



R-2A Sub-Committee Meeting

May 4th, 2016

6:00 pm – 7:00 pm

City of Whitewater Municipal Building

Municipal Building Community Room

312 W Whitewater Street

Whitewater, WI 53190

Agenda

Invited Attendees

Christine Munz-Pritchard

Christopher Grady

Dan Comfort

Greg Meyer

Sherry Stanek

Bruce Parker

The public is invited to attend. However, public input may not be taken during the meeting.

Discussion Items

1. Roll Call
2. Review the proposed draft changes to the R-2A zoning district.
3. Provide staff with direction for future expected actions
4. Adjournment

It is possible that a quorum of Common Council members may attend this meeting. Even if a quorum is present, no Common Council business will be conducted at this meeting.

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk at least 72 hours prior to the meeting.



Office of Neighborhood Services
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To: R-2A Subcommittee Members
From: Christine Munz-Pritchard
Neighborhood Services Director
Date: April 25, 2016

Re: R-2A Key Issues

As requested by the R-2A Sub-Committee, I have outlined the key issues the subcommittee was tasked with addressing within the R-2A Zoning District. The two key issues of discussion are:

1. The R-2A does not currently address the conversion of living space to additional bedrooms
2. The R-2A does not currently address the number of students allowed per bedroom.

The following proposed items could be added to the R-2A District to address the sub-committee concerns under 19.19.030 Residential Occupancy Overlay District Permitted and Conditional Uses.

- Every dwelling unit must provide 400-sq. ft. of total habitable space for the first occupant and 350-sq. ft. for each additional occupant. Total habitable space is the sum of the floor area of the kitchen, living room, dining area, bathrooms and all bedrooms. If there is an area where the floor-to-ceiling height is less than 5 ft., that space is not included in the total habitable space.
 - Habitable Space for the purpose of this section, shall be the sum of the several floors of a building used for human occupancy or used as measured from the interior face of the walls, but not including basements, garages, porches, breezeway of common hallways and unfinished attics
- In every dwelling unit of two or more rooms, every room occupied for sleeping purposes (bedroom) by one occupant shall contain at minimum 80 square feet of floor spaces, and every room occupied for sleeping purposes by more than one occupant shall contain an additional 80 square feet of floor space for each occupant 18 years or age or over.

Total habitable space is from City Code "floor area" 19.57.130 reads: for the purpose of this section, "floor area" shall be the sum of the several floors of a building used for human occupancy or used as measured from the interior face of the walls, but not including basements, garages, porches, breezeway of common hallways and unfinished attics.

The minimum 400 sq ft of total habitable space is derived from current code of 19.57.130 of minimum square footage starting at the square feet for the efficiency apartments. As the number of bedrooms increases, the square footage decreases slightly.

The occupancy of two or more individuals in dwelling units of two or more rooms (more than a one bedroom or efficiency unit) addresses the amount of unrelated over 18 that may occupy a room for sleeping purposes (bedrooms). This is determined by using the minimum bedroom requirements of 80 square feet. With the addition of a second individual over the age of 18 this occupancy number then doubles.