



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

November 10, 2014

City of Whitewater Municipal Building
312 W. Whitewater St., Whitewater, Wisconsin
6:30 p.m.

1.	Call to order and Roll Call.
2.	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.
3.	Review and approve the Plan Commission minutes of August 11, 2014, September 8, 2014 and September 15, 2014.
4.	Hold a public hearing for consideration of a conditional use permit (tavern and other places selling alcohol by the drink) for D.R.A. LLC., Daniel Rodriguez, Agent, to serve beer and liquor by the bottle or glass at 214 W. Whitewater Street (for a “Class B” Beer and Liquor License) for the Hawks Nest.
5.	Review proposed certified survey map to combine lots at 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church.
6.	Hold a public hearing for consideration of a Conditional Use for the construction of a 1,040 sq. ft. (40’ x 26’) detached garage and parking lot modifications to be located at 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church. (This is 240 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure).
7.	Discussion of the Zoning Code review information. The package includes topics and examples of what other municipalities have used.
8.	Information Items: a. Possible future agenda items. b. Joint meeting with the Common Council to discuss the Parking Study. c. Next regular Plan Commission Meeting – December 8, 2014
9.	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 Director, 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
August 11, 2014

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

Call to order and roll call.

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

Present: Greg Meyer, Lynn Binnie, Bruce Parker, Sherry Stanek (Alternate) John Tanis (Alternate). Absent: Dan Comfort, Karen Coburn, Kristine Zaballos. Others: Wallace McDonell (City Attorney), Mike Slavney (City Planning Consultant).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. Moved by Binnie and seconded by Stanek to approve the Plan Commission minutes of June 9, 2014. Motion approved by unanimous voice vote. The July 14, 2014 Plan Commission minutes were not available for approval.

Public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 288 S. Janesville Street (Tax ID # /CL 00060) for Sobo Properties LLC. (Dennis and Eva Stanton). Public hearing to be opened with the following item.

Public hearing for consideration of a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 288 S. Janesville Street for Sobo Properties LLC. (Dennis and Eva Stanton). Chairperson Meyer opened the public hearing for consideration of a change of the District Zoning Map to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification and the Conditional Use Permit to allow for 4 unrelated persons to live in the house located at 288 S. Janesville Street for Sobo Properties LLC. (Dennis and Eva Stanton).

City Planner Mike Slavney explained that this property is located within the R-2A Residential Overlay Zoning area. The only change recommended is that the parking stalls be lengthened to the required length.

Dennis Stanton explained that the home has 4 bedrooms and 2 baths. Nothing needs to be changed to accommodate the 4th person. He stated that he could extend the parking stalls, but that would mean more concrete and impervious surface. The parking works as it is. Tenants do

not have large vehicles that would require the extra length. Everyone can come and go without stacking.

Plan Commission Member Binnie stated that with the concerns of stormwater, if the parking is working why change it.

Chairperson Meyer opened for public comment. There was no comment.

Chairperson Meyer closed public comment.

Plan Commission Member Parker had concerns of lengthening the parking stalls causing safety and setback issues, if in the future, sidewalks are put on that side of Peck Street. The stall would be only a few feet from the right-of-way. If the parking works as it is, it should be left the same.

City Planner Slavney stated that in lengthening the parking, he meant forward and not toward the street.

Moved by Tanis and seconded by Binnie to recommend to the City Council to approve the R-2A Residential Overlay District Zoning for the property at 288 S. Janesville Street. Aye: Tanis, Binnie, Parker, Stanek, Meyer. No: None. Absent: Comfort, Coburn, Zaballos. Motion approved.

Review proposed certified survey map for a portion of the property located at 1002 S. Janesville Street for Michael Sina. City Planner Slavney explained that he has seen the possible long range development for mini warehouses. The Plan Commission is just reviewing the certified survey map at this meeting. The certified survey map complies with the City Ordinance. Staff recommends approval with any conditions added by the City Engineer.

Michael Sina, owner of the property, stated that the parcel is divided by a natural creek bank. It is a natural separation. The easement for the billboard is a permanent easement.

Chairperson Meyer opened for public comment. There was no comment. Chairperson Meyer closed public comment.

Plan Commission members voiced concern of possible future road right of way.

City Planner Slavney stated that normally they would recommend 120 ft. right-of- way, but because there is an underpass, 100 feet would work. Plan Commission can require extra right-of-way dedication.

Moved by Tanis to approve the certified survey map without the extra right-of-way and with recommendations of the City Planner.

Plan Commission discussed the issues of the right-of-way. They were hesitant to let the opportunity pass to have the right-of-way needed for future development.

City Planner Slavney stated that now it would be at no cost to the City, later it would cost. He recommended 17 feet for the additional dedicated right-of-way. Slavney explained that the right-of-way could be used if the City would need to make it a 3 lane highway or for acceleration or deceleration lanes, or if it was decided to go to 4 lanes in the future. This could be done without affecting the site plan. With no interchange the additional 17 feet would suffice. In the long term, if 4 lanes are needed, the underpass would have to be reconstructed. The comprehensive plan would need to be changed. This is the first proposal to require a right-of-way dedication. The Plan Commission has power to 1 ½ miles outside the city.

Moved by Binnie and seconded by Stanek to amend the original motion to require the additional 17 feet of right-of-way. Aye: Binnie, Stanek, Tanis, Parker, Meyer. No: None. Absent: Comfort, Coburn, Zaballos. Motion approved.

The first motion made by Tanis and seconded by Binnie to approve the CSM; with the inclusion of the amendment was voted on. Aye: Tanis, Binnie, Parker, Stanek, Meyer. No: None. Absent: Comfort, Coburn, Zaballos. Motion approved.

Review proposed exterior alterations to the building (extending the eave at the first floor level, transom area, and sign painted on the back wall of the building) located at 137 W. Center Street for Rafael and Ana Rodriguez. City Planner Slavney stated that the Plan Commission is to review the exterior alterations for the building at 137 W. Center Street.

David Williams, building contractor, explained that the eave (just above the transom area) needs repair. It is quite small and ugly. When they repair it, they would like to extend the eave to 16 inches. This makes it functional. Also, if the transom area under the siding is salvageable, they would like to keep it. If it is not salvageable, they would like to make the transom area similar to the buildings to the east. The primer coat they are using is a lime green. They will be keeping the same architecture.

City Attorney McDonell explained that all exterior alterations in the downtown go to the Plan Commission for review, in this case, the extension of the eave 16 inches from the wall.

Dave Saalsaa, Downtown Whitewater Design Committee, stated that they were advisory to the Plan Commission. Downtown Whitewater was given the same plans as the Plan Commission. The specification changed for the color. No façade grant money is involved in this project, so the committee did not make any decision and doesn't have a say in the color. Historically, there are no structural changes that would permanently alter the integrity of the building, so if they are taking off the siding to reveal the transom, the DTW Design Committee would like to see it restored and maintained if possible. If it is not salvageable, they would like to see it covered similar to the building next door to the east.

The agenda item also requested a sign to be painted on the south (back) wall of the building. Plan Commission Member Binnie stated that the ordinance states that no wall sign shall be painted directly on a building wall surface.

Christ Christon, representing his father, the owner of Gus' Pizza, the business at 139 W. Center Street, explained that they fully support improvement in the downtown area. They like to see the buildings fixed up, but it needs to be done properly. This work is not in line with the downtown Whitewater improvements for the historical district. There should be an ordinance for uniformity in the downtown if we want to see the downtown progress. As a Plan Commission look at the goal and direction of the downtown and go from there. Buildings may not be able to be historically correct, but there should code enforcement for the way a property looks. There are no guidelines here for the downtown. Being a college town, there are absentee landlords. The City doesn't want to lose the history of the downtown. We need to figure out what the vision and direction for the downtown are and put ordinances together to get there. There is a younger generation that is working to spur the economic movement of the downtown. He does not see how the looks of this building helps the town.

Chairperson Meyer closed the public comment.

Plan Commission voiced concerns of: would like to see better detail in what the Plan Commission is approving; the City should try to maintain a downtown theme; other buildings do not have a 16 inch eave if any; surprised that Downtown Whitewater does not have review of paint colors; thinks the chosen colors are a total mistake and an embarrassment to the downtown; does not make it historical; should turn down the whole request; not happy with the lack of detail; the applicant should seriously reconsider the whole matter; this proposal is hard to act on; would like to see more period correct colors; there has been a huge effort to keep the downtown vital- this does not go with it; does not want to move backward.

When asked about what is allowed as far as conditions in an architectural review by the Plan Commission, City Attorney McDonell explained that if it is carefully explained why colors factor in design review, he thinks the Plan Commission could require a certain color scheme. This is a slippery slope. One of the greatest criticisms that the Plan Commission gets is micromanaging property development by imposing a level of design on colors. If the Plan Commission does it on a rational basis for the entire design of what is being proposed, if the color affects the proposal, throws it all off, McDonell thinks Plan Commission could have an influence on the color.

Dave Saalsaa explained that there is no legislation or ordinance for the color. He sympathizes with the neighbors. Surprisingly Victorian Age colors include pinks, purples and greens. It would be slippery slope to try to regulate colors.

City Planner Slavney suggested that the Plan Commission make a motion to approve the restoration of the transom. If there are other changes necessary that it come back to the Plan Commission. Slavney also explained that other communities in the area for 30 years have reviewed design. If it is an exact replacement, the city staff covers it. If it is a change of appearance, it goes to Plan Commission. Addition or physical changes are a conditional use.

Moved by Tanis and seconded by Stanek to approve the restoration of the original transom with the recommendation that the upper level blend in and the overhang be period correct also (keep as is, not extending it to 16 inches). If there is to be a change, the change would come back to

Plan Commission to review. (The sign on the back of the building would not be in conformance with the City Ordinance.) The Plan Commission also recommended that the main field color of the building blend in with existing buildings to the east (repainting with what the buildings around them are). Aye: Tanis, Stanek, Binnie, Parker, Meyer. No: None. Absent: Comfort, Coburn, Zaballos. Motion approved.

Informational Items:

Future agenda items: City Planner Mike Slavney stated that Ryan Hughes would be coming back with changes to his proposal which looks like it will be on the next Plan Commission agenda for September 8, 2014.

Chairperson Meyer requested that an ordinance be looked into for architectural design (particularly for the downtown area).

City Attorney McDonell explained that it would be an architectural design ordinance. Mike Slavney could share a model from his other communities so the Plan Commission could start to review it, work it up and recommend to the City Council to look at it conceptually. If City Council likes the idea, the City Attorney would make a final draft of the ordinance. City Council would send it to the Plan Commission for the public hearing and recommendation to the City Council for approval of the ordinance.

Plan Commission Member Binnie requested an agenda item for the discussion of some changes (fine tuning) to the Zoning Rewrite, including density in the R-3A Residential Overlay District, and any other items that Plan Commission wants to look into. City Attorney McDonell stated that it would be okay to have a general item for this discussion, basically a work session. The City Council expects to see some suggested changes. Any concerns should be sent to Jane Wegner, Administrative Assistant, City of Whitewater.

Next regular Plan Commission meeting – September 8, 2014.

Moved by Parker and seconded by Tanis to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 7:25 p.m.

Chairperson Greg Meyer

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
September 8, 2014

**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 6:30 p.m.

Present: Lynn Binnie, Kristine Zaballos, Karen Coburn, Bruce Parker, Daniel Comfort, Sherry Stanek (Alternate) John Tanis (Alternate). Absent: Greg Meyer. Others: Wallace McDonell (City Attorney), Jackie Mich (City Planning Consultant), Chris Munz-Pritchard (City Planner).

Hearing of Citizen Comments. There were no citizen comments.

Approval of the Plan Commission Minutes. No minutes were available at the meeting.

CDA Roll Call: Present: Henry, Kachel, Knight, Winship, Singer, Parker

Community Development Director Pat Cannon explained that the applicant decided everything they needed to do at this meeting could be done in open session. There would be no closed session.

Debra Scheffler and Roger Jensen (Plant Manager) of Lavelle Industries gave some background on the company. They are a 100 year old company and have been in Whitewater since 2001. Their headquarters are in Burlington. They are the last full line of made in U.S.A. products for toilet repair items. They have grown and need more space. They are land locked on their parcel and need more land. They have an accepted offer from the CDA and are asking for approval of proposed Certified Survey Maps.

Joint Plan Commission/CDA Items:

- a. Review a conceptual development plan to accommodate a business expansion in the Whitewater Business Park.**
- b. Review a proposed Certified Survey Map to combine and re-divide city owned vacant land (tax parcel #'s /A3130 00001 and /A3130 00002) located north of Innovation Drive in the Whitewater Business Park; and for the sale of Lot 2 to the Community Development Authority (CDA).**
- c. Review a proposed Certified Survey Map to combine Lot 2 as shown on the certified survey map as created under item #4a of this agenda and Lot 3 of Certified Survey map 2509 (tax parcel # /A2509 00003).**

CDA Director Pat Cannon explained that Lavelle plans to expand on the southwest side of the property adding 2.46 acres. There are two certified survey maps (CSM) required to create the lot. The certified survey maps would include a vacation of the easement across the northern end of the lot. Lavelle plans to add to their existing building. The driveway access will be from Innovation Drive. City Council has approved the conceptual plan. The first CSM reconfigures the lot lines creating 3 lots out of 2 lots. There will be two buildable lots after this sale. If this CSM is approved, the second CSM combines the existing Lavelle lot with the new lot contingent upon their purchase of the property.

Plan Commission voiced concerns of: the driveway being placed so no headlights come into the Innovation Center; number of delivery trucks?; will they be replanting trees they are removing?

CDA Director Pat Cannon stated that there will be a berm along the southern border of the lot. They will have approximately 10 trucks per day.

Roger Jensen stated that they will be moving 2 trees and adding a couple more.

City Attorney McDonell stated that the Plan Commission could give input on the conceptual plan, but would not vote on it.

CDA Members voted. Jeff Knight moved that the CDA approve both certified survey maps (items b. and c.). It was seconded. Motion was unanimously approved.

Plan Commission members voted. Moved by Tanis and seconded by Comfort to approve both certified survey maps (items b. and c.). Aye: Tanis, Comfort, Coburn, Parker, Zaballos, Stanek, Binnie. No: None. Motion approved.

CDA Member Jeff Knight moved to adjourn the CDA meeting. Motion approved by unanimous voice vote.

Vice-Chairperson Binnie thanked Lavelle for expanding in our community.

Public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 250-252 S. Fourth Street (Tax ID # /OT 00175) for Randall Aschbrenner/RLA Properties LLC. Public hearing to be opened with the following item.

Public hearing for consideration of a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons per unit to live in the house located at 250-252 S. Fourth Street for Randall Aschbrenner/RLA Properties LLC. Planning Consultant Jackie Mich explained that they recommended the Plan Commission recommend to the City Council to impose the R-2A Overlay Zoning and conditionally approve the conditional use permit. Mich noted that there were no proposed changes to the house. She also noted that the parking does not

meet the current code. Mich explained that one of their recommended conditions is to pave the parking and that the parking stalls be 20 feet in length.

Randy Aschbrenner explained that he bought the property in December. There are 4 bedrooms in each unit. He wants to put a bike rack and patio behind the building. He does not want to pave the backyard. He will be doing some minor changes to the upstairs unit. He wants to put some type of barrier for the side and back of the driveways.

Vice-Chairperson Binnie opened the public hearing for both proposals. There were no comments. Vice-Chairperson Binnie closed the public hearing.

Randy Aschbrenner went on to explain that the parking area has been that way forever and it works well. There is 54 feet from the inside of the city sidewalk to the stoop. He would like to keep it clean and simple.

City Attorney McDonell explained that the City is working on a parking summit. At this point, there cannot be 4 vehicles in each driveway. The Plan Commission can allow a certain site plan, but cannot allow more vehicles than the Zoning Code allows, which is 3 vehicles per unit in the side and street yard driveway area.

Plan Commission Members voiced concerns of: there are a lot of parking questions prior to the parking summit; appreciates the paving and the clean up; can Plan Commission act on 8 parking spaces?; depth of the paving?; 45 feet or less than 40% impervious surface;

City Attorney McDonell stated that the Plan Commission can approve the site plan, but there are only three vehicles allowed on each side. There are only three other ways to be able to increase the parking which would be by variance, possible non-conforming use, or by a change in the ordinance by the parking summit. This is not an attempt to approve 8 cars.

City Planner Chris Munz-Pritchard stated that her only concern was the impervious surface. Vehicles cannot park on the city sidewalk. She agreed that the driveways be a maximum of 45 feet, but the property must be no more than 40% impervious.

Moved by Tanis and seconded by Coburn to recommend to the City Council to impose the R-2A Overlay Zoning on the property located at 250-252 S Fourth Street. Ayes: Tanis, Coburn, Comfort, Stanek, Zaballos, Parker, Binnie. No: None. Motion approved.

Moved by Stanek and seconded by Comfort to conditionally approve the conditional use permit to allow 4 unrelated persons per unit with the condition that the driveway be paved with asphalt or concrete and the driveways can be no longer than 45' and the property have no more than 40% impervious surface. (The 45 feet for the driveways may be shortened to meet the maximum 40% impervious surface for the total lot.) (See attached conditional use permit.) Ayes: Stanek, Comfort, Zaballos, Parker, Tanis, Coburn, Binnie. No: None. Motion approved.

Public hearing for consideration of a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-2A Residential Overlay District Zoning

classification under Chapter 19.19 of the Zoning Ordinance of the City of Whitewater on the following area: 255 S. Prairie Street (Tax ID # /CL 00051) for Mark and Lexy Maas. Public hearing to be opened with the following item.

Public hearing for consideration of a conditional use permit in an R-2A Overlay Zoning District, to allow for 5 unrelated persons per unit to live in the house located at 255 S. Prairie Street for Mark and Lexy Maas. Planning Consultant Jackie Mich explained that this is a single family home with 4 bedrooms. They plan to convert space on the first floor for a 5th bedroom. Mich recommended approval of the zoning map amendment. Mich also explained that the driveway was unpaved up to a paved parking area, wide enough to park 3 cars. The most northern one space is shorter.

Plan Commission Member Zaballos asked if it was the applicant's intention to pave the driveway.

Mark Maas stated that the driveway has been gravel for the last 32 years. Michael Maas, Marks's son, stated that their concern is where the run-off is going to go. To the south of the driveway is 6' of grass that slants from the edge of the gravel to the neighbor's property. Mark Maas stated that it does not flood the neighbor's property.

Plan Commission Member Zaballos suggested they put an earth berm in between the driveways.

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

Plan Commission members voiced concerns of: It seems that so many property owners who are in the area apply for the R-2A Overlay Zoning District; even if there are rentals around, it is still low density; why 5 bedrooms; would like to see the driveway paved.

Mark and Michael Maas explained that there are only two single family homes on Prairie Street from Starin Road to Peck Street, his and Ray Kramer's. They are surrounded by rentals. They want 5 bedrooms because they have an accepted offer on the home contingent upon having 5 unrelated persons in the home. Mark Maas was not against paving the driveway. As far as parking, there is the 2 car garage and the ability to stack the cars in the driveway area. They have had 5 cars there while the kids were growing up.

Moved by Comfort and seconded by Stanek to recommend to the City Council to approve the R-2A Overlay Zoning District for the property at 255 S. Prairie Street. Ayes: Comfort, Stanek, Zaballos, Parker, Tanis, Binnie. No: Coburn. Motion approved.

Moved by Comfort and seconded by Parker to approve the conditional use permit to allow up to 5 unrelated persons at 255 S. Prairie Street contingent upon City Council approval of the R-2A Overlay Zoning; and conditioned upon improving (hard surface-concrete or asphalt) the driveway; and the northern most parking space is to be assigned to a small or compact car only, due to the space not being long enough to meet the requirement of the City Zoning Code. (See

attached conditional use permit.) Ayes: Comfort, Parker, Stanek, Zaballos, Tanis, Binnie. No: Coburn. Motion approved.

Public hearing for consideration of a conditional use permit for the construction of a 3,024 sq. ft. (72' x 42') detached garage to be located at 647 W. Harper Street for Chris Thein. (This is 2,224 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure.)

Jackie Mich explained that this building is for the storage of recreational vehicles. The building would be 72' x 42' with an 18 foot height. It requires a conditional use permit because it is 2.75 times larger than 800 sq. ft., the maximum allowed by City ordinance. A concern is that the building might be used for a home occupation. The applicant would need to follow the zoning requirements for a home occupation. The owner has stated that the building is for recreational storage. The Zoning Code requires an accessory structure to be in the side or rear yard area. The existing driveway is blacktop.

Chris Thein stated that he would blacktop to the shed. The building is strictly for recreational toys. He pays a lot for storage right now. The reason he wanted the building in the street yard area is due to the mature oak trees on the side of the house and the sewer and water behind the house. He plans to move the sliding door on the north end of the building to the east side of the driveway. There would be two sliders on the east side where the larger area of the blacktop drive is. He would start the shed where the grade drops.

Vice-Chairperson Binnie opened the public hearing.

Lynn Cunningham, the closest neighbor, and on behalf of Dick Platner, the other neighbor, stated they were all for the detached structure.

Vice-Chairperson Binnie closed the public hearing.

Jackie Mich (Planning Consultant) read the Planner recommendations.

Plan Commission Members voiced concerns of: masking the building (landscaping etc.); colors should tie in with the house; problems with water and sewer lines; could the building be turned the opposite way?; could the roof be lower?; could the building be moved back toward the house?; Plan Commission could approve this, but not in the street yard location; Overhead doors look nicer and last longer than slider doors; If the building was started at the front of the house and went back, how much room would there be to work with?; What is the easement for the sewer and water?; have significant reservations on the size of the building. In the process of the Zoning Rewrite, they were looking at changing the 800 sq. ft. requirement, but could not come to a consensus for even 1000 sq. ft. Just recently, Plan Commission turned down a structure of less than 2000 sq. ft.; seems out of place, must be moved back; size does impact the area, very hard to say yes to; house is set so far back on the lot, does not allow for this type of building; sad to take down the trees to put up this building, not a good solution; the utility easement may be a wide easement because it is a major interceptor line; the building may get too close to the

floodplain; what is the height comparison to the house?; is there any way to downsize and come back with a new proposal.

Chris Thein explained that there was probably between 40 and 50 feet from the front of the garage to the back of the house. He said he was not opposed to vinyl siding to match the house. The Oak trees are 150 years old. There is a row of trees off the deck parallel with the back of the house. The sewer and the 100 year flood plain are behind the house.

City Attorney McDonell stated that the Plan Commission could approve the building subject to a variance being granted. The zoning regulations for an accessory structure are for it to be in a side or rear yard and not more than 15 feet in height. City Attorney McDonell stated that the Plan Commission either needs to approve, disapprove, or approve with conditions.

Plan Commission Member Comfort asked if Plan Commission could postpone this item to give the applicant time to make changes. City Attorney McDonell stated only with the agreement of the applicant. Can ask the applicant to work with the Planner, reconfigure and address concerns.

Chris Thein did not want to remove trees or change the length of the building. He stated that he was willing to work with whomever to work things out. He asked how small the Plan Commission was thinking, cutting the total square footage in half?

Plan Commission Member Tanis stated that 42' x 36' would be half the building. This would be 1600 sq. ft., double the current code.

Plan Commission Member Binnie asked the City Attorney about what Plan Commission needs to consider, the height, size and placing it in the front yard. McDonell answered that the zoning ordinance, conditional use allows for changes to different dimensions, but cannot locate the accessory building in the front yard. Binnie stated that he could approve a 1600 sq. ft. building if placed on the side of the garage.

Moved by Tanis and seconded by Parker to approve the conditional use permit for a maximum 1600 sq. ft. detached garage, 18 feet in height, to be constructed in the side or rear yard of the lot, with the recommendations of the City Planner that the siding be similar to the house and the metal roof be similar in color to the house roof.

Chris Thein's only concern was that if it did not fit, could he go for a variance?

City Attorney McDonell stated that the Plan Commission should ask the applicant if he wanted a disapproval of the whole plan. Would he would prefer to have this motion or a motion to disapprove the project? If the item is denied, the applicant would have to start over with a new application and fees.

Chris Thein asked to postpone the decision and work with the Planner.

Tanis withdrew his motion, Parker removed his second.

Moved by Comfort and seconded by Zaballos to postpone. Aye: Comfort, Zaballos, Coburn, Parker, Tanis, Stanek, Binnie. No: None. Motion approved.

Public hearing for consideration of a conditional use permit (tavern and other places selling alcohol by the drink) for Kathy Gibbs (Agent) to serve beer and liquor at 204 W. Main Street (for a “Class B” Beer and Liquor License) formerly “The Downstairs Bar”.

Planning Consultant Jackie Mich explained that this is a conditional use permit for a tavern, the bar is changing hands and the applicant is renewing the conditional use permit.

Jeff Schellpfeffer explained that one of the complaints of the place had been for noise. He is taking out the dance floor and adding games and TV’s. They will have 8 to 10 small speakers to spread the sound throughout the business. They will be removing the 4 huge speakers that were on the dance floor. This should help keep the sound from going outside the building. There will be no structural changes to the building. Schellpfeffer plans to have the business open from 8 or 9 p.m. until close (2:30 a.m.) Monday through Saturday. They will be closed on Sunday. The side door will be closed, used only as an emergency exit. There will be nothing outside the building. No drinks will leave the building. No outdoor café.

Vice-Chairperson Binnie opened the public hearing. There were no comments. Vice-Chairperson Binnie closed the public hearing.

Plan Commission members voiced concerns: If approve with the business plan, is the applicant limited to that; removing Planner recommendation #3(establish maximum hours of operation); who is in charge of taking care of the trash and dumpster; having the property outside the business cleaned up when the business closes; having the side door emergency only; does not want to restrict the business to 6 days.

When asked, Jeff Schellpfeffer stated that he was okay with the side door being for emergency purposes only.

Moved by Tanis and seconded by Comfort to conditionally approve and recommend to the City Council, the conditional use permit for Kathy Gibbs (Agent) to serve beer and liquor at 204 W. Main Street (for a “Class B” Beer and Liquor License) formerly “The Downstairs Bar”, with conditions #1 and #2 of the City Planner’s recommendations and adding condition #3 to install an emergency alarm bar on the side door to the premises; and condition #4 to clean up the adjacent property upon closing the business each day. (See attached conditional use permit.) Aye: Tanis, Comfort, Zaballos, Coburn, Parker, Stanek, Binnie. No: None. Motion approved.

Public hearing for consideration of a conditional use permit to allow for a 5 unit townhouse style residential apartment building in an R-3 (Multi-family) Zoning District in addition to the existing residence located at 1014 W. Main Street for Ryan Hughes. This item was postponed from this meeting.

Discussion of the new Zoning Code. Plan Commission Member Binnie had requested this item be put on the agenda. Since the adoption of the new zoning code, it appears that a few items

need to be revisited, some tweaking is in order. Some of the items he suggested to look at were: the R-3A Zoning Overlay District for the density allowance of 20 % more than the R-3 Zoning District requirements and the R-3A Overlay District in general; the PD Zoning District; height of buildings; the skyline exposure setback (which was removed from the ordinance by the City Council). When asked what the process might be, Binnie stated that possibly the planner(s) do some research regarding issues and make recommendations to be considered. Binnie stated that a Councilperson had suggested that the City Council and Plan Commission have a joint meeting for these discussions. Binnie told the Councilperson that there some concerns had been expressed about the joint meetings that were held for the zoning rewrite. It kind of got muddled as to what the Plan Commission was looking for.

The Plan Commission members voiced concerns of: appreciating the opportunity to have driveways paved; if there was some way to keep gravel driveways clear of grass and weeds so there is a clear delineation; there is also concern of consistent enforcement of the zoning codes; would like to revisit the R-2A and propose a maximum number of residents within close proximity to single family homes; would like to see street yard garages/sheds be able to be approved as a conditional use under certain conditions without the applicant having to get a variance also; lastly, the concern of projects not being completed and the developer comes in with another proposal, can approval be conditioned upon completion of the previous project? City Attorney McDonell stated he would have to research that.

As far as the driveway surfacing, City Planner Munz-Pritchard stated that she and Greg Noll, Building Inspector, suggest to applicants that they install asphalt or concrete driveways when doing their projects.

City Planner Chris Munz-Pritchard stated that she would do some research and get it to the Plan Commission ahead of time. As far as the parking, she is meeting with the consultant next week and could possibly have an outline of how the parking summit would proceed.

Informational Items: There were no informational items.

Future agenda items: Applicants have until September 15, 2014 to submit their applications for the October Plan Commission meeting. There were no submittals at this time.

Next regular Plan Commission meeting – October 13, 2014.

Moved by Stanek and seconded by Parker to adjourn the meeting. Motion approved by unanimous voice vote. The meeting adjourned at approximately 9:10 p.m.

Vice-Chairperson Lynn Binnie

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
Joint Community Development Authority and Plan and Architectural Review Commission
Meeting
September 15, 2014

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

Call to order and roll call.

Chairperson Meyer called the joint meeting of the Community Development Authority and the Plan and Architectural Review Commission to order at 6:30 p.m.

Plan Commission

Present: Greg Meyer, Lynn Binnie, Bruce Parker, Sherry Stanek (Alternate), John Tanis (Alternate). Absent: Kristine Zaballos, Karen Coburn, Daniel Comfort. Others: Wallace McDonell (City Attorney), Chris Munz-Pritchard (City Planner).

CDA

Present: Henry, Kachel, Knight, Winship, Singer, Parker, Alan. Others: Pat Cannon (CDA Director), Anna Schwarz (Recorder).

- 1) **Consideration and discussion of final site plan and Restrictive Covenant approvals for Lavelle Industries LLC site expansion at 1215 E. Universal Blvd.**
 - a. Planning and Architectural Review Board
 - i. Approval of Restrictive Covenants
 1. Site Plan
 2. Outdoor storage
 3. Landscaping
 4. Signs and Billboards
 5. Utility Control
 - b. City of Whitewater-Community Development Authority
 - i. Approval per City Zoning Ordinance 19.36
 1. Site Plan
 2. Outdoor storage
 3. Landscaping
 4. Signs and Billboards
 5. Utility Control

City Attorney McDonell explained that the applicant would give their presentation to both the Plan Commission and the CDA. There would be discussion and then voting by first the Plan Commission and then the CDA.

Community Development Director Pat Cannon explained that the Plan Commission has responsibility based on the restrictive covenant over the property in the Business Park, and the CDA has responsibility through Chapter 19.36 for the site plan approval. Each body has responsibility over the same issues, but both documents need to be satisfied. Last week Plan Commission and CDA approved the CSM's and the conceptual plan.

CDA Director Pat Cannon gave a brief overview: The applicant needed a Certified Survey Map in order to purchase the land adjacent to their existing building so they could add a 12,600 sq. ft. addition. They needed more land behind the building due to setback problems. The driveway will come down the east side of the property. The property will be illuminated as they are very concerned about employee safety. The lighting will not exceed the property lines. There will be a berm, a ten foot increase across the property, and four pear trees across the property, which provides a pretty good opacity level. The addition will match the existing building. The storm sewer will be along the east lot line. There is an easement across into the right-of-way to the ponds by the Innovation Center. Other utilities come off Universal Blvd. There will be no monument sign at the back of the property. They want to keep it at the main entrance on Universal Blvd. The back of the property will be for truck entrance only. The applicant would like to get started with footing and foundations this fall for construction over the winter to be operational by spring, April at the latest. Outdoor storage is permitted in the back of the building in an M-1 Zoning District.

Deborah Scheffler, Chief Financial Officer for Lavelle Industries, Inc., stated that they are anxious to get going. She noted that the official name of the company is Lavelle Industries, Inc. They are the one of the last companies to make a full line of made in U.S.A. products for toilet repair items. They hope to expand at their Burlington facility, but are happy to be able to expand their company here in Whitewater.

Roger Jensen (Plant Manager) of Lavelle Industries Inc. gave more detailed information on the construction of the addition. The original building is 120 feet long by 100 feet wide. It was designed to be able to be added on to. They added the exact same size as the original building one year ago and now they are looking to add again instead of leasing a warehouse somewhere else. As they grow, they want to add more product lines. They have about 100 skids in storage in Fort Atkinson right now. They would like to bring those back and add assembly processes. They are very proud of the Whitewater plant with its efficiency and output. The business is booming. This plant draws from the college labor market which gives the students money and allows the company a flexible work force. They are starting out with the warehouse and will add parking where they will not have to move it due to future expansion. The Innovation Center is in their back yard. They will have the dirt berm and will be planting trees that are big and full to help with the second story view. The trees will be disease resistant trees that do not bear fruit. There will be a slight drainage swale by the property line and a big drainage swale along the edge of the building that will go down to a grass swale and meet up with the City storm sewer. The storm water ends up in the pond. They have a full line of toilet repair parts. The company has found that Wisconsin is the place to continue to be and they will do everything they can to stay local.

Plan Commission members voiced concern of the 10 foot berm and that it might be quite an obstacle to take care of. Roger Jensen stated that it was 10 feet from the ditch, the lowest point, so it was more of a slope with the berm being closer to 6 or 7 feet tall. It is 50 feet from the right-of-way line to the peak, so it is still mow able.

Chairperson Meyer opened the hearing to the public. There were no comments. Chairperson Meyer closed the public hearing.

Roger Jensen stated that he was pleased with the cooperation and the speed that the process is moving. They would like more space and as soon as possible.

CDA members and City Staff members were all pleased with everyone's efforts to get this process going. They were all involved from the onset. They thought Lavelle should think about making their corporate headquarters here.

Plan Commission members voted. Moved by Binnie and seconded by Tanis to approve the restrictive covenants. Motion approved by unanimous roll call vote.

CDA Members voted. Moved by Singer and seconded by Alan to approve the site plan and other aspects of the development. Motion approved by unanimous roll call vote.

Moved by Tanis and seconded by Parker to adjourn the Plan Commission meeting. Motion approved by unanimous voice vote.

CDA moved and seconded to adjourn the CDA meeting. Motion approved by unanimous voice vote.

The meeting adjourned at approximately 7:00 p.m.

Chairperson Greg Meyer

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Christine Munz-Pritchard City Planner
 Date: 10 November 2014
 Re: Proposed Conditional Use Permit “Class B” Beer and Liquor License, to Serve Beer and Liquor by the Bottle or Glass at Hawks Nest at 214 W Whitewater Street for D.R.A., LLC (Daniel Rodriguez, Agent)

Summary of Request		
Requested Approvals:	Conditional Use Permit for Class B Beer and Liquor License	
Location:	214 West Whitewater Street	
Current Land Use:	Class B Service (Bar)	
Proposed Land Use:	Class B Service (Bar)	
Current Zoning:	B-2 Central Business	
Proposed Zoning:	No change.	
Comprehensive Plan’s Future Land Use:	Central Business	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	<i>B-2</i> DLK Shop	
West:	Subject Property	East:
<i>B-2</i> Parking Lot		<i>B-2</i> The Black Sheep
	South:	
	<i>B-2</i> Park / Open Space	

Description of the Proposal:

The permit runs with the owner and a change in ownership requires the issuance of a new CUP and new/transfer of the alcohol license.

PLANNER’S RECOMMENDATIONS:

I recommend the Plan and Architectural Review Commission grant *conditional approval* for the requested Conditional Use Permit for the expanded Class B service area subject to findings on the following page, and subject to the following conditions of approval:

1. Attached is a copy of the previous Planners Report for a CUP. I am recommending that each of the 4 recommendations for the CUP be revisited.
 - a. The Conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
 - b. The business may open earlier than 3:00 pm (but no earlier than 6:00 am) a maximum of four times per calendar year.
 - c. Maximum occupancy shall be limited to that determined by the fire department. In addition, the establishment shall remain in compliance with all applicable fire code requirements at all times.
 - d. All signage shall comply with the City’s sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve all new and replacement signage prior to installation.

SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 214 W. Whitewater Street		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	Class B Service (Bar). If the establishment becomes a nuisance the Conditional Use Permits can be revoked.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	No change to the site is being proposed.
3. The conditional use conforms to	Yes	All regulations are complied with.

<p>all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.</p>		
<p>4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.</p>	<p>Yes</p>	<p>The Comprehensive Plan recommends the site for downtown mixed use development.</p>
<p>5. The conditional use and structures are consistent with sound planning and zoning principles.</p>	<p>Yes</p>	<p>The project is consistent with the use and density requirements of the District and the Comprehensive Plan.</p>





VANDEWALLE & ASSOCIATES INC.

To: City of Whitewater Plan and Architectural Review Commission
 From: Scott Harrington, AICP, City Planning Consultant
 Date: September 7, 2011
 Re: Requested conditional use permit for a new owner to serve alcohol at the Hawks Nest bar at 214 W. Whitewater St.

Summary of Request

Requested Approvals: The applicant, Hale Evans of Alma, WI, is requesting a conditional use permit (CUP) for the sale of beer or liquor by the bottle or glass for the Hawk's Nest bar located at 214 W. Whitewater Street. In February of 2010, a CUP was issued for this property. The ownership/management of Hawk's Nest is now proposed to change.

Location: 214 W. Whitewater St.

Current Land Use: Bar

Proposed Use: Bar

Current Zoning: B-2 Central Business

Proposed Zoning: (no change proposed)

Comprehensive Plan's Future Land Use Designation: Central Business

Surrounding Zoning and Land Use: North, East and West: B-2, downtown businesses. South: zoned B-2 but used as a park.

Brief History of Project: Although a CUP was issued to this establishment just last year, the permit runs with the owner and a change in ownership requires the issuance of a new CUP and a new/transfer of the alcohol license. On September 6, 2011, the City Council approved the alcohol license conditioned upon the prohibition of persons under the age of 21 at all times and approval of a CUP by the Plan and Architectural Review Commission.

The previous owner of the Hawks Nest proposed to serve food (see attached operational narrative from the previous CUP application), but the fire department determined the ventilation equipment was inadequate and the fryer and grill have been removed. The new owner is evaluating food options that do not require ventilation but proposes to open and operate (perhaps indefinitely) as a bar without offering food. As a result, the applicant has agreed to prohibit all persons under the age of 21 at all times. Other issues recently identified by the fire department also have been corrected.

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

Other than offering food, the new owner proposes to operate the business similar to the previous owner in terms of offering entertainment and hours of operation. The one exception is a request to open at 6:00 am for special occasions. Otherwise, basic business hours will be 3:00 pm to 2:00 am (Sunday through Thursday) and 3:00 am (Friday and Saturday).

The previous CUP was approved with a few conditions, all of which are recommended again for this application. In addition, the prohibition on persons under the age of 21 also has been included. In terms of hours of operation, early openings for special events would be reasonable in my opinion but these should be limited to no more than four times per calendar year.

Recommendation on Conditional Use Permit and Site Plan

Pending comments received at the public hearing, I recommend the Plan and Architectural Review Commission approve the conditional use permit for the Hawks Nest bar, subject to the following conditions:

1. The conditional use permit shall run with the business owner and not the land. Any change in ownership will first require approval of a conditional use permit amendment.
2. The business shall operate in accordance with the applicant's email correspondence. This includes the prohibition of persons under the age of 21 at all times. Further, the business may open earlier than 3:00 pm (but no earlier than 6:00 am) a maximum of four times per calendar year.
3. Maximum occupancy shall be limited to that determined by the fire department. In addition, the establishment shall remain in compliance with all applicable fire code requirements at all times.
4. All signage shall comply with the City's sign ordinance. In addition, backlit, plastic signage shall be prohibited. City staff shall review and approve of all new and replacement signage prior to installation.

Analysis of Proposed Project

Standard	Evaluation	Comments
Comprehensive Plan and Detailed Neighborhood Plan		
Consistency with Comprehensive Plan's Future Land Use Map designation.	Met	Planned for downtown commercial uses.
Consistency with other applicable Comprehensive Plan policies.	Met	Ground floor bar is consistent with planned downtown character.
Consistency with any detailed neighborhood plan covering area.	Met	Project does not alter the exterior of the building, which already conforms with the Downtown Design Guidelines.
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.	Met	The applicant has corrected the fire code violations and the proposed operations should have no extraordinary impacts for a use of this type.
Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Met	No changes in the general operations or physical aspects of the building are proposed.
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 the B-2 district.
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.
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 central business future land use classification and zoning district.

WALTON RENTALS

1005 W. Main Street, Ste C
Whitewater, WI 53190

Phone: 262-473-8646 Fax: 262-473-8360

November 3, 2014

City of Whitewater
Plan & Architectural Review Commission
PO Box 178
Whitewater WI 53190

RE: Hawks Nest

Dear Plan & Architectural Review Commission,

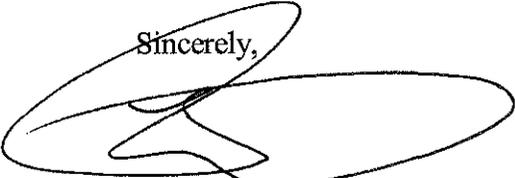
On November 10th you will be meeting to consider a Conditional Use Permit for D.R.A. LLC, Daniel Rodriguez to serve beer and liquor at 214 W. Whitewater Street for the Hawks Nest.

I wanted to voice some concerns I have with this establishment. I own the building at 226 W. Whitewater Street (Sweet Spot Coffee Shop location), which is next to the Hawks Nest. We have experienced vandalism to vehicles in the parking lot of our building and damage to our building. There also doesn't seem to be enough restroom facilities in the Hawks Nest as their customers are urinating outside of the Hawks Nest and alongside of our building.

We have put up a fence to try to deter people from cutting through the parking lot, and will probably have to expand this fence even further along the property line. This is an added expense for us and we continue to have damage done to the fence.

I would appreciate it if you would consider my concerns in this matter.

Sincerely,



Russell R. Walton



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

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

NOTICE OF PUBLIC HEARING

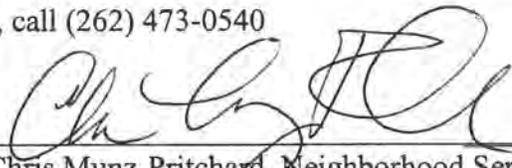
TO ALL INTERESTED PARTIES:

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 on the 10th day of November 2014 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit (tavern and other places selling alcohol by the drink) for D.R.A. LLC., Daniel Rodriguez, (Agent), to serve beer and liquor by the bottle or glass at 214 W. Whitewater Street (for a "Class B" Beer and Liquor License) for the Hawks Nest.

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 5:00 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


Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A 29600001	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/A267400003	CITY OF WHITEWATER 'PUMP HOUSE'		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00053	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00053A	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00054	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00055	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00055A	FIRST CITIZENS STATE BANK BUILDING CORPORATION		PO	WHITEWATER	WI	53190-0000
/OT 00062	DONALD E LIGGETT TRUST		PO BOX 223061	PRINCEVILLE	HI	96722-0000
/OT 00065	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00067	DIANE L TRAMPE		138 CENTER ST	WHITEWATER	WI	53190-0000
/OT 00068	FIRE STATION 1 LLC		138 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00069	CHERYL A BRESNAHAN	MICHAEL J BRESNAHAN JR	117 S SECOND ST	WHITEWATER	WI	53190-0000
/OT 00071	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00075	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00126	HANTROPP PROPERTIES LLC	C/O STEFFEN & ROBYN HANTROPP	158 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00127	HANTROPP PROPERTIES LLC	C/O STEFFEN & ROBYN HANTROPP	158 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00129	DENNIS M KNOPP		323 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/OT 00131	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00132	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00133	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/OT 00134	WAYNE A QUASS	MAUREEN C QUASS	972 W PECK ST	WHITEWATER	WI	53190-0000
/OT 00135	WILLIAM V OSBORNE II	REBECCA P ANDERSON	12648 GLACIAL CREST DR	WHITEWATER	WI	53190-0000
/OT 00136	EDWARD W HAMILTON	ROXANNE A HAMILTON	PO BOX 736	WHITEWATER	WI	53190-0000
/OT 00137	EDWARD W HAMILTON	ROXANNE HAMILTON	PO BOX 736	WHITEWATER	WI	53190-0000
/OT 00138	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00139	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00140	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00141	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	00005-3190
/OT 00141A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00142	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	00005-3190
/OT 00144	XURI PROPERTIES LLC		595 W34735 JERICO DR	EAGLE	WI	00005-3119
/OT 00145	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	00005-3190
/OT 00150	RUSSELL R WALTON		1005 W MAIN ST C	WHITEWATER	WI	53190-0000
/OT 00151	ASSOCIATED BANK CORP REAL ESTATE	LEASING-REAL ESTATE, MS8227	433 MAIN ST	GREEN BAY	WI	54301-0000
/OT 00152	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00153	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00154	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00155	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/OT 00167	COMMERCIAL BANK		200 S FREMONT ST	WHITEWATER	WI	53190-0000
/OT 00168	COMMERCIAL BANK		200 S FREMONT ST	WHITEWATER	WI	53190-0000
/OT 00169	WATERTOWN SAVINGS & LOAN	%ASSOCIATED BANK MS8227	433 MAIN ST	GREEN BAY	WI	54301-0000
/OT 00170	POSTMASTER	WHITEWATER POST OFFICE	213 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00171	KELLY LAW BUILDING LLC		205 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00172	ROBERT R ARDELT		203 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00173	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000

/OT 00173A	JOSHUA D BILHORN	OPALA C BILHORN	282 NORTHSIDE DR	MILTON	WI	53563-0000
/OT 00173B	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
/TR 00008	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	00005-3190
/TR 00009	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P. & P. RR CO.		PO BOX 239	WHITEWATER	WI	00005-3190
/TR 00010	COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WHITEWATER		402 W MAIN ST	WHITEWATER	WI	53190-0000
/TR 00012	COMMUNITY DEVELOPMENT AUTHORITY OF CITY OF WHITEWATER		402 W MAIN ST	WHITEWATER	WI	53190-0000
/TR 00014A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/TR 00015	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/TR 00016	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/TR 00017	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/WUP 00319	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	00005-3190
/WUP 00321	STATE OF WISCONSIN DEPT OF TRANSPORTATION			MADISON	WI	53702-0000
	DANIEL RODRIGUEZ		435 N. MORELAND BLVD AP	WAUKESHA	WI	53188-0000



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

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(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 214 Whitewater Street

Owner's Name: Kirk Rasmussen

Applicant's Name: Daniel Rodriguez

Mailing Address: 435 North Moreland Apt 1

Phone #: 773-851-1106 Email: DKOD2332@Yahoo.com

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

OT 00144

Existing and Proposed Uses:

Current Use of Property: BAR

Zoning District: B2

Proposed Use: BAR

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
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.	NO
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Existing
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.	Yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes

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

Applicant's Signature: Daniel Rodriguez

Date: 10-9-14

Printed: Daniel Rodriguez

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 10-13-14. Received by: JW Receipt #: 6.011514
pd. 10-15-14
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on October 30, 2014
- 3) Notices of the Public Hearing mailed to property owners on 10-28-14.
- 4) Plan Commission holds the PUBLIC HEARING on 11-10-14. 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

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 to 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 Manager / City Planner. 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 consultants still need to ensure that your proposal meets all City 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.
7. 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. 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 consultant staff 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/or 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 Manager/ City Planner 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.

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 Neighborhood Services Manager / City Planner 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 the 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
Minor Site/Building Plan (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
Major Site/Building Plan (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
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
Rezoning	
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
Land Division	
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
Annexation	\$200 to \$400

****Note:** 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 -----

Name of Applicant: Daniel Rodriguez

Applicant's Mailing Address: 435 W Morland Blvd Apt 1
Waukesha WI 53188

Applicant's Phone Number: 773-851-1106

Applicant's Email Address: DROD2332@Yahoo.com

Project Information:

Name/Description of Development: Hawks nest

Address of Development Site: 214 white water st

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Kirk Rasmussen

Property Owner's Mailing Address: 202 white water st

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.

Daniel Rodriguez
Signature of Applicant/Petitioner

Daniel Rodriguez
Printed Name of Applicant/Petitioner

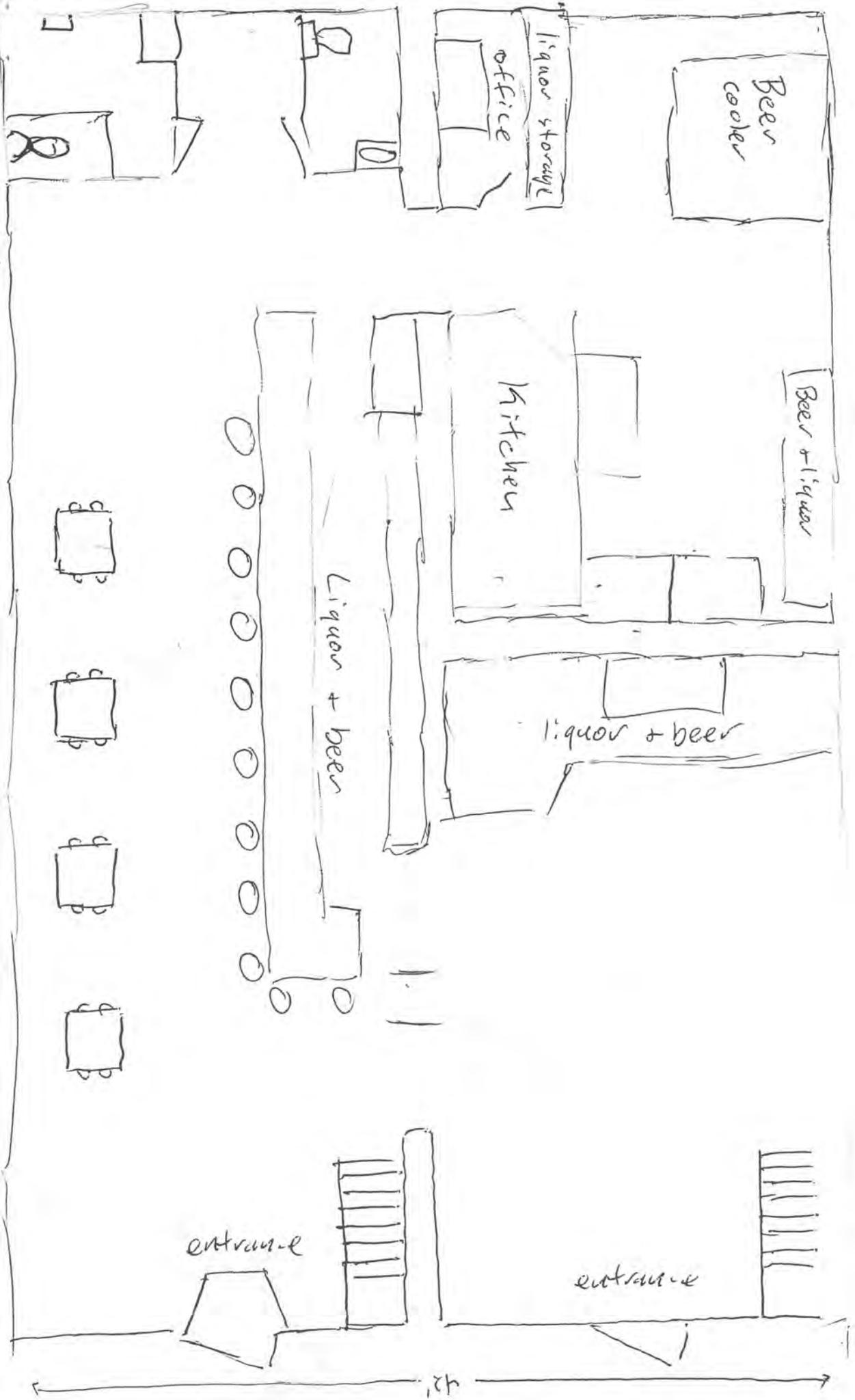
10-9-14
Date of Signature

Kirk Rasmussen
Signature of Property Owner (if different)

KIRK RASMUSSEN
Printed Name of Property Owner (if different)

10-12-14
Date of Signature

Hawks Nest



M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard City Planner

Date: 10 November 2014

Re: **Item # 5 & 6** Proposed Conditional Use Permit to Permit an Oversized Garage and a Certified Survey Map (CSM) to combine existing lots at 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church.

Summary of Request	
Requested Approvals:	Conditional Use Permit for an oversized detached accessory structure and CSM to combine lots
Location:	123 S. Church Street and 413-417 W. Main Street
Current Land Use:	Two detached garages and Parking
Proposed Land Use:	One detached garage and Parking
Current Zoning:	R-3
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Central Area Neighborhood

Description of the Proposal:

This proposal involves constructing a large detached garage for storage. Currently the English Lutheran Church has two existing garage structures. The large detached garage is proposed to replace the function of the two existing garage. The proposed garage is to be used for the storage of the church pick-up truck and the remainder is to be used for the storage of the Church thrift shop donations.

A Certified Survey Map (CSM) is being proposed to combine existing lots.

PLANNER'S RECOMMENDATIONS:

If the size of the garage is acceptable to the Plan and Architectural Review Commission, I recommend the Commission grant *conditional approval* for the requested Conditional Use Permit to allow for an oversized garage at 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church, subject to the following conditions of approval:

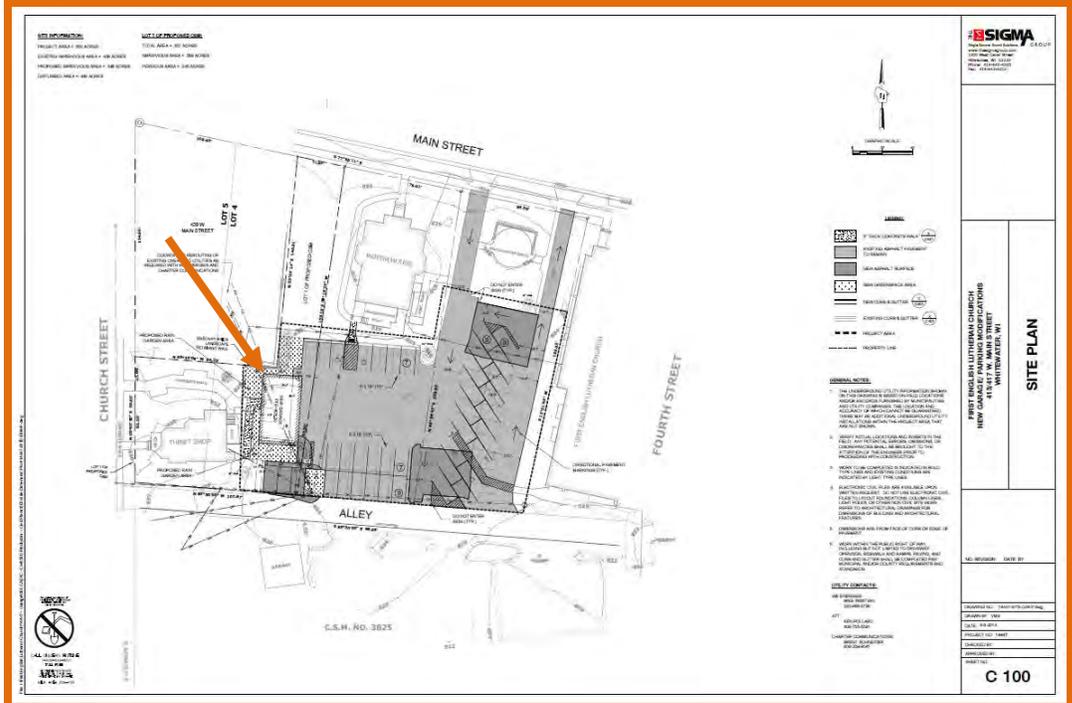
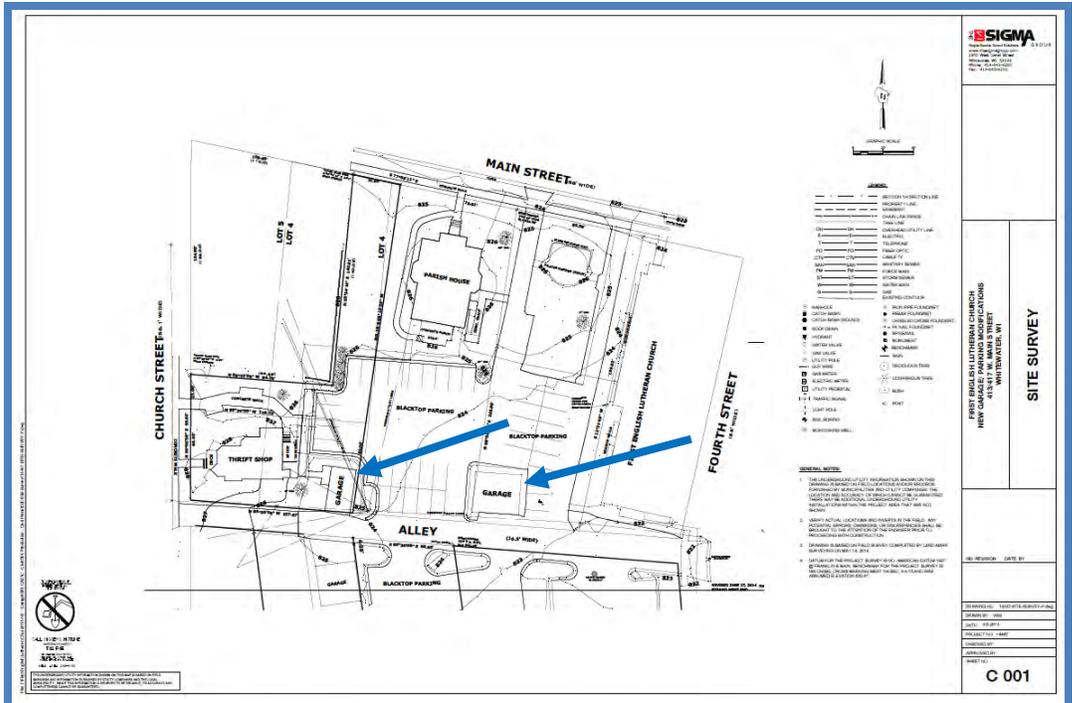
1. The new garage must have an easement established allowing access to the structure through the adjacent parking lot.

2. The new garage is not to be occupied by any materials until the two non-conforming garage structures have been removed.
3. Any other conditions identified by the Plan Commission.

SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

Analysis of Proposed Conditional Use Permit for: 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	The site is already used for vehicle parking.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	No	The proposal will need a driveway easement.
3. 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 variance.	Yes	The structure does not meet all setbacks; however a variance has been obtained through the Board of Zoning Appeals.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for residential principal uses and residential accessory uses.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	



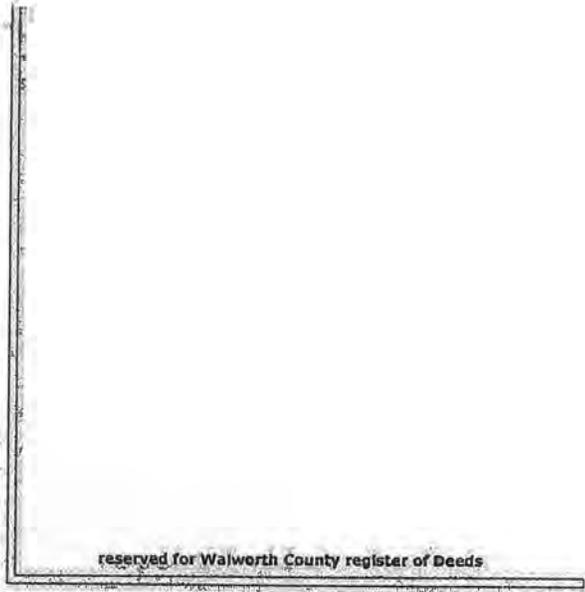
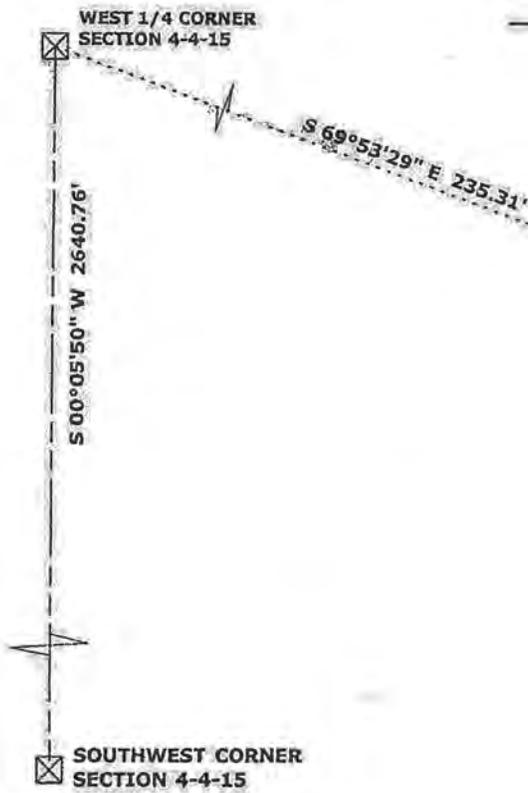
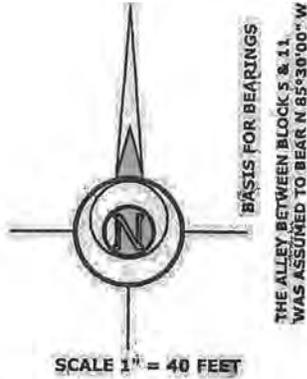
Blue is the Current Site
 Orange is the Proposed Site

CERTIFIED SURVEY MAP NO.

TO COMBINE TWO PARCELS LOCATED IN PART OF LOTS 3, 4 AND 5, BLOCK 5 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER AS RESURVEYED ON SEPTEMBER 13, 1851, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

OWNER: FIRST ENGLISH LUTHERAN CHURCH
401 W. MAIN STREET
WHITEWATER, WI 53190

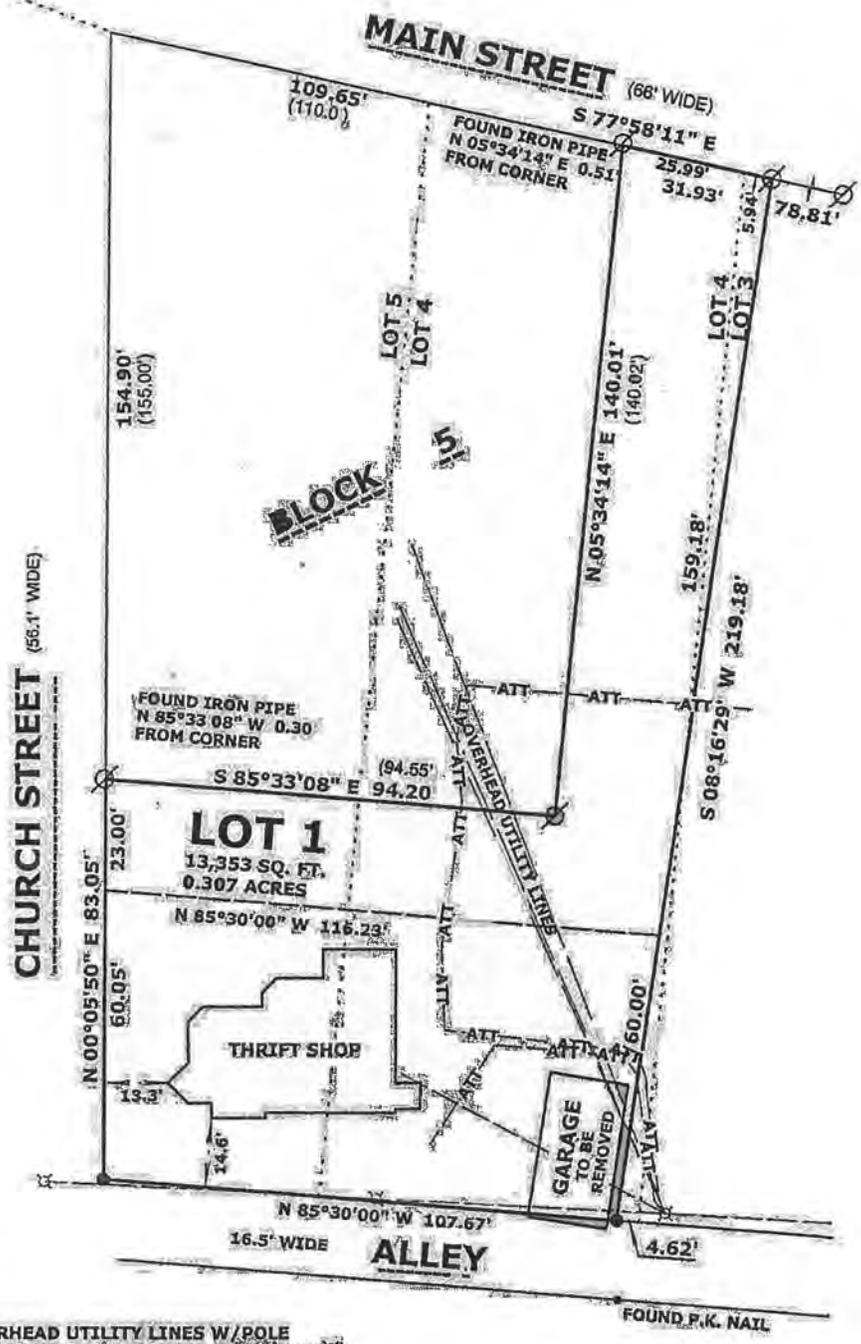
ZONED R-3



Mark L. Miritz
MARK L. MIRITZ
WI REGISTERED LAND SURVEYOR S-2582
JUNE 30, 2014



- LEGEND**
- ☒ County Section Corner Established by ties
 - ⊙ Found iron pipe 1 1/4" dia.
 - Set 3/4" dia. iron rod, 18" long weighing 1.13 lbs./lin. ft.
 - (XX) Recorded Dimension



OVERHEAD UTILITY LINES W/POLE
BURIED ATT/D. CABLE MARKED BY OTHERS
—ATT— ATT— ATT— ATT—

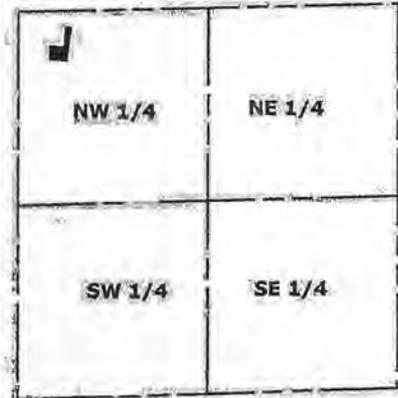
SHEET 1 OF 2 SHEETS
PROJECT NO. 14.408

CERTIFIED SURVEY MAP NO. _____

VOL. _____ PAGES _____

TO COMBINE TWO PARCELS LOCATED IN PART OF LOTS 3, 4 AND 5, BLOCK 5 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER AS RESURVEYED ON SEPTEMBER 13, 1851, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

LOCATION SKETCH



SOUTHWEST 1/4 SEC. 4-4-15

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF FIRST ENGLISH LUTHERAN CHURCH, OWNERS, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND LOCAL REGULATIONS OF THE CITY OF WHITEWATER, WISCONSIN.

TO COMBINE TWO PARCELS LOCATED IN PART OF LOTS 3, 4 AND 5, BLOCK 5 OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF WHITEWATER AS RESURVEYED ON SEPTEMBER 13, 1851, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 4; THENCE S 69°53'29" E 235.31 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE ALONG THE NORTHERLY LINE OF SAID BLOCK 5 S 77°58'11" E 109.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 77°58'11" E 31.93 FEET; THENCE S 08°16'29" W 219.18 FEET TO THE ALLEY ON THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE ALONG SAID ALLEY N 85°30'00" W 107.67 FEET TO THE WESTERLY LINE OF SAID BLOCK 5; THENCE N 00°05'50" E ALONG SAID WESTERLY LINE 83.05 FEET; THENCE S 85°33'08" E 94.20 FEET; THENCE N 05°34'14" E 140.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13,353 SQUARE FEET OR 0.307 ACRE(S) OF LAND, MORE OR LESS.

Mark L. Miritz
MARK L. MIRITZ
WI REGISTERED LAND SURVEYOR S-2582
JUNE 30, 2014



OWNER'S CERTIFICATE:

FIRST ENGLISH LUTHERAN CHURCH, OWNER, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WHITEWATER, WISCONSIN.

FIRST ENGLISH LUTHERAN CHURCH (REPRESENTATIVE)

STATE OF WISCONSIN) SS
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201_____
THE ABOVE NAMED FIRST ENGLISH LUTHERAN CHURCH (REPRESENTATIVE) TO ME KNOWN TO BE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME

_____, COUNTY, WISCONSIN.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY OF WHITEWATER APPROVAL:

APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS _____ DAY OF _____, 2014. _____
MICHELE R. SMITH, CITY CLERK

THIS INSTRUMENT DRAFTED BY MARK L. MIRITZ

SHEET 2 OF 2 SHEETS
PROJECT NO. 14.408



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

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

NOTICE OF PUBLIC HEARING

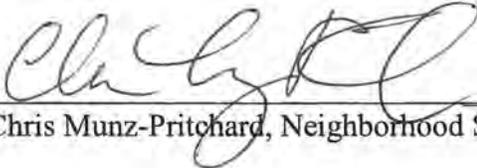
TO ALL INTERESTED PARTIES:

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 on the 10th day of November 2014 at 6:30 p.m. to hold a public hearing for consideration of a Conditional Use Permit for the construction of a 1,040 sq. ft. (40' x 26') detached garage and parking lot modifications to be located at 123 S. Church Street and 413-417 W. Main Street for First English Lutheran Church. (This is 240 sq. ft. more than the maximum size (800 sq. ft.) allowed for a detached accessory structure).

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 5:00 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


Chris Munz-Pritchard, Neighborhood Services Director/City Planner

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/A382500001	MEISNER ENTERPRISES LLC		N7549 W LAKESHORE DR	WHITEWATER	WI	53190-0000
/A382500002	FIRST ENGLISH LUTHERAN CHURCH WHITEWATER		401 W. MAIN ST	WHITEWATER	WI	53190-0000
/CL 00004	CS WHITEWATER RENTALS LLC		505 MEADOWVIEW LN	JOHNSON CREEK	WI	53038-0000
/CLA 00001	SUZANNE L POPKE	ROBERT P SIEMANN	PO BOX 333	WHITEWATER	WI	53190-0000
/OT 00035	MITCHELL J SIMON		304 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00036	FW PROPERTIES LLC		328 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00037	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00038	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00040	FIRST EVANGELICAL LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00041	FIRST EVANGELICAL LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00042	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00043	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00044	FIRST EVANGELICAL LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00044A	KACHEL LP 253 SOUTH CHURCH LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00045	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00049	THOMAS L VAUGHN	DONNA R VAUGHN	317 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00050	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00051	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/OT 00052	MICHAEL P MAHONEY	MARY M MAHONEY	119 S 4TH ST	WHITEWATER	WI	53190-0000
/OT 00088	CENTER STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00089	CENTER STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00090	JAMES D UHRICH	BRADLEY D LOWREY	PO BOX 233	WHITEWATER	WI	53190-0000
/OT 00091	LADWIG & VOS INC		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/OT 00092	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00093	STARIN PRINCE RENTALS LLC		W9597 BREIDSAN HILLS DR	WHITEWATER	WI	53190-0000
/OT 00093A	LADWIG & VOS INC		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/OT 00094	JOSHUA D BILHORN	OPALA C BILHORN	282 NORTHSIDE DR	MILTON	WI	53563-0000
/OT 00095	JOSHUA D BILHORN	OPALA C BILHORN	282 NORTHSIDE DR	MILTON	WI	53563-0000
/OT 00096	JOSHUA D BILHORN	OPALA C BILHORN	282 NORTHSIDE DR	MILTON	WI	53563-0000
/OT 00100	JOSHUA D BILHORN	OPALA C BILHORN	282 NORTHSIDE DR	MILTON	WI	53563-0000
/OT 00102	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00109	BRIAN JON BUHROW		424 W CENTER ST	WHITEWATER	WI	53190-0000
/OT 00110	RLA PROPERTIES LLC		PO BOX 511	MCFARLAND	WI	53558-0000
/OT 00111	D&R PARTNERSHIP LLC		PO BOX 266	WHITEWATER	WI	53190-0000
/OT 00112	GREGORY J PORCARO	SHARON A PORCARO	430 W CENTER ST	WHITEWATER	WI	53190-0000
/TA 00001	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/WUP 00091	JAMES L DISRUDE	KATHRYN J CASEY	326 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00092	BRIAN W VALE		330 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00093	LAMBDA IOTA ZETA HOUSE CORP OF LAMBDA CHI ALPHA FRATERNITY	C/O ROBERT HAZOD	13525 W CRAWFORD DR	NEW BERLIN	WI	53151-5307
/WUP 00094	FAIRHAVEN CORPORATION		435 STARIN RD	WHITEWATER	WI	53190-0000
/WUP 00094A	FAIRHAVEN FOUNDATION INC		435 W STARIN RD	WHITEWATER	WI	53190-0000
/WUP 00095	FAIRHAVEN CORPORATION		435 W STARIN RD	WHITEWATER	WI	53190-0000
/WUP 00096	DAVID C WILLIAMS	MARTIN W HARRISON	452 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00097	DARLENE L ZEISE		115 N FRANKLIN ST	WHITEWATER	WI	53190-0000
/WUP 00244	MERCY HOSPITAL OF JANESVILLE	C/O VICE PRESIDENT OF FINANCE	1000 MINERAL POINT AVE	JANESVILLE	WI	53545-0000
/WUP 00245	LADWIG & VOS INC		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/WUP 00246	CONGREGATIONAL CHURCH		130 S CHURCH ST	WHITEWATER	WI	53190-0000

/WUP 00247	CONGREGATIONAL CHURCH		130 S CHURCH ST	WHITEWATER	WI	53190-0000
/WUP 00251	DLK FARM SERVICE INC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00252	CHURCH	C/O ST JOHN'S EVANGELICAL LUTHERAN		WHITEWATER	WI	53190-0000
/WUP 00253	ST LUKES EPISCOPAL RECTORY		146 S CHURCH ST	WHITEWATER	WI	53190-0000
/WUP 00254	CHURCH	C/O ST LUKE'S EPISCOPAL	146 S. CHURCH ST	WHITEWATER	WI	53190-0000



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: 123 S. Church Street ; 413/417 W. Main St.

Owner's Name: First English Lutheran Church

Applicant's Name: James Loedem ; The Signe Group, Inc.

Mailing Address: 1300 W. Canal Street ; Milwaukee, WI 53233

Phone #: 414-643-4200 Email: jloedem@thesigne.com

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

See attached

Existing and Proposed Uses:

Current Use of Property: Thrift shop ; parking/garage storage ; Parish House

Zoning District: R3 Multifamily Residential

Proposed Use: Thrift shop ; Parking/Garage Storage ; Parish 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.

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 10-13-14. Received by: J Wagner Receipt #: 6,011512
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 10-30-14.
- 3) Notices of the Public Hearing mailed to property owners on 10-28-14.
- 4) Plan Commission holds the PUBLIC HEARING on 11-10-14. 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:

James I Leedom

Applicant's Mailing Address:

1300 W. Canal Street

Milwaukee, WI 53233

Applicant's Phone Number:

414-643-4200

Applicant's Email Address:

jleedom@thesigmagroup.com

Project Information:

Name/Description of Development:

First English Lutheran Church - Garage

Address of Development Site:

123 S. Church Street; 413/417 W. Main Street

Tax Key Number(s) of Site:

OT 0005, 00043, 00042

Property Owner Information (if different from applicant):

Name of Property Owner:

First English Lutheran Church; Brian Beley

Property Owner's Mailing Address:

401 W. Main Street

Whitewater, WI 53190

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.

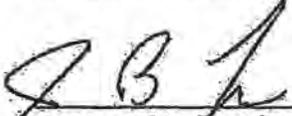
- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost.....\$ _____
- C. Total Cost Expected of Applicant (A+B).....\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < 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
James B. Leeban
 Printed Name of Applicant/Petitioner
10/7/14
 Date of Signature



 Signature of Property Owner (if different)
Brian D. Boley - Facilities Manager - First English Lutheran Church
 Printed Name of Property Owner (if different)
10/8/14
 Date of Signature

October 10, 2014

Project Reference #14447

City of Whitewater
Department of Neighborhood Services
312 W. Whitewater Way
Whitewater, Wisconsin 53190

**Re: First English Lutheran Church
123 S. Church Street; 413/417 W. Main Street
New Garage/Parking Lot Modifications**

Dear Dept. of Neighborhood Services:

On behalf of First English Lutheran Church, The Sigma Group, Inc. is hereby submitting plans and applications for conditional use approval of First English Lutheran's Church proposed new garage structure and parking lot modification project. In general, the project involves the following:

- Razing of the two existing garage structures on church owned parcels at 413 W. Main Street and 123 S. Church Street,
- Paving of approximately 1,470 square feet of existing green space on the 413 W. Main Street parcel for conversion to parking area
- Paving of the razed garage area on 413 W. Main Street for conversion to parking area
- Restriping of parking lot areas
- Construction of a new (40' x 26' – 1,040 square foot) garage structure
- Removal of existing sidewalks and pavements in the area proposed for the new garage structure
- New sidewalk to provide access to the new garage structure
- New landscaping

In order to accommodate the new garage structure, which crosses existing parcel lines, the existing Taxkey Parcels OT 00044 and 00045 are proposed to be combined by Certified Survey Map. In addition, a conditional use permit is required because the garage structure is over 800 square feet. A zoning variance to Zoning Code Section 19.21.060 was previously approved by the Board of Zoning Appeals for reduced setbacks associated with the garage structure. The Church proposing to raze the existing garages and build the new garage structure for the following reasons:

- The existing garage locations pose a safety concern given their proximity to the public alley; the new garage is set back approximately 35' from the alley mitigating these concerns

- The existing western garage encroaches into the public alley and represents a safety hazard for vehicular traffic
- The existing western garage is leaning and is structurally unsound
- There is an existing mandoor on the south side of the existing western garage immediately adjacent to the alley which represents a vandalism and break-in concern; no mandoor access on the south side of the new garage will be provided eliminating this concern
- Pedestrian traffic to the new garage will be from existing site sidewalks to the west and not from the parking lots eliminating a safety concern
- Location of the new garage provides for greater visibility of parking areas from public alley reducing safety and vandalism concerns
- The razing of the garages and location of the proposed new garage will allow for better traffic circulation in the Church's existing parking lot
- The Church does not believe that the new garage structure will increase congestion on public streets (this should be improved as the new structure will be setback from the public alley), increase danger of fire or public safety (public safety should be improved for reasons outlined above), or substantially impair property values within the neighborhood a the proposed use is consistent with the existing use.

A garage in excess of 800 square feet is proposed to replace the functions of the two existing garages and provide additional storage space for the items to be sold at the Church's Thrift Shop. The proposed garage will be divided into two sections. The northern section is approximately 390 square feet in area and will be used to park the Church's pick-up truck. The southern portion of the garage (approximately 650 square feet) will be used to store items to be sold at the Church's Thrift Shop. The Thrift Shop is a very successful piece of the Church's fund raising activities and the existing garage structures do not provide enough space to store all of the items that the Church receives for sale at the Thrift Shop. The new garage will provide the additional storage needed and ensure that the Thrift Shop continues to be a success.

The following are being submitted as part of the application package:

- 15 additional sets of site and building plans including existing site survey, site layout plan, site grading plan, site landscape plan and building plans (elevations, floor plan and typical section)
- 20 draft copies of proposed CSM to combine Taxkey Parcels OT 00044 and OT 00045
- Application for Conditional Use
- \$105 application fee (\$100 application fee for conditional use and CSM plus \$5 for single parcel CSM)
- Property legal descriptions

Whitewater
October 10, 2014
Page 3

Please do not hesitate to contact me should you have any question over the plans or application material or should you need additional information.

Sincerely,
The Sigma Group

A handwritten signature in black ink, appearing to read 'J B Leedom', written in a cursive style.

James B. Leedom, P.E., LEED A.P.
Senior Project Engineer
414-643-4169
jleedom@thesigmagroup.com

Cc: Brian Boley, First English Lutheran Church