

City of Whitewater  
Zoning Code Update Meeting  
Whitewater Municipal Building, 2<sup>nd</sup> Floor  
City Manager Meeting Room  
November 24, 2015

**MINUTES**

1. Call to Order and Roll Call
  - Meeting was called to order by Stephanie Abbott (Goettl) at 7:00 pm.
  - Present: Cameron Clapper, Stephanie Abbott (Goettl), Ken Kidd, Christopher Grady, and Wally McDonell. Invited speaker, Mark Shubak from Strand Engineering.
2. Motion to approve minutes from November 10, 2015 meeting by Ken Kidd, second by Chris Grady, motion passed, All-0.
3. Review of engineering information from Mark Shubak and question/answer session.
  - Clapper reviews TR-55 information with Zoning Board. Shubak recaps TR-55 standard which is not an average or a mean, but the industry standard set by U.S.D.A. in impervious surface percentages and would be defensible. Shubak stresses' having a defensible standard is important and there will be challenges. City of Whitewater ordinance will reflect the TR-55 Standard.
  - Shubak reviews "threshold" percentages. Neighborhoods vary in lot sizes which create a difficulty in setting one percentage for all and leads to a sliding scale, TR-55. If the lots in Whitewater were all uniform a straight percentage could be used instead of the sliding scale.
  - TR-55 percentages are a threshold for the maximum allowable impervious surface area and are to be used as guidelines for when mitigation would need to begin.
  - McDonell stresses the way the standards are set 50% of property owners will have to do mediation, which he feels is excess. Shubak explains it looks like 50% on the chart but will be actually must less who actually has to do litigation because a percentage on a smaller lot is actually a much smaller area. Grady agrees percentage is not a true reflection of the number of property owners which would need to do mitigation and may not be an issue at all for many residents. Sample reflects 12 homes affected out of 50 homes sampled.
  - Grady discusses that some property owners may fall into the mitigation area set by the proposed ordinance; but their backyard may drain to a drainage ditch adjacent to their property so the property owner shouldn't have to go through mitigation. Abbott (Goettl) feels if the property owner shows proof of mitigation plan in place then mitigation would be closed. All agree language should be added into proposed ordinance. Shubak also agrees language should be written into ordinance. Abbott suggests something on the line of "evidence of mitigation could occur outside of the law if provable".
  - Grady discusses if a lot is over the standard then it should go by square footage and not percent. Examples should be listed; if a lot is over 10 % should be reflected as 200 ft and 1 rain barrel being acceptable. Shubak mentions this is consistent with the La Crosse policy and we (City of Whitewater) shouldn't reinvent the wheel. If the City likes the La Crosse policy then City should use it.
  - Abbott (Goettl) wants TR-55 chart relabeled to something on the line of "Maximum Impervious Surface without Mitigation". All agree.

- Grady points out the language in 19.18.070 Lot coverage. The first few lines are a reference to how the calculation of lot coverage is determined and feels citizens will get frustrated with the language and the reference is not needed in the ordinance as information is available if residents should inquire. Clapper agrees the reference can be removed.
  - McDonell feels grids should have more details with additional grid lines and reference to charts listed earlier. Abbott (Goettl) agrees references should be made to chart. Shubak and Munz-Pritchard will work on adding additional lines and samples to the charts for clarity.
  - Abbott wants ordinance prepared with recommended changes from this meeting so at the next meeting the actual language can be approved and brought before the council for first reading by the December 15<sup>th</sup> meeting.
4. Review of proposed zoning changes and engineering information as well as parking/impervious surface.
- Combined with above notes in #3.
  - Zoning Board wants rough draft of proposed ordinance by Friday afternoon-December 4, 2015.
  - Next meeting set for December 8, 2015 at 7:00 pm
5. Adjournment
- Motion by Grady to adjourn, second by Kidd, Motion passed, All-0 at 8:12 pm.