

CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

July 8, 2013

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin

6:00 p.m.

1.	Call to order and Roll Call.
2.	Hold Election of Chairperson, Vice-Chairperson, Plan Commission Representative to the Community Development Authority, Plan Commission Representative to the Urban Forestry Committee, and Plan Commission Representative to the Technology Park Architectural Review Committee.
3.	Hearing of Citizen Comments. No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.
4.	Review and approve the minutes of June 10, 2013.
5.	Hold a public hearing for consideration of a Conditional Use permit for a “Class B” Beer and Liquor License for Patrick Monaghan, to serve beer and liquor by the bottle or glass at 108 W. Main Street.
6.	Information Items: a. Update on Zoning Rewrite. b. Possible future agenda items. c. Next regular Plan Commission Meeting – August 12, 2013
7.	Adjournment.

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 Neighborhood Services Manager, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.

The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
June 10, 2013

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

Call to order and roll call.

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

Present: Lynn Binnie, Bruce Parker, Jacob Henley, Dan Comfort, Donna Henry (Alternate).
Absent: Greg Meyer, Karen Coburn, Cort Hartmann. Others: Wallace McDonell (City Attorney), Latisha Birkeland (Neighborhood Services Manager/City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. Moved by Parker and seconded by Comfort to approve the Plan Commission minutes of May 13, 2013. Motion was approved by unanimous voice vote.

Public hearing for a conditional use permit for a Class “B” Beer and a Class “C” Wine License for Jesus Cortez, to serve beer and wine by the bottle or glass at “Taco Fresco” restaurant located at 175 W. Main Street. City Planner Latisha Birkeland explained that Jesus Cortez may expand the hours in the fall and on weekends. He plans to serve beer and wine only until midnight. If they wanted to expand further, they would need to change their conditional use permit. There are no parking requirements in the B-2 (Central Business) Zoning District.

Plan Commission members voiced concerns: how late they planned to stay open; security/checking ID’s; there are a lot of new residential units downtown; the owners not wanting to serve beer or wine after 12:00 a.m.

Andro Cortez, Executive Chef and General Manager (Parents are the owners), stated that the extended hours would start when the students come back for the fall semester. At that time they plan to close at 3:00 a.m. Thursday, Friday, and Saturday; 3:00 p.m. on Sundays and 9:00 p.m. on Tuesdays and Wednesdays. They are closed on Mondays. Andro Cortez stated that they always check ID’s. He stated that they do not want to serve beer or wine after midnight. They wanted to establish an ending time and did not want to have to deal with the problems that could result if they served later.

City Attorney McDonell stated that if the applicant wanted to make any further changes to the hours, it would be an amendment to the conditional use permit. The Plan Commission cannot state a time for serving the beer or wine as part of the alcohol license. Zoning cannot impose a condition of serving, but can impose a closing time. There is no problem if the applicant proposes a condition. Plan Commission can accept that condition. With the residential

apartments around the restaurant, the Plan Commission could set times of opening and closing, as long as the condition is reasonable.

Vice-Chairperson Binnie opened the public hearing. There was no public comment.
Vice-Chairperson Binnie closed the public hearing.

Moved by Comfort and Henley to recommend to the City Council to approve the Class “B” Beer and Class “C” Wine license subject to the conditions of the City Planner and the applicant accepting a condition of not serving beer and wine after midnight; to allow the business to be open until 3:00 a.m. Thursday, Friday and Saturday. The business would close at 3:00 p.m. Sunday; and 9:00 p.m. Tuesdays and Wednesdays. See attached conditional use permit. Ayes: Binnie, Parker, Henley, Comfort, Henry. Noes: None. Motion approved by unanimous roll call vote.

Review proposed exterior alterations to the building located at 177 W. Main Street for Antonio Aranda. City Planner Latisha Birkeland explained that Antonio Aranda plans to remove the awning; paint the white wood area black; and put up a painted sign. The proposed sign is 90 sq. ft., and must be reduced to no more than 10 % of the façade of the 1st floor of the building and no greater than 50 sq. ft.

The Downtown Design Committee had no problem with the changes as long as the proposed painted sign is put on a board or something and attached to the building.

The Plan Commission Members voiced concerns of: Why remove the awning; the name to be used on the store front; Lighting?

Mr. Aranda explained that the awning is in need of a lot of repair. It is more convenient to remove the awning and put up a sign. The sign will be similar to “Karina’s” sign. The name of the store is planned to be “Aranda Unique Appeal”. The area where the sign will be installed is wood and will be painted black. All the wood areas will be painted black. They plan to sell mostly female clothing (95%), dresses and blouses from youth to adult size. Aranda explained that there are two spotlight brackets which they would try to use. The entry way carpeting would remain the same for now. When asked about the black background for the sign, Aranda explained that black is a clean color. He got the idea from the building next door.

Plan Commission Member Henry stated that it is hard to tell what is in the store with the awning. The sign makes more sense than the awning.

Vice-Chairperson Binnie asked for any public comment.

Dave Saalsaa, Chair of the Downtown Design Committee, stated that he had asked for any concerns from the Committee. They decided the project was in keeping with the design standards. They want the sign to be a sign board to be attached to the sign area (not painted on the building). They are excited to have a new business downtown.

Plan Commission Member Henley suggested that with the residential units upstairs that any lighting should not shine into those windows.

Plan Commission Member Parker noted there were cracks in a 2nd floor window (top window pane – second to the right) that needed to be replaced.

Moved by Parker and seconded by Henley to approve the exterior alterations to 177 W. Main Street subject to City ordinances and the conditions of the City Planner. See attached Site Review Approval. Ayes: Binnie, Parker, Henley, Comfort, Henry. Noes: None. Motion approved by unanimous roll call vote.

Review proposed exterior alterations to the back of the building (for access for patrons of the restaurant with a separate entrance for the apartment) located at 146 W. Main Street for Mark Wokasch. City Planner Latisha Birkeland explained that the exterior alterations would include enclosing the back yard area with a 6 foot tall fence. The stairway to the second floor would be removed. A new second floor deck would be built with access to a jump-pad. A new first floor decking will be built. This deck is not to be used by patrons except in an emergency. There will be no changes to the hours of operation, menu, or anything else inside the building. Mr. Wokasch will be replacing the existing pavement at the rear of the property.

Mark Wokasch, owner of the building, stated that all the wood on his property would be replaced. (The dumpster is a shared dumpster and is not on his property. The doors have just been replaced on it.) The back yard area will be 60%/40% paved/green space. There will be two gates, one for “Fat Jack’s” and one for the apartment.

Plan Commission Member Parker voiced concerns of: drainage; the height of the upper deck – if it was more than 15 feet above grade; the steps from “Fat Jack’s” and where they are in reference to the electric panel (2’ x 2’ panel) and the exhaust from the heating system; the double doors on the gate for “Fat Jack’s”.

Mark Wokasch explained that the steps were 4’ plus short of the water pipes, exhaust and electrical panel. The double doors on the gate are for moving things in or out of the building. The double doors are toward the back of the property. When asked about the inside access to the apartment upstairs, Wokasch stated that the hallway is always locked. He also noted that they have a fire ladder to get down from the back deck. There is no Main Street door to the upstairs apartment.

Vice-Chairperson Binnie opened the floor for public comment.

Bob Freiermuth, local investor, sees this area from his office. He appreciates what the owner is doing and thinks it will help a lot.

Plan Commission Members voiced: that the downspout be repaired; the changes would clean up the back yard.

Moved by Comfort and Seconded by Henry to approve the exterior alterations to 146 W. Main Street subject to the conditions of the City Planner. See attached Site Review Approval. Ayes: Binnie, Parker, Henley, Comfort, Henry. Noes: None. Motion approved by unanimous roll call vote.

Informational Items:

Zoning Rewrite. City Planner Latisha Birkeland explained that she has requested a response from the Council and Plan Commission members as to what dates they would be available for a joint workshop. She would be sending out a reminder.

Future agenda items. City Planner Latisha Birkeland stated that there would be an application for a conditional use permit for a Class B Beer and Liquor License to serve beer and liquor at 108 W. Main Street on the July 8, 2013 agenda.

Next regular Plan Commission meeting – July 8, 2013.

Moved by Comfort and seconded by Parker to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 7:00 p.m.

Vice-Chairperson Lynn Binnie



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

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

To: City of Whitewater Plan and Architectural Review Commission
From: Latisha Birkeland, Neighborhood Services Manager / City Planner and Scott Harrington,
Vandewalle and Associates
Meeting Date: July 11, 2013
Re: Requested Conditional Use Permit for a “Class B” Beer and liquor license for Patrick
Monaghan, to serve beer and liquor by the glass at “Blackthron Scribe” restaurant to be
located at 108 W. Main Street.

Summary of Request

Requested Approvals: The applicant, Patrick Monaghan, is requesting a conditional use permit (CUP) for a “Class B” Beer and Liquor License to serve beer and liquor by the glass.

Location: 108 W. Main Street

Current Land Use: Office, Medical office

Proposed Use: To serve beer and liquor by the glass.

Current Zoning: B-2 Central Business District

Proposed Zoning: (no change proposed)

Comprehensive Plan’s Future Land Use Designation: Central Business

Surrounding Zoning and Land Use:

<u>Zoning</u>	<u>Current Land Use</u>
Surrounded by B-2	Business

Summary of Request

Mr. Patrick Monaghan has applied for a Conditional Use Permit for a “Class B” Beer and Liquor license to serve beer and liquor by the glass. Serving alcoholic beverages by the drink is a Conditional Use in the B-2 Zoning District.

Mr. Monaghan has included a statement of use to describe his vision of the Blackthron Scribe Public House. The proposed use will convert the building from office space to a restaurant. Building Inspector, Greg Noll, and Pete Weston from the Design Alliance have preliminarily reviewed the plans. Converting this space into a restaurant may mean some changes to the bathrooms, etc. but this will likely work. The required building permit and plans for this proposed CUP are included in the conditions recommended by the city planner.

During project discussions with Mr. Monaghan, staff informed him of the East Gate Way reconstruction. The reconstruction will take place in front of the proposed Public House during the spring/summer/fall months in 2014. We do not have a schedule for the construction period yet, but will keep Mr. Monaghan and everyone else informed as the project planning continues.

Hours

Monday – Friday 12:00 PM – 12:00 AM
Saturday – Sunday 6:00 PM – 12:00 AM

Parking

All uses are exempted from parking requirements of Section 19.51.130 except if off-street parking is specifically required for a particular conditional use under Section 19.30.030. Parking is not required for this use.

The property has an area behind the building that might fit up to three cars; the lot is currently not striped. There are eight public parking spaces in the parking lot west of this building. There are also two spots in front of the building on E. Main Street. East Gate Way reconstruction is still in the preliminary design phase and currently the plan shows the parking spots located on the street may not be there after the East Gate Way reconstruction.

The dumpster will be located in the northeast side of the lot. Outside storage or trash dumpsters shall be enclosed by a decorative opaque fence, wall and/or landscaping (19.30.25).

Exterior

The exterior will not be changed at this time. Possible minor repairs may need to take place, but no major changes. The originally indicated addition, deck and wheel addition to the millrace were not included in this application.

In the future, the applicant may want to include outside seating. This is subject to the Sidewalk Café ordinance requirements and may be applied for at any time.

Signage

The proposed sign will be made out of layers of wood, stained in different colors to look like a tree and scribe. This sign will not be framed. The applicant plans to have an artist build the sign. The sign dimensions and placement shall comply with the B-2 Central Business District regulations.

Recommendation on Conditional Use Permit

Staff received one comment from Ruth Walton supporting this CUP application. No other comments were received before 1:00 p.m. on 7/3/2013

I recommend that the Plan and Architectural Review Commission approve the conditional use permit for Blackthorne Scribe, located at 108 W. Main Street, “Class B” Beer and Liquor license to serve beer and liquor by the glass subject to the following conditions:

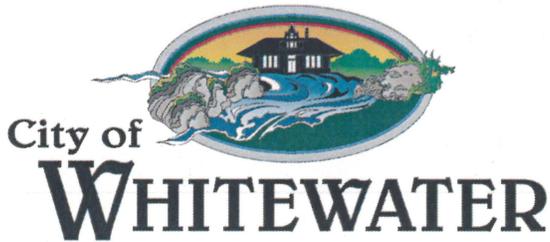
1. The conditional use permit shall run with the applicant and not the land. Any change in ownership will require approval of a conditional use permit for the new owner/operator from the Plan Commission.
2. The applicant shall comply with all required City and building codes.

3. Plans drawn by a State Licensed Architect must be submitted to the Building Inspection Department per all State and Local requirements. All plans requiring State Plan Approval must be completed and approved by the State prior to issuance of local permits.
4. All signage shall be applied for and comply with the B-2 Central Business District Signage regulations.

If the CUP application is approved by the Plan Commission, Mr. Monaghan would need approval for a “Class B” Beer and Liquor License from the Alcohol Licensing Committee and the Common Council.

Analysis of Proposed Project

Standard	Evaluation	Comments
Conditional Use Permit Standards (see section 19.66.050 of zoning ordinance)		
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.	Yes	Blackthorne Scribe is located in the B-2 Zoning District where other restaurants that have “Class B” Beer and Liquor licenses are located.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Everything has been provided prior to this application.
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].	Yes	There shall be no minimum required ordinance design and dimensional standards or setbacks within the B-2 district. Because of the lack of predefined ordinance development standards, all proposed construction and remodeling activities requiring a zoning permit shall require the review and approval of the Plan and Architectural Review Commission. All uses are exempted from parking requirements of Section 19.51.130 except if off-street parking is specifically required for a particular conditional use under Section 19.30.030. Parking is not required for this use.
The conditional use conforms to the purpose and intent of the city master [comprehensive] plan.	Yes	The Comprehensive Plan identifies the site as appropriate for “Central Business” uses. This would include pedestrian-orientated uses, which includes restaurants.
The conditional use and structures are consistent with sound planning and zoning principles.	Met	Project is consistent with the purpose, character and intent of the future land use classification and zoning district.



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

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

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, Whitewater, Wisconsin, on the 8th day of July, 2013 at 6:00 p.m. to hold a public hearing for consideration of a Conditional Use Permit for a "Class B" Beer and Liquor License for Patrick Monaghan, to serve beer and liquor by the bottle or glass at 108 W. Main Street, Whitewater, Wisconsin.

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 "Latisha Birkeland", is written over a horizontal line.

Latisha Birkeland, Neighborhood Services Manager/City Planner

1 Multiple property owners

108 W. Main St

CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190

FRAWLEY ENTERPRISES WHITEWATER
PO BOX 630
WHITEWATER WI, 53190

RODERICK O DALEE
MARY M DALEE
269 N. FRANKLIN ST
WHITEWATER WI, 53190

R&B BRASS RAIL CORP
130 W. MAIN ST
WHITEWATER WI, 53190

CBP PROPERTIES LLC
417 N FREMONT ST
WHITEWATER WI, 53190

WATSON & SCHARINE
136 W MAIN ST
WHITEWATER WI, 53190

KETTERHAGEN LIVING TRUST
1631 PEARSON CT
WHITEWATER WI, 53190

ILMI SHABANI
ANIFE SHABANI
140 W MAIN ST
WHITEWATER WI, 53190

MIKNNNA, LLC
C/O AROPA DESIGNS
144 W MAIN ST
WHITEWATER WI, 53190

~~KETTERHAGEN LIVING TRUST
1631 PEARSON CT
WHITEWATER WI, 53190~~

WALTON DISTRIBUTING LLC
1005 WEST MAIN ST
WHITEWATER WI, 53190

~~WALTON DISTRIBUTING LLC
1005 WEST MAIN ST
WHITEWATER WI, 53190~~

CITY OF WHITEWATER
P. O. BOX 178
WHITEWATER WI, 53190

~~CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

RUTH WALTON RENTALS LLC
612 STONEFIELD LN
WHITEWATER WI, 53190

JOHN D HAPKA
SHIRLEY HAPKA
121 N. JEFFERSON ST
WHITEWATER WI, 53190

RUSSELL R WALTON
KIMBERLY A WALTON
1005 W MAIN ST
SUITE C
WHITEWATER WI, 53190

EA INVESTMENTS INC
2030 CRESTWOOD DR
CALEDONIA WI, 53108

RICHARD H KRAUS, JR TRUST
PAMELA T KRAUS TRUST
N8039 HWY 89
WHITEWATER WI, 53190

~~R&B BRASS RAIL CORP
130 W. MAIN ST.
WHITEWATER WI, 53190~~

~~CITY OF WHITEWATER
312 W. WHITEWATER ST
WHITEWATER WI, 53190~~

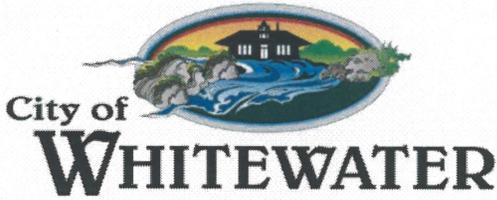
DONNA JOANNE HENRY
347 S. JANESVILLE ST
WHITEWATER WI, 53190

~~CITY OF WHITEWATER
CITY HALL
WHITEWATER WI, 53190~~

LAKELAND PROPERTY MANAGEMENT
W312 S9003 MOCCASIN TRAIL
MUKWONAGO WI, 53149

~~CITY OF WHITEWATER
WHITEWATER WI, 53190~~

STATE OF WISCONSIN
DEPT OF TRANPORTATION
MADISON WI, 53702



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

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 108 W Main street, Whitewater WI 53190

Owner's Name: Donna Henry

Applicant's Name: Patrick Monaghan

Mailing Address: 1221 Innovation dr Suite 226, whitewater WI 53190

Phone #: 262-458-6442 Email: Pmonaghan@blackthorne.com
Samiri@blackthorne.com

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

Existing and Proposed Uses:

Current Use of Property: The Baker house

Zoning District: Zone B

Proposed Use: Public house

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "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 affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

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 reduce value of other property.</p>	<p>The Blackthorne Scribe Pub will be a creative and quiet environment for entrepreneurs, faculty, university staff and city residents to share ideas and day's highlights. It should not create nuisance, especially that there is no near immediate neighboring residences.</p>
<p>B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.</p>	<p>The landscaping will remain the same in the near future.</p>
<p>C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.</p>	<p>The sole purpose of the building will be to serve as a pub in compliance with the current zoning regulations.</p>
<p>D. That the conditional use conforms to the purpose and intent of the city Master Plan.</p>	<p>The pub will bring together university staff, city residents and local entrepreneurs. The initiative will promote business growth and more a happy community.</p>

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: 

Date: 06-10-2013

Printed: PATRICK MONDWAN

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on 6-10-13. Received by: J. Wegner ⁶⁻¹⁷⁻¹³ Receipt #: 6.010514
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 6-27-13.
- 3) Notices of the Public Hearing mailed to property owners on 6-24-13.
- 4) Plan Commission holds the PUBLIC HEARING on 7-8-13. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

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 -----

Name of Applicant: Patrick Monaghan

Applicant's Mailing Address: 1221 Innovation Dr. suite 226
Whitewater, WI 53190

Applicant's Phone Number: 262 458-6442

Applicant's Email Address: pmonaghan@blackthorne.com

Project Information:

Name/Description of Development: Blackthorne Scribe Public house

Address of Development Site: 108 W main street

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Donna Henry

Property Owner's Mailing Address: 3617 S. Janesville St Whitewater, WI

Section B: Applicant/Property Owner Cost Obligations

----- **To be filled out by the Neighborhood Services Department** -----

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

Patrick Mondron

Printed Name of Applicant/Petitioner

06-10-2013

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

BlackthorneScribe Public House

Statement of Use

The BlackthorneScribe Public House is a throwback to an earlier time in Ireland when Public Houses were the center of life in the poor rural areas and the Publican was an important man in the community.

In rural Ireland, even today, a Blackthorne cane will be handed to anyone sitting in the house allowing that person the opportunity to rise, recite a poem, tell a story, or sing a song. Once doing so, he may hand the cane on to the next man and expect the same.

Pubs are meant for conversation and it is considered quite rude to have a television or juke box playing in the background, so there aren't any and there won't be any in the BlackthorneScribe. Snugs, or small areas where conversations can be intimate, provide some privacy for small groups of 3 or 4 people.

The Pub will be a home for artists, poets, musicians, and writers. As a novelty, when you enter the foyer, you will be expected to exchange your US currency for olde Irish Punts and when entering into the "lounge" or the "bar" you will be transported back to 1950's era rural Ireland.

The Publican will be an experienced country Irish manager who will relocate to Whitewater. The waitresses will be Irish lasses who will receive an internship working while attending the University.

Pub dining is a simple fare. Many Pubs do a Sunday "Carvery" and then soups, salads, and sandwiches are made from this over the next week. Everything was served with several types of potatoes. We intend to stay true to the menus of the time.

Irish bands playing "trad" music will play at least once a week and impromptu sessions by local musicians will be encouraged.

The building will resemble an old stone cottage that has been converted into use as a Public House. The interiors will be old wood and stone with a turf burning fireplace. Until we can cultivate our own bog land for turf it will be shipped in from Ireland. The turf has a very distinctive aroma and once sensed, it will forever become part of your Irish experience.

The BlackthorneScribe Initiative has come into being because there isn't a place in Whitewater where artists and intellectuals can gather to discuss and debate the topics of the day. It is also an attempt to bridge the "University/Local" gap that has been widening since the 1960's when most, if not all, of the University's employees lived in the community. Professors and local businessmen and entrepreneurs are investing in the company that will own and operate the pub.

We intend to put a working waterwheel in the race and have it become the focal point of a downtown area that is really starting to bloom. The wheel and the pub will be lit at night and will also provide for dining outside the south facing exposure the overlooks the lake across the street.

We would expect a staff of 3 to 5 full time people during the week and twice again as many for the Sunday lunch.

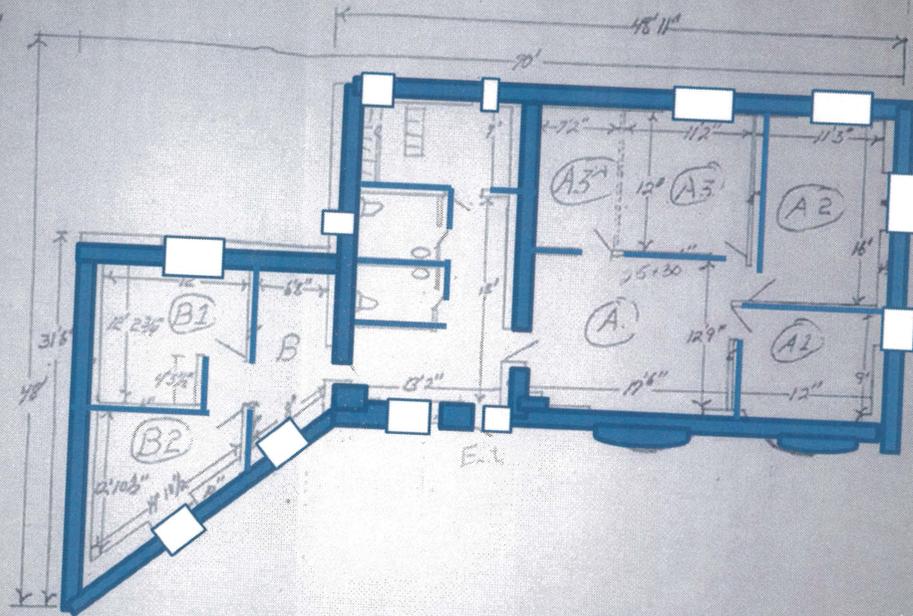
The BlackthorneScribe takes its inspiration from the Whitewater publishing company of the same name, that was created to publish the novel, "because they never do" by Patrick E. Monaghan, and the screenplay "the Scattering". The screenplay has been optioned by Walden Media's Evan Rimer and the Project Team is negotiating with Jim Sheridan, an Irish director whose films have been nominated or won several Oscar's.

Patrick Monaghan is a passionate entrepreneur. He is currently Founder and Principal at Blackthorne Capital Management, located at the Whitewater Technology Park. After selling his last company, he moved with his family to Ireland where he was inspired to write and publish his first book "*Because They Never Do*". Monaghan spent five years researching and writing the story of Michael and Mary.

As the pub gains traction, we expect to add additional dining space on the north face (behind) of the building that will overlook the waterways on the east and west sides of the property. We would hope to make walking trails part of the waterway and light the exterior of the building and the trees.

In Blackwater, County Wexford, Ireland there is a Public House that is run by a family friend of the Whitewater investors. They would very much appreciate the opportunity to become a "sister" to the Whitewater pub. The Whitewater/Blackwater connection could be expanded to other entities in the community.

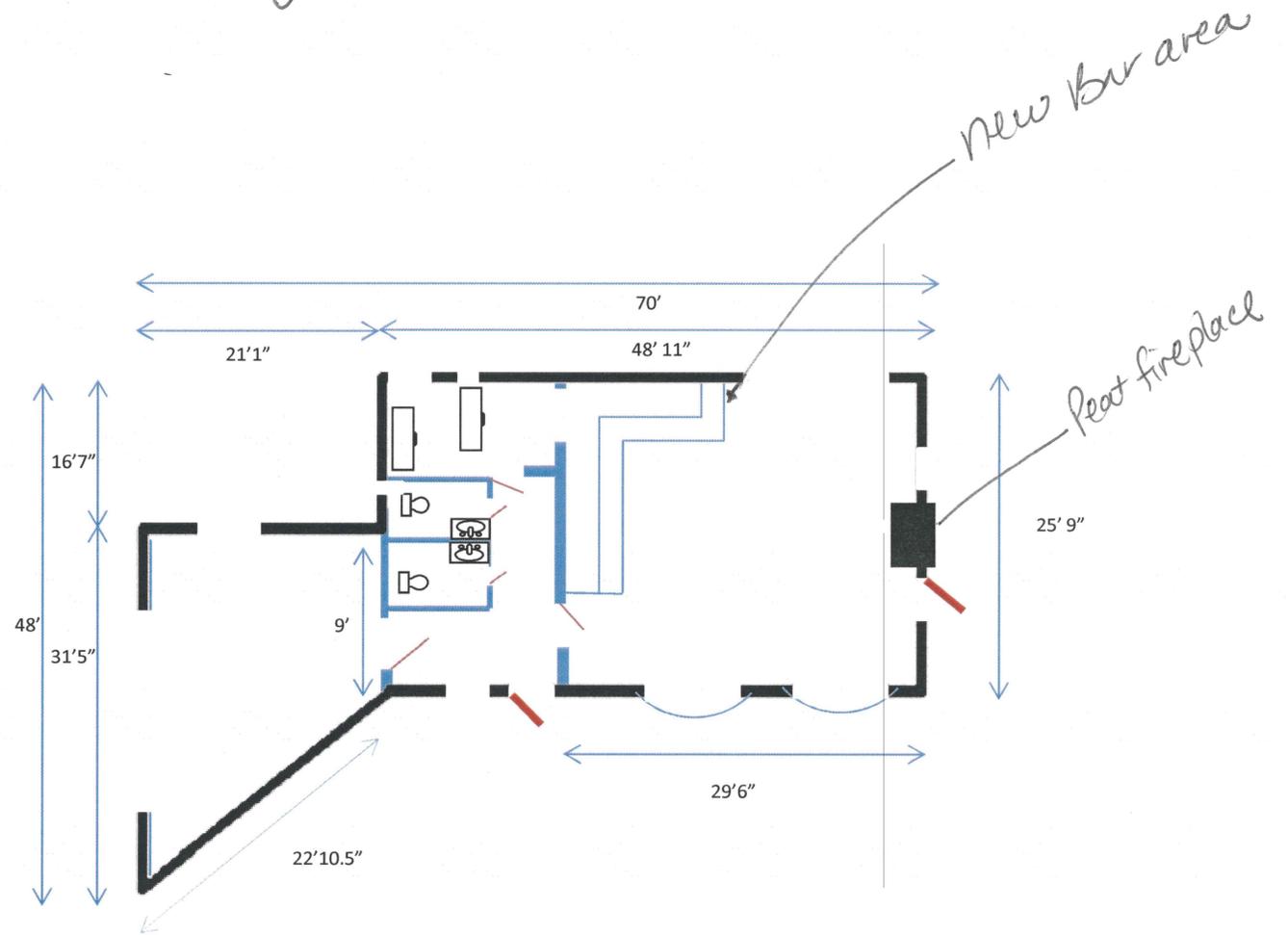
BHTEL
BUILDING
108 W MAIN



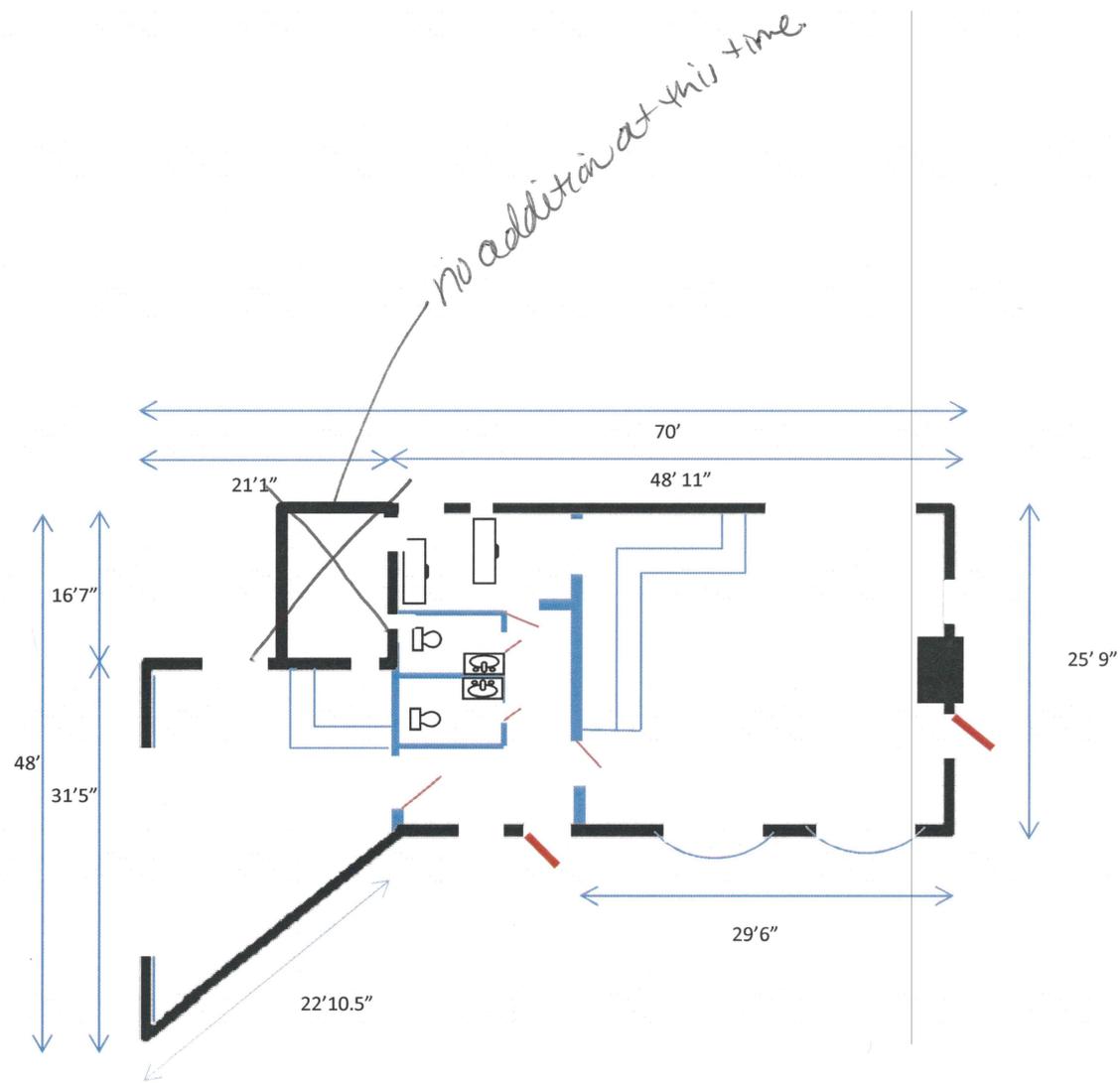
DOORS ALL 36"
WINDOWS ALL ANDERSON
4 SETS DOUBLE HUNG
2 SETS COLEMAN
2 10' BROW

"A" SIDE -- 734 SQ FT
"B" SIDE -- 350 SQ FT
ENTRANCE 230 SQ FT

New Layout



West Side	350 sq.ft.
East Side	734 sq.ft.
Center Entrance	237 sq.ft.



West Side	350 sq.ft.
East Side	734 sq.ft.
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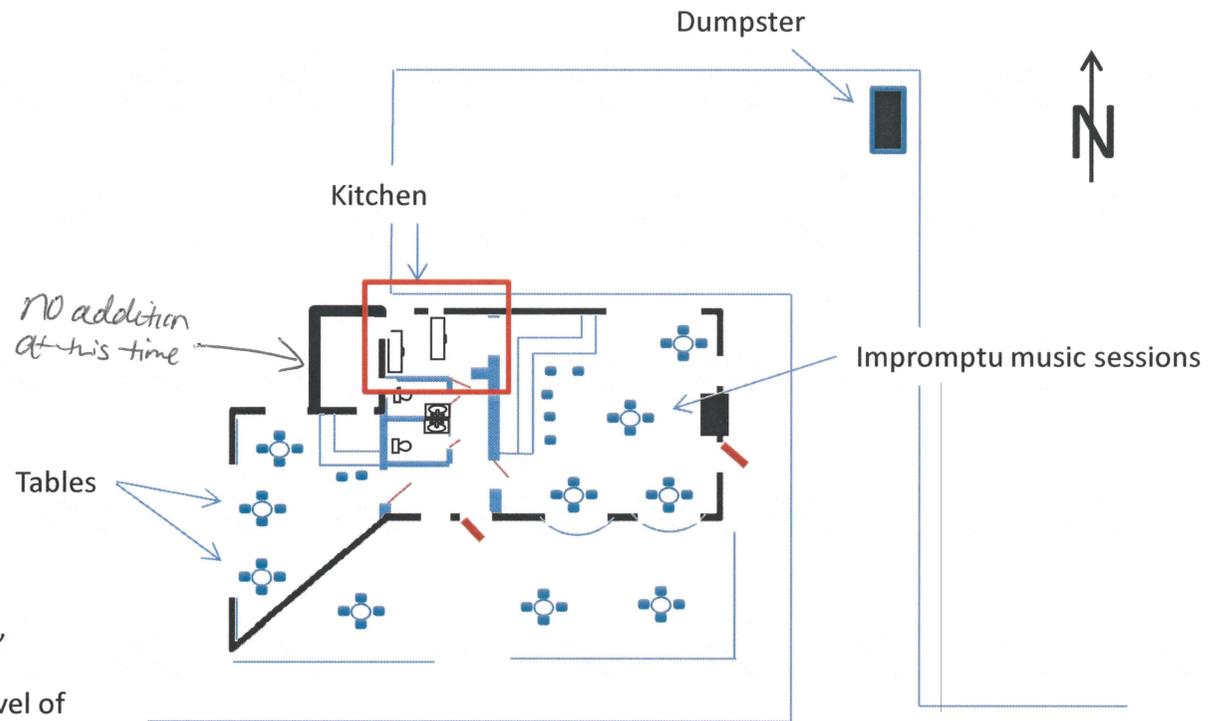
The Blackthorne Scribe



The Sign will be made of wood in layers, stained different colors to reveal the layering. It will be attached to upper level of the building front. (yet to be determined)

The sign will not be “framed” (as shown here in black) Just the tree & scribe.

Hours: M – F noon to midnight
Sat 6 pm to midnight
Sun 6 pm to midnight



Waterwheel and deck in the back (north) can be addressed in later applications.



THE BLACKTHORNE SCRIBE

Friends,

On May 15th, 2013, a consortium of University Professors and Local Entrepreneurs will be hosting a party to make you aware of a unique and potentially game changing investment opportunity for downtown Whitewater. In the works for several years, our *BlackthorneScribe Team* is ready to launch an initiative that will dramatically change the landscape of the city.

Please set aside the evening of May 15th, from 5 PM to 8PM and forever alter the trajectory of downtown Whitewater. We are inviting you because of the interest you have expressed in the past for the Irish Pub Project, or for the Down Town Whitewater efforts in general.

Please review the information contained on these slides. Either Linda Reid or I will be contacting you to follow up on this request.

patrick erin monaghan

Linda Reid

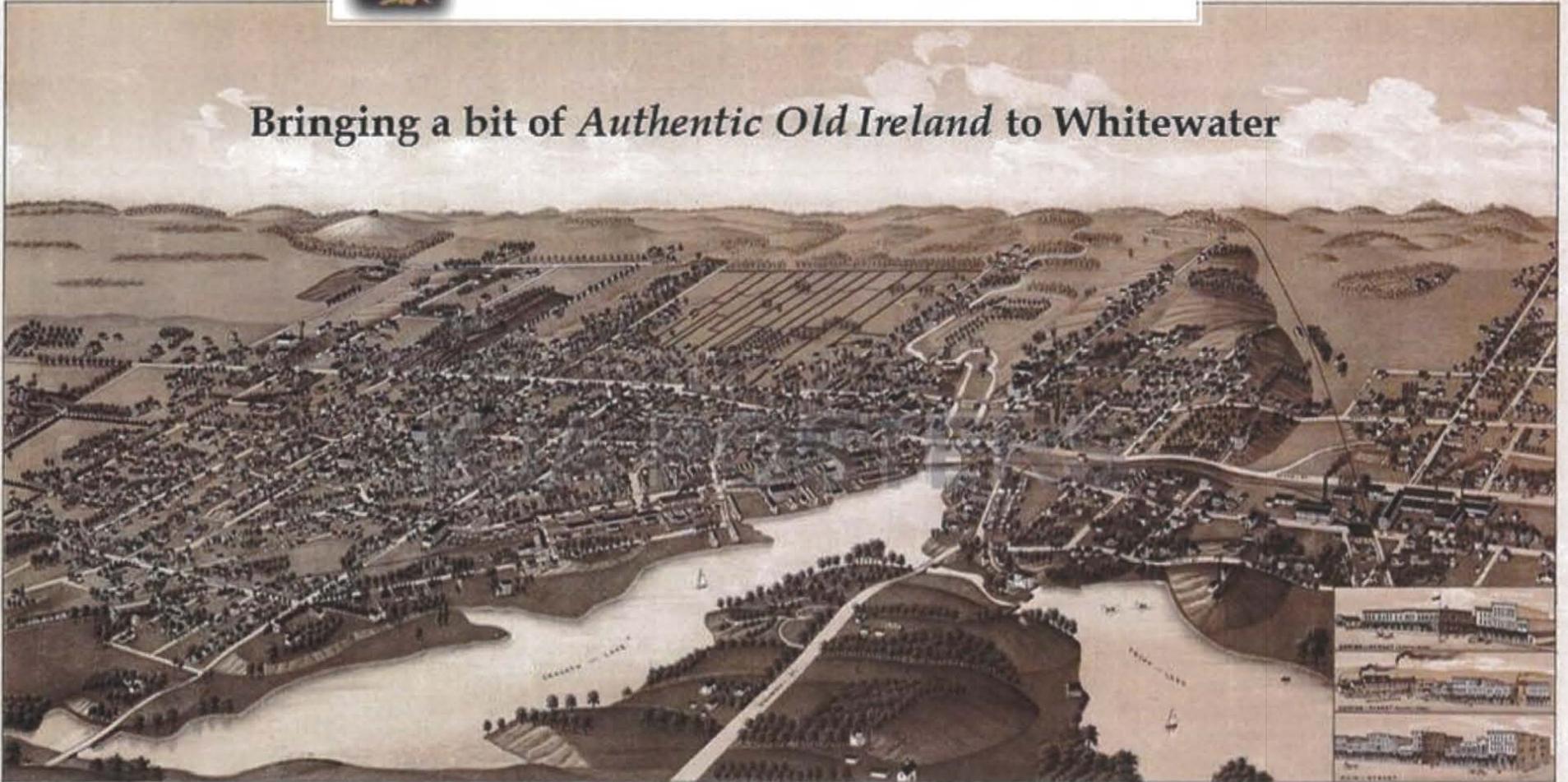
Geoff Hale

Jeff Vanevenhoven



THE BLACKTHORNE SCRIBE

Bringing a bit of Authentic Old Ireland to Whitewater



DESIGNED & PUBLISHED BY HENRY WOOD, & CO. 117 W. WISCONSIN ST., MILWAUKEE, WIS.

W. W. Wood, Architect
J. J. Wood, Architect

W. W. Wood, Architect
J. J. Wood, Architect

VIEW OF THE CITY OF
WHITEWATER, WIS.
WALWORTH COUNTY,
1885.

W. W. Wood, Architect
J. J. Wood, Architect

W. W. Wood, Architect
J. J. Wood, Architect

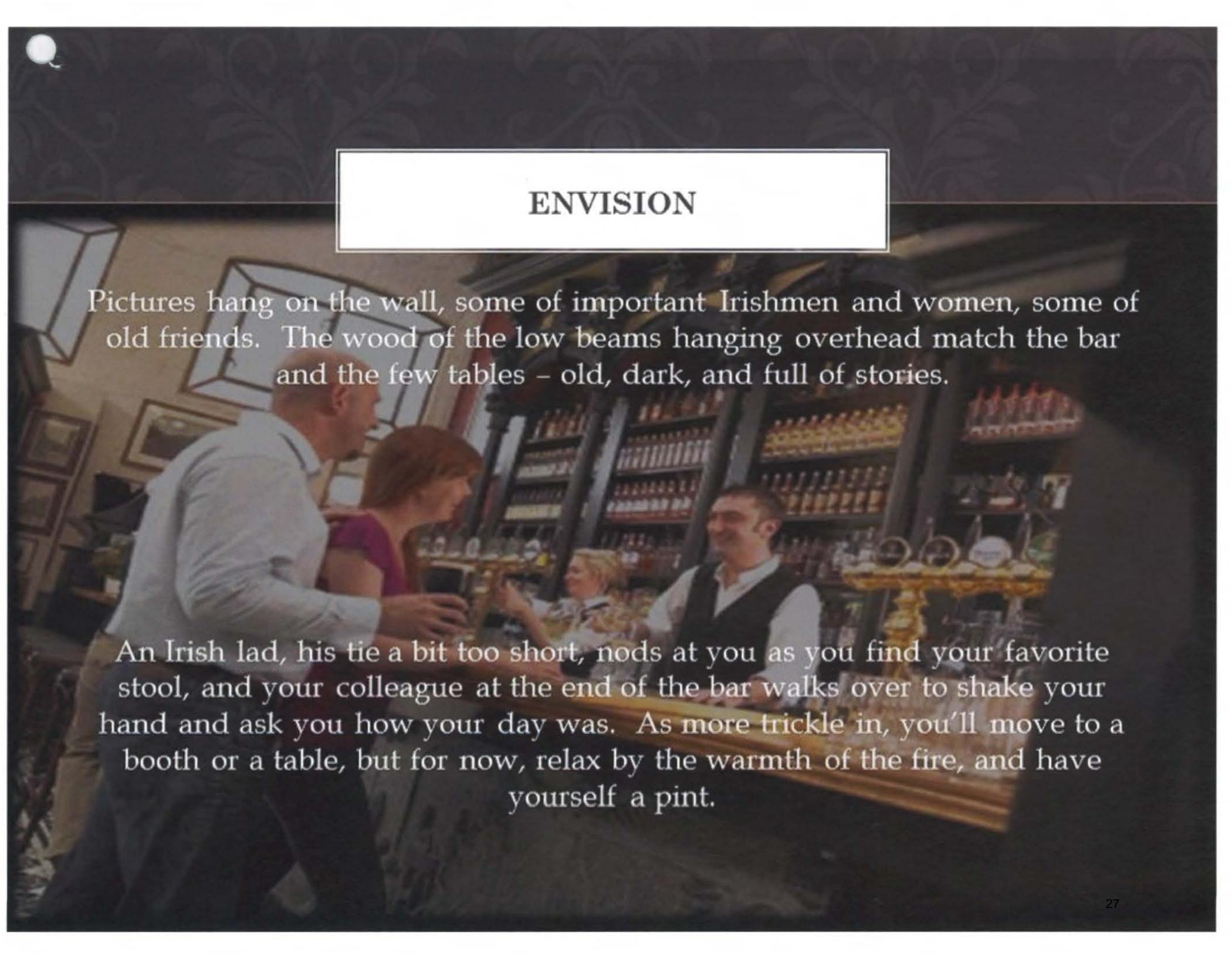


W. W. Wood, Architect

A photograph of a peat fire in a fireplace. The fire is bright and crackling, with a large amount of white smoke rising from it. In the foreground, there are several glasses of dark beer, likely Guinness, with a thick head of foam. The glasses are on a wooden table. The background is slightly blurred, showing the interior of a room.

IMAGINE

...walking into a room lit mostly by the warm flame of a peat fire...the only sounds are the clinking of glasses, the crackling of the fire, and the soft conversations between peers that later will turn into the comforting laughter of friends.

A photograph of an Irish pub interior. In the foreground, a man in a light blue shirt and a woman in a purple top are standing at the bar. Behind the bar, a bartender in a white shirt and dark vest is smiling. The bar is well-stocked with bottles and glasses. The background shows shelves of bottles and framed pictures on the wall. The lighting is warm and ambient.

ENVISION

Pictures hang on the wall, some of important Irishmen and women, some of old friends. The wood of the low beams hanging overhead match the bar and the few tables – old, dark, and full of stories.

An Irish lad, his tie a bit too short, nods at you as you find your favorite stool, and your colleague at the end of the bar walks over to shake your hand and ask you how your day was. As more trickle in, you'll move to a booth or a table, but for now, relax by the warmth of the fire, and have yourself a pint.

THE NEED

The need is clear, as the mind should be... on occasion.

The goal is to provide a *Scribe's* sanctuary.

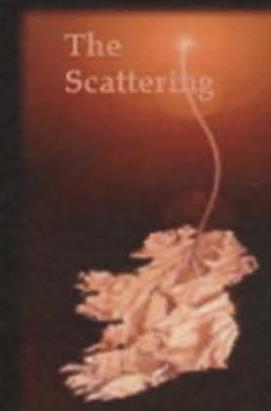
A quiet place for intellectual revolution.



THE INSPIRATION



because they never do
The story of Michael and Mary
a novel by Patrick Erin Monaghan



The Scattering
a film from the novel



The **BlackthorneScribe** is the Whitewater company organized for the sole purpose of publishing the novel, "*because they never do*" *The Story of Michael and Mary* and the screenplay, "*The Scattering*," which has been optioned by Evan Rimer at Walden Media.



THE SCATTERING

*Her branches stripped bare,
swept clean by the raging storm.
Her children scatter beyond the seas.
She grieves.*

*She grieves hidden by a pervasive, perpetual darkness.
Ireland wasn't dying,
She was ending.*

*And with a son's promise to his mother,
they leave.*

*they leave promising someday they might return to her.
and she knowing all the time that they never would,
because they never do.*

*and then they are gone.
forever gone.*

*scattered beyond her shores.
scattered beyond the seas.
Scattered.*

and so she waits...

Silently.

Broken.

Alone.



THE SCATTERING

*A géaga leadhbtha lom
Scuabtha glan ag an stoirm anfach
Scaipeann a páistí thar na farraigí fraochta
Buaireann sí.*

*Buaireann sí, folaithe ag dorchadas buan-forleathan.
Ní raibh sí ag fáil báis.
Bhí deireadh ag teacht lena ré.*

*Agus le gealltanús mic chuig a mháthair
Imíonn siad.*

*Imíonn siad, ag gealladh dí go bhfillfeadh siad chuici
lá éigin
Agus fios aici an t-am ar fad nach bhfillfidís choíche
Mar ní fhilleann siad riamh.
Agus ansin tá siad
imithe, imithe go deo.*

*Scaipthe thar lear,
Scapithe thar sáile.
Scaipthe.*

Agus mar sin, fanann sí ann

*i dtost
Creachta*

ina h-aonar

THE LOCATION



DESIGN

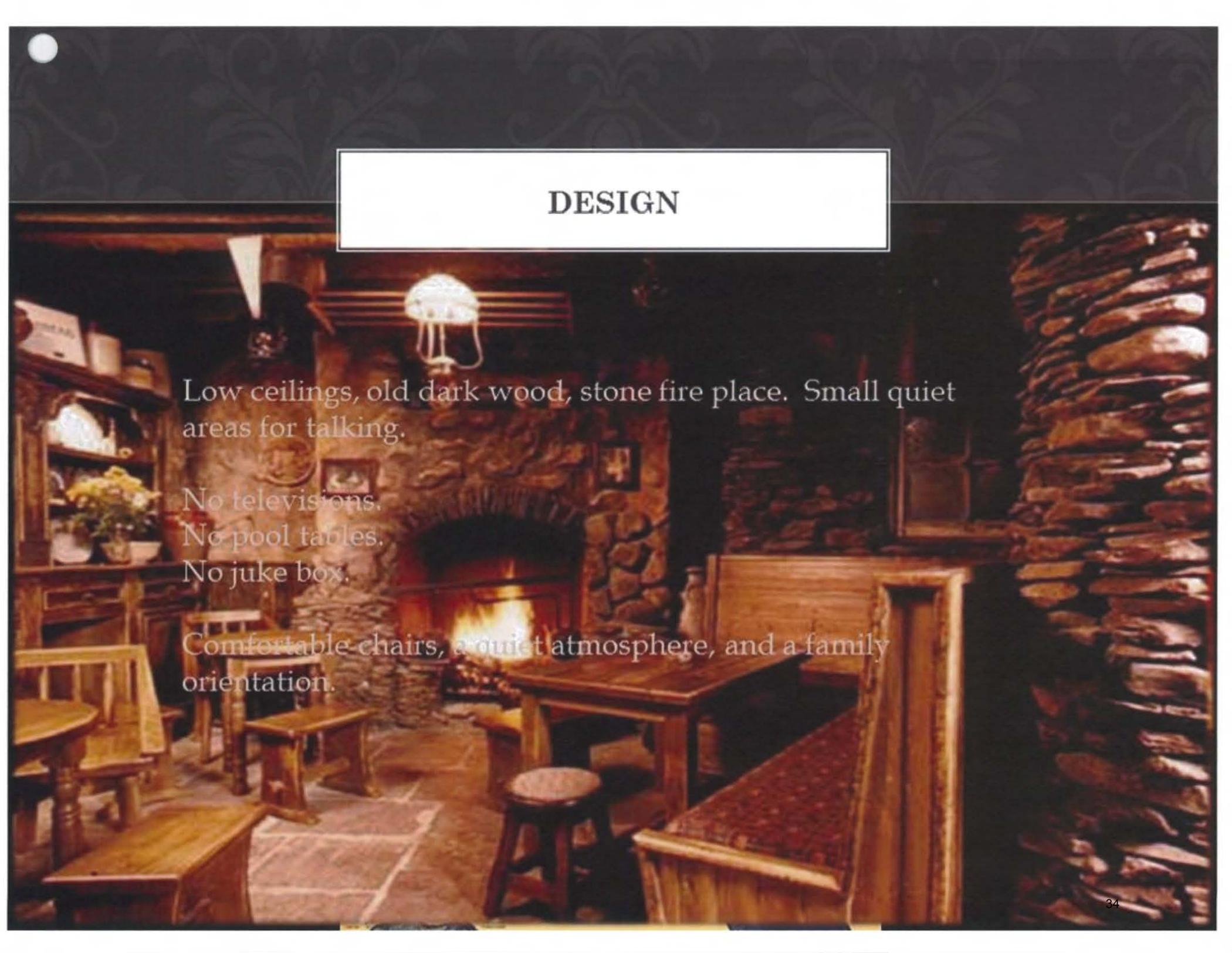
Low ceilings, old dark wood, stone fire place. Small quiet areas for talking.

No televisions.

No pool tables.

No juke box.

Comfortable chairs, a quiet atmosphere, and a family orientation.

The image shows a rustic interior space, likely a bar or a small restaurant. The walls are made of dark stone, and the ceiling is made of dark wood. A large stone fireplace is the central feature, with a fire burning inside. To the left, there is a wooden bar with shelves holding various items. In the foreground, there are several wooden tables and chairs, some of which are occupied by people. The overall atmosphere is warm and cozy.

DESIGN

Low ceilings, old dark wood, stone fire place. Small quiet areas for talking.

No televisions.
No pool tables.
No juke box.

Comfortable chairs, a quiet atmosphere, and a family orientation.

DESIGN

“Lovely day for
a GUINNESS”



UNIQUE FEATURES



As you enter, you will be prompted to exchange your U.S. cash for the local currency.

We will reset the clock by returning the property to its original use.

ESTIMATED COSTS

Property	\$130,000
Renovation	\$125,000
Furniture and Fixtures	\$50,000
Inventory	\$25,000
Total	\$330,000

INQUIRIES TO DATE

Availability of Property ✓

Availability of Liquor License ✓

Availability of Zoning and Land Use Permit ✓

NEXT STEPS

partners



purchase



PARTNER AND MEMBER OPPORTUNITIES

- *12 Limited Partners*
 - \$12,000 for 4%
- *1 Majority Partner*
 - \$144,000 for 50.1%
- *1 Business Manager*
 - Sweat Equity at 1.9%

PARTNERSHIP BENEFITS

- *Pride* in knowing that you have contributed to the creation of an instant classic, one day the focal point of the downtown Whitewater area;
- *Permanent inscription* of your founding membership on the public house wall;
- *Potential return* on any annual profits based upon your investment;
- *Membership* on the Blackthorne Scribe Board of Directors; and
- *Potential participation* in additional future Blackthorne Scribe pub locations.

The background of the slide is a dark, grayscale image of several stacks of US dollar bills, including \$100 and \$20 bills, arranged in a fan-like pattern. A white circular punch hole is visible in the top-left corner.

PROJECTED REVENUES AND PROFITS

First Year:
\$15,000 on \$250,000 revenues

Second Year:
\$18,000 on \$300,000 revenues

Targeting a 6% annual return

JOIN US



contact Linda Reid at lindareid@irishabroad.com