



CITY OF WHITEWATER

PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building  
Community Room  
312 W. Whitewater Street  
Whitewater, WI 53190  
June 13, 2011  
6:00 p.m.

**\*Amended Agenda as of June 8, 2011:**

7. Hold a public hearing for the consideration of a conditional use permit for a proposed 18-unit student apartment building, to be built on the properties at 234 N. Prince Street and 1006 W. Florence Street for CatCon Whitewater LLC.; **and the review and approval of the site plan and certified survey map.** This is an R-3 Multi-family Zoning District.
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. Approval of the minutes of May 9, 2011.
  4. Review proposed extra-territorial one lot certified survey map to create a 3 acre lot with an existing house located on County Highway D for James Reu.
  5. Review proposed extra-territorial one lot certified survey map to create a 2.61 acre lot with an existing house located on Island Road for Lyla Pontel.
  6. Hold a public hearing for the consideration of a Conditional Use Permit for an entertainment establishment (Karaoke Entertainment) and a Conditional Use Permit for a Class B Beer License for Martin Rude, to serve beer by the bottle or glass at 206 & 210 W. Whitewater Street.
  - \*7. Hold a public hearing for the consideration of a conditional use permit for a proposed 18-unit student apartment building, to be built on the properties at 234 N. Prince Street and 1006 W. Florence Street for CatCon Whitewater LLC.; **and the review and approval of the**

**site plan and certified survey map.** This is an R-3 Multi-family Zoning District.

8. Conceptual review of the proposed expansion of the existing site located at 804, 808, 818, and 826 W. Walworth Ave. for Craig Pope. This proposal would include: a rezoning of the residential properties at 818 and 826 W. Walworth Ave. from R-2 (One and Two Family) to B-1 (Community Business) Zoning District; the installation of an automatic car wash; expansion of the parking/driveway area; a building addition to the west end of the building; the installation of a 4<sup>th</sup> fuel pump island; and a new alternative fuel island and canopy.

9. Information:

a. Possible future agenda items.

b. Next regular Plan Commission meeting- July 11, 2011.

10. Adjourn.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 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@whitewater-wi.gov](mailto:jwegner@whitewater-wi.gov).

The City of Whitewater website is: [whitewater-wi.gov](http://whitewater-wi.gov)

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
COMMENTS  
June 13, 2011

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

This is the June 13th Plan Commission meeting. There will be a number of items on the agenda. I have placed the first three items that should be quick and easy at the beginning as there will possibly be people at the meeting for those items, that shouldn't have to wait around for the last two items #7 & #8 which will be lengthy.

**4. Review proposed extra-territorial one lot certified survey map to create a 3 acre lot with an existing house located on County Highway D for James Reu.** This project is located north of the city and outside of the city sewer service area, but within the mile and a half of our review requirements. Recommendation is for approval subject to anything that may come up at the meeting.

**5. Review proposed extra-territorial one lot certified survey map to create a 2.61 acre lot with an existing house located on Island Road for Lyla Pontel.** This parcel is located south of the city, within the city extra-territorial review. It is way outside the city sewer service area. Recommendation is for approval subject to a minor correction on page 2 of the certified survey map written description area.

**6. Hold a public hearing for the consideration of a Conditional Use Permit for an entertainment establishment (Karaoke Entertainment) and a Conditional Use Permit for a Class B Beer License for Martin Rude, to serve beer by the bottle or glass at 206 & 210 W. Whitewater Street.** The applicant wished to take the former Dan's Meat Market area and turn it into a Karaoke area, 5 compartments that will be used for karaoke operations. The largest of the 5 spaces will be an area that will serve beer which they hope to have a license approved for. (This would require a recommendation to the City Council.) The alcohol would be confined to that one area. The other 4 locations will be non-alcoholic. This use is consistent with the downtown operation and the alcohol is a conditional use in a B-2 Zoning District where it needs to have Plan Commission approval and City Council grant the license to the establishment for this area. Recommendation to City Council subject to comments at the meeting. The projecting sign will be approximately 5.5 sq. ft. which is under the 12 sq. ft. maximum requirement. The sign will not be lit at this time. The sign will be made out of sign board and painted blue, gray and white as indicated in your packet.

**7. Hold a public hearing for the consideration of a conditional use permit for a proposed 18-unit student apartment building, to be built on the properties at 234 N. Prince Street and 1006 W. Florence Street for CatCon Whitewater LLC.; and the review and approval of the site plan and certified survey map. This is an R-3 Multi-family Zoning District.** At the last meeting the Plan Commission did a conceptual review. This property is the former church property on the west side of N. Prince St. at 234 N. Prince Street. It also includes the property on the corner of W. Florence St. at 1006 W. Florence St. Both buildings will be torn down and the development of an 18 unit student housing building will be built. Please refer to Mark Roffers comments. The Fire Department has reviewed the plans and has some concerns in regard to the fire department water pressure for this wood frame structure. This information will be presented at the meeting. City Planner Mark Roffers and City

CITY OF WHITEWATER  
PLAN AND ARCHITECTURAL REVIEW COMMISSION  
Whitewater Municipal Building Community Room  
May 9, 2011

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

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

PRESENT: Torres, Binnie, Dalee, Miller, Coburn, Knedler (6:01 p.m.), Meyer. ABSENT: None. OTHERS: Wallace McDonell/City Attorney, Bruce Parker/Zoning Administrator.

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.

**MINUTES.** Moved by Dalee and Coburn to approve the Plan Commission minutes of April 11, 2011. Motion approved by unanimous voice vote.

**CONCEPTUAL REVIEW OF THE PROPOSED STUDENT APARTMENT BUILDING TO BE LOCATED AT 234 N. PRINCE STREET FOR CATCON WHITEWATER, LLC.** Zoning Administrator Bruce Parker explained that the revised plans that were submitted only use the Church property for the three story building. They will also utilize the property at the corner of W. Florence and N. Prince Streets. The single family home is to be torn down. This is conceptual review only. The properties are located in an R-3 Zoning District and the developer is looking to comply with the R-3 Zoning at this time. The Fire Department has been given a set of plans. They will need more specific information and will have comments at a later date. The Fire Department does want enough access to the back of the building for their fire apparatus.

City Planner Mark Roffers' report is based on the standards used for conditional use and site plan approvals which require Plan Commission approvals. (This is the second time to be able to use the new report form.)

Tom Schermerhorn, Excel Engineering, and Matt Burow, CatCon Whitewater LLC., were present to explain their proposal and answer questions.

Tom Schermerhorn explained that this new proposal is for 18 living units, 17 4-bedroom units and 1 2-bedroom unit. By City ordinance, 71 parking stalls are required. Their plan includes 71 parking stalls on site and underneath the building. The 1<sup>st</sup> floor will also house storage for bicycles, space for a game room/exercise area, office spaces for RA's and a couple of apartments. The Church is no longer utilizing part of the site. The 2<sup>nd</sup> and 3<sup>rd</sup> floors are similar, with two bath facilities per unit, and a separate kitchen and cooking area and living room for each apartment. The elevations of the building on the east side are broken up with the use of stone, brick and concrete board. The back of the building is only two stories tall. They will not

be utilizing any of the lot behind the church property for parking. The trees and green space in that area will remain as is.

Matt Burow re-emphasized that during this proposed redevelopment there have been things that the Plan Commission did not like such as density and parking ratios; and there were things that the Plan Commission did like such as the amenities and that the proposal is something that is not currently offered in Whitewater. Burow explained that the apartments will be fully furnished. The living rooms will have table, sofa, love seat, and television. The bedrooms will have wardrobes, dressers and desks. Their goal is to provide a transition product for those living in the dorm before they would move on to their own apartment. This building will also offer some green elements. The east elevation will have a sun screen to avoid passive heating. The building will also have a high efficiency HVAC system. The proposed parking plan will reduce the impervious surface that now exists on the property. Also, as in their last proposal BMOC, Inc. will be the property manager of this project.

The Plan Commission Members asked about interior closets; sliding doors in the bathrooms; windows in the stairwells; no roof over the entrance on east side; good insulation; snow storage; having a blended color scheme; and multiple colors break up the large building.

City Planner Mark Roffers added that depending upon the height of the retaining wall on the west side of the parking lot, there may need to be steps up to the far west portion of the site (green space with mature trees). It may also be difficult to use that area for snow storage.

Matt Burow explained that each bedroom will have a wardrobe cabinet that comes standard in each unit. At this time there is not a plan for a sliding door to close off the shower area from the rest of the bathroom. They thought they could check into pocket doors, but that type of door is difficult for handicap persons to open. There are no windows in the stairwells because they are to be fire rated enclosures. There is no entrance roof over the stairwell exit because it is to be used only as an emergency exit. They will be using a good insulation in the ceiling on the third floor. They are building an energy star rated building. Each unit will have their own heating system which will be controlled in each unit. The snow storage will be to the back of the parking lot in the west corner and the empty lot on the corner of W. Florence and N. Prince Streets, which they own. They also realize that in heavy snow storms, they will need to remove snow from the site. As far as the color scheme, they are working to see what colors will blend the best, using natural earth tones as they seem to stand the test of time.

City Planner Mark Roffers explained that the guidelines in the Comprehensive Plan state that the building should appear as a collection of smaller buildings. He stated that the two wings of the building were the blandish part of the building and that the developer was going to see what they could do to dress up those areas of the building. Roffers explained that the developer will meet the landscaping guidelines. They will have full plans with their next submittal.

Plan Commission Member Binnie noted that in the process of downsizing the density, the project has lost part of the uniqueness of the common areas. There is no longer a café area or study or meeting rooms. Binnie regrets seeing these changes. He feels that the City should have a zoning (R-5) to be able to get over the difficulties of the previous PCD. The proposal has lost a lot trying to fit into the R-3 Zoning requirements.

There will not be an onsite property manager. They will be contracting maintenance and common area cleaning through BMOC, Inc. The building will be staffed with one Resident Assistant per floor, with supervision for management, recruiting and retention.

Chairperson Torres stated that as this proposal fits into the R-3 Zoning, it could move forward.

City Planner Mark Roffers explained that the landscaping will be as much as before. The landscaping was not submitted for conceptual review. This project has underground parking which makes the property less impervious than it is now. The R-3 standards require 71 parking stalls, they are providing 71 parking stalls. The proposal is at maximum in the R-3 Zoning District for density. Their final plan submittals will need to show the sky plane exposure setbacks. They meet the R-3 standards with what was submitted.

**REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL TO DISCONTINUE A PORTION OF MORAINE VIEW PARKWAY LOCATED NEAR THE INNOVATION CENTER IN THE TECHNOLOGY PARK.** City Attorney McDonell explained that the current plans for the Technology Park would do better with the stub of Moraine View Parkway (just west of the Innovation Center) removed. City staff and engineers will be preparing a certified survey map in that area which will be made easier without the stub of Moraine View Parkway. Any type of discontinuance of a highway needs to be reviewed by the Plan Commission. McDonell recommended that the Plan Commission recommend to the City Council to discontinue the portion of Moraine View Parkway.

Moved by Binnie and Meyer to recommend to the City Council to discontinue the portion of Moraine View Parkway located near the Innovation Center in the Technology Park. Motion approved by unanimous roll call vote.

**REVIEW AND MAKE RECOMMENDATION TO THE CITY COUNCIL FOR THE LAND SWAP/VACATION OF APPROXIMATELY 1,467 SQ. FT. PIECE OF LAND AT THE SOUTH END OF S. SUMMIT STREET (WEST SIDE) ADJACENT TO S. JANESVILLE STREET; AND TRADING FOR A PARCEL OF LAND (APPROXIMATELY .03 ACRES) AT THE SOUTHWEST CORNER OF W. WALWORTH AVE. AND S. JANESVILLE STREET.** City Attorney McDonell explained that the City of Whitewater was planning to make substantial improvements to the intersection of S. Janesville Street, W. Walworth Street and S. Summit Street (referred to as the 5 points). The Summit Street configuration was changed leaving some right-of-way land that is no longer needed for Summit Street. There is a verbal agreement to exchange that parcel with a parcel on the southwest corner of Walworth Ave. and Janesville Street. City Attorney McDonell recommended that the Plan Commission recommend to the City Council to vacate the parcel on Summit Street (discontinue it) and then Mr. Pope would in return deed a portion of the land at the corner of Janesville Street and Walworth Ave. to the City.

Moved by Miller and Dalee to recommend to the City Council that the piece of land on Summit Street be discontinued and be transferred to Mr. Pope and also recommend to the City Council to acquire the land on the corner of W. Walworth Ave. and S. Janesville Street for development. Motion approved by unanimous roll call vote.

**ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON; AND PLAN COMMISSION REPRESENTATIVES TO THE URBAN FORESTRY COMMITTEE, THE COMMUNITY DEVELOPMENT AUTHORITY (CDA), AND TO THE WHITEWATER UNIVERSITY TECHNOLOGY PARK ARCHITECTURAL REVIEW COMMITTEE (ARC).**

Moved by Miller to nominate Greg Torres for Chairperson. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Miller to nominate Lynn Binnie for Vice-Chairperson. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Binnie to nominate Karen Coburn for the Plan Commission Representative to the Urban Forestry Committee. There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Dalee to nominate Tom Miller for the Plan Commission Representative to the Community Development Authority (CDA). There were no more nominations. Motion approved by unanimous roll call vote.

Moved by Miller to nominate Rod Dalee for the Plan Commission Representative to the Whitewater University Technology Park Architectural Review Committee (ARC). There were no more nominations. Motion approved by unanimous roll call vote.

**INFORMATION:**

- a. **Future agenda items:** Zoning Administrator Bruce Parker stated that there was nothing at this time. The deadline for submittals is next week. There may be a couple of items then.

The next regular Plan Commission meeting will be June 13, 2011.

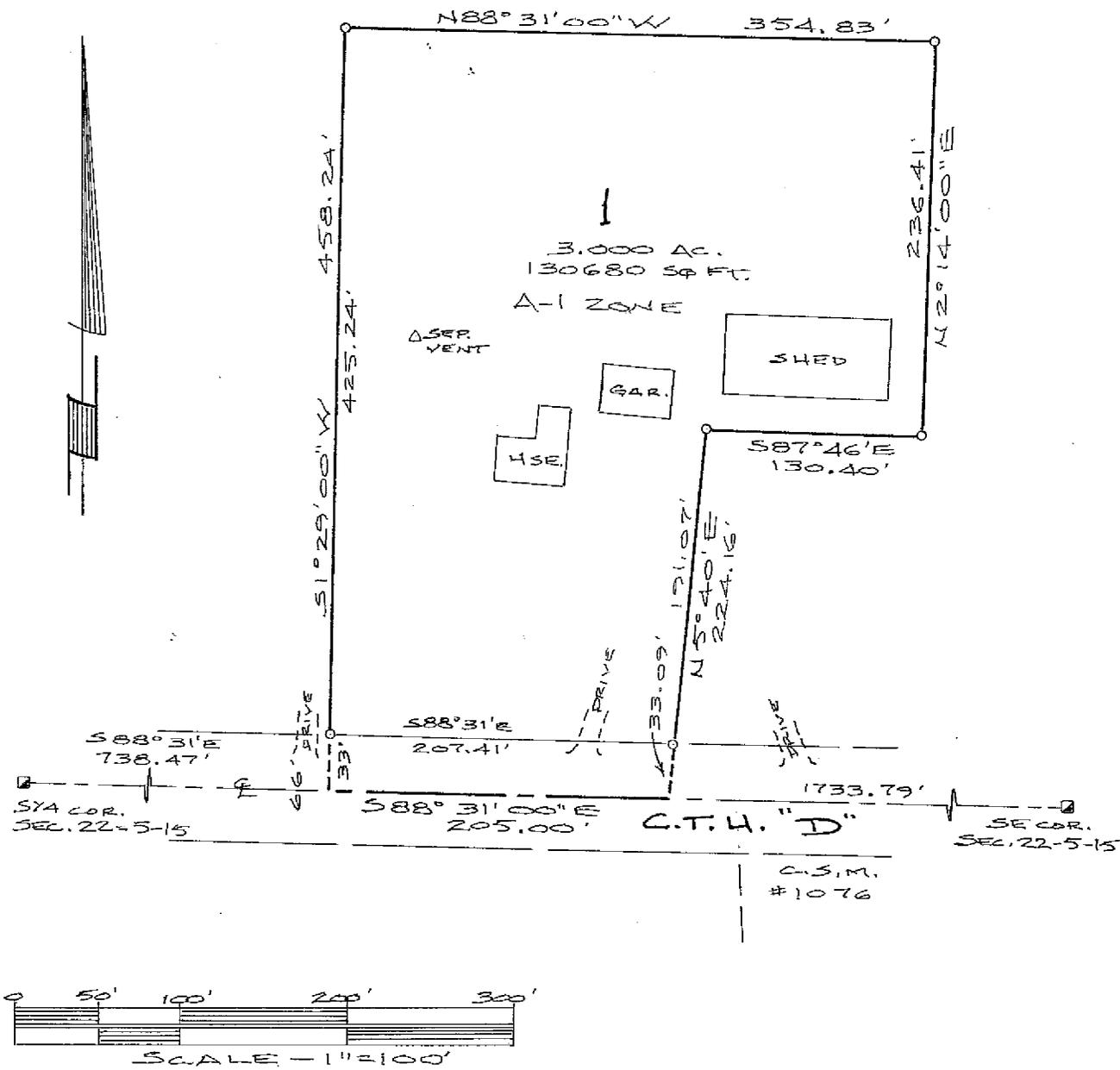
Moved by Coburn to adjourn at approximately 6:45 p.m. Motion was approved by unanimous voice vote.

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Chairperson Gregory Torres

# CERTIFIED SURVEY MAP

Part of the SW¼ of the SE¼ of Section 22, T5N, R15E,  
Town of Cold Spring, Jefferson County, WI



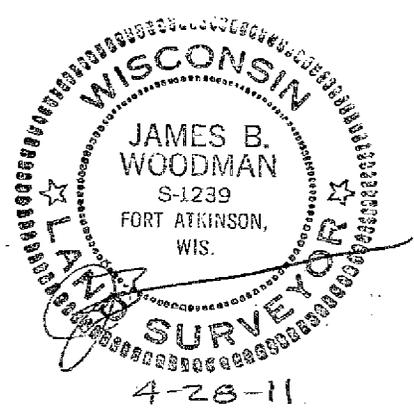
Owner:  
 James G. Reu  
 N2385 Strunk Road  
 Fort Atkinson, WI 53538

- ◻ Found 4" Diameter Aluminum Monument
- Set 3/4" X 18" Iron Rod Weighing 1.50/ft.

### NOTES:

Assumed North referenced to the south line of the SE¼ of Section 22-5-15.

This lot may be subject to any and all easements or agreements either recorded or unrecorded.



# CERTIFIED SURVEY MAP

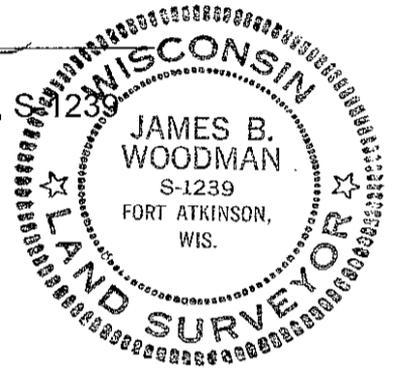
## SURVEYOR'S CERTIFICATE

I, James B. Woodman, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the subdivision regulations of Jefferson County and by the direction of Jim Reu, owner, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and is part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 22, T5N, R15E, Town of Cold Spring, Jefferson County, Wisconsin, to-wit:

Commencing at the S  $\frac{1}{4}$  corner of said Section 22; thence S88°31'00"E, along the south line of said SE $\frac{1}{4}$ , being the centerline of C.T.H. D, 738.47 feet to the point of beginning; thence continue S88°31'00"E, along said centerline, 205.00 feet; thence N5°40'00"E, 224.16 feet; thence S87°46'00"E, 130.40 feet; thence N2°14'00"E, 236.41 feet; thence N88°31'00"W, 354.83 feet; thence S1°29'00"W, 458.24 feet to the point of beginning, containing 3.000 acres and subject to a road right of way across the south 33 feet.

Date 4-28-11

  
James B. Woodman  
Professional Land Surveyor,



Approved by the City of Whitewater.

Date \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

Approved by the Planning and Zoning Committee of Jefferson County.

Date \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

Received for recording this \_\_\_ day of \_\_\_\_\_, 201\_\_\_, at \_\_\_\_\_ o'clock \_\_\_M. and recorded in Volume \_\_\_ of Certified Surveys of Jefferson County at pages \_\_\_\_\_.

Document No. \_\_\_\_\_

\_\_\_\_\_  
Staci Hoffman, Register of Deeds

Certified Survey Map No. \_\_\_\_\_

# 4

**Jane Wegner**

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**From:** Megan MacGlashan [mmacglashan@vandewalle.com]  
**Sent:** Monday, June 06, 2011 4:35 PM  
**To:** Bruce Parker; Jane Wegner  
**Cc:** Mark Roffers  
**Subject:** CTH D CSM

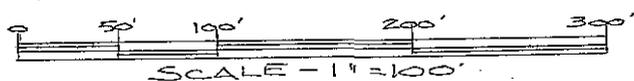
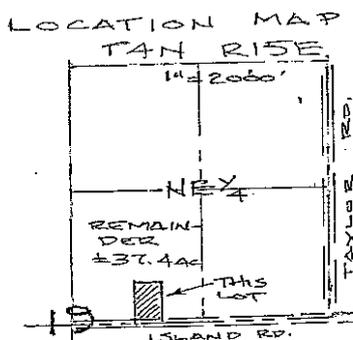
Bruce and Jane,

We have reviewed the Certified Survey Map for CTH D in the Town of Jefferson, which is within the City's extraterritorial jurisdiction. The proposed lot is located outside the City's Sewer Service Area, and no new housing would be created. We found the CSM to be free of errors. We recommend the City approve the CSM as presented.

Megan MacGlashan, AICP  
Associate Planner  
Growth Management Team  
VANDEWALLE & ASSOCIATES INC.  
Shaping places. shaping change  
120 East Lakeside Street  
PO Box 259036  
Madison, WI 53725-9036  
608.255.3988  
[www.vandewalle.com](http://www.vandewalle.com)

# CERTIFIED SURVEY MAP

Part of the SW ¼ of the NE ¼ of Section 19, T4N, R15E,  
Town of Whitewater, Walworth County, Wisconsin

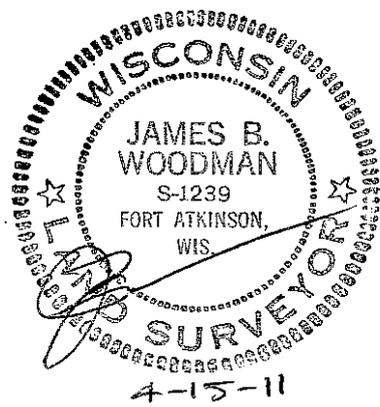
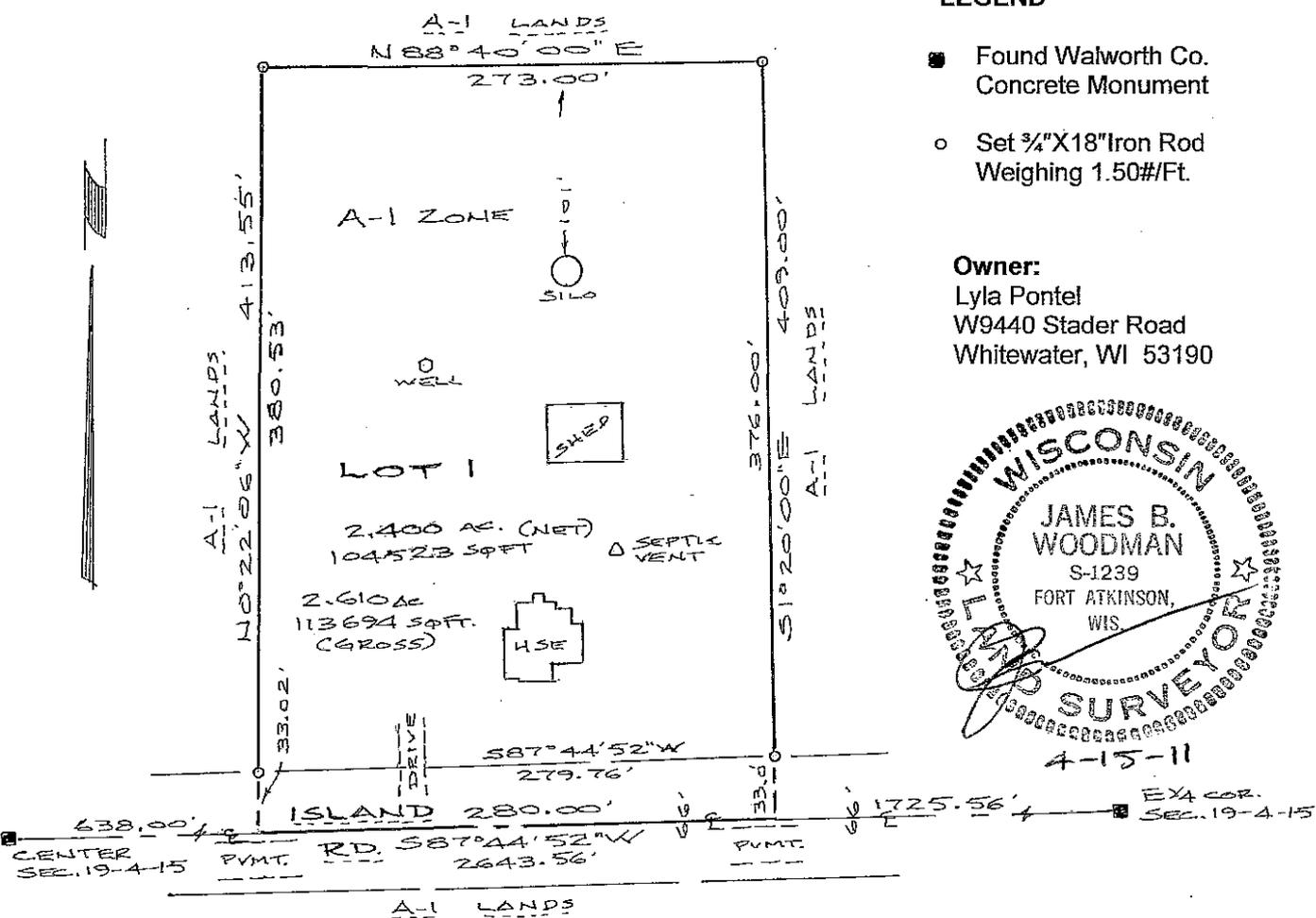


### LEGEND

- Found Walworth Co. Concrete Monument
- Set 3/4" X 18" Iron Rod Weighing 1.50#/Ft.

### Owner:

Lyla Pontel  
W9440 Stader Road  
Whitewater, WI 53190



### NOTES:

- Assumed North referenced to the south line of the NE ¼ of Section 19-4-15, Bearing S87°44'52"W.
- This lot is a separation of farm structures from farmland.
- This lot may be subject to any and all easements or agreements either recorded or unrecorded.
- No existing buildings on this lot meet the 100' sideyard setback for animals.
- Lot 1 utilizes an existing sanitary system that appears to be functioning, no evaluation by the Walworth County Sanitation department as to meeting the requirements for replacement system under COMM-83 of the Wisconsin Administrative Code.
- Existing zoning – A1 agricultural.
- Soil types ShB, MgA

# CERTIFIED SURVEY MAP

Part of the NE ¼ of the NW ¼ of Section 22, T4N, R16E,  
Town of La Grange, Walworth County, Wisconsin

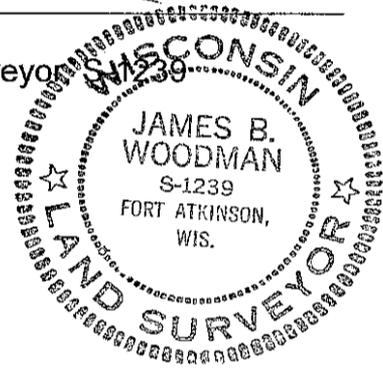
## SURVEYOR'S CERTIFICATE

I, James B. Woodman, Professional Land Surveyor, hereby certify that in full compliance with Chapter 236.34, Wisconsin Statutes and the SUBDIVISION CONTROL ORDINANCE, WALWORTH COUNTY, WISCONSIN, and by the direction of Bruce Pontel, this land has been surveyed, divided and mapped under my responsible direction and supervision; that such survey correctly represents all exterior boundaries and the division of the land surveyed; and that this land is a part of the SW ¼ of the NE ¼ of Section 19, T4N, R15E, Town of Whitewater, Walworth County, Wisconsin, to-wit:

Commencing at the E ¼ of said Section 19; thence S87°44'52"W, along the south line of said NE ¼ also being the centerline of Island Road, 1725.56 feet to the point of beginning; thence continue S87°44'52"W, along said south line and centerline, 280.00 feet; thence N0°22'06"W, 413.55 feet; thence N88°40'00"E, 273.00 feet; thence S1°20'00"E, 409.00 feet to the point of beginning, containing 2.610 acres and subject to a road right of way across the south 33 feet.

Date 4-15-11

  
James B. Woodman  
Professional Land Surveyor



Approved by the City Of Whitewater

Date \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

Approved by Walworth County

Date \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

Received for recording this \_\_\_ day of \_\_\_\_\_, 201\_\_ at \_\_\_\_\_ o'clock  
\_\_\_.M. and recorded in Volume \_\_\_\_\_ of Certified Surveys of Walworth County at  
pages \_\_\_\_\_.

Document No. \_\_\_\_\_

\_\_\_\_\_  
Walworth County Register of Deeds

Certified Survey Map No. \_\_\_\_\_

**Jane Wegner**

---

**From:** Megan MacGlashan [mmacglashan@vandewalle.com]  
**Sent:** Monday, June 06, 2011 4:34 PM  
**To:** Bruce Parker; Jane Wegner  
**Cc:** Mark Roffers  
**Subject:** Island Road CSM

Bruce and Jane,

We have reviewed the Certified Survey Map for Island Road in the Town of Whitewater, which is within the City's extraterritorial jurisdiction. The proposed lot is located outside the City's Sewer Service Area, and no new housing would be created. We found one error in the header of sheet 2 of 2, which currently describes the wrong location for the CSM. We recommend the City approve the CSM subject to the condition that the location description is either fixed or removed prior to City signature.

Megan MacGlashan, AICP  
Associate Planner  
Growth Management Team  
VANDEWALLE & ASSOCIATES INC.  
Shaping places, shaping change  
120 East Lakeside Street  
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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

NOTICE OF PUBLIC HEARING

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 13th day of June 2011 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for an entertainment establishment (Karaoke Entertainment) and a Conditional Use Permit for a Class B Beer License for Martin Rude, to serve beer by the bottle or glass at 210<sup>206</sup>~~212~~ W. Whitewater Street.

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

  
\_\_\_\_\_  
Bruce Parker, Zoning Administrator

A-2674-1  
HOME LUMBER CO INC  
499 W WHITEWATER STREET  
WHITEWATER WI 53190

OT-129  
DENNIS M KNOPP  
323 S JANESVILLE STREET  
WHITEWATER WI 53190

OT-135  
WILLIAM V OSBORNE II  
REBECCA P ANDERSON  
12648 GLACIAL CREST DRIVE  
WHITEWATER WI 53190

OT-141,142, 145,TR-8,9  
WISCONSIN DAIRY SUPPLY  
P O BOX 239  
WHITEWATER WI 53190

OT-151  
ASSOCIATED BANK  
COPR REAL ESTATE  
206 N WISCONSIN ST  
DE PERE WI 54115

OT-170  
WHITEWATER POST OFFICE  
213 W CENTER STREET  
WHITEWATER WI 53190

TR-10,12  
COMMUNITY DEVELOPMENT  
AUTHORITY  
312 W WHITEWATER STREET  
WHITEWATER WI 53190

A-2674-2, OT-152  
CITY OF WHITEWATER

OT-131,132,133,OT-173,173B  
RODRIGUEZ PROPERTIES II  
N9707 MCCORD ROAD  
WHITEWATER WI 53190

OT-136, 137  
EDWARD W HAMILTON  
ROXANNE HAMILTON  
123 W CENTER STREET  
WHITEWATER WI 53190

OT-144  
WARHAWK COUNTRY, LLC  
8820 HOLLY BUSH LANE  
VERONA WI 53593

OT-171  
KELLY LAW BUILDING LLC  
205 W CENTER STREET  
WHITEWATER WI 53190

OT-173A  
JOSHUA D BILHORN  
OPALA C BILHORN  
282 NORTHSIDE DRIVE  
MILTON WI 53563-1352

WUP-319  
CITY OF WHITEWATER

OT-126,127  
HANTROPP PROPERTIES LLC  
C/O STEFFEN & ROBIN HANTROPP  
N1024 OLD HWY 26  
FORT ATKINSON WI 53538

OT-134  
WAYNE A QUASS  
MAUREEN C QUASS  
972 W PECK STREET  
WHITEWATER WI 53190

OT-138,139  
TRIPLE J PROPERTIES LLC  
W335 S2539 MORRIS ROAD  
DOUSMAN WI 53118

OT-150  
RUSSELL R WALTON  
1005 W MAIN STREET SUITE C  
WHITEWATER WI 53190

OT-169  
WATERTOWN SAVINGS & LOAN  
FACILITIES TAX ADMIN  
1305 MAIN ST  
STEVENS POINT WI 54481

OT-172  
ROBERT R ARDELT  
203 W CENTER STREET  
WHITEWATER WI 53190

TR-14A, TR-16  
CITY OF WHITEWATER

WUP-321A, WUP-321  
STATE OF WISCONSIN  
DEPT OF TRANSPORTATION  
MADISON WI 53702



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

CITY OF WHITEWATER  
CONDITIONAL USE PERMIT APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 5-13-11.
2. Class 1 Notice published in Official Newspaper on 6-2-11.
3. Notices of the Public Hearing mailed to property owners on 6-1-11.
4. Plan Commission holds the PUBLIC HEARING on 6-13-11. 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 Hearing, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.66 of the City of Whitewater Municipal Code of Ordinances, entitled CONDITIONAL USES, 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.

## SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project \_\_\_\_\_

Zoning of Property \_\_\_\_\_

- Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
- Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
- Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
- Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
- Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
- Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
- Sign plan**, meeting the City's sign ordinance, and showing the location, height, dimensions, color, materials, lighting and copy area of all signage.
- 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;

City of Whitewater  
Application for Conditional Use Permit

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: Martin Rude  
Applicant's Address: 922 County Road A Edgerton, WI 53534  
Phone # 920-650-9127

Owner of Site, according to current property tax records (as of the date of the application):  
Ryan Hughes

Street address of property: 212-210 Whitewater Street

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
B-2 Central Business District

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: \_\_\_\_\_  
Name of Firm: \_\_\_\_\_  
Office Address: \_\_\_\_\_  
Phone: \_\_\_\_\_

Name of Contractor: \_\_\_\_\_

Has either the applicant or the owner had any variances issued to them, on any property? YES NO  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

**EXISTING AND PROPOSED USES:**

Principal Use: VACANT, → Previously Current Land Use: Dans Meat Market

Accessory or Secondary Uses: Apartments

Proposed Use (Describe need for conditional use):  
ON SEPERATE PAPER

No. of occupants proposed to be accomodated: UP to 50

No. of employees: 2-4

Zoning District in which property is located: B-2 Business district

Section of City Zoning Ordinance that identifies the proposed land use as a Conditional Use in the Zoning District in which the property is located: Chapter 19.30

**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
<p>A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduces value of other property.</p>	<p>There will be no additional structural changes to the building</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	
<p>C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance.</p>	<p>19.30.030 Conditional Uses B. Entertainment establishments, not including adult entertainment establishments.</p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. Conditions can deal with the points listed below. 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.

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

  
\_\_\_\_\_  
Applicant's Signature

5-9-11  
\_\_\_\_\_  
Date

**APPLICATION FEES:**

*Fee for Conditional Use Application: \$100*

Date Application Fee Received by City 5-13-11 Receipt No. 6.009119

Received by J. Wegner

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: 6-1-11

Date set for public hearing before Plan & Architectural Review Board: 6-13-11

**ACTION TAKEN:**

Conditional Use Permit: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Signature of Plan Commission Chairman

\_\_\_\_\_  
Date



# **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

## **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

## **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

## **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

## **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



## **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

### **Hold a neighborhood meeting for larger and potentially more controversial projects**

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.



## Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400
Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	



# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant:

Martin Rude

Applicant's Mailing Address:

922 county Road A  
Edgerton WI 53534

Applicant's Phone Number:

920-650-8127

Applicant's Email Address:

MartinwRude@gmail.com

### Project Information:

Name/Description of Development:

Karaoke Entertainment

Address of Development Site:

212~~20~~ Whitewater STREET

Tax Key Number(s) of Site:

LOT 00144

### Property Owner Information (if different from applicant):

Name of Property Owner:

Ryan Hughes

Property Owner's Mailing Address:

Warhawk Country LLC  
7014 Fortune Drive #2 Middleton, WI  
53562



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

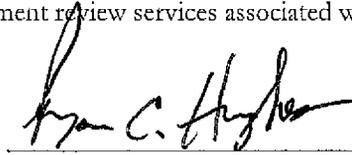
----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

  
\_\_\_\_\_  
Signature of Applicant/Petitioner

Martin Rode  
\_\_\_\_\_  
Printed Name of Applicant/Petitioner

5-9-11  
\_\_\_\_\_  
Date of Signature

  
\_\_\_\_\_  
Signature of Property Owner (if different)

Ryan C. Hughes  
\_\_\_\_\_  
Printed Name of Property Owner (if different)

5/10/2011  
\_\_\_\_\_  
Date of Signature

Proposed Use (Describe need for conditional use):

We are hoping to bring in an alternative entertainment to the city of Whitewater. Within this proposal will have a detailed explanation of what we hope to accomplish along with how we are going to accomplish this establishment.

#### **A. Principle Business Operations:**

The business will provide entertainment in the form of two types: The first will be in the form of karaoke and the second will be a console gaming lounge.

The karaoke part of the business will also be in two forms:

1. Customers will be able to rent out karaoke rooms to sing, dependent on size of the group will determine which room should be rented. Two room sizes will be available: two rooms will be dedicated to groups ranging from 2-8 people and the two larger rooms will accommodate larger group sizes. Customers will be able to order snacks and beverages while in these rooms. (listed in part B)
  - a. Inside each room will contain a personal karaoke machine along with seating and a television. Each room will contain a camera for the safety of the customers.
  - b. The charge rate will be based on hourly use of each room and not based on the size of the group.
2. Customers may also choose to sing in the lounge area, this area will have a main stage where songs will be played after the customer has purchased a song ticket. Snacks/Beverages may also be purchased in the lounge area.
3. The second form of entertainment will be the gaming lounge, this area will contain console games with televisions and seating for customers to rent based on hourly play time.

#### **B. Beverage & Snacks**

The business hopes to establish a unique form of beverages and Snacks to supple to customers while they rent either the karaoke rooms or rent time in the gaming lounge.

The business will sell assorted packaged snacks along with contracting with outside restaurants to bring food inside the establishment.

The business hopes to sell a variety on non-alcoholic beverages including but not limited to-home made, fruit drinks, smoothies, bubble tea and bottled/fountain soda.

Along with non-alcoholic drinks we wish to obtain a class B liquor license to sell ***beer only in bottled form***. The business realizes the safety precautions of selling alcoholic beverages, so beneath is stated our proposal of handling such product.

### **C. Handling of alcohol and sale of alcohol (Proposal 1)**

The business does not consider alcohol its main source of revenue. We wish to provide alcohol following state regulations. The business will have strict regulations of how much alcohol is provided to each legal customer.

The only area which will allow the consumption of alcohol will be the karaoke lounge area (see floor plan). The designated area is enclosed by doors from to restrict access to other areas. With "no glass beyond this point" it will reserve alcohol to the karaoke lounge only. Only customers who are of the legal age will be able to enter the lounge area.

To accommodate busier business hours; Thursdays-Saturdays; may change dependent on occupation of establishment, a bouncer will be in place to regulate appropriate age customers.

**By doing this we hope to be able to allow people under 21 to enter our establishment.**

#### **C1. Handling of alcohol and sale of alcohol (Proposal 2)**

Same as above, but with the exception of serving alcohol to groups who rent rooms for karaoke, along with serving alcohol in the lounge.

#### **C2. No sale of Alcohol (Proposal 3)**

The third option is doing business without a liquor license.

### **D. Hours of operation**

M- Closed

T - 4pm-2am

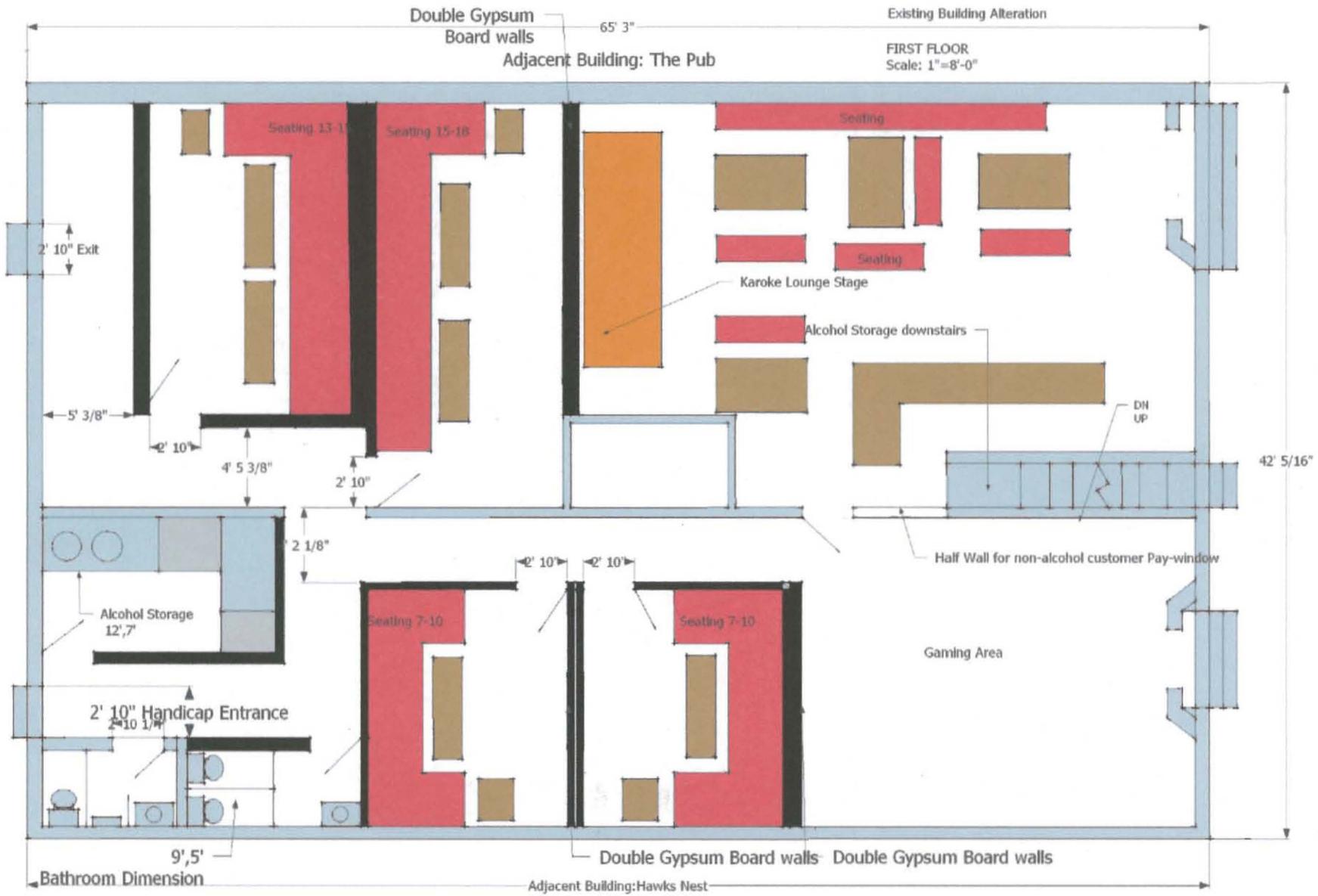
W - 4pm-2am

R - 4pm-2am

F - 11am-4am Alcohol sales at 2am

S - 11am-4am Alcohol sales at 2am

Sun - 11am-10pm



Double Gypsum Board walls

65' 3"

Existing Building Alteration

Adjacent Building: The Pub

FIRST FLOOR  
Scale: 1"=8'-0"

Seating 13-14

Seating 15-18

Seating

2' 10" Exit

Karaoke Lounge Stage

Alcohol Storage downstairs

5' 3/8"

2' 10"

4' 5 3/8"

2' 10"

DN UP

42' 5/16"

Half Wall for non-alcohol customer Pay-window

Alcohol Storage 12',7"

2' 1/8"

Seating 7-10

2' 10"

2' 10"

Seating 7-10

Gaming Area

2' 10" Handicap Entrance

2' 10 1/4"

9',5"

Bathroom Dimension

Double Gypsum Board walls

Double Gypsum Board walls

Adjacent Building: Hawks Nest

**Actual Size will be approximate 33 inches tall by 24 inches wide  
It will be placed where Dans Meat Market sign is currently  
(In front of adress whitewater street 210's door**



#6

**Jane Wegner**

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**From:** Mark Roffers [MRoffers@vandewalle.com]  
**Sent:** Wednesday, June 08, 2011 12:45 PM  
**To:** Jane Wegner  
**Cc:** Bruce Parker  
**Subject:** Comments on "8 Below" Karoke CUP Request, 206-210 Whitewater Street

Hi Bruce and Jane—

I am recommending Plan and Architectural Commission approval of this conditional use permit request, subject to the following conditions:

1. The project shall be developed and operated in accordance with all building, operational, sign, and other plans and representations included in and with the 5/13/11 application. [NOTE: The applicant should be prepared to share more information on the nature and purpose of the proposed games in the “gaming area” at the meeting on Monday night.]
2. The Plan and Architectural Commission’s approval of the conditional use permit would allow the sale of alcoholic beverages throughout the establishment, per the “Handling of alcohol and sale of alcohol (Proposal 2)” provisions included with the 5/13/11 application, recognizing that City Council approval of the liquor license may further limit the premises for selling alcohol if the Council chooses.
3. The conditional use permit shall run with the business owner and not the land. Any change in ownership or change in concept from a karaoke entertainment establishment will first require approval of a conditional use permit amendment.
4. The project shall meet the City’s noise ordinance at all times, with sound mitigation measures implemented to buffer music noise from upstairs apartments. [NOTE: The applicant or building owner should be prepared at Monday night’s meeting to share proposed measures to control noise impacts on upstairs apartments.]
5. The proposed sign shall not be backlit plastic in design, and any exterior sign lighting shall be directed downward and towards the sign only.

Please provide these recommendations to the Plan Commission, applicant, and building owner.

Thank you,  
Mark

Mark Roffers, AICP  
City of Whitewater Planning Consultant

Vandewalle & Associates Inc.  
Shaping Places, Shaping Change  
120 East Lakeside Street  
PO Box 259036  
Madison, WI 53725-9036

608.255.3988  
[www.vandewalle.com](http://www.vandewalle.com)

# 7



## VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission  
From: Mark Roffers, AICP, City Planning Consultant  
Date: June 8, 2011  
Re: Requested Conditional Use Permit, Site Plan Approval, and CSM Approval for Student Apartment Building at 234 N. Prince Street for CatCon Whitewater, LLC

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### Summary of Request

**Requested Approvals:** Conditional use permit for 5+ unit apartment building, as is required under R-3 zoning. Site plan. Certified survey map to consolidate site into 1 lot.

**Location:** Northwest corner of Prince and Florence Streets, across from UWW campus.

**Current Land Use:** Includes sites of current church and one single family residence at corner of Prince and Florence (1006 W Florence), both of which would be demolished. Project no longer includes lot with second existing residence further west at 1018 Florence.

**Proposed Use:** 18-unit, 69-bedroom apartment building for students. 17 4-bedroom units & one 1-bedroom unit. 70 parking spaces, including 25 underbuilding spaces. No church occupancy at all.

**Current Zoning:** R-3 Multifamily Residence

**Proposed Zoning:** R-3 Multifamily Residence (no change proposed)

**Comprehensive Plan's Future Land Use Designation:** Higher Density Residential

**Surrounding Zoning and Land Use:** North: R-3, student-rented housing; East: Institutional zone, UWW; South: R-3, student housing; West: R-3, student housing & vacant

**Brief History of Project:** A larger version of this project was first brought for City staff review in May 2010 (88 units). It has undergone several revisions in response to changes in site configuration, staff comments, and Commission review since then. The project shrunk to 49 and then 31 units during 2010, but continued to rely on rezoning to PCD based on density and parking characteristics that did not match R-3 zoning. In December, the Plan Commission recommended denial of rezoning request. Prior to City Council action on that request, the applicant withdrew the petition. Among the Commission's concerns was a feeling that the then-proposed parking ratio of 0.75-0.80 spaces per occupant was insufficient, there were too many requested modifications to normal R-3 requirements, and the property should instead develop under R-3 zoning. The applicant submitted concept plans for an "R-3 project" to the Commission in May, with only minor differences from what is now presented for approval. The Commission generally indicated that the project was "approvable" if it met R-3 standards, and offered minor comments on building and interior design.

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax  
611 North Broadway • Suite 410 • Milwaukee, Wisconsin 53202 • 414.441.2001 •  
414.732.2035 Fax  
[www.vandewalle.com](http://www.vandewalle.com)

Shaping places, shaping change

## Recommendation on Conditional Use Permit and Site Plan

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve both the conditional use permit and site plan submittal for a student apartment project 234 N. Prince Street for CatCon Whitewater, LLC, subject to the following conditions:

1. The applicant shall make building and site improvements and operate the site in accordance with the following plans and other supporting documents, except as any changes to any of these plans and supporting documents are required to meet the remaining conditions of approval:
  - a. The following materials dated 6/6/11: Existing Site and Demolition Plan (sheet C1.0); Site Plan (sheet C1.1); Turning Movement Exhibit (sheet C1.1X); Grading and Erosion Control Plan (sheet C1.2); Details and Specifications (sheets C1.4 and C1.4A); Landscape Plan (sheet C1.5); First Floor Plan (sheet A1.1); Second Floor Plan (sheet A1.2); Third Floor Plan (sheet A1.3); Roof Plan (sheet A1.4); Elevations (sheet A2.0); Photometric Plan (sheet PXP1); exterior lighting details (sheet PXP2).
  - b. The Utilities Plan (sheet C1.3) dated 6/7/11.
  - c. The following materials dated 5/16/11: Stormwater Management Plan (bound document); Agreement to Maintain Stormwater Facilities; Operation Plan for The Element (except management company may change with City staff approval); Parking Information (includes Parking Memorandum, Information and Parking Form, Parking Terms and Rates, and Parking Rules and Regulations).
  - d. Other materials with no date: Catalog Page for retaining wall; Sustainable Design Features list
2. Prior to the issuance of a building permit for this project, the applicant shall:
  - a. Address requirements of the Fire Code to the satisfaction of the Fire Chief.
  - b. Address all outstanding issues related to stormwater management, grading, erosion control, and utilities, as determined by and to the satisfaction the City's engineering consultant.
  - c. Pay a park improvement fee and a fee-in-lieu of parkland dedication in accordance with City ordinance standards for the 17 additional housing units being added to this property.
  - d. Amend the "Operation Plan for the Element" to specify that maximum occupancy of each apartment unit shall be limited to the number of bedrooms in that unit, and the maximum occupancy of each bedroom shall be one tenant, which shall be a ongoing requirement for this project.
  - e. Amend the "Operation Plan for the Element" to include a security plan to restrict and monitor access to all roof sections of the building.
  - f. Correct the "Parking Memorandum" to indicate the revised number of parking spots, per the approved site plan.
  - g. Amend the "Parking Rules and Regulations" sheet to indicate how indoor versus outdoor spaces will be managed to maximize use of both areas for residents
  - h. Amend the "Parking Rules and Regulations" sheet to include clear restrictions against vehicular parking in any location that is not a designated parking space on the approved site plan.
  - i. Obtain approval of the City Forester of the street terrace tree planting plan and make any associated adjustments to the landscape plan.
  - j. Address other minor comments from the City Planning Consultant on the landscape plan, primarily related to quantities shown on the map versus in the map legend.
  - k. Specify a 4 foot height for the fence section in the required front yard area near Prince Street, and to discontinue that fence 15 feet from the northeast corner of the subject lot.
  - l. Indicate the westerly extension of the privacy fence along the south side of the subject lot, in the area directly adjacent to the lot at 1018 Florence Street.
  - m. Indicate the installation of undercanopy lights at all building entrances.

- n. Confirm that the front canopy extends at least 6 feet from the front entrance and all other canopies extend at least 4 feet from appropriate entrances.
  - o. Correct the misplaced “stone veneer” label near the building’s base on the west building elevation.
  - p. Update and resubmit for City Planning Consultant approval all plans that are necessary to assure compliance with the above conditions.
3. The applicant shall work with the City to coordinate utility, stormwater, and other proposed improvements within the Prince Street right-of-way with the City’s proposed reconstruction project for that street, and the implementation of associated plans may vary to reflect the results of that coordination, as approved by the Director of Public Works.
  4. The first floor Game Room and Business Center may not be used for any sort of residential or church use.
  5. The applicant shall outfit the proposed front yard patio, as represented on the approved site plan, with outdoor seating and other appropriate outdoor improvements no later than one year from the date of initial building occupancy.
  6. No parking space designated on the site plan shall be used at any time for any other purpose than the parking of operable motor vehicles. No snow storage shall be allowed in parking spaces.
  7. Parking permits shall be allocated for tenants of the project, per the approved “Parking Rules and Regulations” document. In no case shall the number of permits that are issued for resident parking exceed the number of spaces available in the off-street parking lots, less spaces to accommodate visitors per the approved Parking Memorandum sheet.
  8. The applicant shall include with all leases provisions related to the following:
    - a. Limits on occupancy to (i) one tenant for each bedroom and (ii) a number of tenants in each apartment unit not exceeding the number of bedrooms in that unit.
    - b. Parking rules and regulations in accordance with this conditional use permit approval.
  9. In the event that not all site and landscape improvements are completed before occupancy of this building, the applicant shall provide the City with a site improvement deposit in the amount of \$2,000.

### **Recommendation on CSM**

I further recommend that the Commission approve the 1-lot Certified Survey Map associated with this same student apartment project, subject to the following conditions:

1. The CSM may not be recorded until after at least one of the existing principal buildings within the CSM area has been demolished.
2. The CSM shall be recorded prior to occupancy of the apartment building that is authorized through City conditional use permit and site plan approval for the same property.
3. Prior to the addition of the City Clerk’s signature on the CSM and its recording, the legal description on Sheet 2 of the CSM shall be corrected to accurately reflect the current boundaries of the CSM area.

## Analysis of Proposed Project

Standard	Evaluation	Comments
<b>Comprehensive Plan and Detailed Neighborhood Plan</b>		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Site's "Higher Density Residential" designation supports "residential apartment complexes... near the UW-W campus, in areas that are already characterized by significant percentages of student-oriented and multi-family housing."
Consistency with other applicable Comprehensive Plan policies.	Met	Within "Higher Density Residential" area, Plan "encourage[s] layouts where buildings appear as groupings of smaller residences" and "private sidewalk connections" (p. 87). Plans meet these standards in my opinion.
Consistency with any detailed neighborhood plan covering area.	Not applicable	Central Area Plan replaced by Comprehensive Plan in 2010. No other detailed plan for area.
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Met	Project provides screening from lots to the north and south, shown via decorative, opaque, wood fencing (proposed fencing needs adjusting per recommended conditions). Development of property should increase values of nearby properties and their potential for similar redevelopment, in my opinion.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Met, subject to final confirmation from the City engineering consultant and Fire Chief (see recommended approval conditions)	Fire Chief offered written comments on 6/2/11 and applicant responded via letter and plan changes on 6/6/11. Project would be sprinklered, include 3 new fire hydrants, and allow 360 degree access for fire trucks. Final conversations and approvals on fire code matters are still required. City engineering consultant conducted preliminary review of plans, with his comments addressed in 6/6/11 and 6/7/11 versions. Final comments from City engineering consultant are due later this week. There may be an opportunity for coordination on infrastructure construction, because City has the reconstruction of Prince Street on its capital improvement program for 2012. More comments on parking below.
The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Met	Project meets all zoning ordinance requirements applicable under R-3 zoning. Some minor fencing standards proposed to be addressed through recommended conditions of approval.

Standard	Evaluation	Comments
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Subject to further review with CUP application	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	Facilitating compatible redevelopment for student-oriented housing in planned areas close to campus follows City plans. Locating higher density housing close to major activity center (like UWW), major roads (like Main Street), and commercial services (like those within a few blocks on Main Street) is a generally accepted planning principle.
<b>Compliance with Site Plan Review Guidelines (see section 19.63.100 of zoning ordinance)</b>		
The proposed structure, addition, alteration, or use will meet the minimum standards of this title for the district in which it is located.	Met	See "Applicable Ordinance Standards" section below.
The proposed development will be consistent with the adopted city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
The proposed development will be compatible with and preserve the important natural features of the site.	Met	Project would require removal of some mature trees (but fewer than in previous plans). Landscape/grading plans include new trees to compensate for lost ones and specify methods to preserve the mature trees on and near site boundaries that are proposed to remain.
The proposed use will not create a nuisance for neighboring uses or unduly reduce the values of an adjoining property.	Met	Neighboring uses and adjoining properties ought not to be negatively affected. Proposed fencing will buffer adjoining residential properties, which are also student-occupied. Project will introduce up to 69 additional students to neighborhood, but City has planned this area for student apartment housing and parking is provided on a 1 space to 1 tenant ratio. Property values in area may increase.
The proposed development will not create traffic circulation or parking problems.	Met	See "Other Applicable Zoning Ordinance Standards" and "Engineering Design Standards" sections below.

Standard	Evaluation	Comments
The mass, volume, architectural features, materials, and/or setback of proposed structures, additions, or alternations will appear to be compatible with existing buildings in the immediate area.	Met	The scale of the buildings is compatible with both the UWW buildings across Prince Street and with new public and private student housing projects in the vicinity. Additional architectural detailing and landscaping, particularly for the Prince Street wings, has been included on the submitted plans. At 34.75 feet setback, project now meets average setback requirements in zoning ordinance.
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted.	Not applicable	Existing buildings that would be demolished are not landmarks or listed on any historic properties' registry.
The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Met	The proposed 3-story building would meet the City's "sky plane exposure" setback requirements, specifically designed to protect solar access to adjoining properties. The north-south orientation of the building would further assist in this regard.
<b>Other Applicable Zoning Ordinance Standards</b>		
Setbacks	Met	R-3 setbacks would be met. No parking proposed within front or street side yards.
Building and site dimensions	Met	At 3 stories and 34 feet tall, the proposed building is well within R-3 district maximums. The building would also be built at close to existing grades. "Usable Open Space" requirement for R-3 district also met, even given strictest interpretation of that standard. Regarding minimum lot area, 1.54 acres are required given the number of units and bedrooms proposed. The proposed site is 1.55 acres, so the R-3 density standard is met.
Non-family household size requirement	Met	Maximum of 5 unrelated persons per unit normally allowed in R-3 district. Applicant suggesting a total occupancy that equals the number of bedrooms, which means that no unit would have more than 4 unrelated persons. This is also suggested as a condition of CUP approval, per City Comprehensive Plan policy.

Standard	Evaluation	Comments
Minimum housing unit size requirement	Met	All apartment units would meet the "minimum usable floor area" requirements of Section 19.57.130 of zoning ordinance. The 4-bedroom units range from about 1,084 sq. ft. (A-unit) to about 1,218 sq. ft. (B-unit). The City's minimum 4-bedroom floor area is 1,000 square feet.
Exterior lighting	Met	Lighting under entrance canopies should be provided.
Parking (inc. curbing policy)	Met	Project would provide exactly the number of parking spaces required by ordinance (70), at a 1-to-1 ratio with maximum occupancy. Entire parking lot and driveways area proposed to be curbed, per City's curbing policy. See suggested approval conditions related to parking regulations to assure appropriate use of parking lot.
Signage	Met	Proposed sign meets dimensional requirements for R-3 signs allowed with CUP uses.
<b>Engineering Design Standards</b>		
Stormwater and grading	Subject to final engineering consultant review	Applicable plans submitted and will have to meet City stormwater management ordinance. Final engineering consultant comments pending, but preliminary indications are that standards are met.
Sewer and water utilities	Subject to final engineering consultant review	Applicable plans submitted. Final engineering consultant comments pending, but preliminary comments have already been addressed with 6/6 and 6/7 plans. Opportunity for coordination with City's planned Prince Street reconstruction project.
Roads/transportation	Met	Prince Street is a collector road scheduled for improvement and traffic signal in place at Prince and Main, 1 block to south. Project would close unnecessary curb openings.
<b>Other/Miscellaneous Issues or Standards</b>		
Completeness/accuracy of submittal	Met	Subject to minor recommendations included in conditions.
Landscaping guidelines	Met	City's landscaping guidelines exceeded and provisions for preservation of certain mature trees included. Street trees will be subject to City Forester approval.

Standard	Evaluation	Comments
Building design	Met	Includes a variety of durable and natural materials and variations in building setbacks and features. Modern architecture. Additional canopy details should be submitted before building permit. Staff has some concern over unwanted access to the 7 to 10 foot wide roof section over west end of the parking floor. Through the recommended conditions, we are advising greater consideration of this issue (e.g., security cameras, clear rules, limited window opening potential).
Site design	Met	The submitted plans appropriately place the building "up front" and parking behind or under building. Underbuilding parking is an asset and greatly assists with site layout. Fire Dept. 360 degree truck access desires are met.

\*\*\*\*\*

**From:** Fisher, Mark [Mark.Fisher@strand.com]  
**Sent:** Thursday, June 09, 2011 11:45 AM  
**To:** Bruce Parker; Dean Fischer  
**Cc:** Jane Wegner; Mark, Roffers,  
**Subject:** The Element

#7

Bruce and Dean,

We have reviewed the drawings dated June 6, 2011 for "The Element" and have the following comments:

Site Plan:

1. A fire hydrant is provided on the west side of the parking lot. Parking near the fire hydrant shall be prohibited. This will result in a reduction in parking stalls.

Turning Movement Exhibit:

1. The turning movement exhibit for the fire truck exiting the west parking lot shows encroachment onto the curbed island and landscaping. This may not be a concern for a rare vehicle movement, but the City should review this matter with the fire department.

Grading and Erosion Control Plan:

1. The developer should submit a Notice of Intent (NOI) to Wisconsin DNR for a construction site stormwater discharge permit and obtain coverage prior to construction.
2. Note 2 of the "Utility Notes" indicates water pipe shall be PVC. Water pipe shall be ductile iron as noted on the Utility Plan.

Utilities Plan:

1. The proposed fire hydrant at the northeast corner of the site appears to be in conflict with an existing gas main and utility pole. Coordination with the utility companies should be expected.
2. The proposed fire hydrant at the southeast corner of the site is connected to the 6-inch water service for the proposed building. The water service and fire hydrant should have separate connections to the water main on Prince Street.
3. All of the proposed fire hydrants as well as the domestic water service for the building are connected to the existing water main on Prince Street. This existing water main is believed to be 4-inch diameter. When the City reconstructs Prince Street in the future (possibly as early as 2012), this water main will likely be upgraded to 10-inch water main. The developer should determine if adequate water supply for domestic and fire protection purposes can be obtained from the 4-inch water main until the water main is upgraded.
4. All water main shall be provided with continuity straps and shall be tested for continuity. Water main fittings and slip-joints shall be restrained with Megalug in addition to rodding or thrust blocking.

Details and Specifications:

1. Per previous review comments and submittals, the access risers on the underground detention chambers shall be provided with bolt-down lids.

Please contact us with any questions on the above comments.

Thank you.

Mark A. Fisher, P.E.  
Strand Associates, Inc.  
910 West Wingra Drive  
Madison, WI 53715  
Phone: (608) 251-4843  
Fax: (608) 251-8655

Fire Inspector B. Stettner  
Whitewater Fire Department  
312 W. Whitewater St.  
Whitewater WI, 53190

Bruce Parker  
312 W Whitewater St  
Whitewater WI, 53190

Dear Mr. Parker

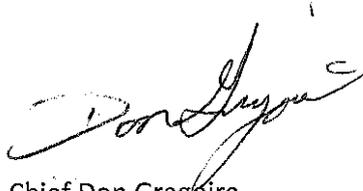
After Careful Consideration, and a thorough assessment of the proposed building plans for "The Element" on north prince street, we at the City of Whitewater Fire Department are requesting the corrective orders:

1. Hydrant In the rear parking lot-
  - a. The hydrant located in the northwest corner of the lot needs to be relocated to the center of the property and be placed in an island, or curb-out, which should have the proper no parking indicators and limit the blockage of the hydrant, ensuring the best placement for apparatus upon arrival.
    - i. Along with the curb out and the no parking guarantee, the fire department would like to be ensured that no snow or refuse will be pushed onto the hydrant island as well. (i.e. snow plows pushing snow, or students parking mopeds, bikes, motorcycles, or stacking garbage.)
  - b. The fore mentioned Hydrant must be placed in a looped system, ensuring water delivery from each direction, in case of failure or malfunction in the waterway.
2. Apparatus positioning and maneuvering through the parking lot:
  - a. The equipment shown on the drawing depicting the maneuvering through the parking lot is a cab over semi- truck pulling a 42.5' trailer, although this is approximately the same size as our biggest piece of equipment, we can not maneuver as easy as the truck and tractor combo. With our 42' long ladder truck and the 7.6' overhang of the bucket, our overall length is approximately 50'. Therefore we request that the entrance driveways be widened out to at least 26.5 feet at the corners entering the rear lot, that the parking stalls south of the curb out for the Hydrant be moved back (west) four feet, and the parking stalls north of the Hydrant curb out be pushed back (west) a minimum of two feet, to ensure the apparatus can clear all types of vehicles.
  - b. We also request that the first four parking spots, in the western facing row, on each end of the lot primarily be used for smaller, if not compact, vehicles to ensure clearance of the bucket on the front of the Arial ladder.
3. Fire Department Connection and Knox Box Location

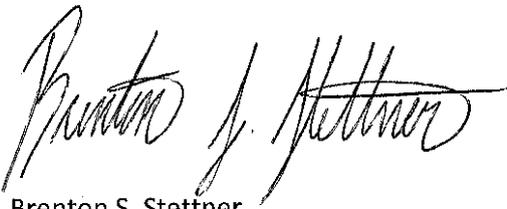
- a. In the Preliminary drawings the FDC is located at the south end of the building on the "B Side" of the Structure, and the Knox Box was located on the "A Side" just inside the vestibule. Upon discussion we recommend that the FDC be moved to the eastward facing wall to be located directly outside the H2O room (just to the north of the main entrance way) and the Knox Box be located directly above the FDC, ultimately bringing both entities to the same location.
4. Westward facing wall, difference in first and second floor:
    - a. The preliminary drawing shows a small roof area above the first floor, just outside the west windows of the second floor units, that brings a cause for concern. We would just like to ensure that all the proper safety devices will be installed to ensure that the tenants will not be able to gain roof access via the westward facing windows.

We thank you for the time put forth by those whom have to reconsider all these corrective orders, and encourage you to contact us if there are any questions or concerns.

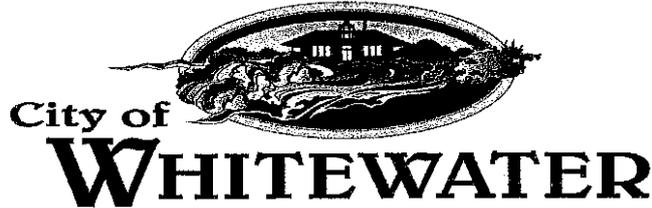
Sincerely,



Chief Don Gregoire  
City of Whitewater Fire Department  
and



Brenton S. Stettner  
Fire Inspector



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

NOTICE OF PUBLIC HEARING

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 13th day of June, 2011 at 6:00 p.m. to hold a public hearing for the consideration of a conditional use permit for a proposed 18- unit student apartment building, to be built on the properties at 234 N. Prince Street and 1006 W. Florence Street for CatCon Whitewater LLC. This is in an R-3 Multi-family Zoning District.

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

  
\_\_\_\_\_  
Bruce Parker, Zoning Administrator

/BH -7  
CHASE J KINCAID  
2028 STATE RD 106  
PALMYRA , WI 53156

/BH 00010  
OTTO'S HOUSING LLC  
W1581 ISLAND RD  
PALMYRA , WI 53156

/WUP-150A, 176, 177,177A ,182A  
DLK ENTERPRISES INC  
PO BOX 239  
WHITEWATER, WI 53190

/WUP 00181,182  
DALE N & GAYLE M STETTLER TRUST  
PO BOX 657  
WHITEWATER, WI 53190

/WUP 00183B  
KACHEL LP 1042 WEST FLORENCE  
PO BOX 239  
WHITEWATER, WI53190

/BH-8  
LUIS RAMIREZ, JR  
ESTELA RAMIREZ  
156 N LINDSEY CT  
WHITEWATER, WI 53190

/WUP-132A-138E ,140,141,144  
UW-WHITEWATER PLANNING DEPT.  
800 W MAIN STREET  
WHITEWATER, WI 53190

/WUP 00175  
Frank Ziebarth  
142 N. Prince St.  
Whitewater, WI 53190

/WUP 00177A, 172B, 172C  
DLK ENTERPRISES INC  
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/WUP 00178B  
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/WUP -179,183H, 183I,184  
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ROLLAND P SCHLIEVE  
435 W STARIN #102D  
WHITEWATER, WI 53190

/WUP 00150,180,181A,183C,183D,183E  
Lee L. Daniels Trust  
C/O Tincher Realty  
532 W Main Street  
WHITEWATER , WI 53190

/WUP 00178  
SO. WIS. DIST LUTHERAN  
CHURCH MO. SYNOD  
8100 W. CAPITOL  
MILWAUKEE, WI 53222

/WUP 00183  
JEFFREY D THATCHER  
1050 W. FLORENCE ST  
WHITEWATER, WI 53190

/WUP 00178A, 178C  
CatCon Whitewater LLC.  
Attn: Matthew Burow  
225 E. Mason Street Suite 600  
Milwaukee, WI 53202

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

CITY OF WHITEWATER  
CONDITIONAL USE PERMIT APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on <sup>Fee Paid</sup> 6-8-11.
2. Class 1 Notice published in Official Newspaper on 6-2-11.
3. Notices of the Public Hearing mailed to property owners on 6-1-11.
4. Plan Commission holds the PUBLIC HEARING on 6-13-11. 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 Hearing, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.66 of the City of Whitewater Municipal Code of Ordinances, entitled CONDITIONAL USES, 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.

## SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project 234 N Prince Street, 1006 W Florence Street  
Zoning of Property R-3 Multi-Family Residential District

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
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 18 units total, 17 4-bedroom, one 1-bedroom  
Condominium # units \_\_\_\_\_;  
Sorority # units \_\_\_\_\_;  
Fraternity # units \_\_\_\_\_;
- D. Office/Store;
- E. Industrial;
- F. Parking lot # of stalls \_\_\_\_\_;
- G. Other;

City of Whitewater  
Application for Conditional Use Permit

**IDENTIFICATION AND INFORMATION ON APPLICANT(S):**

Applicant's Name: CatCon Whitewater, LLC (attn: Matthew Burow)  
Applicant's Address: 225 E. Mason St., Suite. 600, Milwaukee, WI 53202  
Phone #14-727-6840

Owner of Site, according to current property tax records (as of the date of the application):  
CatCon Florence Properties, So. Wisconsin District Lutheran Church

Street address of property: 234 N Prince Street, MO. Synod - Prince Street and  
1006 W Florence

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):  
See property information attachment

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Tom Schermerhorn

Name of Firm: Excel Engineering, Inc.

Office Address: 100 Camelot Drive, Fond du Lac, WI 54935  
Phone: 920-926-9800

Name of Contractor: Catalyst Construction

Has either the applicant or the owner had any variances issued to them, on any property? YES NO  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

**EXISTING AND PROPOSED USES:**

Principal Use: R-3 and Church Current Land Use:

Accessory or Secondary Uses:

Proposed Use (Describe need for conditional use):  
R-3 - multi-family residential.

No. of occupants proposed to be accomodated: 69

No. of employees: 0

Zoning District in which property is located: R-3

Section of City Zoning Ordinance that identifies the proposed land use as a Conditional Use in the Zoning District in which the property is located: 19.21

**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
<p>A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduces value of other property.</p>	<p>The proposed use will not create a nuisance for any neighboring uses in which student rental housing makes up the majority. The proposed development will bring a refreshing look to the neighborhood, compliment the transition from University to Residential and not reduce the value of adjoining properties.</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p>The proposed use meets city standards for parking, drainage, landscaping and other necessary site improvements. See site plans for such improvements.</p>
<p>C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance.</p>	<p>The proposed use meets all R-3 zoning requirements</p>
<p>D. That the conditional use conforms to the purpose and intent of the City Master Plan.</p>	<p>The Comprehensive Plan identifies all of the subject site as appropriate for future "Higher Density Residential" use such as the proposed project. The existing church parcel was recently changed from "Institutional" to "Higher Density Residential".</p>

**CONDITIONS**

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. Conditions can deal with the points listed below. 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, sirens, 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.

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



Applicant's Signature

6-8-11

Date

**APPLICATION FEES:**

*Fee for Conditional Use Application: \$100*

Date Application Fee Received by City 6-8-11 Receipt No. 6.009213

Received by J. Wegner

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: 6-1-11

Date set for public hearing before Plan & Architectural Review Board: 6-13-11

**ACTION TAKEN:**

Conditional Use Permit: \_\_\_\_\_ Granted \_\_\_\_\_ Not Granted by Plan & Architectural Review Commission.

**CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Plan Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY INFORMATION

Property Address: 1006 W. Florence Street, Whitewater, WI  
Owner: Richard D Vultaggio  
Phone #: 262-473-3500  
Tax Parcel #: /WUP 00178C  
Legal Description: A parcel of land located in the NW ¼ of Section 5, Town 4 North, Range 15 East, in the City of Whitewater, Walworth County, Wisconsin, described as follows, to-wit: Commencing at a point on the North-South ¼ Section line of said Section 5, 11 chains and 50 links North of the center of said Section; thence West along the center line of Florence Street, 99 feet to a point, thence North parallel to said North-South quarter-section line 30 feet to the North line of Florence Street and the place of beginning; thence continuing North parallel to said quarter-section line 120 feet; thence East parallel to the center line of Florence Street 99 feet; thence South parallel to said quarter-section line 120 feet to the North line of Florence Street, thence West along the North line of Florence Street 99 feet to the place of beginning.

Property Address: 234 N. Prince Street Whitewater, WI  
Owner: So. Wis. Dist. Lutheran/Church Mo. Synod  
Tax Parcel #: /WUP 00178  
Legal Description: PT NW ¼ SEC 5, T4N R15E DESCAS: COM AT PT ON N&S ¼ SECLN SEC 5 909' N OF C/L SEC 5, W 165', S 10', W 66', N 261.72', E 231', S 251.72' TO POB. ALSO COM 231' W OF N-S ¼ LN & 759' N OF E-W ¼ LN SEC 5, N2D15'45"E 163' TO POB, N2D15'45"E 115.50', N89D32'W 82.39', S2D17'57"W 115.50', S89D31'54"E 82.46' TO POB. CITY OF WHITEWATER



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Matt Brown  
Signature of Applicant/Petitioner

Matt Brown  
Printed Name of Applicant/Petitioner

5/11  
Date of Signature

[Signature]  
Signature of Property Owner (if different)

\_\_\_\_\_  
Printed Name of Property Owner (if different)

\_\_\_\_\_  
Date of Signature

Attachment E

**THE ELEMENT – PARKING  
MEMORANDUM**

November 12, 2010

**RE: PARKING RULES AND REGULATIONS**

To the City of Whitewater, Wisconsin:

The Element Apartments are committed to maintaining an orderly and parking plan at all of its facilities that includes an inventory of all tenants and vehicles currently permitted to park on the property, and in the case of the proposed project, will implement a program that will identify all permitted vehicles for its surface parking and privately manage the identification and towing of improperly parked vehicles.

We have attached for your reference, the current parking forms and regulations we use. We anticipate including documents of this type in the parking leasing materials for each spot, in addition to posted signs indicating permit or assigned parking.

Sincerely,

Matthew M. Burow  
CATCON WHITEWATER LLC

## **THE ELEMENT PARKING RULES AND REGULATIONS**

### **PARKING**

Parking at The Element is available for participating college students and is available on the surface lots. To park a vehicle in the designated parking lots, resident students must purchase a parking permit and properly display this permit in their vehicle. The parking permit is available at the beginning of each term and can be purchased at the rental office. The fee is non-refundable. The Element management staff is responsible for enforcing the parking rules and regulations in all participating college parking areas, including those at any offsite parking locations. Parking is NOT permitted in reserved or employee designated spaces.

Visitor parking passes are available at the rental office. Cars inappropriately parked on The Element property will be towed. The Element is not responsible for any damages that may occur to vehicles as a result of parking in the aforementioned parking lots.

### **PARKING VIOLATION APPEAL PROCESS**

Anyone wishing to appeal a parking violation should respond in writing within 72 hours to The Element management staff office. The written appeal should include the following information: date of appeal, student's name, telephone number, local address, ticket number, registration number, and specific reason for appeal. If no appeal is received within 72 hours, the amount of the violation will be charged on the resident's receivable record. The Element management staff office is located at the ground level lobby.

### **SNOW REMOVAL**

Please exercise care while walking in the wintertime. The sidewalks and roadways may be snow or ice covered. Any vehicle illegally parked on The Element property during snow removal will be towed at owner's expense.

### **DISCLAIMER**

Property Management may terminate any resident's license at any time at the discretion of Property Management for reasons of health, safety, security, conduct and/or damages, excessive filth, or for the failure to comply with the rules and regulations or the resident's License Agreement.

It is understood that the occupancy right granted to each resident is a revocable license and not a leasehold or other interest. While these rules and regulations attempt to highlight the circumstances that may lead to termination of a resident's occupancy, Property Management shall have complete discretion to terminate a resident's occupancy (whether specifically designated herein, in the License or not). Likewise, it shall be within the discretion of Property Management to consider any specific circumstances in reaching such decision.

A decision by Property Management to not enforce any rule or regulation or terminate any resident's occupancy shall not act as a waiver of Property Management's right to enforce such rule and regulation in the future. No resident shall have the right to enforce these rules and regulations against another resident.

If an opening occurs in a suite the remaining residents within that suite will be expected to accommodate another roommate from the Wait List. Residents are expected to welcome new roommates in a hospitable manner. Residents who have an empty bed in their suite are expected to maintain the space in such a manner as to allow another resident to move in immediately. Residents may not expand to fill all space in a suite making it inhospitable to another resident.

Property Management reserves the right to inspect rooms, suite and contents by its authorized personnel at any time for the purpose of administering the provisions of the license. Residents should be aware that they are responsible for what occurs in their suites/rooms whether or not they are present and such knowledge shall be imputed to them.

These rules and regulations are subject to change by Property Management in its discretion by posting such in the building or by individual written notice.

## THE ELEMENT PARKING TERMS AND RATES

### 2010-2011 Parking Terms Form

Effective June 01, 2011 through May 31, 2012

#### **Fees\***

Parking Lot

Summer Term \$ Free

Academic Term \$300.00

*\*The nonrefundable fee indicated above is for the entire term and must be paid in full prior to receiving your Parking Permit.*

#### **Where do I display my Element Parking Permit?**

The correct location for displaying your Element Parking Permit on your vehicle is the lower left outside corner of the very back windshield.

Failure to properly display your Element Parking Permit may result in your vehicle being ticketed and/or towed at your expense.

#### **What if I move out of \_\_\_\_\_?**

If you are to leave The Element prior to August 01, 2011 for the Summer Term or May 15, 2012 for the Academic Term, you must return your Parking Permit Management Staff Rental Office upon moving out as you will no longer be allowed to utilize The Element Parking Lots. Failure to do so may result in a fine up to \$200.00, as well as, the inability to use our parking lot during future stays at The Element.

#### **What if my car received a ticket and/or was towed?**

The Element is not responsible and has no authority over parking tickets or cars being towed. If you have any questions, please contact The Element management staff in writing. Additional instructions may be found on the face of your ticket.

Attachment E

## THE ELEMENT

INFORMATION AND PARKING FORM 2010-2011 Academic Term

Please complete the following and include with your application. All information is for office use only and will not be submitted to another party unless authorized to do so.

\_\_\_\_\_  
Student Name Apt/Bed College Attending Date

**Permanent Mailing Address (parents/relative/responsible party):**

\_\_\_\_\_  
Address City State Zip

\_\_\_\_\_  
Addressee Names Relationship Telephone #

### PHONE NUMBER/EMAIL ADDRESS INFORMATION:

Please list your telephone/cell phone number(s) currently used:

Telephone ( ) \_\_\_\_\_ Cell Phone ( ) \_\_\_\_\_

The most efficient and effective way of communicating to all of the \_\_\_\_\_ residents is through email. To do this, we must have your current email address on file. Please write clearly.

\_\_\_\_\_  
Email Address

Do NOT issue my e-mail address to anyone unless otherwise noted.

### PARKING INFORMATION (Permit Required)

\* All parking fees must be paid in full prior to receiving your parking permit and are non refundable.

No, I am NOT interested in renting a space

Parking Lots '10-'11 Academic (\$300.00) '10 Summer (FREE)

'10-'11 Academic (\$495.00) '10 Summer (\$165.00)

\_\_\_\_\_  
Plate Number Year Make Model Color Registered Name

Copy of Driver's License on file

Summary of Neighborhood Meeting  
August 4<sup>th</sup>, 2010 at 6:00 PM  
Whitewater College Suites

Approximately 35 people gathered at Calvary Lutheran Church to review the potential development of the Whitewater College Suites project. Eric Steffensen from United Development Group explained the project in detail. He also gave the background of United Development Group and their experience with college student housing. The amenities of the project were explained which includes:

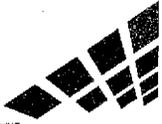
- Secured entrances and 24/7 security
- Café Area
- Study rooms
- Business Center
- Exercise Room
- Game Room
- Laundry
- Student Chapel for Calvary Lutheran
- Full kitchen in each unit
- One or two full bathrooms per unit
- Full time maintenance

Attending the meeting from the neighborhood were some of the residents that would be selling their property, several members of the church, about 4 employees of UW Whitewater, 5 officials of the City of Whitewater along with several neighbors.

The meeting was very informative with perspectives and floor plans being presented to those that attended. The project received a very warm reception with no opposition presented at the meeting.

Numerous questions were asked by those in attendance and a good dialog took place.

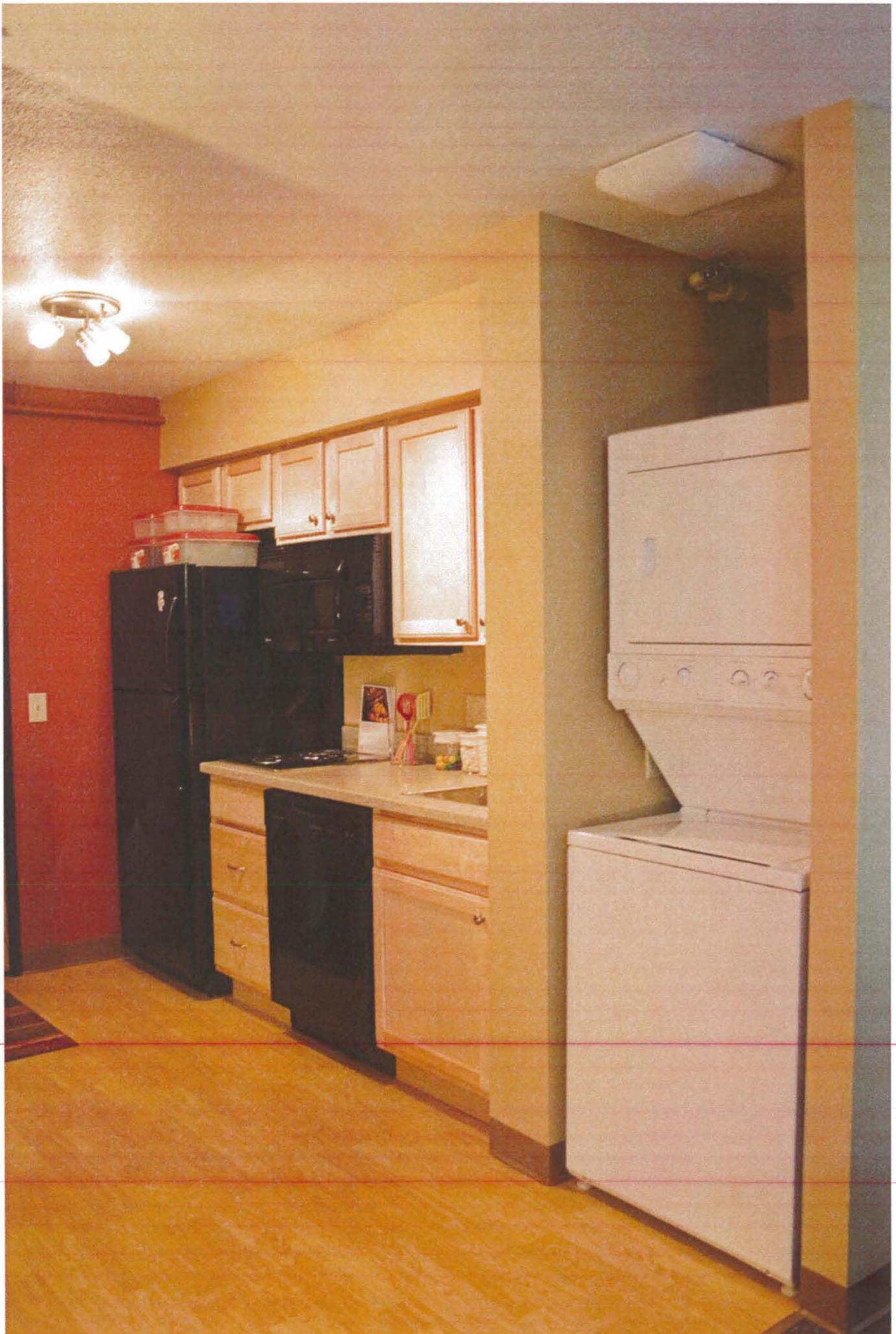
The meeting ended about 7:30 with many guests staying around until 8:00 for informal discussion and questions.



## Sustainable Design Features The Element Whitewater, WI

- Sustainable Sites
  - Reuse of existing site
  - Higher Density on existing site
  - Bicycle Storage on site
  - Stormwater Quality control
  - Stormwater Quantity control
  - Light Pollution reduction
  - Extensive use of landscape
- Water Efficiency
  - Water efficient landscaping
  - No use of irrigation
  - Low Flow plumbing fixtures
  - Low water capacity toilets
- Optimize Energy Performance
  - Energy Star Rating of building
  - High performance exterior wall insulation
  - High performance glazing in all windows
  - Energy Star Appliances
  - High efficiency HVAC and hot water heaters
  - LED lighting in corridors
- Materials & Resources
  - Drywall made of recycled content
  - Recycling of construction waste
  - Recycling of demolition materials
  - Flooring with recycled content
  - Use of rapid renewable materials in construction
  - Use of some certified wood where applicable
  - Use of locally available materials
- Indoor Environmental Quality
  - Construction Management Plan
  - Low-Emitting adhesives & sealants
  - Low-Emitting paints
  - Low-Emitting Carpet & flooring
  - Lighting controls for occupancy
  - Lighting controls for daylight operations
  - Control of HVAC by individual units
  - Thermal Comfort with high insulation
  - Daylight usage in facility





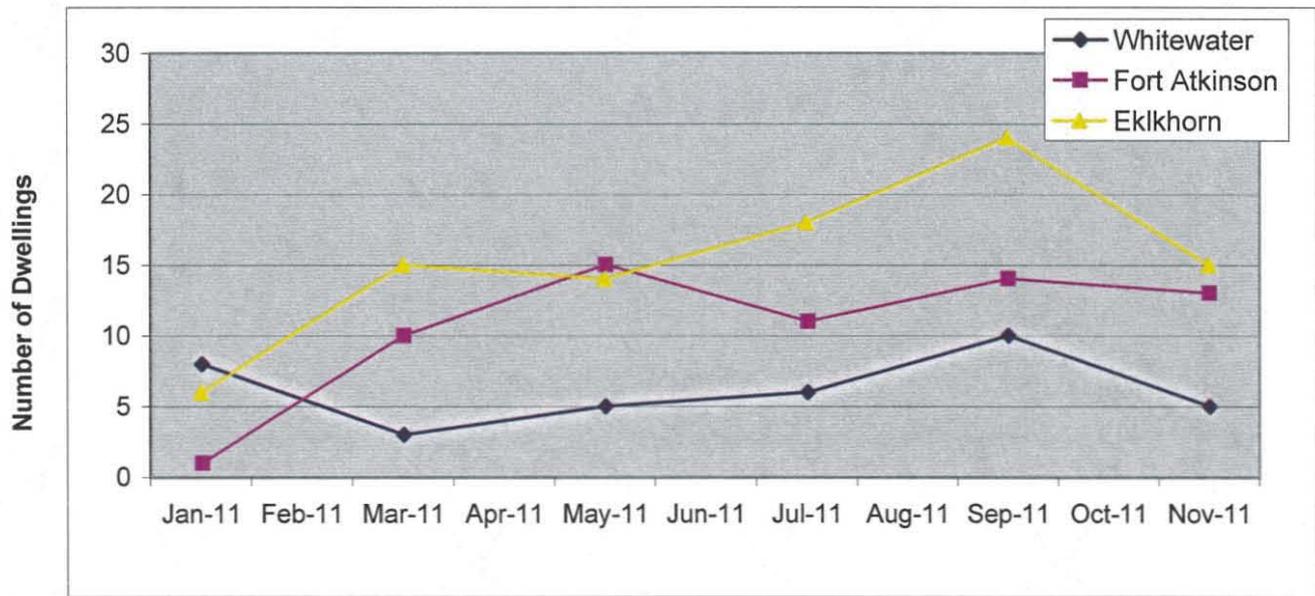
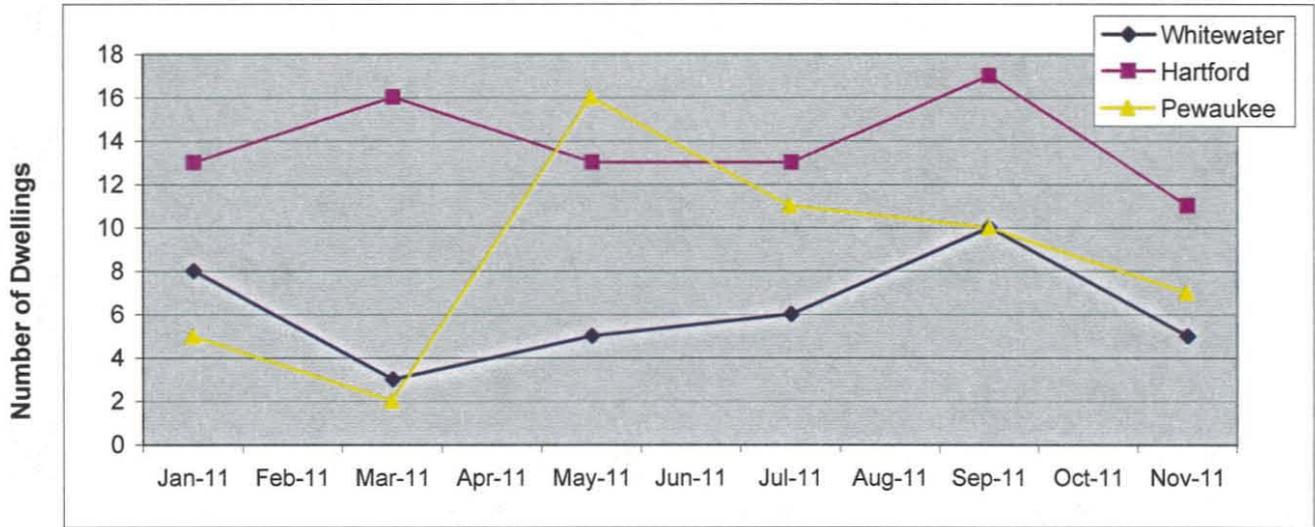




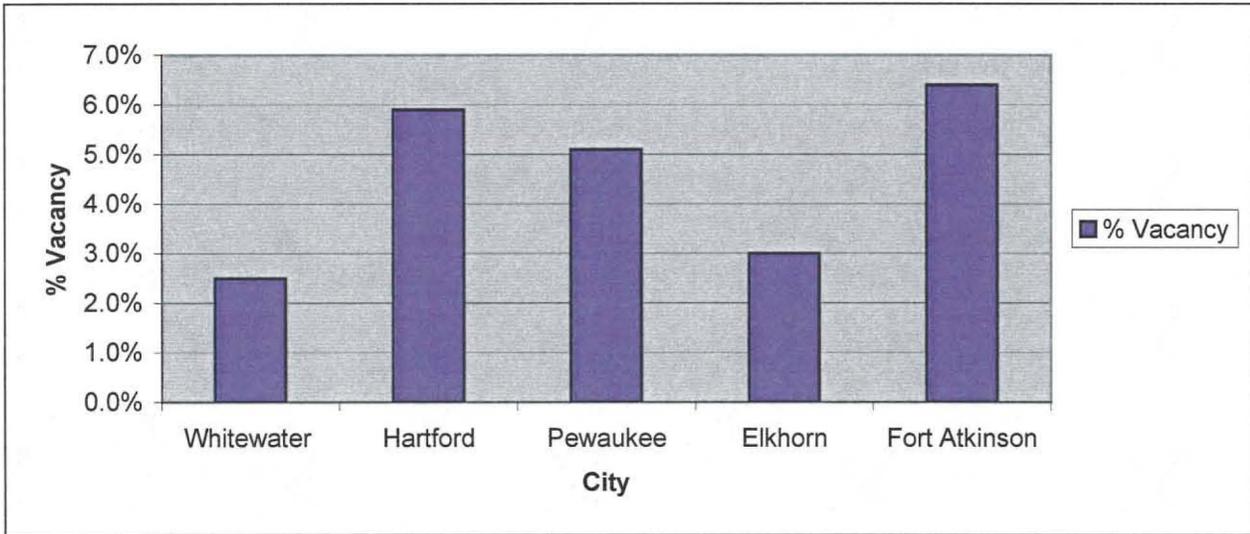




# Whitewater Foreclosure Statistics Comparison to other Cities November 12, 2010

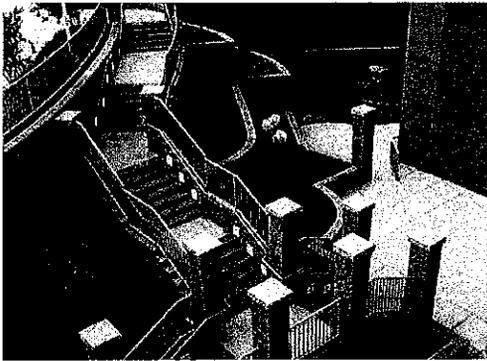


# Whitewater Vacancy Statistics Comparison to other Cities November 12, 2010



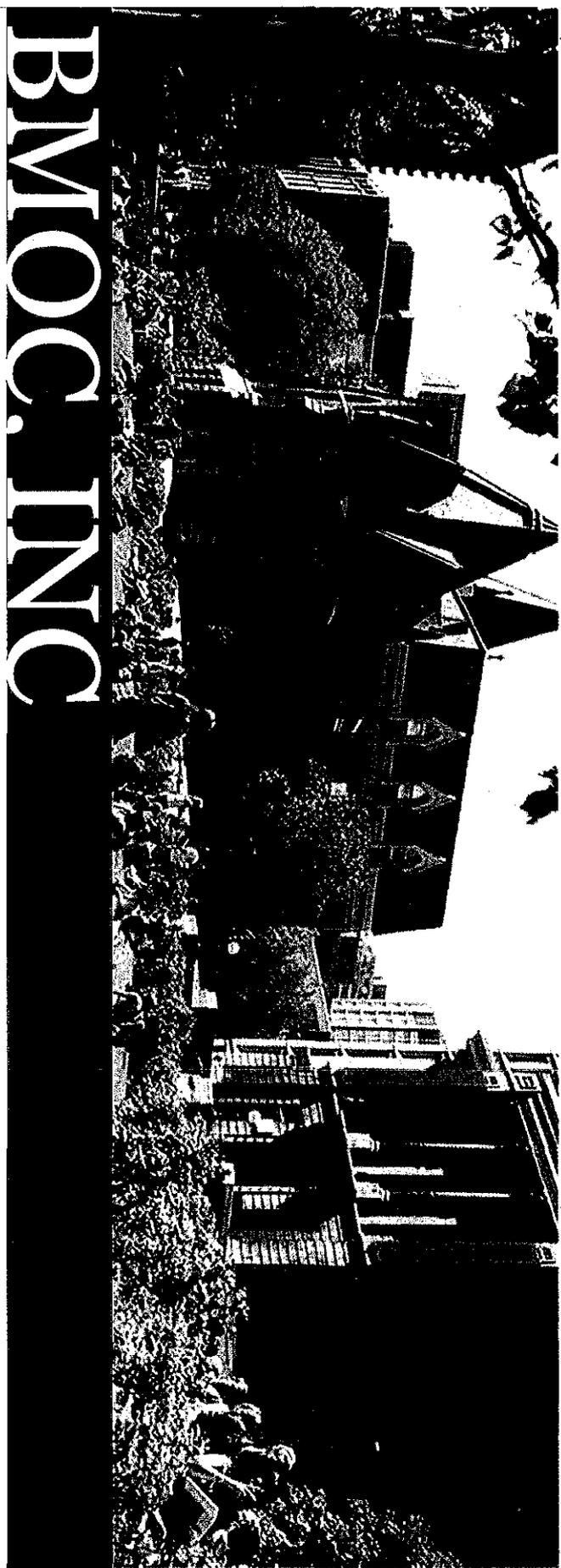
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**VERSA-LOK<sup>®</sup>**  
Retaining Wall Systems  
*Solid Solutions<sup>™</sup>*



# Standard

**Design & Installation Guidelines**



# Student Housing Excellence

COMMUNICATION • EXPERTISE • FLEXIBILITY • RESULTS



# Table of Contents

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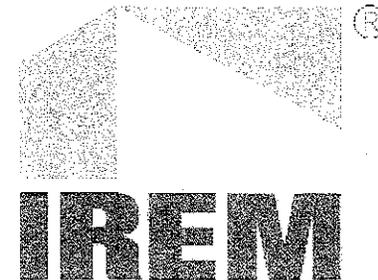


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# Service With A Strategy

As a participating member of the Institute of Real Estate Management (IREM), BMOB complies with the principles and declarations as set forth in IREM's Bylaws, Statement of Policies, and Code of Professional Ethics.

- Loyalty to Client, Firm, and/or Employer
- Confidentiality
- Accuracy of Accounting and Reporting
- Protection of Funds
- Professional Management the Assets of the Client
- Duty to Former Clients and Former Firms or Employers
- Compliance with Laws and Regulations



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# BMOC: Company Profile

BMOC, Inc (Best Management Onward Campus) was founded in 1984 to assist non-profit organizations in the day-to-day management of their communities. Since then, BMOC has received national awards and exposure for sharing their expertise on how to successfully transform student housing nationwide.



COMMUNICATION

•

EXPERTISE

•

FLEXIBILITY

•

RESULTS

# BMOC: Company Profile

Due to our collective experiences, BMOC is able to offer a proven blueprint for solving the most difficult problems of student housing management. This success is illustrated by our diverse management portfolio, which ranges from a historic Frank Lloyd Wright mansion to a recently constructed 501 (c) (3) community.



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• RESULTS

# BMOC: Company Profile

Our diverse portfolio reflects the variety and longevity of experience from BMOC leadership in the private student housing industry. Individually or collectively, we have worked for numerous outstanding firms, all of which have been major investors in the student housing market.

## Who we've done business with...

- *Northwestern Mutual Life*
- *Principal Equity Capital*
- *Goldman Sachs*
- *GB Hunt*
- *Towne Realty*
- *GE Capital*



COMMUNICATION

EXPERTISE

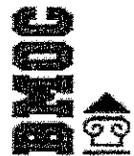
FLEXIBILITY

RESULTS

# BMOC: Company Profile

BMOC has the experience and roots in the industry to make your student housing investment successful. There is no CEO of a student housing company with more operational experience than the BMOC team.

BMOC specializes exclusively in third party management, and works on no other investments in which their clients have an interest. The success of your student housing investment is our only interest.



COMMUNICATION

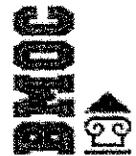
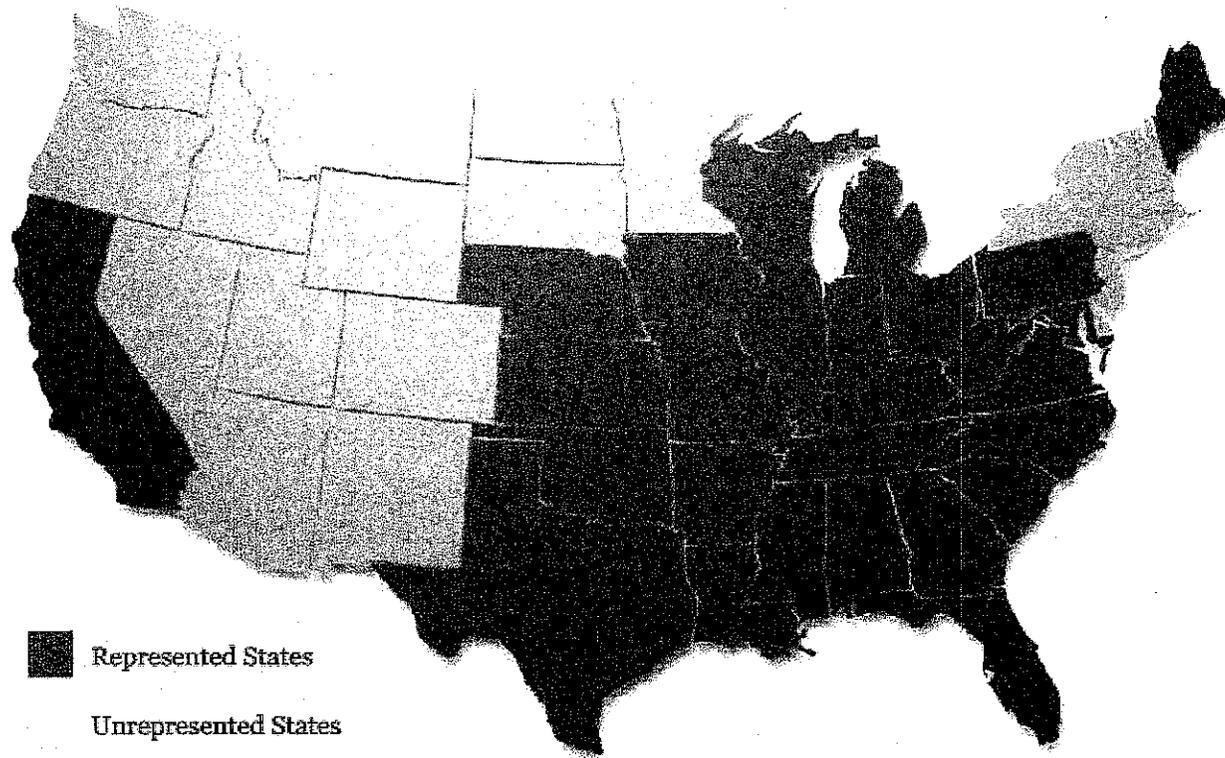
• EXPERTISE

• FLEXIBILITY

• RESULTS

# BMOC National Presence

Over Half the Nation Since 1984



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# Management Team

William J. Levy, CPM

*President*

Mr. Levy has spent over 25 years in the field of property management. He has managed over 100,000 beds across the country. He has taught for the University of Wisconsin-Milwaukee Business Outreach and he is on the national faculty for the Institute of Real Estate Management where he is ranked by students in the top five percent of instructors based on national evaluations.

He has lectured all over the country as well as locally for the Wisconsin Realtors Association, Iowa Realtors Associations, Des Moines/Iowa City Apartment Finder, as well as the Wisconsin Apartment Association. He also taught for the Madison Apartment Association and The Wisconsin Board of Realtors.



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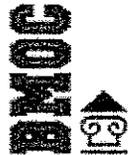
# Management Team

William J. Levy, CPM

*President*

Mr. Levy has led BMOC in successfully rebuilding over 12 organizations and their physical structures in the past 15 years. Mr. Levy has specialized in an abundance of investments that included, High Rise Mixed-use buildings, Student Garden-Style Apartments, Military Housing and Conventional Apartments.

He has reviewed portfolio's over \$4 billion in value and looks for additional value in existing or new communities. He has added millions of dollars of value into many existing portfolios.



COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS

# Management Team

William J. Levy, CPM

*President*

Mr. Levy has been active in the community. He is a past member on the Board of Directors for ApartmentRenting.com, and he was involved in the Madison Area Convention and Visitors Bureau holding positions such as the marketing board for the Taste of Madison.

He has been an active member on the University of Wisconsin Chancellors Commission on Fraternities and Sororities for Greek Life and a member of the Inter-fraternity Alumni Council where he volunteers as a local advisor.



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FLEXIBILITY •

RESULTS

# Management Team

## Matthew M. McCord, ARM

*Director of Real Estate Operations*

Mr. McCord has over 15 years of experience working with student investments, and consults with the communities that he works with on a regular and consistent basis.

He meets with on-site staff and investors to ensure honest and fair communications between all those involved in the investment. His role guarantees that communications and planning move as quickly and smoothly as possible.

Mr. McCord holds a degree in Accounting from the University of Wisconsin-Whitewater school of business.

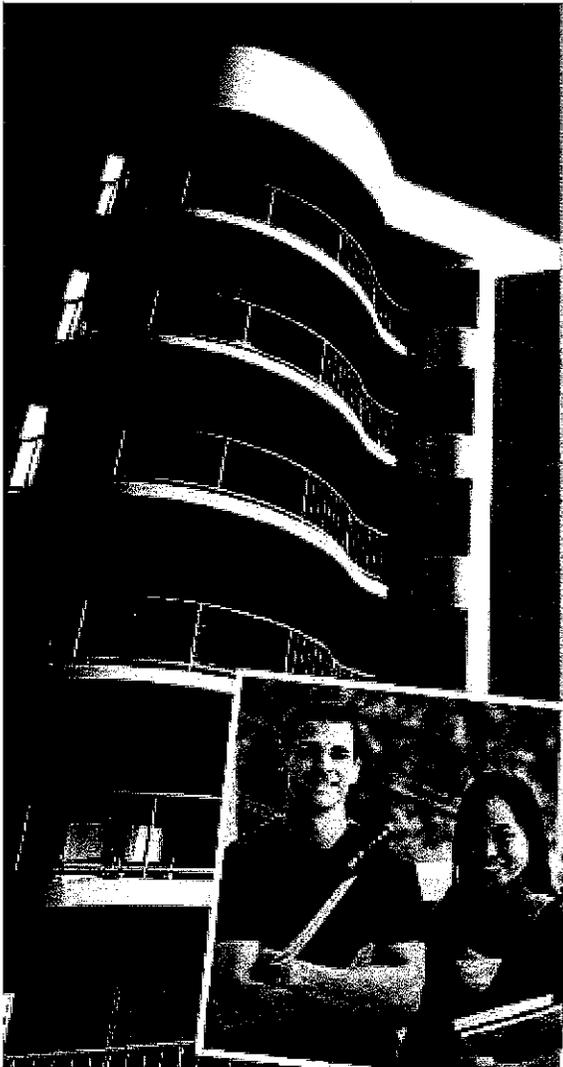


COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS



# BMOC Awards

Over the years, BMOC has received national recognition for its excellence in the property management industry.

- 1st Place for Marketing Brochures and Other Residential Projects
- 1st Place for Management in the Area of Videos
- 1st Place for Brochures and Direct Promotions of Large Properties
- 3rd Place for Manuals of Large Properties



COMMUNICATION

EXPERTISE

FLEXIBILITY

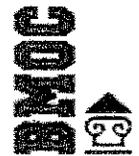
RESULTS

# A Proven Blueprint

## *Understanding the Market*

*“Student housing management is more than writing a budget or meeting the owner’s occupancy expectations...”*

*Good management means understanding the market, enhancing the residents’ experience, and simultaneously fostering the resident’s personal development while creating good-will ambassadors for future years.”*



COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS

# A Proven Blueprint

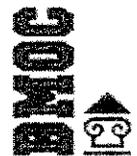
## *Calendar of Events*

### **September 2009:**

- Week 3: Set your property's goal for how many renewals to sign
- Week 3: Create renewal newsletter to send to residents and parents
- Week 3: Set renewal teams and responsibilities
- Week 3: Begin working on renewal binders
- Week 4: Hold team meeting regarding all renewal information

### **October 2009:**

- Week 1: Mail guarantor newsletters
- Week 1: Stuff resident's mailboxes/doors with renewal newsletter
- Week 1: Begin door-to-door marketing
- Week 2: Call guarantors to make sure they received their newsletter (see script)
- Week 3: Resident Appreciation Week (Monday Night Football, Breakfast-On-The-Go)
- Week 4: Individual evaluation of renewal binders by leasing manager and property manager



COMMUNICATION

EXPERTISE

FLEXIBILITY

RESULTS

# A Proven Blueprint

## *Calendar of Events*

### **November 2009:**

Week 1: Continued door-to-door marketing & calls to guarantors

Week 1: CAs plan a co-vended pizza party. Obtain co-vended items.

Week 2: Hold resident event, free pizza and give-away (co-vend for free items)

Week 2: Letter home to guarantors of residents not yet renewed reminding them to discuss renewal options over break

Week 3: Individual evaluation of renewal binders by leasing manager and property manager

Week 3: Continued door-to-door marketing & calls to guarantors, Thanksgiving holiday

Week 4: Continued door-to-door marketing & calls to guarantors, Thanksgiving holiday

### **December 2009:**

Week 1: Continued door-to-door marketing & calls to guarantors

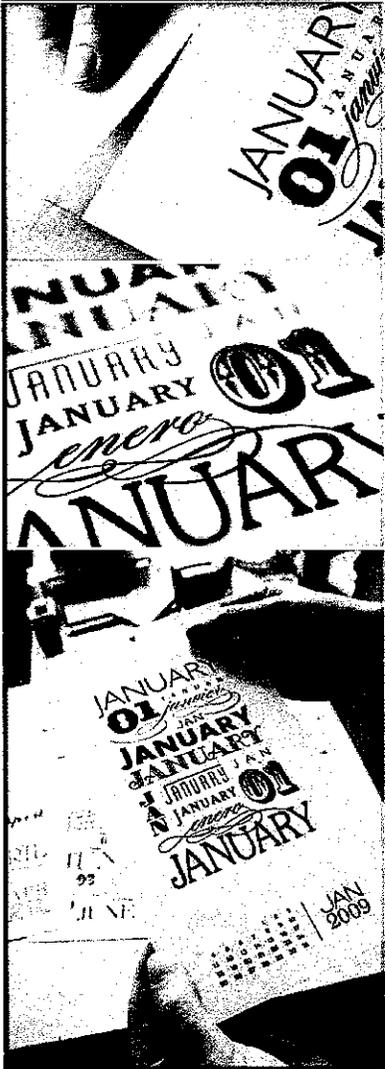
Week 1: Finals resident event

Week 2: Letter home to guarantors of residents not yet renewed reminding them to discuss renewal options over break

Week 2: Individual evaluation of renewal binders by leasing manager and property manager

Week 3: Christmas break

Week 4: Christmas break



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# A Proven Blueprint

## *Calendar of Events*

### ***January 2010:***

Week 1: Holiday break

Week 2: Phone campaign to all guarantors and residents that have not renewed (see script)

Week 2: Plan Welcome Back resident event

Week 3: Welcome Back resident event

Week 4: Continued door-to-door marketing & calls to guarantors

Week 4: Individual evaluation of renewal binders by leasing manager and property manager

### ***February 2010:***

Week 1: Hold staff meeting reminding them that this is the last month for renewals to keep their same apartment.

Week 1: Individual evaluation of renewal binders by leasing manager and property manager

Week 2: Reminder flyer in all mailboxes/doors that there are only 2 weeks left to renew to keep their same apartment

Week 3: Reminder flyer in all mailboxes/doors that there is only 1 week left to renew to keep their same apartment

Week 3: Have staff stay after hours (6-8pm) to make calls to guarantors and residents that have not renewed

Week 4: Continued door-to-door marketing & calls to guarantors



COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS

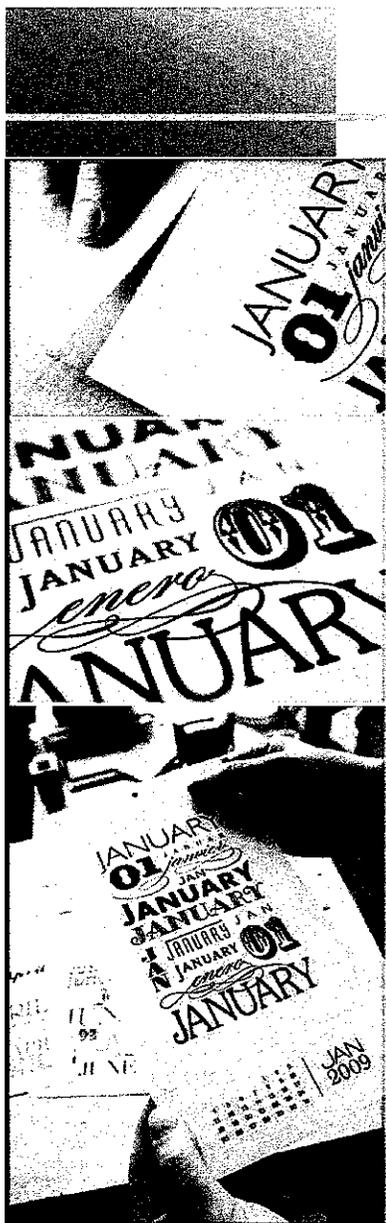
# A Proven Blueprint

## *Calendar of Events*

### ***March 2010:***

Week 1: All bedrooms not renewed are now on the market for new leases. Renewals must pay market rents.

Week 2: Begin roommate matching and room assignments for new leases



COMMUNICATION • EXPERTISE • FLEXIBILITY • RESULTS

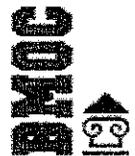
# A Proven Blueprint

## *Understanding the Market*

### *How we find success*

- We understand the market. Over 95% of our business experience is specialized in the student housing industry.
- We recognize the importance of tenant retention. In a market flooded with new student housing, our retention strategies maximize the efficiency of each Fall's opening.
- Our methods for attracting and retaining customers consistently evolve based on market research. We refine property programming, amenities, services and pricing to match the expectations of the marketplace.

*"Our team's combination of experience and expertise in the student housing industry gives us the ability to thoroughly understand and accurately analyze student markets."*



COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS

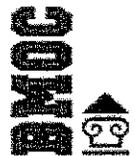
# A Proven Blueprint

## *Understanding the Market*

### *How we find success (cont'd)*

- BMOC, Inc. develops a market analysis that addresses prevalent issues in the student community.
- We research property taxes, enrollment projections and national student housing trends.
- To complement our national research, we do local market analysis and prepare for the development of a relationship with local government.
- We use informed predictions to support financial models for budget planning and proposing capital improvements.

*"Despite the strains imposed by this new fast-paced student culture, we are prepared to respond accordingly."*



COMMUNICATION

• EXPERTISE

• FLEXIBILITY

• RESULTS

# A Proven Blueprint

## *Understanding the Market*

### *How we find success (cont'd)*

- With offices just blocks from the University of Wisconsin-Madison campus, we never forget the importance of student housing to an academic institution.
- Our office location provides easy travel to both coasts, enabling our strategic management services to reach throughout the Midwest and throughout the nation.
- BMOC, Inc. will be your long-term partner. Our success depends on our ability to add value to your property over the life of your investment.

*"We promise a consistent level of professionalism that will be reflected in every step of our work with you."*



COMMUNICATION •

EXPERTISE •

FLEXIBILITY •

RESULTS

# Excellence Through Experience

*Thousands of beds at over 100 campuses nationwide*

<i>Name</i>	<i>Total Beds</i>
William J. Levy, CPM	65,747
Matt McCord, ARM	1,000
Dr. Steve Saffian	6,000
	<hr/>
	72,747

Who we've done business with...

- *Northwestern Mutual Life*
- *GE Capital*
- *GB Hunt*
- *Principal Equity Capital*
- *Goldman Sachs*
- *Towne Realty*



COMMUNICATION • EXPERTISE • FLEXIBILITY • RESULTS

# Current Clients

## Capmark

---

David Homsher CCIM  
Senior Asset Manager Services  
700 North Pearl Street  
Suite 2200  
Dallas, TX 75201  
(217) 999-7103  
David.homsher@capmark.com

## The Axis Philadelphia, PA

---

Past owner of The Stratum (mid-rise)  
Chris Harness  
Senior VP Trammel Crow  
601 NW Loop 410, Suite 350  
San Antonio, TX 78216  
Charness@trammelerow.com  
Direct: (210) 253-6028

## Hasse Tower – Madison, WI

---

Thomas G. Bernacchi CPM  
Towne Realty  
Senior Vice President  
710 N. Plankinton Ave.  
Milwaukee, WI 53203  
Phone: (414) 274-2637  
Fax: (414) 274-2744

## Uptown East Student Apartments Valparaiso, IN

---

Larry Gough  
Investment Property Advisors, LLC  
3304 Treaty Drive  
Valparaiso, IN  
Larry\_gough@yahoo.com  
(219) 613-1329

## Student Housing Madison, WI

---

Eric McLeod  
President of Housing Board for S.A.E.  
MB&F  
1 South Pinckney Street  
Suite 700  
Madison, WI 53703  
emmcleod@michaelbest.com

## The Towers & The Statesider Madison, WI

---

Bruce Bruene  
Managing Director  
Principal Global Investors  
191 North Wacker, Suite 1601  
Chicago, IL.  
(312) 541-4063  
Bruene.bruce@principal.com



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# Consulting Clients

411 Lofts  
Ann Arbor, MI

---

Approximately 300 student  
apartment leases

David Kirshenbaum  
Joseph Freed and Associates  
Senior VP of Operations  
33 South State Street  
Suite 400  
Chicago, IL 60603  
dkirshenbaum@jffreed.com  
312-675-5445

Burnham 310  
Champaign, IL

---

587 student apartment beds

Jeff Pickus  
President of Development  
3330 Skokie Valley Road  
Suite 300  
Highland Park, IL 60035  
(847) 681-8811 x100



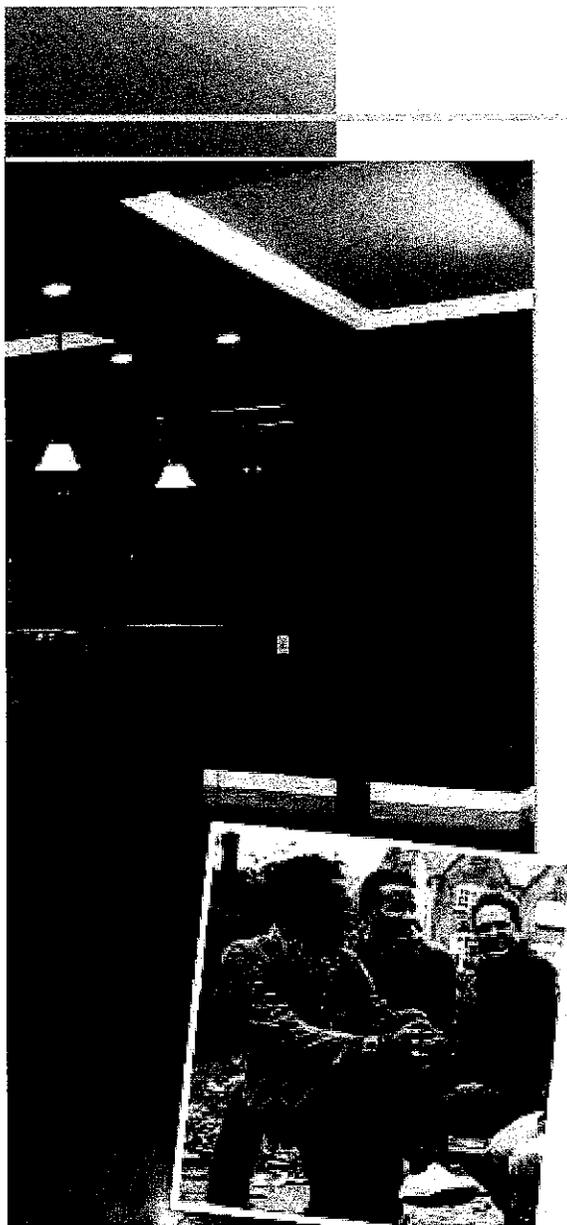
**BMO**  
C  
↑

COMMUNICATION

EXPERTISE

FLEXIBILITY

RESULTS



## Achieve Success with BMOC, Inc.

With expertise and experience in the student housing industry, BMOC, Inc. has achieved success with some of the nation's premier lenders and property owners, managing over 70,000 beds on more than 100 university campuses.

Because of the learning experiences that BMOC, Inc. gained in its 24 year history, we understand why managing student apartments and private student housing complexes is significantly different from managing conventional real estate properties. BMOC, Inc. understands this market the best and is one of the few firms to develop an annual market research project for the student housing market.

BMOC, Inc. also recognize that there are three audiences in the student housing market; the student, the parent, and the university. We meet the expectations of all these audiences to achieve success for our clients.

BMOC, Inc. has received national exposure for sharing the lessons that the company has learned, and continues to learn, about bringing success to student housing nation wide.

### Contact Us:

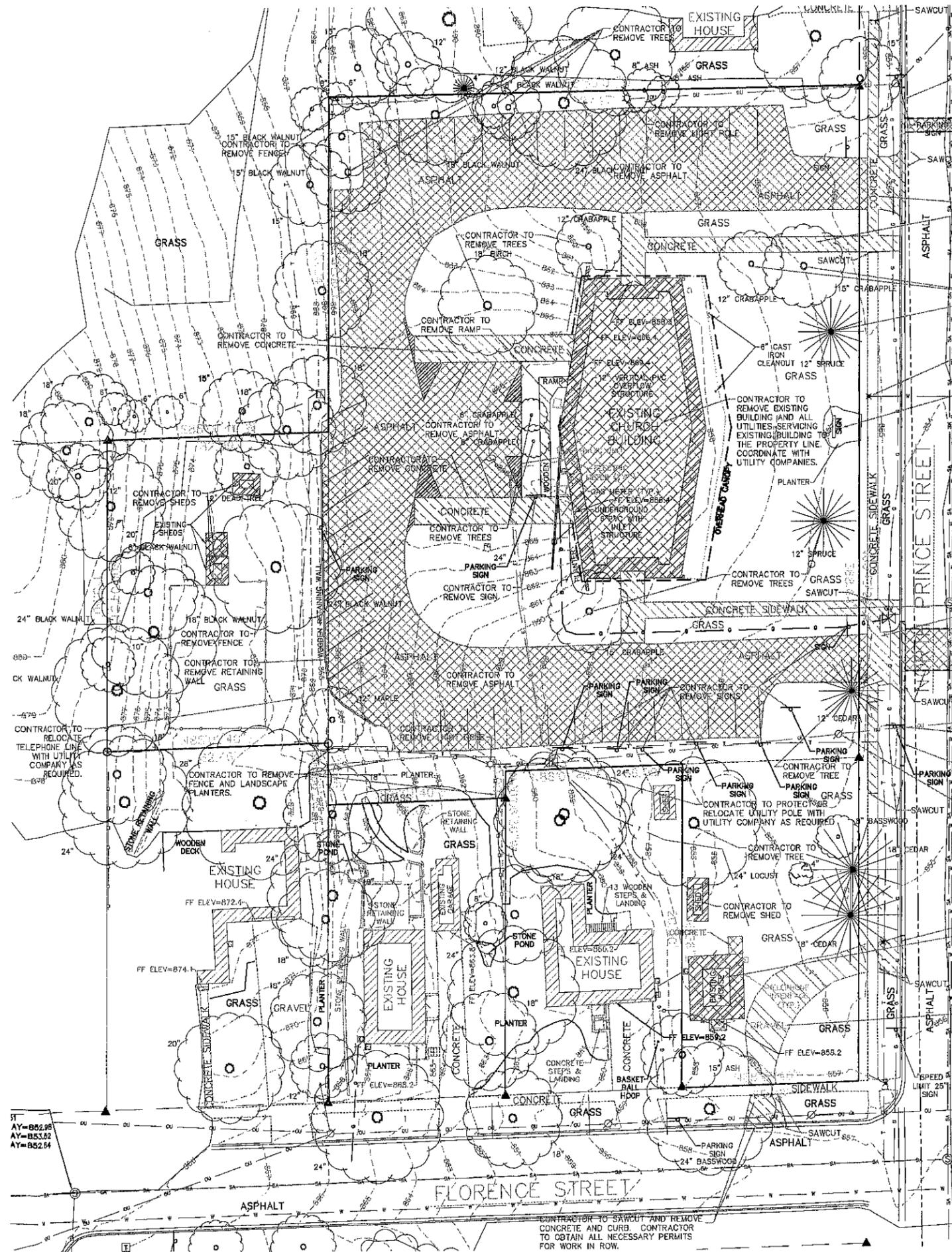
William J. Levy, CPM  
150 East Gilman Street  
Suite 1250  
Madison, WI 53703

Web: [www.bmocinc.com](http://www.bmocinc.com)  
Phone: (608) 255-2301  
Fax: (608) 255-1351



COMMUNICATION

• EXPERTISE • FLEXIBILITY • RESULTS



CONTRACTOR TO SAWCUT AND REMOVE CURB. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO SAWCUT AND REMOVE ASPHALT. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO SAWCUT AND REMOVE CONCRETE. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO REMOVE TREES

ABANDON EXISTING WATER LATERAL PER CITY REQUIREMENTS

CONTRACTOR TO REMOVE SIGN AND PLANTER

CONTRACTOR TO REMOVE EXISTING BUILDING AND ALL UTILITIES SERVING EXISTING BUILDING TO THE PROPERTY LINE. COORDINATE WITH UTILITY COMPANIES.

CONTRACTOR TO REMOVE TREES

CONTRACTOR TO SAWCUT AND REMOVE CONCRETE. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO SAWCUT AND REMOVE ASPHALT. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

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CONTRACTOR TO SAWCUT AND REMOVE CONCRETE AND CURB. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO RELOCATE UTILITY POLE WITH UTILITY COMPANY AS REQUIRED.

CONTRACTOR TO RELOCATE UTILITY POLE WITH UTILITY COMPANY AS REQUIRED.

CONTRACTOR TO SAWCUT AND REMOVE CONCRETE AND CURB. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FOR WORK IN ROW.

CONTRACTOR TO REMOVE EXISTING BUILDING AND ALL UTILITIES SERVING EXISTING BUILDING TO THE PROPERTY LINE. COORDINATE WITH UTILITY COMPANIES.

CONTRACTOR TO REMOVE GRAVEL

BENCHMARK

ROUND INLET  
RIM=856.23  
IE S 24" CONC=851.25  
IE E 18" CONC=851.25

SAN MH  
RIM=857.01

### LEGEND:

<ul style="list-style-type: none"> <li>EXISTING SPOT ELEVATIONS</li> <li>PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)</li> <li>PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)</li> <li>PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)</li> <li>PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, BOTTOM OF RETAINING WALL)</li> <li>WATER VALVE IN BOX</li> <li>WATER VALVE IN MANHOLE</li> <li>WATER SERVICE VALVE</li> <li>TELEPHONE MANHOLE</li> <li>EXISTING ROUND CATCH BASIN</li> <li>PROPOSED ROUND CATCH BASIN</li> <li>EXISTING SQUARE CATCH BASIN</li> <li>EXISTING CURB INLET</li> <li>PROPOSED CURB INLET</li> <li>UTILITY POLE</li> <li>UTILITY POLE WITH GUY WIRE</li> <li>STREET LIGHT</li> <li>TELEPHONE PEDESTAL</li> <li>ELECTRIC PEDESTAL</li> <li>ELECTRIC BOX</li> <li>CABLE TV PEDESTAL</li> <li>DRAINAGE FLOW</li> <li>PROPOSED DRAINAGE FLOW</li> <li>WELL</li> <li>EXISTING LIGHT POLE</li> <li>EXISTING SIGN</li> <li>CENTER LINE</li> <li>HANDICAP PARKING STALL</li> <li>GAS VALVE</li> </ul>	<ul style="list-style-type: none"> <li>1-1/4" REBAR SET WEIGHING 4.50 LB/FT.</li> <li>3/4" REBAR SET WEIGHING 1.50 LB/FT.</li> <li>1-1/4" REBAR FOUND</li> <li>3/4" REBAR FOUND</li> <li>2" IRON PIPE FOUND</li> <li>1" IRON PIPE FOUND</li> <li>FLOOD LIGHT</li> <li>SECTION CORNER</li> <li>APRON ENDWALL</li> <li>MARSH AREA</li> <li>DECIDUOUS TREE WITH TRUNK DIAMETER</li> <li>CONIFEROUS TREE</li> <li>SHRUB</li> <li>STUMP</li> <li>SOIL BORING</li> <li>WOODED AREA</li> <li>HEDGE</li> <li>EXISTING CHAINLINK FENCE</li> <li>EXISTING WOOD FENCE</li> <li>EXISTING BARBED WIRE FENCE</li> <li>PROPERTY LINE</li> <li>EXISTING GUARD RAIL</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING STORM SEWER AND MANHOLE</li> <li>PROPOSED STORM SEWER AND MANHOLE</li> <li>EXISTING SANITARY SEWER AND MANHOLE</li> <li>PROPOSED SANITARY SEWER AND MANHOLE</li> <li>EXISTING WATER LATERAL LINE</li> <li>EXISTING WATER LINE AND HYDRANT</li> <li>PROPOSED WATER LINE AND HYDRANT</li> <li>EXISTING OVERHEAD UTILITY LINE</li> <li>EXISTING UNDERGROUND FIBER OPTIC LINE</li> <li>EXISTING UNDERGROUND ELECTRIC CABLE</li> <li>EXISTING UNDERGROUND TELEPHONE CABLE</li> <li>EXISTING UNDERGROUND GAS LINE</li> <li>PROPOSED CURB AND GUTTER</li> <li>EXISTING CURB AND GUTTER</li> <li>GRADING/SEEDING LIMITS</li> <li>RIGHT-OF-WAY LINE</li> <li>PROPERTY LINE</li> <li>RAILROAD TRACKS</li> <li>EXISTING GROUND CONTOUR</li> <li>PROPOSED GROUND CONTOUR</li> </ul>
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TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL DIGGERS HOTLINE 1-800-242-8011

TELEPHONE (414) 258-0947 TOLL FREE

TDD (FOR THE HEARING IMPAIRED) 1-800-542-2259

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 8 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NOTE: EXISTING UTILITIES SHOWN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS AND FIELD MEASUREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SEWER AND WATER FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

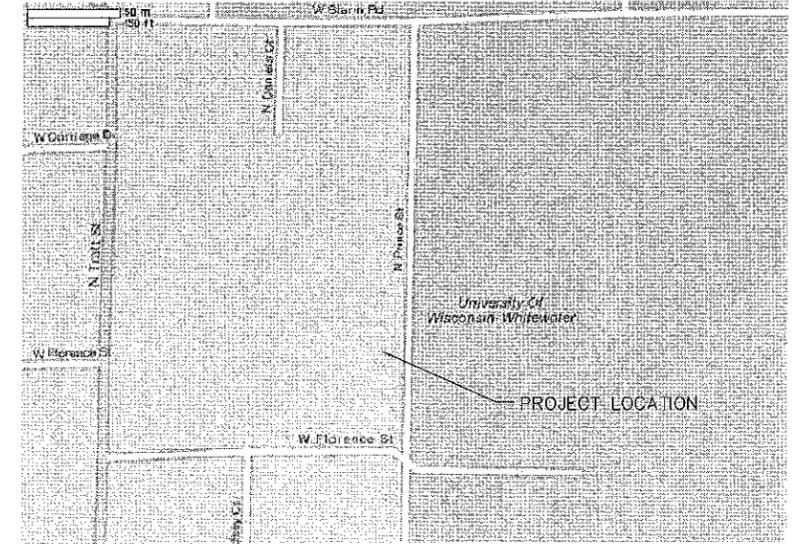
**BENCHMARK (NGVD '29)**  
1 - TOP NUT ON A HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF FLORENCE STREET AND NORTH PRINCE STREET  
ELEV=858.22

NOTE: BASE SURVEY PREPARED BY EXCEL ENGINEERING.

NOTE: ALL TREE REMOVAL SHALL INCLUDE STUMP REMOVAL

NOTE: CONTRACTOR TO SAWCUT AND REMOVE ASPHALT IN NORTH PRINCE STREET FOR THE CONSTRUCTION OF STORM SEWER IN THE ROW. THE ASPHALT REMOVAL FOR TRENCHING WILL BE 43' LONG BY 5' WIDE. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED FOR WORK IN ROW. CONTRACTOR TO PROVIDE TRAFFIC CONTROL AS REQUIRED.

NOTE: AN UP-TO-DATE CERTIFIED SURVEY MAP HAS BEEN PERFORMED BY EXCEL ENGINEERING. PROJECT PROVIDED, BASED ON INFORMATION PROVIDED BY CLIENT'S REPRESENTATIVE.



PROJECT LOCATION MAP

**EXISTING SITE AND DEMOLITION PLAN**

SCALE: 1"=20'-0"

20' 0' 20' 40' FEET

2011 © EXCEL ENGINEERING, INC.

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

**EXCEL ENGINEERING, INC.**

100 CAMELOT DRIVE  
FOND DU LAC, WI 54938  
PHONE: (920) 925-1400  
FAX: (920) 925-9001

Always a Better Plan



17700 W. CARROLL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 790-1481

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**  
MAY 16, 2011  
JUNE 6, 2011

**DATE:**

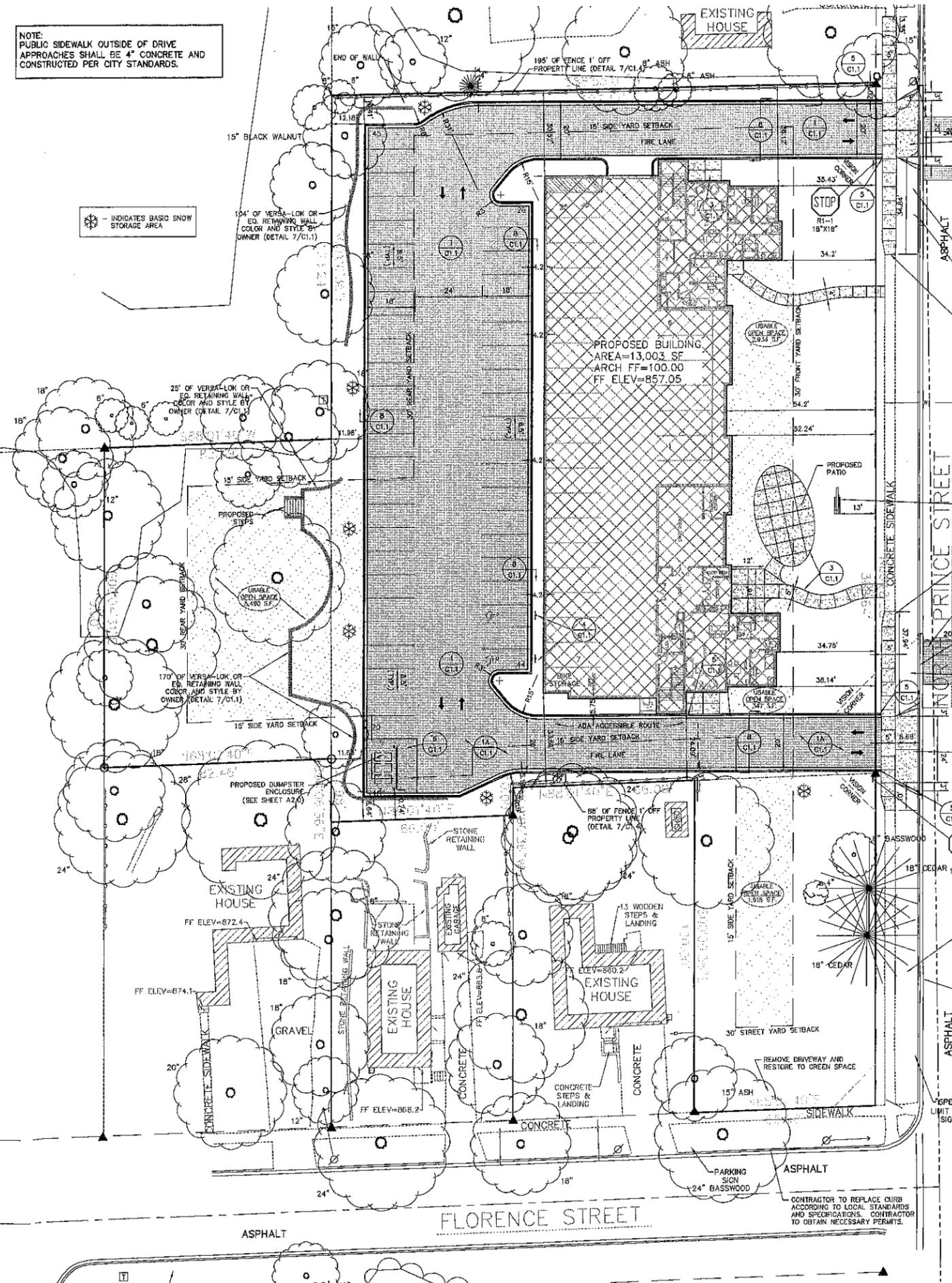
**JOB NUMBER:**  
1014610

**SHEET**

**C1.0**

NOTE: PUBLIC SIDEWALK OUTSIDE OF DRIVE APPROACHES SHALL BE 4" CONCRETE AND CONSTRUCTED PER CITY STANDARDS.

☼ - INDICATES BASIC SNOW STORAGE AREA



NOTE: COORDINATE PRINCE ST. IMPROVEMENTS WITH THE CITY'S CAPITAL IMPROVEMENT PROGRAM SCHEDULED FOR 2012

CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS FOR REPLACEMENT OF ASPHALT OVER PROPOSED STORM LINE. STORM LINE RUNS 450' TO THE NORTH OF THE PROPOSED SITE CONNECTION. CONTRACTOR TO OBTAIN NECESSARY PERMITS. SEE SHEET C1.0 FOR DEMOLITION DETAILS.

6" CONCRETE DRIVEWAY ENTRANCE AND SIDEWALK AT DRIVEWAY LOCATION. CONTRACTOR TO POUR NEW CURB WITH DRIVEWAY ENTRANCE AND TRANSITION FROM FLUSH TO FULL CURB IN 18" AT THE END OF EACH FLARE. CONTRACTOR TO CONSTRUCT DRIVE ENTRANCE ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

PUBLIC SIDEWALK (SEE NOTE)

CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS FOR REPLACEMENT OF ASPHALT OVER UTILITY CONNECTION. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO MATCH EXISTING PAVEMENT SECTION ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS FOR REPLACEMENT OF ASPHALT OVER UTILITY CONNECTION. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

6" CONCRETE DRIVEWAY ENTRANCE AND SIDEWALK AT DRIVEWAY LOCATION. CONTRACTOR TO POUR NEW CURB WITH DRIVEWAY ENTRANCE AND TRANSITION FROM FLUSH TO FULL CURB IN 18" AT THE END OF EACH FLARE. CONTRACTOR TO CONSTRUCT DRIVE ENTRANCE ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

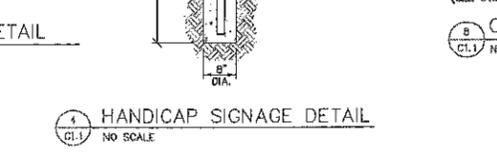
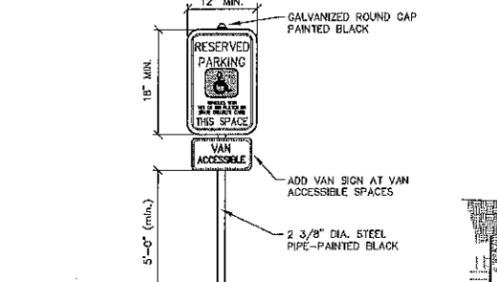
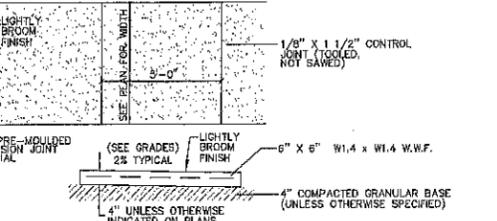
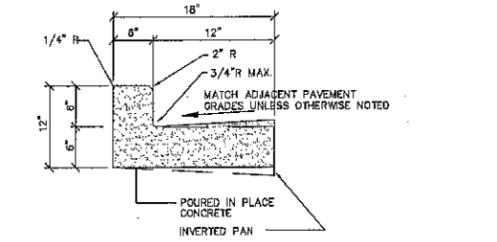
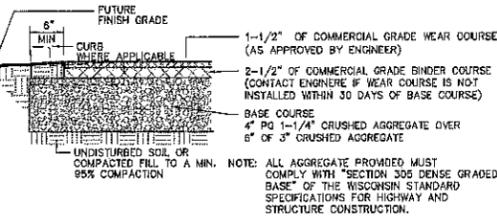
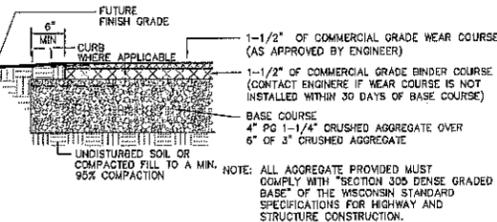
REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE

CONTRACTOR TO REPLACE CURB ACCORDING TO LOCAL STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN NECESSARY PERMITS.

REMOVE DRIVEWAY AND RESTORE TO GREEN SPACE



**SITE INFORMATION:**

PROPERTY AREA: AREA = 67,459 S.F. (1.549 ACRES).  
EXISTING ZONING: R-3 RESIDENTIAL  
PROPOSED ZONING: R-3 RESIDENTIAL  
PROPOSED USE: MULTI-FAMILY HOUSING (COLLEGE STUDENT HOUSING)  
MIN. SETBACKS: BUILDING: FRONT = 30'  
SIDE = 15'  
REAR = 30'  
CORNER = 25'  
PARKING: SIDE = 3'  
REAR = 3'

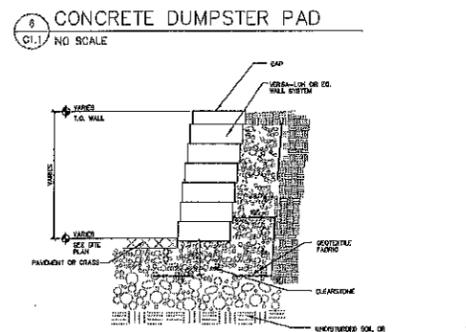
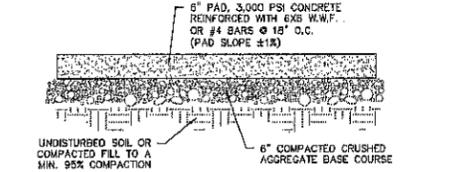
ADJACENT ZONING: NORTH: R-3, SOUTH: R-3, EAST: INST., WEST: R-3  
PROPOSED BUILDING HEIGHT 34'-THREE STORIES  
BUILDING: 18 UNITS 69 OCCUPANTS  
PARKING PROVIDED: 70 SPACES TOTAL (3 H.C. ACCESSIBLE)  
PARKING RATIO PROVIDED (SPACES PER OCCUPANT): 1.01  
HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3  
HOURS OF OPERATION: 24 HOURS  
BUILDING OCCUPANCY CLASSIFICATION = R-3 RESIDENTIAL  
CLASS OF BUILDING CONSTRUCTION = VA  
DISTURBED AREA = 51,000 SF (1.17 AC)  
USABLE OPEN SPACE ON SITE: 10,687 S.F. TOTAL (6,300 S.F. REQUIRED)

**EXISTING SITE DATA**

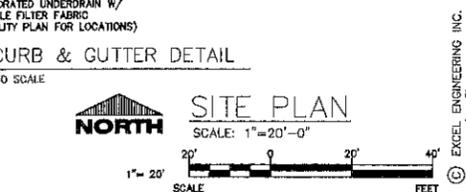
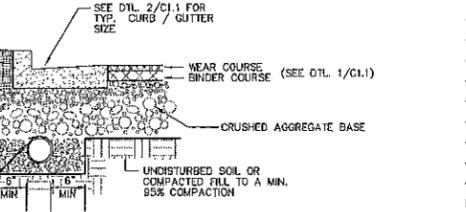
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.13	5,583	8.3%
PAVEMENT (ASP. & CONC.)	0.55	23,874	35.4%
TOTAL IMPERVIOUS	0.58	29,457	43.7%
LANDSCAPE/OPEN SPACE	0.87	37,992	56.3%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.55	67,459	
BUILDING FLOOR AREA	0.32	13,917	20.6%
PAVEMENT (ASP. & CONC.)	0.60	21,956	32.6%
TOTAL IMPERVIOUS	0.82	35,872	53.2%
LANDSCAPE/OPEN SPACE	0.73	31,587	46.8%



\*THIS DETAIL IS NOT FOR CONSTRUCTION. THE WALL MANUFACTURER IS RESPONSIBLE FOR ACTUAL DESIGN AND CONSTRUCTION DETAILS.



100 CAMELOT DRIVE  
FOND DU LAC, WI 54936  
PHONE: (920) 925-9800  
FAX: (920) 925-9801

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17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 790-1401

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

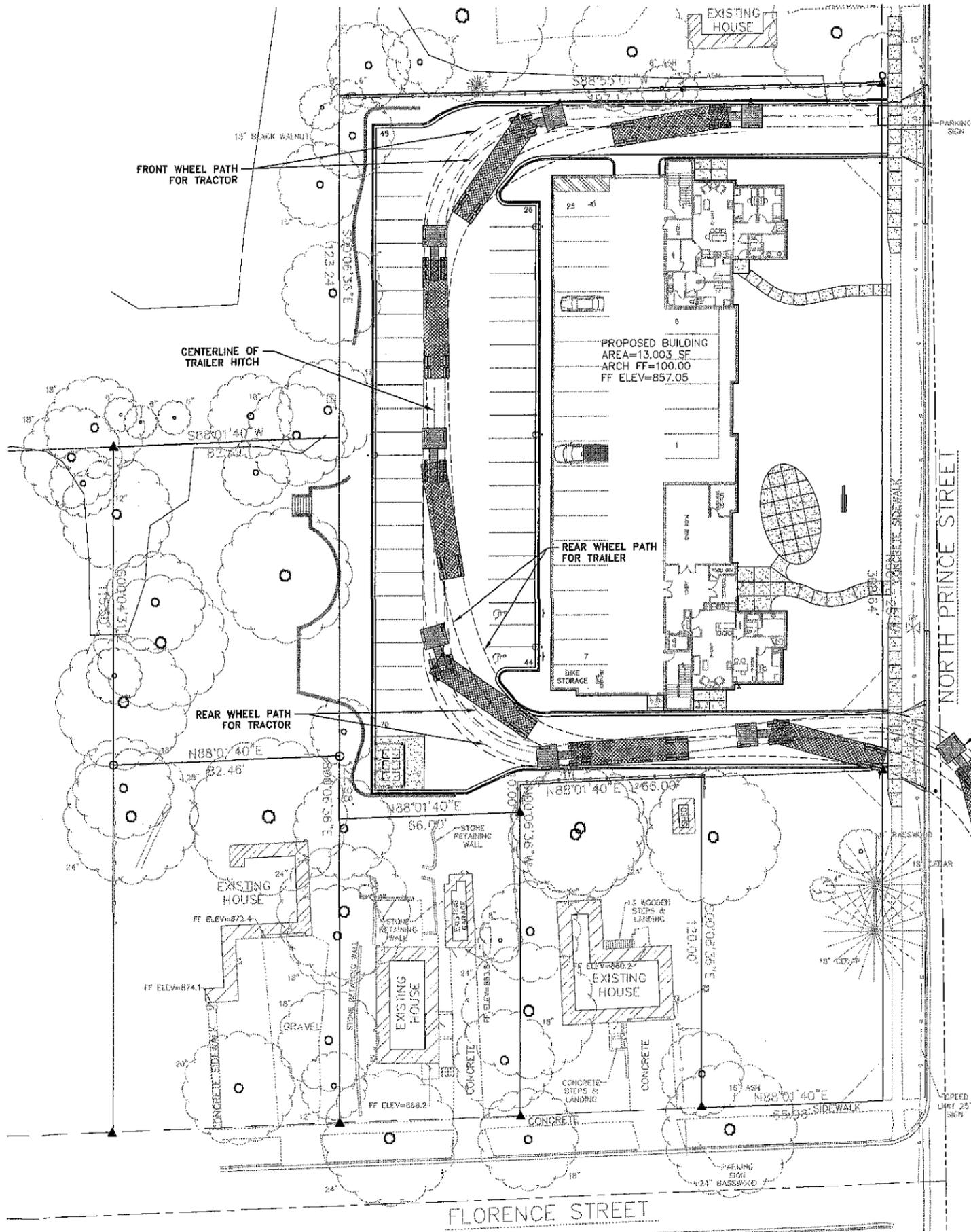
**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**

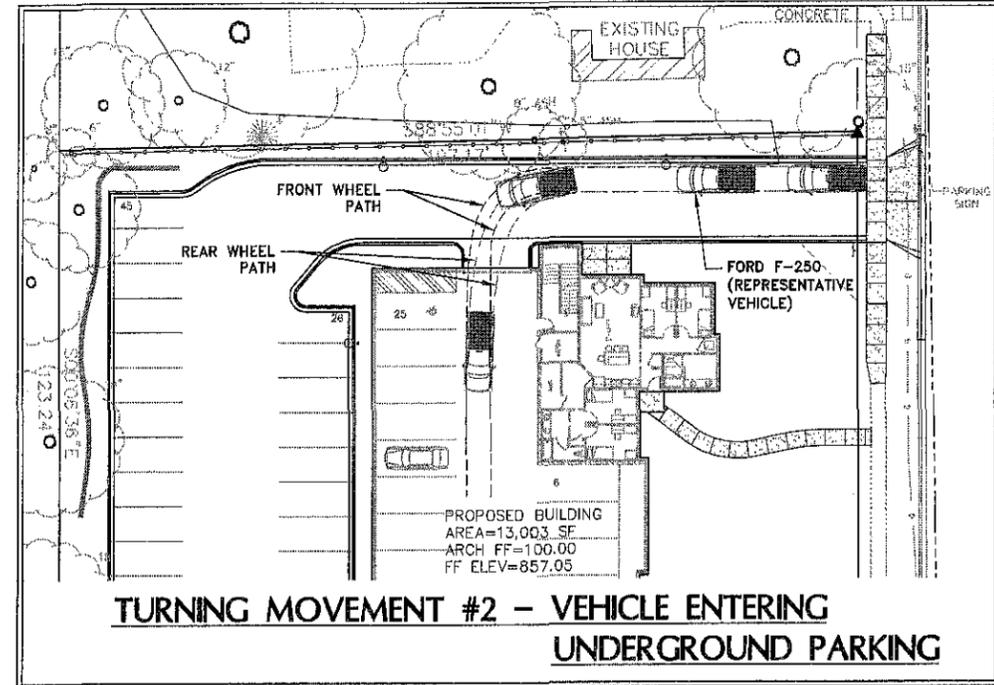
MAY 16, 2011  
JUNE 6, 2011

DATE:  
JOB NUMBER:  
1014610  
SHEET

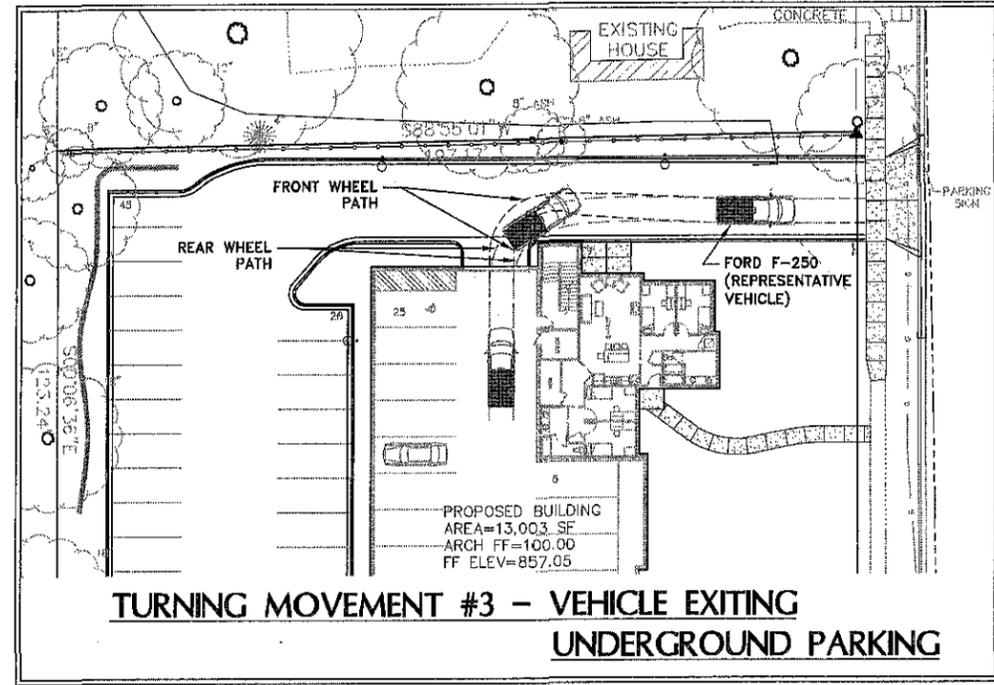
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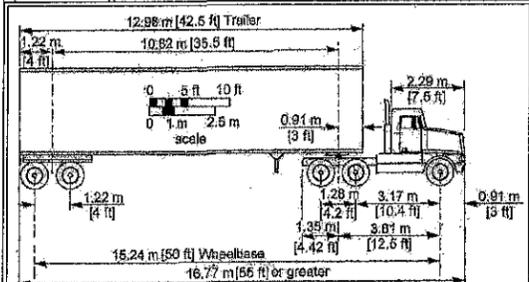
**TURNING MOVEMENT #1 - FULL SIZE FIRE TRUCK**



**TURNING MOVEMENT #2 - VEHICLE ENTERING UNDERGROUND PARKING**



**TURNING MOVEMENT #3 - VEHICLE EXITING UNDERGROUND PARKING**



**WB-50**

TRACTOR WIDTH	8.0'	LOCK to LOC TIME	6.0
TRAILER WIDTH	8.5'	STEERING ANGLE	17.7
TRACTOR TRACK	8.0'	ARTICULATING ANGLE	70.0
TRAILER TRACK	8.5'		

**UNDERGROUND PARKING NOTE:**  
A FULL SIZE VEHICLE CAN SAFELY ENTER AND EXIT THE UNDERGROUND PARKING.

**FIRE DEPARTMENT LADDER TRUCK:**  
WHEEL BASE = 22'-10"  
BUMPER-TO-BUMPER LENGTH = 42'

**TURNING MOVEMENT NOTE:**  
A WB-50 SEMITRAILER CAN MANUEVER THE SITE; THEREFORE, THE FIRE DEPT. LADDER TRUCK CAN MANUEVER AROUND THE SITE.



**TURNING MOVEMENT EXHIBIT**

SCALE: 1"=20'-0"  
1" = 20' SCALE

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



100 CAMELOT DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 526-4000  
FAX: (262) 526-9001

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17700 W. CAPITAL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 790-1401

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**

MAY 16, 2011  
JUNE 6, 2011

DATE:

JOB NUMBER:  
1014610  
SHEET

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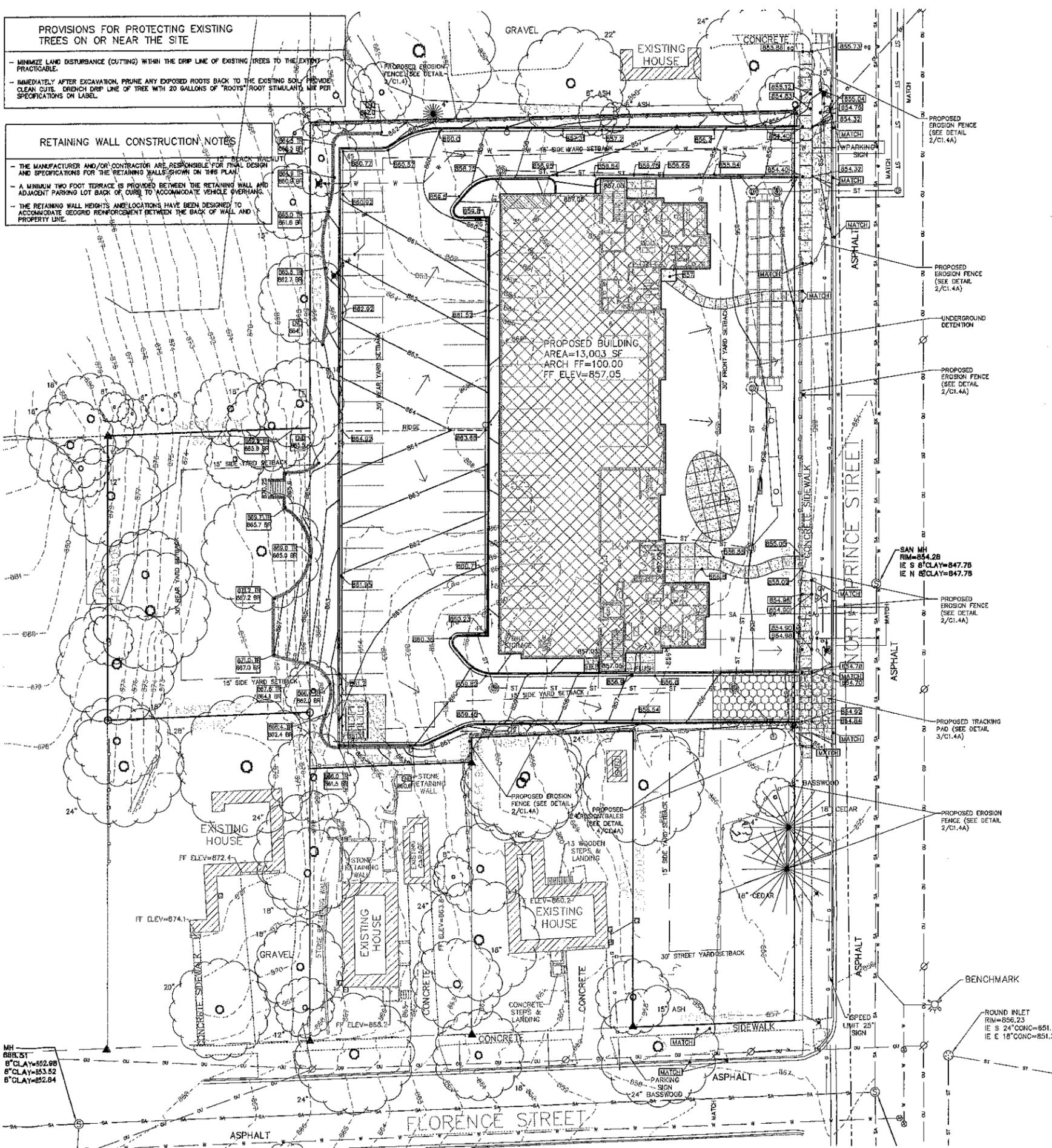
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**PROVISIONS FOR PROTECTING EXISTING TREES ON OR NEAR THE SITE**

- MINIMIZE LAND DISTURBANCE (CUTTING) WITHIN THE DRIP LINE OF EXISTING TREES TO THE EXTENT PRACTICABLE.
- IMMEDIATELY AFTER EXCAVATION, PRUNE ANY EXPOSED ROOTS BACK TO THE EXISTING SOIL. PROVIDE CLEAN CUTS. DRENCH DRIP LINE OF TREE WITH 20 GALLONS OF "ROOTS" ROOT STIMULANT MIX PER SPECIFICATIONS ON LABEL.

**RETAINING WALL CONSTRUCTION NOTES**

- THE MANUFACTURER AND/OR CONTRACTOR ARE RESPONSIBLE FOR FINAL DESIGN AND SPECIFICATIONS FOR THE RETAINING WALL(S) SHOWN ON THIS PLAN.
- A MINIMUM TWO FOOT TERRACE IS PROVIDED BETWEEN THE RETAINING WALL AND ADJACENT PARKING LOT BACK OF CURB TO ACCOMMODATE VEHICLE OVERHANG.
- THE RETAINING WALL HEIGHTS AND LOCATIONS HAVE BEEN DESIGNED TO ACCOMMODATE GEGRID REINFORCEMENT BETWEEN THE BACK OF WALL AND PROPERTY LINE.



**EROSION CONTROL, SITE STABILIZATION AND SEEDING SPECIFICATIONS**

EROSION CONTROL SHALL STRICTLY COMPLY WITH THE EROSION CONTROL GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 101, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL.

DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL.

STONE TRACKING PADS SHALL BE PLACED ON SITE AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. THE AGGREGATE USED SHALL BE 3 TO 8 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EXCESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG.

STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL CATCH BASINS, AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2 (DETAIL 1/CI.4).

ALL SILT FENCE SHALL BE PLACED ON SITE AND SHALL BE IN CONFORMANCE WITH THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-5.

THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.

ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 101 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.

TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE WITHIN A PERIOD OF ONE YEAR AND/OR LAND-DISTURBING ACTIVITIES THAT WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 7 DAYS.

PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN CONFORMANCE WITH WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 101 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS FOR TEMPORARY AND PERMANENT SEEDING.

ANY SOIL STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.

ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.

EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.

DEWATERING - IF SITE DEWATERING IS REQUIRED ON SITE THE FOLLOWING PROCEDURES SHALL BE USED:

1. FOLLOW WDR CODE No. 1061 FOR DEWATERING.
2. ASSUMED SOIL AND TEXTURE CLASSIFICATION IN THIS AREA IS A SANDY LOAM (CONTRACTOR TO VERIFY IF DIFFERENT).
3. TYPE I GEOTEXTILE BAGS TO BE USED FROM THE DEWATERING WITH SANDY LOAM SOIL.
4. GEOTEXTILE BAGS SHALL BE SIZED ACCORDING TO THE PARTICLE SIZE BEING TRAPPED. EXPECTED FLOW OR PUMPING RATE (GPM) PER SQUARE FOOT OF FABRIC AND A 50% CLOGGING FACTOR. THE FOOTPRINT OF THE BAG SHALL BE NO SMALLER THAN 100 SQUARE FEET.
5. WDR APPROVED POLYMERS CAN BE USED TO ENHANCE THE EFFICIENCY OF THE BAGS.
6. SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE TO WATERS OF THE STATE.
7. THE FOLLOWING MONITORING SHALL BE CONDUCTED. TEST RESULTS SHALL BE RECORDED ON A DAILY LOG KEPT ON SITE:
  - DISCHARGE DURATION AND SPECIFIED PUMPING RATE.
  - OBSERVED WATER TABLE AT TIME OF DEWATERING
  - IF USED, TYPE AND AMOUNT OF CHEMICAL USED FOR PH ADJUSTMENT.
  - IF USED, TYPE AND AMOUNT OF POLYMER USED FOR TREATMENT.
  - MAINTENANCE ACTIVITIES.

PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED AREAS.

PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) ON ALL SLOPES THAT ARE 4:1 AND GREATER.

ALL STORM WATER CONVEYANCE SWALES SHALL BE SEEDDED WITH WISCONSIN DOT MIX #10 @ 4.0 LBS PER 1,000 S.F. NORTH AMERICAN GREEN C125 OR EQUIVALENT EROSION MATTING SHALL BE PROVIDED AT THE BOTTOM OF SWALE.

FOR LAWN AREAS SEE LANDSCAPING PLAN FOR SEEDING OR SODDING REQUIREMENTS

**PROJECT NOTES**

- EXISTING CONDITIONS AND DEMOLITION NOTES:**
1. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- PRICE NOTES:**
1. CONTRACTOR TO CONTACT TRIO ENGINEERING (ATTN: JOSH PUDELKO (262) 790-1480) FOR CONSTRUCTION STAKING PRICES FOR INCLUSION IN CONTRACTOR BID. PRICES PROVIDED WILL BE BASED UPON SCOPE OF SERVICES REQUESTED.
  2. 4" WIDE YELLOW STRIPING FOR PARKING STALLS, TRAFFIC LANE, AND NO PARKING AREAS. YELLOW PAINT MARKINGS FOR H.O. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGE.
  3. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- GRADING AND EROSION CONTROL NOTES:**
1. SEE PLANS FOR EROSION CONTROL DETAILS & CONSTRUCTION SEQUENCE.
  2. PER NR 216.48, THE CONSTRUCTION MUST BE MONITORED AND MAINTAINED TO ENSURE THAT EROSION CONTROL MEASURES ARE WORKING AND STAY IN PLACE. THE CONSTRUCTION SITE MUST BE INSPECTED AT LEAST EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL OF 0.5" OR MORE. WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS MUST BE MAINTAINED AND INCLUDE THE FOLLOWING:
    - A. THE DATE, TIME AND EXACT LOCATION OF THE INSPECTION.
    - B. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
    - C. AN ASSESSMENT OF THE CONDITION OF THE EROSION CONTROLS.
    - D. A DESCRIPTION OF ANY EROSION CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
    - E. A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION AT THE SITE.
  3. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING DATA AND REPORTS, AND MONITORING RECORDS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
  4. ENGINEER SHALL PREPARE A STORMWATER MANAGEMENT PLAN AND FILE A NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND PROCEDURE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE STORMWATER MANAGEMENT PLANS.
- UTILITY NOTES:**
1. CONTRACTOR TO FIELD VERIFY EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTE IS CLEAR (TO CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
  2. ALL PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC. ALL PROPOSED WATER PIPE SHALL BE C900 PVC FOR PIPE DIAMETERS OF 6" OR GREATER UNLESS OTHERWISE NOTED AND C905 PE FOR PIPE DIAMETERS OF 4" OR LESS.
  3. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR DRAIN PIPE. IF ATTACHED THE TRACER SHALL BE SECURED EVERY 8 TO 20 FEET AND AT ALL BENDS. TRACER SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
  4. SEE PLANS FOR ADDITIONAL UTILITY SPECIFICATIONS AND DETAILS.
  5. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM EXTERIOR WALL OF FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISH FLOOR ELEVATION.
- LANDSCAPE NOTES:**
1. CONTRACTOR SHALL SEED, FERTILIZE AND MULCH LAWN AREAS AND DISTURBED AREAS (OR SOD) AS INDICATED ON PLANS. PROVIDE ALL TREES, SHRUBS AND PLANTINGS AS INDICATED ON PLANS.

**GRADING AND EROSION CONTROL PLAN**

SCALE: 1"=20'-0"

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100 CAMELOT DRIVE  
FOND DU LAC, WI 54903  
PHONE: (920) 926-9900  
FAX: (920) 926-9901

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17700 W. CAPITOL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1480  
FAX: (262) 790-1481

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

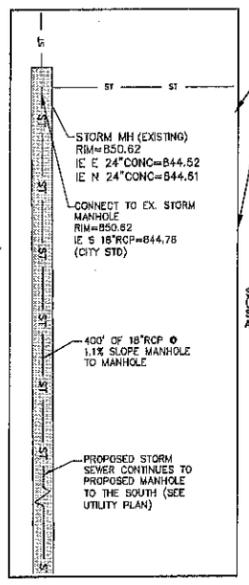
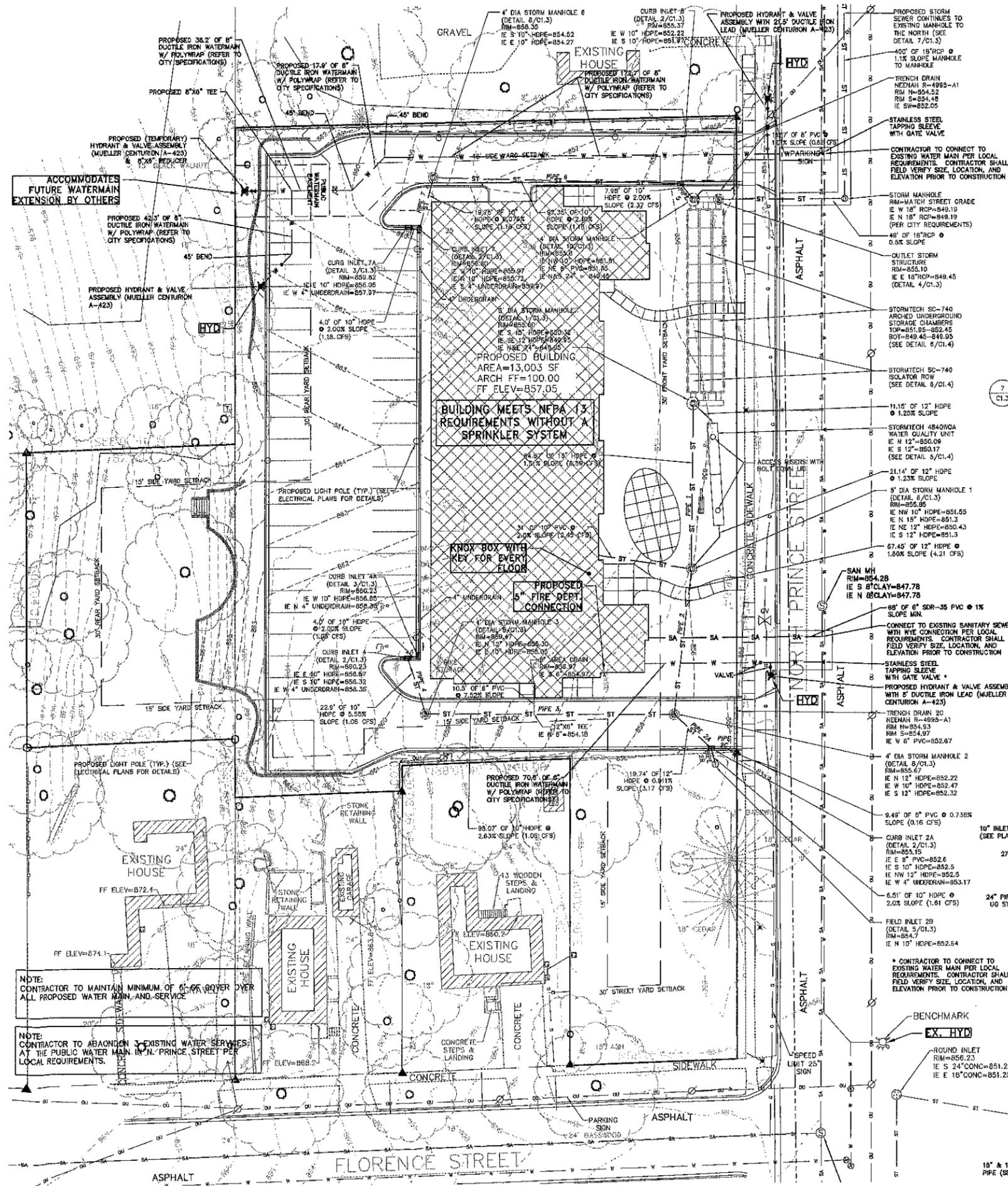
**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**  
MAY 18, 2011  
JUNE 6, 2011

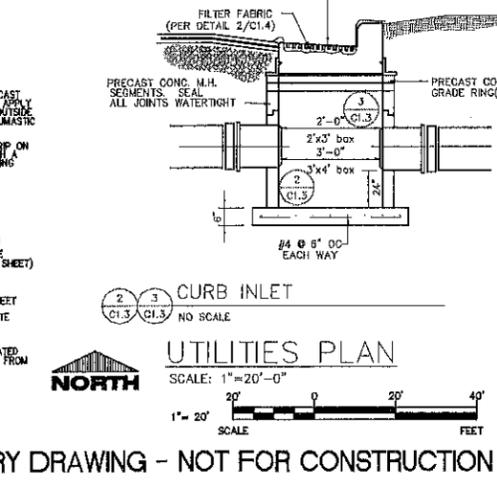
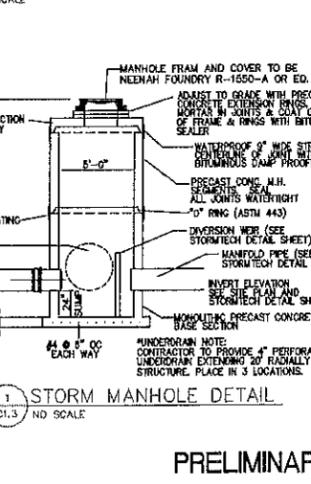
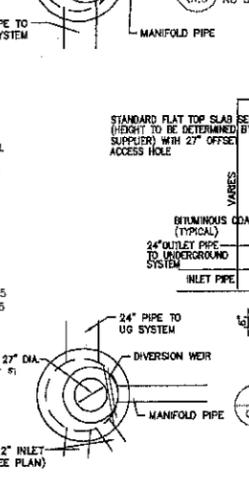
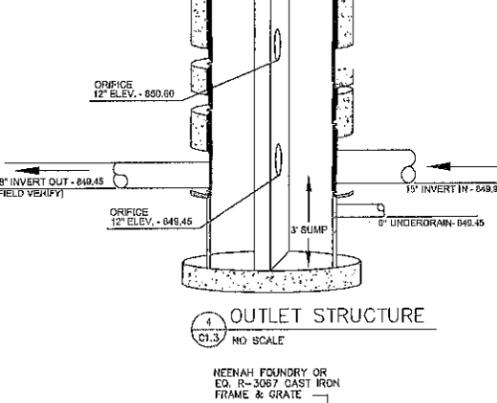
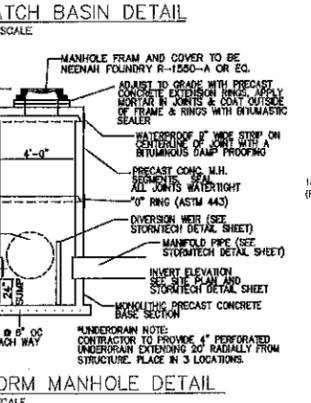
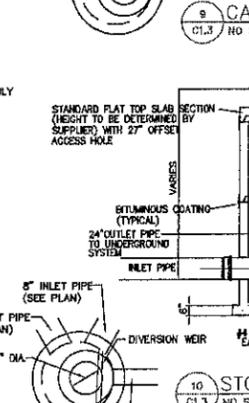
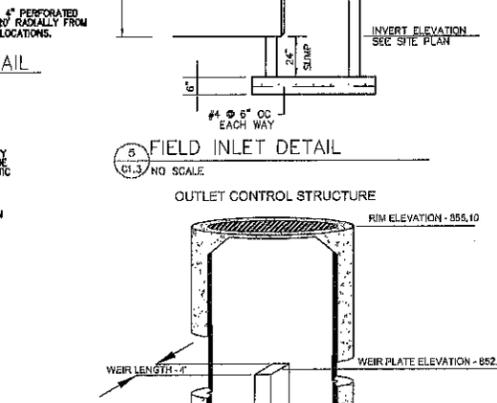
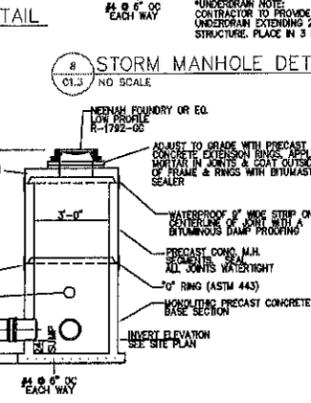
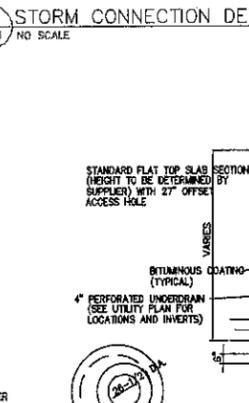
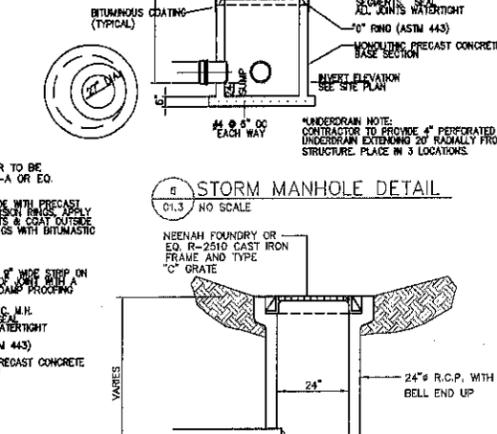
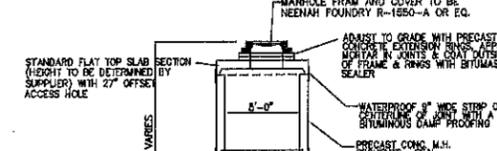
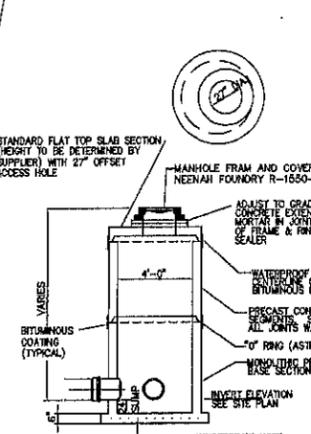
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**JOB NUMBER:**  
1014610

**SHEET**  
C1.2

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



NOTE: COORDINATE STORM SEWER IMPROVEMENTS WITH THE CITY'S CAPITAL IMPROVEMENT PROGRAM SCHEDULED FOR 2012 FOR PRINCE STREET.



1700 W. CAPITOL DRIVE  
 BROOKFIELD, WI 53005  
 PHONE: (262) 790-1480  
 FAX: (262) 790-1481

OWNER:  
 CAT CON WHITEWATER, LLC  
 225 E. MASON STREET  
 SUITE 600  
 MILWAUKEE, WI 53202

PROJECT:  
 NEW BUILDING FOR:  
 THE ELEMENT  
 NORTH PRINCE STREET  
 WHITEWATER, WI 53190

PRELIMINARY PLAN DATE:  
 MAY 16, 2011  
 JUNE 6, 2011

DATE:  
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 1014610  
 SHEET

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



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CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

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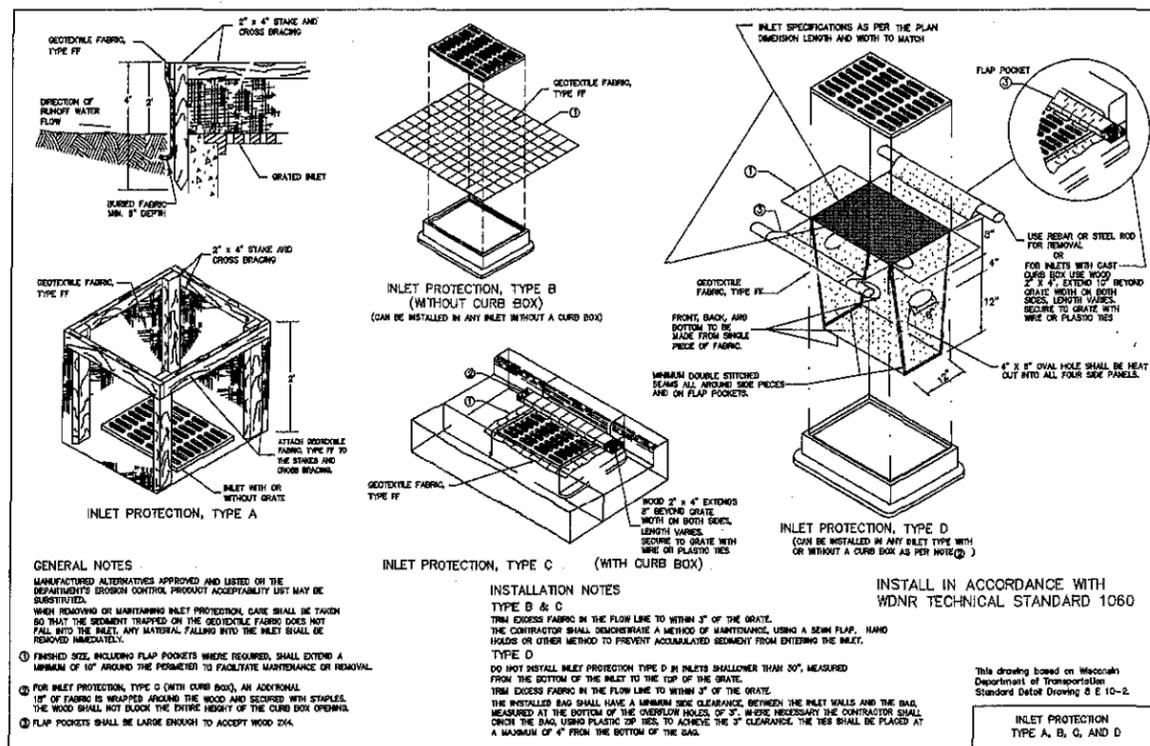
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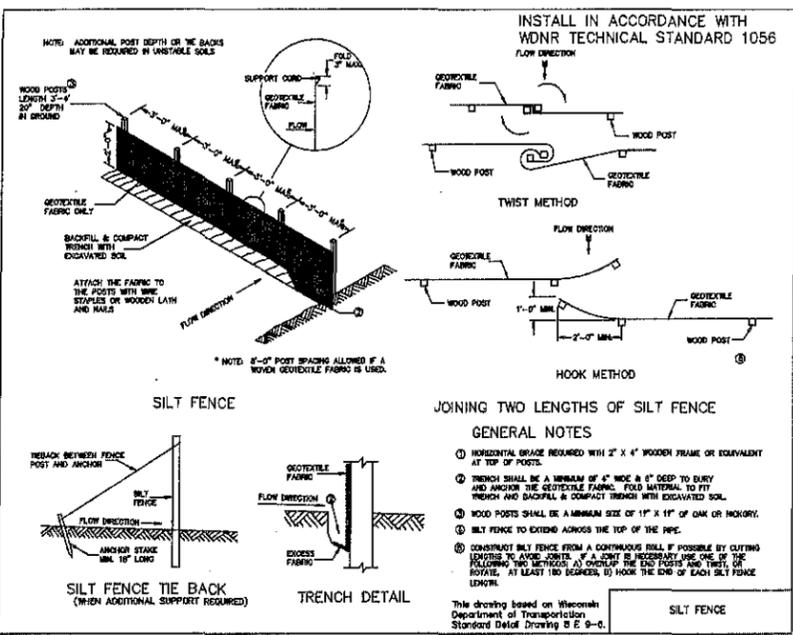
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1014610  
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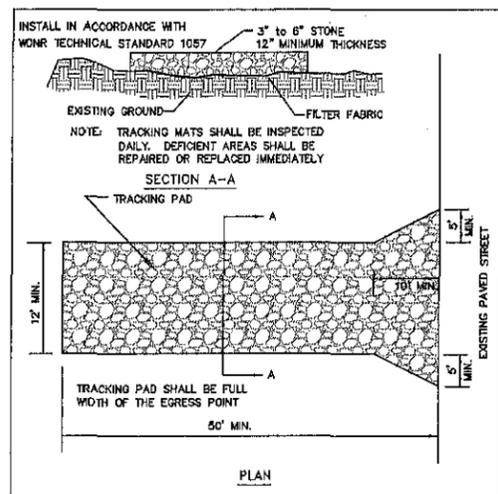
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3 INLET PROTECTION DETAILS  
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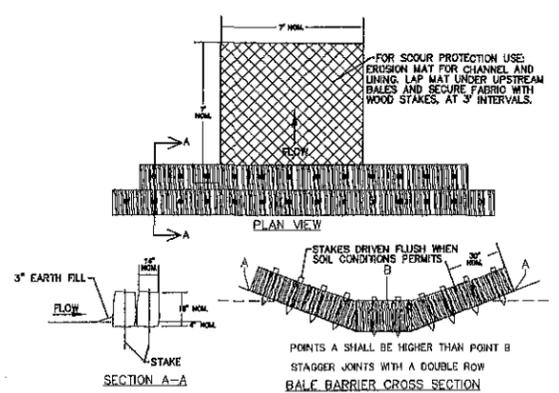
2 SILT FENCE - INSTALLATION DETAIL  
C1.4A NO SCALE



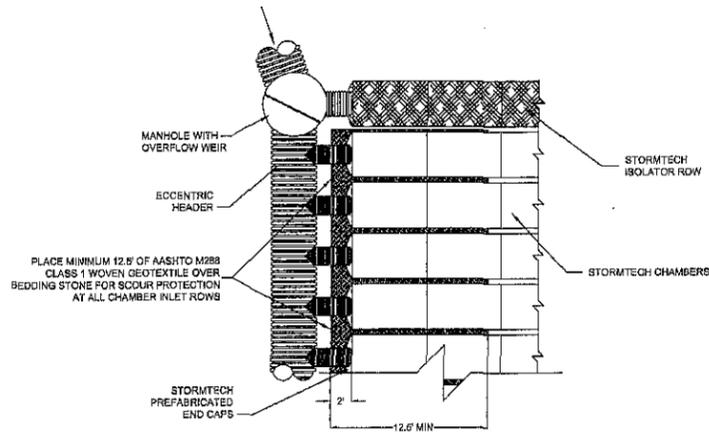
3 TRACKPAD DETAILS  
C1.4A NO SCALE

CONSTRUCTION SEQUENCE		CONSTRUCTION START: SEPTEMBER 2011	CONSTRUCTION END: JUNE 2012
PHASE	TYPE OF ACTION		
1. PRE-CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.</li> <li>2. PLACE ALL SILT FENCE.</li> <li>3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.</li> <li>4. CONSTRUCT PERMANENT UNDERGROUND DETENTION AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.</li> <li>5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.</li> <li>6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.</li> </ol>		
2. CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>1. CLEAR AND GRUB TREES AND BRUSH AS REQUIRED AND INDICATED PER PLANS. SITE DEMOLITION.</li> <li>2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE LOCATION (OFFSITE). LOCATION BY OWNER.</li> <li>3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.</li> <li>4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE. COORDINATE WITH CITY PROJECT.</li> <li>5. DIG AND POUR ALL BUILDING FOOTINGS.</li> <li>6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.</li> <li>7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.</li> <li>8. CONSTRUCT BUILDING.</li> <li>9. PAVE DRIVEWAYS AND PARKING AREAS.</li> <li>10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.</li> </ol>		
3. POST CONSTRUCTION ACTION	<ol style="list-style-type: none"> <li>1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.</li> <li>2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.</li> </ol>		

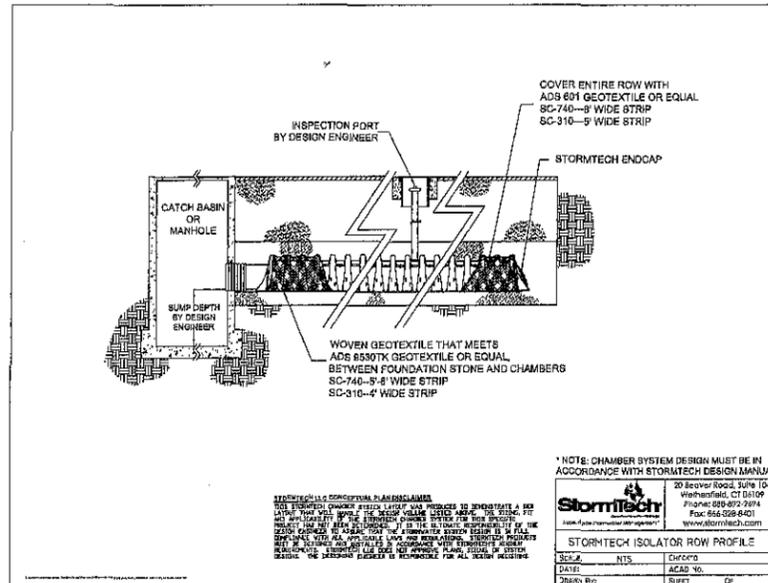
\*\*CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.\*\*



4 HAY OR STRAW BALE DITCH CHECK  
C1.4A NO SCALE

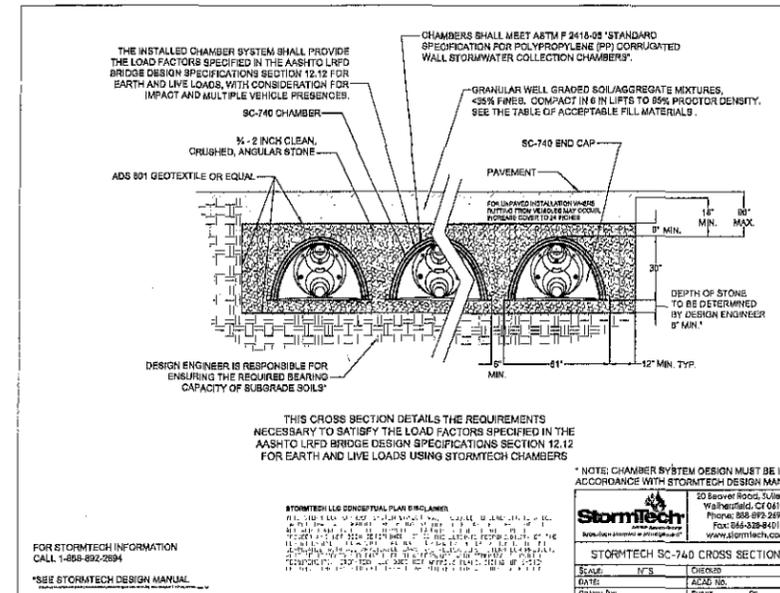


"ISOLATOR ROW" MANIFOLD DETAIL & ASSEMBLY SCHEMATIC

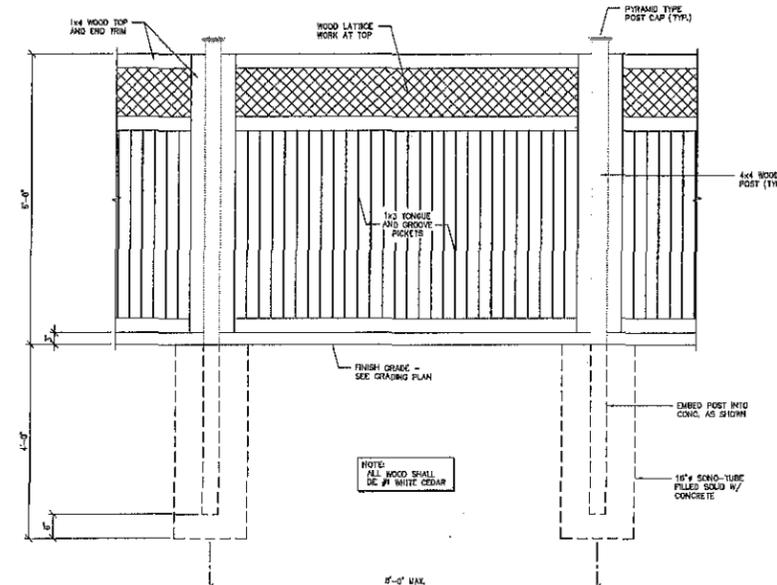
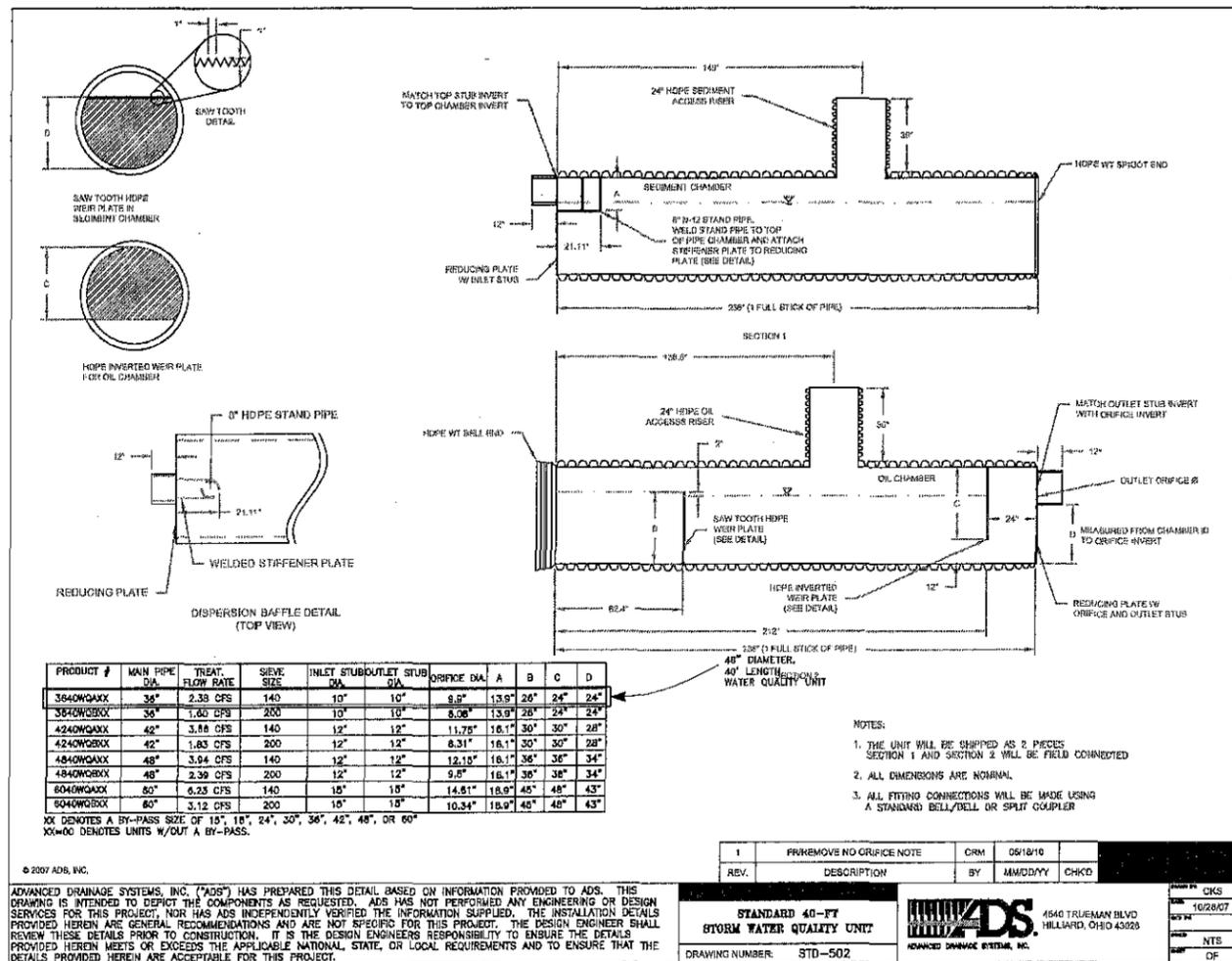


"ISOLATOR ROW" WATER QUALITY FEATURE

6 STORMTECH SC-740 UNDERGROUND STORAGE  
C1.4 NO SCALE



UNDERGROUND STORAGE CROSS SECTION



7 TYPICAL PRIVACY FENCE ELEVATION  
C1.4 SCALE: 3/4" = 1'-0"



100 CAMELOT DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 792-9901

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17700 W. CAPITAL DRIVE  
BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 792-9901

OWNER:  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

PROJECT:  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

PRELIMINARY  
PLAN DATE:

MAY 18, 2011  
JUNE 6, 2011

DATE:

JOB NUMBER =  
1014610  
SHEET

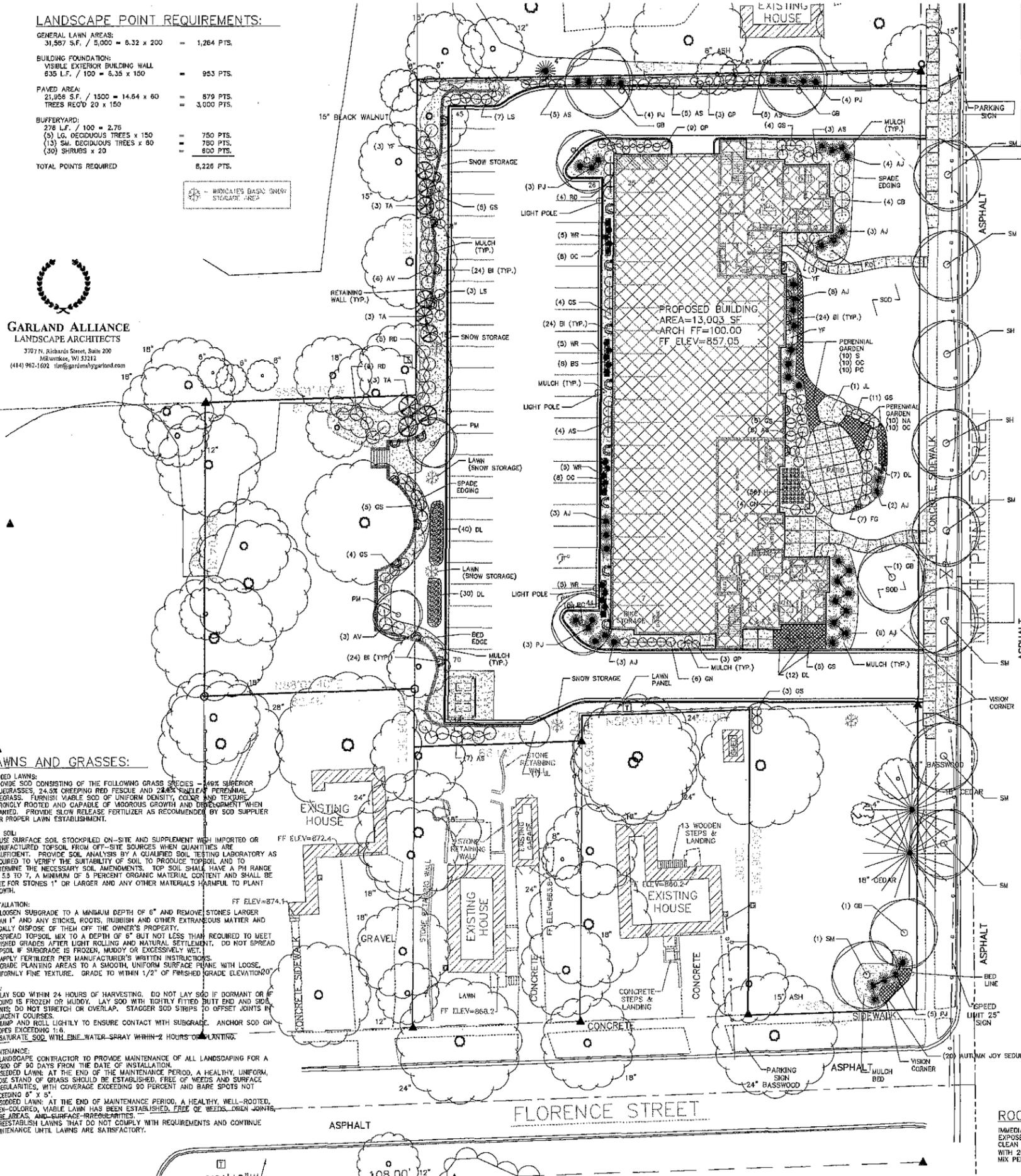
C1.4

**LANDSCAPE POINT REQUIREMENTS:**

GENERAL LAWN AREAS: 31,587 S.F. / 5,000 = 6.32 x 200 =	1,264 PTS.
BUILDING FOUNDATION: VISIBLE EXTERIOR BUILDING WALL 635 L.F. / 100 = 6.35 x 150 =	953 PTS.
PAVED AREA: 21,956 S.F. / 1500 = 14.64 x 60 =	879 PTS.
TREES REQ'D 20' x 150 =	3,000 PTS.
BUFFER YARD: 278 L.F. / 100 = 2.78	
(5) LG. DECIDUOUS TREES x 150 =	750 PTS.
(13) SM. DECIDUOUS TREES x 60 =	780 PTS.
(30) SHRUBS x 20 =	600 PTS.
<b>TOTAL POINTS REQUIRED</b>	<b>6,226 PTS.</b>

INDICATES BASIC SNOW STORAGE AREA

**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS  
3707 N. Richards Street, Suite 200  
Milwaukee, WI 53212  
(414) 962-1602 | info@garlandalliance.com



**LANDSCAPE PLANTING SCHEDULE**

MARK	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	QUANTITY	TOTAL POINTS	
<b>TREES (LARGE DECIDUOUS) - 150 PTS.</b>							
CH	Common Hackberry	Celtis Occidentalis	2"	40' - 60'	2	300	
GB	Ginkgo	Ginkgo Biloba	2"	50' - 60'	4	600	
PM	Paperbark Maple	Acer Rubrum	2"	25'	2	300	
SM	State Street Norway Maple	Acer Nyctose	4"	40' - 60'	6	1,350	
<b>TREES (SMALL DECIDUOUS) - 60 PTS.</b>							
FC	Flowering Crabapple (Spring Snow)	Malus x Hybrid (Spring Snow)	2"	18'	1	60	
JL	Japanese Tree Lilac (Ivory Silk)	Syringa Reticulata	2"	15'	2	120	
<b>TREES (EVERGREEN) - 40 PTS.</b>							
TA	Teddy Arbutus	Thuja Occidentalis	4"	15'	9	360	
<b>SHRUBS (DECIDUOUS) - 20 PTS.</b>							
AS	Anthony Waterer Spirea	Spirea x Burdalo 'Anthony Waterer'	15" - 18"	24" - 36"	27	540	
AV	Arrowwood Viburnum	Viburnum Dentatum	30" - 36"	10' - 12'	9	180	
CB	Compact Burningbush	Euonymus Alata 'Compactum'	48"	6' - 7'	4	80	
GN	Summer Wine Ninebark	Physocarpus Opulifolius 'Summer Wine'	24" - 30"	4' - 6'	13	280	
GP	Mango Tango Potentilla	Potentilla Fruticosa 'Mango Tango'	18" - 19"	2' - 3'	15	300	
GS	Carefree Wonder Rose	Rosa Canadensis 'Wonder'	15" - 18"	24" - 36"	46	920	
LS	Grass-Low Sumac	Rhus Aromatica 'Grass-Low'	12" - 15"	2' - 5'	17	340	
RD	Red Twigged Dogwood	Cornus Baltica	30" - 36"	8' - 10'	14	280	
YF	Yellow Forsythia	Forsythia x 'Northern Gold'	18" - 24"	6' - 7'	6	120	
WR	Wine & Rose Weigela	Weigela 'Wine & Rose'	15" - 18"	30"	20	400	
<b>SHRUBS (EVERGREEN) - 20 PTS.</b>							
AJ	Blue Sargent Juniper	Juniperus Sargentii Glauca	12" - 15"	12" - 18"	32	640	
PJ	Pfitzer Juniper	Juniperus Chinensis 'Pfitzeriana'	12" - 15"	3' - 4'	19	380	
<b>PERENNIALS (PERENNIAL GARDENS) - 1 PT. / S.F.</b>							
BS	Black-Eyed Susan	Rudbeckia Hirta	1 Gal. Pot	2'	6	-	
DL	Daylily 'Stella De Oro'	Hemerocallis Stella De Oro	1 Gal. Pot	1'	99	-	
H	Hosta	Hosta 'Royal Standard'	1 Gal. Pot	1'	56	-	
NA	New York Aster	Aster 'Nova-Beigi'	1 Gal. Pot	3'	10	-	
OC	Orange Coneflower	Rudbeckia Fulgida var. 'Sultenitzi Goldsturm'	1 Gal. Pot	2'	36	-	
PC	Purple Coneflower	Echinacea Purpurea	1 Gal. Pot	2'	18	-	
S	Stonecrop	Sedum 'Autumn Joy'	1 Gal. Pot	1.5'	10	-	
						3,719 S.F.	3,719
<b>ORNAMENTAL GRASSES</b>							
FG	Feather Reed Grass	Calamagrostis x Acutiflora 'Striata'	1 Gal. Pot	3'	7	-	
						TOTAL POINTS =	11,249
<b>VINES</b>							
BI	Boston Ivy	Parthenocissus Tricupolata	1 Gal. Pot	20'	24	-	



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BROOKFIELD, WI 53005  
PHONE: (262) 790-1400  
FAX: (262) 790-1401

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**

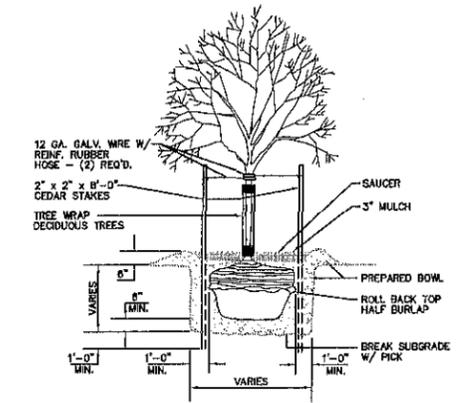
MAY 16, 2011  
JUNE 6, 2011

**DATE:**

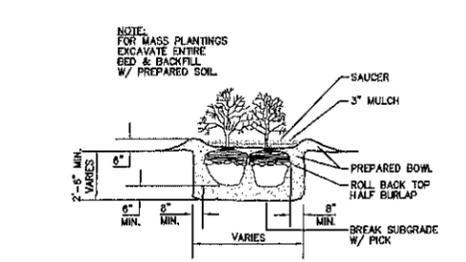
**JOB NUMBER:**  
1014610

**SHEET**

**C1.5**



1 TREE PLANTING DETAIL  
NO SCALE



2 SHRUB PLANTING DETAIL  
NO SCALE

**EXTERIOR PLANTS:**

**TREES & SHRUBS:**  
FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS AND DISFIGUREMENT.

**TOP SOIL:**  
REUSE SURFACE SOIL STOCKPILED ON-SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF-SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO PRODUCE TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TOP SOIL SHALL HAVE A PH RANGE OF 6.5 TO 7, A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT AND SHALL BE FREE FOR STONES 1" OR LARGER AND ANY OTHER MATERIALS HARMFUL TO PLANT GROWTH.

**MULCHES:**  
ORGANIC MULCH - PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON LANDSCAPE PLAN. INSTALL OVER NONWOVEN WEED BARRIER FABRIC.

**EDGING:**  
PLASTIC - INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5 1/2" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

**INSTALLATION:**  
- LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6" AND REMOVE STONES LARGER THAN 1" AND ANY STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF THE OWNER'S PROPERTY.  
- SPREAD TOPSOIL MIX TO A DEPTH OF 6" BUT NOT LESS THAN REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY OR EXCESSIVELY WET.  
- APPLY FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.  
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE FLARE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 1/2" OF FINISHED GRADE ELEVATION.  
- EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS TREE DIAMETER.  
- SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES.  
- PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX.  
- WATER ALL PLANTS THOROUGHLY.  
- PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.

**MAINTENANCE/WARRANTY:**  
- LANDSCAPE CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT.  
- PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS AND PERENNIALS.

**ROOT PRUNE:**

IMMEDIATELY AFTER EXCAVATION, PRUNE BACK ALL EXPOSED TREE ROOTS TO EXISTING SOIL. PROVIDE CLEAN CUTS. BRUSH TREE DRIP LINE OF TREE WITH 20 GALLONS OF "ROOTS" ROOT STIMULANT. MIX PER SPECIFICATIONS ON LABEL.



SCALE: 1" = 20'-0"  
1" = 20' SCALE

**PRELIMINARY DRAWING - NOT FOR CONSTRUCTION**

**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

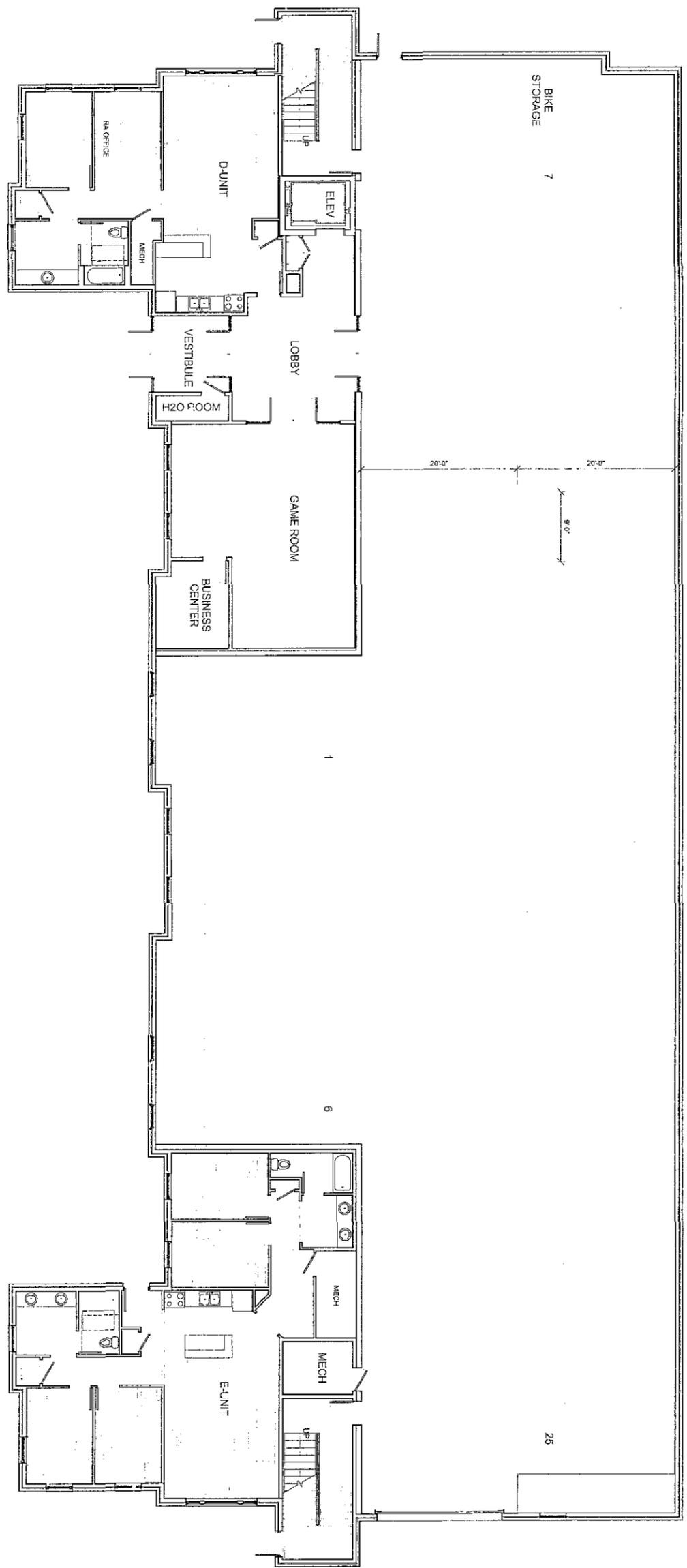
**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

PRELIMINARY  
SHEET DATES:  
MAY 18, 2011  
JUNE 6, 2011

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A1.1

**AREA CALCULATIONS**

CLAMBER (1) BEDROOM (1) BATH UNITS - (1) UNITS	267 S.F.
LIVING ROOM	169 S.F.
KITCHEN	144 S.F.
RA OFFICE	144 S.F.
BATHROOM	114 S.F.
CIRCULATION	57 S.F.
MECH. CLOSET	26 S.F.
CLOSET	68 S.F.
<b>TOTAL UNIT</b>	<b>869 S.F.</b>
E-UNIT (1) BEDROOM (2) BATH UNITS - (1) UNITS	233 S.F.
KITCHEN	134 S.F.
BATHROOM (EA)	106 S.F.
BATHROOM 1	104 S.F.
LAUNDRY CLOSET (STACKED W/D)	11 S.F.
CIRCULATION	182 S.F.
MECH. CLOSET	88 S.F.
<b>TOTAL UNIT</b>	<b>1260 S.F.</b>
CLAMBER (2) BEDROOM (2) BATH UNITS - (2) UNITS	1738 S.F.
LIVING ROOM	183 S.F.
KITCHEN	134 S.F.
BATHROOM (EA)	104 S.F.
BATHROOM 1	104 S.F.
BATHROOM 2	11 S.F.
LAUNDRY CLOSET (STACKED W/D)	14 S.F.
CIRCULATION	154 S.F.
MECH. CLOSET	15 S.F.
CLOSET	15 S.F.
<b>TOTAL UNIT</b>	<b>1738 S.F.</b>
CLAMBER (4) BEDROOM (2) BATH UNITS - (4) UNITS	1189 S.F.
LIVING ROOM	267 S.F.
KITCHEN	169 S.F.
RA OFFICE	144 S.F.
BATHROOM	114 S.F.
CIRCULATION	57 S.F.
MECH. CLOSET	26 S.F.
CLOSET	68 S.F.
<b>TOTAL UNIT</b>	<b>1189 S.F.</b>





100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
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FAX: (920) 926-9801

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**AREA CALCULATIONS**

**A-UNIT: (4) BEDROOM, (2) BATH UNITS - (12) UNITS**

LIVING ROOM	185 S.F.
KITCHEN	120 S.F.
BEDROOMS (EA.)	103 S.F.
BATHROOM 1	88 S.F.
BATHROOM 2	90 S.F.
LAUNDRY CLOSET (STACKED W/D)	10 S.F.
CIRCULATION	140 S.F.
MECH. CLOSET	19 S.F.
CLOSETS	20 S.F.
TOTAL UNIT	1,084 S.F.

**B-UNIT: (4) BEDROOM, (2) BATH UNITS - (2) UNITS**

LIVING ROOM	213 S.F.
KITCHEN	163 S.F.
BEDROOMS (EA.)	104 S.F.
BATHROOM 1	114 S.F.
BATHROOM 2	90 S.F.
LAUNDRY CLOSET (STACKED W/D)	11 S.F.
CIRCULATION	164 S.F.
MECH. CLOSET	32 S.F.
CLOSETS	15 S.F.
TOTAL UNIT	1,216 S.F.

**C-UNIT: (4) BEDROOM, (2) BATH UNITS - (2) UNITS**

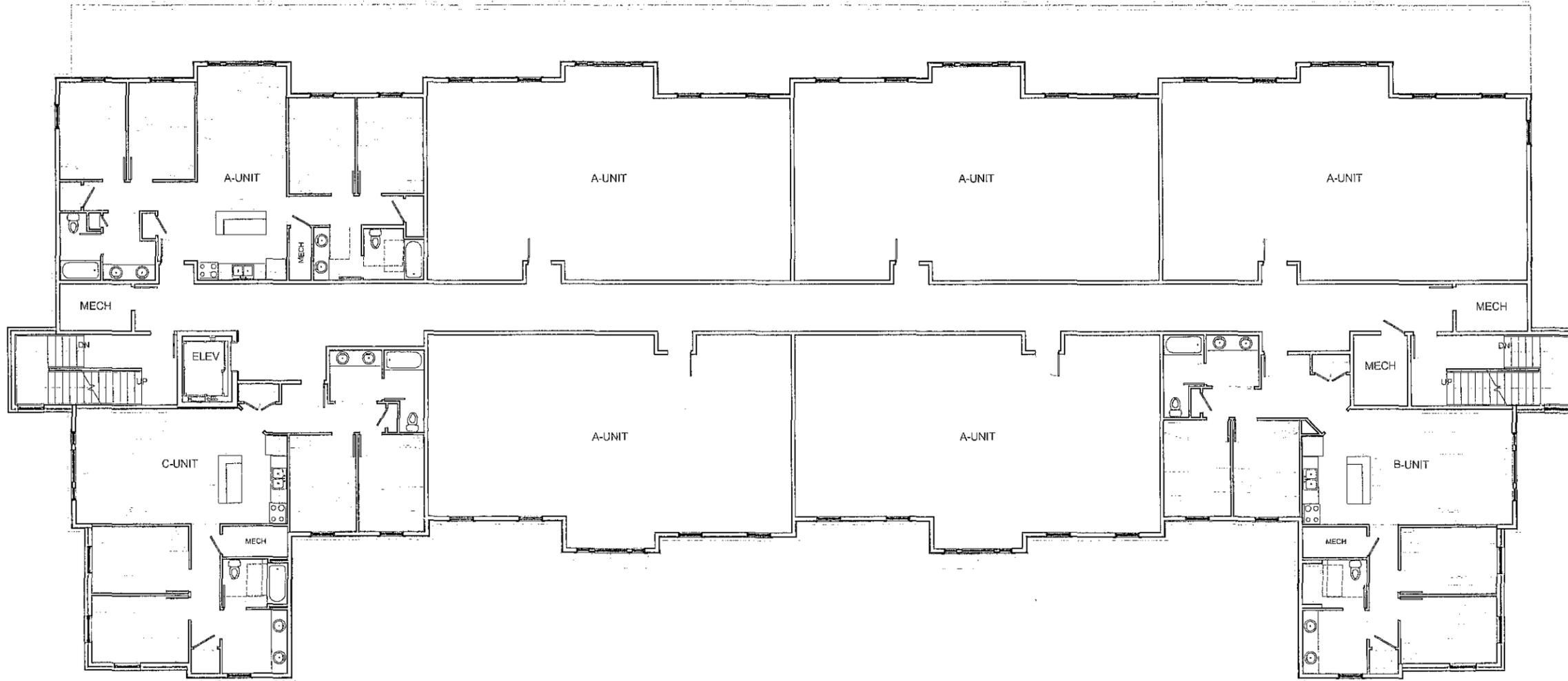
LIVING ROOM	213 S.F.
KITCHEN	163 S.F.
BEDROOMS (EA.)	104 S.F.
BATHROOM 1	114 S.F.
BATHROOM 2	90 S.F.
LAUNDRY CLOSET (STACKED W/D)	11 S.F.
CIRCULATION	134 S.F.
MECH. CLOSET	32 S.F.
CLOSETS	16 S.F.
TOTAL UNIT	1,169 S.F.

**D-UNIT: (1) BEDROOM, (1) BATH UNITS - (1) UNIT**

LIVING ROOM	267 S.F.
KITCHEN	189 S.F.
BEDROOM	134 S.F.
RA OFFICE	104 S.F.
BATHROOM	114 S.F.
LAUNDRY CLOSET (STACKED W/D)	11 S.F.
CIRCULATION	57 S.F.
MECH. CLOSET	29 S.F.
CLOSETS	9 S.F.
TOTAL UNIT	868 S.F.

**E-UNIT: (4) BEDROOM, (2) BATH UNITS - (1) UNIT**

LIVING ROOM	213 S.F.
KITCHEN	163 S.F.
BEDROOMS (EA.)	104 S.F.
BATHROOM 1	106 S.F.
BATHROOM 2	90 S.F.
LAUNDRY CLOSET (STACKED W/D)	11 S.F.
CIRCULATION	182 S.F.
MECH. CLOSET	58 S.F.
CLOSETS	11 S.F.
TOTAL UNIT	1,260 S.F.



**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

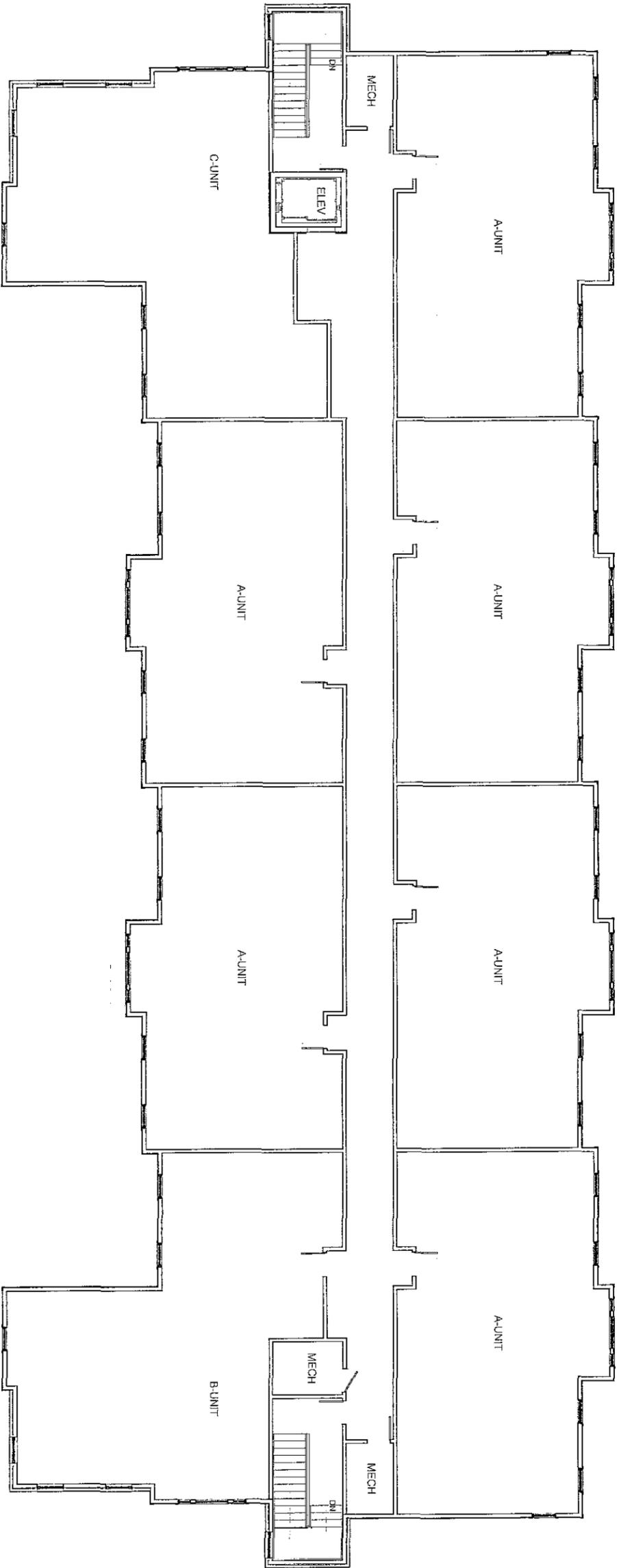
**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY SHEET DATES:**  
MAY 16, 2011  
JUNE 6, 2011

Sheet  
A1.2

**AREA CALCULATIONS**

UNIT 1 (A) BEDROOM (2) BATH UNITS - (1)3 UNITS	
KITCHEN	120 S.F.
BEDROOM (EA)	102 S.F.
BATHROOM 1	68 S.F.
LAUNDRY CLOSET (STACKED WID)	10 S.F.
CIRCULATION	140 S.F.
CLOSET	20 S.F.
TOTAL UNIT	1,064 S.F.
UNIT 2 (A) BEDROOM (2) BATH UNITS - (2) UNITS	
LIVING ROOM	233 S.F.
KITCHEN	183 S.F.
BEDROOM (EA)	104 S.F.
BATHROOM 1	60 S.F.
LAUNDRY CLOSET (STACKED WID)	11 S.F.
MECH. CLOSET	32 S.F.
CLOSET	15 S.F.
TOTAL UNIT	1,218 S.F.
UNIT 3 (A) BEDROOM (2) BATH UNITS - (2) UNITS	
LIVING ROOM	213 S.F.
BEDROOM (EA)	104 S.F.
BATHROOM 1	114 S.F.
BATHROOM 2	60 S.F.
LAUNDRY CLOSET (STACKED WID)	14 S.F.
CIRCULATION	22 S.F.
MECH. CLOSET	32 S.F.
CLOSET	18 S.F.
TOTAL UNIT	1,390 S.F.
UNIT 4 (A) BEDROOM (1) BATH UNITS - (2) UNITS	
KITCHEN	200 S.F.
MECH. CLOSET	10 S.F.
PA OFFICE	144 S.F.
BEDROOM	164 S.F.
LAUNDRY CLOSET (STACKED WID)	11 S.F.
CIRCULATION	67 S.F.
MECH. CLOSET	28 S.F.
CLOSET	28 S.F.
TOTAL UNIT	855 S.F.
UNIT 5 (A) BEDROOM (2) BATH UNITS - (1) UNIT	
LIVING ROOM	113 S.F.
KITCHEN	143 S.F.
BEDROOM (EA)	104 S.F.
BATHROOM 1	80 S.F.
BATHROOM 2	80 S.F.
LAUNDRY CLOSET (STACKED WID)	11 S.F.
CIRCULATION	122 S.F.
MECH. CLOSET	11 S.F.
CLOSET	11 S.F.
TOTAL UNIT	1,255 S.F.



**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

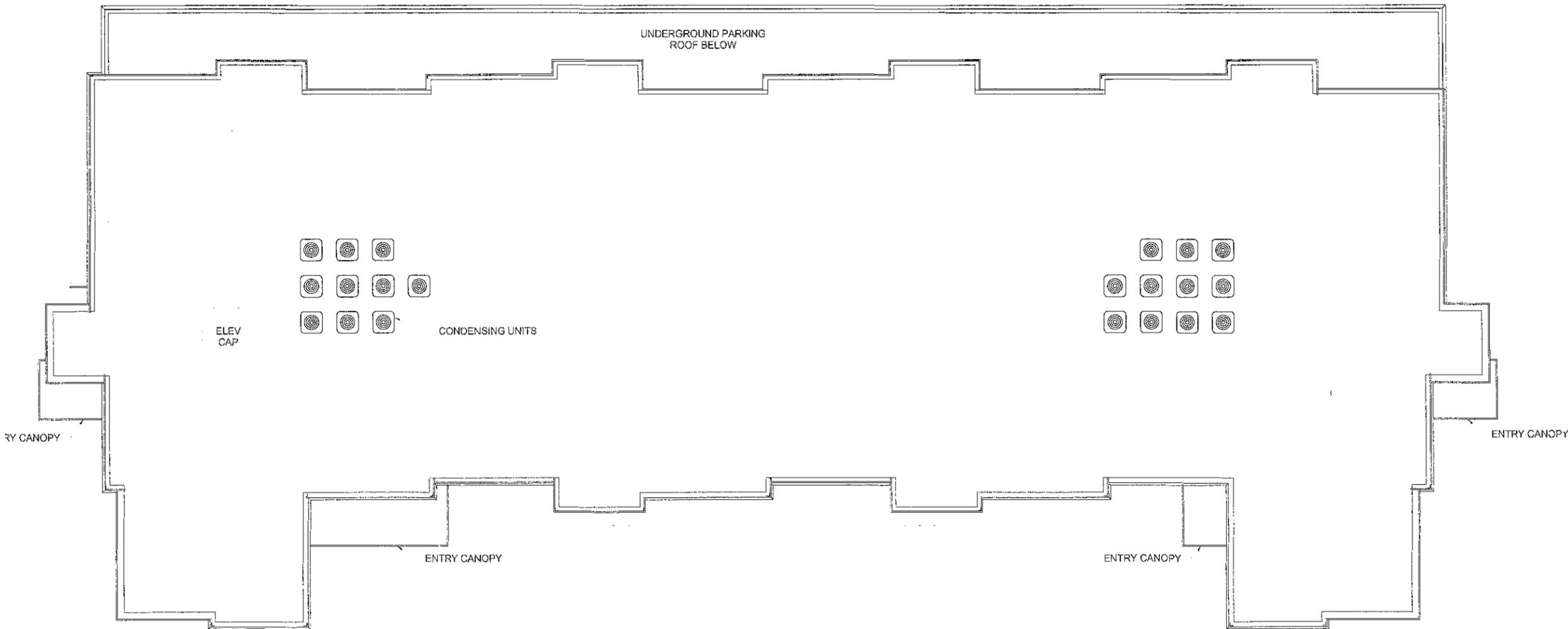
PRELIMINARY  
SHEET DATES:  
MAY 16, 2011  
JUNE 6, 2011

Sheet  
A1.3



100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

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**OWNER:**  
CAT CON WHITEWATER, LLC  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

**PROJECT:**  
NEW BUILDING FOR:  
THE ELEMENT  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY SHEET DATES:**  
MAY 16, 2011  
JUNE 6, 2011

Sheet  
A1.4

**FINISH NOTES**

**COMPOSITE BOARD SIDING & TRIM**  
 COLOR #1 - NAVAJO BEIGE  
 COLOR #2 - WOODSTOCK BROWN

**WINDOW GLAZING**  
 GLASS - CLEAR



100 CAMELOT DRIVE  
 FOND DU LAC, WI 54935  
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**OWNER:**  
 CAT CON WHITEWATER, LLC  
 225 E. MASON STREET  
 SUITE 600  
 MILWAUKEE, WI 53202

**PROJECT:**  
 NEW BUILDING FOR:  
 THE ELEMENT  
 NORTH PRINCE STREET  
 WHITEWATER, WI 53190

**PRELIMINARY SHEET DATES:**  
 MAY 16, 2011  
 JUNE 6, 2011

**JOB NUMBER:**  
 1104280

ERINC, INC.



**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



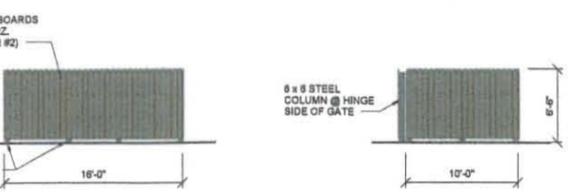
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 SCALE: 1/8" = 1'-0"



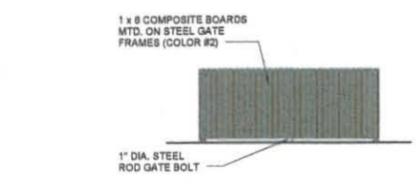
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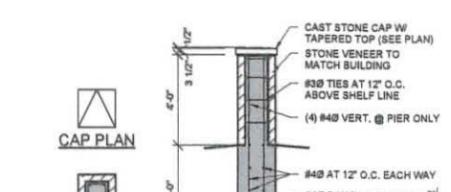
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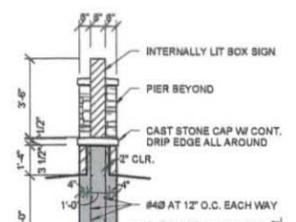
FR WEST ELEVATION



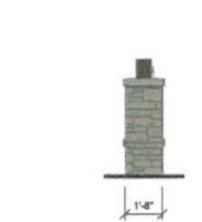
DI IMPSTER NORTH ELEVATION



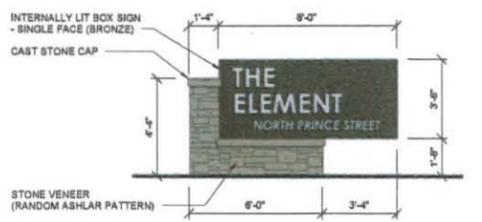
DI IMPSTER EAST ELEVATION



CAP PLAN  
 PIER PLAN



SIGN SOUTH ELEVATION



SIGN EAST ELEVATION



SIGN NORTH ELEVATION

Sheet  
 A2.0



100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

Always a Better Plan

**OWNER:**  
CATALYST CONSTRUCTION  
225 E. MASON STREET  
SUITE 600  
MILWAUKEE, WI 53202

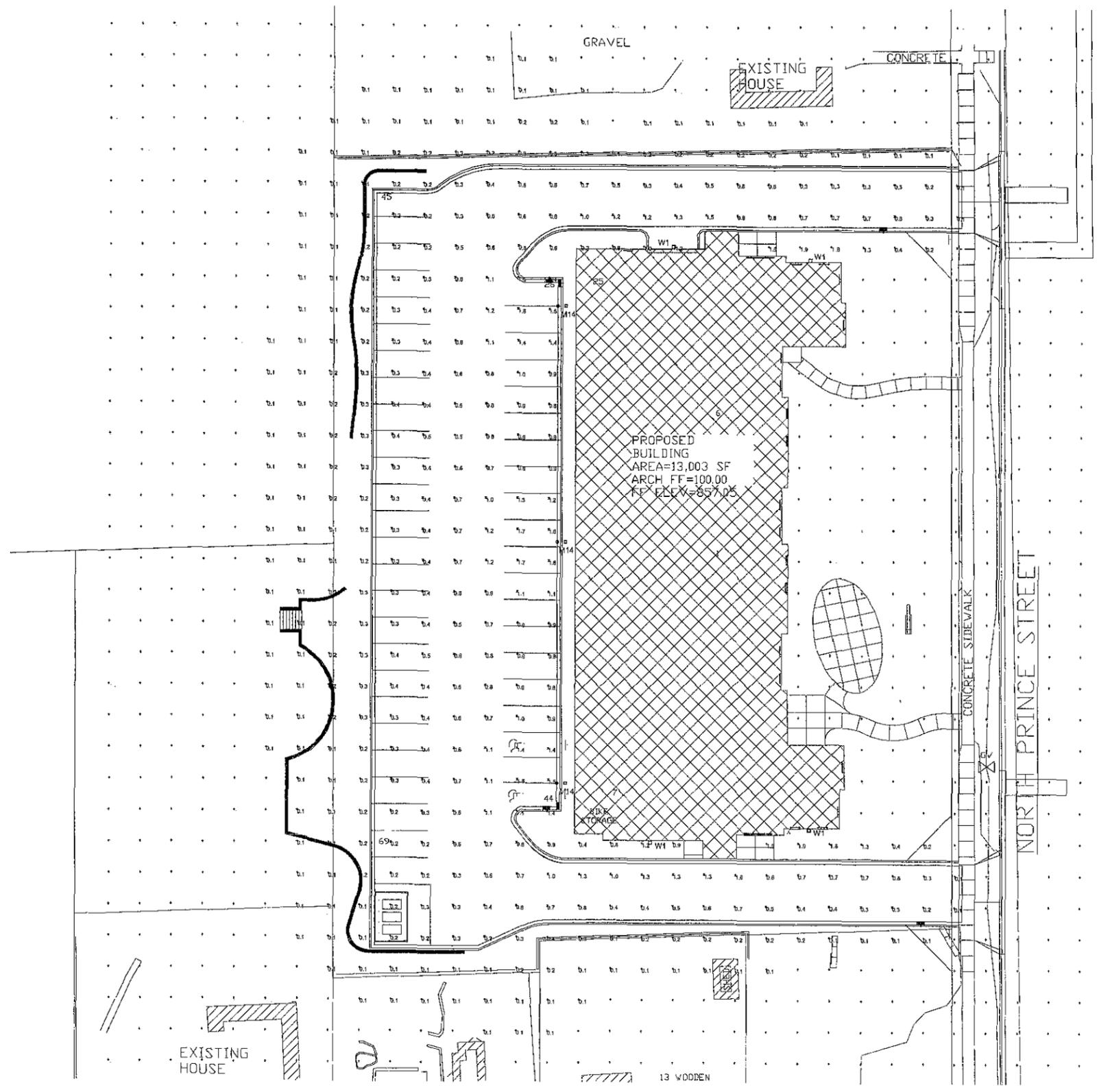
**PROJECT:**  
NEW BUILDING FOR:  
WHITEWATER STUDENT HOUSING  
NORTH PRINCE STREET  
WHITEWATER, WI 53190

**PRELIMINARY PLAN DATE:**

MAY 16, 2011  
JUNE 6, 2011

Sheet  
px p1

**DATE:**



Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting Height
○	M14	3	SAR4150HPS-ED17HS	SMALL ARCHETYPE CUTOFF LUMINAIRE DIE CAST ALUM. REFLECTOR SYSTEM WITH SPECULAR PANELS DIE CAST ALUM. HOUSING AND LENS FRAME CLEAR FLAT GLASS LENS AND HOUSESIDE SHIELD.	150 WATT CLEAR, HPS ED17 MEDIUM BASE LAMP, HORIZONTAL POSITION, RATED AT 16000 INITIAL LUMENS	sar4-150a-lls.lvs	16000	0.75	150	25'-0"
□	W1	4	WD14x370HPS-ED17HS	WALL DIRECTOR WALL LUMINAIRE	70 WATT CLEAR, HPS	w14x370h.lvs	6300	0.75	70	15'-0"



**PHOTOMETRIC PLAN**  
SCALE: 1" = 20'

INC.

TYPE "W1"

**KIM LIGHTING**  
Type: W02  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: WD14D2-DB-70HP208

**WD14**  
14" Wall Director®  
revision 4-26-10 • Kim\_wd14\_spec.pdf

Approvals:  
Date: 10/16/2010  
Page: 4 of 5

**Standard Features**

**Electrical Module**  
PMH = Pulse Start Metal Halide  
HPB = High Pressure Sodium  
PL = Compact Fluorescent Triple Tube  
IF = Induction Fluorescent

**Optional Features**

**Base Socket**  
Cat. No.  G12  
 No Option

**Photocell Control**  
Cat. No.  H80  
 No Option

**Houseside Shield**  
Cat. No.  H80  
 No Option

**5" Shield**  
Cat. No.  S5  
 No Option

**Lexan® Non-yellowing Enclosure**  
Cat. No.  LS  
 No Option

TYPE "W1"

**KIM LIGHTING**  
Type: W02  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: WD14D2-DB-70HP208

**WD14**  
14" Wall Director®  
revision 4-26-10 • Kim\_wd14\_spec.pdf

Approvals:  
Date: 10/16/2010  
Page: 3 of 5

**Standard Features**

**Electrical Module**  
Cat. Nos. for Electrical Modules available:

**High Pressure Sodium**

**Induction Fluorescent**

**NOTE:** For lamp ballast information outside of the U.S. and Canada, please consult your local Kim representative.

**WARNING:** Fixtures must be installed and grounded in accordance with national, state and local electrical codes. Failure to do so may result in serious personal injury. For lamp ballast information outside of the U.S. and Canada, please consult your local Kim representative.

TYPE "W1"

**KIM LIGHTING**  
Type: W02  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: WD14D2-DB-70HP208

**WD14**  
14" Wall Director®  
revision 4-26-10 • Kim\_wd14\_spec.pdf

Approvals:  
Date: 10/16/2010  
Page: 2 of 5

**Standard Features**

**Electrical Module**  
Cat. Nos. for Electrical Modules available:

**High Pressure Sodium**

**Induction Fluorescent**

**NOTE:** Due to the Energy Independence and Security Act of 2005, Kim Lighting cannot longer supply ballast and ballast with its standard clear ballast. Contact Kim Lighting for available replacement ballast or warranty information.

TYPE "W1"

**KIM LIGHTING**  
Type: W02  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: WD14D2-DB-70HP208

**WD14**  
14" Wall Director®  
revision 4-26-10 • Kim\_wd14\_spec.pdf

Approvals:  
Date: 10/16/2010  
Page: 1 of 5

**Specifications**

**Rellector Housing:** One-piece die-cast, low copper (85% Cu) aluminum alloy with integral cooling fins. Resistor against fixture heating to provide 10° of adjustment with degree meters cast into the housing. At 0° adjustment, lens is totally concealed from view (non-illuminated).

**Ballast Housing:** One-piece die-cast, low copper (85% Cu) aluminum alloy with integral cooling fins. Resistor against fixture heating to provide 10° of adjustment with degree meters cast into the housing. At 0° adjustment, lens is totally concealed from view (non-illuminated).

**Lens Frame:** One-piece die-cast, low copper (85% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel quarter-arm fasteners secure lens frame to retractor housing with sealing provided by a one-piece gasket and a stainless steel gasket. Lens is clear for 50% (50% opaque plate sealed to lens frame with a silicone gasket and rubber clips. For UP models, lens is mounted with ball caps for vector run off and is silicone sealed.

**Type II, III, and IV Reflector Module:** Special Alark® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing by a retractor housing and stainless steel pins. Two stainless steel quarter-arm fasteners secure lens frame to retractor housing with sealing provided by a one-piece gasket and a stainless steel gasket. Lens is clear for 50% (50% opaque plate sealed to lens frame with a silicone gasket and rubber clips. For UP models, lens is mounted with ball caps for vector run off and is silicone sealed.

**Super TCO® powder coat paint:** 1.5 mil non-reflective, applied over a 100% reflective aluminum conversion coating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and local electrical codes. Failure to do so may result in serious personal injury.

TYPE "M14"

**KIM LIGHTING**  
Type: M13  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: AR3 / 150HP208 / DB / H80

**AR**  
The Archetype®  
revision 9/19/08 • ar.pdf

Approvals:  
Date: 10/16/2010  
Page: 4 of 5

**Optional Features**

**Houseside Shield**  
Cat. No.  H80  
 No Option

**Neighbor Friendly Shield**  
Cat. No.  NFB  
 No Option

**Tamper-Resistant Latch**  
Cat. No.  TL  
 No Option

**Horizontal Slipfit Mount**  
Cat. No.  HSF  
 No Option

TYPE "M14"

**KIM LIGHTING**  
Type: M13  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: AR3 / 150HP208 / DB / H80

**AR**  
The Archetype®  
revision 9/19/08 • ar.pdf

Approvals:  
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Page: 3 of 5

**Optional Features**

**Wall Mounting**  
Cat. No.  W  
 No Option

**Photocell Receptacle**  
Cat. No.  A-25  
 No Option

**Convex Glass Lens**  
Cat. No.  CGL  
 No Option

**Polycarbonate Lens**  
Cat. No.  CLS  
 No Option

TYPE "M14"

**KIM LIGHTING**  
Type: M13  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: AR3 / 150HP208 / DB / H80

**AR**  
The Archetype®  
revision 9/19/08 • ar.pdf

Approvals:  
Date: 10/16/2010  
Page: 2 of 5

**Standard Features**

**Mounting**  
3Y configuration is available for round poles only.

**Plan View:**

**Electrical Module**  
HPB = High Pressure Sodium  
PMH = Pulse Start Metal Halide

**Lamp Lamp Line**  
Vials Type Vials  
400 HPS 277

TYPE "M14"

**KIM LIGHTING**  
Type: M13  
Job: THE ELEMENT @ WHITEWATER  
Catalog number: AR3 / 150HP208 / DB / H80

**AR**  
The Archetype®  
revision 9/19/08 • ar.pdf

Approvals:  
Date: 10/16/2010  
Page: 1 of 5

**Specifications**

**Housing:** One-piece die-cast, low copper (85% Cu) aluminum alloy with integral cooling fins over the optical chamber and electrical compartment. Solid barrier wall separates optical and electrical compartments. Double-thick wall with gaskets on the super-tem mounting seal. Housing forms a half cylinder with 50° flared base plate providing a recess to allow a flush single-latch detail. All hardware is stainless steel or die-cast zinc plated steel.

**Lens Frame:** One-piece die-cast, low copper (85% Cu) aluminum alloy with integral hinges with stainless steel pins provide non-slip mounting and removal from housing. Single die-cast aluminum non-slip provides positive seating and sealing of the optical chamber by a one-piece retractor housing and stainless steel pins. Two stainless steel quarter-arm fasteners secure lens frame to retractor housing with sealing provided by a one-piece gasket and a stainless steel gasket. Lens is clear for 50% (50% opaque plate sealed to lens frame with a silicone gasket and rubber clips. For UP models, lens is mounted with ball caps for vector run off and is silicone sealed.

**Reflector Module:** Special Alark® optical segments are rigidly mounted within a die-cast aluminum enclosure that attaches to the housing as a one-piece module. Reflector module is held in place by a retractor housing and stainless steel pins. Two stainless steel quarter-arm fasteners secure lens frame to retractor housing with sealing provided by a one-piece gasket and a stainless steel gasket. Lens is clear for 50% (50% opaque plate sealed to lens frame with a silicone gasket and rubber clips. For UP models, lens is mounted with ball caps for vector run off and is silicone sealed.

**Super TCO® powder coat paint:** 1.5 mil non-reflective, applied over a 100% reflective aluminum conversion coating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray, Platinum Silver, or White. Custom colors are available.

**CAUTION:** Fixtures must be grounded in accordance with national, state and local electrical codes. Failure to do so may result in serious personal injury.

# CERTIFIED SURVEY MAP

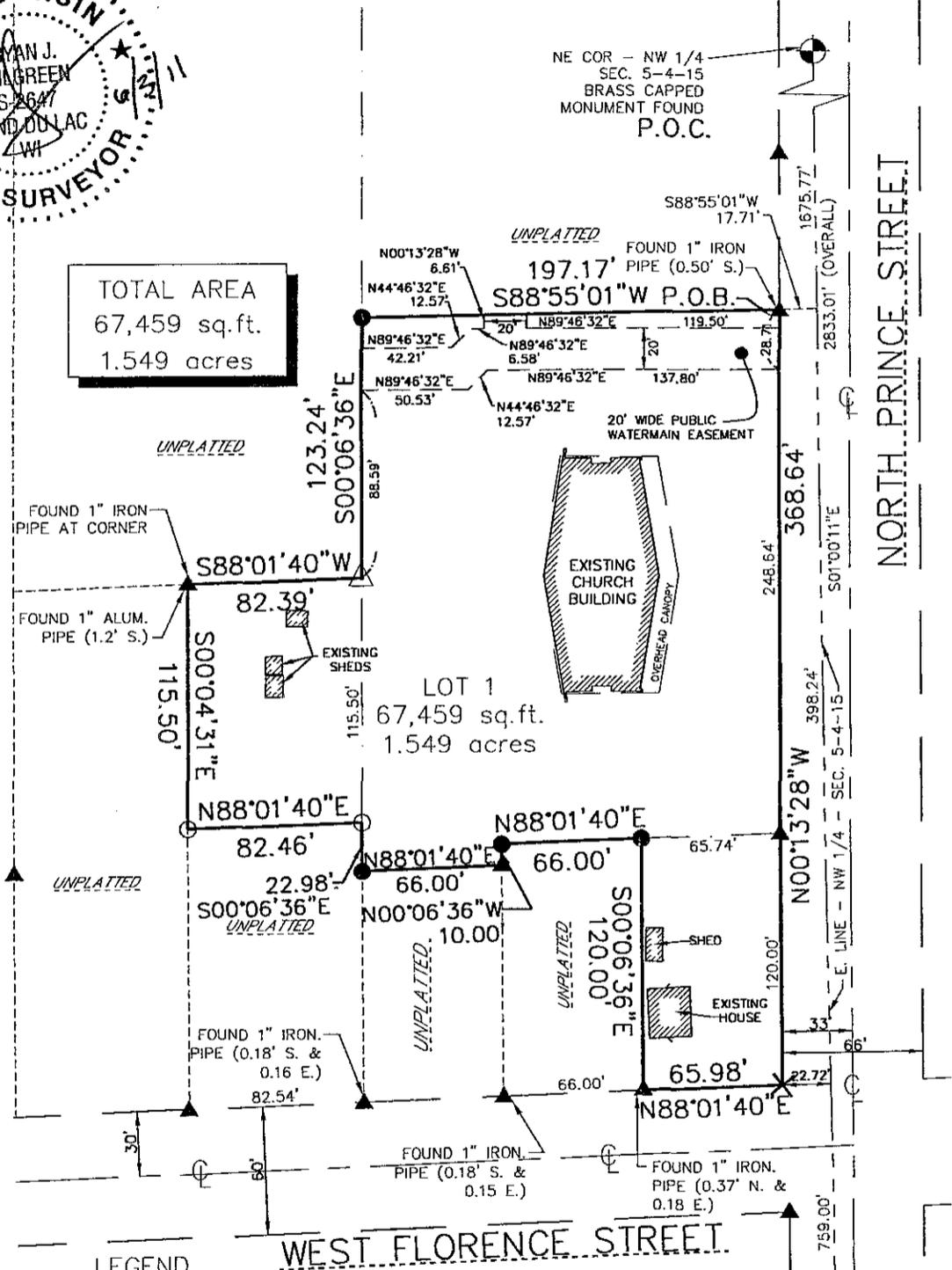
FOR

## CATCON WHITEWATER, LLC

A PART OF THE SE 1/4 OF THE NW 1/4, SECTION 5, T. 4 N.-R. 15 E., CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



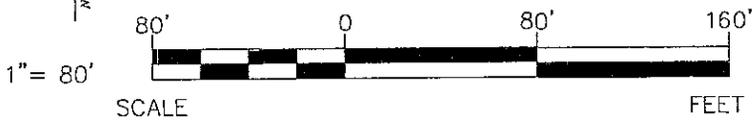
TOTAL AREA  
67,459 sq.ft.  
1.549 acres



### LEGEND

- ✕ - CUT CROSS SET
- ▲ - 1" IRON PIPE FOUND.
- ⊙ - SECTION CORNER MONUMENT
- - 1" x 18" PIPE SET
- - 3/4" REBAR FOUND
- △ - "MAG" NAIL SET.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHWEST QUARTER HAS A RECORDED BEARING OF N01°00'11"W.



SE COR - NW 1/4  
SEC. 5-4-15  
CORNER FALLS ON A  
SANITARY MANHOLE RIM  
(TIES VERIFIED)

DEVELOPER/OWNER:  
CATCON WHITEWATER, LLC  
225 E. MASON ST. STE 600  
MILWAUKEE, WI 53202



**EXCEL**  
ENGINEERING, Inc.  
SURVEYING GROUP  
PROJECT NO. 1104280

Always a Better Plan  
100 CAMELOT DRIVE  
FOND DU LAC, WI 54935  
PHONE: (920) 926-9800  
FAX: (920) 926-9801

CERTIFIED SURVEY MAP # \_\_\_\_\_ VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 2 SHEETS

**CERTIFIED SURVEY MAP**

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 5, T. 4 N.-R. 15 E.,  
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Ryan Wilgreen, Registered Land Surveyor, hereby certify:

That I have surveyed, combined and mapped a parcel of land described below.

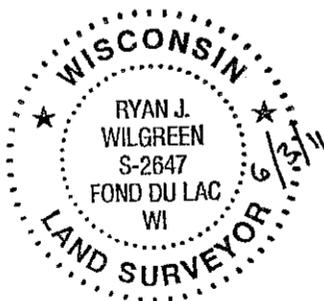
That I have made such Certified Survey under the direction of CatCon Whitewater, LLC,  
bounded and described as follows:

A part of the Southeast 1/4 of the Northwest 1/4, Section 5, T. 4 N.-R. 15 E., City of  
Whitewater, Walworth County, Wisconsin and being more particularly described as follows:

Commencing at the Northeast corner of the Northwest 1/4, said Section 5; thence South  
01 degrees 00 minutes 11 seconds East along the East line of the Northwest 1/4, said Section  
5, a distance of 1675.77 feet; thence South 88 degrees 55 minutes 01 seconds West, a  
distance of 17.71 feet to the Westerly right of way line of North Prince Street and to the point of  
beginning; thence continuing South 88 degrees 55 minutes 01 seconds West, a distance of  
197.17 feet; thence South 00 degrees 06 minutes 36 seconds East, a distance of 123.24 feet;  
thence South 88 degrees 01 minutes 40 seconds West, a distance of 82.39 feet; thence South  
00 degrees 04 minutes 31 seconds East, a distance of 115.50 feet; thence North 88 degrees 01  
minutes 40 seconds East, a distance of 82.46 feet; thence South 00 degrees 06 minutes 36  
seconds East, a distance of 132.98 feet to the Northerly right of way line of West Florence  
Street; thence North 88 degrees 01 minutes 40 seconds East along said Northerly right of way  
line, a distance of 66.00 feet; thence North 00 degrees 06 minutes 36 seconds West, a distance  
of 120.00 feet; thence North 88 degrees 01 minutes 40 seconds East, a distance of 66.00 feet;  
thence South 00 degrees 06 minutes 36 seconds East, a distance of 120.00 feet to said  
Northerly right of way line; thence North 88 degrees 01 minutes 40 seconds East along said  
Northerly right of way line, a distance of 65.98 feet to said Westerly right of way line; thence  
North 00 degrees 13 minutes 28 seconds West along said Westerly right of way line, a distance  
of 368.64 feet to the point of beginning and containing 1.715 acres (74,715 Sq. Ft.) of land more  
or less, and being subject to all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed  
and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin  
Statutes and the Subdivision Ordinance of City of Whitewater in surveying, combining, and  
mapping the same.



*[Handwritten Signature]*  
Ryan Wilgreen, R.L.S. No. S-2647

Excel Engineering, Inc.  
Fond du Lac, Wisconsin 54935

Project Number: 1002930

**CITY OF WHITEWATER PLAN COMMISSION**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by the City of Whitewater Plan  
Commission.

\_\_\_\_\_  
Michele R. Smith, City Clerk

## Jane Wegner

---

**From:** Bruce Parker  
**Sent:** Tuesday, June 07, 2011 10:15 AM  
**To:** Jane Wegner  
**Subject:** FW: The Element, N. Prince Street - Building Sprinkler System meets NFPA 13 Requirements  
**Attachments:** C1.3-CIVIL-1014610c-REVISED 6-7-11.pdf

Bruce R. Parker  
Neighborhood Service Director  
Zoning Administrator  
262-473-0143  
262-473-0549 fax  
[bparker@whitewater-wi.gov](mailto:bparker@whitewater-wi.gov)

---

**From:** Josh Pudelko [<mailto:jpudelko@losikengineering.com>]  
**Sent:** Tuesday, June 07, 2011 9:32 AM  
**To:** Matt Burow; Alex Fiebig; [andy@catalystbuilds.com](mailto:andy@catalystbuilds.com); Tom Schermerhorn; [mroffers@vandewalle.com](mailto:mroffers@vandewalle.com); Bruce Parker; [mark.fisher@strand.com](mailto:mark.fisher@strand.com)  
**Subject:** The Element, N. Prince Street - Building Sprinkler System meets NFPA 13 Requirements

Good morning Everyone,

It has come to our attention that the Civil Plan Sheet C1.3 and the comment response letter contained a typo – The Element student housing building will contain a sprinkler system meeting NFPA 13 requirements. Sheet C1.3 should be revised to have the note read as shown in the enclosed.

Please feel free to contact us with any questions or to further discuss.

Thank you,

Josh Pudelko, M.S., P.E.  
*President*

### **Trio Engineering**

CONSULTING IN CIVIL ENGINEERING DESIGN GROUP  
17700 W. Capitol Drive  
Brookfield, WI 53045  
tel: 262-790-1480  
cell: 414-801-2122  
email: [jpudelko@losikengineering.com](mailto:jpudelko@losikengineering.com)





City of  
**WHITEWATER**

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 13th day of June, 2011 at 6:00 p.m. for a conceptual review of the proposed expansion of the existing site located at 804, 808, 818, and 826 W. Walworth Ave. for Craig Pope. This proposal would include: a rezoning of the residential properties at 818 and 826 W. Walworth Ave. from R-2 (One and Two Family) to B-1 (Community Business) Zoning District; the installation of an automatic car wash; expansion of the parking/driveway area; a building addition to the west end of the building; the installation of a 4<sup>th</sup> fuel pump island; and a new alternative fuel island and canopy.

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', is written over a horizontal line. The signature is fluid and cursive.

Bruce Parker, Zoning Administrator

BIR-14,15,16, T-9  
CRAIG A POPE  
P O BOX 2473  
JANESVILLE WI 53547

BIR-18  
ARTHUR GRAHAM  
429 S WHITON ST  
WHITEWATER WI 53190

BIR-20  
ARTHUR M COLEMAN  
403 S WHITON ST  
WHITEWATER WI 53190

BIR-34A  
RODNEY D & DONNA M BERG  
TRUST  
1716 TURTLE MOUND LANE  
WHITEWATER WI 53190

BIR-45  
STEVEN R SMITH  
JANNA D SMITH  
919 W CHARLES ST  
WHITEWATER WI 53190

BIR-46B  
SUSAN M SWOBODA  
426 S WHITON ST  
WHITEWATER WI 53190

BIR-47A  
LAURIE K MURPHY  
438 S WHITON ST  
WHITEWATER WI 53190

BIR-48  
JOHN P STEUERWALD  
SCARLETTE K STEUERWALD  
920 W WALWORTH AVE  
WHITEWATER WI 53190

CL-109  
KICH PROPERTIES  
N6927 GREENLEAF CT  
ELKHORN WI 53121

CL-123  
GABRIELLE L ALWIN  
357 S JANESVILLE ST  
WHITEWATER WI 53190

BIR-17  
LAURA M TRIEBOLD  
N7618 ENGEL ROAD  
WHITEWATER WI 53190

BIR-18A  
TIMOTHY L BUTCHER  
PATRICE A BUTCHER  
421 S WHITON ST  
WHITEWATER WI 53190

BIR-33  
EILEEN MEYER  
N1010 PECHOW LANE  
WHITEWATER WI 53190

BIR-35  
JEFFREY S MILES  
INGER J MILES  
958 W CHARLES ST  
WHITEWATER WI 53190

BIR-46  
ANNE M DENNIS  
404 S SUMMIT ST  
WHITEWATER WI 53190

BIR-46C  
MARIA D. MARTIN  
JUAN M GOMEZ  
410 S WHITON ST  
WHITEWATER WI 53190

BIR-47B  
TIMOTHY A KLINGMAN  
RHONDA J KLINGMAN  
430 S WHITON ST  
WHITEWATER WI 53190

CL-107  
COLLEEN REDDY  
370 S COTTAGE ST  
WHITEWATER WI 53190

CL-110  
THOMAS H PAULL  
MARGARET H PAULL  
420 S JANESVILLE ST  
WHITEWATER WI 53190

CL-124  
THOMAS HOFFMAN  
CONNIE JACKSON-HOFFMAN  
363 S JANESVILLE ST  
WHITEWATER WI 53190

BIR-17A  
CRAIG L STAUFFER  
SHARON M STAUFFER  
437 S WHITON ST  
WHITEWATER WI 53190

BIR-19  
TIMOTHY J FREDRICKSON  
JOYCE ROGAN  
P O BOX 357  
LAKE GENEVA WI 53147

BIR-34  
LESLIE J HYNUM  
MARY C HYNUM  
5511 MCGANN LANE #104  
MADISON WI 53711

BIR-36  
ROBERT L GAVERS  
LUCILLE A GAVERS  
13211 CHARLES ROAD  
WOODSTOCK IL 60098

BIR-46A  
GREGORY A ADKINSON  
DIANA L ROGERS-ADKINSON  
418 S WHITON ST  
WHITEWATER WI 53190

BIR-47  
THOMAS FAMILY TRUST  
910 W WALWORTH AVE  
WHITEWATER WI 53190

BIR-47C  
TAMMY L STEVENSON  
904 W WALWORTH AVE  
WHITEWATER WI 53190

CL-108  
JOHN E HART  
374 S COTTAGE STREET  
WHITEWATER WI 53190

CL-122  
J PHILLIP HENRY  
DONNA B HENRY  
347 S JANESVILLE ST  
WHITEWATER WI 53190

CL-125  
JOHN R ROSENCRANS  
W5683 LAKESHORE DR  
ELKHORN WI 53121

CL-125A  
RITCHIE L MATTINGLY  
377 S JANESVILLE ST  
WHITEWATER WI 53190

CL-128  
DORIS WUTKE TRUST  
411 S JANESVILLE ST  
WHITEWATER WI 53190

HA-1  
RONALD B WALENTON  
REBECCA A WALENTON  
704 W WALWORTH AVE  
WHITEWATER WI 53190

HA-4  
GERALD M BROZYNSKI JR  
PAULA M BROZYNSKI  
N9 W27335 JACQUELYN DR  
WAUKESHA WI 53188

K-8  
RANDALL CARNES  
DARLENE CARNES  
345 S SCOTT ST  
WHITEWATER WI 53190

K-15  
CARL J WOLF  
JONNA L WOLF  
N431 TWINKLING STAR ROAD  
WHITEWATER WI 53190

T-6  
JAROD J GOEHL  
AMANDA M GOEHL  
909 W WALWORTH AVE  
WHITEWATER WI 53190

T-9A  
VICTOR T BELLRICHARD  
ANEASA M BELLRICHARD  
825 W WALWORTH AVE  
WHITEWATER WI 53190

T-12  
KELLY EFREEMAN  
ABBEY A WATSON  
920 W SOUTH ST  
WHITEWATER WI 53190

CL-126  
JAN JULSING  
73373 COUNTRY CLUB DR  
#2416  
PALM DESERT CA 92260

CL-129  
JEFFREY S PETERSEN TRUST  
LAUREL A PETERSEN TRUST  
N9211 WOODDED CT  
WHITEWATER WI 53190

HA-2, 7, 8, T-9B  
RAYMOND P STRITZEL TRUST  
530 S JANESVILLE ST  
WHITEWATER WI 53190

HA-5  
ARTHUR MEISNER  
SHIRLEY MEISNER  
517 S PUTNAM ST  
WHITEWATER WI 53190

K-9, 11  
LAND & WATER INVESTMENTS  
LLC  
503 CENTER ST  
LAKE GENEVA WI 53147

K-13  
RONALD B WALENTON  
REBECCA A WALENTON  
704 W WALWORTH AVE  
WHITEWATER WI 53190

T-4A  
CLIFFORD O STORLIE JR  
KATHRYN S STORLIE  
N7998 COUNTY H  
WHITEWATER WI 53190

T-7  
LADWIG & VOS INC  
140 LONGMEADOW DR  
BURLINGTON WI 53105

T-10A  
MIGUEL ARANDA  
RAQUEL ARANDA  
554 S JANESVILLE ST  
WHITEWATER WI 53190

WUP-294  
ELIZABETH MEYER REVOC  
TRUST  
STANLEY C MEYER FAM TRUST  
945 W HARPER ST  
WHITEWATER WI 53190

CL-127  
ROBERT R MORROW  
NANCY C MORROW  
403 S JANESVILLE ST  
WHITEWATER WI 53190

CL-130  
HENRI KINSON  
LINDA L KINSON  
N7728 WOODCHUCK ALLEY  
WHITEWATER WI 53190

HA-3  
STRITZEL RENTAL  
PROPERTIES  
530 S JANESVILLE ST  
WHITEWATER WI 53190

HA-6  
HARRIET J STRITZEL TRUST  
530 S JANESVILLE ST  
WHITEWATER WI 53190

K-10  
WALWORTH AVENUE  
APARTMENTS INC  
530 S JANESVILLE ST  
WHITEWATER WI 53190

K-14  
MICHAEL RILEY  
KATHLEEN RILEY  
710 W WALWORTH AVE  
WHITEWATER WI 53190

T-5  
DEAN STEARNS  
MARY STEARNS  
917 W WALWORTH AVE  
WHITEWATER WI 53190

T-8  
ROBERT R ARDELT SR  
CONNIE A RIDGE  
835 W WALWORTH AVE  
WHITEWATER WI 53190

T-11  
KENNETH J ROGERS  
LYNNE M ROGERS  
562 S JANESVILLE ST  
WHITEWATER WI 53190

WUP-294A  
WHITEWATER VETERINARY  
BUILDING  
527 S JANESVILLE ST  
WHITEWATER WI 53190

WUP-296  
BOWDITCH, INC  
DBA BURTNES CHEV OF  
WHITEWATER  
563 S JANESVILLE ST  
WHITEWATER WI 53190

**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 weeks prior to the meeting. \$100.00 fee. Filed on 5-18-11.
2. Agenda Published in Official Newspaper on 6-9-11.
3. Notices of the public review mailed to property owners on 6-1-11.
4. Plan Commission holds the public review on 6-13-11.  
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.

## SITE PLAN SUBMITTAL REQUIREMENTS

This checklist must be completed before making application for a City of Whitewater Zoning/Building Permit. If not complete, the application will be returned to the owner and will not proceed until all information and forms are complete.

Drawings must be legible and drawn to scale not less than 1/4" per foot unless noted.

Address of Project \_\_\_\_\_

Zoning of Property \_\_\_\_\_

1. **Site Plan**, including the location and dimensions of all buildings, parking, loading, vehicle and pedestrian circulation, signs, walls, fences, other structures, outdoor storage areas, mechanicals, and dumpsters. Adjacent streets and uses and methods for screening parking, loading, storage, mechanical, and dumpster areas should be shown. Statistics on lot area, green space percentage, and housing density should be provided. The Plan Commission encourages compliance with its adopted parking lot curbing policy.
2. **Natural Features Inventory Map**, showing the existing limits of all water bodies, wetlands, floodplains, existing trees with trunks more than 4 inches in diameter, and any other exceptional natural resource features on all or part of the site.
3. **Landscape Plan**, prepared by a professional, and showing an overhead view of all proposed landscaping and existing landscaping to remain. The species, size at time of planting, and mature size should be indicated for all plantings. Areas to be left in green space should be clearly delineated. The Plan Commission encourages compliance with its adopted landscaping guidelines, available from the Zoning Department.
4. **Grading and drainage plan**, meeting the City's stormwater management ordinance if required. The plan should show existing and proposed surface elevations on the site at two foot intervals or less, and proposed stormwater management improvements, such as detention/retention facilities where required. Stormwater calculations may be required.
5. **Utilities plan**, showing locations and sizes of existing and proposed connections to sanitary sewer, water, and storm sewer lines, along with required easements. Sampling manholes may be required for sanitary sewer. The City's noise ordinance must be met.
6. **Building elevations**, showing the dimensions, colors, and materials used on all sides of the building. The Plan Commission encourages variety and creativity in building colors and architectural styles, while respecting the character of the surrounding neighborhood.
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;

City of Whitewater  
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: C. A. POPE INC  
Applicant's Address: 804 W. WALWORTH AVE Phone # 414-217-9953

Owner of Site, according to current property tax records (as of the date of the application):

CRAIG A. POPE

Street address of property: 804 808 818 826 W. WALWORTH AVE

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: JEFF KUSSMAN (JK ARCHITECT) CRAIG A. POPE

Name of Firm: JK

Office Address: WATERTOWN

Phone: 920-342-3806-c

Name of Contractor: CRAIG A. POPE INC 920-261-7500 -o

Has either the applicant or the owner had any variances issued to them, on any property? YES   NO  
If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Current Land Use:  
Principal Use: CONVENIENCE STORE/PETROLEUM

Accessory or Secondary Uses: RETAIL RESTAURANT

Proposed Use  
REDEVELOPMENT EXISTING SITE, EXPAND CONVENIENCE STORE, ADDITIONAL FUELING ISLAND INCLUDING ALTERNATIVE FUELS, NEW SELF-CONTAINED CAR WASH RELOCATION OF STREET SIGN FROM VISUAL CORNER TO BETTER SAFER LOCATION, RELOCATION OF WALWORTH ACCESS FURTHER FROM INTERSECTION, COMPLETELY RE-DO LANDSCAPING/REMODELING TO INVOLVE COMPLETELY RE-DOING ELEVATIONS OF BUILDING - UPSCALING LOOK OF BUILDING.

No. of occupants proposed to be accommodated: SAME

No. of employees: SAME

Zoning District in which property is located: B-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located:

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;	YES.
B. The proposed development will be consistent with the adopted city master plan;	YES.
C. The proposed development will be compatible with and preserve the important natural features of the site;	YES.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	YES, CAR WASH SOUND PROTECTED NO NOISE.

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p><i>NO.</i></p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p><i>YES, will BE GREATLY IMPROVED.</i></p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p><i>NO.</i></p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p><i>NO.</i></p>

**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.

  
Applicant's Signature

5/18/2011  
Date

**APPLICATION FEES:**

*Fee for Plan Review Application: \$100*

Date Application Fee Received by City \_\_\_\_\_ Receipt No. \_\_\_\_\_

Received by \_\_\_\_\_

**TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:**

Date notice sent to owners of record of opposite & abutting properties: \_\_\_\_\_  
Date set for public review before Plan & Architectural Review Board: \_\_\_\_\_

**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



## **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

### **Meet with Neighborhoods Services Department before submitting an application**

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

### **Submit a complete and thorough application**

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

### **For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans**

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

### **For simpler projects, submit thorough, legible, and accurate plans**

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City



## **Tips for Minimizing Your Development Review Costs: A Guide for Applicants**

requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

### **Submit your application well in advance of the Plan and Architectural Review Commission meeting**

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

### **For more complex projects, submit your project for conceptual review**

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



## Tips for Minimizing Your Development Review Costs: A Guide for Applicants

### Hold a neighborhood meeting for larger and potentially more controversial projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.



## Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
<b>Minor Site/Building Plan</b> (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
<b>Major Site/Building Plan</b> (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
<b>Conditional Use Permit with no Site Plan Review</b> (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
<b>Rezoning</b>	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
<b>Land Division</b>	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
<b>Annexation</b>	\$200 to \$400
Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	



# Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

## Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

### Applicant's Information:

Name of Applicant:

CRAIG POPE / C.A. POPE INC

Applicant's Mailing Address:

P.O.B 2473

JANESVILLE, WI 53547

Applicant's Phone Number:

414-217-9953

Applicant's Email Address:

CapePopeINC@yahoo.com

### Project Information:

Name/Description of Development:

FIVE POINTS REDEVELOPMENT

Address of Development Site:

804 808 818 826 WALWORTH AVE

Tax Key Number(s) of Site:

\_\_\_\_\_

### Property Owner Information (if different from applicant):

Name of Property Owner:

CRAIG A POPE / C.A. POPE PROPERTIES LLC

Property Owner's Mailing Address:

P.O.B 2473

JANESVILLE, WI 53547



# Cost Recovery Certificate and Agreement

## Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ \_\_\_\_\_
- B. Expected Planning Consultant Review Cost.....\$ \_\_\_\_\_
- C. Total Cost Expected of Applicant (A+B).....\$ \_\_\_\_\_
- D. 25% of Total Cost, Due at Time of Application.....\$ \_\_\_\_\_
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs?  Yes  No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

## Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Craig A. Pope  
Signature of Applicant/Petitioner

\_\_\_\_\_  
Signature of Property Owner (if different)

Craig A. Pope / C. A. POPE INC  
Printed Name of Applicant/Petitioner

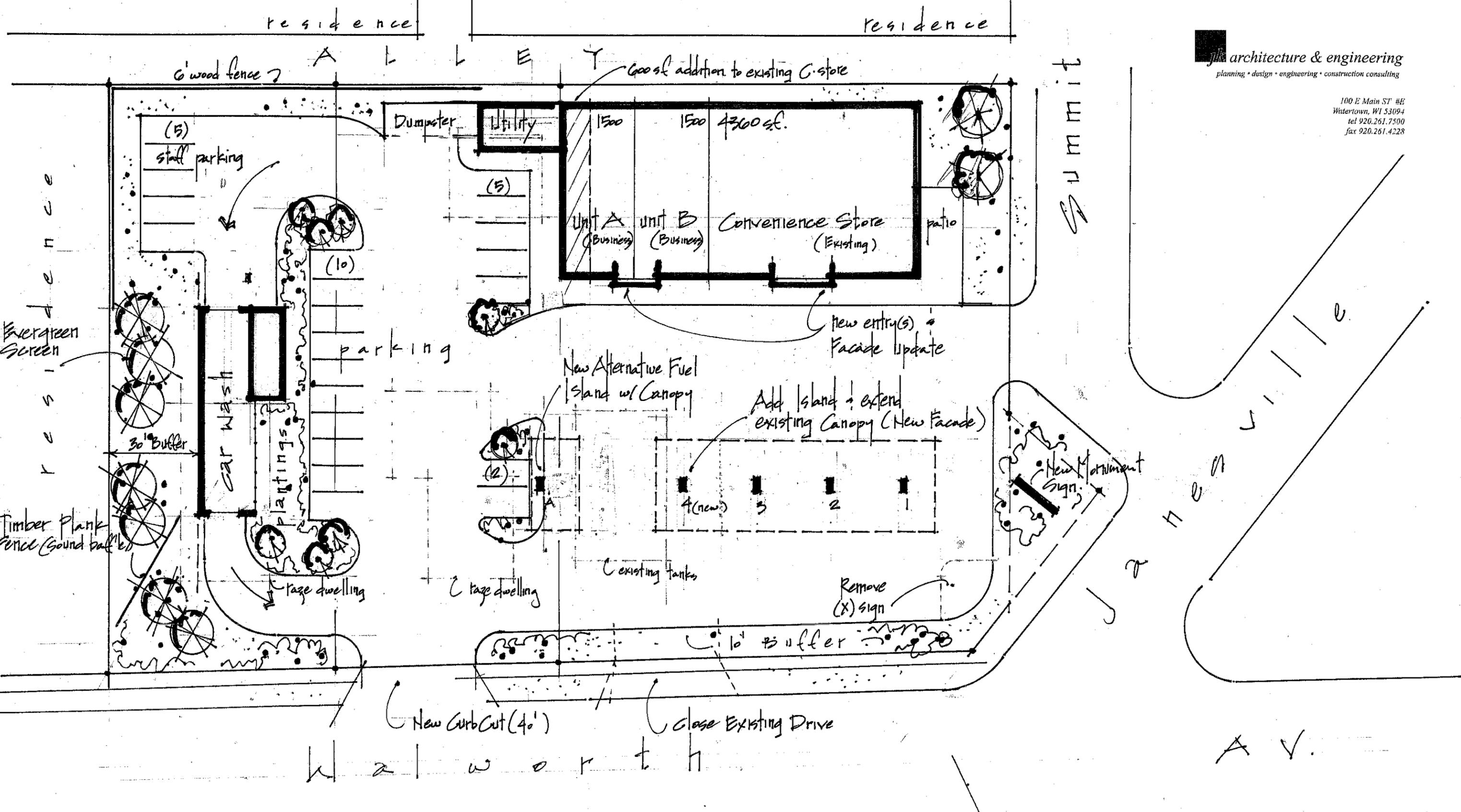
\_\_\_\_\_  
Printed Name of Property Owner (if different)

5/18/2011  
Date of Signature

\_\_\_\_\_  
Date of Signature

residence

residence



Site Plan

1" = 30' +/-



17 May 11

Proposed Redevelopment & Expansion

**Five Points BP Convenience**  
 804 W Walworth AV Whitewater, WI



VANDEWALLE &  
ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission  
From: Mark Roffers and Megan MacGlashan, AICP, City Planning Consultants  
Date: June 8, 2011  
Re: Concept Plan Review for Five Points BP, Site Expansion and Car Wash

---

**Summary of Request**

**Requested Approval:** Concept Plan Review (no formal action requested)

**Proposed Use:** Gas station, convenience store/retail, and car wash

**Location:** 804, 808, 818, and 826 W. Walworth Avenue

**Current Zoning:** B-1 (804 and 808 Walworth) and R-2 (818 and 826 Walworth)

**Proposed Zoning:** Not yet indicated. B-1 or PCD seem most likely candidates

**Comprehensive Plan Future Use Designation:** "Community Business" (804 and 808 Walworth) and "Single Family Residential-City" (818 and 826 Walworth)

**Current Land Uses:** Gas station and convenience store (804 and 808 Walworth) and single-family residences (818 and 826 Walworth).

**Surrounding Zoning and Land Use:**

**Zoning:** North, R-2; East, R-2; South, B-1; West, R-2

**Land Use:** North, Single-Family; East, Two-Family; South, Single-Family; West, Single-Family

**Brief History of Project or Site:**

The site is at the northwest corner of the "five points" intersection (W. Walworth Ave. and S. Janesville St.). The eastern half of the proposed site is currently occupied by a convenience store, currently vacant adjacent commercial space, and fuel pumps. The western half of the proposed site is currently occupied by renter-occupied single-family homes. The site is mostly surrounded by residential neighborhoods with a mix of renter and owner-occupied housing, except that this is a commercial intersection. This intersection was identified in the Comprehensive Plan as a key redevelopment area. Roadway improvements are underway to improve the safety and function of this busy intersection.

## **Analysis of Proposed Project**

If the project moves forward, it would require the following approvals:

- Comprehensive Plan amendment changing the future land use designation of all lots in the proposed site to “Community Business.” The Council is the approval authority for comprehensive plan amendments, after Plan Commission recommendation and Council public hearing.
- Rezoning of 818 and 826 W. Walworth Avenue from R-2 to B-1, or all lots to PCD Planned Community Development. The Council is the approval authority for rezonings, after Commission public hearing and recommendation.
- Certified Survey Map (CSM) to combine the three lots into one. This may require Council approval if any land or easements are proposed to be dedicated.
- Conditional Use Permit, if zoned B-1, because “all uses with drive-in and drive-through facilities,” “car washes,” and “gasoline service stations” are all conditional uses. The Plan Commission is the approval authority for conditional use permits, after a public hearing.
- Site Plan Approval for the project, which also requires Plan Commission approval.

While approvals could be somewhat overlapping, the process to get final approvals of the proposed project would take a minimum of three months. We would be happy to prepare a timeline if requested.

The analysis that follows is based on the standards that would be used in consideration of the approvals listed above, recognizing that additional plan materials and analysis would be required at such time and full analysis is not possible today.

Standard	Evaluation	Comments
<b>Comprehensive Plan and Detailed Neighborhood Plan</b>		
1) Consistency with Comprehensive Plan's Future Land Use Map designation.	Amendment needed	The western two lots (818 and 826) are currently planned for "Single-Family Residential-City" use, which is inconsistent with the proposed project. The City would have to amend its Future Land Use map to advise the entire site for "Community Business" use. We also recommend the City revisit the future land use designation of the lots directly south of Walworth Avenue from the proposed site. Such lots are also designated as "Single-Family Residential-City" but are zoned B-1.
2) Consistency with other applicable Comprehensive Plan policies.	Met	This intersection already has neighborhood-oriented businesses. The proposed project would extend the boundaries of this commercial node, within the same block, and would maintain a contiguous area of commercial activity. Further, this intersection was identified in the Comprehensive Plan as a key redevelopment area. Plan policies also support enhancements and investments in existing commercial areas.
3) Consistency with any detailed neighborhood plan covering area.	n/a	None covering area.
<b>Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)</b>		
4) The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of other property.	Subject to further review when detailed plans submitted at later date	Additional fencing and landscaping is proposed. A detailed lighting plan will be required. The car wash, which has the potential to be noisy, would be close to neighboring residences. The applicant has indicated that the car wash structure will be soundproofed. As part of a CUP application, we ask that the applicant provide responses to the following questions. How will the car wash structure be soundproofed? Will the structure be completely enclosed? Will the doors be closed at all times during its operation, including when a car is being dried? Will there be vacuums installed outside the car wash building? (we recommend none). What will be the hours of operation for the car wash? (we recommend not at night). The applicant should provide examples of similar car washes around Whitewater today.

Standard	Evaluation	Comments
5) Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Subject to further review when detailed plans submitted at later date	The proposed parking and driveway access arrangement would be an improvement. Also, with regard to the car wash, the applicant should indicate the approach to limit the spreading of water onto the street (potential icing). See other more detailed comments in the sections below.
6) The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance [or through a variance].	Subject to further review when detailed plans submitted at later date	See other more detailed comments in the sections below.
7) The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Met	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
8) The conditional use and structures are consistent with sound planning and zoning principles.	Subject to further review when detailed plans submitted at later date	Subject to more detailed comments below, the proposed use and orientation of the site seems reasonable, given its location in the community, City plans for the area, and the current use of 1/2 of the proposed site. Compatibility with adjacent residences seem to be the biggest challenge.
<b>Compliance with Site Plan Review Guidelines (see section 19.63.100 of zoning ordinance)</b>		
9) The proposed structure, addition, alteration, or use will meet the minimum standards of this title for the district in which it is located.	Subject to further review when detailed plans submitted at later date	See "Applicable Ordinance Standards" section below.
10) The proposed development will be consistent with the adopted city master [Comprehensive] plan.	Amendment needed	See "Comprehensive Plan and Detailed Neighborhood Plan" section above.
11) The proposed development will be compatible with and preserve the important natural features of the site.	Subject to further review when detailed plans submitted at later date	With the CUP/site plan submittal, existing mature trees on and adjacent to the site should be indicated (location, species, and trunk size), and attempts should be made to preserve them, per the City's landscaping guidelines.

Standard	Evaluation	Comments
12) The proposed use will not create a nuisance for neighboring uses or unduly reduce the values of an adjoining property.	Subject to further review when detailed plans submitted at later date	See row 4) above.
13) The proposed development will not create traffic circulation or parking problems.	Subject to further review when detailed plans submitted at later date	See "Other Applicable Zoning Ordinance Standards" and "Engineering Design Standards" sections below.
14) The mass, volume, architectural features, materials, and/or setback of proposed structures, additions, or alternations will appear to be compatible with existing buildings in the immediate area.	Subject to further review when detailed plans submitted at later date	The largest building would include only a modest expansion to the existing building already on the site. We suggest the applicant provide some initial details regarding building, gas canopy, and car wash exteriors at the Plan Commission meeting. Detailed elevations of all proposed structures (colors, building materials, dimensions) will be required as part of the CUP/site plan application.
15) Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted.	n/a	No historic structures involved.
16) The proposed structure, addition, or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Met	Only a potential issue if the height of existing convenience store building is proposed to increase significantly.

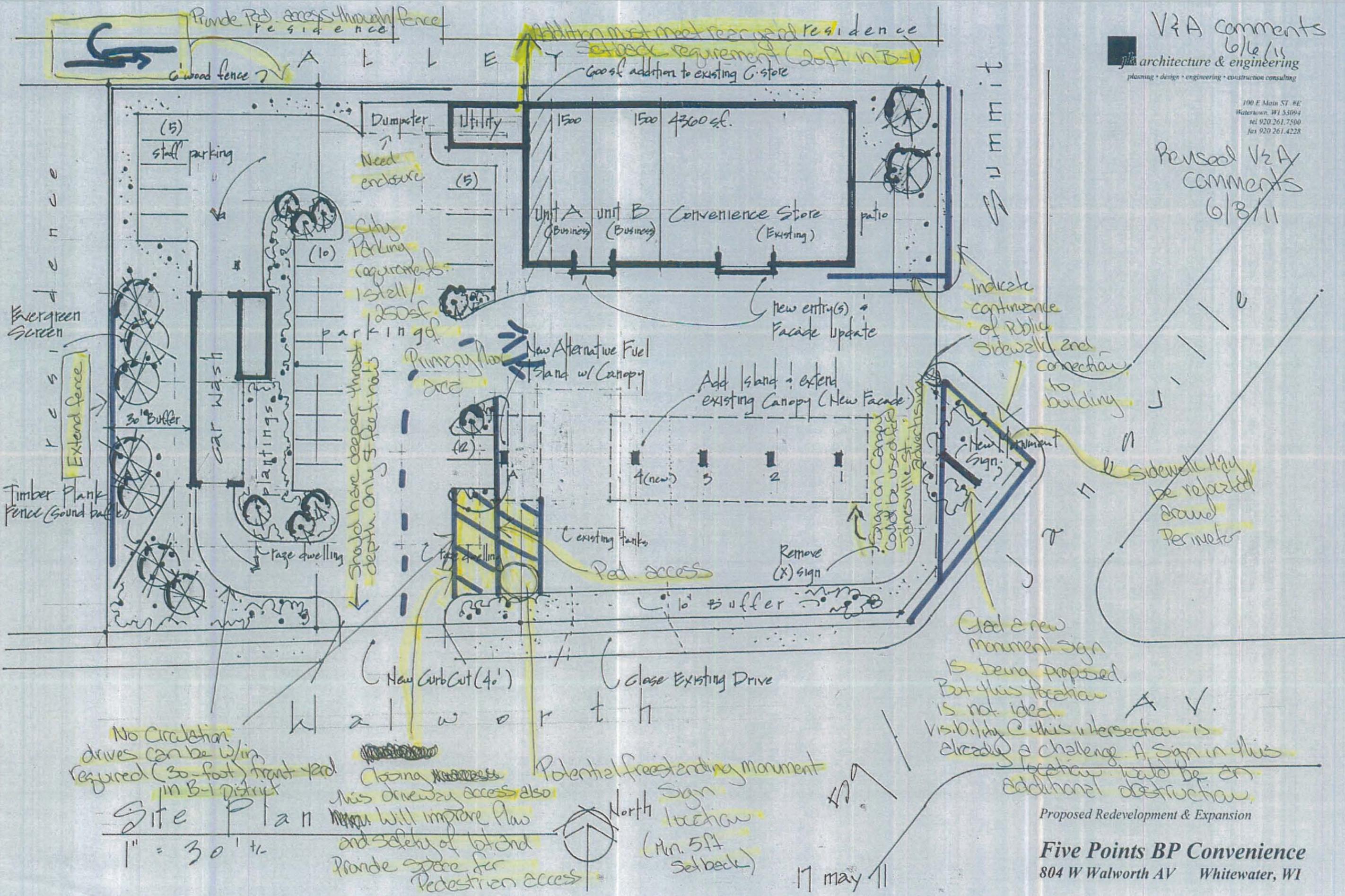
Standard	Evaluation	Comments
<b>Other Applicable Zoning Ordinance Standards</b>		
17) Setbacks	Not met for driveways in front yard	<p>B-1 district allows “no parking areas, circulation drives, or accessory buildings with the required front yard,” which is 30 feet. The proposed car wash exit driveway and the southern driveway extension into the fuel pump area are within five feet of the front lot line. The applicant has three options: a) adjust the site plan to move all circulation drives 30 feet from the front lot line (except the access driveway to Walworth Avenue and the driveways that exist today), b) secure a variance to allow circulation drives within the required front yard (still trying to move the drives back as far as practical), or c) apply for PCD zoning and have the plan approved through the PCD process. Regardless, we recommend that the southern driveway into the fuel pump area be closed as indicated on the attached marked up version of the plan, and that the car wash driveways be moved north to provide increased throat depth at the site’s entry driveway (throat depth is currently proposed to be five feet, which could result in traffic conflicts).</p> <p>The addition to the convenience store must meet rear yard setbacks requirements (20 feet in B-1). The applicant must either jog/adjust the location of the addition to meet this requirement, or obtain a variance to locate the addition within the required rear yard.</p>
18) Building and site dimensions	Subject to further review when detailed plans submitted at later date	Based on concept plans, it appears building and site dimensions for the B-1 district would be met.
19) Exterior lighting	Subject to further review when detailed plans submitted at later date	CUP/site plan application must include detailed lighting plan, subject to Section 19.57.150 of zoning ordinance. Attention to minimizing light spill over onto next door housing should be practiced.

Standard	Evaluation	Comments
20) Parking (inc. curbing policy)	Subject to further review when detailed plans submitted at later date	Existing parking in front of the convenience store would be removed, which we believe would improve site circulation. Per City curbing policies, all hard surfaces must be curbed. The 22 parking stalls currently shown may or may not meet City requirements. City requirements are 1 stall/250 sf of primary floor area, which does not include storage, bathrooms, and other spaces not used by customers. Therefore, as part of his CUP/site plan application; the applicant should provide detailed calculations of <u>primary</u> floor area to determine if the provision of 22 stalls meets the City's parking requirements. The CUP/site plan application should also indicate the number and location of handicapped spaces, per ADA requirements.
21) Signage	Subject to further review when detailed plans submitted at later date	See comments on attached marked-up plan. While we appreciate the proposal for a low-profile monument sign, we recommend relocating the proposed sign to avoid obstructing visibility at the intersection. Per City signage requirements, the applicant may have one freestanding sign, up to 140 sf. The freestanding sign square footage allowance may be divided between a monument sign and fuel canopy sign. Up to one wall sign is permitted per tenant, covering up to 10% of the front façade area. Walls signs may be on Walworth Avenue or Summit St. façades.
<b>Engineering Design Standards</b>		
22) Stormwater and grading	Subject to further review when detailed plans submitted at later date	There is a stormwater capacity issue downstream. As part of the CUP/site plan application, applicant should prepare plans regarding how stormwater will be managed on site (e.g., surface or underground storage). Alternatively, the applicant and City could potentially work out a fee-in-lieu of on-site management arrangement, which the City could use downstream capacity issues. In addition, stormwater quality should also be addressed. The applicant should indicate how water from the car wash will be managed and cars using it will be addressed.
23) Sewer and water utilities	Subject to further review when detailed plans submitted at later date	Detailed utility plans must be submitted as part of the CUP/site plan application.

Standard	Evaluation	Comments
24) Roads/transportation	Subject to further review when detailed plans submitted at later date	The driveway into the current gas station would be relocated farther west. This is desirable because it moves the driveway away from the five points intersection. See earlier comment about driveway throat depth.
<b>Other/Miscellaneous Issues or Standards</b>		
25) Completeness/accuracy of submittal	Generally met	Conceptual elevation sketch would be appreciated. Site plan, CUP, and rezoning submittals will need to meet requirements of Sections 19.63, 19.66, and 19.69. CSM also required.
26) Landscaping guidelines	Subject to further review when detailed plans submitted at later date	Detailed landscaping plans must be submitted as part of the CUP/site plan application, and should meet the City's landscaping guidelines and indicate the quantity, location, species, and installation size of all proposed landscaping. Must also show the location of mature trees and what measures will be taken to protect the trees proposed to remain.
27) Building design	Subject to further review when detailed plans submitted at later date	See row 14) above.
28) Site design	Subject to further review when detailed plans submitted at later date	See specific comments on attached concept site plan. Public access easements may be required for sidewalk along the eastern side of the site (triangle area), unless that sidewalk is relocated as shown on marked-up plan.

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Revised V&A  
Comments  
6/8/11



Indicate continuance of Public Sidewalk and connection to building.

Sidewalk may be relocated around Perimeter

Remove (X) sign

Sign on canopy could be used for Senesville St. advertising

Clad a new monument sign is being proposed. But this location is not ideal. Visibility @ this intersection is already a challenge. A sign in this location would be an additional obstruction.

17 May 11