

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
IN-PERSON AND VIRTUAL MEETING  
6 p.m. February 14, 2022

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

**Video:** <https://vimeo.com/677883439>

**1. Call to Order and Roll Call**

Chair Andrew Crone called the meeting to order at 6 p.m.

PRESENT: Commissioners Lynn Binnie, Tom Miller, Crone, Sherry Stanek, David Stone, Neil Hicks. City Attorney Wally McDonell and Neighborhood Services Director Chris Bennett also present.

**2. Hearing of Citizens Comments**

None.

**3. Review and Approval of Minutes: January 10, 2022**

Miller moved to approve the minutes from January 10, 2022. Stanek seconded the motion. Motion passed unanimously.

**Video: 1:25**

**4. Review And Possible Recommendation Of Approval Of An Extra Territorial Certified Survey Map For The Division Of Land: PART OF THE SE ¼ OF THE NW ¼ OF SECTION 13,T.4N., R.14E. OF THE 4TH P.M., TOWN OF LIMA, ROCK COUNTY, WISCONSIN. Commencing At A PK Nail At The West ¼ Corner Of Said Section; Thence S89°05'06"E Along The East-West Centerline Of Said Section, 2135.64 Feet To The Place Of Beginning For The Land To Be Herein Described; Thence N0°54'54"E 368.31 Feet; Thence S85° 35'41"E 394.93 Feet; Thence S2°26'47"W 345.0 Feet To Said East-West Centerline; Thence N89°05'06"W Along Said East-West Centerline, 375.0 Feet To The Place Of Beginning. Containing 3.11 Acres.**

Binnie moved to approve, seconded by Stanek. Passed unanimously.

**Video: 2:10**

**5. Hold A Public Hearing For A Conditional Use Permit, To Sell And Serve Beer (For A "Class B" Beer License) For La Tienda Mexicana San Jose Grocery Store/Parcel #OT 00008 Located At 148 W Main Street For Juana Barajas.**

Petitioner appeared, but did not speak on her behalf. In lieu of the public hearing being formally opened by the chair at the beginning of the discussion all discourse related to the topic is considered part of the public hearing.

Binnie moved to approve, seconded by Stanek. Passed unanimously.

**Video: 6:10**

**6. Hold A Public Hearing For A Conditional Use Permit For Allowance To Park Construction Equipment On Gravel In Zoning District B-1, Located At 533 S Putnam St. Parcel #'s /HA 00006 And /HA 00007 For Terry Stritzel.**

Petitioner appeared and spoke on his behalf, stating the CUP application is tied to a previously approved construction project. In lieu of the public hearing being formally opened by the chair at the beginning of the discussion all discourse related to the topic is considered part of the public hearing. Binnie moved for approval with the planner's recommendations contingent on removal of the first item of the Planner's Report that stipulates permeable or pervious material be used for surfacing. Crone seconded the motion, which passed unanimously.

**Video: 10:00**

**7. Review and Possible Recommendation To Consider A Change Of The Zoning Ordinance Regulations To Enact Proposed Amendments To The City Of Whitewater Municipal Code Title 19, Chapter 19.46 Floodplain Ordinance.**

The commission recommended adopting the proposed amendments with inclusion of Act 175, which makes it easier to rebuild legal, non-conforming structures if those buildings are in a flood plain and damaged by flooding. Stanek moved to recommend approval to the Common Council, with a second by Binnie. Motion passed unanimously.

**Video: 22:20. Public hearing formally convened at 23:00.**

**8. Review And Possible Recommendation To Consider A Text Amendment To The City Of Whitewater Municipal Code Chapter 19.38 – Whitewater University Technology Park District (WUTP).**

The commission discussed proposed changes to Chapter 19.38. Changes proposed include merging unrecorded covenant requirements with the amended ordinance and moving architectural and site plan review to the purview of the Zoning Administrator, City Manager and, when applicable, the Plan & Architectural Review Commission.

Hicks moved to recommend approval to the Common Council, with a second from Binnie.

Passed unanimously.

**Video: 49:35**

**9. Possible Future Agenda Items.**

**10. Next Regular Plan Commission Meeting – March 14, 2022.**

**11. Adjourn.**

Moved by Miller, second by Stanek to adjourn at 9:35 p.m. Motion passed unanimously.