

City of Whitewater
Zoning Code Update Meeting
Whitewater Municipal Building
City Manager Meeting Room
October 14, 2015

MINUTES

- **Call to Order and Roll Call**

Meeting was called to order by Cameron Clapper at 7:11 pm.

Present: Cameron Clapper, Christine Munz-Pritchard, Stephanie Abbott, Ken Kidd, Wally McDonell.

- 1. **Review and discuss impervious surface regulations and concerns**

- A. Review of Engineering information from Mark Shubak, Strand Associates, Inc.**

- Ken Kidd questioned what is the number or “sweet spot” for impervious surface area as he felt Mark Shubak’s email explanation didn’t actually provide a number or he wants Shubak or someone to actually let the committee know there is no actual number or there is no way of actually determining the “sweet spot”. Clapper agrees. Munz-Pritchard suggests at the next meeting one of the engineers from Strand Associates joins them to clarify the “sweet spot”.
- Discussion of storm water mitigation next to parking lot questioned answered from Shubak email, no further questions, was mainly curiosity.
- Munz-Pritchard suggest using a graduated scale such as 40% for R-1, 50% for R-2, like the same way they did parking. Would like R-3 to be just engineering. Munz-Pritchard motions to discuss R-3 first and then discuss R-1 and R-2. All agree.

- B. Reviewing R-3**

- R-3 will really be focused on just engineering. Abbott believes R-3 needs to be void of a percent. Munz-Pritchard believes the percent should be higher like 60% or 70%. All agree can’t make R-3 a guideline number and R-3 will have to go through engineering. McDonell suggests putting 70% in for now. New Development would have different percentage review of impervious surface area then an existing development just replacing impervious area. Munz-Pritchard agrees to draft language and then submit to Wally for review, then to Clapper and then the committee. Removal of the percentage for multifamily building in the R-3, with requirement of engineering approval. One and two family homes needing to follow the guidelines of the R-2. All agree. Discussion moves to R-1/R-2.

- C. Reviewing of R-1 and R-2.**

- Munz- Pritchard agrees to review City of LaCrosse language and then send information out of review. Munz-Pritchard suggests 10% as buffer area, higher than 50% would need engineering approval. Abbott agrees. McDonnell mentions front yards and backyards can be an issue and would need additional review and a percentage. McDonell agrees with 40% for front yard which is a separate requirement or total lot coverage.

- Kidd suggests presenting this to the council at the Dec 1 meeting for the 1st reading. All agree they want to finish by end of year. 2nd reading would be at the December 15th meeting.
 - McDonnell suggests instead of engineers coming to next meeting that himself, Munz-Pritchard and Clapper have a conference call with them to clarify things and let them know what the committee is looking for and if information needs to be further explained will invite to do at next committee meeting to save time. Clapper agrees. Munz-Pritchard will set up telephone conference.
 - R-1 and R-2 will need different setbacks on lakefront property. Wisconsin DNR regulations. Clapper brings up C-1 and C-2 maps for reference (conservancy low land areas). Language from C-1 and C-2 poor and out of date. C-1 and C-2 mainly written for rural areas.
 - Completion of discussion item 1 on agenda
2. **Review and Discuss Parking Regulations**
- Munz-Pritchard moves to discuss restaurant, bars and places of entertainment parking. Language (p212) currently reads one stall per 200 square feet of primary floor area. Munz-Pritchard wants to change language to read a percentage of maximum occupancy which would be easier for staff to figure. Abbott no objections. Kidd suggests seeing what percentage would be reasonable. Language currently excludes area B-2. Kidd suggests talking to Bruce Parker regarding this issue.
3. **Establish next Meeting Date**
- Next meeting October 28, 2015 at 7:00 pm.
4. **Adjournment**
- Motion by Kidd to adjourn. Second by Abbott. Motion, All-0 at 8:20 pm.