

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
October 22, 2012

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

Call to order and roll call.

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

Present: Greg Meyer, Bruce Parker, Jacob Henley, Rod Dalee, Cort Hartmann, Donna Henry (Alternate).

Absent: Lynn Binnie, Karen Coburn.

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

Hearing of Citizen Comments. There were no citizen comments.

Public hearing for consideration of a proposed lot division (Certified Survey Map) and a conditional use permit for the construction of a duplex on the new vacant lot for the property located at 478 W. Ann Street. City Planner Latisha Birkeland thanked the Plan Commission to be able to hold this special meeting. This project on W. Ann Street does not require a certified survey map for a lot division. The property already has two lots and will just require a lot line adjustment. This property is in a B-3 Zoning District which would require the west parcel with the single family home to meet the standards of the R-2 Zoning District. The new duplex lot would be required to meet the R-3 Zoning District standards. Both proposed projects meet the required standards. When reviewing this proposal with the Comprehensive Plan, B-3 Zoning District allows new residential R-3 Standards when mixed with commercial. Birkeland does not feel that a mixed use would be appropriate in this residential area, and she stated that she would not recommend that the Commission deny the permit because of the lack of mixed use. Parking lots of five stalls or larger are required to install a fence for screening, the Plan Commission would need to determine what is needed.

City Attorney McDonell explained that they will not be splitting the lot, as there are two lots 9 & 10. They are owned by the same owner and were taxed as one property. This does not change the fact that two parcels exist. Once the lot line adjustment is finalized, a separate tax parcel number will be assigned to each lot.

Attorney Mitch Simon explained how tax parcel numbering works. He had talked to Donna at Walworth County who told him if this proposal went through the two parcels would be assigned new tax parcel numbers. He also explained the ownership of the properties under different names.

Mike Kachel stated that as Mitch Simon had said, they are not creating two lots. The proposal is for a slab on grade duplex, 3 bedrooms in one unit and 4 bedrooms in the other. There will be two furnaces, two central air, and two water heaters. The building will be wood construction with asphalt shingle roof. The exterior will be cement and vinyl siding, earth tone colors.

Plan Commission members voiced concerns of: the duplex being a long building and if shutters could be installed to break up the length; snow removal; instead of fence along the city right of way, install a row of low shrubs; across the street are single family homes, would like to see some landscaping installed in the front yard of the duplex.

Chairperson Meyer opened the hearing for public comment.

Bob Freiermuth stated that he saw no need for the fence. The arborvitae and other landscaping would be sufficient. Freiermuth owns property on the other side of the street.

Attorney Mitch Simon explained that there was 15 feet to the parking space for persons with a physical disability so a fence on the Franklin Street side of the parking area would not be needed.

Chairperson Meyer closed the hearing for public comment.

City Attorney McDonell explained that for the record, when the application first came in, it was thought that the property was only one lot. When Attorney Simon got involved, he found that it was two existing lots. So the motion will be for the conditional use permit only.

Latisha went over her conditions and the additional items that were asked for at this meeting.

Moved by Henry and Parker to approve the conditional use permit for the construction of a duplex on the vacant parcel at the property located at 478 W. Ann Street for DLK Enterprises Inc. with the conditions of the City Planner as amended at the meeting. (See attached conditional use permit.) Ayes: Meyer, Parker, Henley, Dalee, Hartmann, Henry. No: None. Absent: Binnie, Coburn. Motion approved.

Informational Items:

Next regular Plan Commission meeting – November 12, 2012. City Planner Latisha Birkeland informed the Plan Commission of upcoming items: Applications for a conditional use permit for the Springbrook Apartments on Caine St. to add a one bedroom and an efficiency apartment to both buildings; an amendment to the conditional use permit at 224-226 S. Wisconsin St. to change the parking and dumpster area; a conditional use permit to add a unit to 361 S. Scott Street; and a conditional use permit for the construction of a detached garage larger than 800 sq. ft. at 555 E. Clay Street. The chicken ordinance may also be on.

Moved by Hartman and seconded by Dalee to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 6:25 p.m.

Chairperson Greg Meyer



Neighborhood Services Department
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CONDITIONAL USE PERMIT

Plan Commission Meeting Date: October 22 2012
Property Owner: DLK Enterprises Inc.
Applicant: DLK Enterprises Inc.
Property ID Number: /TR 00051
Property Address: 478 W. Ann Street
Whitewater, WI 53190

REGARDING: An approval to allow for a lot division by lot line adjustment and for a conditional use permit (CUP) for the construction of a duplex on the new vacant lot for the property located at 478 W. Ann Street.

Approved subject to the following conditions:

1. Establish the parking lot in accordance with the submitted plans and City Code. This includes grading and surfacing of the lot to be dust-free. Hard surface shall be required no later than August 1, 2013.
2. Shutters to be installed to dress up the building.
3. Arborvitae to be installed along the east side of the lot; and a short hedge to be installed along the west side of the lot.
4. Landscaping to be installed in the front yard.

This permit was prepared by:

Latisha Birkeland
Neighborhood Services Manager/City Planner