

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
July 8, 2013

**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, Lynn Binnie, Bruce Parker, Karen Coburn, Dan Comfort, Sherry Stanek (Alternate). Absent: Jacob Henley, Cort Hartmann. Others: Wallace McDonell (City Attorney), Scott Harrington (City Planning Consultant from Vandewalle and Associates).

Election of Chairperson, Vice-Chairperson, Plan Commission Representative to the Community Development Authority, Plan Commission Representative Plan Commission Representative to the Technology Park Architectural Review Committee. City Planning Consultant Scott Harrington asked for nominations for Plan Commission Chairperson. Moved by Binnie and seconded by Coburn to nominate Greg Meyer for Chairperson. Harrington asked for any further nominations. There were none. Motion was approved by unanimous roll call vote. Moved by Comfort and seconded by Coburn to nominate Lynn Binnie as Vice-Chairperson. Chairperson Meyer asked for any other nominations. There were none. Motion approved with all ayes except Binnie abstained. Moved by Binnie and seconded by Comfort to nominate Greg Meyer for the Community Development Authority Representative. Chairperson Meyer asked for any other nominations. There were none. Motion approved by unanimous roll call vote. Moved by Binnie and seconded by Comfort to nominate Karen Coburn for the Urban Forestry Commission Representative. Chairperson Meyer asked for any other nominations. There were none. Motion approved with all ayes except Coburn abstained. Moved by Coburn and seconded by Stanek to nominate Comfort for the Technology Park Architectural Review Committee. Chairperson Meyer asked for any other nominations. There were none. Motion approved with all ayes except Comfort abstained.

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. Moved by Binnie and seconded by Meyer to approve the Plan Commission minutes of June 10, 2013. Motion approved with all ayes except Coburn abstained.

Public hearing for a conditional use permit for a “Class B” Beer and Liquor License for Patrick Monaghan, to serve beer and liquor by the bottle or glass at “The Blackthorne Scribe” to be located at 108 W. Main Street. Chairperson Meyer opened the public hearing for consideration of a conditional use permit for a “Class B” Beer and Liquor License for Patrick Monaghan, to serve beer and liquor by the bottle or glass at “The Blackthorne Scribe” to be located at 108 W. Main Street.

City Planning Consultant Scott Harrington explained that this proposal is located in a B-2 (Central Business) Zoning District. The property has two parking spaces, but there are no parking requirements in this Zoning District. There is public parking nearby. Harrington explained City Planner Latisha Birkeland's recommended conditions for approval. This proposal meets all conditional use criteria.

Patrick Monaghan wanted to explain what they have done in Whitewater, some of the projects they are working on and why they think an Irish pub would be good for Whitewater. Monaghan explained how he came to Whitewater from Dallas Texas to write a novel, the story of his great great grandparents. Giving a two week notice he sold his software company in Dallas and moved to Dublin. While there he found a museum dedicated to the famine and found information on his great great grandparents, Michael Monaghan and Mary Lyons.

When Monaghan moved to Whitewater, he bought a cottage on Whitewater Lake and taught himself to write. He has written 3 novels, 3 screen plays. His stories are of exile and immigration. The first screen play "The Scattering" is based on the novel "Because They Never Do" which was written and self published. Walden Media with Director Jim Sheridan has signed to do a movie.

Monaghan has lived here for 12 to 13 years. There is no place to go to just meet people and talk. He has five friends who are owners of pubs. A typical country pub has "snugs" or little areas where people can go to talk. There is no television, darts, pool tables, or juke box. It is a public house to meet friends and to talk. Monaghan has tried for 10 years to get this accomplished. He has met new friends through UW-Whitewater and has his entrepreneurship "Blackthorne Capital Management", "Blackthorne Scribe" and "The Scattering" (a facebook project) at the Innovation Center and continues to report to Chancellor Telfer on this project. With his relationship with UW-Whitewater and Chancellor Telfer, it is changing the way local entrepreneurs and UW professors are starting to interact. Professors Linda Reid and Bill Dougan are involved with this project. Professors are moving back to Whitewater for the ambiance, where intellectuals can mingle with local entrepreneurs and share ideas. In Dr. Linda Reid's words, this would be a place for artists, musicians, and writers to get together and talk.

Monaghan stated that they want to acquire the building, renovate and put the water wheel back on the building to create a place where local entrepreneurs and professors are able to respect each others' strengths and overlook weaknesses.

Dr. Linda Reid, a professor of finance and business law, has taken students to Ireland to study. She has been doing this for eight years straight. Reid met Patrick Monaghan eleven years ago. She moved from Fayetteville, Arkansas. They have had an eye on this property for 6 or 7 years. They have a willing buyer and a willing seller. The Blackthorne Scribe would be a place for faculty to hang out with people from the community. This would be a grown-up place, one that would make students want to stay in Whitewater (a place students don't grow out of). They plan to bring people from Ireland who know how an Irish pub works.

William Dougan, Professor of Entrepreneurship and Management in the College of Business and Economics, has traveled from Madison to Whitewater every day for twelve to thirteen years. He is involved with younger business owners such as Tyler Sailsbury, owner of the Black Sheep. Dougan is concerned with what it takes to do business development in a community. According to Demographer Rebecca Ryan, when people make the decision of their life course of their career, they first choose the community they want to live in and then choose their course. An establishment in which Alcohol becomes accessory to, rather than central to business activity would be instrumental in the development of such a community. Dougan will be working with Pat and others to create business development. The proposal to make HWY 12, 4 lanes passed in both houses of the legislature and was signed by the Governor. This will help the character of the community and can contribute to the ambiance of the community. This can be successful. There are continuing examples such as the community of Lake Geneva. People will leave Chicago to take in the ambiance that is here.

Geoff Hale, from Home Lumber Co., a Whitewater business owner (not representing Downtown Whitewater at this meeting), here as a community member who cares about the downtown for it to maintain its viability, explained that Bill Dougan and Patrick Monaghan are two of the sharpest minds ever. We are fortunate to have them in Whitewater. This new business will not be just an Irish pub. You will be in Ireland. It will be a World Experience.

Chairperson Meyer closed the public hearing and requested any questions from the Plan Commission.

Plan Commission Members voiced: when the Greenhouse Café closed, there was no place to go to talk, share ideas and have a conversation. This will be a nice addition to the downtown; this proposal is so wonderful sounding, the only concern was parking; Interesting idea, the Plan Commission focus is in the serving of alcohol, a conditional use permit and whether or not it is an appropriate location for serving of alcohol; this use would not be a significant disturbance to the residences nearby. The music would not be particularly loud. Fantastic idea; outdoor seating would be on private property, would the license include this area as far as the conditional use permit?

Patrick Monaghan stated that this will be an Irish experience. They plan to bring a publican from Ireland to oversee the pub. They plan to create an exchange student program. Irish students will actually work in the pub while they go to school here.

City Attorney McDonell stated that if they decided to have outdoor seating, they could come back to Plan Commission to have that area included in their license; or if the Plan Commission was confident, the Plan Commission could include an outdoor café area in their conditional use permit approval. Plan Commission can approve of the outdoor café area, or they can ask the applicant to come back to the Plan Commission at a later date. They would need to submit to the Neighborhood Services Director, a site plan and application to get a permit for their outdoor private property café.

The Plan Commission Members asked about the placement and screening/enclosure of the dumpster. They would like to see screening for the dumpster.

Linda Reid stated they would operate in conformance with any ordinances. There would be very minimal food waste. They would move the dumpster to the other side.

The screening or enclosure for the dumpster would not have to come back to Plan Commission.

Geoff Hale was excited about the proposal for various reasons: not only the sight, sound, taste, but also the smell (they will be burning real peat in the fireplace). This is just a small part of the potato story.

The Plan Commission Members commented that it is a great idea; hope it (the space) will be big enough; it is a great use, a nice attraction for that part of Whitewater.

Moved by Comfort and seconded by Coburn to approve the conditional use permit for a “Class B” Beer and Liquor License for Patrick Monaghan, to serve beer and liquor by the bottle or glass at “The Blackthorne Scribe” to be located at 108 W. Main Street, to include the outdoor café area to be reviewed by administration, and subject to the City Planner’s conditions. See attached conditional use permit. Ayes: Meyer, Binnie, Parker, Coburn, Comfort, Stanek (Alternate). No: None. Absent: Henley, Hartmann. Motion approved by unanimous roll call vote.

Informational Items:

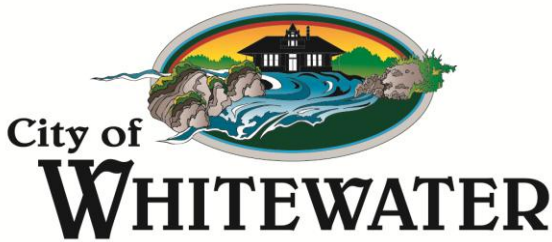
Zoning Rewrite. City Planner Latisha Birkeland had sent an email with the date of the joint workshop with the Council and Plan Commission members scheduled for August 15, 2013. The Plan Commission members are looking forward to receiving the hard copy of the proposal for review, 2 weeks prior to the meeting.

Future agenda items. As of this meeting, there were no applications for the next Plan Commission meeting. The last day to submit is July 15, 2013.

Next regular Plan Commission meeting – August 12, 2013.

Moved by Comfort and seconded by Coburn to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 6:50 p.m.

Chairperson Greg Meyer



Neighborhood Services Department
*Planning, Zoning, Code Enforcement, GIS
and Building Inspections*

www.whitewater-wi.gov
Telephone: (262) 473-0540

CONDITIONAL USE PERMIT

Plan Commission Meeting Date: July 8, 2013
Property Owner: Donna Henry
Applicant: Patrick Monaghan
Property ID Number: /WUP 00257A
Property Address: 108 W. Main Street
Whitewater, WI 53190

REGARDING: An approval for a conditional use permit (CUP) for a “Class B” Beer and Liquor License for Patrick Monaghan to serve beer and liquor by the bottle or glass at 108 W. Main Street.

Approved subject to the following conditions:

1. The conditional use shall run with the applicant and not the land. Any change in ownership will require approval of a conditional use permit for the new owner/operator from the Plan Commission.
2. The applicant shall comply with all required City and building codes.
3. Plans drawn by a State Licensed Architect must be submitted to the Building Inspection Department per all State and Local requirements. All plans requiring State plan approval must be completed and approved by the State prior to issuance of local permits.
4. All signage shall be applied for and comply with the B-2 Central Business District Signage regulations.
5. Approval is to include the outdoor café to be reviewed by City Administration.

This permit was prepared by:

Latisha Birkeland
Neighborhood Services Manager / City Planner