

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
May 9, 2011

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

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

PRESENT: Torres, Binnie, Dalee, Miller, Coburn, Knedler (6:01 p.m.), Meyer. ABSENT: None. OTHERS: Wallace McDonnell/City Attorney, Bruce Parker/Zoning Administrator.

HEARING OF CITIZEN COMMENTS. This is a time in the agenda where citizens can voice their concerns. They are given three minutes to talk. No formal Plan Commission 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.

There were no citizen comments.

**MINUTES.** Moved by Dalee and Coburn to approve the Plan Commission minutes of April 11, 2011. Motion approved by unanimous voice vote.

**CONCEPTUAL REVIEW OF THE PROPOSED STUDENT APARTMENT BUILDING  
TO BE LOCATED AT 234 N. PRINCE STREET FOR CATCON WHITEWATER, LLC.**

Zoning Administrator Bruce Parker explained that the revised plans that were submitted only use the Church property for the three story building. They will also utilize the property at the corner of W. Florence and N. Prince Streets. The single family home is to be torn down. This is conceptual review only. The properties are located in an R-3 Zoning District and the developer is looking to comply with the R-3 Zoning at this time. The Fire Department has been given a set of plans. They will need more specific information and will have comments at a later date. The Fire Department does want enough access to the back of the building for their fire apparatus.

City Planner Mark Roffers' report is based on the standards used for conditional use and site plan approvals which require Plan Commission approvals. (This is the second time to be able to use the new report form.)

Tom Schermerhorn, Excel Engineering, and Matt Burow, CatCon Whitewater LLC., were present to explain their proposal and answer questions.

Tom Schermerhorn explained that this new proposal is for 18 living units, 17 4-bedroom units and 1 2-bedroom unit. By City ordinance, 71 parking stalls are required. Their plan includes 71 parking stalls on site and underneath the building. The 1<sup>st</sup> floor will also house storage for bicycles, space for a game room/exercise area, office spaces for RA's and a couple of apartments. The Church is no longer utilizing part of the site. The 2<sup>nd</sup> and 3<sup>rd</sup> floors are similar, with two bath facilities per unit, and a separate kitchen and cooking area and living room for each apartment. The elevations of the building on the east side are broken up with the use of stone, brick and concrete board. The back of the building is only two stories tall. They will not

be utilizing any of the lot behind the church property for parking. The trees and green space in that area will remain as is.

Matt Burow re-emphasized that during this proposed redevelopment there have been things that the Plan Commission did not like such as density and parking ratios; and there were things that the Plan Commission did like such as the amenities and that the proposal is something that is not currently offered in Whitewater. Burow explained that the apartments will be fully furnished. The living rooms will have table, sofa, love seat, and television. The bedrooms will have wardrobes, dressers and desks. Their goal is to provide a transition product for those living in the dorm before they would move on to their own apartment. This building will also offer some green elements. The east elevation will have a sun screen to avoid passive heating. The building will also have a high efficiency HVAC system. The proposed parking plan will reduce the impervious surface that now exists on the property. Also, as in their last proposal BMOC, Inc. will be the property manager of this project.

The Plan Commission Members asked about interior closets; sliding doors in the bathrooms; windows in the stairwells; no roof over the entrance on east side; good insulation; snow storage; having a blended color scheme; and multiple colors break up the large building.

City Planner Mark Roffers added that depending upon the height of the retaining wall on the west side of the parking lot, there may need to be steps up to the far west portion of the site (green space with mature trees). It may also be difficult to use that area for snow storage.

Matt Burow explained that each bedroom will have a wardrobe cabinet that comes standard in each unit. At this time there is not a plan for a sliding door to close off the shower area from the rest of the bathroom. They thought they could check into pocket doors, but that type of door is difficult for handicap persons to open. There are no windows in the stairwells because they are to be fire rated enclosures. There is no entrance roof over the stairwell exit because it is to be used only as an emergency exit. They will be using a good insulation in the ceiling on the third floor. They are building an energy star rated building. Each unit will have their own heating system which will be controlled in each unit. The snow storage will be to the back of the parking lot in the west corner and the empty lot on the corner of W. Florence and N. Prince Streets, which they own. They also realize that in heavy snow storms, they will need to remove snow from the site. As far as the color scheme, they are working to see what colors will blend the best, using natural earth tones as they seem to stand the test of time.

City Planner Mark Roffers explained that the guidelines in the Comprehensive Plan state that the building should appear as a collection of smaller buildings. He stated that the two wings of the building were the blandish part of the building and that the developer was going to see what they could do to dress up those areas of the building. Roffers explained that the developer will meet the landscaping guidelines. They will have full plans with their next submittal.

Plan Commission Member Binnie noted that in the process of downsizing the density, the project has lost part of the uniqueness of the common areas. There is no longer a café area or study or meeting rooms. Binnie regrets seeing these changes. He feels that the City should have a zoning (R-5) to be able to get over the difficulties of the previous PCD. The proposal has lost a lot trying to fit into the R-3 Zoning requirements.

There will not be an onsite property manager. They will be contracting maintenance and common area cleaning through BMOC, Inc. The building will be staffed with one Resident Assistant per floor, with supervision for management, recruiting and retention.

Chairperson Torres stated that as this proposal fits into the R-3 Zoning, it could move forward.

City Planner Mark Roffers explained that the landscaping will be as much as before. The landscaping was not submitted for conceptual review. This project has underground parking which makes the property less impervious than it is now. The R-3 standards require 71 parking stalls, they are providing 71 parking stalls. The proposal is at maximum in the R-3 Zoning District for density. Their final plan submittals will need to show the sky plane exposure setbacks. They meet the R-3 standards with what was submitted.

**REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL TO DISCONTINUE A PORTION OF MORAINE VIEW PARKWAY LOCATED NEAR THE INNOVATION CENTER IN THE TECHNOLOGY PARK.**

City Attorney McDonell explained that the current plans for the Technology Park would do better with the stub of Moraine View Parkway (just west of the Innovation Center) removed. City staff and engineers will be preparing a certified survey map in that area which will be made easier without the stub of Moraine View Parkway. Any type of discontinuance of a highway needs to be reviewed by the Plan Commission. McDonell recommended that the Plan Commission recommend to the City Council to discontinue the portion of Moraine View Parkway.

Moved by Binnie and Meyer to recommend to the City Council to discontinue the portion of Moraine View Parkway located near the Innovation Center in the Technology Park. Motion approved by unanimous roll call vote.

**REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL FOR THE LAND SWAP/VACATION OF APPROXIMATELY 1,467 SQ. FT. PIECE OF LAND AT THE SOUTH END OF S. SUMMIT STREET (WEST SIDE) ADJACENT TO S. JANESVILLE STREET; AND TRADING FOR A PARCEL OF LAND (APPROXIMATELY .03 ACRES) AT THE SOUTHWEST CORNER OF W.**

**WALWORTH AVE. AND S. JANESVILLE STREET.** City Attorney McDonell explained that the City of Whitewater was planning to make substantial improvements to the intersection of S. Janesville Street, W. Walworth Street and S. Summit Street (referred to as the 5 points). The Summit Street configuration was changed leaving some right-of-way land that is no longer needed for Summit Street. There is a verbal agreement to exchange that parcel with a parcel on the southwest corner of Walworth Ave. and Janesville Street. City Attorney McDonell recommended that the Plan Commission recommend to the City Council to vacate the parcel on Summit Street (discontinue it) and then Mr. Pope would in return deed a portion of the land at the corner of Janesville Street and Walworth Ave. to the City.

Moved by Miller and Dalee to recommend to the City Council that the piece of land on Summit Street be discontinued and be transferred to Mr. Pope and also recommend to the City Council to acquire the land on the corner of W. Walworth Ave. and S. Janesville Street for development. Motion approved by unanimous roll call vote.

**ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON; AND PLAN COMMISSION REPRESENTATIVES TO THE URBAN FORESTRY COMMITTEE, THE COMMUNITY DEVELOPMENT AUTHORITY (CDA), AND TO THE WHITEWATER UNIVERSITY TECHNOLOGY PARK ARCHITECTURAL REVIEW COMMITTEE (ARC).**

Moved by Miller to nominate Greg Torres for Chairperson. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Miller to nominate Lynn Binnie for Vice-Chairperson. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Binnie to nominate Karen Coburn for the Plan Commission Representative to the Urban Forestry Committee. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Dalee to nominate Tom Miller for the Plan Commission Representative to the Community Development Authority (CDA). There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Miller to nominate Rod Dalee for the Plan Commission Representative to the Whitewater University Technology Park Architectural Review Committee (ARC). There were no more nominations. Motion approved by unanimous roll call vote.

**INFORMATION:**

- a. **Future agenda items:** Zoning Administrator Bruce Parker stated that there was nothing at this time. The deadline for submittals is next week. There may be a couple of items then.

The next regular Plan Commission meeting will be June 13, 2011.

Moved by Coburn to adjourn at approximately 6:45 p.m. Motion was approved by unanimous voice vote.

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Chairperson Gregory Torres