



CITY OF WHITEWATER

PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building
Community Room
312 W. Whitewater Street
Whitewater, WI 53190
October 11, 2010
6:00 p.m.

***Amended Agenda 10/6/10 a.m. to remove item 3b. from the agenda.**

1. Call to order and roll call.
2. **Hearing of Citizen Comments.** No formal Plan Commission action will be taken during this meeting ON CITIZEN COMMENTS although issues raised may become a part of a future agenda. Items on the agenda may not be discussed at this time.
3. Reports:
 - a. City Attorney McDonell report on the Transparency Ordinance and how it relates to Boards and Commissions reports and procedures.
 - *b. Staff Report: An update on the Zoning Map and an update on the N. Prince Street housing development status.
4. Approval of the minutes of September 13, 2010.
5. Review proposed exterior alterations to the building located at 186 W. Main Street for Dave Saalsaa.
6. Information:
 - a. Possible future agenda items.
 - b. Next regular Plan Commission meeting- November 8, 2010.
7. Adjourn.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to *c/o* Zoning Administrator, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@ci.whitewater.wi.us.

The City of Whitewater website is: ci.whitewater.wi.us

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
COMMENTS
September 13, 2010

NOTE: The Plan Commission meeting will start at 6:00 p.m.

FYI. Mark Roffers will not be at this meeting because it is a light meeting. Pretty much after meeting with Mark and Megan on some Plan Commission issues and other items, I recommended that Mark did not participate in this meeting because of the light agenda. However, they did write a brief comment for item #5 as you will see in the agenda packet.

3. Reports:

a. City Attorney report on the Transparency Ordinance and how it relates to Boards and Commissions reports and procedures. You will see on the agenda that all the reports of the different Boards and Commissions have been removed at this time due to the new Transparency Ordinance. However, City Attorney Wally McDonell will be on the reports as he will report on the Transparency Ordinance and how it relates to Boards and Commissions reports and procedures. I believe he will be indicating that if any of the Boards or Commissions wish to have comments at the Plan Commission, they should think about them and email them to Jane at least a week before the meeting so they could be put on the agenda. Wally will have this crystal clear at the meeting.

b. Staff Report: Update on the Zoning Map and update on the N. Prince Street housing development status.

4. Approval of the minutes of September 13, 2010.

5. Review proposed exterior alterations to the building located at 186 W. Main Street for Dave Saalsaa. As some of you may recall, Dave was in last year or so in regard to the remodeling of the Reflections of the Past which is the eastern part of this building. He performed and completed that project very well, and now he wishes to do his portion of the building as the owner of the complete building and the owner of Quiet Hut Sports. Mark, Megan and I have reviewed the proposed changes, and the Downtown Whitewater Review Committee has also reviewed and made recommendations for approval. The project should end up dressing up this corner tremendously. Recommendation is for approval.

6. Information:

a. Possible future agenda items.

b. Next regular Plan Commission meeting- October 11, 2010.

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
September 13, 2010

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

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

PRESENT: Binnie, Dalee, Miller, Zaballos, Meyers (Alternate). ABSENT: Torres, Coburn, Stone. OTHERS: Mark Roffers/City Planner, Bruce Parker/Zoning Administrator, Wegner/Secretary.

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.

REPORTS:

- a. Report from Community Development Authority Representative. Representative Tom Miller reported that the CDA held their last meeting at the Tech Park Innovation Center Building for a tour.
- b. Report from Urban Forestry Commission Representative. No report.
- c. Report from Park and Recreation Board Representative. No report
- d. Report from City Council Representative. No report.
- e. Report from Tech Board Representative. No report.
- f. Report from the Downtown Whitewater Inc. Board Representative. No report.
- g. Report from staff. No report.
- h. Report from chair. No report.

MINUTES. Moved by Miller and Meyer to approve the Plan Commission minutes of July 12, 2010 and August 2, 2010 with the minor grammatical corrections. Motion approved by all ayes except Zaballos abstained. Moved by Miller and Zaballos to approve the August 9, 2010 with corrections. Motion approved by unanimous roll call vote.

PUBLIC HEARING FOR THE CONSIDERATION OF A CONDITIONAL USE PERMIT FOR THE EXPANSION OF THE JESSICA'S RESTAURANT (140 W. MAIN STREET) INTO THE BUILDING LOCATED AT 138 W. MAIN STREET WITH THE ADDITION OF FOUR UPPER RESIDENTIAL UNITS AND ONE FIRST FLOOR HANDICAP ACCESSIBLE (ADA) UNIT AND REVIEW OF THE EXTERIOR ALTERATIONS OF THE BUILDINGS FOR URIM SHABANI. Vice Chairperson Binnie

8. All five residential units shall be subject to those City non-family household size restrictions that are normally applicable within the City's R-2 district (at time of writing, this was not more than 3 unrelated persons per housing unit).
9. Within all residential apartment leases, the owner shall include provisions that reflect the ongoing requirements under conditions #6, 7 and 8 above.
10. Prior to installing any new signage on the building or canopy, the applicant would need to apply for and obtain a sign permit from the Zoning Administrator if necessary by ordinance. Any additional signage shall be consistent with the City's sign ordinance and the standards specified in the Downtown Whitewater Design Guidelines.
11. The portion of the south façade shall be resurfaced to match the brick on 138 W. Main Street.

Pete Weston, The Design Alliance Architects out of Ft. Atkinson and architect for this project, explained that this is a very difficult building to work with. The front of the building and rear façade is shorter, head heights in the building are difficult. They are keeping the Main Street façade of the building similar to the architecture of the original building. The second door on each of the double doors on the front of the building will be 4 to 5 foot deep light boxes, which will be back lit at night when the business is open. The white painted portion (on the south facade) of the building will be repainted to match the rest of the existing building. There will be two banquet halls on two different floor levels. The apartments will be multi-level also.

City Planner Mark Roffers explained that the area behind the building is a loading area and storage area for trash and recycling. The first floor windows will be the only windows out of the first floor handicap accessible apartment. This area should be upgraded. The hard surface paving will make it better. Currently there are two dumpsters, one of which is overflowing. This is rough for a residential area. They will need to work this out with city staff as to the size and placement and enclosure for the dumpsters.

Moved by Miller and Dalee to approve the conditional use permit for the expansion of Jessica's Restaurant (140 W. Main Street) into the building located at 138 W. Main Street with the addition of four upper residential units and one first floor handicap accessible (ADA) unit and the proposed exterior alterations of the buildings for Urim Shabani with the conditions of the City Planner as amended at the meeting. Motion approved by unanimous roll call vote.

PUBLIC HEARING FOR CONSIDERATION OF A CHANGE IN THE DISTRICT ZONING MAP TO REZONE FROM R-3 (MULTI-FAMILY RESIDENCE) ZONING DISTRICT TO PCD (PLANNED COMMUNITY DEVELOPMENT) ZONING DISTRICT, UNDER CHAPTER 19.39 OF THE ZONING ORDINANCE OF THE CITY OF WHITEWATER AND FOR CONSIDERATION OF A GDP (GENERAL DEVELOPMENT PLAN) AND SIP (SPECIFIC IMPLEMENTATION PLAN) FOR THE PROPOSED STUDENT APARTMENT DEVELOPMENT FOR UNITED CATALYST WHITEWATER 1, LLC., WITH THE REZONING, GDP, AND SIP ALL ASSOCIATED WITH THE FOLLOWING PARCELS, LOCATED ALONG N. PRINCE STREET AND W. FLORENCE STREET ARE REQUESTED TO CHANGE TO PCD FOR THE DEVELOPMENT OF STUDENT APARTMENTS: TAX PARCEL NUMBERS /WUP 00178C, /WUP 00178, /WUP 00178A, /WUP 00178B, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN. This item was removed from the agenda per the applicant prior to the meeting.

1. Within the “posting requirements” section, it would be my recommendation that the City begin to require that applicants for development approval submit all application materials (plan sheets included) in digital (PDF) format. Perhaps the City could reduce the number of paper copies that are required if this digital submittal requirement is introduced, both to control applicant costs and to advance the City’s sustainability program.
2. Providing our staff reports and other information in digital format would have no impact on us at Vandewalle & Associates because, as you know, this is how we transmit all of our information to you today. Also, the proposed requirement that staff reports be limited to agenda items is of no concern to us.
3. I have worked with plan commissions and elected bodies where their entire agenda packet is delivered digitally to those with the means and ability to access the information digitally at home and at meetings (e.g., via a laptop). In fact, one Village Board I work with just accesses the full agenda via a Web connection at the meeting. This is the same Web connection that the public has access to. Of course, closed session items are handled differently. The Commission may want to weigh in on this option.
4. The “meeting procedures” section includes a provision that “all council, committee and boards shall allow the public an opportunity to comment at a designated time on all items on meeting agendas.” I have a few questions on this proposed requirement:
 - a. What if the same agenda item was on 3 consecutive Plan Commission meeting agendas, and the first time it was on was the actual public hearing? Does this mean that the Commission would be obliged to accept public comment at each of the other two meetings?
 - b. If so, might the ordinance be tweaked to provide the respective council, board, or commission the ability to limit the amount of time that each speaker would have to speak? While I don’t in any way want to suggest that public comment should be discouraged, there is a time when commissions need some “quiet time” to deliberate among themselves and reach decisions (all in a public meeting setting of course).
 - c. If public comment is allowed on every agenda item, what is the significance of public hearings and the difference between public hearing items and every other agenda item?
 - d. While this may seem silly, the proposed provision requiring public comments on “all items” may get absurd. Does it mean there needs to be public comment on an “adjourn” agenda item?
 - e. More significantly, there are items where, by ordinance or statute, and for better or worse, public opinion by has little to no impact on how decisions get made. Reviews of certified survey maps or final plats are a couple of examples in the world of the Plan Commission. If such items meet City ordinances/statutes, these types of items are more or less entitled to obtain approval regardless of any public comment. Is it better to have a public comment period on such items, only to later have to tell people that provided their comments that their suggestions cannot legally be considered?
5. If this ordinance is adopted, I suggest that the Commission have a discussion of how to approach its requirements in a meaningful way while at the same time controlling the organization and length of meetings.

This information would be passed on to the City Council.



Neighborhood Services • Code Enforcement / Zoning and Department of Public Works
312 W. Whitewater Street / P.O. Box 178, Whitewater, WI 53190
(262) 473-0540 • Fax (262) 473-0549
www.ci.whitewater.wi.us

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of October, 2010 at 6:00 p.m. to review proposed improvements to the façade of the building located at 186 W. Main Street for David Saalsaa.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

A handwritten signature in black ink, appearing to read "Bruce Parker", written over a horizontal line.

Bruce Parker, Zoning Administrator

OT-73
John Basile
Margaret Basile
W5211 Meadow Lane
Elkhorn, WI 53121
OT-78
Russell Walton
Kim Walton
1005 W. Main Street, Ste. C
Whitewater, WI 53190
OT-81, 82, 83
Triple J Properties LLC
543 A J Allen Circle
Wales, WI 53183

OT-85, 86
Walton Distributing LLC
1005 W. Main Street
Whitewater, WI 53190

OT-136, 137
Edward Hamilton
Roxanne Hamilton
P O BOX 736
Whitewater, WI 53190

OT-172
Robert Ardelt
203 W. Center Street
Whitewater, WI 53190

WUP-64
Jennifer Steil
James Ehlers, Amy Ehlers
N7174 Country Side Lane
Elkhorn, WI 53121

WUP-68
Meisner Enterprises
N7547 W. Lakeshore Drive
Whitewater, WI 53190

WSS-3
Edward Connell
208 W. North Street
Whitewater, WI 53190

WSS-7
Michael Ripley
138 N. George Street
Whitewater, WI 53190

OT-74
Mark Bergey
Jean Bergey
173 W. Main Street
Whitewater, WI 53190

OT-79
Lakeview Center, LLC
147 W. Main Street
Whitewater, WI 53190

OT-84
BULLDOG INVESTMENTS LLC
N6927 GREENLEAF COURT
ELKHORN WI 53121

OT-134
Wayne Quass
Maureen Quass
972 W. Peck Street
Whitewater, WI 53190

OT-170
Whitewater Post Office
213 W. Center Street
Whitewater, WI 53190

WUP-67
Laura Triebold
N7618 Engle Road
Whitewater, WI 53190

WUP-65
Rosemary Metzдорff
119 N. Fremont Street
Whitewater, WI 53190

WSS-1
Anthony Lombardo
Janet Lombardo
1180 Thorndale Lane
Lake Zurich, IL 60047

WSS-4
Dale Wolf
1645 W. Wildwood Drive
Whitewater, WI 53190

WSS-8
ARTHUR STRITZEL
KIRSTEN STRITZEL
W396 S3675 HARD SCRABBLE
DOUSMAN WI 53118

OT-76
141 W MAIN STREET BUILDING
LLC
N1103 PECHOUS LANE
WHITEWATER WI 53190

OT-80
AUREL BEZAT
DANIELA BEZAT
234 N PARK STREET
WHITEWATER WI 53190

OT-131, 132, 133, 173
Rodriguez Properties II
N9707 McCord Road
Whitewater, WI 53190

OT-135
William Osborne II
Rebecca Anderson
12648 Glacial Crest Drive
Whitewater, WI 53190

OT-171
Kelly Law Building, LLC
205 W. Center Street
Whitewater, WI 53190

WUP-61
Daniel Sable
Jean Sable
131 N Fremont Street
Whitewater, WI 53190

WUP-66
Harold Miles
Darlene Miles
234 W. North Street
Whitewater, WI 53190

WSS-2
Donna Joanne Henry
347 S. Janesville Street
Whitewater, WI 53190

WSS-6
STEVEN SPEAR
577 S EHLERT CT
WHITEWATER WI 53190

WSS-11
Raymond Shupe Jr
Brenda Shupe
1522 Parkview Lane
Port Washington, WI 53074

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least ^{four}~~two~~ weeks prior to the meeting. \$100.00 fee. Filed on 9-16-10.
2. Agenda Published in Official Newspaper on 10-7-10.
3. Notices of the public review mailed to property owners on 9-28-10.
4. Plan Commission holds the public review on 10-11-10. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	The proposed facade remodel is consistent with Design Guidelines of Downtown Whitewater Design com.
B. The proposed development will be consistent with the adopted city master plan;	Yes, the proposed facade remodel will enhance the downtown streetscape.
C. The proposed development will be compatible with and preserve the important natural features of the site;	The proposed facade remodel returns the facade to the original glass transoms and is more consistent with correct architectural period
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	No change of proposed use of building will enhance adjoining properties

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

"Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

"Plan Review" may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Paul E. Jacobs
Applicant's Signature

9-12-10
Date

[Handwritten mark]

APPLICATION FEES:

Fee for Plan Review Application: \$100 *[Handwritten mark]*

Date Application Fee Received by City 9-16-10 Receipt No. 6.008871

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 9-28-10
Date set for public review before Plan & Architectural Review Board: 10-11-10

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

For Inspections:
Call
(262) 473-0540 ext. 244

City of Whitewater Wisconsin Uniform Permit Application

PERMIT NO.

PARCEL NO.

PROJECT LOCATION

CONSTRUCTION HVAC ELEC SIGN ZONING

Building Address

Phone

Lot No.

Block No.

No. 186 | Direction | Street Name W. Main | Type | Suite No. 262-473-2450 | 4 | 2
Zoning District B-2 | Lot Area 5,600 sq. ft. | Setbacks | Front | Rear | Left | Right

PERMIT REQUESTED

Contractor's License/Certificate #

____ 1/4 ____ 1/4 Section ____ T ____ N R ____ E (or) W

Contractor's Name

Mailing Address

Phone

Bob Strand | N477 Fremont Rd Whitewater WI 53190 | 262-473-2206

Owner's Name

Mailing Address

Owner Project Federal Project

Tenant Project City Project

Dave Saalsaa | 186 W. Main Whitewater WI 53190

1. PROJECT <input type="checkbox"/> New <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Addition <input type="checkbox"/> Combination (Alt. & Add'n.) <input type="checkbox"/> Non-Permanent (Tents, etc.) <input type="checkbox"/> Repair <input type="checkbox"/> Raze <input type="checkbox"/> Move <input type="checkbox"/> Foundation <input type="checkbox"/> Zoning Only <input type="checkbox"/> Change of Use	2. USE <input checked="" type="checkbox"/> Residential # Res. Units _____ <input checked="" type="checkbox"/> Non-Residential	3. ELECTRICAL Entrance Panel Size _____ amp Service <input type="checkbox"/> Underground <input checked="" type="checkbox"/> Overhead	4. HVAC <input type="checkbox"/> Forced Air <input type="checkbox"/> Hot Water <input type="checkbox"/> Heat Pump <input checked="" type="checkbox"/> Steam or Vapor <input type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Other	5. ENERGY SOURCES Fuel Space Htg. Water Htg. LP Gas <input type="checkbox"/> <input type="checkbox"/> Nat. Gas <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fuel Oil <input type="checkbox"/> <input type="checkbox"/> Electric <input type="checkbox"/> <input checked="" type="checkbox"/> Wood <input type="checkbox"/> <input type="checkbox"/> Solar <input type="checkbox"/> <input type="checkbox"/> Coal <input type="checkbox"/> <input type="checkbox"/>
9. AREA (Outside Dimension) Basements <u>4,500</u> sq. ft. (below grade floors) Usable Area _____ sq. ft. (grade floor and above) Garage <u>NA</u> sq. ft. TOTAL _____ sq. ft.	6. CONST. TYPE <input checked="" type="checkbox"/> Site Constructed <input type="checkbox"/> Manufactured	7. FOUNDATION <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Masonry <input type="checkbox"/> Treated Wood <input type="checkbox"/> Other	8. PLUMBING Sewer <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic - Permit No. _____	12. WATER <input type="checkbox"/> Private Utility <input type="checkbox"/> Municipal Utility <input type="checkbox"/> On-site Well & Pump
	10. STORIES (Above Grade) <input type="checkbox"/> 1-Story <input checked="" type="checkbox"/> 2-Story <input type="checkbox"/> Other	11. USE (Res.) <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Other	13. RES. UNITS Added or Deleted Family (s) _____ Condominium (s) _____ Hotel, Motel, Dorm. _____	14. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR

15. CLASS OF CONSTRUCTION

- 1. Fire Resistive Type A
- 2. Fire Resistive Type B
- 3. Metal Frame - Protected
- 4. Heavy Timber
- 5a. Ext. Masonry - Protected
- 5b. Ext. Masonry - Unprotected
- 6. Metal Frame - Unprotected
- 7. Wood Frame - Protected
- 8. Wood Frame - Unprotected

16. TYPE OF USE (Non-Residential)

- Amusement, Recr.
- Church, Religious
- Industrial
- Parking Garage, Lots
- Service Station, Repair Garage
- Hospital, Inst'l.
- Office, Bank, Prof.
- Stores, Mercantile
- Warehouse
- Restaurant/Tavern
- Educational
- Public Utility
- Other Non-Res. Buildings
- Non-Buildings (Tanks, Swimming Pools, etc.)
- Attached Garage
- Detached Garage

17. BRIEFLY DESCRIBE PROJECT:

Remove Alum. Sign Facade
clean + paint front and side walls
install awnings over 6 2nd story windows
build cornice detail
New storm windows
New gutters and downspout

NOTE: Inspections are required for the following: all footings before pouring, Electrical, Insulation and Heating Systems before they are covered and Occupancy Inspection is needed before occupying structure.

18. ESTIMATED COST:

\$ 25,000

The applicant agrees to comply with the Wisconsin Building Codes and other Municipal Ordinances and with the conditions of this permit; understands that the issuance of the permit creates no legal liability, express or implied, on the Department or Municipality; and certifies that the information is accurate.

19. SIGNATURE OF APPLICANT

Dave Saalsaa

DATE

20. FEES

Construction \$ _____
 Zoning \$ _____
 Electrical \$ _____
 Heating \$ _____
 Sign \$ _____
 Double Fee \$ _____
 (for work started without permit)
 Raze/Wrecking \$ _____
 Parking \$ _____
 Occupancy \$ _____
 Other \$ _____
 TOTAL \$ _____
 Voucher No. \$ _____

21. CONDITIONS OF APPROVAL

This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.

APPROVALS BY:

Zoning
Architect or Professional Engineer
State of Wisconsin

Yes No Landmarks Commission Yes No
 Yes No C-4 Exterior Approval Yes No
 Yes No Plan Board Yes No

23. PERMIT(S) ISSUED

Construction
HVAC
Electrical
Sign
Zoning

WISCONSIN UNIFORM PERMIT SEAL

24. PERMIT ISSUED BY

City of Whitewater #64-291 & #28-292

NAME

DATE ISSUED

Mo / Day / Year /

CERT. NO.

22. FEE GROUP

7. **Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.

8. **Lighting plan**, meeting the City's lighting ordinance, and showing the location, height, type, orientation, and power of all proposed outdoor lighting—both on poles and on buildings. Cut sheets and photometric plans may be required for larger projects.

9. **Floor plan** which shows:

A. The size and locations of:

- 1) Rooms;
- 2) Doors;
- 3) Windows;
- 4) Structural features - size, height and thickness of wood, concrete and/or masonry construction;
- 5) Exit passageways (hallways) and stairs (including all stair dimensions - riser height, tread width, stair width, headroom and handrail heights);
- 6) Plumbing fixtures (bathroom, kitchen, etc.) - lavatory, water closet, water heater, softener, etc.;
- 7) Chimney(s) - include also the type of construction (masonry or factory built);
- 8) Heating equipment;
- 9) Cooling equipment (central air conditioning, if provided);
- 10) Attic and crawl space access; and
- 11) Fire separation between dwelling and garage.
- 12) Electrical service entrance/transformer location.

10. **Elevation drawings** which show:

- A. Information on exterior appearance (wood, stone, brick, block, colors);
- B. Indicate the location, size and configuration of doors, windows, roof chimneys and exterior grade level.
- C. Indicate color of Trim_____, Siding_____, Roofing_____.
- D. Electrical service entrance/transformer location.

11. **Type of Project:**

- A. Single family;
- B. Duplex;
- C. Multifamily # units_____;
Condominium # units_____;
Sorority # units_____;
Fraternity # units_____;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls_____;
- G. Other;



Quiet Hut Sports

REFLECTIONS OF THE PAST

RESTAURANT
ANTIQUES

PSA
478-9857



Muslin SW 6133

Custom Red SW IFC 8012

Backdrop SW 7025

1883

Balanced Beige
SW 7037

Quiet Hut Sports

REFLECTIONS O

Saalsaa Building lot 4 Blk 2 Parcel /OT 00021
186 W. Main St. Whitewater, WI 53190



sunbrella™

Signature Series
BISQUE BROWN
4773-0000

Available in:
46" (116.8 cm)
9.20" (23.4 cm) repeat

made with 100% sunbrella acrylic

page 141



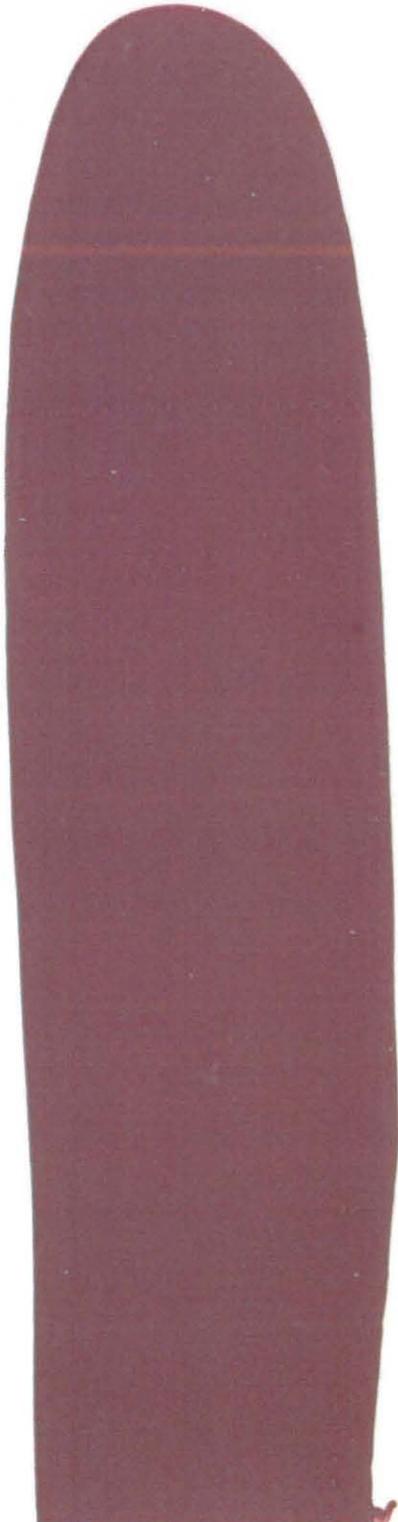


Sher-Color

Draw

POUR PAINT HERE

Down



SW 7024
Functional Gray



SW 7025
Backdrop

20



SW 6133
Muslin

G

SW 7035
Aesthetic White

SW 7036
Accessible Beige



SW 7037
Balanced Beige

SW 7038
Tony Taupe

S-G-720^o
Fireside



D-S

Balanced Beige

Backdrop

1883

Fireside

Balanced Beige

Quiet Hut Sports

REFLECTIONS O

Saalsaa Building lot 4 Blk 2 Parcel /OT 00021
186 W. Main St. Whitewater, WI 53190

Jane Wegner

From: Megan MacGlashan [mmacglashan@vandewalle.com]
Sent: Monday, October 04, 2010 11:53 AM
To: Jane Wegner
Cc: Bruce Parker; Mark Roffers
Subject: Comments on 186 W. Main

Hi Jane,

We have reviewed the proposal for façade changes at 186 W. Main Street for Dave Saalsaa and have the following comments:

We feel that Mr. Saalsaa's proposed changes will significantly upgrade the appearance of this building and are consistent with the City's Downtown Design Guidelines. We recommend approval of the proposed changes subject to the following conditions:

1. The applicant shall make all changes to the building façade at 186 W. Main Street in accordance with his plans submitted October 4, 2010. Colors and design of the awnings shall be consistent with the "Bisque Brown" color sample submitted as part of Mr. Saalsaa's application.
2. Backlit, plastic signage shall not be allowed on the building. Any new signage must be externally illuminated, consistent with the historic architecture of the building, and shall meet all City of Whitewater signage standards for the central business district.
3. No personal satellite dishes or related equipment may be placed along the Main Street or 2nd Street facades.

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