



JOINT MEETING OF THE  
CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW  
COMMISSION AND THE COMMON COUNCIL

Agenda

January 17, 2017

City of Whitewater Municipal Building

Community Room

312 W. Whitewater St., Whitewater, Wisconsin

6:30 p.m.

**\*AMENDED AGENDA as of 9:00 a.m. , January 12, 2017, the Plan Amendments are the proposed Comprehensive Plan Amendments.**

1.	Call to order for Plan Commission and Common Council and Roll Call.
2.	Verification of proper legal notice.
*3.	Presentation of the proposed <b>Comprehensive</b> Plan Amendments by the Consultant and City Staff.
*4.	Public Hearing regarding proposed <b>Comprehensive</b> Plan Amendments. <ul style="list-style-type: none"> <li>a. Open Public Hearing by Common Council</li> <li>b. Reading of submitted comments.</li> <li>c. Statements and questions from the public.</li> <li>d. Plan Commission &amp; Common Council questions.</li> <li>e. Closing of Public Hearing by Common Council.</li> </ul>
5.	Response to Public Hearing questions by Consultant and City Staff.
*6.	Discussion of proposed <b>Comprehensive</b> Plan Amendments by Plan Commission and Common Council.
7.	Plan Commission consideration of resolution recommending Plan Amendments to the Common Council.
8.	Plan Commission Adjourns.

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](mailto:jwegner@whitewater-wi.gov).  
The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

# Affidavit of Printing State of Wisconsin

County of Walworth

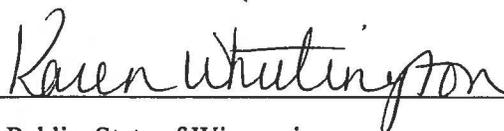
City of Whitewater

Southern Lakes Newspapers, LLC, certifies that it is the publisher of the Whitewater Register; that such paper is a secular newspaper of general circulation in said county; that it is printed and published in the village of Whitewater, Wisconsin, in said county and state aforesaid. It hereby further certifies that a notice, of which a true copy is attached hereto, has been legally published in said newspaper for 2 consecutive weeks(s); That the first publication was on the 15<sup>th</sup> day of December, 2016; The last publication was on the 22<sup>nd</sup> day of December, 2016.

Signed 

By Denelle Janssen, for Southern Lakes Newspapers, LLC

Subscribed and sworn to before me this  
23 day of December 2016.



Notary Public, State of Wisconsin

My commission expires 1/20/18

KAREN WHITTINGTON  
Notary Public  
State of Wisconsin

## CITY OF WHITEWATER NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

Notice is hereby given that the City of Whitewater Common Council and the Plan and Architectural Review Commission will hold a joint Public Hearing on Amendments to the City of Whitewater Comprehensive Plan on January 17, 2017 at 6:30 p.m. in the Whitewater Municipal Building Community Room.

The public hearing will be held to gather public input on proposed amendments to the "City of Whitewater Comprehensive Plan, 2030." The Comprehensive Plan sets the policy for the growth, development, and preservation of the community. The proposed amendments affect the Existing Land Use Map (Map 4), the Future Land Use Map (Map 5), and Chapters 2, 3, 7, 9, and 10 of the Plan document.

### Proposed Amendments to the Comprehensive Plan Text:

- Chapter 2: Update the demographic data to reflect the latest U.S. Census data.
- Chapter 3: Update information about farmland preservation to reflect current programs.
- Chapter 6: Update the housing data to reflect the latest information available.
- Chapter 7: Throughout the chapter, update descriptions of other future land use categories to reflect changes to the zoning ordinance and the new zoning districts adopted in 2014.
- Chapter 7: Update the description of the "Central Area Neighborhoods" to reflect the new R-2A permission area. Clarify that within the R-2A permission area, rezoning parcels to R-2A to allow more than three unrelated individuals may be granted on a case-by-case basis. Clarify that rezoning to more intensive residential zoning districts is strongly discouraged outside of the R-2A permission

area.  
6. Chapter 7: Update the description of the "Higher Density Residential" future land use category to reflect changes to the zoning ordinance, new zoning districts, and the creation of the R-2A permission area.

7. Chapter 7: Revise the description of the "Mixed Use" future land use category to provide more policy direction to the City and to suggest design features suitable for mixed use, pedestrian-oriented development.

8. Chapter 7: Update the land use data and land demand projections to reflect the latest information available.

9. Chapter 9: Update the Utilities and Community Facilities Timetable (Figure 9.5)

10. Chapter 10: Update the economic data to reflect the latest information available.

### Proposed Amendments to the Comprehensive Plan Maps:

- Update the Existing Land Use Map (Map 4) to reflect current development patterns.
- Update the Future Land Use Map (Map 5) to depict the R-2A permission area and reflect current development patterns and adjustments in policy.

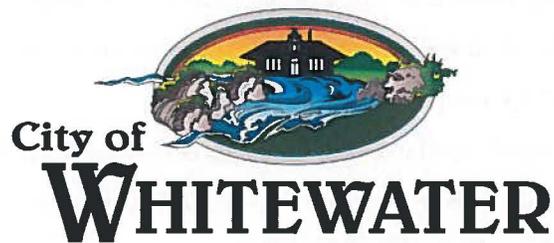
The Comprehensive Plan and the proposed amendments are available for review at City Hall and on the City of Whitewater web site [www.whitewater-wi.gov](http://www.whitewater-wi.gov). Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to the City Clerk. All written comments will be forwarded to the City of Whitewater Plan Commission.

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

(Published in  
Whitewater Register  
Dec. 15 & 22, 2016  
WNAXLP - 267154)



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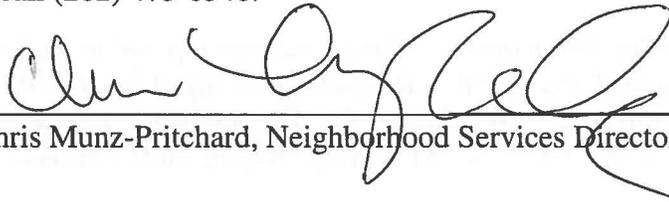
1. Update the Existing Land Use Map (Map 4) to reflect current development patterns.
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The Comprehensive Plan and the proposed amendments are available for review at City Hall and on the City of Whitewater web site [www.whitewater-wi.gov](http://www.whitewater-wi.gov) . Written comments on the proposed amendments to the Comprehensive Plan should be submitted before the public hearing date to the City Clerk. All written comments will be forwarded to the City of Whitewater Plan Commission.

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Chris Munz-Pritchard, Neighborhood Services Director/City Planner



# VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Common Council and Planning & Architectural Review  
Commission

From: Jackie Mich, AICP

Date: December 30, 2016

Re: Proposed Comprehensive Plan Amendments

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## **Purpose**

The purpose of the proposed amendments to the Comprehensive Plan is to:

1. Update the data in the plan to reflect changes that have occurred since the Comprehensive Plan was adopted in 2010 and to include the latest available housing and economic data from the U.S. Census Bureau and the latest land use data from the City.
2. Update the text of the Comprehensive Plan to reflect changes to the zoning ordinance, new zoning districts, and the creation of the R-2A and R-3A permission areas and zoning designations.
3. Update the Existing Land Use Map (Map 4) to reflect current development pattern, and the Future Land Use Map (Map 5) to reflect the R-2A permission area, current development patterns, and adjustments in policy.

## **Proposed Amendments to the Comprehensive Plan Text:**

1. Chapter 2: Update demographic data to reflect the latest data from the U.S. Census Bureau.
2. Chapter 3: Update information about farmland preservation to reflect current programs.
3. Chapter 6: Update the housing data to reflect the latest information available.
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**Proposed Amendments to the Comprehensive Plan Maps:**

1. Update the Existing Land Use Map (Map 4) to reflect current development patterns.
2. Update the Future Land Use Map (Map 5) to reflect the R-2A permission area, current development patterns, and adjustments in policy.

Importance of the Future Land Use Map:

A primary purpose of the Comprehensive Plan is to recommend a future pattern of development for the community. To accomplish this, the Comprehensive Plan establishes distinct future land use categories (e.g., Agricultural Preservation, Single Family Residential-City, Community Business, etc.). These categories are depicted on the Future Land Use Map and are each represented by a unique color. Future land use categories are assigned to every parcel of land in the City and in the City’s 1½-mile extraterritorial jurisdiction.

In the Comprehensive Plan, descriptions of the future land use categories and the zoning districts appropriate to implement each category are provided on pages 75-97. The Future Land Use Map is provided on page 99 (Map 5). The categories shown on the Future Land Use Map is important, because Wisconsin Statutes require zoning map amendments (rezonings) to be consistent with the Future Land Use Map.

**RESOLUTION -**

**RESOLUTION RECOMMENDING AMENDMENTS TO THE  
2010 CITY OF WHITEWATER COMPREHENSIVE PLAN,**

**PLAN COMMISSION OF THE CITY OF WHITEWATER, WISCONSIN**

**WHEREAS**, on February 2, 2010, the City of Whitewater adopted the “City of Whitewater Comprehensive Plan 2030,” (hereinafter “Plan”) as the City’s comprehensive plan under Section 66.1001(4), Wisconsin Statutes, with said Plan including procedures for consideration of amendments to it; and

**WHEREAS**, Section 66.1001(4), Wisconsin Statutes, establishes the required procedure for a local government to amend a comprehensive plan once it has been initially adopted; and

**WHEREAS**, the City of Whitewater Plan Commission has the authority and responsibility to recommend amendments to the Plan to the City Council, under Section 66.1001(4)(b); and

**WHEREAS**, on January 17, 2017, the Plan Commission reviewed proposed amendments to the Plan as reflected in the following attachments: (1) a report from Vandewalle & Associates, dated December 30, 2016, summarizing the changes to the Comprehensive Plan text and maps; (2) a redline-strikeout version of Comprehensive Plan text, dated December 5, 2016; and (3) a markup of the Future Land Use Map; and

**NOW, THEREFORE, BE IT RESOLVED** that the Plan Commission of the City of Whitewater hereby recommends that, following a public hearing, the City Council adopt an ordinance to constitute official City approval of the proposed amendments to the 2010 City of Whitewater Comprehensive Plan that the Plan Commission recommended for approval at its January 17, 2017 Plan Commission Meeting.

This Resolution was duly adopted at a special meeting of the Plan Commission of the City of Whitewater on the 17<sup>th</sup> day of January, 2017.

**PLAN COMMISSION**

By: \_\_\_\_\_  
Greg Meyer, Plan & Architectural Review  
Commission Chair

ATTEST:

\_\_\_\_\_  
Jane Wegner, Plan & Architectural Review  
Commission Clerk

**ORDINANCE -**

**ORDINANCE TO ADOPT AMENDMENTS TO THE  
2010 CITY OF WHITEWATER COMPREHENSIVE PLAN**

**COMMON COUNCIL OF THE CITY OF WHITEWATER, WISCONSIN**

The City Council of the City of Whitewater, Wisconsin, does ordain as follows:

**WHEREAS**, pursuant to sections 61.35 and 62.23(2) and (3) of Wisconsin Statutes, the City of Whitewater is authorized to prepare and adopt a comprehensive plan as defined in sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes; and

**WHEREAS**, the City Council adopted its comprehensive plan in 2010 entitled “City of Whitewater Comprehensive Plan, 2030”; and

**WHEREAS**, as part of the City’s original adoption of a comprehensive plan the City Council adopted and has since followed written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan as required by §66.1001(4)(a) of the Wisconsin Statutes; and

**WHEREAS**, the Plan Commission of the City of Whitewater, by a majority vote of the entire Commission recorded in its official minutes, has adopted a resolution recommending to the City Council the adoption of amendments to the City’s Comprehensive Plan, as reflected in the following attachments: (1) a report from Vandewalle & Associates, dated December 30, 2016, summarizing the changes to the Comprehensive Plan text and maps; (2) a redline-strikeout version of Comprehensive Plan text, dated December 5, 2016; and (3) a markup of the Future Land Use Map; and

**WHEREAS**, the City of Whitewater has, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes, provided opportunities for public involvement per its adopted public participation plan; and

**WHEREAS**, the City Council held a public hearing on the proposed amendments on January 17, 2017, considered the public comments made and the recommendations of the Plan Commission and staff, and has determined to approve the recommended amendments.

**NOW, THEREFORE**, the City Council of Whitewater, Wisconsin, does ordain that the proposed amendments are hereby adopted as amendments to the City’s Comprehensive Plan pursuant to section 66.1001(4)(c) of Wisconsin Statutes.

Enacted this 17<sup>th</sup> day of January, 2017.

**CITY OF WHITEWATER**

By:

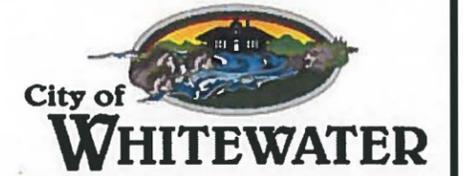
Cameron L. Clapper, City Manager

ATTEST:

Michele R. Smith, City Clerk

# (2017 PROPOSED) EXISTING LAND USE MAP

## CITY OF WHITEWATER



-  R-2A Overlay
-  City Boundary
-  Sewer Service Area
-  Extraterritorial Boundary

### EXISTING LAND USE

-  Right-of-Way
-  Ag/Vacant
-  Business Park
-  Community Business
-  Environmental Corridor
-  Central Business
-  Mineral Extraction
-  Manufacturing
-  Institutional
-  UW-Whitewater
-  Manufacturing
-  Multi-Family Residential
-  Mixed Use
-  Parks and Recreation
-  Single-Family Residential - City
-  Single-Family Residential - Exurban
-  Surface Water
-  Two-Family/Townhouse Residential

