



Whitewater CDA – Board of Directors  
Wednesday June 25, 2014  
**5:00 PM**  
Room 105  
Innovation Center  
1221 Innovation Drive  
Whitewater, WI 53190

1. **Call to order and roll call.**
2. **HEARING OF CITIZEN COMMENTS.** *No formal CDA Action will be taken during this meeting although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.*
3. **Approval of agenda**
4. **Approval of Minutes**
  - a. **May 28, 2014**
  - b. **June 6, 2014**
5. **Acceptance of Financial Statements**
  - a. **May, 2014**
6. **Adjourn to closed session per Wisconsin State Statutes 19.85(1)(e) "Deliberating or negotiating the purchase of public property, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session".**
  - A. **Consideration and discussion of a CDBG loan request for a software development company**
  - B. **Update on negotiations with potential retail, manufacturing and other businesses that are considering locating in the City of Whitewater and are requesting City of Whitewater related financial assistance or concessions.**
7. **Reconvene into open session to take action on closed session items as needed.**
8. **Consideration and discussion of the establishment of a for profit corporation for assisting with Capital Catalyst Fund investments.**
9. **Consideration and discussion of establish future meeting dates and times.**
10. **Consideration and discussion of developing a Plan Review and Approval process for applications within the Business Park and Technology Park.**
11. **Consideration and discussion of the city wide fiber optics project for the city including the Business Park and Technology Parks.**
12. **Update on long term marketing and community branding project.**
13. **Future agenda referrals**
14. **Adjourn**

*It is possible that a quorum of Common Council and Technology Park Board members may attend this meeting. Even if a quorum is present, no Common Council and/or Technology Park Board 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 24 hours prior to the meeting.*

Whitewater Community Development Authority  
Board of Directors  
May 28<sup>th</sup>, 2014  
Meeting Minutes

**1. Call to Order and Roll Call**

The meeting was called to order by Chairman Jeff Knight at 5:11pm.

Present: Donna Henry, Larry Kachel, Jeff Knight, Patrick Singer, Jim Winship

Absent: Jim Allen, Bruce Parker

Also: Pat Cannon, Anna Schwarz

**2. Hearing of Citizen Comments**

None

**3. Approval of Agenda**

A motion was made to Approve the Agenda as Presented.

Winship (1); Kachel (2)

Aye: All via Acclamation (5)

Nay: None

**4. Approval of Minutes**

**a. April 23, 2014**

A motion was made to Approve the Minutes as Presented.

Singer (1); Kachel (2)

Aye: All via Acclamation (5)

Nay: None

**5. Acceptance of Financial Statements**

**a. April, 2014**

A motion was made to Accept the Financial Statements as Presented.

Singer (1); Kachel (2)

Aye: All via Acclamation (5)

Nay: None

**6. Adjourn to closed session per Wisconsin State Statutes 19.85(1)(e)**

**"Deliberating or negotiating the purchase of public property, the investing of**

**public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.”**

- a. **Consideration and discussion of Capital Catalyst Fund request based upon the recommendation of the Capital Catalyst Screening Committee**
  - i. **Personal and Property safety Software development company**
  - ii. **Medical storage device company**
  - iii. **Financial management software company**
  - iv. **3D technology development company**
- b. **Consideration and discussion of establish a commission rate for land sales in the Business Park and Technology Park**
- c. **Update on negotiations with potential retail, manufacturing and other businesses that are considering locating in the City of Whitewater and are requesting City of Whitewater related financial assistance or concessions.**

A motion was made to adjourn into closed session and to allow Patrick Cannon and Anna Schwarz to remain in the closed session portion of the meeting.

**Knight (1); Singer (2)**

**Aye: Henry, Kachel, Knight, Singer, Winship (5)**  
**Nay: None**

7. **Reconvene into open session to take action on closed session items as needed.**  
A motion as made to return to open session.

**Winship (1); Singer (2)**

**Aye: All via Acclamation (5)**  
**Nay: None**

A motion was made to schedule a special meeting after the Capital Catalyst Reception on June 6<sup>th</sup> to discuss the Capital Catalyst Fund requests.

**Winship (1); Singer (2)**

**Aye: All via Acclamation (5)**  
**Nay: None**

A motion was made to recommend a non-exclusive broker commission rate of 10% or a minimum \$2,500 breaker and to direct CDA staff to draft a CDA policy for this recommendation.

**Singer (1); Henry (2)**

Aye: All via Acclamation (5)

Nay: None

**8. Consideration and discussion of the establishment of a for profit corporation for assisting with Capital Catalyst Fund investments.**

Staff presented the packet of documents created with Mark Olm for the Board to review. This topic will be on the next agenda for further discussion. No action was taken by the Board at this time.

**9. Update on the Capital Catalyst Reception to be held on June 6, 2014**

The reception is scheduled for 2pm on June 6, 2014. It will be held at the Innovation Center. Invitations have gone out this week and there will be light refreshments provided. Reed Hall and Lisa Johnson will be presenting along with CDA, City, and University representatives.

**10. Update on the fiber optics project for the city including the Business Park and Technology Parks.**

There will be a joint meeting with Attorney Anita Gallucci from the law firm of Boardman and Clark concerning the feasibility of installing, maintaining, and operation of a fiber optic system throughout the City in late June.

**11. Update on long-term marketing and community branding project.**

Staff will be working with a graphic designer to complete an informational brochure and will reconvene with stakeholders present and the focus meeting in April.

**12. Future agenda referrals and setting future meeting dates/times.**

The next meeting will be Wednesday, June 25<sup>th</sup>, 2014 at 5pm.

**13. Adjourn**

A motion was made to adjourn the meeting.

Henry (1); Winship (2)

Aye: All via Acclamation (5)

Nay: None

The meeting was adjourned at 6:28pm.

**Whitewater Community Development Authority**  
**Meeting Minutes**  
**June 6, 2014**

**1. Call to order and roll call**

The meeting was called to order by Chair Jeffery Knight at 4:00 p.m. The meeting was held at the Innovation Center, Drouillard Room, 1221 Innovation Drive, Whitewater, WI 53190

Present: Henry, Kachel, Knight, Singer, Winship

Absent: Allen, Parker

Also: Patrick Cannon

**2. Hearing of Citizen Comments**

None

**3. Approval of the Agenda**

Motion to approve the agenda as presented

Singer (1); Winship (2)

Aye: Henry, Kachel, Knight, Singer, Winship

Nay: None

**4. Consideration and discussion of awarding a UDAG grant of \$10,000 to Blackthorne Analytics LLC for their Algorithmic Trading Summer Program.**

It was noted that previously the CDA had declined to award a grant to Blackthorne Analytics LLC under the Capital Catalyst program. The Board felt that they did not meet the requirements for this program. However, they did feel that the program was valuable and expressed a desire to fund it via a separate funding program. Since State Statues prevented action by the Board at that meeting, they felt the item should be discussed at a separate meeting.

Chair Knight gave a brief update on a separate meeting that was held with members from this group and the Office of Workforce Development. He indicated that the State Agency liked the concept and showed a desire to move forward with discussions on funding.

After careful review, the Board moved to award a grant of \$10,000 TO Blackthorne Analytics, LLC using funds from the UDAG accounts. The funding is to assist with their summer program.

Winship (1); Kachel (2)

Aye: Kachel, Knight, Singer, Winship

Nay: None

Abstain: Henry

**5. Consideration and discussion of awarding a UDAG grant of 10,000 to the Center for Innovation and Business Development for economic development projects.**

The Chair noted that the Center has continually provided outside information to organizations to assist with their due diligence in determining if they should locate and/or expand in Whitewater.

After careful review the Board moved to award a grant of \$10,000 to the Center for Innovation and Business Development utilizing UDAG funds. The individual awards are limited to \$2,000 per project and can only be used for commercial or retail use with prior permission of the Board or the CDA Executive Director. No formal action is required by the Board and the Executive Director is authorized to approve the payments.

Winship (1); Singer (2)

Aye: Henry, Kachel, Knight, Singer, Winship

Nay: None.

**6. Adjournment**

A motion was made at 4:10 p.m. to adjourn the meeting

Kachel (1); Singer (2)

Aye: All via voice vote

Nay: None

The minutes were reviewed and approved by the CDA at its meeting on:

Jeffery Knight

Chairperson

Patrick Cannon

Recorder

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2014**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
910-11101	142,527.15	11.35	1,408.39	143,935.54
910-11102	180,712.68	4,778.50	( 62,394.96)	118,317.72
910-11103	68,401.02	( 20,070.21)	( 52,219.11)	16,181.91
910-11104	14,833.85	.73	3.66	14,837.51
910-11105	29,741.52	102.38	510.63	30,252.15
910-11106	2,701.54	.13	.66	2,702.20
910-11110	283.86	83.29	490,157.78	490,441.64
910-11303	619,010.05	.00	.00	619,010.05
910-11305	25,000.00	.00	.00	25,000.00
910-11310	575,000.00	.00	( 200,000.00)	375,000.00
910-14302	.00	6,000.00	12,000.00	12,000.00
910-14303	.00	.00	102,567.50	102,567.50
910-14310	79,076.84	.00	( 549.74)	78,527.10
910-14331	41,360.00	.00	.00	41,360.00
910-14332	102,500.00	.00	.00	102,500.00
910-14333	51,500.00	.00	.00	51,500.00
910-14334	100,000.00	.00	.00	100,000.00
910-14335	102,544.00	.00	.00	102,544.00
910-14337	5,871.28	( 259.32)	( 1,288.01)	4,583.27
910-14342	4,028.21	.00	( 4,028.21)	.00
910-14345	133,585.41	.00	( 4,332.33)	129,253.08
910-14346	15,906.54	( 238.73)	( 1,185.76)	14,720.78
910-14347	105,515.96	( 2,520.16)	( 17,466.27)	88,049.69
910-14348	57,844.92	( 448.37)	( 2,667.98)	55,176.94
910-14349	34,600.00	.00	.00	34,600.00
910-14350	8,220.00	.00	.00	8,220.00
910-14351	10,203.84	.00	.00	10,203.84
910-14353	18,420.02	.00	.00	18,420.02
910-14356	8,062.00	.00	.00	8,062.00
910-14359	10,818.00	.00	.00	10,818.00
910-14361	11,000.90	.00	.00	11,000.90
910-14363	11,000.00	.00	.00	11,000.00
910-14366	12,504.15	.00	.00	12,504.15
910-14368	15,517.48	.00	.00	15,517.48
910-14371	700.00	( 100.00)	( 500.00)	200.00
910-14375	18,422.00	.00	.00	18,422.00
910-14378	34,448.00	.00	.00	34,448.00
910-14379	12,630.00	.00	.00	12,630.00
910-14381	7,205.00	.00	.00	7,205.00
910-14384	37,795.00	.00	.00	37,795.00
910-14385	863.08	.00	.00	863.08
910-14387	25,515.00	.00	.00	25,515.00
910-14391	180.00	.00	.00	180.00
910-14554	750,000.00	.00	.00	750,000.00
910-15208	15,711.04	.00	.00	15,711.04
910-15521	275,171.53	.00	.00	275,171.53
910-15531	6,087,994.00	.00	.00	6,087,994.00
<b>TOTAL ASSETS</b>	<b>9,864,925.87</b>	<b>( 12,660.41)</b>	<b>260,016.25</b>	<b>10,124,942.12</b>
<u>LIABILITIES AND EQUITY</u>				

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2014**

**CDA PROGRAMS FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>LIABILITIES</u>				
910-22000 ACCUM DEPREC-BUILDING	243,628.06	.00	.00	243,628.06
TOTAL LIABILITIES	243,628.06	.00	.00	243,628.06
<u>FUND EQUITY</u>				
910-30110 CONTRIBUTED CAPITAL	456,815.37	.00	.00	456,815.37
910-34300 PROPRIETARY CAPITAL	8,527,517.51	.00	.00	8,527,517.51
910-35000 HOUSING LOANS RESERVE	174,316.71	.00	.00	174,316.71
910-35100 ECONOMIC DEV LOANS RESERVE	433,615.17	.00	.00	433,615.17
910-35160 FACADE LOANS RESERVE	29,033.05	.00	.00	29,033.05
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	( 12,660.41)	260,016.25	260,016.25
BALANCE - CURRENT DATE	.00	( 12,660.41)	260,016.25	260,016.25
TOTAL FUND EQUITY	9,621,297.81	( 12,660.41)	260,016.25	9,881,314.06
TOTAL LIABILITIES AND EQUITY	9,864,925.87	( 12,660.41)	260,016.25	10,124,942.12

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2014**

**CDA FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET	
<u>MISCELLANEOUS REVENUE</u>						
900-48100-56	INTEREST INCOME	7.47	20.27	150.00	129.73	13.5
900-48600-56	MISC INCOME	.00	.00	247.00	247.00	.0
900-48630-56	GRANT/LOAN ADMIN/REIMB-REV	.00	1,544.00	.00	( 1,544.00)	.0
	<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>7.47</b>	<b>1,564.27</b>	<b>397.00</b>	<b>( 1,167.27)</b>	<b>394.0</b>
<u>OTHER FINANCING SOURCES</u>						
900-49263-56	TRANSFER-TID #6-ADMINISTRATION	.00	.00	12,500.00	12,500.00	.0
900-49264-56	TRANSFER-FD 910-CDA PROGRAMS	.00	.00	45,000.00	45,000.00	.0
900-49290-56	CITY TRANSFER INCOME	.00	.00	72,803.00	72,803.00	.0
900-49300-56	FUND BALANCE APPLIED	.00	.00	14,000.00	14,000.00	.0
	<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>.00</b>	<b>144,303.00</b>	<b>144,303.00</b>	<b>.0</b>
	<b>TOTAL FUND REVENUE</b>	<b>7.47</b>	<b>1,564.27</b>	<b>144,700.00</b>	<b>143,135.73</b>	<b>1.1</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2014**

**CDA FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA</u>					
900-56500-115	.00	680.00	12,480.00	11,800.00	5.5
900-56500-151	.00	53.74	986.00	932.26	5.5
900-56500-210	.00	.00	100.00	100.00	.0
900-56500-211	8,829.46	32,404.76	88,000.00	55,595.24	36.8
900-56500-212	70.00	760.00	4,500.00	3,740.00	16.9
900-56500-219	.00	.00	600.00	600.00	.0
900-56500-223	3.00	2,545.35	30,000.00	27,454.65	8.5
900-56500-224	.00	6,137.00	6,250.00	113.00	98.2
900-56500-310	71.00	292.68	200.00	( 92.68)	146.3
900-56500-311	68.76	68.76	200.00	131.24	34.4
900-56500-320	.00	.00	300.00	300.00	.0
900-56500-321	.00	.00	200.00	200.00	.0
900-56500-330	.00	.00	484.00	484.00	.0
900-56500-341	.00	299.99	400.00	100.01	75.0
<b>TOTAL CDA</b>	<u>9,042.22</u>	<u>43,242.28</u>	<u>144,700.00</u>	<u>101,457.72</u>	<u>29.9</u>
<b>TOTAL FUND EXPENDITURES</b>	<u>9,042.22</u>	<u>43,242.28</u>	<u>144,700.00</u>	<u>101,457.72</u>	<u>29.9</u>
<b>NET REVENUE OVER EXPENDITURES</b>	<u>( 9,034.75)</u>	<u>( 41,678.01)</u>	<u>.00</u>	<u>41,678.01</u>	<u>.0</u>

**CITY OF WHITEWATER  
BALANCE SHEET  
MAY 31, 2014**

**CDA FUND**

	BEGINNING BALANCE	ACTUAL THIS MONTH	ACTUAL THIS YEAR	ENDING BALANCE
<u>ASSETS</u>				
900-11100 CASH	49,296.70	( 9,042.22)	( 48,979.40)	317.30
900-11200 GENERAL CHECKING-1ST-100-722	20,759.94	1.02	5.12	20,765.06
900-11300 INVESTMENTS	25,096.58	6.45	15.15	25,111.73
900-18400 OFFICE EQUIPMENT	12,629.44	.00	.00	12,629.44
<b>TOTAL ASSETS</b>	<b>107,782.66</b>	<b>( 9,034.75)</b>	<b>( 48,959.13)</b>	<b>58,823.53</b>
<u>LIABILITIES AND EQUITY</u>				
<u>LIABILITIES</u>				
900-21100 VOUCHERS PAYABLE	7,281.12	.00	( 7,281.12)	.00
900-22000 ACCUM DEPR - EQUIPMENT	11,457.43	.00	.00	11,457.43
900-25101 DUE TO 910	15,711.04	.00	.00	15,711.04
<b>TOTAL LIABILITIES</b>	<b>34,449.59</b>	<b>.00</b>	<b>( 7,281.12)</b>	<b>27,168.47</b>
<u>FUND EQUITY</u>				
900-34300 PROPRIETARY CAPITAL	73,333.07	.00	.00	73,333.07
UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	.00	( 9,034.75)	( 41,678.01)	( 41,678.01)
<b>BALANCE - CURRENT DATE</b>	<b>.00</b>	<b>( 9,034.75)</b>	<b>( 41,678.01)</b>	<b>( 41,678.01)</b>
<b>TOTAL FUND EQUITY</b>	<b>73,333.07</b>	<b>( 9,034.75)</b>	<b>( 41,678.01)</b>	<b>31,655.06</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>107,782.66</b>	<b>( 9,034.75)</b>	<b>( 48,959.13)</b>	<b>58,823.53</b>

**CITY OF WHITEWATER  
COMMUNITY DEVELOPMENT AUTHORITY  
INVESTMENT SCHEDULE**

FUND	BANK	ORIG DATE	DUE DATE	TERM	AMOUNT	INT RATE	NUMBER	NOTES
Façade Loan	First Citizens	01/22/2014	07/22/2015	18 months	\$25,000.00	0.60%	3308484	Replaces 3308087

TOTAL \$25,000.00

General-Investments-Fund 900	Associated			Daily rate	\$25,111.73	0.15%		
SEED FUND-910-UDAG	Associated			Daily rate	\$490,441.64	0.20%		

TOTAL \$515,553.37

Business Development	Commercial	12/13/2013	12/17/2014	363 days	\$175,000.00	0.45%	210871	replaces 210312
Business Development	Commercial	02/05/2014	02/05/2015	365 days	\$100,000.00	0.45%	210918	replaces 210376
Business Development	Commercial	01/31/2014	07/30/2014	180 days	\$100,000.00	0.30%	210913	replaces 210373

TOTAL \$375,000.00

Economic Development Loan	First Citizens	11/06/2012	05/06/2015	18 months	\$50,000.00	0.55%	3308401	replaces 3308022
Economic Development Loan	First Citizens	05/17/2014	11/17/2015	18 months	\$152,100.00	0.55%	3308585	replaces 3308214
Economic Development Loan	Commercial	03/27/2014	09/27/2015	18 months	\$81,910.05	0.50%	210963	replaces 210466
Economic Development Loan	First Citizens	06/19/2013	06/19/2014	365 days	\$60,000.00	0.45%	3308253	replaces 3306522
Economic Development Loan	Commercial	02/05/2014	02/05/2015	365 days	\$100,000.00	0.45%	210917	replaces 210377
Economic Development Loan	First Citizens	10/09/2013	04/09/2015	18 months	\$75,000.00	0.55%	3308371	replaces 3307408
Economic Development Loan	Commercial	01/31/2014	07/30/2014	180 days	\$100,000.00	0.30%	210914	replaces 210372

TOTAL \$619,010.05

**TOTALS BY FUND**

FUND 900    \$25,111.73  
FUND 910   \$1,509,451.69  
Total:     \$1,534,563.42

**CITY OF WHITEWATER**  
**REVENUES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2014**

**CDA PROGRAMS FUND**

	PERIOD ACTUAL	YTD ACTUAL	BUDGET AMOUNT	VARIANCE	% OF BUDGET
<u>INTERGOVERNMENTAL REVENUE</u>					
910-43530-00 WEDA GRANT-CAP. CAT-SEED FUND	.00	250,000.00	.00	( 250,000.00)	.0
<b>TOTAL INTERGOVERNMENTAL REVENUE</b>	<b>.00</b>	<b>250,000.00</b>	<b>.00</b>	<b>( 250,000.00)</b>	<b>.0</b>
<u>MISCELLANEOUS REVENUE</u>					
910-48101-00 INTEREST INCOME-BUSINESS DEV	1.39	1,932.99	.00	( 1,932.99)	.0
910-48102-00 INTEREST INCOME-ECONOMIC DEV	757.80	2,221.93	.00	( 2,221.93)	.0
910-48103-00 INTEREST INCOME-FACADE	11.35	178.21	.00	( 178.21)	.0
910-48104-00 INTEREST INCOME-HOUSING	2.38	11.13	.00	( 11.13)	.0
910-48105-00 INTEREST INCOME-ED DEV	.73	3.66	.00	( 3.66)	.0
910-48106-00 INTEREST INCOME-MORAINO VIEW	.13	.66	.00	( .66)	.0
910-48108-00 INTEREST INCOME-SEED FUND	83.29	172.78	.00	( 172.78)	.0
910-48430-00 INSURANCE-SETTLEMENT-PROPERTY	.00	25,000.00	.00	( 25,000.00)	.0
910-48605-00 RENTAL INCOME-CROP LEASES	.00	14,790.00	.00	( 14,790.00)	.0
910-48645-00 LOAN INTEREST-LEARNING DEPOT	.00	526.26	.00	( 526.26)	.0
910-48651-00 FACADE-INT-WALTON DIST-30K	.00	43.14	.00	( 43.14)	.0
910-48653-00 LOAN INT-RR WALTON-15K-HOTEL	16.93	93.23	.00	( 93.23)	.0
910-48658-00 LOAN INT.-960 E. MILWAUKEE LLC	.00	1,319.71	.00	( 1,319.71)	.0
910-48663-00 LOAN INT-BLACK SHEEP-1/20/12	49.87	257.24	.00	( 257.24)	.0
910-48664-00 LOAN INT-DR PLASTICS-2/27/12	301.90	2,288.15	.00	( 2,288.15)	.0
910-48665-00 LOAN INT-BIKEWISE-\$62,600-4%	185.42	1,134.76	.00	( 1,134.76)	.0
910-48680-00 ADMINISTRATION FEE-LOANS	.00	3,567.50	.00	( 3,567.50)	.0
<b>TOTAL MISCELLANEOUS REVENUE</b>	<b>1,411.19</b>	<b>53,541.35</b>	<b>.00</b>	<b>( 53,541.35)</b>	<b>.0</b>
<u>OTHER FINANCING SOURCES</u>					
910-49100-00 TRANSFER-TO EST SEED FUND	.00	250,000.00	.00	( 250,000.00)	.0
<b>TOTAL OTHER FINANCING SOURCES</b>	<b>.00</b>	<b>250,000.00</b>	<b>.00</b>	<b>( 250,000.00)</b>	<b>.0</b>
<b>TOTAL FUND REVENUE</b>	<b>1,411.19</b>	<b>553,541.35</b>	<b>.00</b>	<b>( 553,541.35)</b>	<b>.0</b>

**CITY OF WHITEWATER**  
**EXPENDITURES WITH COMPARISON TO BUDGET**  
**FOR THE 5 MONTHS ENDING MAY 31, 2014**

**CDA PROGRAMS FUND**

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET AMOUNT</u>	<u>VARIANCE</u>	<u>% OF BUDGET</u>
<u>CDA PROGRAMS</u>					
910-56500-212 LEGAL/PROFESSIONAL/MARKETING	10,298.00	17,319.50	.00	( 17,319.50)	.0
910-56500-295 ADMINISTRATIVE EXPENSE	.00	5,856.46	.00	( 5,856.46)	.0
910-56500-402 SPARKS EXPENSES	( 3,726.40)	1,994.60	.00	( 1,994.60)	.0
910-56500-408 RENTAL EXPENSES	.00	854.54	.00	( 854.54)	.0
910-56500-450 CAPITAL CATALYST-SEED FD GRTS	.00	10,000.00	.00	( 10,000.00)	.0
910-56500-475 SPARKS GRANTS	7,500.00	7,500.00	.00	( 7,500.00)	.0
910-56500-550 TRANS-CAP.CAT-SEED FD-ASSOC BK	.00	250,000.00	.00	( 250,000.00)	.0
<b>TOTAL CDA PROGRAMS</b>	<b>14,071.60</b>	<b>293,525.10</b>	<b>.00</b>	<b>( 293,525.10)</b>	<b>.0</b>
<b>TOTAL FUND EXPENDITURES</b>	<b>14,071.60</b>	<b>293,525.10</b>	<b>.00</b>	<b>( 293,525.10)</b>	<b>.0</b>
<b>NET REVENUE OVER EXPENDITURES</b>	<b>( 12,660.41)</b>	<b>260,016.25</b>	<b>.00</b>	<b>( 260,016.25)</b>	<b>.0</b>

ECONOMIC DEVELOPMENT CLIENT	Original Loan	April 30,2014		May 31,2014			Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	
DR Plastics-2/24/12	\$153,235.00	\$90,569.85	\$2,520.16	\$301.90	\$2,822.06	\$88,049.69	current
Walenton/Leaming Depot	\$101,925.00	\$78,527.10	\$0.00	\$0.00	\$0.00	\$78,527.10	No-making calls-
Walton Rental-Hotel	\$15,000.00	4,842.58	\$259.32	\$16.93	\$276.25	\$4,583.26	current
960 East Milwaukee	\$204,611.00	\$129,253.08	\$0.00	\$0.00	\$0.00	\$129,253.08	current-May payment-June 2
Black Sheep-1/20/2012	\$21,114.00	\$14,959.51	\$238.73	\$49.87	\$288.60	\$14,720.78	current
Bikewise-12/27/2012	\$62,600.00	\$55,625.31	\$448.37	\$185.42	\$633.79	\$55,176.94	current
Sweetspot-7-29-13-NEW	\$41,360.00	\$41,360.00	\$0.00	\$0.00	\$0.00	\$41,360.00	first payment due-8/2014
IButton-12/4/2013-new	\$102,544.00	\$102,544.00	\$0.00	\$0.00	\$0.00	\$102,544.00	first payment due-8/2014
Thermodata-New-April 22,2014	\$102,567.50	\$102,567.50	\$0.00	\$0.00	\$0.00	\$102,567.50	first payment-8/22/14-int only
<b>TOTALS</b>	<b>\$804,956.50</b>	<b>\$620,248.93</b>	<b>\$3,466.58</b>	<b>\$554.12</b>	<b>\$4,020.70</b>	<b>\$616,782.35</b>	

UDAG-BUSINESS DEV CLIENT	Original Loan	April 30,2014		May 31,2014			Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	
DP Electronic Recycling-3/27/13	\$34,600.00	\$34,600.00	\$0.00	\$0.00	\$0.00	\$34,600.00	Y
Slipstream-LOC-32K	\$6,000.00	\$12,000.00	\$0.00	\$0.00	\$0.00	\$12,000.00	Y-2nd DRAW-May-2014
Slipstream-8/29/13	\$102,500.00	\$102,500.00	\$0.00	\$0.00	\$0.00	\$102,500.00	Y
DP Electronic Recycling-12/4/13-royalty	\$51,500.00	\$51,500.00	\$0.00	\$0.00	\$0.00	\$51,500.00	Y
Bomboard-12/4/13-royalty invest	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00	Y
<b>TOTALS</b>	<b>\$294,600.00</b>	<b>\$300,600.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$300,600.00</b>	

FAÇADE CLIENT	Original Loan	April 30,2014		May 31,2014			Current
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE	
Walton Distributing	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Final-loan paid off
<b>TOTALS</b>	<b>\$30,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

HOUSING CLIENT	Original Loan	April 30,2014		May 31,2014			Current	Loan Type
	AMOUNT	BALANCE	PRINCIPAL	INTEREST	TOTAL	BALANCE		
A8416	\$10,203.84	\$10,203.84			\$0.00	\$10,203.84		0-deferred
B935	\$18,420.02	\$18,420.02			\$0.00	\$18,420.02		0-deferred
B0803-0901	\$34,448.00	\$34,448.00			\$0.00	\$34,448.00		0-deferred
C021	\$15,517.48	\$15,517.48			\$0.00	\$15,517.48		0-deferred
C932	\$8,062.00	\$8,062.00			\$0.00	\$8,062.00		0-deferred
G0107	\$8,000.00	\$300.00	\$100.00	\$0.00	\$100.00	\$200.00	Y	0%-Monthly
HO #1	\$0.00	\$12,630.00			\$0.00	\$12,630.00		IN PROCESS
HO #3	\$0.00	\$7,205.00			\$0.00	\$7,205.00		0-deferred
HO #4	\$0.00	\$37,795.00			\$0.00	\$37,795.00		0-deferred
HO #5	\$0.00	\$863.08			\$0.00	\$863.08		IN PROCESS
HO #7	\$0.00	\$25,515.00			\$0.00	\$25,515.00		IN PROCESS
HO #11	\$180.00	\$0.00			\$0.00	\$180.00		New-Dec 2013
J8802	\$10,818.00	\$10,818.00			\$0.00	\$10,818.00		0-deferred
M8501	\$10,621.42	\$11,000.90			\$0.00	\$11,000.90		0-deferred
M0301	\$8,220.00	\$8,220.00			\$0.00	\$8,220.00		0-deferred
M0801	\$18,422.00	\$18,422.00			\$0.00	\$18,422.00		0-deferred
P954	\$11,000.00	\$11,000.00			\$0.00	\$11,000.00		0-deferred
V902	\$12,504.15	\$12,504.15			\$0.00	\$12,504.15		0-deferred
<b>TOTALS</b>	<b>\$166,416.91</b>	<b>\$242,924.47</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$243,004.47</b>		

## MEMORANDUM

To: Whitewater Community Development Authority

From: Patrick Cannon  
Executive Director

Re: Loan Processing

Date: June 17, 2014

At the May CDA meeting, staff was directed to develop a processing procedure for grant/loan applications. One of the intents was to delegate authority to the Executive Director to determine if a loan should be considered by the Board.

I have attached a draft procedure for your review and comments. My thoughts were to include items that were mandatory to be included with the application. They are under point #1. Please let me know if there are any items that I forgot to add.

Step #3 is our background vetting of the company. Admittedly, this has been a weak area in our current process. So, we should enhance this part for everyone's protection.

The last part deals with what happens if the application warrants consideration by the Board or not. One point that we should discuss is some type of notification to either the entire Board or the Chair if an application is denied at the staff level. I don't want you to be blindsided if the applicant calls any of you.

Please let me know if you have any questions.

## Grant/Loan Processing Procedure

1. Application is received by and reviewed by staff. Signed application **must** include the following:
  - a. Business Plan
    - i. History of Company
  - b. Sources and Uses of Funds
    - i. CDA Funds
    - ii. Bank/Third Party Funds
    - iii. Owners' equity contribution
  - c. Financial Statements/Tax Returns
    - i. Balance Sheet
    - ii. Profit & Loss Statements
    - iii. Cash Flow History/Projections
    - iv. Budget
    - v. Tax Returns (prior three years)
  - d. Company information (as appropriate)
    - i. Articles of Incorporation/By-Laws
    - ii. Articles of Organization
    - iii. Partnership Agreement
    - iv. Franchise Agreement
    - v. Personal Resume
  - e. Summary of Why CDA funding is necessary
  - f. Correspondence/denials of third party financial requests
2. CDA Staff reviews the application and meets with the applicant to answer questions, explain the program requirements and obtain additional information. It should be noted, that failure to provide the required information is grounds for holding that application in abeyance or for denial.
3. Staff reviews and analyzes the application and completes additional background information.
  - a. Background verification
  - b. Credit checks
  - c. WDFI Corporate search
  - d. CCAP
  - e. UCC Search
  - f. Property tax search
4. If Staff feels that the application **does not warrant approval**, staff is authorized to deny the application. The applicant will be informed in writing of the decision. The applicant may choose to appeal the decision to either the Capital Catalyst Screening Committee or the CDA Board,

based upon the nature of the request. If appealed by the applicant, a meeting will be scheduled to hear reason for denial and the applicant's response

5. If Staff determines that the application **does warrant** further consideration and it contains the requested information it will be forwarded to the appropriate review body for consideration. The application will contain a recommendation from Staff as to the applications viability.
6. If the application is recommended for approval, a meeting will be scheduled before the appropriate review body for consideration.

DRAFT

# Memorandum

To: CDA Board Members

From: Patrick Cannon  
Executive Director

Re: Plan Review Process

Date: June 15, 2014

With the passage and adoption of the Zoning Re-write by the City Council, the CDA will now have an expanded role in the overall planning and approval process. The changes require the CDA to review and approve the plans. The CDA will replace the Plan Commission by serving in this role.

Under the new process, the CDA will need to establish procedures to follow to review and approve the plans. From an overall view point, we will need to remain compliant with State Statues regarding public hearings and notifications. For your convenience, I have attached the sections of the Zoning Code that we will need to follow.

The item is on the June 25<sup>th</sup> meeting for discussion. There are several areas that we will need to address as part of our procedures. Included in that discussion should be the follow items:

1. Public Hearings
2. Public Notifications
3. Planning fees (who gets the revenue)
4. Use of outside consultants/city staff
5. Internal process of review

While this list is not comprehensive, I just wanted to place some items on the table for discussion. I would recommend that we attempt to follow the current planning review procedure as much as possible.

Please let me know if you have any questions.

## **Chapter 19.36 M-1 GENERAL MANUFACTURING DISTRICT 3096**

Sections: 3097

19.36.010 Purpose. 3098

19.36.020 Permitted uses. 3099

19.36.030 Conditional uses. 3100

19.36.040 Lot area. 3101

19.36.050 Lot width. 3102

19.36.060 Yard requirements. 3103

19.36.070 Lot coverage. 3104

19.36.080 Building height. 3105

19.36.090 Buffer screening. 3106

3107 19.36.010 Purpose. 3108

The M-1 general manufacturing district is established to accommodate a wide range of 3109 industrial uses, and to preserve and protect lands for future industrial use. 3110

(Ord. 994 § 3.13(part), 1982). 3111

3112 19.36.020 Permitted uses. 3113

Permitted uses in the M-1 district include: 3114

A. Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, 3115 metals, paper, plaster, plastics, textiles, clays and woods, and similar materials; 3116

B. Freight terminals, truck servicing and parking, warehousing and inside storage; 3117

C. Research facilities; 3118

D. Offices; 3119

E. Retail sales and services that are linked to a manufacturing or warehousing use; 3120

F. More than one principal structure on a lot when the additional building is a material and direct part of 3121 the primary business 3122

G. Any similar uses not specifically listed that can comply with the performance standards listed in 3123 Chapter 19.57; 3124

H. The second or greater wireless telecommunications facility located on an alternative support 3125 structure already supporting a wireless telecommunications facility or on a pre-existing wireless 3126 68

telecommunications facility, with wireless telecommunications support facilities allowed as permitted  
3127 accessory uses, all per the requirements of Chapter 19.55. 3128

(Ord. 1499 § 18, 2001; Ord. 994 § 3.13(A), 1982). 3129

3130 19.36.030 Conditional uses. 3131

Conditional uses in the M-1 district include: 3132

A. Wireless telecommunications facilities, per the requirements of Chapter 19.55. 3133

(Ord. 1499 § 19, 2001; Ord. 1315 § 1, 1995; Ord. 994 § 3.13(B), 1982). 3134

B. Salvage yards; 3135

C. Day care facilities 3136

3137 19.36.040 Lot area. 3138

Minimum lot area in the M-1 district is twenty thousand square feet. 3139

(Ord. 994 § 3.13(C), 1982). 3140

3141 19.36.050 Lot width. 3142

Minimum lot width in the M-1 district is one hundred fifty feet. 3143

(Ord. 994 § 3.13(D), 1982). 3144

3145 19.36.060 Yard requirements. 3146

Minimum yard requirements for the M-1 district are: 3147

A. Front, thirty feet; 3148

B. Side, fifteen feet, corner lots thirty feet; 3149

C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen

3150 feet under a conditional use; 3151

D. Shore, seventy-five feet. 3152

(Ord. 1460 § 3, 2000; Ord. 994 § 3.13(E), 1982). 3153

3154 19.36.070 Lot coverage. 3155

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed

3156 for landscape, circulation, and other site planning considerations. . Building size, coverage, and

locations 3157 must still conform to the other regulations including stormwater management.

Landscape and 3158 environmental features shall follow principles of sustainability and environmental

quality and shall give 3159 locate landscape elements in highly visible locations, especially in the fronts

of buildings, and should 3160 include canopy trees, understory and/or evergreen trees, and shrubs.

3161

(Ord. 994 § 3.13(F), 1982). 3162

3163 19.36.080 Building height. 3164

Maximum building height in the M-1 district is 100 feet., with the exception that the maximum building

3165 height is three stories within 100' of a residential use or a property zoned as a residential district.,

The 3166 maximum building height is also subject to fire safety limitations. The maximum building

height may be 3167 increased under the provisions of a conditional use permit which will include, but is

not limited to, 3168 consideration of issues regarding shadows cast by buidlings, views, impacts on

neighbors, and 3169 microclimate. 3170

3171

(Ord. 994 § 3.13(G), 1982). 3172

3173 19.36.090 Buffer screening. 3174 69

Where the M-1 district boundaries adjoin any residential district boundary, a screen or buffer yard as 3175 described in Section 19.57.140 shall be required. This provision shall be applied to new construction and 3176 alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area 3177 of the nuisance shall require screening. 3178 (Ord. 994 § 3.13(H), 1982). 3179

3180

**19.36.100 Architectural review. 3181**

No building or improvements shall be erected, placed or altered on any building site in an M-1 district 3182 park until the plans and use for such building or improvements (including site plans, landscaping plans, 3183 accommodation of environmental features, building plans, and specifications) have been approved 3184 through the architectural review process. The plan and architectural review commission's functions 3185 under Chapter 19.63 shall be delegated to the Community Development Authority or its designee as 3186 approved by the City Council. 3187

3188 Chapter 19.37 M-2 MANUFACTURING AND MISCELLANEOUS USE DISTRICT 3189

Sections: 3190

19.37.010 Purpose. 3191

19.37.020 Permitted uses. 3192

19.37.030 Conditional uses. 3193

19.37.040 Lot area. 3194

19.37.050 Lot width. 3195

19.37.060 Yard requirements. 3196

19.37.070 Lot coverage. 3197

19.37.080 Building height. 3198

19.37.090 Buffer screening. 3199

3200 19.37.010 Purpose. 3201

The M-2 manufacturing and miscellaneous use district is established to accommodate a wide range of 3202 industrial uses, to preserve and protect lands for future industrial use, and to provide an opportunity for 3203 miscellaneous uses set forth herein which are not specifically allowed in other districts. Adult-oriented 3204 establishments shall only be allowed in the M-2 district. 3205

(Ord. 1613A § 1(part), 2006). 3206

3207 19.37.020 Permitted uses. 3208

Permitted uses in M-2 district include: 3209

A. All uses listed as permitted uses in the M-1 district; 3210

B. Adult-oriented establishments as defined in Section 19.09.025. 3211

(Ord. 1613A § 1(part), 2006). 3212

3213 19.37.030 Conditional uses. 3214

Conditional uses in the M-2 district include: 3215

A. All uses listed as conditional uses in the M-1 district. 3216

(Ord. 1613A § 1(part), 2006). 3217

3218 19.37.040 Lot area. 3219

Minimum lot area in the M-2 district is twenty thousand square feet. The Community 3220 Development Authority can decrease the minimum lot area for adult-oriented establishments if it finds 3221 that a decrease is appropriate. 3222 70

(Ord. 1613A § 1(part), 2006). 3223

3224 19.37.050 Lot width. 3225

Minimum lot width in the M-2 district is one hundred fifty feet. The Community Development 3226 Authority can decrease the minimum lot width for adult-oriented establishments if it finds that a 3227 decrease is appropriate. 3228

(Ord. 1613A § 1(part), 2006). 3229

3230 19.37.060 Yard requirements. 3231

Minimum yard requirements for the M-2 district are: 3232

A. Front, thirty feet; 3233

B. Side, fifteen feet; corner lots, thirty feet; 3234

C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen 3235 feet under a condition use; 3236

D. Shore, seventy-five feet. 3237

(Ord. 1613A § 1(part), 2006). 3238

3239 19.37.070 Lot coverage. 3240

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed 3241 for landscape, circulation, and other site planning considerations. . Building size, coverage, and locations 3242 must still conform to the other regulations including stormwater management.

Landscape and 3243 environmental features shall follow principles of sustainability and environmental quality and shall give 3244 locate landscape elements in highly visible locations, especially in the fronts of buildings, and should 3245 include canopy trees, understory and/or evergreen trees, and shrubs.

3246

#### **19.37.080 Building height. 3247**

Maximum building height in the M-2 district is 100 feet, with the exception that the maximum building 3248 height is three stories within 100' of a residential use or a property zoned as a residential district., The 3249 maximum building height is also subject to fire safety limitations. The maximum building height may be 3250 increased under the provisions of a conditional use permit which will include, but is not limited to, 3251 consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and 3252 microclimate. 3253

(Ord. 1613A § 1(part), 2006). 3254

3255 19.37.090 Buffer screening. 3256

Where the M-2 district boundaries adjoin any residential district boundary, a screen or buffer 3257 yard as described in Section 19.57.140 shall be required. This provision shall be applied to new 3258 construction and alterations to existing structures or uses that result in an increase in the level of 3259 nuisance. Only the area of the nuisance shall require screening. 3260

(Ord. 1613A § 1(part), 2006). 3261

3262

#### **19.37.100 Architectural review. 3263**

No building or improvements shall be erected, placed or altered on any building site in an M-2 district 3264 park until the plans and use for such building or improvements (including site plans, landscaping plans, 3265 accommodation of environmental features, building plans, and specifications) have been approved 3266 through the architectural review process. The plan and architectural review commission's functions 3267 under Chapter 19.63 shall be delegated to the Community Development Authority or its designee as 3268 approved by the City Council. 3269 71

3270 3271

**Chapter 19.38 WHITEWATER UNIVERSITY TECHNOLOGY PARK DISTRICT (WUTP DISTRICT) 3272**

19.38.010 Purpose. 3273

19.38.020 Creation of architectural review committee. 3274

19.38.030 Permitted uses. 3275

19.38.040 Conditional uses. 3276

19.38.050 Lot area and lot width requirements. 3277

19.38.060 Floor area ratio. 3278

19.38.070 Yard requirements. 3279

19.38.090 Lot coverage. 3280

19.38.100 Building height. 3281

19.38.110 Development standards. 3282

3283 19.38.010 Purpose. 3284

The WUTP district is established to provide an aesthetically attractive working environment exclusively 3285 for and conducive to the development and protection of offices; research, testing, and development 3286 institutions; and certain specialized manufacturing establishments compatible with an office and 3287 research setting, all of a non-nuisance-type and public parks. The essential purpose of this district is to 3288 achieve development which is practical, feasible and economical and an asset to the owners, neighbors 3289 and the community and to promote and maintain desirable economic development activities in a park 3290 like setting with well designed sites and buildings. 3291 (Ord. No. 1747A, § 1, 9-15-2009) 3292

3293 19.38.020 Creation of architectural review committee. 3294

Upon the mapping of any WUTP district, there shall be established an architectural review committee 3295 for the district. No building or improvements shall be erected, placed or altered on any building site in 3296 the technology park until the plans and use for such building or improvements, including site plans, 3297 landscaping plans, building plans, and specifications have been approved by the WUTP architectural 3298 review committee (ARC). Zoning permit applicants in the WUTP district are subject to all plan review 3299 requirements set forth in Chapter 19.63 of the Whitewater Municipal Code. The plan and architectural 3300 review commission's functions under Chapter 19.63 shall be delegated to the architectural review 3301 commission. The ARC shall consist of one city council member, a member of the plan and architectural 3302 review commission of the City of Whitewater to be appointed annually by the plan commission, the City 3303 Manager of the City of Whitewater, the Chancellor of the University of Wisconsin-Whitewater, two 3304 members appointed by the Chancellor of the University of Wisconsin-Whitewater, two citizens of the 3305 City of Whitewater appointed by the city council of the City of Whitewater, and one member of the 3306 community development authority of the City of Whitewater to be appointed by the CDA. The ARC shall 3307 organize and adopt rules for its own governance. Officers shall be elected from the membership for 3308 terms of one year. Meetings shall be open to the public unless closed for appropriate legal reasons, and 3309 shall be held at the call of the chairman. Minutes shall be kept showing actions taken, and shall be a 3310 public record. Quorum shall be five members, and all actions shall require the concurring vote of at least 3311 five members. In cases where the ARC has not been formed or is unable to act on the matter, all actions 3312 normally assigned to the ARC shall be reassigned to the City of Whitewater Plan and Architectural 3313 Review Commission. The City of Whitewater Plan and Architectural Review Commission shall retain the 3314 exclusive authority to grant and review or deny conditional use permits in the WUTP district, where 3315 required. 3316 (Ord. No. 1747A, § 1, 9-15-2009) 3317 72

**3318 19.38.030 Permitted uses. 3319**

Permitted uses in the WUTP district include: 3320

1. Production, or processing, cleaning, servicing, testing or repair of materials, goods or products, 3321 limited to the following uses, products, components, or circumstances: 3322
  - a. Electronic and electrical products and instruments, such as transistors, semiconductors, small 3323 computers, scanners, monitors and compact communication devices. 3324
  - b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, 3325 chemistry, biology, or other scientific field offered for study at the University of Wisconsin-Whitewater. 3326
  - c. Laser technology, radiology, X-ray and ultrasound products, manufacturing and assembly. 3327
  - d. Medical and dental supplies. 3328
  - e. Optical, fiber optical and photographic products and equipment. 3329
  - f. Orthopedic and medical appliances, such as artificial limbs, brace supports and stretchers. 3330
  - g. Products related to process design, process simulation, computer hardware and software 3331 development, and safety engineering. 3332
  - h. Scientific and precision instruments and components, including robotics. 3333
2. Research, development and testing laboratories, including testing facilities and equipment. 3334
3. Business and professional offices. 3335
4. Pilot plants or other facilities for the testing of manufacturing, processing or fabrication methods, or 3336 for the testing of products or materials. 3337
5. Telecommunication centers (not including wireless telecommunication facilities as regulated in 3338 Section 19.55). 3339
6. Accessory uses, (which shall be accessory uses to principal use on-site), including the following: 3340
  - a. Educational or training centers or institutions. 3341
  - b. Nursery schools or day care centers for children of employees on the site. 3342
  - c. Temporary buildings for construction purposes, for a period not to exceed the duration of such 3343 construction. 3344
  - d. Reproduction processes related to a primary function including printing, blueprinting, photostating, 3345 lithographing, engraving, stereotyping, publishing and bookbinding. 3346
  - e. Wholesaling of goods and merchandise manufactured or produced on the premises. 3347
  - f. The generation of power via a local energy system, with the primary purpose of supplying energy to 3348 the principal use being conducted on the lot. 3349
  - g. The fabrication of products in conjunction with a research, development, or testing laboratory as the 3350 principal use. 3351
  - h. Garages for storage of vehicles, equipment or materials in conjunction with operation of the 3352 principal use on the lot; 3353
  - i. Off-street parking and loading areas, subject to landscaping and screening requirements where 3354 applicable; 3355
  - j. Trash dumpsters where located outside of the required yards in Section 19.38.070 of this chapter and 3356 enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen; 3357
  - k. Outdoor seating for restaurants within designated areas; 3358
  - l. Outdoor eating and recreation areas; 3359
  - m. Essential services; 3360
  - n. Health clubs, banks and other financial institutions, medical, dental and optical clinics, barbershops, 3361 beauty parlors, or similar retail establishments; 3362
  - o. Conference centers. 3363
7. Restaurants, without drive-up or drive-through service. 3364

8. Colleges and universities (not including housing or residential uses). 3365 73

9. Public parks and public recreation use facilities, including but not limited to Morraine View Park and 3366 the planned athletic facilities, trail and possible playground therein. 3367

(Ord. No. 1747A, § 1, 9-15-2009) 3368

3369 19.38.040 Conditional uses. 3370

Conditional uses in the WUTP district include: 3371

1. Parking facilities, open and accessory, for the storage of private passenger automobiles only, when 3372 located elsewhere than on the same zoning lot as the principal use served. 3373

2. Public utility and public service uses as follows: 3374

a. Bus turnarounds (off-street), bus transfer points. 3375

b. Electric substations. 3376

c. Gas regulator stations, mixing stations and gate stations. 3377

d. Radio, television, and telecommunication towers and wireless telecommunication facilities meeting 3378 the standards of Section 19.55. 3379

e. Railroad passenger stations. 3380

f. Railroad rights-of-way. 3381

g. Sewerage system lift stations. 3382

h. Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and 3383 service yards. 3384

i. Electric generator which serves a principal use located on the zoning lot and is capable of providing 3385 electricity for off-site use provided: 3386

(a). The electric output is less than three thousand kilowatts and said generator is operated no more 3387 than two hundred hours per year; 3388

(b). The location of every generator shall be not less than twenty feet from any zoning lot which 3389 permits residential uses; and, 3390

(c). Said generator shall be located and screened so as to reduce the visual impact of the generator 3391 from neighboring property and to be compatible with neighboring structures and the character of the 3392 community. This may include screening with materials similar in appearance to those used for the 3393 principal structure on the zoning lot, and landscaping or fencing as approved by the architectural 3394 review committee. 3395

j. Water pumping stations and reservoirs. 3396

3. Any production, or processing, cleaning, servicing, testing or repair of materials, goods or products, 3397 limited to the following uses, products, components, or circumstances: 3398

a. Cameras and other photographic equipment. 3399

b. Ceramic products, such as pottery, figurines and small glazed tiles. 3400

c. Cosmetics and toiletries, drugs, perfumes, and perfumed soaps. 3401

d. Drugs and pharmaceutical products. 3402

e. Electrical appliances, such as lighting fixtures, irons, fans and toasters. 3403

f. Electrical equipment assembly, such as home radio and television receivers and home movie 3404 equipment, but not including electrical machinery. 3405

g. Electrical supplies manufacturing and assembly, such as wire and cable assembly, switches, lamps, 3406 insulation and dry cell batteries. 3407

h. Products from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, 3408 feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious and semiprecious stones, 3409 rubber, shell, wood (but not including a planing mill) and yarn. 3410

i. Products related to material research and development in such areas as prepared glass, ceramics, 3411 carbon fiber, metals, textiles, polymers, plastics, chemical foams and inorganic chemicals such as 3412 liquid crystals, and synthetic fuels. 3413 74

j. Small-scale products (finished weight not exceeding fifty pounds) related to energy, environmental, 3414 telecommunications, or satellite applications. 3415

k. Small-scale products (finished weight not exceeding fifty pounds) related to the resource industries 3416 of agriculture and food production, forestry, petrochemicals and mining. 3417

l. Specific products not listed above but similar in intent and character and which may be defined as 3418 being produced or assembled manually or by a light industrial process by virtue of the use of only light 3419 machinery; being conducted entirely within enclosed substantially constructed buildings; in which the 3420 open area around such buildings is not used for storage of raw materials or manufactured products, or 3421 for any industrial purpose other than loading and unloading operations; which are not noxious or 3422 offensive by reason of emission of smoke, dust, fumes, odors, noise, or vibrations beyond the confines 3423 of the building. 3424

5. Outside storage areas, subject to the development standards in Section 19.38.110. 3425

6. Day care centers. 3426

7. Other uses substantially consistent with or linked to the goals of the WUTP including 3427 retail sales and services and food and beverage sales and services. 3428

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Ord. No. 1747A, § 1, 9-15-2009) 3430

3431 19.38.050 Lot area and lot width requirements. 3432

In the WUTP district, there shall be provided a lot area of not less than one acre and a lot width 3433 of not less than one hundred feet. 3434

(Ord. No. 1747A, § 1, 9-15-2009) 3435

3436 19.38.060 Floor area ratio. 3437

In the WUTP district, the floor area ratio shall not exceed 3.0. 3438

(Ord. No. 1747A, § 1, 9-15-2009) 3439

3440 19.38.070 Yard requirements. 3441

Minimum required yards for principal buildings, outside storage areas, parking lots, and 3442 dumpsters in the WUTP district are: 3443

1. Front yard twenty-five feet, except as indicated on the city's official map. 3444
2. Side yard--Each side, fifteen feet. On corner lots, twenty-five feet for side yard adjoining an arterial 3445 highway and twenty-five feet for side yard adjoining other streets. 3446
3. Rear yard--Thirty feet. 3447
4. Environmental corridor or wetland yard. Adjacent to any mapped environmental corridor, as defined 3448 by the Southeastern Wisconsin Regional Planning Commission, or a delineated wetland as approved by 3449 the agency with jurisdiction--Thirty feet. 3450
5. Parking lots and associated circulation drive aisles may extend into normal interior side or rear yard 3451 setbacks, but not into front or street side yard setbacks. 3452

(Ord. No. 1747A, § 1, 9-15-2009) 3453

3454 19.38.090 Lot coverage. 3455

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed 3456 for landscape, circulation, and other site planning considerations. . Building size, coverage, and locations 3457 must still conform to the other regulations including stormwater management.

Landscape and 3458 environmental features shall follow principles of sustainability and environmental quality and shall give 3459 locate landscape elements in highly visible locations, especially in the fronts of buildings, and should 3460 include canopy trees, understory and/or evergreen trees, and shrubs. 3461 75

(Ord. No. 1747A, § 1, 9-15-2009) 3462

3463 19.38.100 Building height. 3464

Maximum building height in the WUTP district is 100 feet, except as may be otherwise approved 3465 by the architectural review committee upon the finding that such increased height will not be 3466 detrimental to the character of the park or adjoining buildings and uses. 3467

(Ord. No. 1747A, § 1, 9-15-2009) 3468

3469 19.38.110 Development standards. 3470

In the WUTP district, the following development standards shall apply, in addition to any 3471 standards that may be required by covenant: 3472

1. Building design and materials. The exterior appearance of any building constructed in this district 3473 shall be compatible with that of adjoining structures within the district, especially as it relates to 3474 rooflines and building materials. Permitted materials shall include masonry, concrete, stone, Exterior 3475 Insulation and Finish System (EIFS), Dry-vit, glass, and decorative architectural grade metal as a design 3476 detail, except where other quality materials are also allowed by the architectural review committee. 3477

2. Accessory off-street parking and loading. Accessory off-street parking lots, loading berths, and access 3478 driveways shall be located, designed and improved so as to provide for safe and convenient access from 3479 adjoining streets, safe and convenient circulation within the site, and an aesthetically pleasing site 3480 design. Parking lots and access driveways shall be designed and located so that such facilities do not 3481 provide a direct unlandscaped view from the street to the parking lot or access driveway. 3482

3. Landscaping and site development. To provide a park-like setting, all lots shall be landscaped, 3483 including the provision of canopy-type shade trees. When adjacent, connected, or within 30 feet of an 3484 environmental corridor or environmental corridor buffer : all existing mature, healthy trees shall be 3485 retained and protected, where possible, during construction as per City of Whitewater Forestry 3486 Guidelines. All land areas not covered by buildings, structures, storage areas, parking lots, loading areas 3487 and driveways, shall be landscaped and maintained. Landscaping shall mean decorative plazas, mounds, 3488 environmental preserves, enhancements of wetlands, stormwater features designed as landscape 3489 enhancements, features incorporated into the landscape for the purpose of improving sustainability of 3490 the site, pools or the planting of grass, shrubs, trees and other plant materials or other comparable 3491 surface cover. 3492

4. Storage areas. All storage, except for licensed motor vehicles in operable condition, shall be within 3493 completely enclosed buildings or effectively screened from adjoining properties and public rights-of-way 3494 by an opaque screening wall or fence with such wall or fence not less than six feet nor more than eight 3495 feet in height, and no materials stored shall exceed the height of such screening wall or fence. All 3496 outside storage areas shall be located to the rear of buildings and shall be limited to not more than five 3497 percent of the total lot area. Landscaping shall be required on the outside of the opaque screen wall or 3498 fence. 3499

5. Signs. All signs shall meet applicable standards in Chapter 19.54, and the specific requirements set 3500 forth for the M-1 district in the table contained in 19.54.052. 3501

a. No ground sign shall exceed a maximum height of eight feet and a maximum gross area of forty-eight 3502 square feet. All ground signs shall be incorporated in the landscape plan, including the provision of plant 3503 materials at the base of such signs. 3504

6. Prohibited site uses. No use shall be so conducted as to cause the harmful discharge of any waste 3505 materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any 3506 water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to 3507 preclude any nuisance, hazard, or commonly recognized offensive conditions or

characteristics, 3508 including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, 3509 76

chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination. 7. Uses 3510 required to be enclosed. All business, servicing, or processing shall be conducted within completely 3511 enclosed buildings, except for the following: 3512

a. Off-street parking and off-street loading; 3513

b. Drive-up service windows for banks and other financial institutions. 3514

8. Truck parking. Parking of trucks as an accessory use, when used in the operation of a permitted 3515 business, shall be limited to vehicles of not over one and one-half tons of capacity when located within 3516 one hundred fifty feet of a residential district boundary line. 3517

(Ord. No. 1747A, § 1, 9-15-2009)