



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

April 13, 2015

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 March 9, 2015.
4.	Review proposed updated Certified Survey Map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street.
5.	Review proposed Extra-Territorial Certified Survey Map for three lots to create 3 residential building sites on Cold Spring Road for Marcus Tincher.
6.	Hold a public hearing for consideration of a Conditional Use Permit (tavern and other places selling alcohol by the drink) for Taco Fresco Garret Witterholt, LLC., Garret Witterholt, (Agent), to serve beer by the bottle or glass at 175 W. Main Street (for a Class “B” Beer License).
7.	Hold a public hearing for consideration of a conditional use permit to allow for a commercial building along with residential apartments, (proposed Phase 1 includes 5 apartments on the second floor) in a B-1 (Community Business) Zoning District located at 885 S. Janesville St. for Russell Walton.
8.	Hold a public hearing for consideration of a change in the District Zoning Map to enact an ordinance to impose the R-3A (University Residential Overlay District) Zoning classification under Chapter 19.22 of the Zoning Ordinance of the City of Whitewater at 1014 W. Main Street (tax parcel #'s /WUP 00173, WUP 00173A, and /WUP 00173B) for Campus Edge Apartments LLC. (Ryan Hughes).
9.	Hold a public hearing for consideration of a Conditional Use Permit in an R-3A Overlay Zoning District, to accommodate Phase 2 of a previous approval for a total of 9 units in a townhouse style residential apartment building at 1014 W. Main Street for Campus Edge Apartments, LLC. (Ryan Hughes).
10.	Hold a public hearing for consideration of a change in the District Zoning Map to enact an ordinance to impose the R-3A (University Residential Overlay District) Zoning classification under Chapter 19.22 of the Zoning Ordinance of the City of Whitewater at 527, 531-533, and 601 W. Main Street (tax parcel #'s /WUP 00242, WUP 00241, and /WUP 00240) for HSI Rentals LLC. (Robert Freiermuth).
11.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – May 11, 2015

12.	Adjournment.
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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
March 9, 2015

**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 6:30 p.m.

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

Hearing of Citizen Comments. There were no comments.

Approval of the Plan Commission Minutes. Moved by Binnie and seconded by Stanek to approve the Plan Commission minutes of January 12, 2015. Motion approved by unanimous voice vote. Moved by Tanis and seconded by Zaballos to approve the Plan Commission minutes of February 9, 2015. Motion approved by unanimous voice vote.

Review Certified Survey Map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street. City Planner Chris Munz-Pritchard explained that the Plan Commission requested this certified survey map to accommodate the proposed remodeling of the existing building at 1173 W. Main Street. This review is just for the certified survey map; it has nothing to do with changes to the building.

There was no public comment. Chairperson Meyer closed the public comment.

Moved by Binnie and seconded by Parker to approve the certified survey map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street. Aye: Binnie, Parker, Zaballos, Stanek, Hinspater, Tanis, Meyer. No: None. Motion approved.

Public hearing for a change in the District Zoning Map 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 at 412 S. Janesville Street (tax parcel # /CL 00109) for 412 South Janesville Street LLC. (Kurt Klingenmeyer). This public hearing was opened with the following item.

Public hearing for a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 412 S. Janesville Street for 412 South Janesville Street LLC. (Kurt Klingenmeyer). Chairperson Meyer opened the public hearing for the change in the District Zoning Map 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 at 412 S. Janesville Street (tax parcel # /CL 00109) for 412 South Janesville Street LLC. (Kurt Klingenmeyer); and a public hearing for a conditional use permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 412 S. Janesville Street for 412 South Janesville Street LLC. (Kurt Klingenmeyer).

City Planner Chris Munz-Pritchard explained that this is a request for an R-2A Residential Overlay Zoning District and a conditional use to allow for 4 unrelated persons to live in the residence. There are no proposed modifications to the building. There are 4 parking spaces, two in the garage and two in the driveway.

Ken Kienbaum stated that this property is near where his brother owns several properties. It is a good project for this property and should be allowed. It is in line with other overlay properties.

There were no other public comments. Chairperson Meyer closed the public hearing.

Plan Commission members voiced concerns of: if applicant recently purchased the property; the neighborhood has many families there, and this property has become an eye sore as far as landscaping etc.; if the applicant had received a survey of the property with the sale; how far the garage is off the curb and gutter and how much space for parking; and the parking will be tight and there will have to be jockeying around.

Kurt Klingenmeyer stated that he just purchased the property on February 5th. He knew that there would be work involved when he purchased the property. People don't want to live in a place that is not taken care of. The allowance of an extra unrelated person to live in the residence is a plus.

Moved by Binnie and seconded by Stanek to recommend to the City Council to approve the change in the District Zoning Map 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 at 412 S. Janesville Street. Aye: Binnie, Stanek, Parker, Zaballo, Hinspater, Tanis, Meyer. No: None. Motion approved.

Moved by Tanis and seconded by Stanek to approve the conditional use permit to allow up to 4 unrelated persons to live in the house, subject to City Council granting the R-2A Residential Overlay Zoning District and subject to the City Planner's 3 conditions for approval. (See attached conditional use permit).

Information Items:

- a. Possible future agenda items. City Planner Munz-Pritchard explained that she is working with others to finalize the updates to Zoning Ordinance for the parking study. The last meeting is scheduled for next week. As soon as the amendments are completed, Chris will provide the Plan Commission with electronic copies showing the changes she is proposing. She will provide paper copies for those who would prefer them.
- b. Next regular Plan Commission Meeting – April 13, 2015.

Moved by Stanek and seconded by Tanis to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 6:45 p.m.

DRAFT

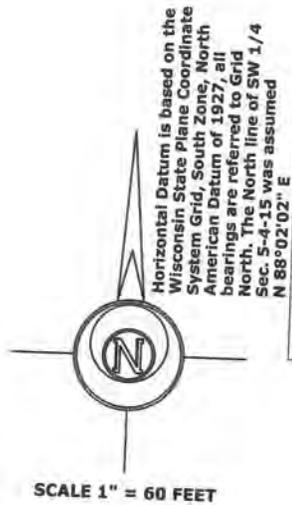
CERTIFIED SURVEY MAP NO.

A REDIVISION OF LOT 9, LOT 10, THE SOUTHERLY 57 FEET OF LOT 8 AND THE EASTERLY 36 FEET OF LOT 14 OF LAWNDALE SUBDIVISION, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

OWNER: MCCULLOUGH FAMILY LP ZONED B-1
 694 WELLS STREET
 LAKE GENEVA, WI 53147

LEGEND

- ☒ Found County Section Corner Concrete Mon. with Brass Cap
- ⊘ Found iron pipe 1 1/4" dia.
- Set 3/4" dia. Iron rod, 18" long weighing 1.13 lbs./ lin. ft.
- ⊗ Set P.K. nail
- (XX) Recorded Dimension



reserved for Walworth County register of Deeds

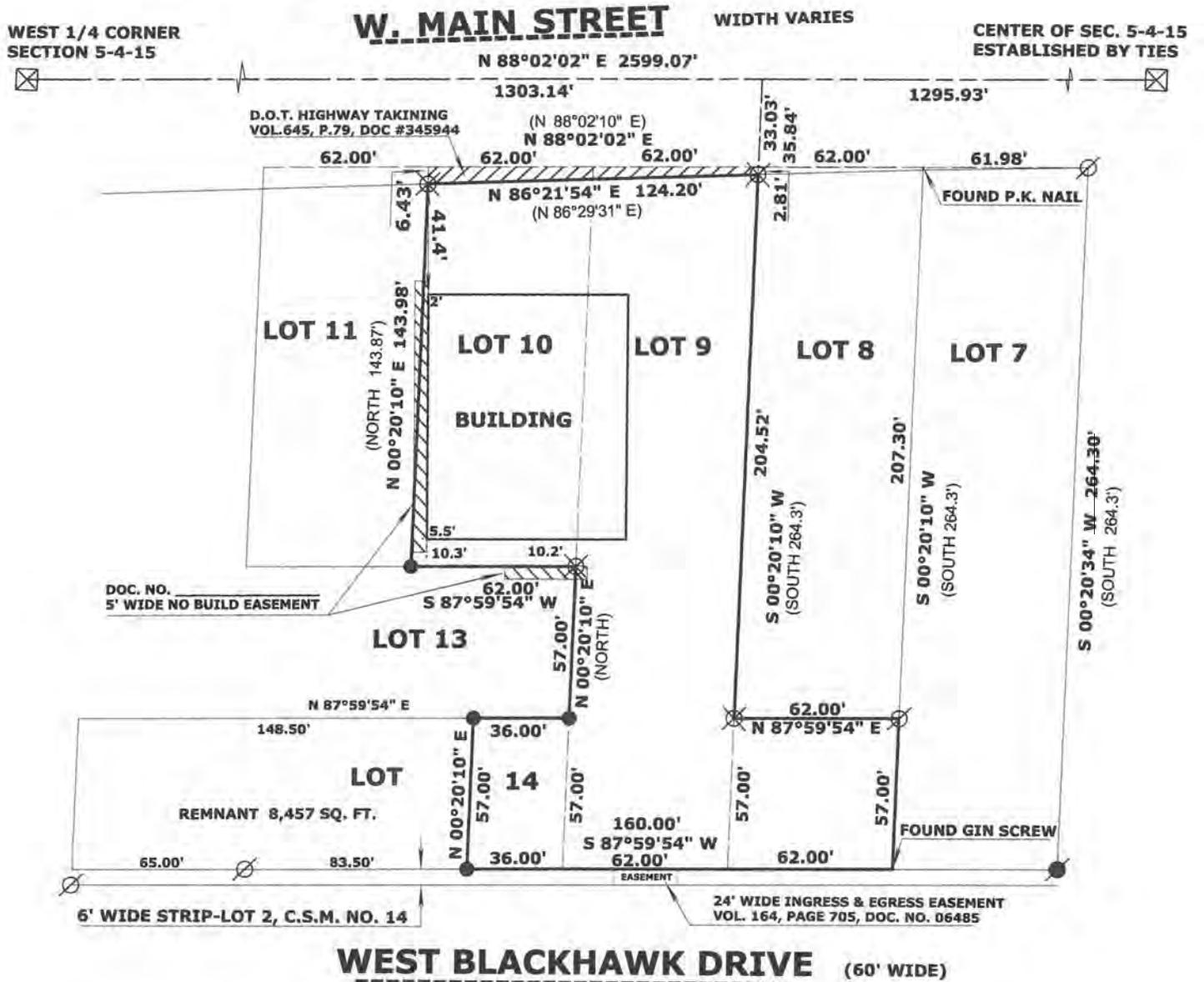
GRAPHIC SCALE IN FEET



MARK L. MIRITZ
 WI PROFESSIONAL LAND SURVEYOR-2582
 FEBRUARY 9, 2015
 REVISED MARCH 26, 2015

SCALE 1" = 60 FEET

THIS IS A LOT LINE ADJUSTMENT



CERTIFIED SURVEY MAP NO. _____

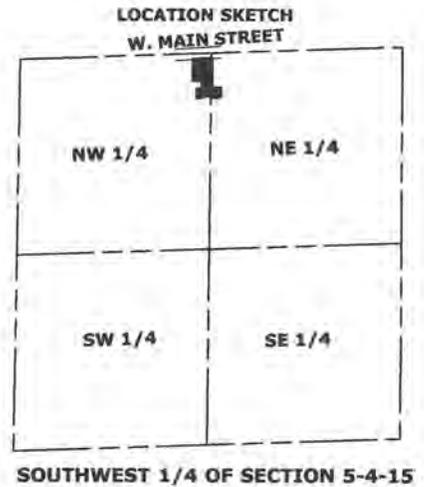
VOL. _____, PAGES _____

A REDIVISION OF LOT 9, LOT 10, THE SOUTHERLY 57 FEET OF LOT 8 AND THE EASTERLY 36 FEET OF LOT 14 OF LAWDALE SUBDIVISION, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MCCULLOUGH FAMILY LP, OWNER, 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 THE LAND DIVISION ORDINANCE, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

A REDIVISION OF LOT 9, LOT 10, THE SOUTHERLY 57 FEET OF LOT 8 AND THE EASTERLY 36 FEET OF LOT 14 OF LAWDALE SUBDIVISION, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, 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 5; THENCE N 88°02'02" E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 5, 1303.14 FEET; THENCE S 00°20'10" W 35.84 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET AND THE POINT OF BEGINNING; THENCE S 00°20'10" W 204.52 FEET ALONG THE EAST LINE OF SAID LOT 9; THENCE N 87°59'54" E 62.00 FEET TO THE EAST LINE OF SAID LOT 8; THENCE S 00°20'10" W 57.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S 87°59'54" W 160.00 FEET ALONG THE SOUTH LINE OF SAID LAWDALE SUBDIVISION; THENCE N 00°20'10" E 57.00 FEET TO THE NORTH LINE OF SAID LOT 14; THENCE N 87°59'54" E 36.00 FEET TO THE WEST LINE OF SAID LOT 9; THENCE N 00°20'10" E 57.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE S 87°59'54" W 62.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N 00°20'10" E 143.98 FEET ALONG THE WEST LINE OF SAID LOT 10 TO THE SOUTHERLY RIGHT-OF-WAY OF WEST MAIN STREET; THENCE N 86°21'54" E ALONG SAID RIGHT-OF-WAY 124.20 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30,701 SQUARE FEET OR 0.705 ACRE(S) OF LAND, MORE OR LESS.



MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
FEBRUARY 9, 2015
REVISED MARCH 26, 2015

OWNER'S CERTIFICATE:

AS OWNER, MCCULLOUGH FAMILY LP, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON.

ROBERT T. MCCULLOUGH
GENERAL PARTNER

STATE OF WISCONSIN)
COUNTY OF WALWORTH)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201____
THE ABOVE NAMED ROBERT T. MCCULLOUGH, TO ME KNOWN TO BE THE PERSON
WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

CITY OF WHITEWATER APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, MCCULLOUGH FAMILY LP, OWNER, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS _____ DAY OF _____, 2015 _____
MICHELE SMITH, CITY CLERK

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard City Planner

Date: April 13th 2015

Re: **Item # 5 Review** proposed extraterritorial Jurisdiction Certified Survey Map for three (3) lots located along Cold Spring Road at Section 31, town 5 North, Range 15 East in the Town of Cold Spring, Jefferson County, Wisconsin.

Requested Approval:

Marcus Tincher is requesting to create three (3) residential lots, two 2 acre lots and one 1 acre lot from a larger agriculture parcel; creating a remnant after this Certified Survey Map of 73 acres of A-1 located in the Town of Cold Spring, Jefferson County, Wisconsin

LOCATION

Parcel number 004-0515-3121-000 and 004-0515-3112-00 in Section 31, Town 5 N, Range 15E in the Town of Cold Spring, Jefferson County, Wisconsin.

PLANNER'S RECOMMENDATIONS CSM:

This preliminary CSM complies with all design standards and general provisions of the City Code Section 18.04.048 Extraterritorial subdivisions. I recommend that the Plan and Architectural Review Commission approve the Certified Survey Map with the following requirements:

1. The applicant shall meet all conditions set by Jefferson County for final approval.
2. Final CSM shall be reviewed by City Staff and recorded with Jefferson County.

**JEFFERSON COUNTY
PRELIMINARY REVIEW FOR CERTIFIED SURVEY**

A division of land located in the NE&NW1/4 of the NW1/4 and NW1/4 of the NE1/4 section 31, Town 5N, Range 15E, Town of Cold Spring, Jefferson County, Wisconsin, on Parcel Number 004-0515-3121-000 & 004-0515-3112-000

Date Submitted: 4-21-09

REV. 5-11-09 Revised 3-28-15 Owner/Surveyor

Owner: Marcus Tincher
Address: N387 Cold Spring Road
Whitewater, WI 53190

Surveyor: Anderson Land Surveying LLC
Address: W6141 Star School Road
Fort Atkinson, WI 53538

Phone: 920-723-1556

Phone: 920-563-8162

Intent & Description of Parcel to be Divided:

- Rezoning**
- Allowed Division within Existing Zone
- Farm Consolidation [Pre-1975 Home w/ 35+ Acres Remaining-See 11.04(f)5]
- 35+ Acre Lot in A-1 Zone

Note to be Placed on Final CSM:

- Petition # _____ Zoning 1
- Check for Subsequent Zoning Changes with Jefferson County

Addition to info required by Sec. 236.34 of State Statutes, Sec. 15.04(f) of the Jefferson County Land Division Subdivision Ordinance requires that the following be shown:

- Existing buildings, watercourses, drainage ditches and other features pertinent to proper division
- Location of access to public road, approved by the agency having jurisdiction over the road
- All lands reserved for future public acquisition
- Date of the map
- Graphic scale

See attached sheet

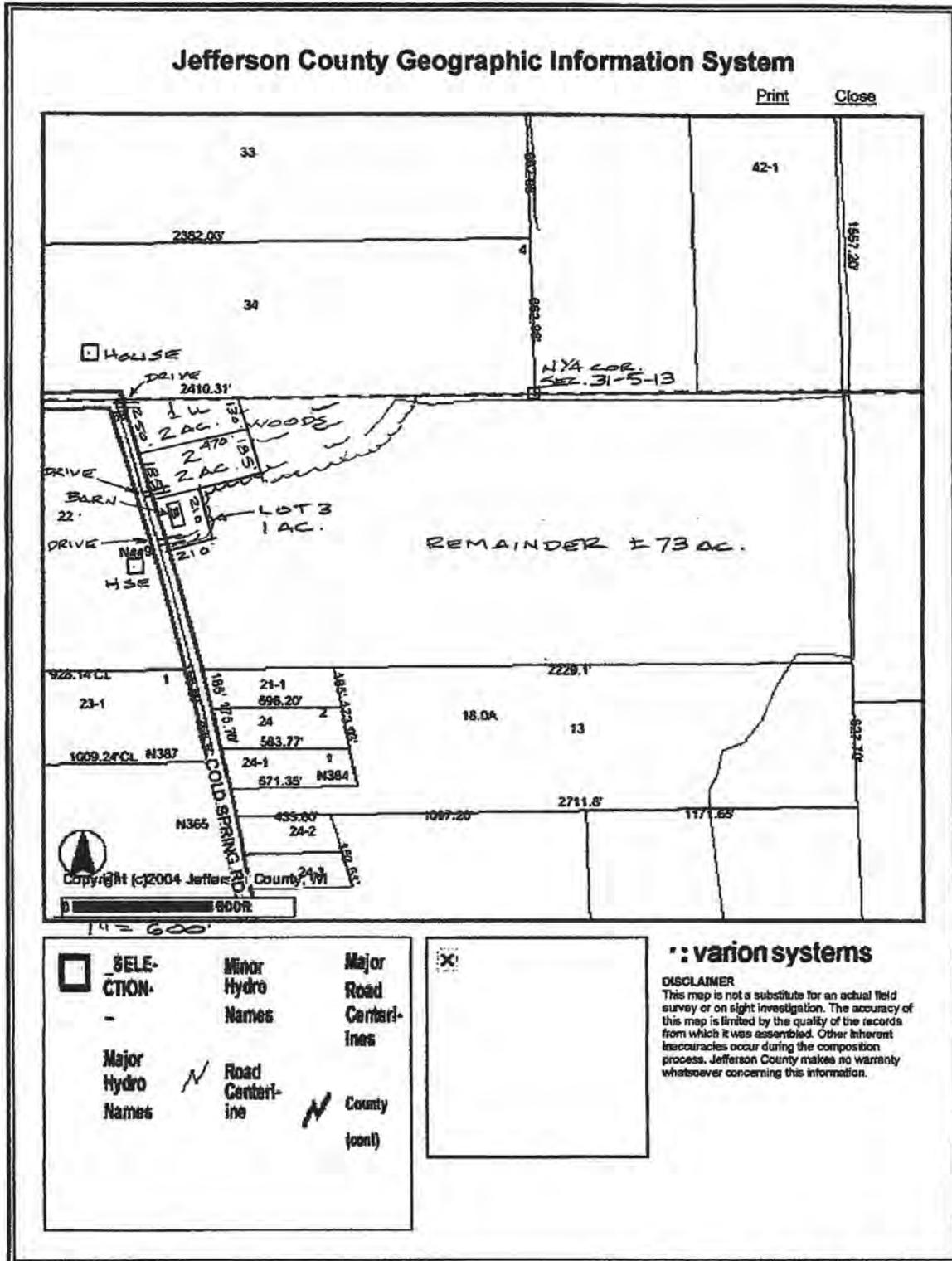
NOTE: Surveyor has the responsibility to check applicability of extraterritorial plat regulations and the possible necessity approvals/signatures from the municipality with review authority.

NOTE: Area and dimensions of this proposed lot are approximate only and in most cases will vary from the final survey data.

Town Board Approval _____ Date _____
 (Includes access approval if applicable)
 County Highway Approval _____ Date _____
 (If Applicable)
 Zoning Office Approval _____ Date _____

Please submit four copies to Jefferson County Zoning, Room 201, 320 S. Main St., Jefferson, WI 53549

09-16



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: April 13th 2015

Re: **Item #6** Proposed Conditional Use Permit for a “Class B” Beer License to Serve Beer by the Bottle or Glass, at 175 W Main Street for Taco Fresco Garret Witterholt, LLC.

Summary of Request		
Requested Approvals:	Conditional Use Permit for a Class B Beer License	
Location:	175 W Main Street	
Current Land Use:	Restaurant	
Proposed Land Use:	Same	
Current Zoning:	B-2 Central Business	
Proposed Zoning:	No change.	
Comprehensive Plan’s Future Land Use:	Central Business	
Surrounding Zoning and Current Land Uses:		
	North:	
	<i>B-2</i> Rosa’s Pizza	
West:	Subject Property	East:
<i>B-2</i> Aranda Retail		<i>B-2</i> Bergey
	South:	
	<i>B-2</i> Central Business	

Description of the Proposal:

This proposal is for a Conditional Use Permit for a Class B Beer Liquor License. The site has been a restaurant. No changes are proposed to the existing site plan, traffic flow, exterior lighting, or building exterior. No information about hours of operation or maximum capacity have been provided by the applicant.

The restaurant is located on the first floor of 175 W Main Street. The building lower floor is a mix of ground floor businesses and primarily upper-story office or residential uses are in the vicinity.

PLANNER'S RECOMMENDATIONS:

I recommend the Plan and Architectural Review Commission grant *conditional approval* for the requested Conditional Use Permit for a Class B Beer License at 175 W Main Street, subject to findings on the following page, and subject to the following conditions of approval:

1. No modifications may be made to the site. The applicant shall submit a statement affirming that no changes will be made to the existing site plan, traffic flow, exterior lighting, or building exterior. This statement must be signed by both the applicant and the property owner.
2. If there are any changes planned for the existing site plan, traffic flow, exterior lighting, or building exterior, the applicant will need to provide a Site Plan showing all current and proposed structures, all current and proposed impervious surfaces, and all property lines.
 - a. The Site Plan shall be subject to approval by the City Building Inspector, City Engineer, and City Planner;
 - b. All development shall be consistent with the approved Site Plan, and shall be completed, inspected and approved by appropriate City Staff.
3. Establish maximum hours of operation, as approved by the Plan Commission
4. 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: 175 W. Main Street

Conditional Use Permit Review Standards per Section 19.66.050:

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	Continuation of existing use.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All regulations are complied with.
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	All regulations are complied with.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for downtown mixed use development.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use requirements of the B-2 District and the Comprehensive Plan.



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

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

NOTICE OF PUBLIC HEARING

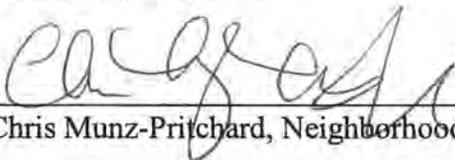
TO ALL INTERESTED PARTIES:

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 13th day of April 2015 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 Taco Fresco Garret Witterholt, LLC., Garret Witterholt, (Agent), to serve beer by the bottle or glass at 175 W. Main Street (for a Class "B" Beer License).

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
/OT 00007	WOKES LLC		146 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00008	JOSE J BARAJAS	JUANA BARAJAS	409 BUCKINGHAM BLVD	WHITEWATER	WI	53190-0000
/OT 00009	MARY E KETTERHAGEN	KETTERHAGEN TRUST	1631 PEARSON CT	WHITEWATER	WI	53190-0000
/OT 00010	KETTERHAGEN TRUST		1631 PEARSON CT	WHITEWATER	WI	53190-0000
/OT 00013	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00013A	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/OT 00014	FIRST & MAIN OF WHITEWATER LLC		599 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/OT 00017	HICKS SURVIVORS TRUST		N7934 HWY 89	WHITEWATER	WI	53190-0000
/OT 00018	KJN DEVELOPMENT LLC		W316S2920 ROBERTS RD	WAUKESHA	WI	53188-0000
/OT 00019	KJN DEVELOPMENT LLC		W316S2920 ROBERTS RD	WAUKESHA	WI	53188-0000
/OT 00020	TERRENCE L STRITZEL		W5524 TRI COUNTY RD.	WHITEWATER	WI	53190-0000
/OT 00021	DAVID E SAALSAA		184 W MAIN ST #3	WHITEWATER	WI	53190-0000
/OT 00022	RODERICK O DALEE	MARY M DALEE	PO BOX 660	WHITEWATER	WI	53190-0000
/OT 00023	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00024	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00026	ROBERT A SWEET		N7598 LARRY'S RD	WHITEWATER	WI	53190-0000
/OT 00027	LIVING WORD FELLOWSHIP OF WHITEWATER INC		212 W MAIN ST	WHITEWATER	WI	53190-0000
/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 00055A	FIRST CITIZENS STATE BANK BUILDING CORPORATION		PO	WHITEWATER	WI	53190-0000
/OT 00060	FIRST CITIZENS STATE BANK		207 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00061	FIRST CITIZENS STATE BANK		PO BOX 177	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 00070	BLGL LLC		1691 MOUND VIEW PL	WHITEWATER	WI	53190-0000
/OT 00071	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00072	JORGE ISLAS MARTINEZ		565 S FRANKLIN ST	WHITEWATER	WI	53190-0000
/OT 00073	KJN DEVELOPMENT LLC		W316 W2920 ROBERTS RD	WAUKESHA	WI	53188-0000
/OT 00074	MARK O BERGEY	JEAN BERGEY	173 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00075	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00077	TRIPLE J PROPERTIES LLC		W335 S2539 MORRIS RD	DOUSMAN	WI	53118-0000
/OT 00078	RUSSELL R WALTON	KIM A WALTON	1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/OT 00079	LAKEVIEW CENTER LLC		147 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00080	AUREL BEZAT	DANIELA BEZAT	149 W MAIN ST	WHITEWATER	WI	53190-1903
/OT 00081	TRIPLE J PROPERTIES LLC		543 A J ALLEN CIR	WALES	WI	53183-0000
/OT 00082	TRIPLE J PROPERTIES LLC		543 A J ALLEN CIR	WALES	WI	53183-0000
/OT 00083	TRIPLE J PROPERTIES LLC		543 AJ ALLEN CIR	WALES	WI	53183-0000
/OT 00084	BULLDOG INVESTMENTS LLC		109 S FIRST ST	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	53190-0000
/OT 00141	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P.& P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00141A	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
/OT 00142	WISCONSIN DAIRY SUPPLY CO TAX COMMISSIONER C.M.ST.P.& P. RR CO.		PO BOX 239	WHITEWATER	WI	53190-0000
/OT 00170	US OF AMERICA, 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 00173B	RODRIGUEZ PROPERTIES II LLC		N9707 N MCCORD RD	WHITEWATER	WI	53190-0000
	GARRET WITTERHOLT		180 A W. MAIN ST	WHITEWATER	WI	53190-0000



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

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

HPWK 3/20/15
April 13 Pl. Comm.
mtg.
\$100 fee

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 175 W Main St

Owner's Name: Garret Witterholt

Applicant's Name: Garret Witterholt

Mailing Address: 180 A W Main St Whitewater

Phone #: 608-728-0207 Email: witterholtgarret@gmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):
Down town Whitewater

Existing and Proposed Uses:

Current Use of Property: Restaurant

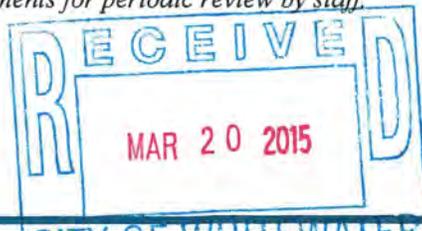
Zoning District: B-2 (Central Business) Zoning District

Proposed Use: _____

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 nuisance for neighboring buildings or a reduction of building value.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	
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.	
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	

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

Applicant's Signature: _____

Date: _____

Printed: _____

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 3-24-15. Received by: _____ Receipt #: 6.011698
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 4-2-15.
- 3) Notices of the Public Hearing mailed to property owners on 3-31-15.
- 4) Plan Commission holds the PUBLIC HEARING on 4-13-15. 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: Garret Witterholt

Applicant's Mailing Address: 180 A W Main St
Whitewater WI

Applicant's Phone Number: 608-728-0202

Applicant's Email Address: witterholtgarret@gmail.com

Project Information:

Name/Description of Development: Taco Fresco

Address of Development Site: 175 W Main St

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

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.

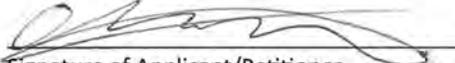
- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

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

Gareth W. Hetherholt

 Printed Name of Applicant/Petitioner

2/25/15

 Date of Signature

 Signature of Property Owner (if different)

 Printed Name of Property Owner (if different)

 Date of Signature

Dapper Dogs
175 West Main Street
Whitewater, WI 53190

A SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS:

PROPERTY APPRAISED: 175 West Main Street
Whitewater, WI 53190

LEGAL DESCRIPTION: Parcel #/OT-00073: Ely 19.5' of Wly 46.5', Lot 4, Block
8, Original Plat City of Whitewater.

OWNER OF RECORD: KJN Development, LLC

EFFECTIVE DATE: October 15, 2013

DATE OF REPORT: October 22, 2013

PURPOSE OF THE APPRAISAL: To provide an opinion of the Market Value

INTENDED USE OF THE APPRAISAL: To Assist the Lender in Evaluating the Subject
Property's Market Value for Lending Purposes.

PROPERTY RIGHTS APPRAISED: Fee Simple

FLOOD HAZARD INFORMATION: This is NOT a HUD Mapped Flood Hazard Area.
Community Panel #55127C 0028D, Zone "X"
Map Dated: 10-2-09

ZONING: B-2 Central Business Purpose District

CENSUS TRACT: #0004.00

LAND SIZE: 19.5' along W. Main Street x 68.40' x 19.5' x 71.5'
= 1,364 SF or 0.031-Acres

IMPROVEMENTS: Improvements consist of an older, 2-story, brick commercial
building which offers 2,400 SF of total area. The first floor
houses a small restaurant and the second floor has a 3-bedroom
apartment. The building has a full, unfinished basement which
is used for storage and has a stool.

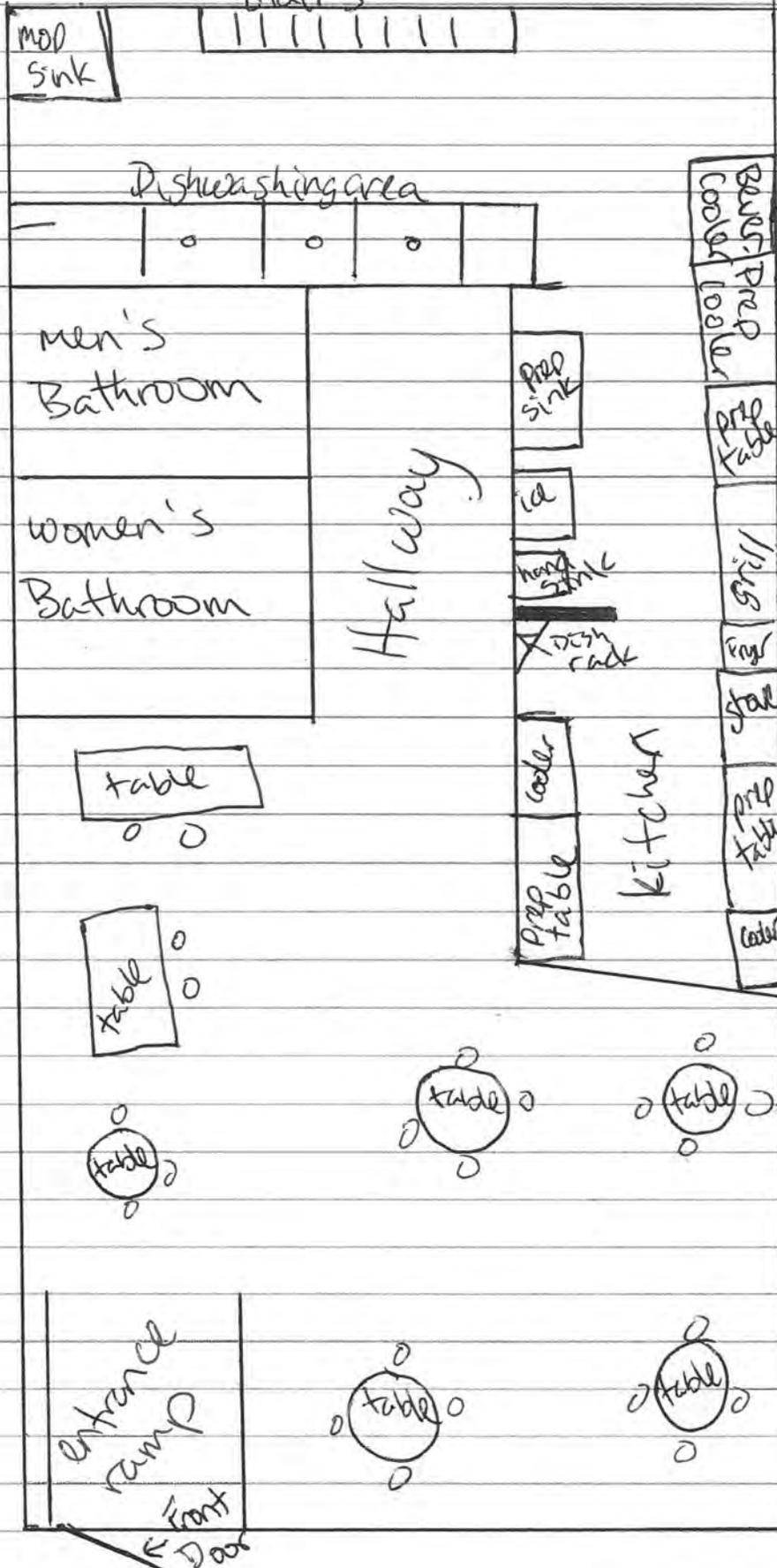
The first floor restaurant offers 1,200 SF of area and
includes dining area with seating for 29, counter area,
women's bathroom, a kitchen, men's bathroom, and a store room.

The second floor apartment offers 1,200 SF of area and has a
kitchen, living room, (3) bedrooms, bathroom, and an office.

Taco Fresco
main floor

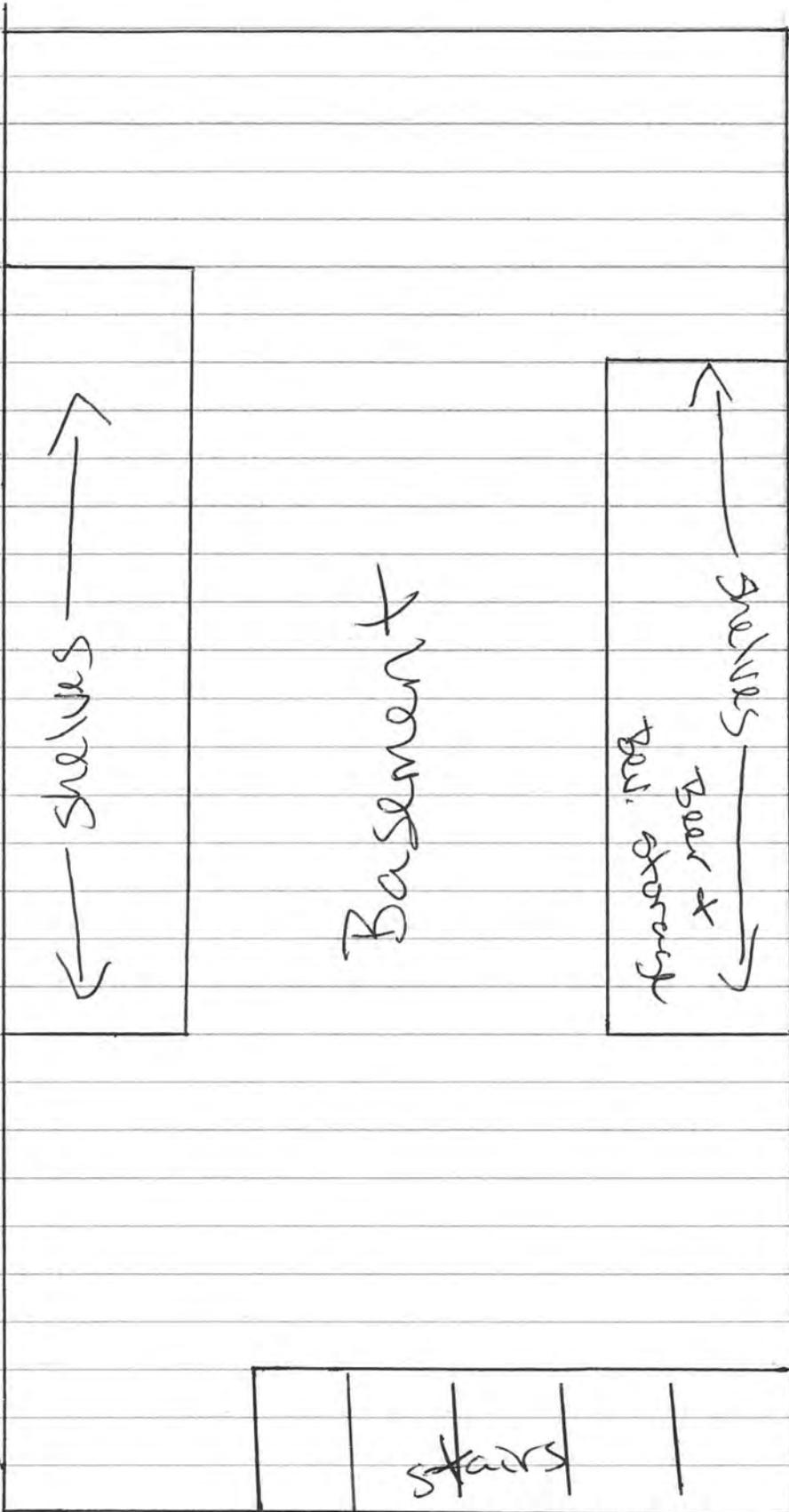
175 W Main St.
Whitewater WI
53191

stairs



Taco
PRISCO

175 W. Main St
Whitewater WI 53190



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: April 13th 2015

Re: **Item # 7 Review** proposed Conditional Use Permit (CUP) for a remodel to the Walton Building located at 885 Janesville Street to include 8 residential apartments on the second floor (three (3) efficiency, four (4) one-bedroom and one (1) two-bedroom) for Russell R. Walton.

Summary of Request	
Requested Approvals:	Remodel to the Walton Building
Location:	885 Janesville Street
Current Land Use:	Office Space
Proposed Land Use:	Residential
Current Zoning:	B-1 (with R-3 residential regulations)
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Community Business

Description of the Proposal:

This proposal involves remodel to 885 Janesville Street. The proposed alteration would convert the upper floor from commercial to residential with the lower portion of the building staying as commercial.

The upper floor remodel will consist of three (3) efficiency, four (4) one-bedroom and one (1) two-bedroom. This is a B-1 with R-3 residential dwelling requirements. R-3 requires a Conditional Use Permit (CUP) for new construction of over four (4) units (19.21.030 B).

PLANNER'S RECOMMENDATIONS:

If the conversion of the upper floor is acceptable to the Plan and Architectural Review Commission, I recommend the Commission grant *conditional approval* for the requested Conditional Use Permit at 885 Janesville Street, subject to the following conditions of approval:

1. The Plans need to indicate how many phases are involved in the project. This phase, the upper floor residential dwelling, is presumed as Phase 1. All recommendations made in the planner report are only for Phase 1.

2. 2,800 square feet of usable open space is required to be accessible to the upper floor residential portion of the building (19.21.070).
3. The Plans will need to be approved by the State because of the number of Units. The State Plans must show the phases for the renovations.
4. The minimum parking stalls is 9 stalls for the residential and 29 stalls (19.51.130) for the commercial spaces. The residents parking shall have designated parking stalls. Permitted cars will have either numbered parking stalls, hanging tags or parking stickers to identify permitted vehicles.
5. A joint use driveway agreement needs to be established with the 837 Janesville Street Property.



6. 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: 885 Janesville 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	The site is already in use. The addition of residential in the 2 nd floor matches other building in the area.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Please see planner recommendations.
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	There is a B-1 development located in this same block that has upper floor apartments.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan Future land use recommends the site for Highway Commercial. This is not a re-zoning but utilizing the existing zoning.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This use is consistent with the zoning principles.



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

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

NOTICE OF PUBLIC HEARING

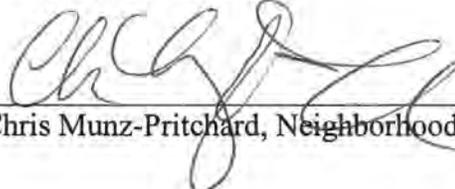
TO ALL INTERESTED PARTIES:

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 13th day of April 2015 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit to allow for a commercial building along with residential apartments, (proposed Phase 1 includes 5 apartments on the second floor) in a B-1 (Community Business) Zoning District located at 885 S. Janesville Street for Russell Walton.

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
/A285000001	RUSSELL R WALTON		1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/A285000002	RUSSELL R WALTON	KIM A WALTON	1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/WUP 00316	RUSSELL R WALTON		1005 W MAIN ST SUITE C	WHITEWATER	WI	53190-0000
/WUP 00316A	ENRIQUE RUIZ	ESPERENZA RUIZ	PO BOX 305	PALMYRA	WI	53156-0000
/WUP 00316D	PROGRESSING PROPERTIES LLC		N8660 CONVERSE RD	WHITEWATER	WI	53190-0000
/WUP 00316E	PROGRESSING PROPERTIES LLC		N8660 CONVERSE RD	WHITEWATER	WI	53190-0000
/WUP 00316F	QIAN VENTURES LLC		1005 W MAIN ST STE C	WHITEWATER	WI	53190-0000
/WUP 00316H	RUSSELL R WALTON		1005 W MAIN ST SUITE C	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: 885 S. Janesville St, Whitewater

Owner's Name: Russell R. Walton

Applicant's Name: Russell R. Walton

Mailing Address: 1005 W. Main Street, Whitewater WI 53190

Phone #: 262-473-8646 Email: rrwalton@rrwalton.com

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

LOT 1 CERTIFIED SURVEY NO. 2850 AS RECORDED IN VOL. 15 OF C.S. ON PAGE 18 WCR. LOCATED IN SE 1/4 NE 1/4 & SE 1/4 NW 1/4 SEC 8 T4N R15E. 59415 SQ. FT. CITY OF WHITEWATER OIMITS/WUP/317

Existing and Proposed Uses:

Current Use of Property: Commercial office space

Zoning District: Walworth County

Proposed Use: commercial and 8 residential apartments upstairs / 3 lower

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.

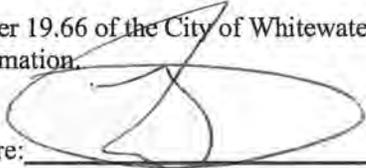
****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

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.	There are other existing buildings in this area with both commercial and residential apartments in them. A nuisance for neighboring uses will not be created and the value of surrounding properties will not be reduced.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	There is plenty of parking already on site. There is a back court yard area that will be cleaned up a for use.
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.	This project will conform to all applicable regulations.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	This will conform to the purpose and intent of the city Master plan. There are already other buildings in the area that already contain commercial and residential. 880, 850, and 625 S. Janesville Street.

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

Applicant's Signature: 

Date: 3-16-17

Printed: Russell R. Walton

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 3-16-15. Received by: Jwegner Receipt #: 6.011697
pd. 3-24-15
- 2) Application is reviewed by staff members.
- 2) Class 1 Notice published in Official Newspaper on 4-2-15.
- 3) Notices of the Public Hearing mailed to property owners on 3-31-15.
- 4) Plan Commission holds the PUBLIC HEARING on 4-13-15. 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:	<u>Russell R. Walton</u>
Applicant's Mailing Address:	<u>1005 W. Main St</u> <u>Whitewater WI 53190</u>
Applicant's Phone Number:	<u>262-473-8646</u>
Applicant's Email Address:	<u>rrwalton@rrwalton.com</u>
Project Information:	
Name/Description of Development:	<u>885 S. Janesville St</u>
Address of Development Site:	<u>885 S. Janesville St, Whitewater</u> <u>/A285000001</u>
Tax Key Number(s) of Site:	<u></u>
Property Owner Information (if different from applicant):	
Name of Property Owner:	<u></u>
Property Owner's Mailing Address:	<u></u> <u></u>

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

Russell R. Walton

Printed Name of Applicant/Petitioner

3-16-15
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

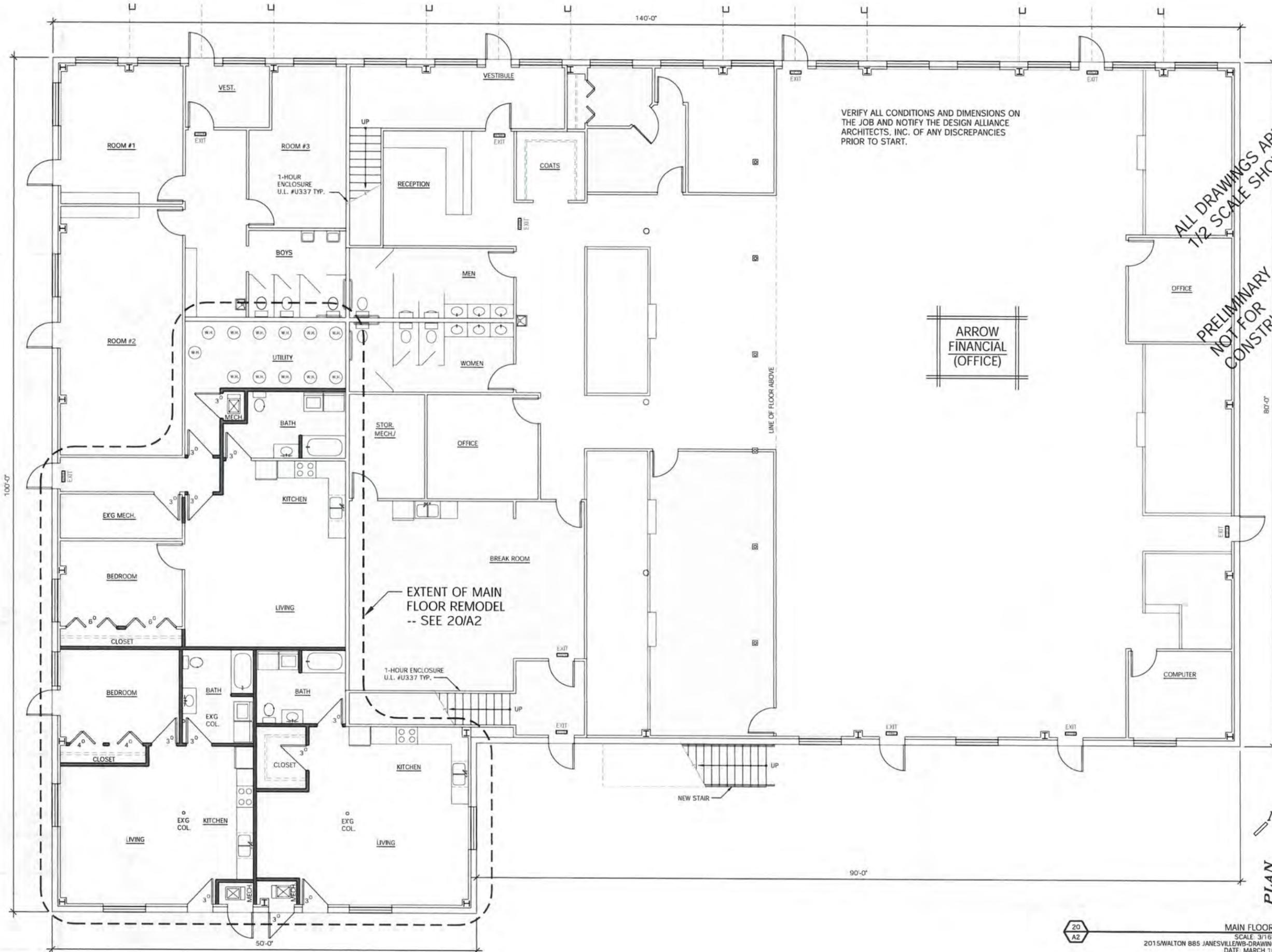
10

RR WALTON & COMPANY LTD

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

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

1. Use. Currently Asset Recover and Edward Jones occupy a portion of the building. We are proposing putting 8, studio, 1 and 2 bedroom apartments upstairs and 3 apartments on the mail level.
2. A plot plan with north arrow, to scale is attached.
3. Elevation, location, height and materials of building is attached. There will be more windows added to the side and rear of the building and an outside staircase added.
4. Lighting plan: There is plenty of exterior lighting as is.
5. Elevation drawings are attached.
6. Parking. There is plenty of parking and no changes will be made to parking.
7. Access: No changes as for access to the site. Only change will be a rear staircase.
8. No loading docks. No other changes.
9. No changes to landscaping at this time.
10. Floor plans: Upper and lower plans are attached.
11. Signage: No changes will be made to signage at this time.
12. Grading / drainage: No changes will be made at this time.
13. Waste disposal facilities: There are existing dumpsters no changes to be made.
14. Outdoor storage. No changes at this time.



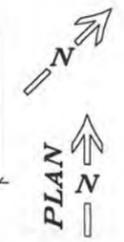
ALL DRAWINGS ARE
1/2" SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

ARROW
FINANCIAL
(OFFICE)

EXTENT OF MAIN
FLOOR REMODEL
-- SEE 20/A2

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.



20
A2

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
2015WALTON 885 JANESVILLEWB-DRAWINGS.DWG
DATE: MARCH 10, 2015

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 566-7038

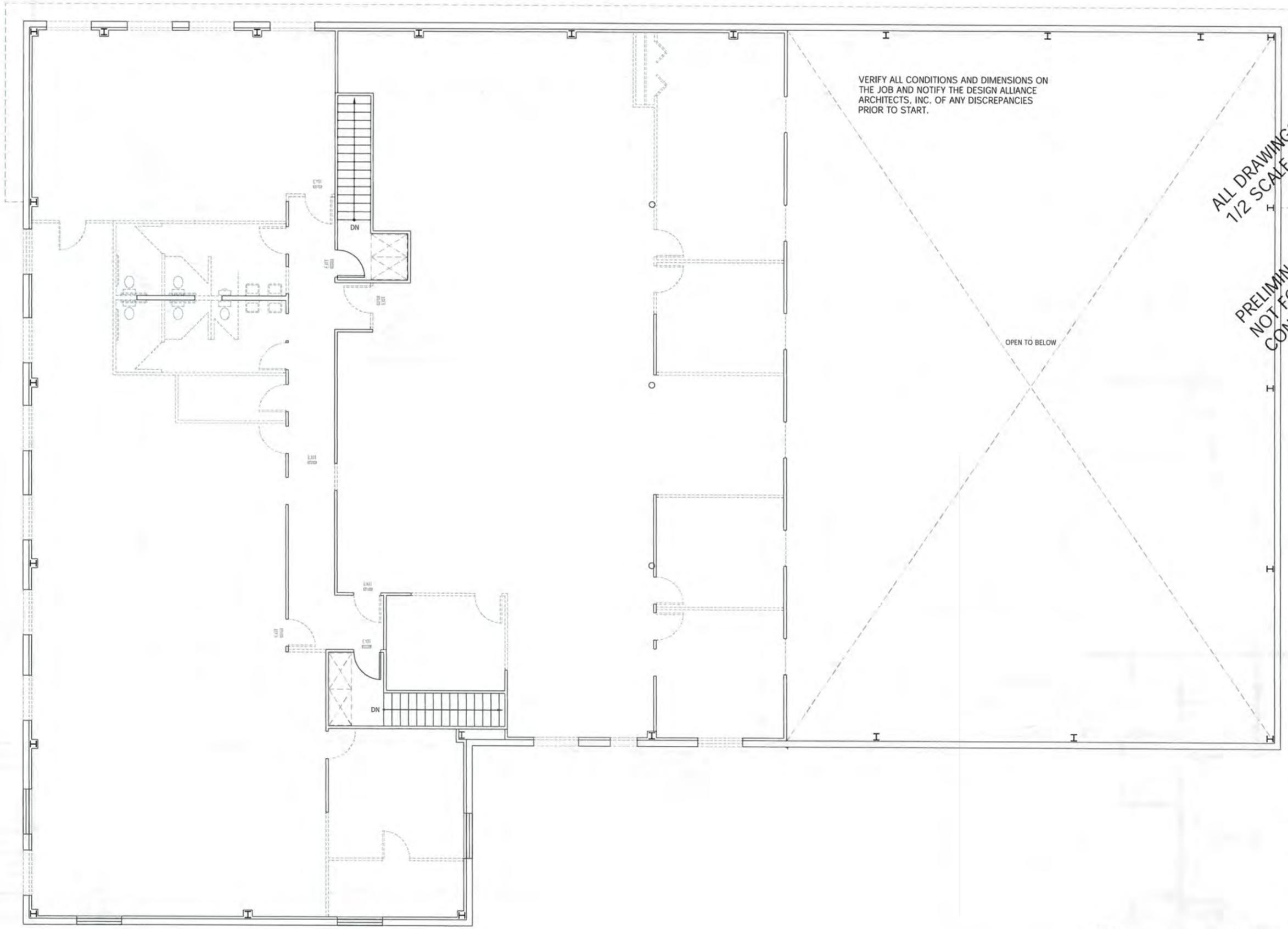
WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES
MAIN FLOOR PLAN

REVISIONS

PROJECT DATA
DATE: 3/13/2015
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
A-2

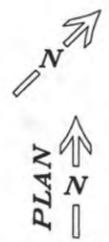


VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

OPEN TO BELOW



20
A3

UPPER FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"
2015WALTON 885 JANESVILLEWB-DRAWINGS.DWG
DATE: MARCH 10, 2015

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

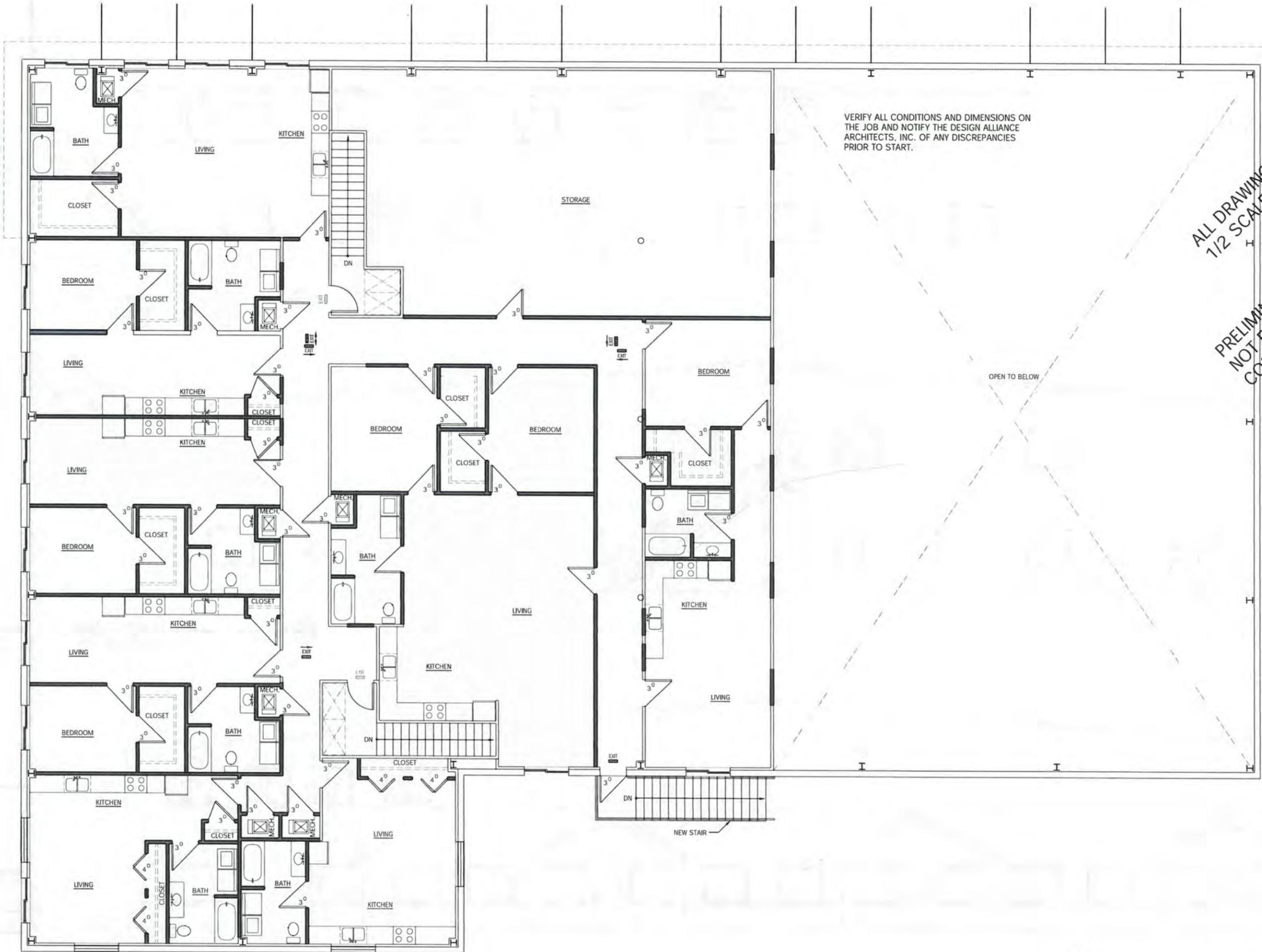
DRAWING NAMES
UPPER FLOOR DEMO PLAN

REVISIONS

PROJECT DATA
DATE: 3/13/2015
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-3

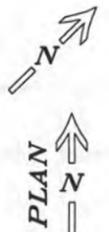


VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

OPEN TO BELOW



20
A4

UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
2015WALTON 885 JANESVILLEWB-DRAWINGS.DWG
DATE: MARCH 10, 2015

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-1404
FAX (920) 568-7036

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES
UPPER FLOOR PLAN

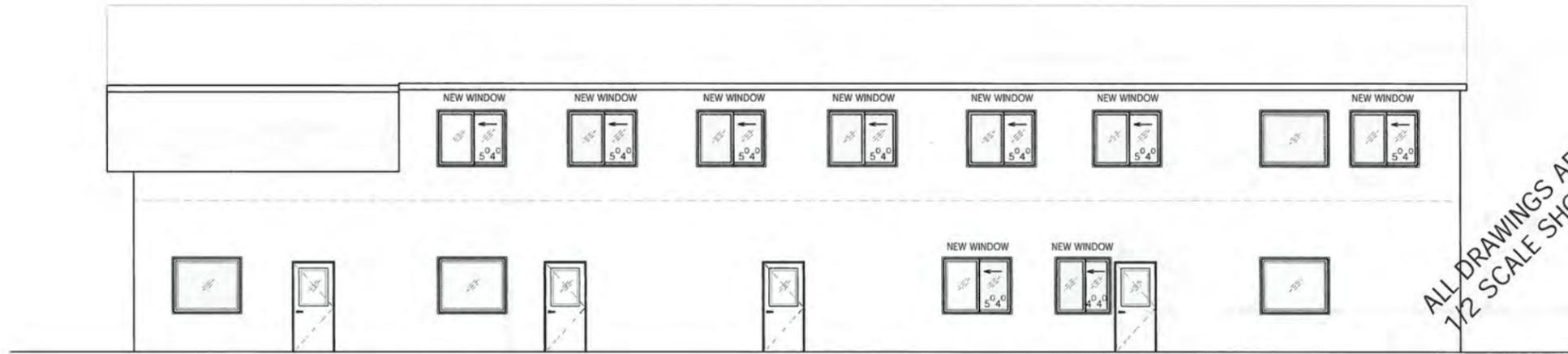
REVISIONS

PROJECT DATA
DATE: 3/13/2015
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

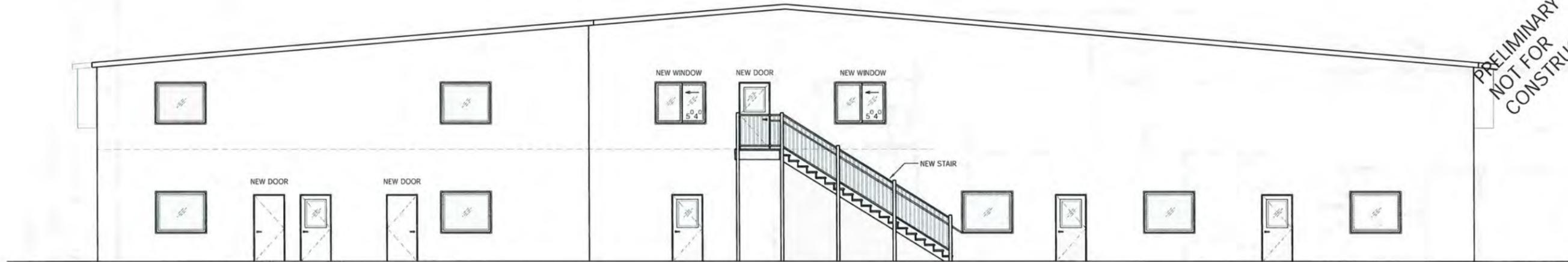
A-4

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



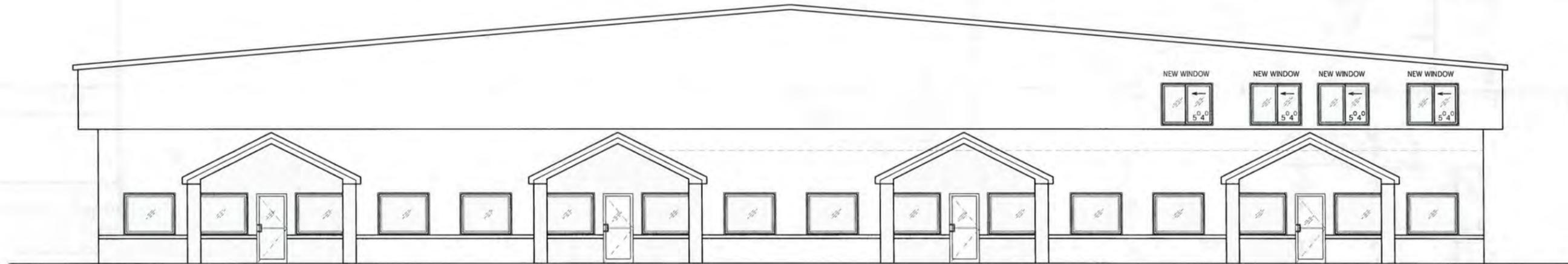
ALL DRAWINGS ARE 1/2 SCALE SHOWN

5
A5 WEST ELEVATION
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015



PRELIMINARY NOT FOR CONSTRUCTION

15
A5 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015



20
A5 NORTH ELEVATION
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 583-3404
FAX (920) 588-7058

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES
ELEVATIONS

REVISIONS

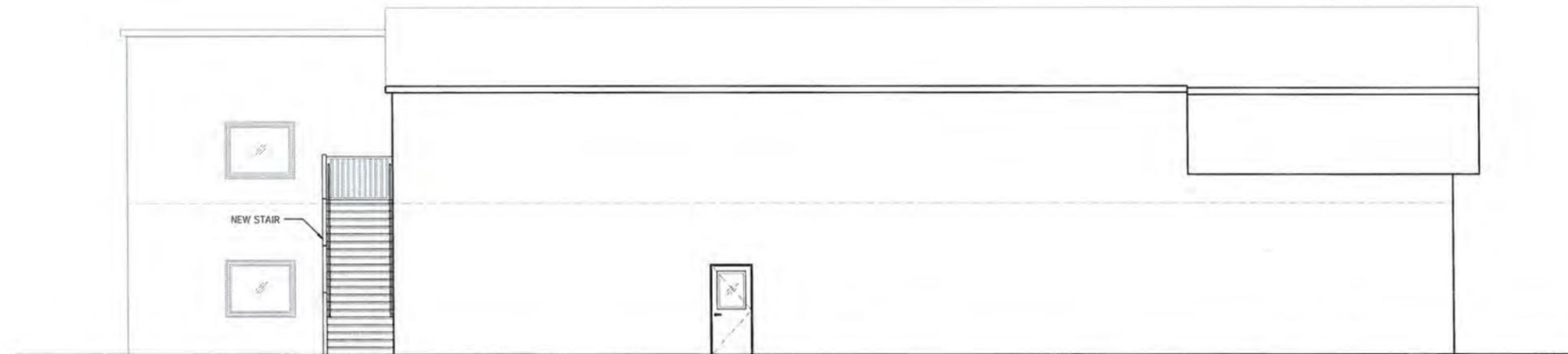
PROJECT DATA
DATE: 3/13/2015
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.
A-5

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION



20
A6

EAST ELEVATION
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015

DRAWING NAMES

ELEVATION

REVISIONS

PROJECT DATA

DATE: 3/13/2015

DRAWN BY: CL

CHECKED BY: P.W.

SHEET NO.

A-6

Design Alliance Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7058

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

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: April 13th 2015

Re: **Item # 8 & 9** Proposed changed in the District Zoning Map to impose the R-3A Residential Overlay District Zoning classification under Chapter 19.22 of the Zoning Ordinance and a Conditional Use Permit to allow the second phase of a 9 unit apartment building in an R-3A (University Residential Density Overlay) at 1014 W. Main Street for Ryan Hughes.

Summary of Request		
Requested Approvals:	R-3A (University Residential Density Overlay) Zoning District	
Location:	1014 W. Main Street	
Current Land Use:	Site of a former funeral home	
Proposed Land Use:	Townhouse style residential apartment building	
Current Zoning:	R-3 Multi-family	
Proposed Zoning:	No change.	
Comprehensive Plan's Future Land Use:	Higher Density Residential / Community Business	
Surrounding <i>Zoning</i> and Current Land Uses:		
	North:	
	R-3 Multi-Family	
West:	Subject Property	East:
R-3 Multi-Family		<i>I</i> Institutional (Campus Parking Lot)
	South:	
	R-3 Multi-Family	

Description of the Proposal:

This proposal involves a request to amend the Zoning Map to add the R-3A Residential Overlay zoning district to the existing R-3 (Multi-family) Zoning District. This is the site of the former funeral home at the northwest corner of Main and Prince.

This project is a two phase (Phase I and Phase II) approval process.

The first phase (Phase I) obtained a Conditional Use Permit (CUP) on October 13rd 2014 (minutes approved at the December 8th 2014 meeting). The Phase I CUP approval is to allow for a 5 unit townhouse style residential apartment building in an R-3 (multi-family) zoning district located at 1014 W. Main Street.

The Code requires a Conditional Use Permit in Phase I for the following reason:

- 19.21.030 B Multifamily dwellings and attached dwellings, over four units (new construction only).
- 19.21.030 E Any building over forty feet.

In addition Phase I also met the following standards:

- The Proposed Apartment units meet all yard requirements including the North Prince Street set back of twenty-five (25) feet (code 19.21.060 B).
- The Maximum building height in the district is forty-five (45) feet or four stories (19.21.080). The proposed Apartment at the peak of the roof is thirty-two (32) feet.
- The parking entrance is located on North Prince Street. Parking is a combination of garage parking and lot which are located in the rear of the Units.

The second phase (Phase II) is to allow for the R-3A residential Overlay to the zoning district to the existing R-3 (Multi-family) Zoning District. Within this district, a multifamily building with up to sixteen (16) units is a permitted use for new construction.

Under 19.22.040 the minimum lot area for the multifamily dwelling is 27,360 square feet (Three bedroom and over is 2,800 square feet plus 240 square feet for each bedroom over 3 per Unit). The current site is 32,306 square feet.

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend to City Council to approve the R-3A Residential Overlay Zoning District over the R-3 Zoning District, and approve the proposed development subject to the following conditions of approval:

1. Zoning Map Amendments and other changes to the Zoning Ordinance are addressed by Chapter 19.69.
2. Subsection 19.69.010 enables the Plan Commission to review and recommend, and the City Council to consider, amendments to zoning district boundaries whenever the public necessity, general welfare or good zoning practice are accomplished.
3. I note that the subject property is within an area identified as potentially appropriate for the R-3A Overlay Zoning District.

Recommendations for development:

1. The current building must be removed. The removal includes the foundation and utility laterals. The area that the current building is located at must be graded and filled to match surrounding grade. The building removal and grade work must be completed prior to pouring the foundation for the apartment units.
2. Locate all utilities in a central location if possible.
3. Add landscaping to the detention pond area in addition to a fence to separate the sidewalk and the detention pond area.
4. Any other conditions identified by City Staff or the Plan Commission and pending approval by the Engineers.

Analysis of Proposed Conditional Use Permit for: 1014 W. Main 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	This project is in the zoning overly permission area map.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	Some recommendations have been requested by the city staff.
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	No exemptions or variances are being requested.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The area calls for a High Density development. This matches the future land use map and the zoning overlay permission areas.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use and density requirements of the R-3A District and the Comprehensive Plan.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-3A Residential Overlay District Zoning classification under Chapter 19.22 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
1014 W. Main Street	WUP 00173 WUP 00173A WUP 00173B	Campus Edge Apartments LLC. (Ryan Hughes)

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, April 13, 2015, at 6:30 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Michele Smith, City Clerk
By: Jane Wegner, Neighborhood Services Administrative Assistant

Dated: March 17, 2015

Publish: in "Whitewater Register"
on March 19, 2015, and March 26, 2015

TaxKey	Owner1	Owner2	Address1	Address2	City	State	Zip
/A 43800001	WALGREEN CO		PO BOX 1159		DEERFIELD	IL	60015-0000
/A 43800002	FRANCHISE REALTY INTERSTATE CORP		1069 W MAIN ST		WHITEWATER	WI	53190-0000
/BA 00001	RUSSELL R WALTON		1005 W MAIN ST	SUITE C	WHITEWATER	WI	53190-0000
/BA 00003A	RUSSELL R WALTON	KIMBERLY A WALTON	211 S PRINCE ST		WHITEWATER	WI	53190-0000
/BA 00003B	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BA 00004	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BH 00003	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/BH 00004	SUSAN J SAASKI		135 N TRATT ST		WHITEWATER	WI	53190-0000
/BH 00005	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00006	CHARLES A NORTH	URSULA M NORTH	142 N LINDSEY CT		WHITEWATER	WI	53190-0000
/BH 00007	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00008	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/BH 00010	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/CON 00008	JOHN J TINCHER TRUST		N1190 CO RD N		WHITEWATER	WI	53190-0000
/CON 00009	DLK FARM SERVICE INC		513 W. CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009A	DLK FARM SERVICE INC		513 W CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009D	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00141	BOARD OF REGENTS OF STATE UNIVERSITIES		800 W MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00142	BOARD OF REGENTS OF STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00143	BOARD OF REGENTS OF STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00144	BOARD OF REGENTS UNIVERSITY OF WISCONSIN		1930 MONROE ST	PO BOX 8010	MADISON	WI	53708-0000
/WUP 00145	BOARD OF REGENTS STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00146	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00146A	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00147	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00148	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00167	FIRST CITIZENS STATE BANK OF WHITEWATER		207 W MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00169	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00170	CERANSKE PROPERTY MANAGEMENT		N9503 WOODWARD RD		WHITEWATER	WI	53190-0000
/WUP 00171	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/WUP 00172	DLK FARM SERVICE INC		141 W WHITEWATER ST.	PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00172A	DLK FARM SERVICE INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172D	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172E	CHASE J KINCAID		W1322 S SHORE DR		PALMYRA	WI	53156-0000
/WUP 00173	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00173A	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00173B	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00174	STARIN PRINCE RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/WUP 00187	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/A456400001	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/A456400002	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000

**CITY OF WHITEWATER
PETITION FOR CHANGE OR AMENDMENT OF ZONING**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by Ordinance, change the district boundaries or amend, change or supplement the regulations established by the Zoning Ordinance.

A change or amendment may be initiated by the City Council, the Plan Commission, or by a Petition of one or more of the owners, lessees, or authorized agents of the property within the area proposed to be changed.

PROCEDURE

1. File the Petition with the City Clerk. Filed on 2-23-15.
2. Class 2 Notices published in Official Newspaper on 3-19-15 & 3-26-15.
3. Notices of Public Hearing mailed to property owners on 3-30-15.
4. Plan Commission holds PUBLIC HEARING on 4-13-15.
They will hear comments of the Petitioner and comments of property owners. Comments may be made either in person or in writing.
5. At the conclusion of the Public Hearing, the Plan Commission makes a decision on the recommendation they will make to the City Council.
6. City Council consideration of the Plan Commission's recommendation and final decision on adoption of the ordinance making the change.

7. The Ordinance is effective upon passage and publication as provided by law.

PLEASE COMPLETE THE FOLLOWING APPLICATION. If there is more than one applicant for an area to be rezoned, add additional pages with the signatures of the owners, indicate their address and the date of signature.

Refer to Chapter 19.69 of the City of Whitewater Code of Ordinances, entitled CHANGES AND AMENDMENTS, for more information on application and protests of changes.

**City of Whitewater
Application for Amendment to Zoning District or Ordinance**

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Ryan Hughes Phone # (608) 279-9969
Applicant's Address: 8820 Hollybush Lane, Verona, WI 53593

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

Street address of Property: 1014 W. Main Street, Whitewater, WI
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
Part of the South East One-quarter (1/4) of the North West One-quarter (1/4) of
Section Five (5), in Township Four (4) North, Range Fifteen (15), in the City of
Whitewater (tax key no. /WUP 00173, /WUP 00173A, & /WUP 00173B

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: _____ Name of Firm: _____
Office Address: _____ Phone: _____
Name of Contractor: _____

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

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:

19.21 R-3 Multifamily Residence District

Proposed Zoning District or Ordinance

19.22 R-3A University Residential Density Overlay District

Zoning District in which Property is located: R-3
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.22

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

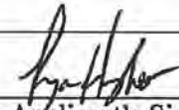
STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;	Correct, the proposed 9-unit townhouse style apartment fits all requirements of the R-3A overlay zoning district.
B. The Proposed development will be consistent with the adopted city master plan;	The subject site falls within the R-3A overlay which is requested.
C. The proposed development will be compatible with and preserve the important natural features of the site;	correct
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Existing structure will be razed and the site will be redeveloped with a new 9-unit structure. The proposed will not create a nuisance to neighbors or reduce values.

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>Required parking will be provided in combination with private garages and surface parking. Driveway access will be provided at the north-east corner of the site. The existing curb cut on the south-east corner of the site will be removed and restored.</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Materials will be compatible with buildings in the immediate area. Setbacks follow those required by code.</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>Existing structure is not on the National Register.</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Proposed structure meets all required set-back and height restrictions.</p>

CONDITIONS

The city of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).



Applicant's Signature

2/19/2015

Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

Date Application Fee Received by City 2-23-15

Receipt No. 6.011664

Received by J. Wagner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 3-30-15

Date set for public review before Plan & Architectural Review Board: 4-13-15

ACTION TAKEN:

Public Hearing: Recommendation Not Recommended by Plan & Architectural Review Commission

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

Signature of Plan Commission Chairman

Date

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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

Meet with Neighborhoods Services Department before submitting an application

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

Submit a complete and thorough application

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

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

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

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

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

plans should:

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

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

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

For more complex projects, submit your project for conceptual review

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

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

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

Hold a neighborhood meeting for larger and potentially more controversial Projects

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

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

Typical City Planning Consultant Development Review Costs

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

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

Type of Development Review Being Requested	Planning Consultant Review Cost Range
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	
Standard (not PCD) zoning district	\$400 to \$2,000
Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Final Survey Map	Up to \$300
Final 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 on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Applicant's Information:

Name of Applicant: Campus Edge Apartments, LLC - Ryan Hughes
Applicant's Mailing Address: 8820 Hollybush Lane
Verona, WI 53593
Applicant's Phone Number: (608) 279-9969
Applicant's Email Address: warhawkcountry@gmail.com

Project Information:

Name/Description of Development: Campus Edge Apartments
Address of Development Site: 1014 W. Main Street
Tax Key Number(s) of Site: WUP 00173, WUP 00173A, WUP 00173B

Property Owner Information (if different from applicant):

Name of Property Owner: _____
Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

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

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

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

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

Section C: Agreement Execution

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

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



 Signature of Applicant/Petitioner
Ryan Hughes

 Printed Name of Applicant/Petitioner
 2/19/2015

 Date of Signature

 Signature of Property Owner (if different)

 Printed Name of Property Owner (if different)

 Date of Signature



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 13th day of April 2015 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit to accommodate Phase 2 of a previous approval for a total of 9 units in a townhouse style residential apartment building in an R-3A (University Residential Density Overlay) Zoning District located at 1014 W. Main Street for Campus Edge Apartments, LLC. - Ryan Hughes.

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	Address2	City	State	Zip
/A 43800001	WALGREEN CO		PO BOX 1159		DEERFIELD	IL	60015-0000
/A 43800002	FRANCHISE REALTY INTERSTATE CORP		1069 W MAIN ST		WHITEWATER	WI	53190-0000
/BA 00001	RUSSELL R WALTON		1005 W MAIN ST	SUITE C	WHITEWATER	WI	53190-0000
/BA 00003A	RUSSELL R WALTON	KIMBERLY A WALTON	211 S PRINCE ST		WHITEWATER	WI	53190-0000
/BA 00003B	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BA 00004	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/BH 00003	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/BH 00004	SUSAN J SAASKI		135 N TRATT ST		WHITEWATER	WI	53190-0000
/BH 00005	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00006	CHARLES A NORTH	URSULA M NORTH	142 N LINDSEY CT		WHITEWATER	WI	53190-0000
/BH 00007	CHASE J KINCAID		W377 S2283 KINCAID LN		DOUSMAN	WI	53118-0000
/BH 00008	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/BH 00010	GARY KINCAID	KATHLEEN KINCAID	W1581 ISLAND RD		PALMYRA	WI	53156-0000
/CON 00008	JOHN J TINCHER TRUST		N1190 CO RD N		WHITEWATER	WI	53190-0000
/CON 00009	DLK FARM SERVICE INC		513 W. CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009A	DLK FARM SERVICE INC		513 W CENTER ST	PO BOX 239	WHITEWATER	WI	53190-0000
/CON 00009D	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00141	BOARD OF REGENTS OF STATE UNIVERSITIES		800 W MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00142	BOARD OF REGENTS OF STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00143	BOARD OF REGENTS OF STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00144	BOARD OF REGENTS UNIVERSITY OF WISCONSIN		1930 MONROE ST	PO BOX 8010	MADISON	WI	53708-0000
/WUP 00145	BOARD OF REGENTS STATE COLLEGES				WHITEWATER	WI	53190-0000
/WUP 00146	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00146A	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00147	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00148	BOARD OF REGENTS STATE UNIVERSITIES				WHITEWATER	WI	53190-0000
/WUP 00167	FIRST CITIZENS STATE BANK OF WHITEWATER		207 W MAIN ST		WHITEWATER	WI	53190-0000
/WUP 00169	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00170	CERANSKE PROPERTY MANAGEMENT		N9503 WOODWARD RD		WHITEWATER	WI	53190-0000
/WUP 00171	WEST MAIN STREET RENTALS LLC		W9597 BREIDSAN HILL DR		WHITEWATER	WI	53190-0000
/WUP 00172	DLK FARM SERVICE INC		141 W WHITEWATER ST.	PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00172A	DLK FARM SERVICE INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172D	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/WUP 00172E	CHASE J KINCAID		W1322 S SHORE DR		PALMYRA	WI	53156-0000
/WUP 00173	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00173A	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00173B	CAMPUS EDGE APARTMENTS LLC		8820 HOLLY BUSH LN		VERONA	WI	53593-0000
/WUP 00174	STARIN PRINCE RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/WUP 00187	PRINCE STREET RENTALS LLC		W9597 BREIDSAN HILLS DR		WHITEWATER	WI	53190-0000
/A456400001	DLK ENTERPRISES INC		PO BOX 239		WHITEWATER	WI	53190-0000
/A456400002	DLK ENTERPRISES INC		PO BOX 239		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: 1014 W. Main Street
Owner's Name: Campus Edge Apartments, LLC
Applicant's Name: Ryan Hughes
Mailing Address: 8820 Hollybush Lane, Verona, WI 53593
Phone #: (608) 279-9969 Email: warhawkcountry@gmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____
tax key no. /WUP 00173, /WUP 00173A, & /WUP 00173B

Existing and Proposed Uses:

Current Use of Property: Multifamily
Zoning District: 19.21 R-3 Multifamily Residence District
Proposed Use: 19.22 R-3A University Residential Density Overlay District

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.	Existing structure will be razed and the site will be redeveloped with a new 9-unit structure. The proposed will not create a nuisance to neighbors or reduce values.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Correct, all necessary improvements are being provided. Please see submitted plans for additional detail.
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.	The proposed redevelopment fits the recently approved R-3A overlay district.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	The proposed redevelopment fits the recently approved R-3A overlay district.

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

Applicant's Signature: 

Date: 2/19/2015

Printed: Ryan Hughes

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 2-23-15. Received by: J. Wegner Receipt #: 6.811664
- 2) Application is reviewed by staff members.
- 3) Class 1 Notice published in Official Newspaper on 4-2-15.
- 4) Notices of the Public Hearing mailed to property owners on 3-31-15.
- 5) Plan Commission holds the PUBLIC HEARING on 4-13-15. 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.

7

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: Ryan Hughes

Applicant's Mailing Address: 8820 Hollybush Lane
Verona, WI 53593
(608) 279-9969

Applicant's Phone Number: warhawkcountry@gmail.com

Applicant's Email Address: _____

Project Information:

Name/Description of Development: Campus Edge Apartments, LLC

Address of Development Site: 1014 W. Main Street, Whitewater, WI
WUP 00173, WUP 00173A, WUP 00173B

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

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

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

 Signature of Property Owner (If different)

Ryan Hughes

 Printed Name of Applicant/Petitioner

 Printed Name of Property Owner (if different)

2/19/2015

 Date of Signature

 Date of Signature

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

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on 2-23-15.
2. Agenda Published in Official Newspaper on 4-9-15.
3. Notices of the public review mailed to property owners on 3-31-15.
4. Plan Commission holds the public review on 4-13-15. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

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

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

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Campus Edge Apartments, LLC - Ryan Hughes		
Applicant's Address: 8820 Hollybush Lane, Verona, WI 53593		Phone # (608) 279-8969

Owner of Site, according to current property tax records (as of the date of the application): Campus Edge Apartments, LLC	
Street address of property: 1014 W. Main Street, Whitewater, WI 53593	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): Part of the South East One-quarter (1/4) of the North West One-quarter (1/4) of Section Five (5), in Township Four (4) North, Range Fifteen (15), in the City of Whitewater (tax key no. /WUP 00173, /WUP 00173A, & /WUP 00173B)	
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)	
Name of Individual:	
Name of Firm:	
Office Address:	
Phone:	
Name of Contractor:	
Has either the applicant or the owner had any variances issued to them, on any property? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.	

EXISTING AND PROPOSED USES:

Current Land Use:
Principal Use: 19.21 R-3 Multifamily Residence District
Accessory or Secondary Uses:
Proposed Use
19.22 R-3A University Residential Density Overlay District
No. of occupants proposed to be accommodated: 45
No. of employees: 1
Zoning District in which property is located: 19.21 R-3 Multifamily Residence District
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.22 R-3A University Residential Density Overlay District

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>Correct, the proposed 9-unit townhouse style apartment will meet the standards of the R-3A overlay district.</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>The proposed redevelopment fits the recently approved R-3A overlay district.</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>The proposed project will be compatible with the natural features of the site.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>Existing structure will be razed and the site will be redeveloped with a new 9-unit structure. The proposed will not create a nuisance to neighbors or reduce values.</p>

STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>Required parking will be provided in combination with private garages and surface parking. Driveway access will be provided at the north-east corner of the site. The existing curb cut on the south-east corner of the site will be removed and restored.</p>
<p>F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;</p>	<p>Materials will be compatible with buildings in the immediate area. Setbacks follow those required by code.</p>
<p>G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;</p>	<p>Existing structure is not on the National Register.</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Proposed structure meets all required set-back and height restrictions.</p>

CONDITIONS

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

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

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



Applicant's Signature

2/19/2015

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City 2-23-13 Receipt No. 6. 011664

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 3-31-15

Date set for public review before Plan & Architectural Review Board: 4-13-15

ACTION TAKEN:

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

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date



**Tips for Minimizing Your
Development Review Costs:**

A Guide for Applicants

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Applicant's Information:

Name of Applicant: Campus Edge Apartments, LLC - Ryan Hughes
Applicant's Mailing Address: 8820 Hollybush Lane
Verona, WI 53593
Applicant's Phone Number: (608) 279-9969
Applicant's Email Address: warhawkcountry@gmail.com

Project Information:

Name/Description of Development:
Campus Edge Apartments, LLC

Address of Development Site: 1014 W. Main St.
Tax Key Number(s) of Site: WUP 00173, WUP 00173A, WUP 00173B

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____



Section B: Applicant/Property Owner Cost Obligations

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

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

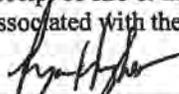
- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? Yes No

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

Section C: Agreement Execution

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

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



Signature of Applicant/Petitioner

Ryan Hughes

Printed Name of Applicant/Petitioner

2/19/2015

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

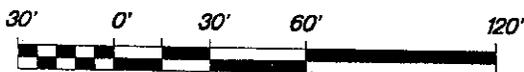
CERTIFIED SURVEY MAP NO. _____

Being a part of Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 5, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

OWNER
CAMPUS EDGE APARTMENTS, LLC ZONING: R-3 MULTI FAMILY RESIDENCE
 8820 HOLLYBUSH LANE
 VERONA WI 53593

SURVEYOR
KETTLE MORaine SURVEYING INC.
 P.O. BOX 357
 EAGLE WI 53119
 (262)594-3484

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5-4-15 AND IS ASSUMED TO BEAR S88°02'02"W, NAD 27.



ZONING: R-3 MULTI FAMILY RESIDENCE
 OWNER: DLK FARM SERVICE

UNPLATTED LANDS

ZONING: R-3 MULTI FAMILY RESIDENCE
 OWNER: DLK ENTERPRISES

UNPLATTED LANDS

(WEST) N88°02'02"E
 31.50' (31 1/2)
 (NORTH) S00°16'16"E 80.00'
 (SOUTHEASTERLY) N87°30'56"W 90.74'
 38.21'

ZONING: R-3 MULTI FAMILY RESIDENCE
 OWNER: STARIN PRINCE RENTALS L.L.C.

UNPLATTED LANDS

(WEST) (183') N87°58'32"E 183.00'

149.98'
 12' WIDE W.E.P.CO. EASEMENT PER DOC. #839677

NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 5-4-15
 STATE PLANE COORDINATES
 NORTHING: 309,643.88
 EASTING: 2,336,053.29

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 5-4-15

NORTH PRINCE STREET

DEDICATED FOR PUBLIC ROAD PURPOSES

N01°00'11"W 2633.18' COR./COR.

S00°10'09"E 173.74'

172.68'

S89°48'51"W 33.00'

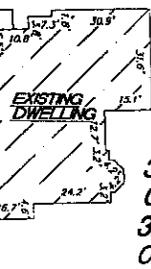
PER TIES
 SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 5-4-15
 STATE PLANE COORDINATES
 NORTHING: 306,811.30
 EASTING: 2,336,102.88

SCALE 1"=60'

ZONING: R-3 MULTI FAMILY RESIDENCE
 OWNER: DLK FARM SERVICE INC.

UNPLATTED LANDS

(SOUTHWESTERLY) N00°09'45"W 143.85'
 24.4'
 12.4'
 58.9'



LOT 1
 38022 SQ. FT.
 0.87 ACRES
 32306 SQ. FT. NET
 0.74 ACRES NET

(N86°00'07"E) (80.77')
 S46°53'59"W 19.26'

CORNER IS OCCUPIED BY MAN HOLE

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 5-4-15
 STATE PLANE COORDINATES
 NORTHING: 306,722.13
 EASTING: 2,333,505.39

N88°02'02"E 2408.21'

N88°02'02"E 190.97'

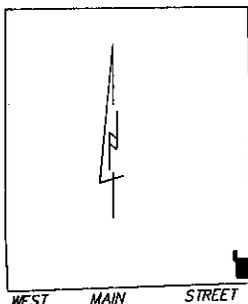
SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5-4-15

WEST MAIN STREET

NORTH PRINCE STREET

LEGEND

- FOUND 6" CONC. MON. W/BRASS CAP
- ◆ FOUND 6" CONC. MON. W/1/2" PIN
- FOUND 1 1/4" O.D. IRON PIPE
- ⊙ FOUND T BAR STAKE
- ⊗ FOUND 3/4" ROD
- () RECORDED AS DIMENSIONS



LOCATION MAP
 NW 1/4 SEC. 5-4-15
 1"=2000'

TERRANCE E. PISAREK S-1930
 DATED THIS 10TH DAY OF APRIL, 2014

CERTIFIED SURVEY MAP NO. _____

Being a part of Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Section 5, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, registered land surveyor, do hereby certify: That I have surveyed, divided, mapped and dedicated a parcel of land being a part of Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Section 5, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section 5; thence North 88°02'02" East, along the South line of the Northwest ¼ of said Section 5, 2408.21 feet to a point that is South 88°02'02" West 190.97 feet from the Southeast corner of the Northwest ¼ of said Section 5; thence North 00°09'45" West, 48.02 feet to the North line of West Main Street and the Point of Beginning; thence continuing North 00°09'45" West 143.85 feet; thence North 38°30'56" West, 38.21 feet; thence North 00°11'36" West, 90.74 feet; thence North 88°02'02" East, parallel to the South line of the Northwest ¼ of said Section 5, 31.50 feet; thence South 00°16'16" East, 80.00 feet; thence North 87°58'32" East, 183.00 feet to the center line of North Prince Street; thence South 00°11'09' East, along the center line of said North Prince Street, 173.74 feet; thence South 89°48'51" West, perpendicular to the center line of North Prince Street, 33.00 feet to the West line of said North Prince Street; thence South 46°33'59" West, 19.26 feet to the North line of West Main Street; thence South 88°02'02" West along the North line of said West Main Street and parallel to the South line of the Northwest ¼ of said Section 5, 143.90 feet to the Point of Beginning, dedicating the Westerly 33 feet of North Prince Street as shown on this CSM for public road purposes, containing 0.74 acres of land exclusive of dedicated Right of Way.

That I have made such survey, land division and map by the direction of Campus Edge Apartments LLC, Owner of said land.

That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the Land Division Ordinances of the City of Whitewater in surveying, dividing and mapping the same.

Dated this 10th Day of April, 2014

Terrance E. Pisarek, S 1930

OWNERS CERTIFICATE

I, Ryan Hughes as Representative for Campus Edge Apartments LLC, (Owner), do hereby certify that I have caused the land described to be surveyed, divided mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance.

I also certify that this Certified Survey Map is required to be approved by the following: City of Whitewater.

DATE: _____, 20__

Ryan Hughes,

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 20__ the above named person to me be known to be the person who signed the foregoing instrument and acknowledged that he executed the same.

My commission expires: _____

Notary Public

CERTIFIED SURVEY MAP NO. _____

Being a part of Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 5, Town 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin.

City of Whitewater approval

Approved by the City of Whitewater on the _____ day of _____, 20____.

Michele Smith, City Clerk

Consent of Mortgagee

First Citizens State bank, a corporation duly organized and existing under and by the virtue of the State of Wisconsin, mortgagee of the foregoing described lands, does hereby consent to the surveying, dividing, mapping and dedicating of the lands described on this map and does hereby consent to the foregoing certificate of Ryan Hughes, Representative for Campus Edge Apartments LLC.

Date:

President

NOTES:

The center line of Prince Street is not the East line of the Northwest $\frac{1}{4}$ of Section 5-4-15. The center line was located by using the monumentation found that was referenced on a Waterman, Fuge & Associates Inc. Survey dated 9-22-1959.

This Certified Survey Map does not create any additional parcels.

Dated this 10th Day of April, 2014

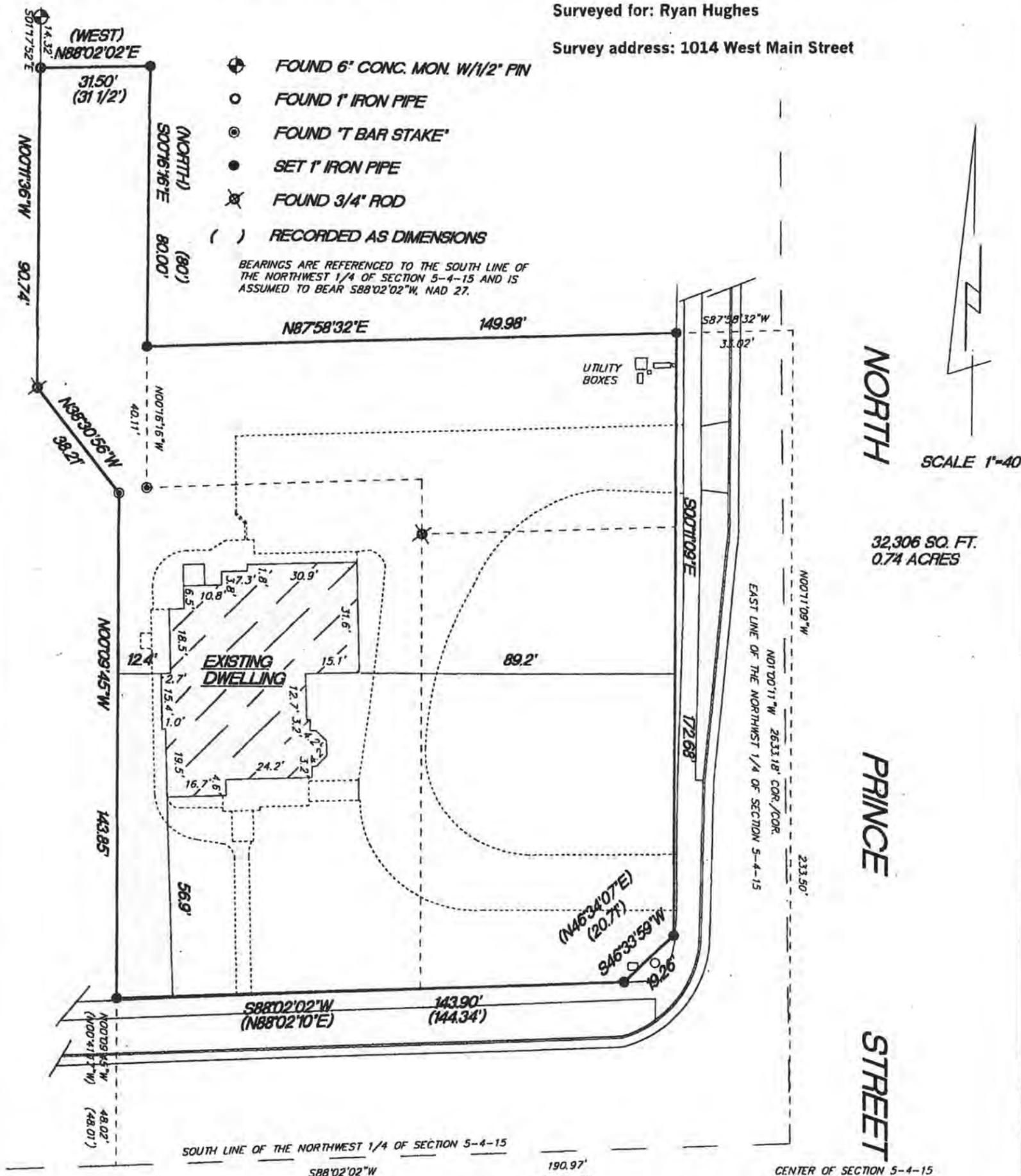
SHEET 3 OF 3

Plat of Survey

Part of the South East One-quarter (1/4) of the North West One-quarter (1/4) of Section Five (5), in Township Four (4) North, Range Fifteen (15) East, in the City of Whitewater, beginning at the center of said Section thence North along the 1/4 line to the South East corner of land deeded by Helen Tratt to S.H. Stevens recorded Deeds Volume 88, page 383; thence West 183 feet; thence North 80 feet; thence West 31 1/2 feet; thence South and parallel with 1/4 line until such line intersects an extension of the North line of land deeded by Knud Jansen to J.H. Dockery recorded in Volume 80 page 578 and the North line of land deeded by Helen Tratt to Ida Hansen Volume 121 page 1; thence Southeasterly to a point 192 feet North of the 1/4 line known as Main Street, City of Whitewater and 142 feet East of said Ida Hansen's West line; thence South and parallel with East line of said Ida Hansen land to center of Main Street; thence East along the center of Main Street to the center of Section 5 and place of beginning. Excepting therefrom land conveyed in Warranty Deed recorded June 20, 1996 in Vol. 641 of Records, Page 6624 as Document No. 332379; Affidavit of Correction recorded may 23, 1997 in Volume 647 of Records on page 4566 as Document No. 355584.

Surveyed for: Ryan Hughes

Survey address: 1014 West Main Street



WEST MAIN STREET

"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the properties exterior boundaries.

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

PRINCE STREET

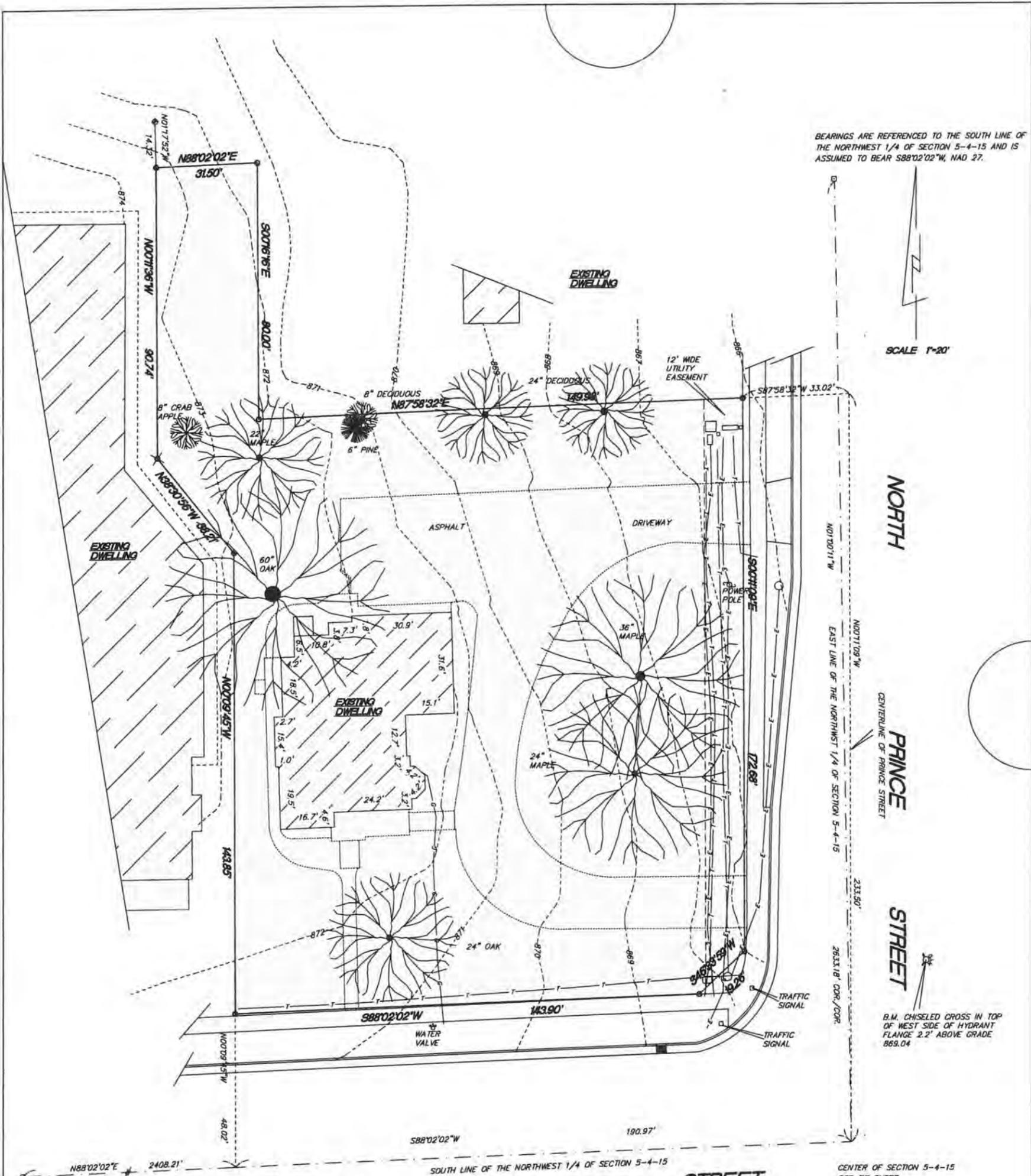
STREET

KETTLE MORAINES SURVEYING INC.
 575 W36245 Wilton Road
 Eagle Wisconsin 53119
 P.O. Box 357
 (262) 594-3484
 kettlemorainesurvey.com
 Terrance E. Pisarek R.L.S.

WISCONSIN LAND SURVEYOR
 TERRANCE E. PISAREK
 S-1930
 EAGLE, WISCONSIN

THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

4/19/13 DATE TEP FIELD WORK BY TEP DRAWN BY 13024 JOB NUMBER



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5-4-15 AND IS ASSUMED TO BEAR S88°02'02\"/>

SCALE 1\"/>

NORTH

PRINCE STREET

STREET

B.M. CHISELED CROSS IN TOP OF WEST SIDE OF HYDRANT FLANGE 2.2' ABOVE GRADE 869.04

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 5-4-15

WEST MAIN STREET

CENTER OF SECTION 5-4-15 PER TIE SHEET.

- FOUND 6\"/>
- FOUND 6\"/>
- FOUND 1\"/>
- FOUND T BAR STAKE
- ✱ FOUND 3/4\"/>
- () RECORDED AS DIMENSIONS
- EXISTING GAS LINE AS MARKED
- EXISTING ELECTRIC LINE AS MARKED
- EXISTING TELEPHONE LINE AS MARKED

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI 53119
(262)534-3484
kettlemorainesurvey.com

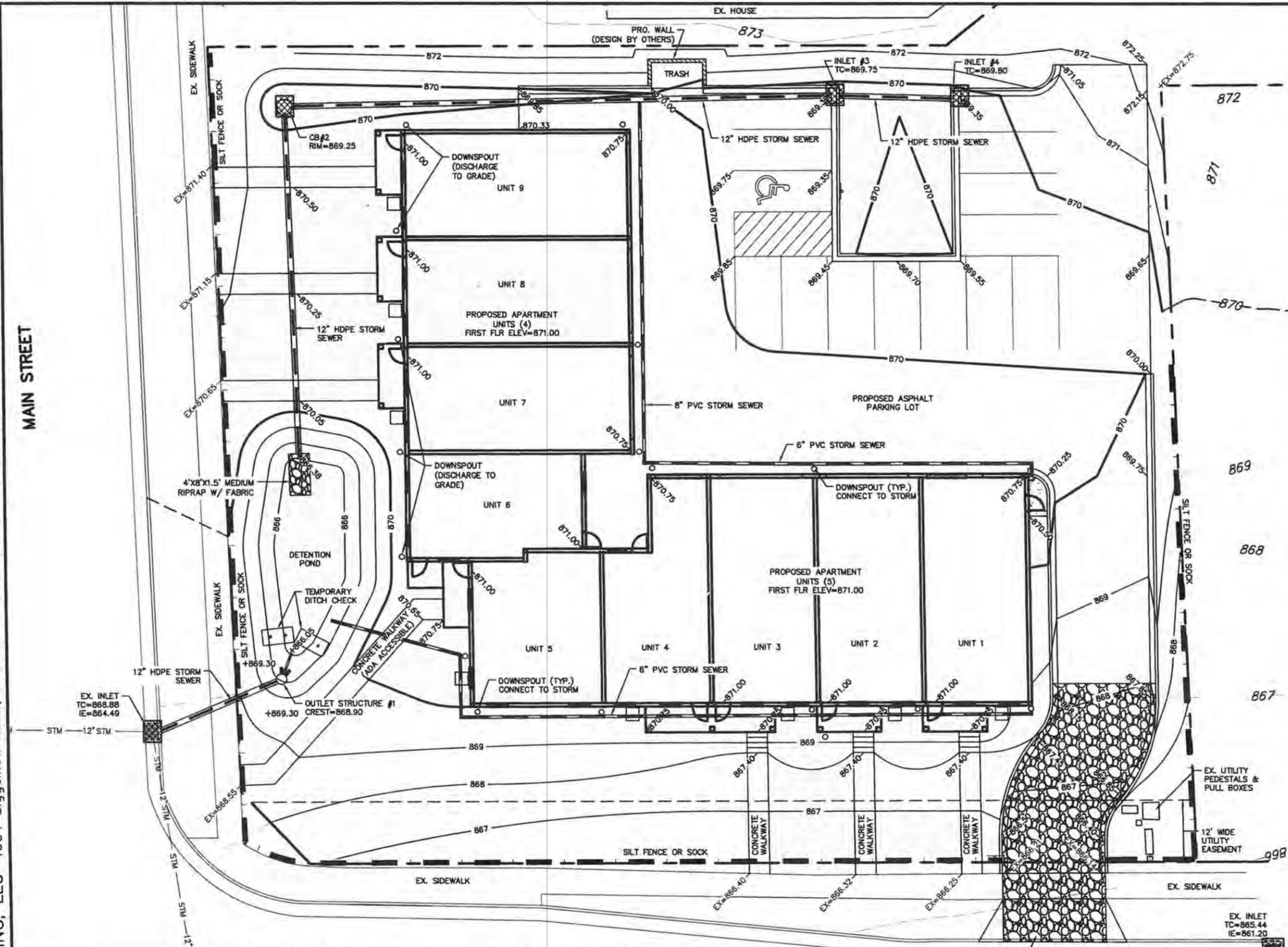
I hereby certify that I have surveyed the above property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments if any.

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage or guarantee the title thereto within one year from date hereof."

THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

<small>4/18/14</small>	<small>TEP</small>	<small>TEP</small>	<small>14020</small>
<small>DATE</small>	<small>FIELD WORK BY</small>	<small>DRAWN BY</small>	<small>JOB NUMBER</small>

MAIN STREET



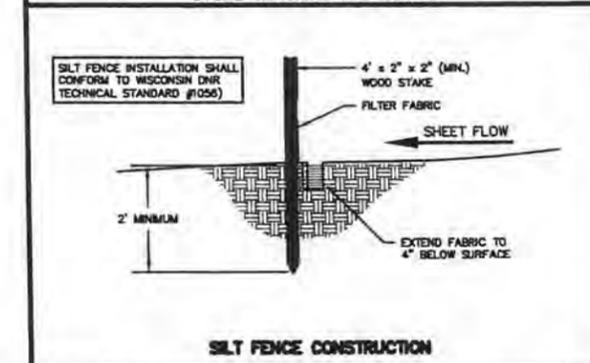
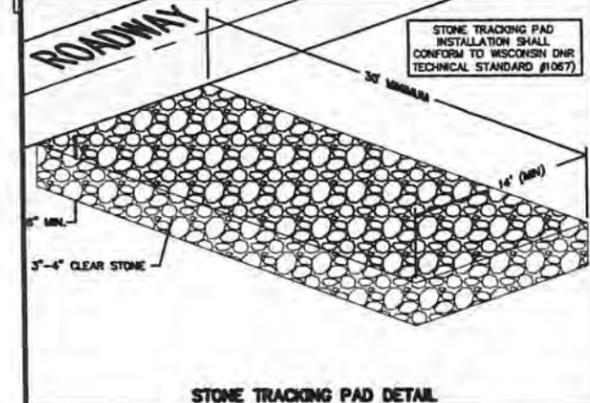
EROSION NOTES:
 THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
 SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGEWAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
 EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
 CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
 EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
 WHEN DISTURBED AREAS HAVE BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY EROSION CONTROL PRACTICES SUCH AS SILT FENCE, STRAW BALES AND SEDIMENT TRAPS SHALL BE REMOVED AND RESTORED WITH VEGETATION.

THE SCHEDULE:
 JULY 1, 2015 INSTALL INITIAL EROSION CONTROL DEVICES.
 JULY 1, 2015 - APRIL 22, 2016 CONSTRUCT PROPOSED BUILDING, PARKING LOT, AND UTILITIES.
 APRIL 22 - MAY 1, 2016 COMPLETE FINAL LANDSCAPING AND RESTORE ALL PREVIOUS DISTURBED AREAS.

RESTORATION NOTES:
 ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. ALL DISTURBED AREAS SHALL BE SEED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
 AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

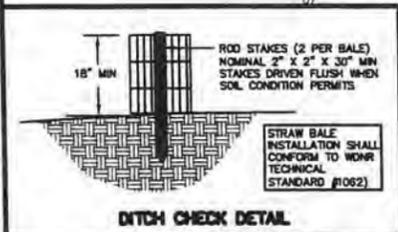
OWNER:
 CAMPUS EDGE APARTMENTS, LLC
 ATTN: RYAN C. HUGHES
 8820 HOLLYBUSH LANE
 VERONA, WI 53593

ENGINEER:
 QUAM ENGINEERING, LLC
 ATTN: RYAN D. QUAM
 4604 SIGGELKOW ROAD, SUITE A
 MCFARLAND, WI 53558

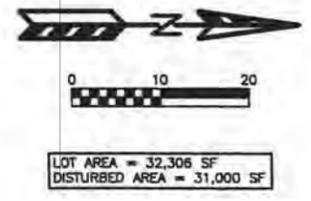


STUDENT HOUSING PROJECT-CITY OF WHITEWATER
 GRADING AND EROSION CONTROL PLAN
 EXHIBIT #6
 DATED: MARCH 10, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

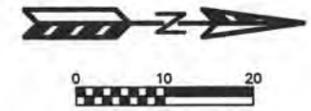
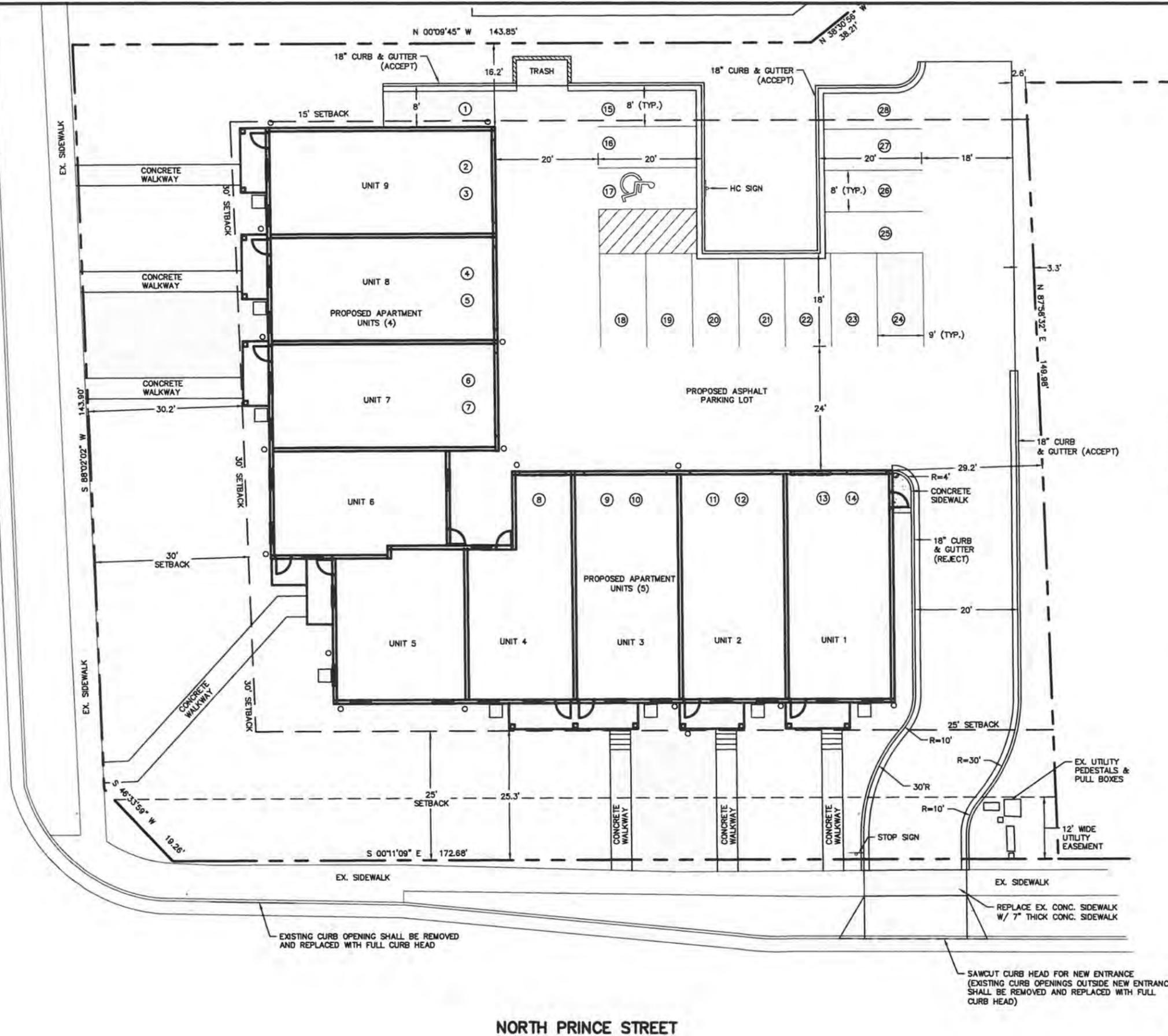


- LEGEND:**
- 867 - EXISTING MINOR CONTOUR.
 - - 870 - EXISTING MAJOR CONTOUR.
 - 867 - PROPOSED MINOR CONTOUR.
 - 870 - PROPOSED MAJOR CONTOUR.
 - 870.25 - PROPOSED SPOT ELEVATION (EDGE OF PAVEMENT)
 - [Symbol] - INSTALL WDOT TYPE D INLET PROTECTION.



NORTH PRINCE STREET

MAIN STREET



HANDICAP ACCESSIBLE SIGN DETAIL

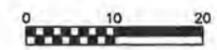
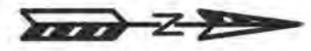
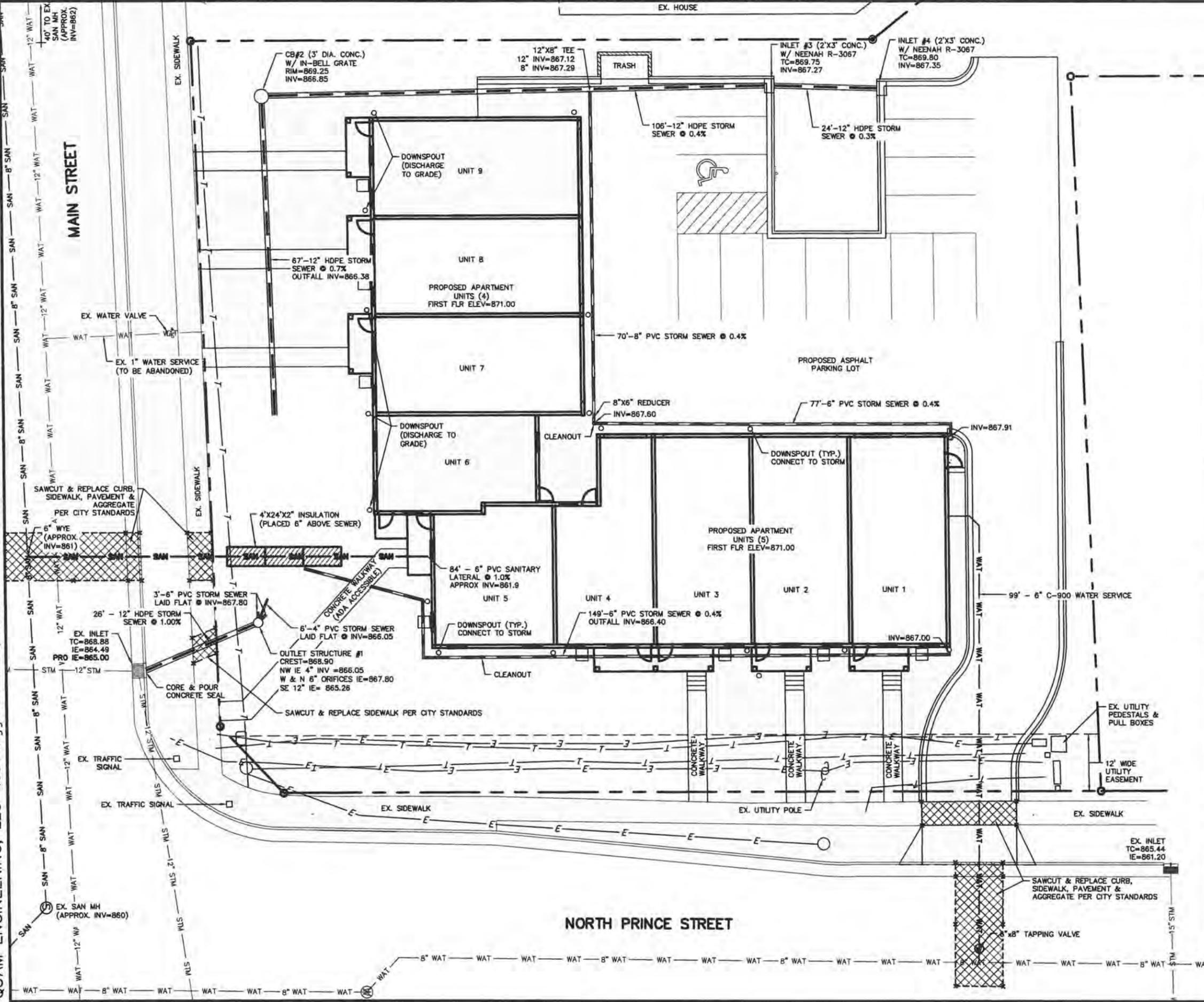
EXISTING CURB OPENING SHALL BE REMOVED AND REPLACED WITH FULL CURB HEAD

SAWCUT CURB HEAD FOR NEW ENTRANCE (EXISTING CURB OPENINGS OUTSIDE NEW ENTRANCE SHALL BE REMOVED AND REPLACED WITH FULL CURB HEAD)

NORTH PRINCE STREET

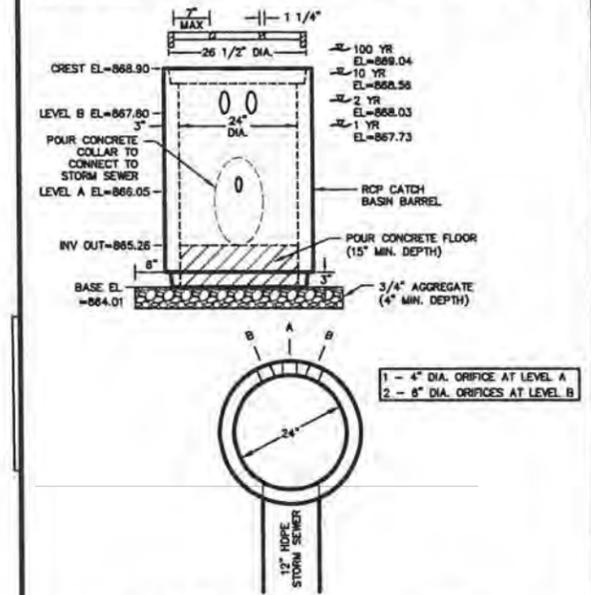
STUDENT HOUSING PROJECT-CITY OF WHITEWATER
 PROPOSED SITE PLAN
 EXHIBIT #5
 DATED: MARCH 10, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752



IN BELL GRATE IS CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO COUNTY MATERIALS SPECIFICATIONS. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS. GRATES ARE AASHTO H20 LOAD RATED. GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL.

PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-1988 AND ASTM C-990.



UTILITY NOTES:

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF WHITEWATER AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

ALL WATER MAIN SHALL BE BURIED TO A DEPTH OF 6.5 FEET. THE DEPTH IS DEFINED AS THE DISTANCE BETWEEN THE FINISHED GRADE ELEVATION AND THE TOP OF WATER MAIN OR SERVICE.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL EXISTING PUBLIC VALVES AND HYDRANTS WILL ONLY BE OPERATED BY THE CITY WATER UTILITY DEPARTMENT PERSONNEL.

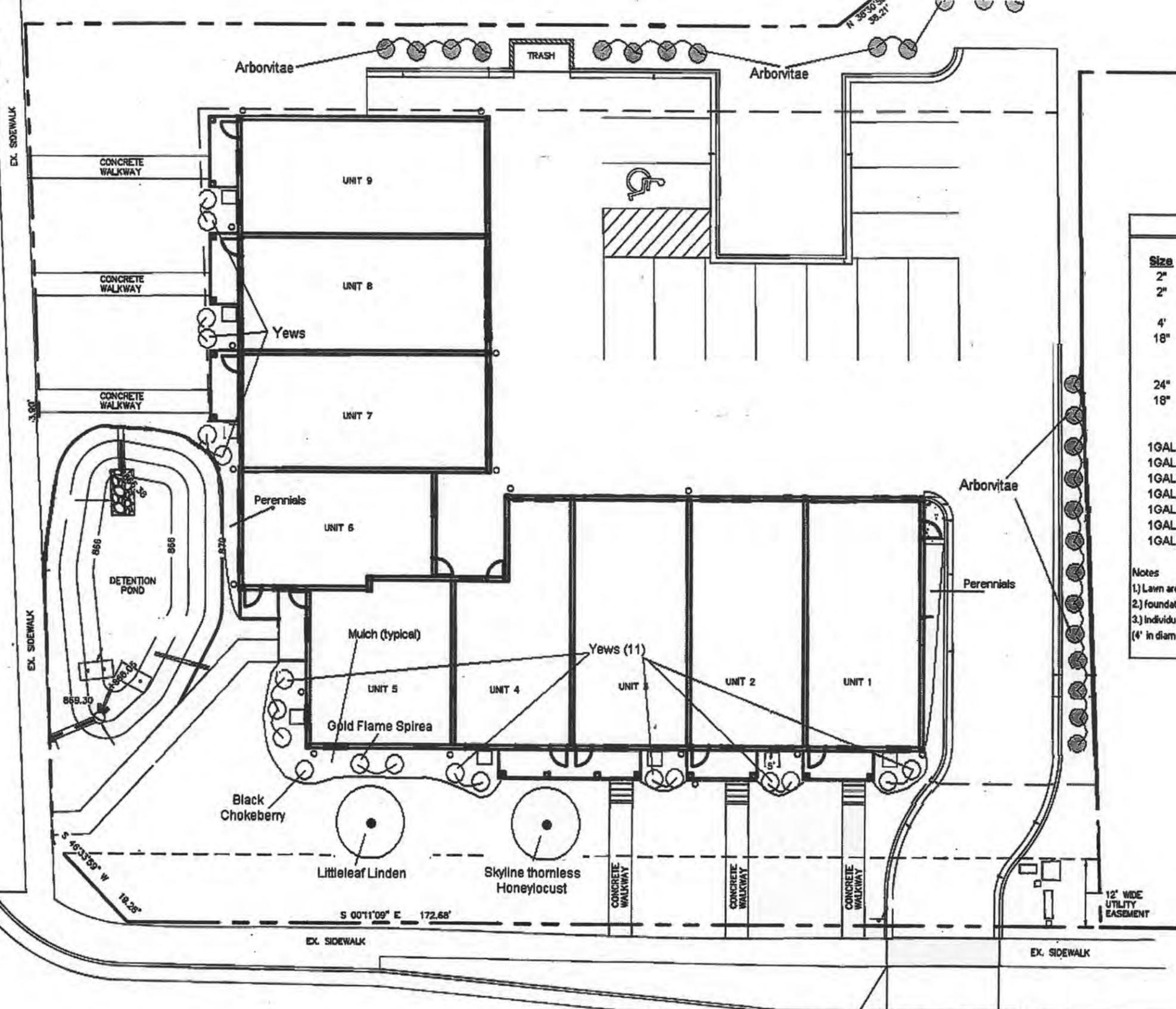
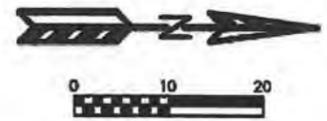
CONTRACTOR SHALL VERIFY SANITARY, STORM, WATER MATERIALS, SIZES, LOCATIONS, AND INVERTS PRIOR TO BUILDING CONSTRUCTION.

THE PROPOSED ELECTRIC, TELEPHONE AND GAS UTILITY LOCATIONS ARE TO BE DESIGNED BY OTHERS.

STUDENT HOUSING PROJECT-CITY OF WHITEWATER
 UTILITY PLAN
 EXHIBIT #7
 DATED: MARCH 10, 2015

QUAM ENGINEERING, LLC
 Residential and Commercial Site Design Consultants
 www.quamengineering.com
 4604 Siggelkow Road, Suite A - McFarland, Wisconsin 53558
 Phone (608) 838-7750; Fax (608) 838-7752

MAIN STREET

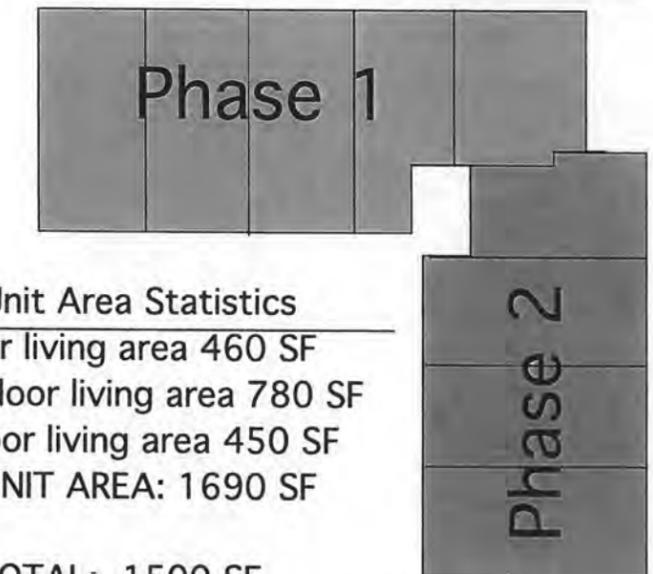
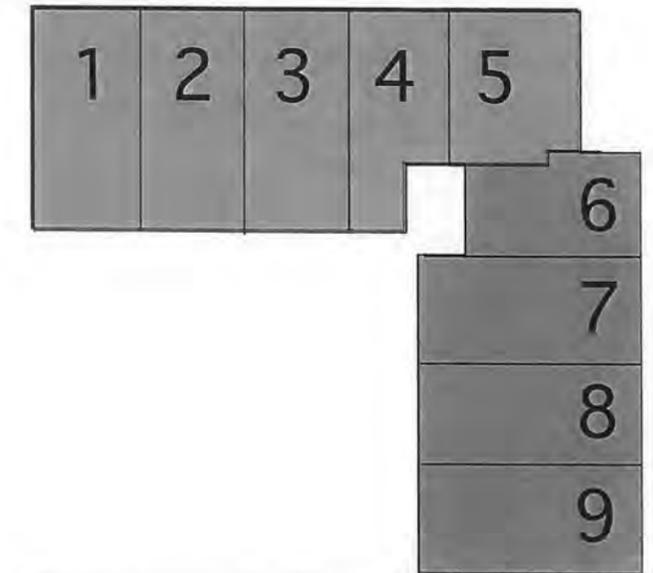
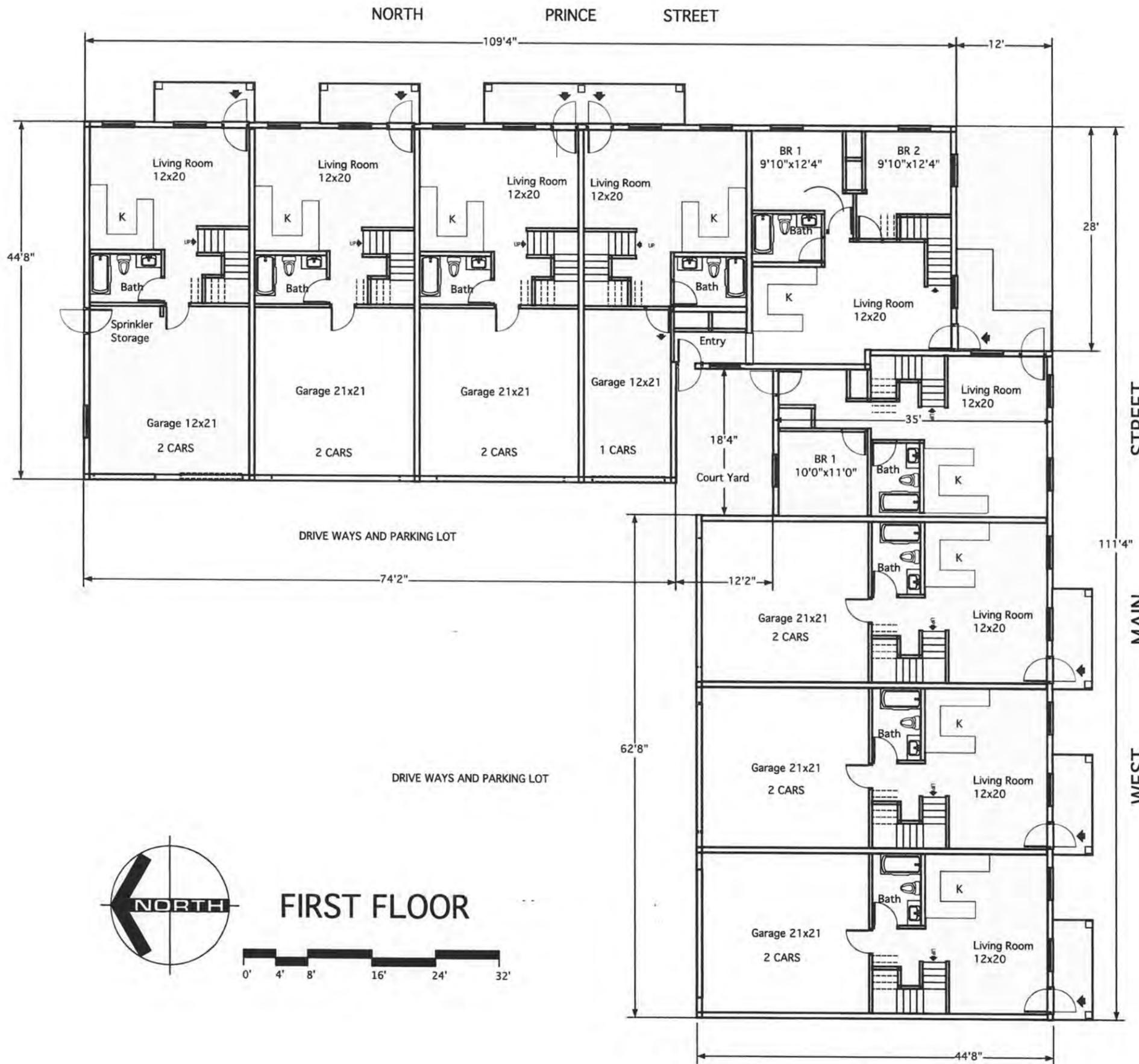


Plant List			
Size	Common Name	Root	Quantity
2"	Skylne thornless Honeylocust	BB	1
2"	Littleleaf Linden	BB	1
4'	Mission Arborvitae	BB	26
18"	Yew	Pot	17
Deciduous Shrubs			
24"	Black Chokeberry	Pot	1
18"	Gold Flame Spirea	Pot	2
Perennials			
1GAL	AJ Sedum	Con	quantity as appropriate for spacing
1GAL	Black Eyed Susan	Con	
1GAL	Butterfly Weed	Con	
1GAL	Purple Coneflower	Con	
1GAL	Stella de Oro Daylily	Con	
1GAL	Dwarf Fountain Grass	Con	
1GAL	Little Blue Stem Grass	Con	

- Notes
- 1.) Lawn areas to receive a minimum of 4" of top soil, seed, starter fertilizer and straw
 - 2.) foundation planting beds to be mulched with shredded hardwood spread to a depth of 3"
 - 3.) individual trees and shrub groupings in lawn areas to receive shredded hardwood mulch rings (4" in diameter) to a depth of 3"

NORTH PRINCE STREET

Landscape Plan
 Campus Edge Apartments, LLC
 Ryan Hughes
 8820 Hollybush Ln.
 Verona, WI 53593



Typical Unit Area Statistics
 First floor living area 460 SF
 Second floor living area 780 SF
 Study floor living area 450 SF
 TOTAL UNIT AREA: 1690 SF

UNIT 5 TOTAL: 1500 SF
 UNIT 4 TOTAL: 1850 SF

8400 SF Foot Print

9/25/14

Campus Edge Apartments
 Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-1

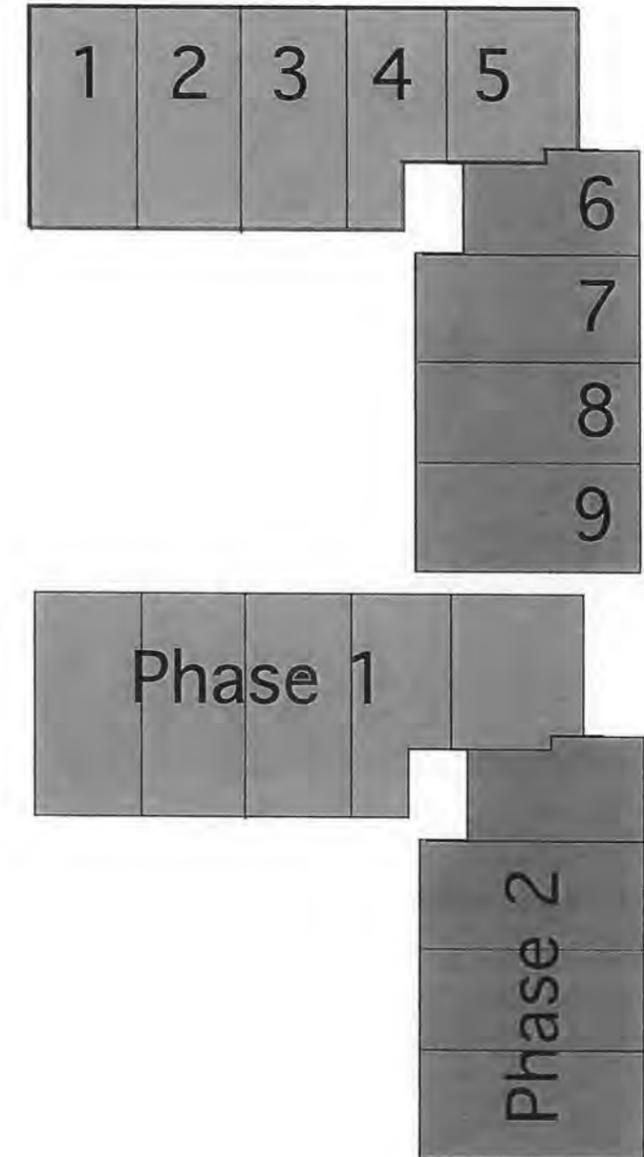
NORTH PRINCE STREET



SECOND FLOOR



STREET
MAIN
WEST

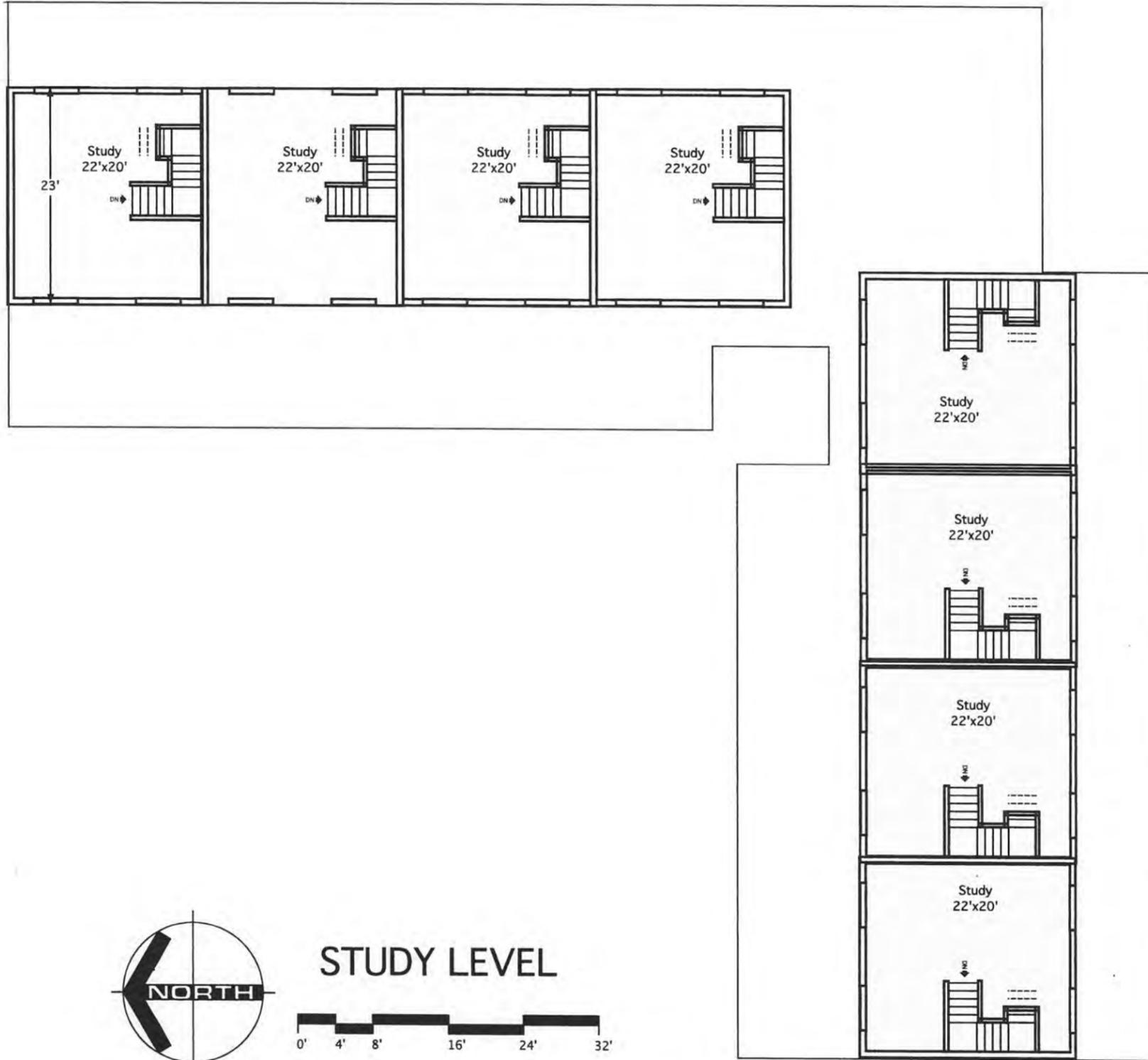


9/25/14

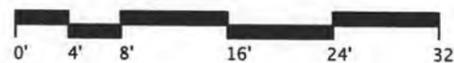
Campus Edge Apartments
 Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-2

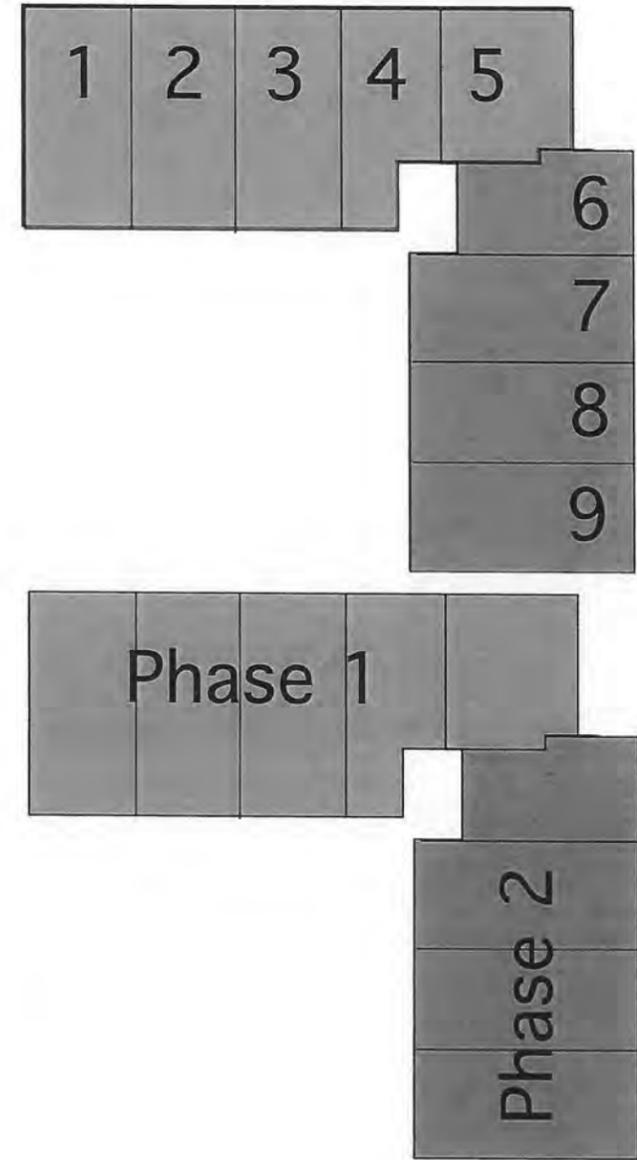
NORTH PRINCE STREET



STUDY LEVEL



STREET
MAIN
WEST



9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
 20 Hollybush Lane, Verona, WI 53593
 (608) 279-9969
 Managing Partner: Ryan Hughes

A-3



PHASE ONE AND TWO EAST ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-4



PHASE TWO SOUTH ELEVATION

9/25/14

Campus Edge Apartments

Campus Edge Apartments LLC
20 Hollybush Lane, Verona, WI 53593
(608) 279-9969
Managing Partner: Ryan Hughes

A-7



PHASE TWO NORTH ELEVATION

9/25/14

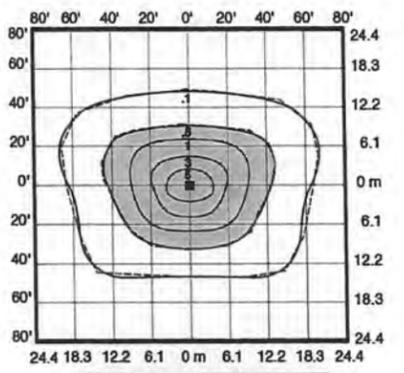
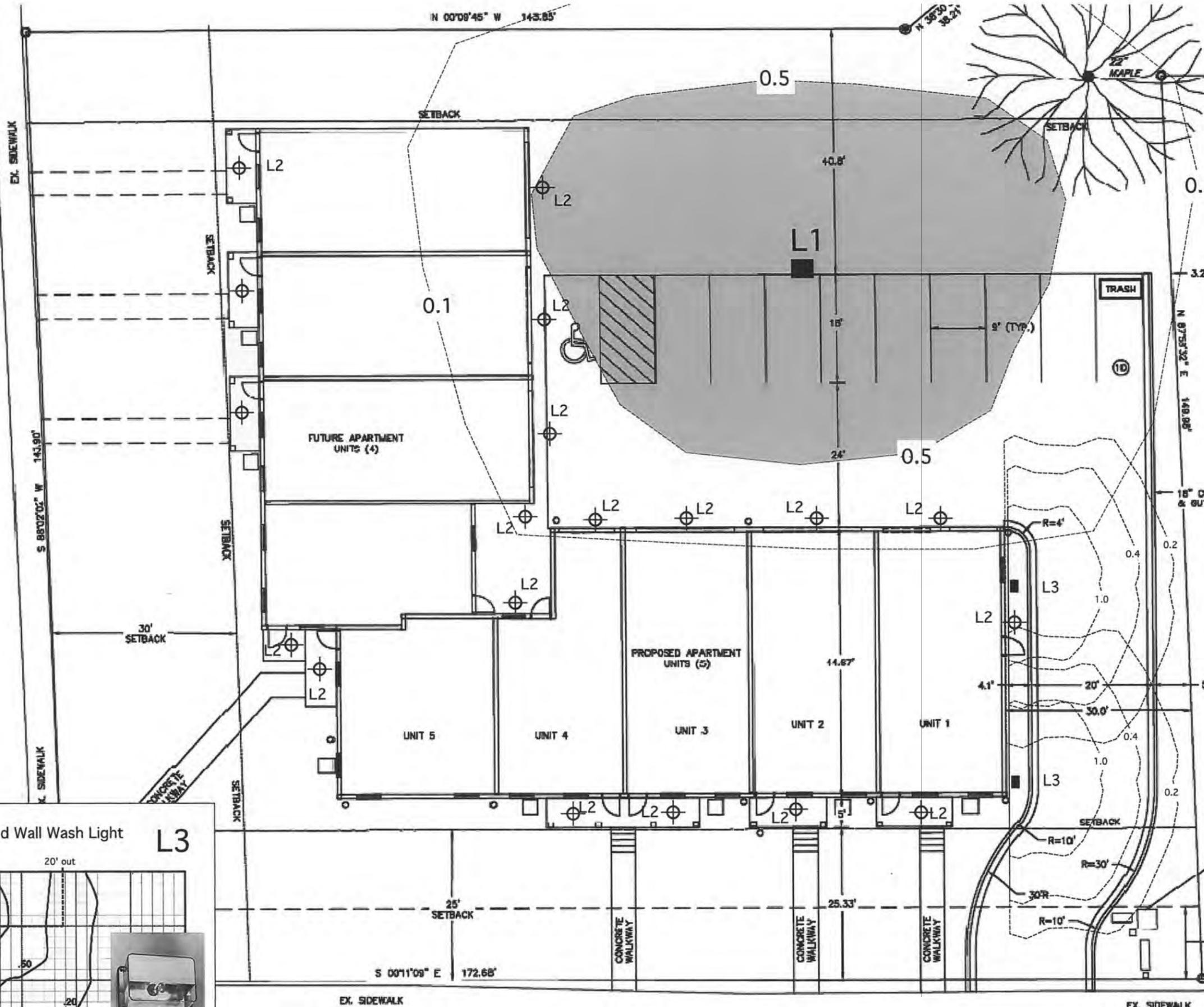
<p>Campus Edge Apartments Campus Edge Apartments LLC 20 Hollybush Lane, Verona, WI 53593 (608) 279-9969 Managing Partner: Ryan Hughes</p>	<p>A-8</p>
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PHASE TWO WEST ELEVATION

9/25/14

<p>Campus Edge Apartments Campus Edge Apartments LLC 20 Hollybush Lane, Verona, WI 53593 (608) 279-9969 Managing Partner: Ryan Hughes</p>	<p>A-9</p>
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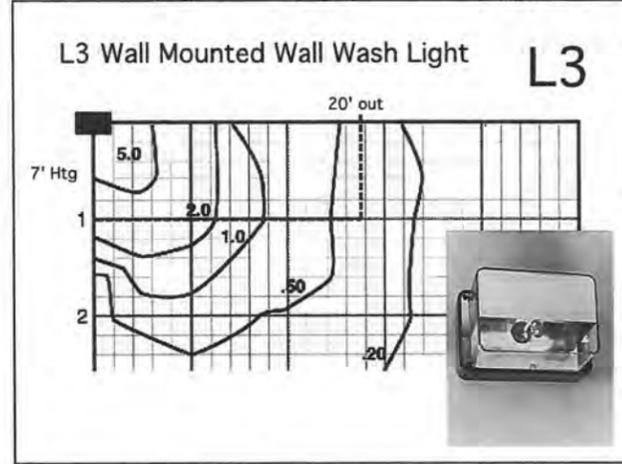


15' Pole Mounted - 150 W High Pressure Sodium Fixture A (175W MH Similar) 7 Required

NOTE ON DESIGN LIGHTING LEVELS:

IES (Illuminating Engineering Society) recommendations for residential lighting levels is as follows:
 Minimum maintained lighting level:
 Residential/ local roadways: .2 to .6 FC
 Residential pedestrian ways: .5 FC

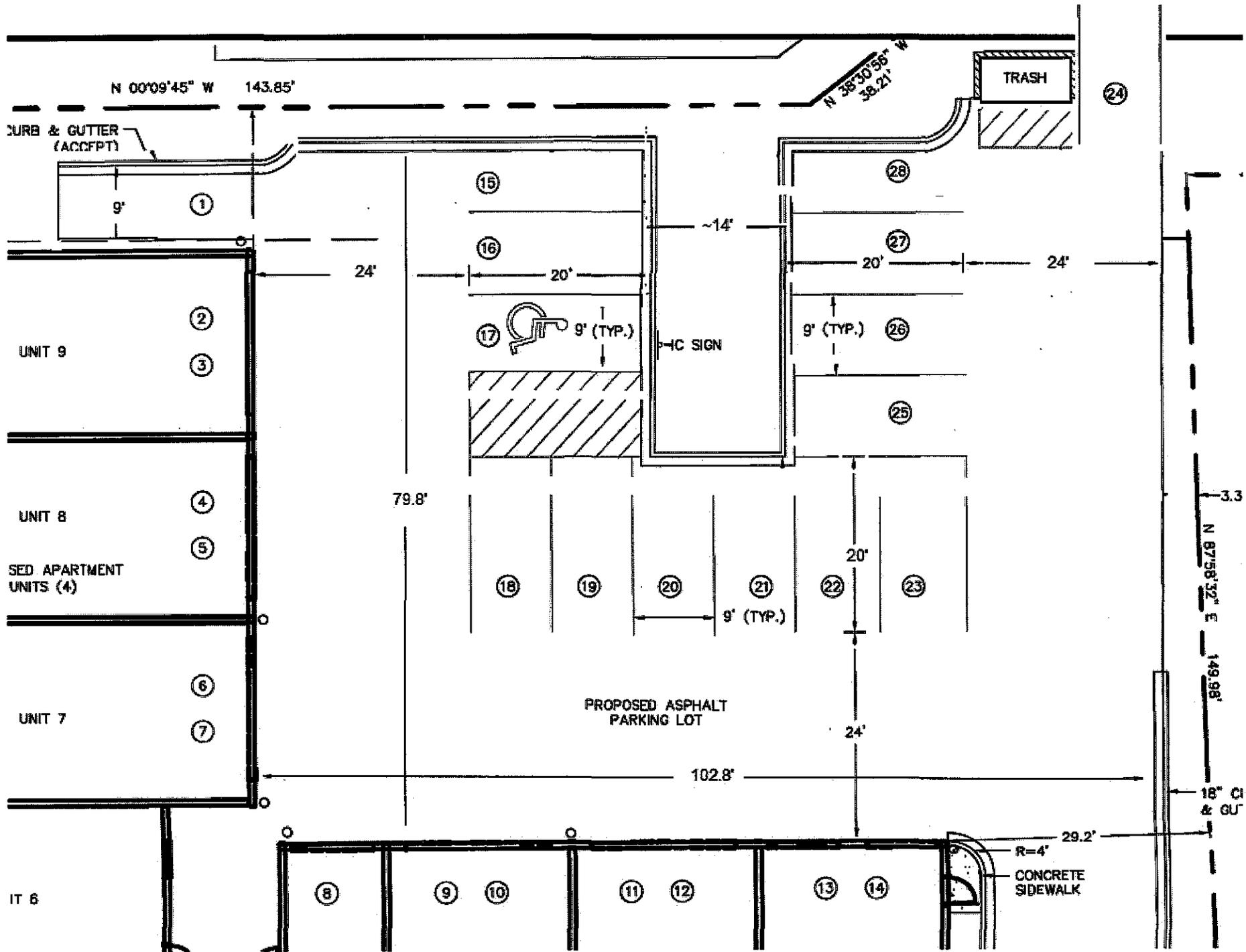
⊕ L2 Soffit Mounted Down Light

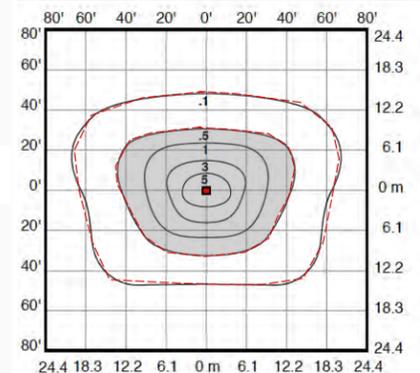
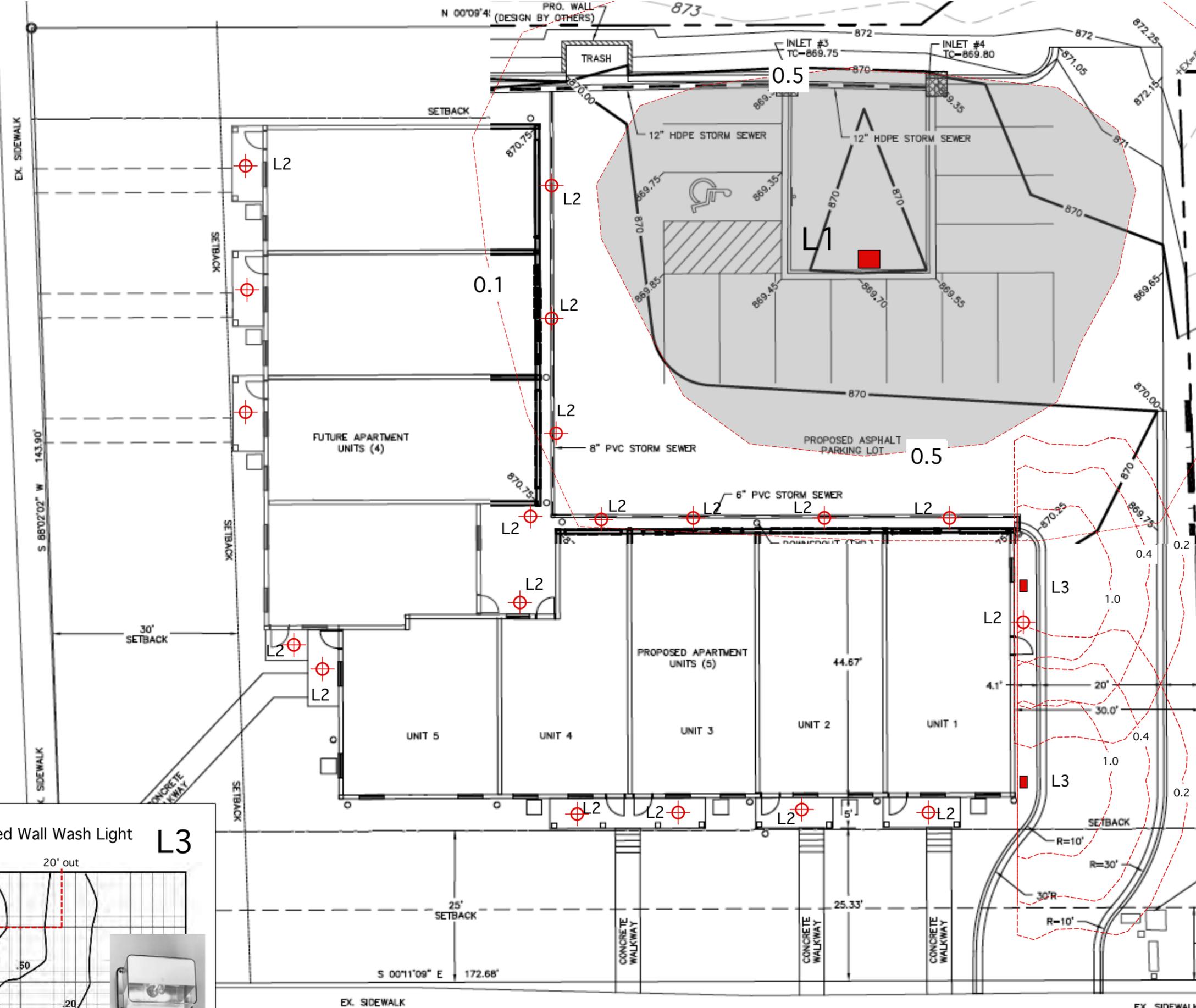


Campus Edge Apartments



E1



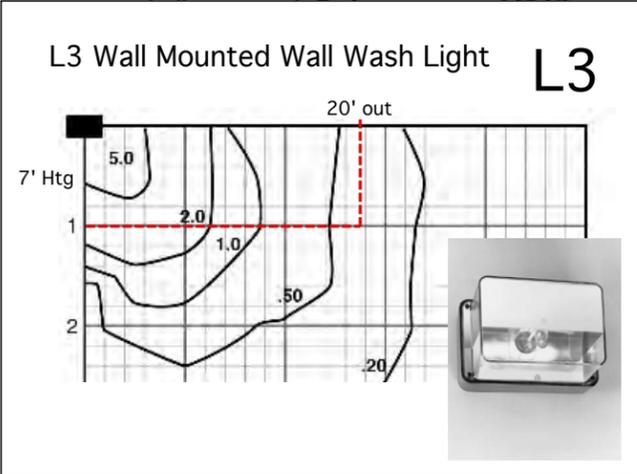


L1
15' Pole Mounted - 150 W High Pressure Sodium Fixture A (175W MH Similar) 7 Required

NOTE ON DESIGN LIGHTING LEVELS:

IES (Illuminating Engineering Society) recommendations for residential lighting levels is as follows:
 Minimum maintained lighting level:
 Residential/ local roadways: .2 to .6 FC
 Residential pedestrian ways: .5 FC

⊕ L2 Soffit Mounted Down Light

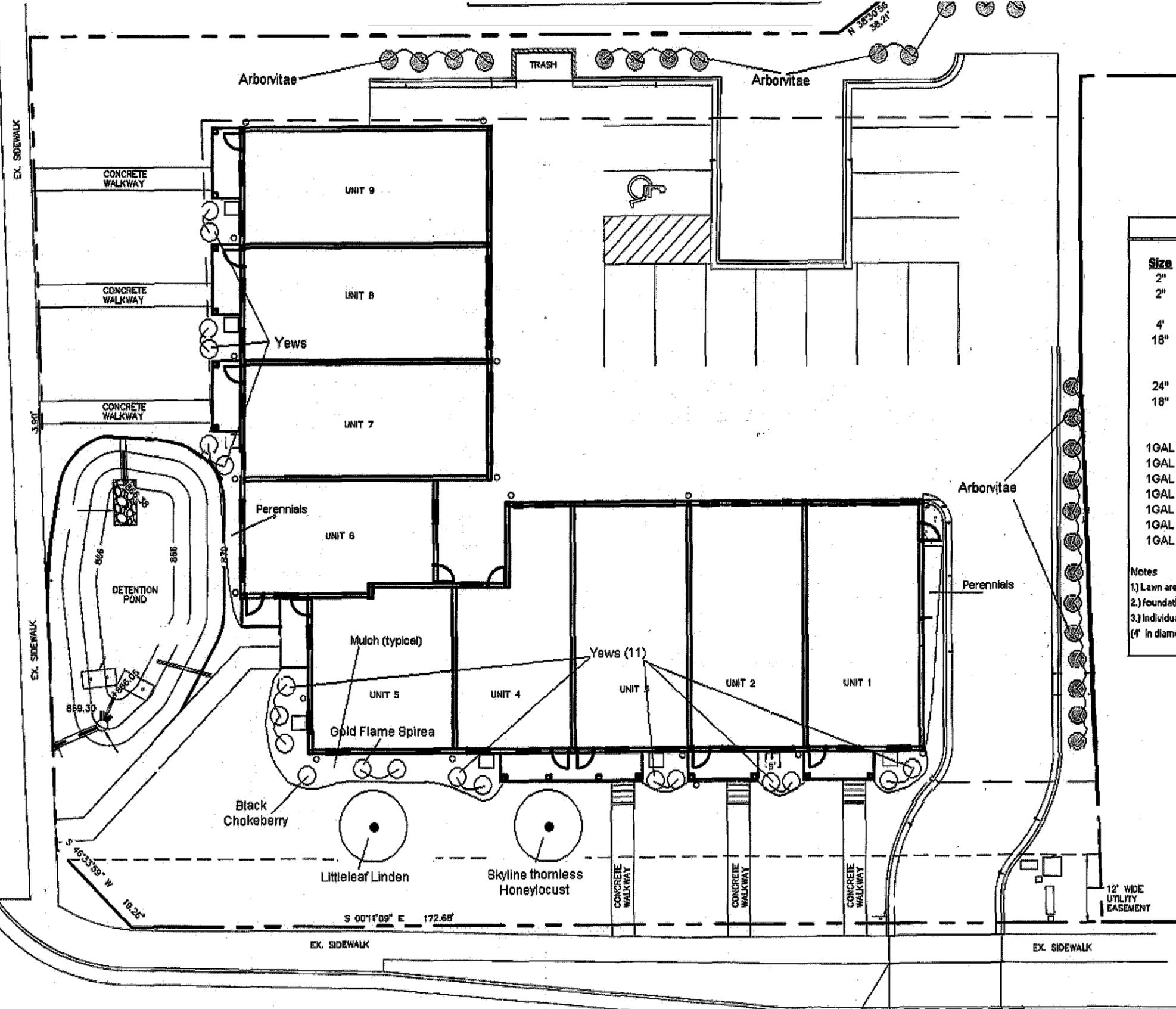
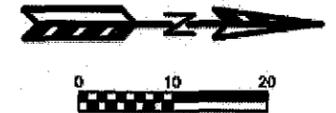


Campus Edge Apartments



E1

MAIN STREET



Plant List			
Size	Common Name	Root	Quantity
2"	Skyline thornless Honeylocust	BB	1
2"	Littleleaf Linden	BB	1
4'	Mission Arborvitae	BB	26
18"	Yew	Pot	17
Deciduous Shrubs			
24"	Black Chokeberry	Pot	1
18"	Gold Flame Spirea	Pot	2
Perennials			
1GAL	AJ Sedum	Con	quantity as appropriate for spacing
1GAL	Black Eyed Susan	Con	
1GAL	Butterfly Weed	Con	
1GAL	Purple Coneflower	Con	
1GAL	Stella de Oro Daylily	Con	
1GAL	Dwarf Fountain Grass	Con	
1GAL	Little Blue Stem Grass	Con	

Notes
 1.) Lawn areas to receive a minimum of 4" of top soil, seed, starter fertilizer and straw
 2.) foundation planting beds to be mulched with shredded hardwood spread to a depth of 3"
 3.) Individual trees and shrub groupings in lawn areas to receive shredded hardwood mulch rings (4" in diameter) to a depth of 3"

NORTH PRINCE STREET

Landscape Plan
 Campus Edge Apartments, LLC
 Ryan Hughes
 8820 Hollybush Ln.
 Verona, WI 53593

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: April 13th 2015

Re: **Item # 10** Proposed changed in the District Zoning Map R-3A Residential Overlay District Zoning classification under Chapter 19.22 of the Zoning Ordinance at 527, 531 -533 and 601 W Main Street (tax parcel # WUP 00242, WUP 00241 and /WUP 00240) for HIS Rentals LLC (Robert Freiermuth Jr.).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-3A Overlay District	
Location:	Main Street and S. Boone Court	
Current Land Use:	Residential	
Proposed Land Use:	Higher density	
Current Zoning:	R-3 Multifamily Residence District	
Proposed Zoning:	R-3A University Residential Density Overlay	
Comprehensive Plan's Future Land Use:	Higher Density Residential	
Surrounding Zoning and Current Land Uses:		
Northwest:	North:	Northeast:
R-3 Multi Family Residence District	R-3 Multi Family Residence District	R-3 Multi Family Residence District
West:	Subject Property	East:
R-3 Multi Family Residence District		PD Planned Development
Southwest:	South:	Southeast:
R-3 Multi Family Residence District	R-3 Multi Family Residence District	R-3 Multi Family Residence District

Description of the Proposal:

Currently there are Three (3) existing buildings, with each of the buildings located on its own lot. The address of the existing buildings are 527, 531 -533 and 601 W Main Street (tax parcel #'s WUP 00242, WUP 00241 and /WUP 00240). The properties sit on the South side of Main Street. Two (2) of the buildings currently have access through the rear of the property on to South Boone Ct.

This proposal involves a request to amend the Zoning Map to add the R-3A University Residential Density Overlay District. The R-3A University Residential Density Overlay District is established by Chapter 19.22 of the Zoning Ordinance. Adopting the R-3A University Residential Density Overlay District enables the consideration of a Conditional Use Permit, which if approved, will allow a high-density residential area.

The properties are within the area identified as potentially appropriate for the R-3A Overlay Zoning District. Zoning Map Amendments and other changes to the Zoning Ordinance are addressed by Chapter 19.69. Subsection 19.69.010 enables the Plan Commission to review and recommend, and the City Council to consider, amendments to zoning district boundaries whenever the public necessity, general welfare or good zoning practice are accomplished.

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-3A overlay zoning district to the subject properties, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

1. A predevelopment agreement shall be established between the property owner and the City when the plans for developing the properties are determined. This may include but is not limited to a review by the Plan and Architectural Review Commission.
2. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: Main Street and S. Boone Court		
<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	At this time the only change is a rezone. No building modifications are being made.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	At this time the only change is a rezone. No building modifications are being made.
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	At this time the only change is a rezone. No building modifications are being made.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The area calls for a High Density development. This matches the future land use map and the zoning overlay permission areas.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use and density requirements of the R-3A District and the Comprehensive Plan.



A= 603 W Main St
B= 531- 533
W Main St
C= 527 W Main St



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Plan Commission of the City of Whitewater, Walworth and Jefferson Counties, Wisconsin, will consider a change of the District Zoning Map for the following parcel to enact an ordinance to impose the R-3A Residential Overlay District Zoning classification under Chapter 19.22 of the Zoning Ordinance of the City of Whitewater on the following area:

<u>Property Address:</u>	<u>Tax ID #:</u>	<u>Property Owner:</u>
527 W. Main Street	WUP 00242	HSI Rentals (Robert Freiermuth)
531-533 W. Main Street	WUP 00241	
601 W. Main Street	WUP 00240	

NOTICE IS FURTHER GIVEN that the Plan Commission of the City of Whitewater will hold a public hearing in the Whitewater Municipal Building Community Room, 312 W. Whitewater Street, on Monday, April 13, 2015, at 6:30 p.m. to hear any person for or against said change. Opinions for or against said change may also be filed in writing.

The proposal is on file in the office of the Zoning Administrator, 312 W. Whitewater Street, and may be viewed during office hours of 8:00 a.m. to 5:00 p.m. Monday through Friday.

Michele Smith, City Clerk
By: Jane Wegner, Neighborhood Services Administrative Assistant

Dated: March 17, 2015

Publish: in "Whitewater Register"
on March 19, 2015, and March 26, 2015

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/CL 00004	CS WHITEWATER RENTALS LLC		505 MEADOWVIEW LN	JOHNSON CREEK	WI	53038-0000
/CL 00005	JILL S ZIELINSKI		115 S BOONE CT	WHITEWATER	WI	53190-0000
/CL 00005A	WHITEWATER DEVELOPMENT LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00006	MAIN STREET WHITEWATER LLC		PO BOX 126	WHITEWATER	WI	53190-0000
/CL 00006A	DLK 532 WEST CENTER LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00007	KACHEL 210 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00008	HIRD RENTAL PROPERTIES LLC		11925 W RAWSON AVE	FRANKLIN	WI	53132-0000
/CL 00009	LEE L DANIELS TRUST	ROBERT F KANTIN TRUST	3445 CEDAR DR	PARK CITY	UT	84098-0000
/CL 00010	FIRST UNITED METHODIST CHURCH		145 S. PRAIRIE ST	WHITEWATER	WI	53190-0000
/CL 00018	KACHEL 210 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/CL 00019	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/FJ 00001	JOHN J TINCHER TRUST		N1190 COUNTY HWY N	WHITEWATER	WI	53190-0000
/FJ 00002	WILLIAM J WOOD	HEIDI S WOOD	123 N ESTERLY AVE	WHITEWATER	WI	53190-0000
/FJ 00024	DELTA ZETA SORORITY		604 W MAIN ST	WHITEWATER	WI	53190-0000
/FJ 00025	MALVINA F BAICA		122 N ESTERLY AVE	WHITEWATER	WI	53190-0000
/WUP 00098	JOHN J TINCHER TRUST		N1190 CTY HWY N	WHITEWATER	WI	53190-0000
/WUP 00099	JOHN J TINCHER TRUST		N1190 CTY HWY N	WHITEWATER	WI	53190-0000
/WUP 00100D2	RICHARD R TRIEBOLD	JUDITH V TRIEBOLD	124 N FRANKLIN	WHITEWATER	WI	53190-0000
/WUP 00100E	SANGER MARSH HOUSE LLC		522 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00101	RICHARD W LANDSEE	ROBERTA LANDSEE	614 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00102	JERALD WENDT	NANCY WENDT	622 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00103	WHITEWATER COLLEGE RENTALS		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/WUP 00104	JAMES D UHRICH	BRADLEY D LOWREY	PO BOX 233	WHITEWATER	WI	53190-0000
/WUP 00113	BASSETT HOUSE		708 W MAIN ST	WHITEWATER	WI	53190-0000
/WUP 00234	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00235	JAMES D UHRICH	BRADLEY D LOWREY	PO BOX 233	WHITEWATER	WI	53190-0000
/WUP 00236	WHITEWATER DELTA CHI HOUSING CORP INC		1215 HEATHER LN	GLENVIEW	IL	60025-0000
/WUP 00237	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/WUP 00238	KACHEL 200 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00239	DLK ENTERPRISES INC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00240	STARIN PRINCE RENTALS LLC		W9597 BREIDSAN HILLS DR	WHITEWATER	WI	53190-0000
/WUP 00241	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/WUP 00242	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/WUP 00243	MERCY HOSPITAL OF JANESVILLE	C/O VICE PRESIDENT OF FINANCE	1000 MINERAL POINT AVE	JANESVILLE	WI	53545-0000
/WUP 00244	MERCY HOSPITAL OF JANESVILLE	C/O VICE PRESIDENT OF FINANCE	1000 MINERAL POINT AVE	JANESVILLE	WI	53545-0000
/WUP 00245	WHITEWATER COLLEGE RENTALS		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
/WUP 00246	CONGREGATIONAL CHURCH		130 S CHURCH ST	WHITEWATER	WI	53190-0000
/WUP 00248	DLK 152 SOUTH FRANKLIN LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00248A	KACHEL 518 WEST CENTER LLC		PO BOX 239	WHITEWATER	WI	53190-0000
/WUP 00252	CHURCH	C/O ST JOHN'S EVANGELICAL	LUTHERAN CHURCH,116 S. CHURCH ST	WHITEWATER	WI	53190-0000

**CITY OF WHITEWATER
PETITION FOR CHANGE OR AMENDMENT OF ZONING**

Whenever the public necessity, convenience, general welfare or good zoning practice require, the City Council may, by Ordinance, change the district boundaries or amend, change or supplement the regulations established by the Zoning Ordinance.

A change or amendment may be initiated by the City Council, the Plan Commission, or by a Petition of one or more of the owners, lessees, or authorized agents of the property within the area proposed to be changed.

PROCEDURE

1. File the Petition with the City Clerk. Filed on 3-9-15.
2. Class 2 Notices published in Official Newspaper on 3-19-15 & 3-26-15.
3. Notices of Public Hearing mailed to property owners on 3-30-15.
4. Plan Commission holds PUBLIC HEARING on 4-13-15.
They will hear comments of the Petitioner and comments of property owners. Comments may be made either in person or in writing.
5. At the conclusion of the Public Hearing, the Plan Commission makes a decision on the recommendation they will make to the City Council.
6. City Council consideration of the Plan Commission's recommendation and final decision on adoption of the ordinance making the change.

7. The Ordinance is effective upon passage and publication as provided by law.

PLEASE COMPLETE THE FOLLOWING APPLICATION. If there is more than one applicant for an area to be rezoned, add additional pages with the signatures of the owners, indicate their address and the date of signature.

Refer to Chapter 19.69 of the City of Whitewater Code of Ordinances, entitled CHANGES AND AMENDMENTS, for more information on application and protests of changes.

City of Whitewater
Application for Amendment to Zoning District or Ordinance

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Robert Freiermuth - HSI Rentals
Applicant's Address: PO Box 126
Whitewater WI 53190 Phone # 262-949-2390

Owner of Site, according to current property tax records (as of the date of the application):
Between 537 Main + 601 Main
Street address of property: 527 Main / 531 + 533 Main / 601 Main
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
WUP 00242, WUP 00241, WUP 00240

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

Name of Individual: Robert E Freiermuth
Name of Firm: HSI Rentals
Office Address: _____
Phone: 262-949-2390
Name of Contractor: _____

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

EXISTING AND PROPOSED USES:

Current Zoning District or Ordinance to be Amended:
R3A TO PD Planned Development

Proposed Zoning District or Ordinance
Planned Development

Zoning District in which property is located: R-3A

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

PLANS TO ACCOMPANY APPLICATION

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

PLOT PLAN

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

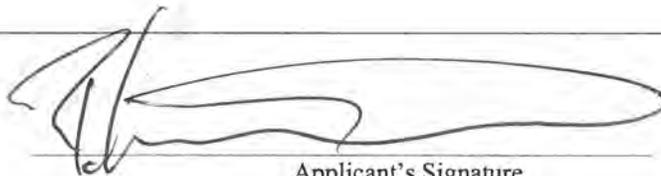
STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;	yes
B. The proposed development will be consistent with the adopted city master plan;	yes
C. The proposed development will be compatible with and preserve the important natural features of the site;	yes
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	yes

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	NO Driveway To Main To be Et.minated
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	yes
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	yes
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Sunlight will be Reduced to Building Adjacent but are Apart of The overall Project.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to hold a public hearing and make recommendation to the City Council for the proposed changes (Section 19.69).



Applicant's Signature

3-9-15
Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: \$200

Date Application Fee Received by City 3-9-15 Receipt No. 6.011686

Received by J. Wegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 3-30-15
Date set for public review before Plan & Architectural Review Board: 4-13-15

ACTION TAKEN:

Public Hearing: _____ Recommendation _____ Not Recommended by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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

Meet with Neighborhoods Services Department before submitting an application

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

Submit a complete and thorough application

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

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

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

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

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.

6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

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

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

For more complex projects, submit your project for conceptual review

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

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

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

Hold a neighborhood meeting for larger and potentially more controversial Projects

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

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

Typical City Planning Consultant Development Review Costs

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

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

Type of Development Review Being Requested	Planning Consultant Review Cost Range
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 on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	

Cost Recovery Certificate and Agreement

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

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

Section A: Background Information

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

Applicant's Information:

Name of Applicant:

Robert E Freiermuth

Applicant's Mailing Address:

PO Box 126
Whitewater WI 53190

Applicant's Phone Number:

262-949-2590

Applicant's Email Address:

~~Bob~~ Bob @ HSI Rentals. Com

Project Information:

Name/Description of Development:

Bone Court Apartments

Address of Development Site:

yet to be determined

Tax Key Number(s) of Site:

Property Owner Information (if different from applicant):

Name of Property Owner:

Property Owner's Mailing Address:

Section B: Applicant/Property Owner Cost Obligations

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

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

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____

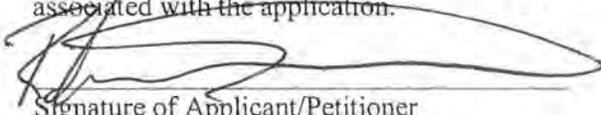
E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

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

Section C: Agreement Execution

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

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


Signature of Applicant/Petitioner

Robert E Freiermuth
Printed Name of Applicant/Petitioner

3-9-15
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

This Plan is Conceptual.

Boone Court Apartments

Main Street and Boone Court
Whitewater, Wisconsin

Applicant/Owner

HSI RENTALS
Robert E. Freiermuth
P.O. Box 126
Whitewater, WI

Architect

the Design
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 565-3404

Civil Engineer

SEH
501 Maple Avenue
Delafield, WI. 53018





ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS
501 MAPLE AVENUE
DELAFIELD, WISCONSIN 53018
262-646-6855
FAX 262-646-6864



BOONE COURT APARTMENTS

WHITEWATER, WISCONSIN

PROPOSED BUILDING / PARKING



EXISTING		PROPOSED	
LOT AREA (SF)		TOTAL = 55,220	
A - 21,949		BITUMINOUS AREA (SF)	
B - 22,188		TOTAL = 17,938	
C - 11,083		BUILDINGS (FOOTPRINT) (SF)	
TOTAL = 55,220		A HSE - 1,620	
BITUMINOUS AREA (SF)		B HSE - 2,460	
A - 7,000±		C HSE - 1,550	
B - 7,000±		PROPOSED - 5,026	
C - 2,300±		TOTAL = 10,836	
TOTAL = 16,300±		TOTAL BUILDING / BITUMINOUS AREA = 28,774 (SF)	
BUILDINGS (FOOTPRINT) (SF)			
A HSE - 1,620			
A GARAGE - 1,050			
TOTAL = 2670			
B HSE - 2,460			
B GARAGE - 520			
TOTAL = 2980			
C HSE - 1,550			
C GARAGE - 8,50			
TOTAL = 2400			
TOTAL = 8,050			
TOTAL BUILDING / BITUMINOUS AREA = 24,350 (SF)±			

PROJECT NUMBER	16206
DATE	MARCH, 2015
DRAWN BY	PAL
CHECKED BY	M. COURT
REVISION HISTORY	

SHEET NUMBER	1
OF	1
SHEETS	127

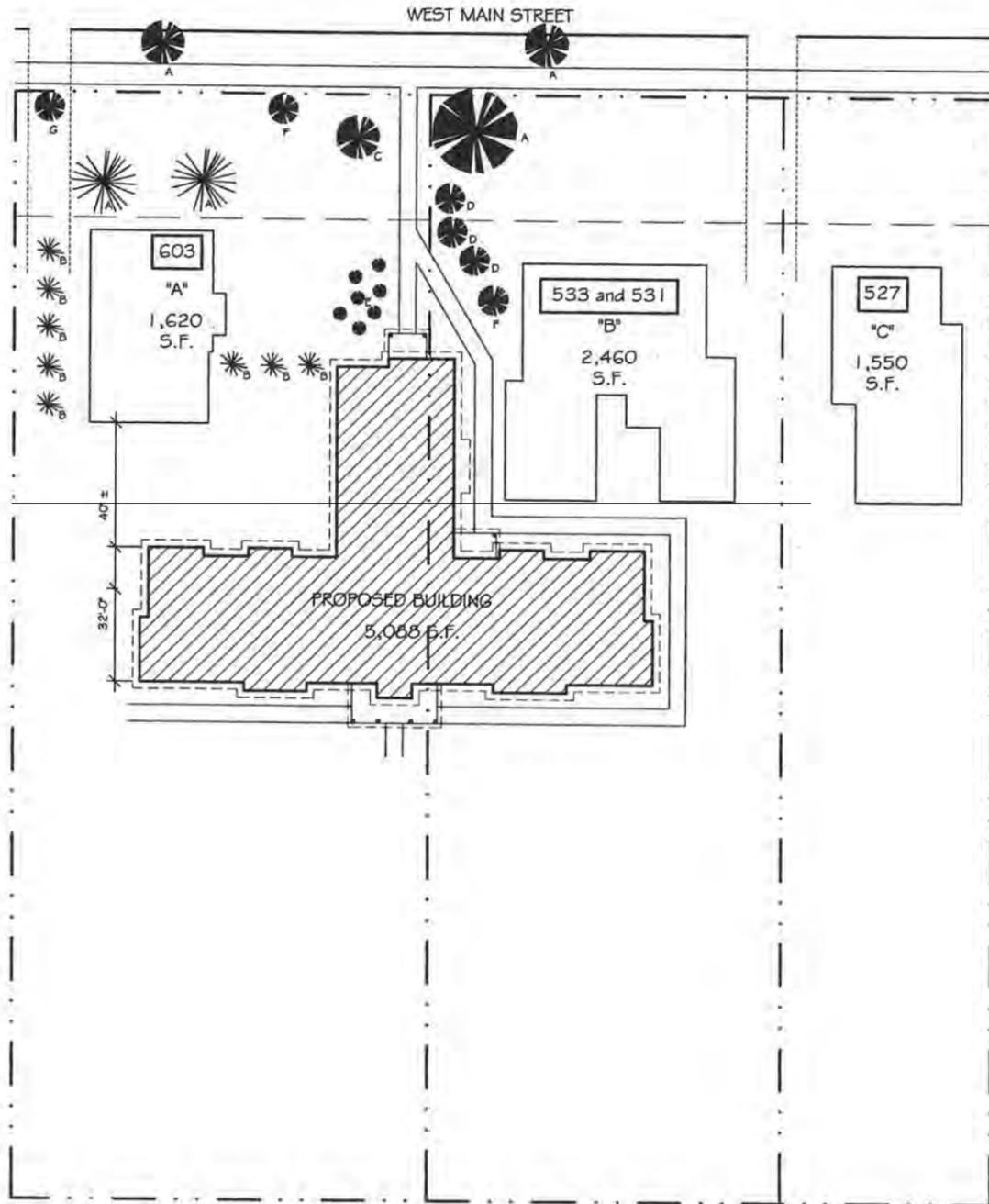
Patty Libicki P:\16206\16206-CONCEPT PLAN 2 Thursday, March 05, 2015 4:17:23 PM

PLANTING SCHEDULE

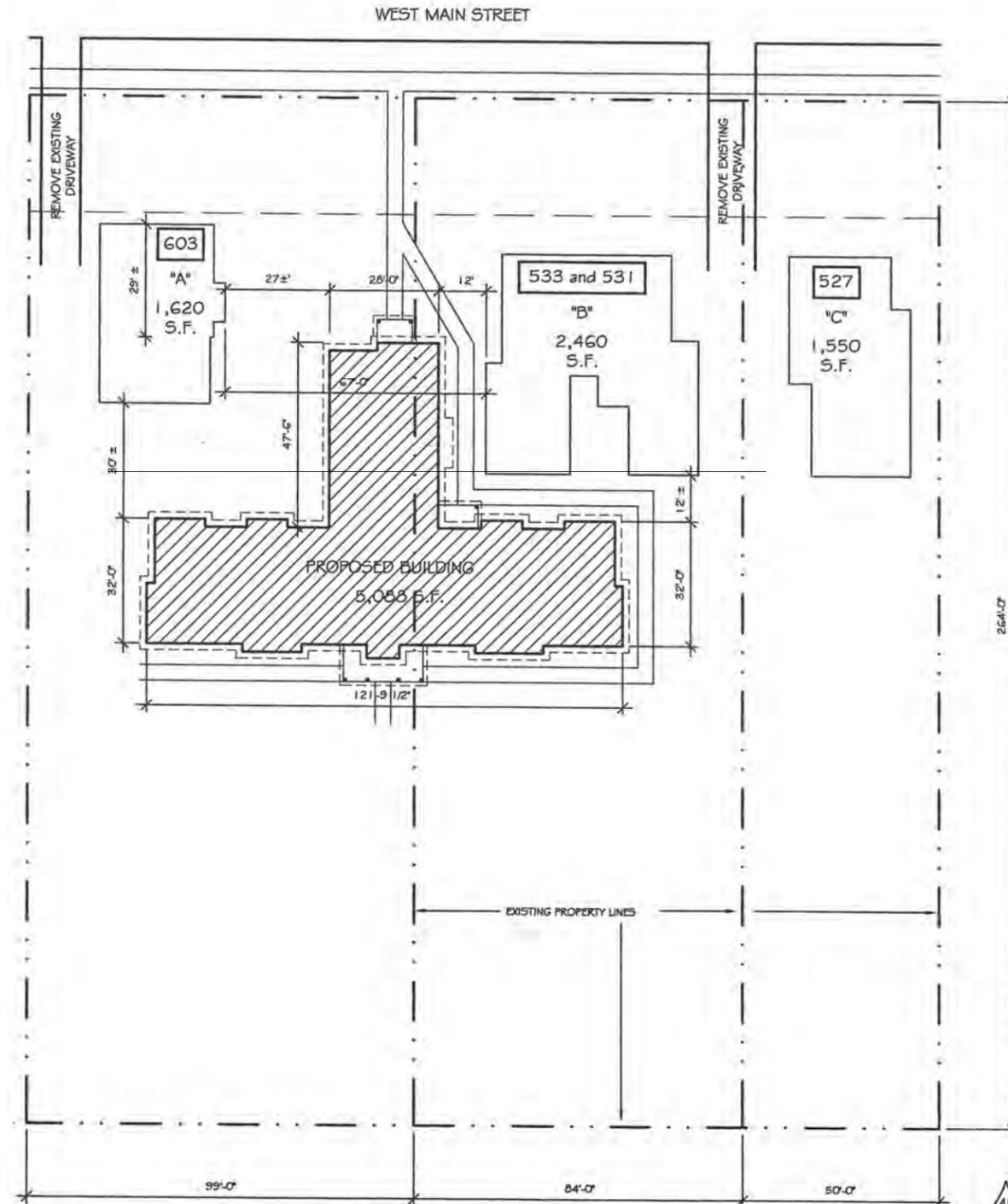
TYPE	DESCRIPTION	PLANTING SIZE	MATURE SIZE	QUANTITY
A	EXISTING TREES TO REMAIN			
B	ARBOR VITAE 'PYRAMIDAL'	3-4H	6' DIA	6
C	FLOWERING CRAB 'RADIANT'	6-8H	10' DIA	1
D	RED TWIG DOGWOOD 'BAILEY'	3-4H	6' DIA	3
E	DWARF SPIRZA 'FROEBELI'	15-18H	3' DIA	7
F	ULAC	3-4H	6' DIA	2
G	VIBURNUM MOLLE	3-4H	6' DIA	1

NOTE: MATURE SIZES GIVEN ARE FOR PLANT SIZE AFTER 7-12 YEARS GROWTH TYP.

HALF-SCALE
DRAWING
PRELIMINARY
NOT FOR
CONSTRUCTION



18
SP1 LANDSCAPING PLAN
SCALE: 1" = 20'
2013\Freemuth Main Street\FMS-drawings.dwg
DATE: FEB. 23, 2015



20
SP1 SITE PLAN
SCALE: 1" = 20'
2013\Freemuth Main Street\FMS-drawings.dwg
DATE: FEB. 23, 2015

eDesign Alliance Architects, Inc.
1001 Madison Avenue
Fort Atkinson, WI
(920) 563-3404
FAX (920) 568-7055

Boone Court Apartments
Main Street and S. Boone Court
Whitewater, WI

DRAWING NAMES

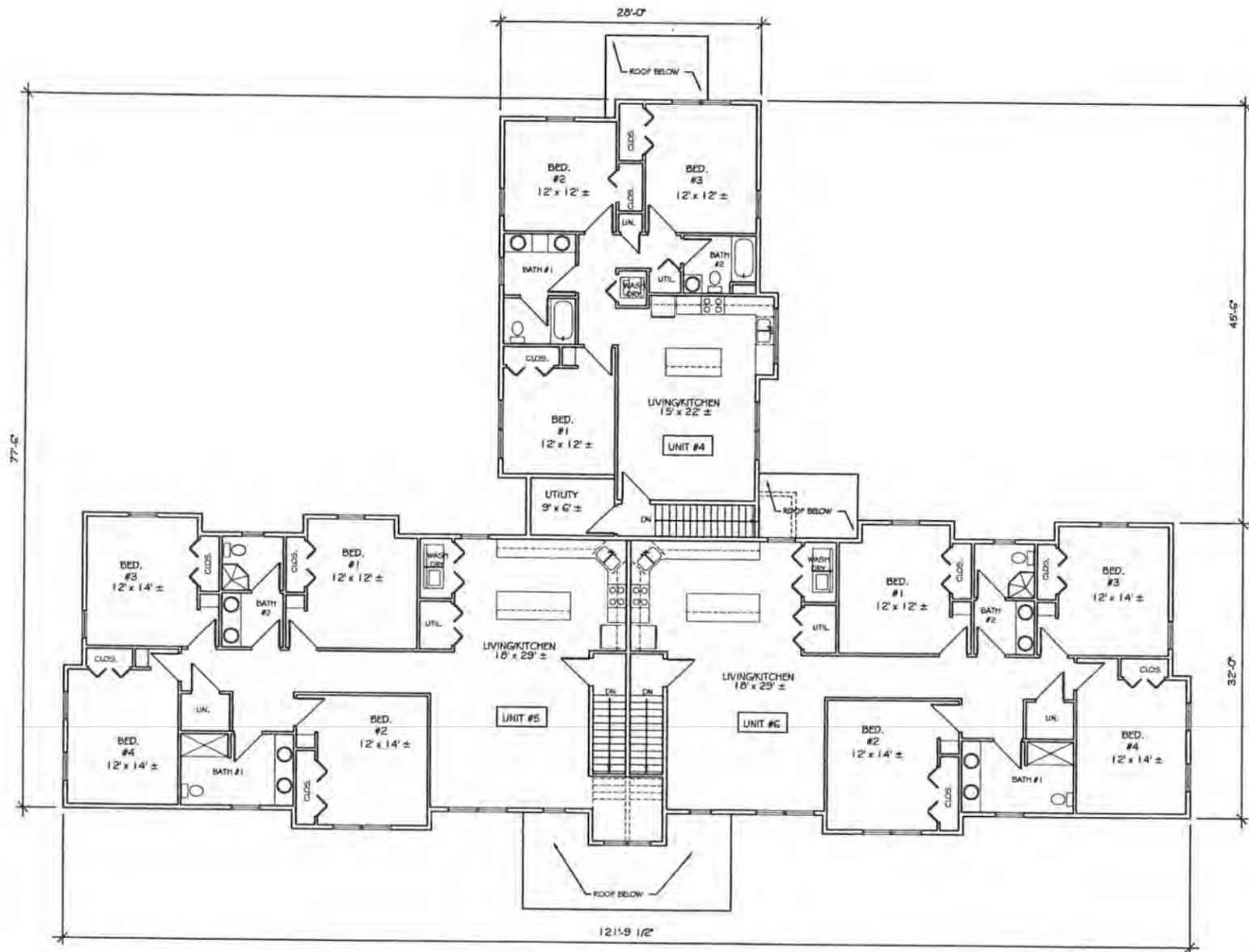
SITE PLAN
LANDSCAPING PLAN

REVISIONS

PROJECT DATA

DATE: 03-09-2015
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
SP-1

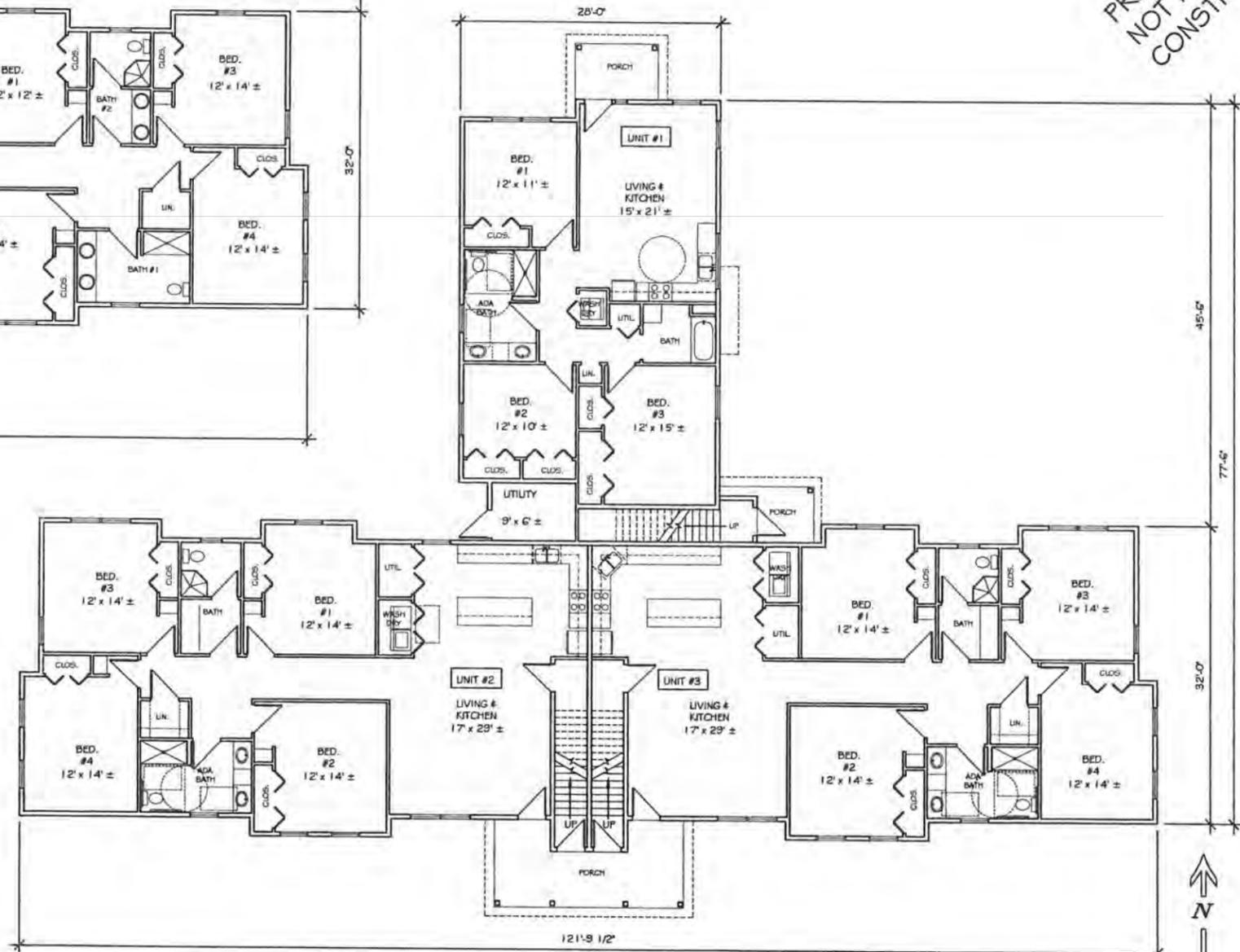


Building Summary
 Building Footprint: 5,088 s.f.

Unit #	Unit Area	# Bedrooms
1	1,109 s.f.	3
2	1,726 s.f.	4
3	1,726 s.f.	4
4	1,185 s.f.	3
5	1,833 s.f.	4
6	1,779 s.f.	4

PRELIMINARY
 NOT FOR
 CONSTRUCTION

UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 2013\Freemuth Main Street\FMS-drawings.dwg
 DATE: FEB. 23, 2015



MAIN FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 2013\Freemuth Main Street\FMS-drawings.dwg
 DATE: FEB. 23, 2015

HALF-SCALE
 DRAWING

Boone Court Apartments
 Main Street and S. Boone Court
 Whitewater, WI

DRAWING NAMES

- MAIN FLOOR PLAN
- UPPER FLOOR PLAN
- BUILDING SUMMARY

REVISIONS

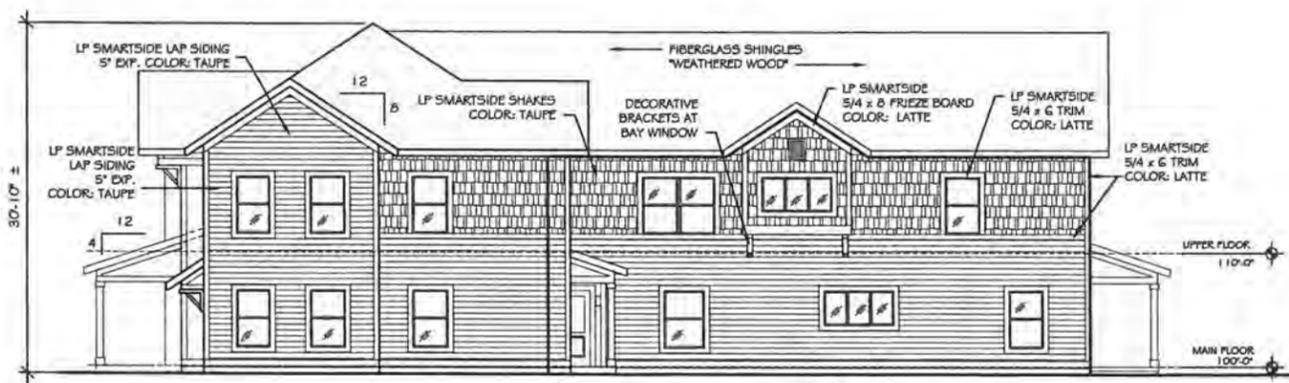
PROJECT DATA

DATE: 03-09-2015
 DRAWN BY: JH
 CHECKED BY: P.W.

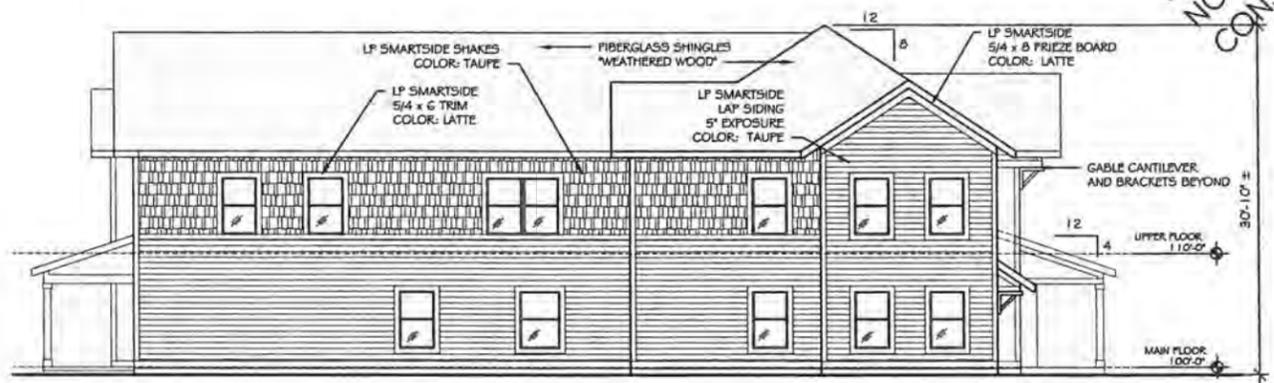
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A-1

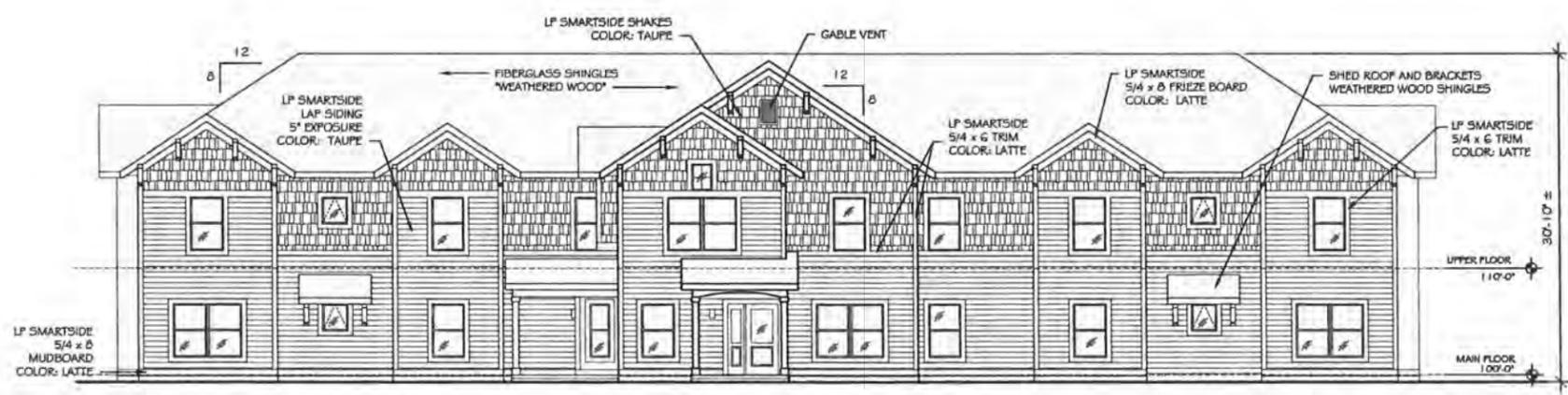
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NOT FOR
CONSTRUCTION



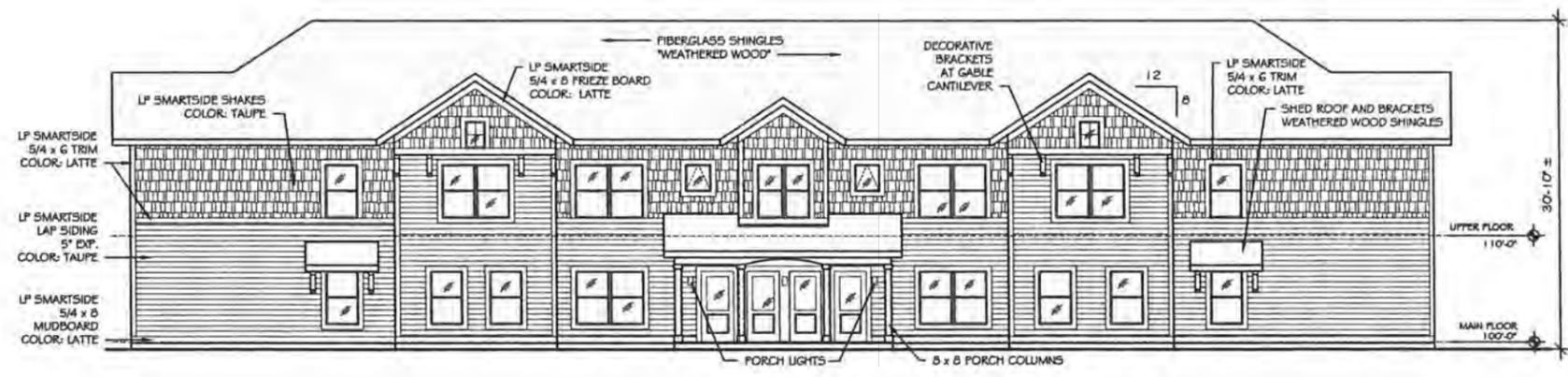
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DATE: Feb. 23, 2015



WEST ELEVATION
SCALE: 1/8" = 1'-0"
2013\Freemuth Main Street\FMS-drawings.dwg
DATE: Feb. 23, 2015



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
2013\Freemuth Main Street\FMS-drawings.dwg
DATE: Feb. 23, 2015



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
2013\Freemuth Main Street\FMS-drawings.dwg
DATE: Feb. 23, 2015

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FAX (920) 588-7058

HALF-SCALE
DRAWING

Boone Court Apartments
Main Street and S. Boone Court
Whitewater, WI

DRAWING NAMES
EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA
DATE: 03-09-2015
DRAWN BY: JH
CHECKED BY: P.W.

SHEET NO.
A-2