

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
November 14, 2011

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Vice-Chairperson Binnie called the meeting of the Plan and Architectural Review Commission to order at 6:00 p.m.

Present: Meyer, Binnie, Dalee, Parker, Coburn, Miller, Henry (Alternate).

Absent: Torres.

Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

Hearing of Citizen Comments. No formal Plan Commission action will be taken during this meeting ON CITIZEN COMMENTS although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.

There were no citizen comments.

Approval of the minutes of October 10, 2011.

Moved by Meyer and seconded by Coburn to approve the Plan Commission minutes of October 10, 2011. Motion approved by unanimous voice vote.

Public hearing for the consideration of Conditional Use Permit for a Class C Wine License for George Christon, to serve wine by the glass at “Gus’ Pizza Palace” located at 139 W. Center Street. (This is in addition to the existing Class “B” Beer License.) Vice Chairperson Binnie opened the public hearing for the consideration of Conditional Use Permit for a Class C Wine License for George Christon, to serve wine by the glass at “Gus’ Pizza Palace” located at 139 W. Center Street. Binnie noted that this request is in addition to the existing Class “B” Beer License.

George Christon explained that customers have been asking for wine.

The conditions recommended by the Neighborhood Services Manager/City Planner Latisha Birkeland were:

1. The conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
2. Maximum occupancy shall be limited to that determined by the fire department. In addition, the establishment shall remain in compliance with all applicable fire code requirements at all times.

3. All signage shall comply with the City's sign ordinance.

There were no comments from the public. Vice-Chairperson Binnie closed the public hearing. Binnie noted that the request would go before the Alcohol Licensing Committee and then the City Council for final approval.

Miller moved approval with the conditions of the City Planner Latisha Birkeland. Henry seconded. Motion approved by unanimous roll-call vote.

Conceptual review of the proposed expansion of the existing site located at 804/808 W. Walworth Ave., to include 818 W. Walworth Ave. for Craig Pope. This proposal would include: a rezoning of the residential property at 818 W. Walworth Ave. from R-2 (One and Two Family) to B-1 (Community Business) Zoning District and combining of the two lots; expansion of the parking/driveway area; the installation of a 4th fuel pump island; and a new alternative fuel island and canopy. Vice-Chairperson Binnie noted that the applicant was not present, but asked the Neighborhood Services Manager/City Planner Latisha Birkeland to present her review of the proposal.

Latisha Birkeland took the opportunity to report that this is her third week here in Whitewater and she has enjoyed meeting the Plan Commission, the City Council and community members and thanked them for giving her a warm welcome to Whitewater.

Birkeland explained that she used the same format that Vandewalle and Associates have used for the staff review of this proposal to keep things familiar to everyone. The applicant, Craig Pope, has submitted new plans (without the car wash) for conceptual review. He plans to use the neighboring property, which he owns. He plans to raze the house and garage to expand the parking area for his Five Points business; add a new fuel pump; and move the current dumpster location to a more permanent enclosure. Part of the transition for his business is to occupy the current vacant space and increase the business to more of a neighborhood grocery. There would be changes to the exterior façade of the building. Birkeland's concerns with the concept plan include: The need for landscaping. Craig Pope needs to have 30% landscaping on this site. Because it is a retro fitted site in addition to the current gas station, they wanted the Plan Commission input as to where appropriate landscaping will fit best. Keep in mind that along Walworth Ave. there should be landscaping that would not impede visibility. The concept plan has two parking spaces within the street yard setback which will need to be removed. This proposal is less intense than the car wash proposal. The existing driveway is proposed to be moved to the west, which would help the intersection and traffic flow in the area.

Plan Commission Member Parker had 6 items of concern. Along the west lot line of the property at 818 W. Walworth Ave., there are existing trees and shrubs. It would be good to have an arborist check to see if they are savable. He would like to see them remain. If there are ones that should be removed, they should be replaced. There should be landscaping installed along the property lines to the west and north for screening. Parker noted that the Comprehensive Plan designates the surrounding area as residential and that it be maintained as residential. The residential area needs to be protected from the noise, parking, lighting, dumpsters, and deliveries.

The landscaping and fencing will help. He felt the fencing would be best installed after the demolition or removal of the house and garage, but before construction would begin. Building changes would come back to Plan Commission at a later date, but with the addition of more impervious surface area, these changes may add into the existing stormwater problems downstream from here. Strand and Associates, the City Consulting Engineers, will be looking at this as the proposal progresses. The other item would be the proposed new monument sign to be located at the corner of Summit Street and Janesville Street. Parker has concerns of the visibility from that corner. He suggested putting up a piece of plywood the size of the proposed sign to see what the visibility would be like before approving any monument sign in that location.

Plan Commission Alternate Member Henry stated that the moving of the driveway would be a good improvement as it would help with the congestion at that intersection. She had hoped to talk to Craig Pope about the plans he had written to move the garage to the next property and remodel the home there. She knows some of the neighbors are not pleased with the encroaching of this business into the neighborhood. The remodeling of the home at 826 W. Walworth would be an improvement to the neighborhood. Henry would like to see the remodeling be a part of this project so they would know what they were dealing with.

Plan Commission Member Coburn agreed. She is always saddened when a residential home, especially near the schools, is demolished. Personally she would like to see the house remain and be improved. Coburn also asked for more information on the additional paving and its effect on the water run-off from this property.

Neighborhood Services Manager/City Planner Birkeland had spoken with Mark Fisher, the City Engineer. Fisher stated that he could not tell how much effect the new proposal would have without an official site plan. But if the site cannot manage the water, the City would take payment in lieu of on site management to upgrade the facility for which that water will run into.

Plan Commission Member Meyer asked about the BZA decision in 1995, which was for the property at 804-808 W. Walworth Ave. when they put the addition on the store which required a variance to allow for a 3.5 foot rear yard setback. It did not include any other properties. Meyer also agreed that the remodel of the home at 826 W. Walworth would have to be part of the project.

Birkeland stated that when the certified survey map is done to combine the neighboring property, a variance would also be required in order to allow the dumpster enclosure within the rear yard setback of the property.

The applicant, Craig Pope, arrived at the meeting.

Vice-Chairperson Binnie gave Craig Pope a summary of what had been discussed thus far, which included the concern of having good landscaping (including year round landscaping, evergreens etc.) on the north and west sides of the property to buffer the sound and visibility; the fence to be installed on the west side of the property early on in the project (just after the removal of the home prior to any construction); concern of the stormwater and how it would be handled; before

a new monument sign is installed, a piece of plywood to demonstrate the size of the sign should be installed to be able to see what the visibility would be if installed to the plan; a variance would be required for the proposed dumpster area; it was suggested that an arborist look at the existing trees to see if they would be savable.

Plan Commission Member Dalee asked if it would be possible to move the driveway for the property at 826 W. Walworth Ave. to the rear of the property.

Craig Pope stated he would move the driveway of 826 W. Walworth Ave. to the rear of the property off the alley. When asked if he would be able to provide the 30% landscaping requirement, Pope wasn't sure how he was going to handle that. The terrace trees by 818 and 826 W. Walworth Ave. would stay. The tree by the existing parking area probably would not be saved. Pope explained that he had two possibilities for the store. He could use the building as one store and expand the grocery items, departments and refrigeration areas. Or he thought he might split off 2500 sq. ft. off the west end of the building for a tenant business, such as a laundromat. He stated that the Cousins store would not remain at this location. He would like to enhance the existing parking. He hoped that the traffic flow would increase in this area for his business purposes.

Plan Commission Member Henry asked about exterior remodeling to the 826 W. Walworth Ave. property. She stated that exterior remodeling of that property would make his proposal more palatable for the neighbors. Henry also asked about any plans for the brick house across the street.

Craig Pope thought that he would replace the siding, and replace the porches on the property at 826 W. Walworth Ave. The property is occupied at this time and he would have to get a good look at the place to see what updates are needed. He said it has the potential to be a nice house. As far as the brick house across the street, he is reluctant to move forward with it until he has someone interested in leasing the property as a professional office. He does not want it to be a residential rental. He thought he could move ahead with the exterior items such as rebuilding the front and back porches, shutters, etc.

Plan Commission Member Bruce Parker suggested that the proposed fence behind the property along the alley right of way be moved onto the property a few feet for the purpose of snow removal.

Vice-Chairperson Binnie stated that the Plan Commission had received an email from a neighbor thanking Craig for the changes to his proposal.

City Planner Birkeland stated that she had received a phone call from someone who was not in favor of changing an R-2 single family home property into a B-1 business property.

Vice-Chairperson Binnie stated that he was more comfortable with this proposal than the last one. The proposed improvements would make this business more viable and compatible with the neighborhood.

Craig Pope wants to move forward with his plans and make the improvements.

Future agenda items

Bruce Parker suggested having a work session after January 1, to review the roles and duties of the Plan Commission according to the State Statutes.

Greg Meyer stated they had their first meeting for the Zoning Rewrite Committee and felt that at the next meeting would get to delve deeper into this project.

Neighborhood Services Manager/City Planner Birkeland added that they did have stakeholders meetings and received great feedback for the consultants to work with. The consultants will bring their work to the next meeting on December 7, 2011 from 5:30 to 7:30 in the Cravath Lakefront Room.

Vice-Chairperson Binnie suggested that information on the Zoning Rewrite should be put on as a standing agenda item.

Neighborhood Services Manager/City Planner Birkeland stated that there may be an agenda item for plan review for the addition of lean-to buildings.

Next regular Plan Commission meeting- December 12, 2011.

Moved by Parker and seconded by Dalee to adjourn at approximately 6:50 p.m. Motion was approved by unanimous voice vote.

Vice-Chairperson Lynn Binnie