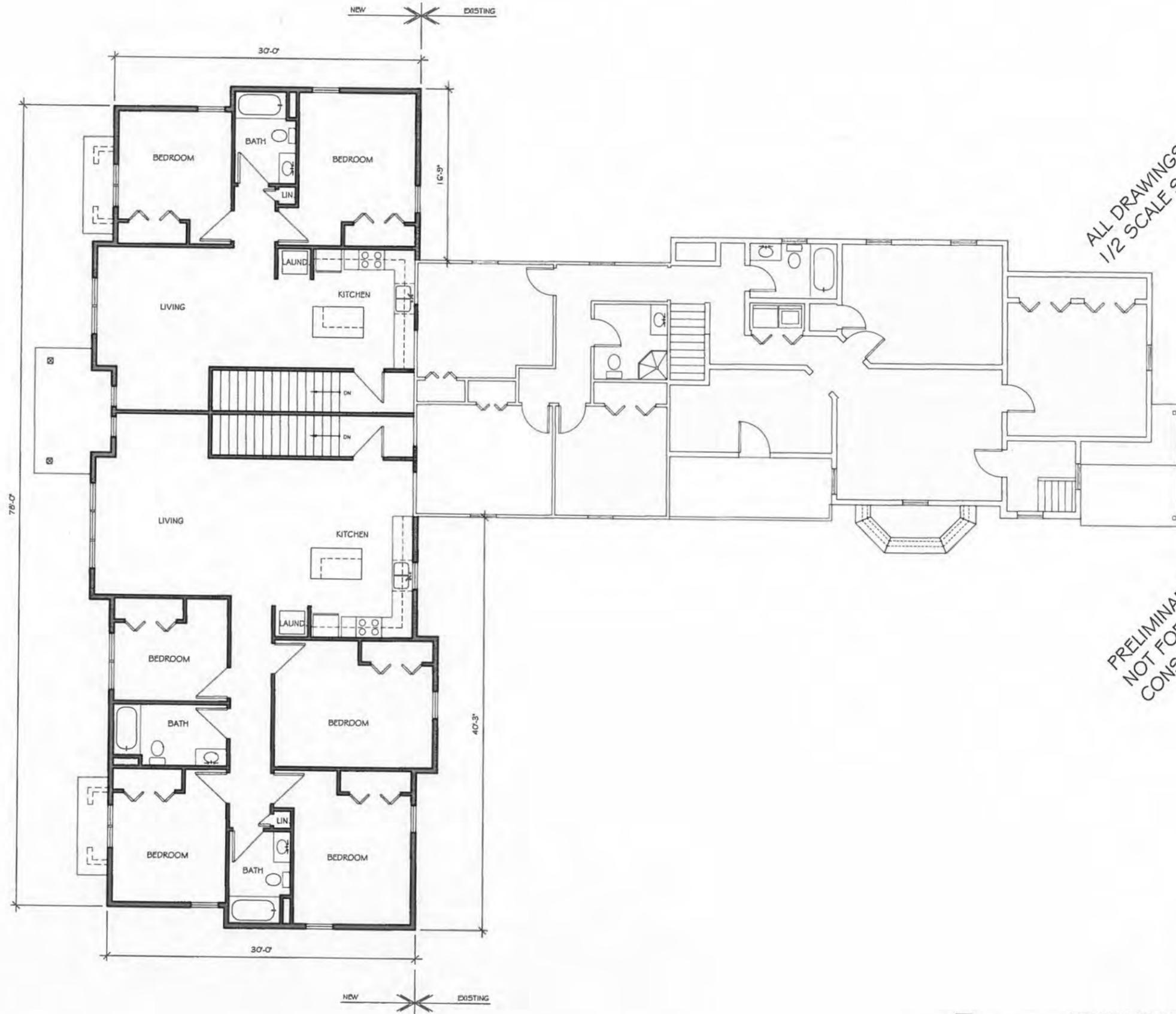
SITE LIGHTING PLAN
Date: June 13, 2016



HSI RENTALS
130 S. Prince Street
Whitewater, WI

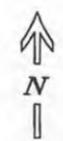
Designer
CL
Date
6/13/2016
Scale
Approx. 1" = 20'
Drawing No.
Summary

SP-2



ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION



20
A2

SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"
2016\HSI-130 Prince Street\HSI-130-drawings.dwg
DATE: JUNE 9, 2016

iDesign
Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

HSI RENTALS
130 Prince Street
Whitewater, WI. 53190

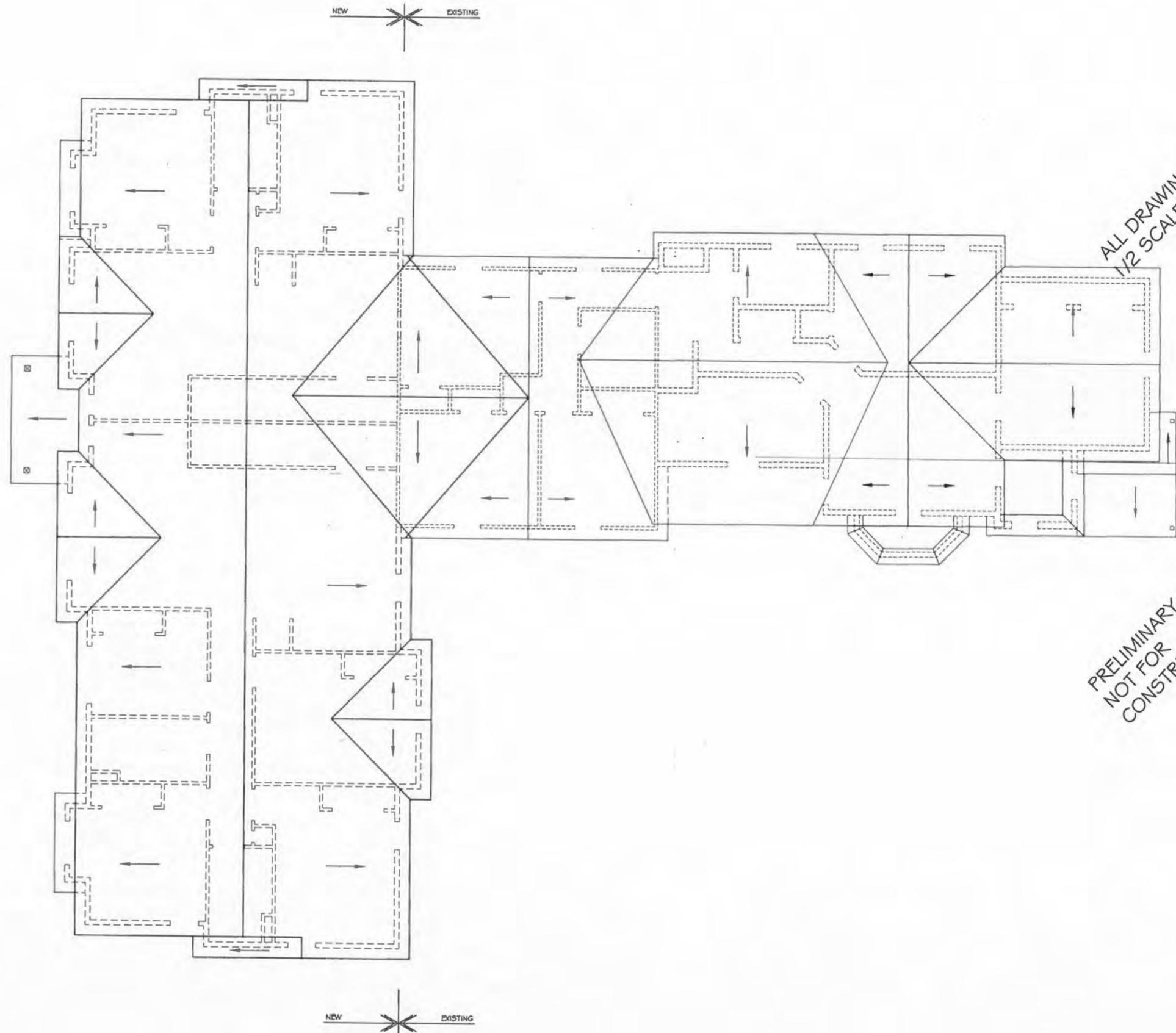
DRAWING NAMES
SECOND FLOOR PLAN

REVISIONS

PROJECT DATA
DATE: 6/11/2016
DRAWN BY: JH/CL
CHECKED BY: P.W.

SHEET NO.

A-2
131



ALL DRAWINGS ARE
1/2" SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION



20
A3

SCALE: 3/16" = 1'-0"
2016\HSI-130 Prince Street\HSI-130-drawings.dwg
DATE: JUNE 10, 2016

ROOF PLAN

iDesign
Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 566-7058

HSI RENTALS
130 Prince Street
Whitewater, WI. 53190

DRAWING NAMES

ROOF PLAN

REVISIONS

PROJECT DATA

DATE: 6/11/2016
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-3
132

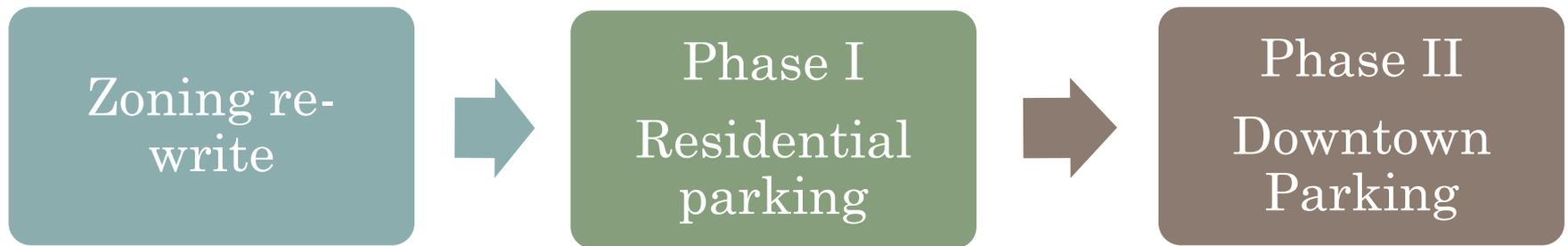


1

DOWNTOWN PARKING

CITY OF WHITEWATER PROPOSED ZONING CHANGES (PRESENTED IN 2014)

- Although downtown parking has not been the focus of this study, stakeholders expressed parking downtown as an issue.

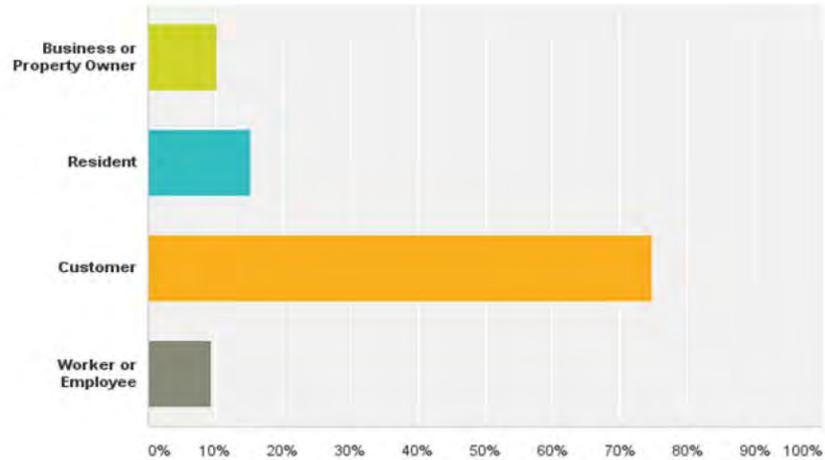


WHAT SHOULD CHANGE?

- Talked with Downtown Whitewater
- Talked with City Staff including the Police Department
- Held 2 focus groups (Charrette)
- The City sent out a survey (SurveyMonkey 138)
 - Facebook
 - Downtown Whitewater Inc.
 - Whitewater Banner.
 - E-Mails
 - City Web Page.

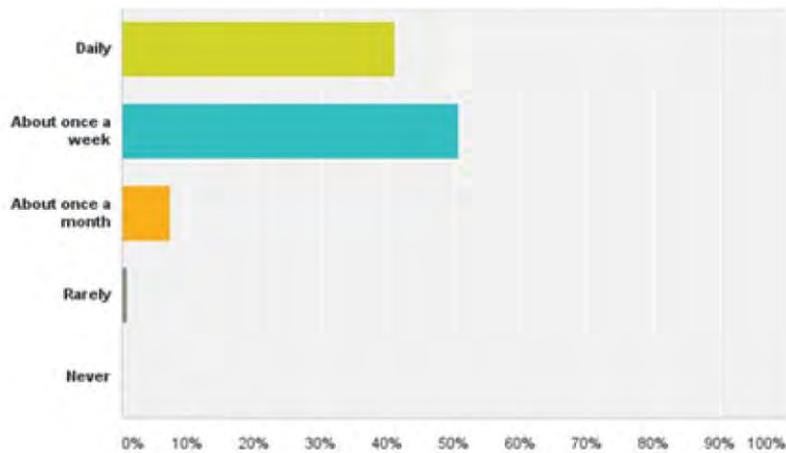
Q1: What is your Primary Purpose for Parking in the downtown area?

Answered: 138 Skipped: 0



Q2: Approximately how often do you visit Downtown Whitewater?

Answered: 136 Skipped: 2



Q5: Can you rate these considerations in choosing where you park in Downtown Whitewater?

Answered: 136 Skipped: 2

	Most Important	Somewhat Important	Not Important	Total	Weighted Average
Type of Parking (Street or Lot)	32.09% 43	43.28% 58	24.63% 33	134	2.07
Location or Proximity	67.65% 92	27.94% 38	4.41% 6	136	2.63
Ease of finding a space	64.93% 87	32.09% 43	2.99% 4	134	2.62
Time limit	44.85% 61	41.91% 57	13.24% 18	136	2.32
Safety / Security	52.94% 72	34.56% 47	12.50% 17	136	2.40
Weather	17.04% 23	47.41% 64	35.56% 48	135	1.81

Q6: How long did it take you to find a parking spot in Downtown Whitewater?

Answered: 136 Skipped: 2

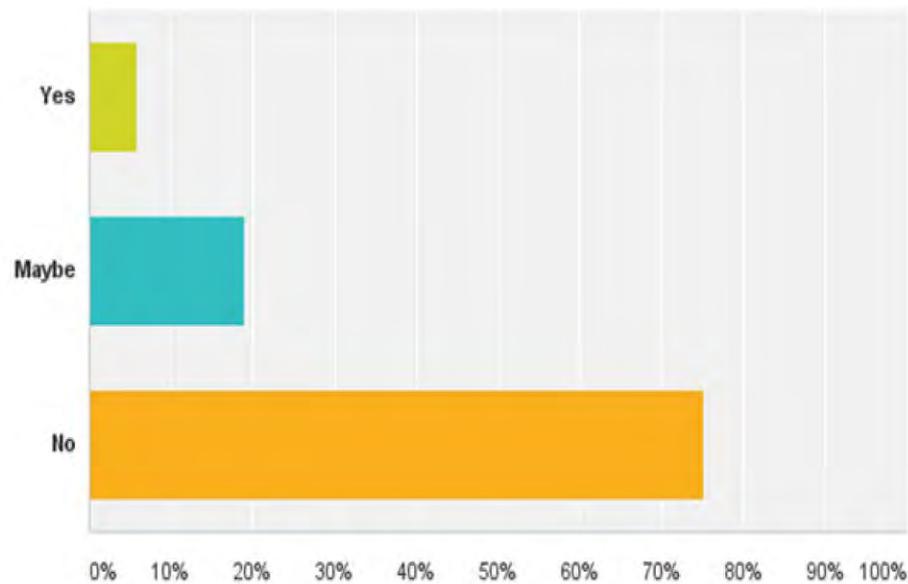
	0-5 minutes	5-10 minutes	10-20 minutes	I have a permit	Total	Weighted Average
Today	82.30% 93	10.62% 12	1.77% 2	5.31% 6	113	2.70
On Average	70.15% 94	25.37% 34	0.75% 1	3.73% 5	134	2.62
On the Worst day	29.69% 38	46.88% 60	19.53% 25	3.91% 5	128	2.02

WHAT IS ONE POSITIVE THING YOU WOULD NOT CHANGE ABOUT PARKING IN DOWNTOWN WHITEWATER?

- Free Parking
- Availability and convenient location
- Nothing
- Permit Parking
- Free parking and parking lots in close proximity to businesses area great as is
- Good while students are gone because traffic is less
- Variety of spots, lots and on street

Q9: Are you willing to pay more to park closer to your destination?

Answered: 137 Skipped: 1



IF YOU COULD CHANGE ONE THING TO IMPROVE PARKING IN DOWNTOWN WHITEWATER WHAT WOULD IT BE?

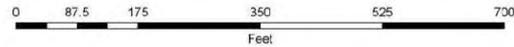
- Simplify what kind of parking is available where (confusing now).
- Discourage use of street parking by business owners.
- No angle parking, it's unsafe. Smaller/shorter cars need to be parked on end of block to increase vision.
- Overnight parking without a permit to minimize drunk driving.
- More permit parking.
- Remove parking to extend the sidewalk space in front of stores to allow more seating for restaurants.
Walking farther isn't a bad thing. I need the exercise.



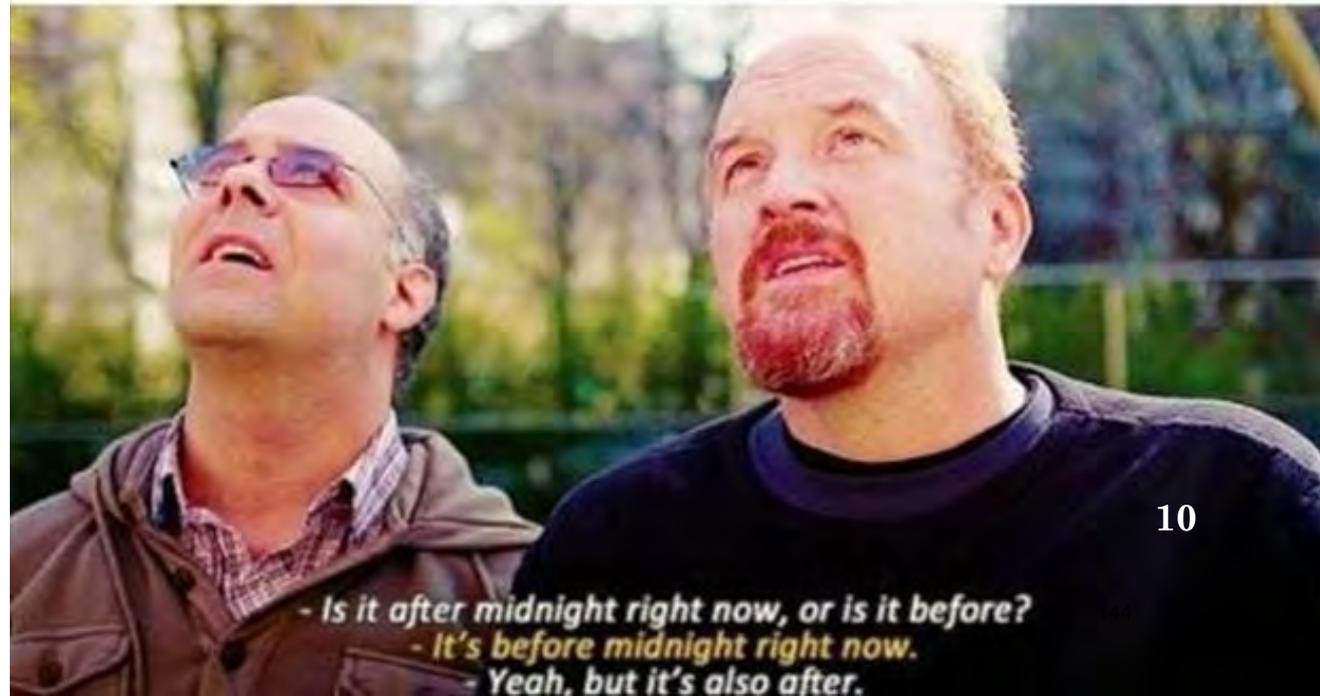
Downtown Parking



- 2-Hr Parking
- Fifteen minute parking
- No Parking
- No Parking 2:00 AM to 5:00 AM
- No Restrictions
- No parking of trucks in excess of 16 feet in length
- No stopping, standing, or parking
- Permit
- 10 Hour
- 2 Hour
- 2-4 Business Permit
- 4 Hour
- Early Bus. Permit
- Handicapped
- Overnight
- Private
- Resident Permit
- Downtown Lots

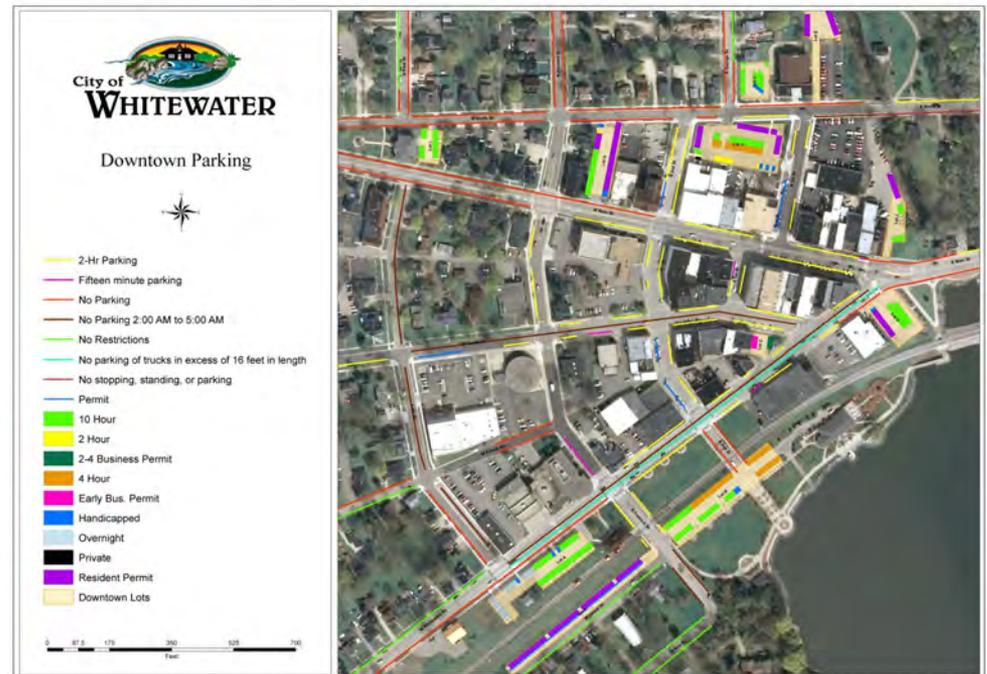


SIMPLIFY
WHAT KIND OF
PARKING IS
AVAILABLE
AND WHERE -
CONFUSING
NOW.



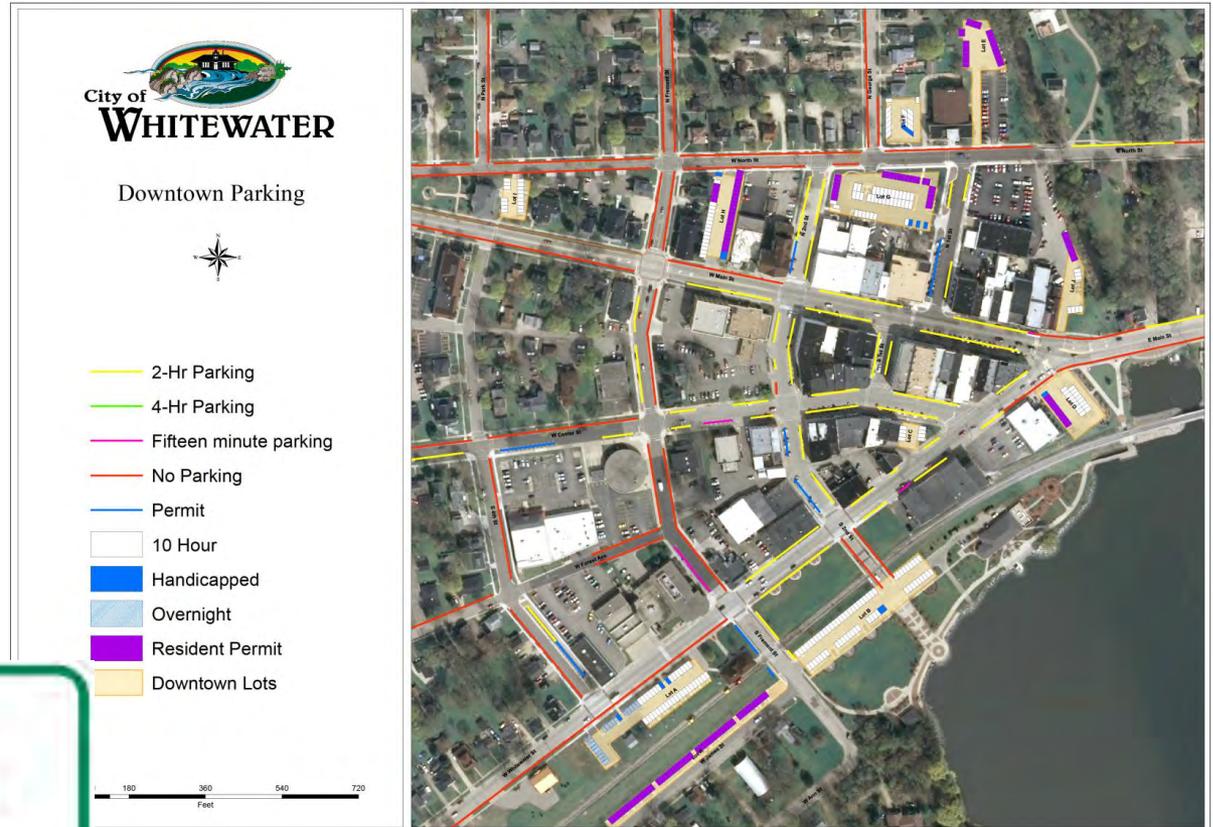
CURRENT PARKING REGULATIONS

- 10 Hour Parking
- 15 Minute Parking
- 8 Hour Parking
- 2-4 Business Permit
- 2 Hour Parking
- 4 Hour Parking
- Early Bus. Permit
- Handicapped
- Overnight
- Permit
- No Parking
- No Parking 2:00 AM to 5:00 AM
- Overnight
- Permit



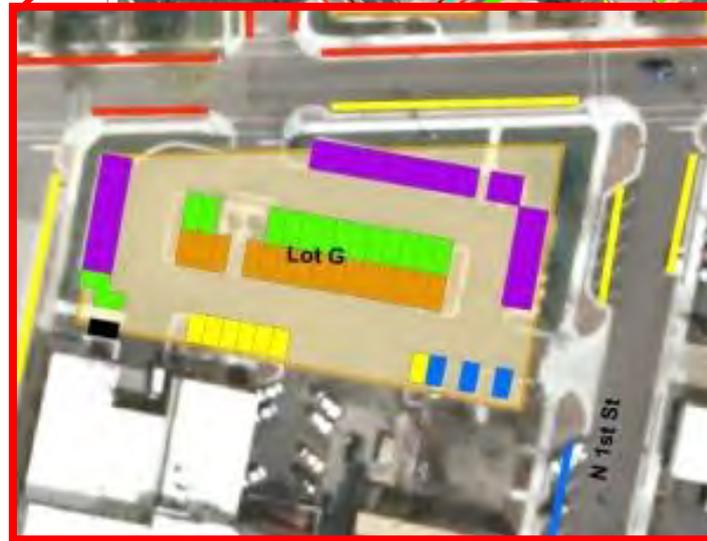
SIMPLIFY ON STREET PARKING

- 2 Hour Parking
- Some existing 15 Minute Parking



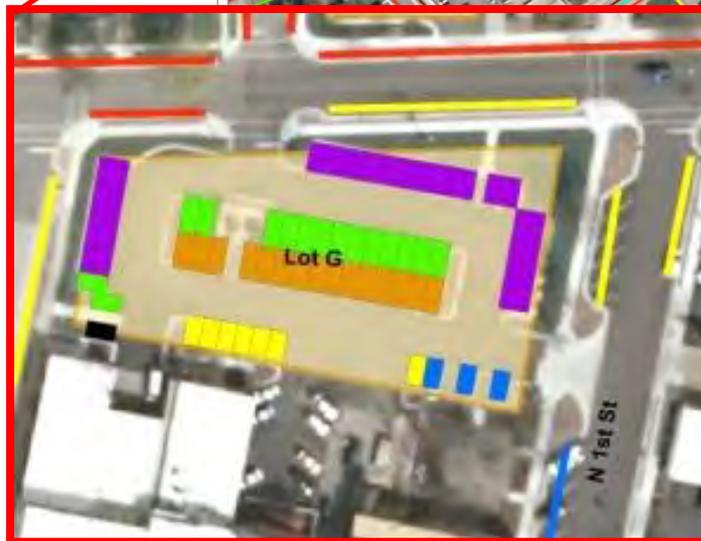
SIMPLIFY OFF STREET PARKING (LOT PARKING)

- 10 hour parking in lots
- Permit Parking
- Handicapped
- Overnight (only on Parking lot A)



OVERNIGHT PARKING WITHOUT A PERMIT TO MINIMIZE DRUNK DRIVING.

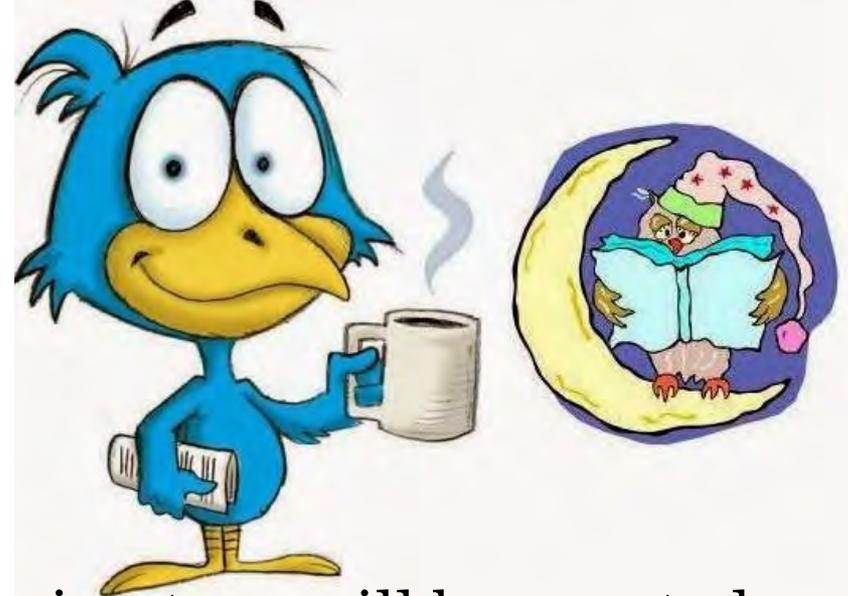
- Remove overnight restriction on parking in lots Saturday and Sunday (pending snow removal).



CHANGE THE WAY WE SIGN



11.16.146 NIGHT OWL & EARLY BIRD PERMIT PARKING



- A maximum of 4 permit hanging tags will be granted to owner/operator of downtown business that have employees requiring parking between the hours of 2:00 am to 5:00 am. These permits will grant parking in City owned lots located in the downtown area between the hours of 9:00 pm to 7:00 am. Night parking will not be allowed during snow removal when all vehicles **MUST** be removed from the non-permitted areas for plowing. During snow removal vehicles may be located from 9:00 pm to 7:00 am in City Lot C.

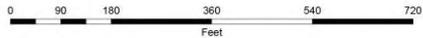
PROPOSED CHANGES MAP



Downtown Parking

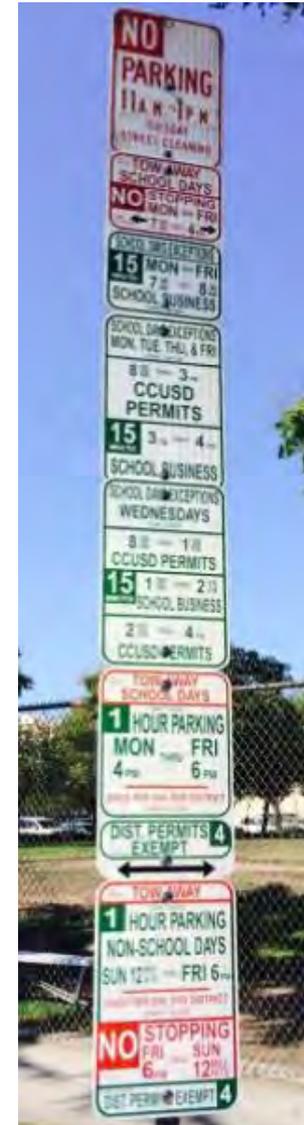


-  2-Hr Parking
-  4-Hr Parking
-  Fifteen minute parking
-  No Parking
-  Permit
-  10 Hour
-  Handicapped
-  Overnight
-  Resident Permit
-  Downtown Lots



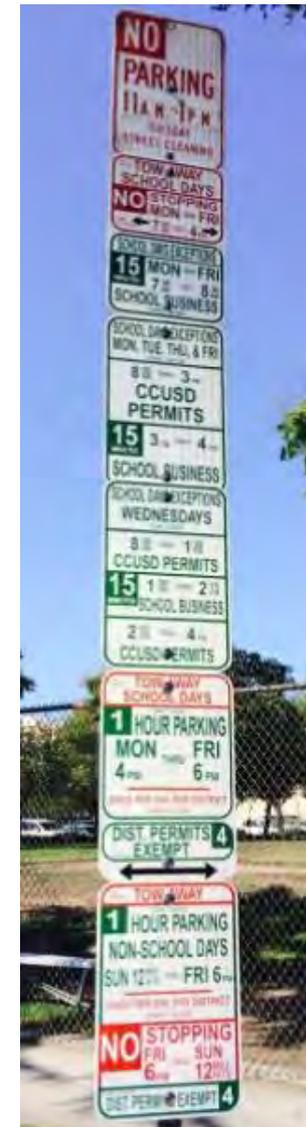
CHAPTER 11.16-PARKING LIMITATIONS

- Amend Parking Ordinance
- This includes:
 - Updating text (scrivener errors)
 - Adding the Night Owl & Early Bird Permit Parking
 - Amending 11.16.150 Street index of parking restrictions.
 - Making document consistent
 - Making parking regulation more clear



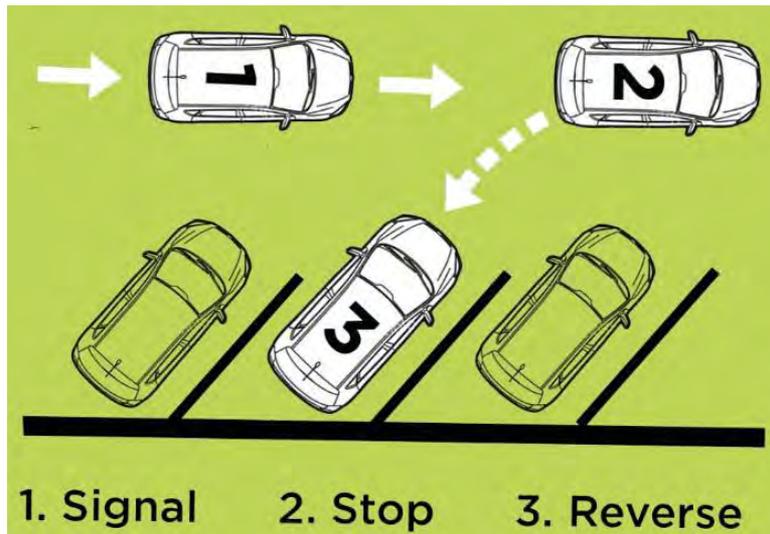
CHAPTER 11.18.020 MUNICIPAL PARKING LOTS – PARKING LIMITATIONS

- (a) The city manager is empowered to designate parking times and regulations in the all municipal parking lots owned by the City of Whitewater. Signs shall be erected giving notice of said times and regulations governing the parking in said lots.



OTHER IMPROVEMENTS?

- Reverse angle parking on Main Street.
- Compact Car Parking on Main Street only.
- If business owners and employees would park farther away it would make parking easier for customers. Educate? Meters on Main?
- Shared private downtown parking areas.



QUESTIONS?



CITY OF WHITEWATER COMPREHENSIVE PLAN PUBLIC PARTICIPATION PLAN

Section 1: Introduction

A key required component of Section 66.1001 of Wisconsin Statutes—the State’s comprehensive planning legislation—is actively involving community stakeholders as each local comprehensive plan is being developed, updated, or amended. Public participation helps to ensure that the resulting comprehensive plan accurately reflects the vision, goals, and values of citizens of the community.

Section 66.1001(4)(a) of Wisconsin Statutes requires the City of Whitewater to adopt, by resolution, written procedures designed to foster public participation at every stage in the preparation or subsequent update of its Comprehensive Plan. The written procedures must provide for wide distribution of the Comprehensive Plan, an opportunity for the public to submit written comments on the Plan, and provisions for local response to such comments.

This document meets this statutory requirement. It serves as the procedures that will be used to consider and potentially adopt an updated Comprehensive Plan.

Section 2: Major Goals of the Public Participation Strategy

- Provide opportunities for the public to participate in processes to consider and adopt an updated Comprehensive Plan.
- Adopt a Comprehensive Plan that reflect the ideas, desires, and objectives of most residents and property owners.
- Meet both the letter and spirit of Wisconsin’s comprehensive planning legislation.
- Use the City’s Planning & Architectural Review Commission as a foundation for guiding the plan adoption process.
- Recognize that the goals expressed above must be balanced with the need to complete the Comprehensive Plan within a reasonable timeframe.

Section 3: Selected Public Participation Techniques

The City will, at a minimum, use the following techniques to obtain public input during the planning process:

- Assure that all Planning & Architectural Review Commission and Common Council meetings to consider and adopt the Comprehensive Plan are open to the public, and are noticed as required by state open meeting regulations.
- Provide an opportunity at each public meeting held on the Comprehensive Plan for public comment. Some meetings will be intended to encourage wide participation from the public. Other meetings are intended to be work sessions for the Planning & Architectural Review Commission, Common Council, or some combination. The public comment period will be provided at either the beginning or end of each public meeting, or at one or more other parts of the meeting, at the discretion of the Commission or Council. This will allow the Commission or Council to concentrate on completing tasks without interruption, while still allowing the public an appropriate chance to observe and comment.
- Hold at least one formal public hearing on the proposed Comprehensive Plan and the adopting ordinance prior to adoption. All members of the public will have an opportunity to present

PLAN AND ARCHITECTURAL REVIEW COMMISSION RESOLUTION 2016

RECOMMENDING THE ADOPTION OF A PUBLIC PARTICIPATION PLAN
FOR THE CITY OF WHITEWATER, WISCONSIN

WHEREAS, the City of Whitewater on February 2, 2010, adopted the City of Whitewater Comprehensive Plan 2030, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that 2010 Comprehensive Plan document advises both the regular Plan and Architectural Review Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments or updates where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation, amendment, or update process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Whitewater believes that meaningful public involvement in processes designed to periodically consider and adopt amendments or updates to its Comprehensive Plan is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached "City of Whitewater Comprehensive Plan: Public Participation Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

NOW, THEREFORE, BE IT RESOLVED that the Plan and Architectural Review Commission of the City of Whitewater hereby recommends that the Common Council adopt a resolution to constitute official City approval of the attached "City of Whitewater Comprehensive Plan: Public Participation Plan" as required under §66.1001(4)(a), Wisconsin Statutes.

Adopted this 11th day of July, 2016.

Greg Meyer, Plan and Architectural Review
Commission Chair

Jane Wegner, Plan and Architectural Review
Commission Clerk

RESOLUTION 2016-

ESTABLISHING PUBLIC PARTICIPATION PROCEDURES
CITY OF WHITEWATER COMPREHENSIVE PLAN

WHEREAS, the City of Whitewater on February 2, 2010, adopted the City of Whitewater Comprehensive Plan 2030, under the authority of and procedures established by §66.1001(4), Wisconsin Statutes; and

WHEREAS, that Comprehensive Plan document advises the regular Plan and Architectural Review Commission review of the Comprehensive Plan, as well as the ability to respond to unique circumstances which arise in relation to the Comprehensive Plan which are distinct from the regular plan review process, and to enable the City's consideration of potential amendments or updates where the Plan becomes irrelevant or contradictory to emerging policy or trends; and

WHEREAS, §66.1001(4)(a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of the comprehensive plan preparation, update, or amendment process, and that such written procedures shall provide for wide distribution of draft plan materials, an opportunity for the public to submit written comments on the plan materials, and a process for the governing body to respond to such comments; and

WHEREAS, the City of Whitewater believes that meaningful public involvement in processes designed to periodically consider and adopt amendments or updates to its Comprehensive Plan is important to assure that the resulting Plan meets the wishes and expectations of the public; and

WHEREAS, the attached "City of Whitewater Comprehensive Plan: Public Participation Plan" includes procedures to foster public participation, ensure distribution of draft plan materials, provide opportunities for written comments on such materials, and provide mechanisms to respond to such comments.

WHEREAS, at a duly noticed public meeting held on July 11, 2016, the City of Whitewater Plan and Architectural Review Commission adopted resolution 2016- recommending that the Whitewater Common Council adopt the attached "City of Whitewater Comprehensive Plan: Public Participation Plan" as its public participation procedures for updating the City's 2010 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Whitewater hereby adopts the procedures included in the "City of Whitewater Comprehensive Plan: Public Participation Plan" as its public participation procedures for updating the City's Comprehensive Plan, meeting the requirements of §66.1001(4)(a), Wisconsin Statutes.

Approved this 19th day of July, 2016.

Cameron L. Clapper, City Manager

ATTEST:

Michele R. Smith, City Clerk