



CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW
COMMISSION

Agenda

March 9, 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 January 12, 2015 and February 9, 2015.
4.	Review proposed Certified Survey Map for a lot line adjustment to accommodate changes to the building at 1173 W. Main Street.
5.	Hold a public hearing for consideration of 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 Klingermeyer).
6.	Hold a public hearing for consideration of a Conditional Use Permit in an R-2A Overlay Zoning District, to allow for 4 unrelated persons to live in the house located at 412 S. Janesville Street for 412 South Janesville Street, LLC. (Kurt Klingermeyer).
7.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – April 13, 2015
8.	Adjournment.

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to c/o Neighborhood Services Director, 312 W. Whitewater Street, Whitewater, WI, 53190 or jwegner@whitewater-wi.gov.
The City of Whitewater website is: whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
January 12, 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, Daniel Comfort, Tom Hinspater, Stephanie Abbott (Alternate Council Representative). Absent: Lynn Binnie, Kristine Zaballos, Sherry Stanek. 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 Parker and seconded by Hinspater to approve the minutes of October 13, 2014 and November 10, 2014. Motion approved by unanimous voice vote.

Review certified survey map for a lot division to create a second buildable lot for Whitewater Housing Services LLC. (Matt Kuehl) at 516-518 S. Clark Street. City Planner Chris Munz-Pritchard explained that this is a certified survey map to make a second buildable lot at 516-518 S. Clark Street (formerly 511 W. Harper Street). She recommended a driveway easement to allow access to the property from one entrance, so there would not be three curb cuts so close together on the street.

Chairperson Meyer opened the hearing for public comment.

Matt Kuehl, owner of the property at 516-518 S. Clark Street, explained that it is a one acre lot. They want to divide it in half in order to build another building, similar to what is there, on the second lot. They will be removing the existing driveway and replacing with one common ingress and egress. There will be an easement for this access.

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

Plan Commission Member Parker explained that there is a duplex to the west of the proposed site. Neighbors have raised questions about the drainage in the area. The neighboring property has a small berm in the back. Drainage heads to the south toward Caine Street. It is a very flat area. He hoped that the City staff would look at the impervious surface and drainage for any new development.

City Planner Chris Munz-Pritchard explained that this is preliminary, only the certified survey map is being considered at this time.

Bob Freiermuth Sr. explained that he worked with the neighbor during construction of the original duplex. They brought dirt into his area and built a swale to bring water back north and east toward Clark Street.

Moved by Meyer and seconded by Abbott to approve the certified survey map with the Planner's recommendation that a driveway easement be established to allow access to the structure through the adjacent lot. Aye: Meyer, Abbott, Parker, Comfort, Hinspater. No: None. Motion approved.

Public hearing for a conditional use permit for an addition/remodel to the McCullough Pharmacy building located at 1173 W. Main Street to include an enclosed entry/stairs and 6 residential apartments on the second floor (four 1-bedroom apartments, one 3-bedroom apartment and one 4-bedroom apartment) for Robert McCullough. City Planner Chris Munz-Pritchard explained that the pharmacy is on the first floor. Robert McCullough would like to have 6 apartments added to the second floor. Munz-Pritchard is requiring him to do a certified survey map for a lot line adjustment with the property located at 123 S. Elizabeth Street, along with a 20 foot no building easement with 1185 W. Main Street. Munz-Pritchard wants the 16 residential parking stalls and the 16 commercial parking stalls labeled. She is also asking for additional lighting by the back entrance next to the drive through. If the proposal is approved, she would also like the condition of any recommendations of City staff.

Bob (Robert) McCullough, Applicant, requested to just keep the land as green space and not reline (csm) in terms of lot space between 123 S. Elizabeth Street and 1173 W. Main Street. He would like to keep his options open for future development.

Plan Commission voiced concerns of the dumpster placement, disabled parking stalls and an accessible exit. Right now there are two disabled stalls in front of the building. There was concern of a renter with a disability parking their vehicle in one of those spaces all day. Parker suggested the disabled stalls for the rental units be placed on the northwest corner of the building.

This site has 35 parking stalls without the rented parking area. City Planner Munz-Pritchard stated that the parking needs to be clearly labeled.

City Attorney McDonnell stated that if there is a legally recorded easement that would allow use for green space purposes. He suggested that the motion, if allowing an easement, be contingent upon legal review.

Moved by Comfort and Abbott to approve the addition/remodel for 6 residential apartments on the second floor with the City Planner recommendations, allowing the green space to be provided by easement and if not legally permissible go back to a lot line adjustment with a certified survey map and also contingent upon review by all staff. (See attached conditional use permit.) Aye: Comfort, Abbott, Parker, Hinspater, Meyer. No: None. Motion approved.

Public hearing for a change in the District Zoning Map 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 property at 158 N. Tratt Street, Tax ID # /WUP 00166E, for DLK Enterprises Inc. (Mike Kachel). This public hearing to be held along with the following item.

Public hearing for a Conditional Use Permit to allow a 6 unit apartment building in an R-3A (University Residential Density Overlay) Zoning District located at 158 N. Tratt Street for DLK Enterprises Inc. (Mike Kachel). Chairperson Meyer opened the public hearing for both the change in the District Zoning Map 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 property at 158 N. Tratt Street, Tax ID # /WUP 00166E, for DLK Enterprises Inc. (Mike Kachel); and the Conditional Use Permit to allow a 6 unit apartment building in an R-3A (University Residential Density Overlay) Zoning District located at 158 N. Tratt Street for DLK Enterprises Inc. (Mike Kachel).

City Planner Munz-Pritchard explained that the R-3A Overlay Zoning District allows for higher density. There is currently not a lot of parking on this site. She would like the parking designated.

Mike Kachel explained that this is a single family house, north of their office and east of the Indian Village apartments. There is a shared parking lot to the west – 12 stalls would be shared with 158 N. Tratt Street. They would work out the plan of stormwater with the City Engineers. There is no elevator in this building. An elevator is determined by State Code. Kachel explained that DLK had put in a stormwater system which alleviated stormwater issues in that area.

Plan Commission Member Parker asked about eliminating the driveway off of Tratt Street. Mike Kachel explained that access gave the Fire Department a through way. He thought it was necessary for safety reasons and did not ask the Fire Chief.

Chairperson Meyer closed the public hearing.

Moved by Parker and seconded by Comfort to recommend to the City Council to change the zoning to allow for an R-3A Overlay Zoning District for the property located at 158 N. Tratt Street. Aye: Parker, Comfort, Hinspater, Meyer. No: None. Abstain: Abbott. Motion approved.

Moved by Meyer and seconded by Parker to approve the conditional use permit for the construction of a 6 unit apartment building in an R-3A Zoning District at 158 N. Tratt Street with the planner recommendations as discussed. (See attached conditional use permit.) Aye: Meyer, Parker, Comfort, Hinspater. No: None. Abstain: Abbott. 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 on the property at 523 W. Center Street, Tax ID # /CL 00041, for Kachel Enterprises LLP. (Mike Kachel). This public hearing to be held along with the following item.

Public hearing for a Conditional Use Permit, in an R-2A Overlay Zoning District, to allow for 5 unrelated persons to live in the house located at 523 W. Center Street for Kachel Enterprises, Limited Partnership (Mike Kachel). Chairperson Meyer opened the public hearing to consider 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 on the property at 523 W. Center Street, Tax ID # /CL 00041, for Kachel Enterprises LLP. (Mike Kachel); and to consider a Conditional Use Permit, in an R-2A Overlay Zoning District, to allow for 5 unrelated persons to live in the house located at 523 W. Center Street for Kachel Enterprises, Limited Partnership (Mike Kachel).

City Planner Chris Munz-Pritchard explained that this is a single family home. Mike Kachel is looking to have the R-2A Overlay Zoning on his property so he can change from 3 to 5 unrelated persons to live in the household. The driveway area has a joint use easement. There will be no exterior building alterations.

Mike Kachel stated that there is a two car garage which the tenants are currently using. The parking area at 215 S. Boone Court has 6 parking stalls and only 4 tenants. There is an easement agreement for two cars from 532 W. Center Street to park in this area. He is looking to allow 5 occupants at 523 W. Center Street.

Chairperson Meyer opened for public comment. There was none. Chairperson Meyer closed the public comment.

Moved by Meyer and seconded by Parker to recommend to the City Council to approve the R-2A Overlay Zoning at 523 W. Center Street for Kachel Enterprises, Limited Partnership. Aye: Meyer, Parker, Comfort, Hinspater. No: None. Abstain: Abbott. Motion approved.

Moved by Meyer and seconded by Parker to approve the conditional use permit in an R-2A Overlay Zoning to allow for 5 unrelated persons to live in the house located at 523 W. Center Street for Kachel Enterprises, Limited Partnership with the City Planners recommendations for approval. (See attached conditional use permit.) Aye: Meyer, Parker, Comfort, Hinspater. No: None. Abstain: Abbott. Motion approved.

Discussion of Parking Study. City Planner Chris Munz-Pritchard explained that she has been working on the Zoning Ordinance with City Attorney McDonell and Lynn Binnie. They have been taking care of the scrivener errors and reformatting. The document should be up on the City web site in pdf form by the end of the week. Munz-Pritchard is doing the proposed ordinance changes in two different stages. The first part will be the ordinance changes, parking changes and then the district changes. The second stage will be clarification in the ordinance with things that have come up during Plan Commission meetings. Munz-Pritchard went through her power point presentation, which included: changes to the definitions in Chapter 19.09 for driveway (19.09.191); lot coverage, maximum (19.09.460); Parking space or parking stall (19.09.540). There are changes to Chapter 19.51 Traffic, Parking and Access to do with the hard surfacing of driveways or parking areas, driveway aprons, and driveway maintenance requirements. There is a chart for the minimum and maximum number of parking stalls for each zoning district and a chart for the minimum number of stalls required for different commercial uses. Off street parking is being addressed along with storm water and impervious surface. Munz-Pritchard also addressed ordinance changes such as: an accessory structure in the street yard area if specific requirements are met; and clarifying language. There will also be more partnering with the University of Wisconsin – Whitewater. City Planner Chris Munz-Pritchard asked that the Plan Commission members contact her if they have any concerns.

Information Items:

- a. Possible future agenda items. There were no items at this time.
- b. Next regular Plan Commission Meeting – February 9, 2015

Moved by Abbott and seconded by Parker to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 7:30 p.m.

Chairperson Greg Meyer

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
February 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, John Tanis (Alternate). Absent: Daniel Comfort, Tom Hinspater. 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 Parker to approve the minutes of December 2, 2014 and December 30, 2014. Motion approved by unanimous voice vote.

Public hearing for a conditional use permit (tavern and other places selling alcohol by the drink) for Ramon Rocha, (Agent), to serve beer and liquor by the bottle or glass at 292 S. Wisconsin Street, the American Legion Post 173 (for a “Class B” Beer and Liquor License). City Planner Chris Munz-Pritchard explained that a conditional use permit is required when there is a change in ownership of a business in order to serve beer and liquor by the bottle or glass (for an alcohol license). Ramon Rocha has been to the Alcohol Licensing Committee and the City Council on January 20, 2015.

Ramon Rocha explained that he was very excited about opening this new business. He stated that every contract signed will include security. There will be two security personnel on site at all times. He already has six people lined up to do this work. If he needs more than two for an event, he has them available. Rocha is requesting hours of operation to be Thursday, Friday, Saturday and Sunday from 4:00 p.m. until close. He says he will serve the last drinks at 1:00 a.m. If an event would be scheduled on any other day, he would like the same time frame for those days.

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

Ricardo Rocha, the applicant’s brother, asked if drinks would be allowed outside the building on the decks. Bruce Parker stated that the Legion has always been able to have alcohol on the decks.

City Attorney McDonell stated that they would need to check on the license application to see what is included for the area to be serviced. He did not think it would be a problem to add the decks if they were not already on the license.

Moved by Tanis and seconded by Stanek to approve the conditional use permit with the conditions of: having security on site at all times; the license goes with the business owner and

not the land, if there is any change in ownership, a new conditional use permit would be required. The Plan Commission agrees to allow drinks on the decks if included in the liquor license. Aye: Meyer, Binnie, Parker, Zaballos, Stanek, Tanis. No: None. Motion approved.

Information Items:

- a. Possible future agenda items. City Planner Munz-Pritchard explained that she has been working on the proposed changes to the parking ordinances and will send copies to the Plan Commission within 2 weeks. If the Plan Commission has any issues or any small changes, they were asked to call to discuss. City Attorney McDonell stated that the proposed changes will come back to the Plan Commission as a public hearing before they go to the City Council for their decision.

Plan Commission Member Tanis asked about any changes being made for accessory garages in street yard areas. City Planner Munz-Pritchard stated that the proposed change is that the property must have over 1 acre of land in the street yard in order to have an accessory structure there. This would do away with having to go to the Board of Zoning Appeals for a variance. A conditional use for an accessory structure more than 800 square feet would still be required.

- b. Next regular Plan Commission Meeting – March 9, 2015. City Planner Munz-Pritchard stated that a certified survey map had been submitted and a request for an overlay zoning.

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

Chairperson Greg Meyer

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Christine Munz-Pritchard City Planner

Date: 9 March 2015

Re: **Item # 4 Review** Proposed a Certified Survey Map (CSM) to meet requirements for the Conditional Use Permit (CUP) for an addition / remodel to the McCullough Pharmacy building located at 1173 W Main Street for Robert McCullough.

Summary of Request	
Requested Approvals:	CSM to adjust lot lines
Location:	1173 W Main Street
Current Land Use:	Clinic and Office Space
Proposed Land Use:	Residential, Clinic and Office Space
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:

A Certified Survey Map (CSM) is being proposed to meet the land requirements for the remodel to the McCullough Pharmacy Building located at 1173 W Main Street. The addition is an enclosed stair area at the rear of the building. The proposed alteration would convert the upper floor from commercial to residential with the lower portion of the building staying as commercial. This is for the CSM not the construction of the apartments.

PLANNER'S RECOMMENDATIONS:

I recommend the Commission grant *conditional approval* for the requested to allow for a Certified Survey Map (CSM) at 1173 W Main Street, subject to the following conditions of approval:

1. 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:

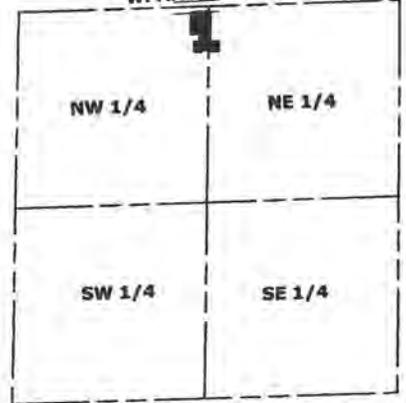
Analysis of Proposed Conditional Use Permit for: 1173 W Main Street		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This is for the CSM
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	This is for the CSM. A <i>No building easement</i> has been documented on the CSM
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	This is for the CSM.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site Community Business.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is for the CSM.

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 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.

LOCATION SKETCH
W. MAIN STREET



SOUTHWEST 1/4 OF SECTION 5-4-15

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 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, 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 LAWNDALE 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

MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
FEBRUARY 9, 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

McLULLOUGH'S

subdivisions of less than five acres total area.

(3) Site Assessment Checklist Form. The subdivider shall complete the following site assessment checklist form:

Site Assessment Checklist for Subdivisions

(Plats and Certain CSMs)

ITEM OF INFORMATION	YES	NO
I. Land Resources. Does the project site involve:		
A. Changes in relief and drainage patterns (Attach a topographical map showing, at a minimum, 2-foot contour intervals)		X
B. A landform or topographical feature including perennial streams		X
C. A floodplain (If "yes," attach 2 copies of the 100-year floodplain limits and the floodway limits)		X
D. An area of soil instability—greater than 18 percent slope and/or organic soils, peats, or mucks at or near the surface as depicted in the applicable "County Soils Atlas"		X
E. An area of bedrock within 6 ft. of the soil surface as depicted in the applicable "County Soils Atlas" or a more detailed source		X
F. An area with groundwater table within 10 feet of the soil surface as described in the applicable "County Soils Atlas" or a more detailed source		X
G. An area with fractured bedrock within 10 feet of the soil surface as depicted in the applicable "County Soils Atlas"		X
H. Prevention of future gravel extraction		
I. A drainageway with a tributary area of 5 or more acres		
J. Lot coverage of more than 50 percent impermeable surfaces	X	LOT LINE ADJ. TO PROVIDE 72100S.F. OF GREENSPACE
K. Prime agricultural land as depicted in the applicable "County Soils Atlas" or adopted farm land reservation plans		X
L. Wetlands as depicted on DNR wetland inventory maps or more detailed sources		X
M. Environmental corridors, as mapped by SEWRPC or more detailed sources		X
II. Water Resources. Does the project involve:		
A. Location in an area traversed by a navigable stream, intermittent stream, or dry run		X
B. Impact on the capacity of a stormwater storage		X

system or flow of a waterway within 1 mile		X
C. The use of septic tank(s) for on-site waste disposal		X
D. Lowering of water table by pumping or drainage		X
E. Raising of water table by altered drainage		X
F. Lake or river frontage		X
III. Biological Resources. Does the project involve:		X
A. Critical habitat for plants and animals of community interest per DNR or SEWRPC inventory		X
B. Endangered, unusual or rare animal or plant species per DNR or SEWRPC inventory		X
C. Trees with a diameter of 6 or more inches at breast height		X
D. Removal of over 30 percent of the present trees on the site		X
IV. Human and Scientific Interest per State Historical Society Inventory. Does this project site involve:		X
A. An area of archeological interest		X
B. An area of historical interest, including historic buildings or monuments		X
V. Energy, Transportation and Communications.		X
A. Would the development increase traffic flow on any arterial or collector street by more than 10 percent based upon the most recent traffic counts and trip generation rates provided by the Institute of Transportation Engineers (ITE)		
B. Is the land traversed by an existing or planned roadway corridor, as shown on the city's official map or comprehensive plan	X	Main St, Blackhawk
C. Is the land within a highway noise impacted area		Y
D. Is the land traversed by an existing or planned utility corridor (gas, electrical, water, sewer, storm, communications)	/	X
VI. Population.		
A. Which public school service areas (elementary, middle and high) are affected by the proposed development, and what is their current available capacity? <i>NO</i>	E: Cap: M: Cap: H: Cap:	WHITEWATER UNIFIED
VII. Comments on any of the above which may have significant impact.		
VIII. Appendices and Supporting Material.		
(NOTE: All "yes" answers must be explained in detail by attaching maps and supportive documentation describing the impacts of the proposed development.)		

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: 9 March 2015
 Re: **Item # 5 & 6** Proposed Zoning Map Amendment to Impose the R-2A Residential Overlay District Zoning and to Enable up to Four (4) Unrelated Persons in a Residence per Section 19.19 at 412 S Janesville Street for 412 South Janesville Street LLC (Kurt Klingermeier).

Summary of Request		
Requested Approvals:	Zoning Map Amendment to Add the R-2A Overlay District and up to Four (4) Unrelated Persons in a Residence	
Location:	412 S Janesville Street	
Current Land Use:	R-2 One and Two Family Residential	
Proposed Land Use:	Same, but with up to 4 unrelated individuals	
Current Zoning:	R-2 One and Two Family Residential	
Proposed Zoning:	R-2A Overlay District over the Current R-2 Zoning District	
Comprehensive Plan's Future Land Use:	Central Area Neighborhood	
Surrounding Zoning and Current Land Uses:		
Northwest:	Subject Property	Northeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District
Southwest:	Subject Property	Southeast:
R-2 One & Two-Family Residence District		R-2 One & Two-Family Residence District

Description of the Proposal:

The existing dwelling is a single (one) family residence. This proposal involves a request to amend the Zoning Map to add the R-2A Residential Overlay Zoning District to the existing R-2 Zoning District and to approve a Conditional Use Permit to increase the number of permitted unrelated individuals in a non-family household from three (3) to four (4).

The R-2A Residential Overlay district is established by Chapter 19.19 of the Zoning Ordinance. Adopting the R-2A Residential Overlay district enables the consideration of a Conditional Use Permit, which if approved, would increase the number of permitted unrelated individuals in a non-family household three (3) to four (4).

PLANNER'S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed Zoning Map Amendment to add the R-2A Residential Overlay Zoning District and four (4) non-related individuals to the subject property, subject to the finding presented below.

SUGGESTED FINDING TO BE MADE BY THE PLAN COMMISSION

1. 4 parking stalls will be required under 19.51.130.
2. No exterior building modifications are being proposed.
3. Any other conditions identified by City Staff or the Plan Commission.

Analysis of Proposed Conditional Use Permit for: 412 S Janesville 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	This project will involve no exterior building modifications.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All utilities are adequate.
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 proposal does not change the single family use of the property.
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-2A 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-2A Residential Overlay District Zoning classification under Chapter 19.19 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>
412 S. Janesville Street	CL 00109	412 South Janesville Street LLC. (Kurt Klingermeyer)

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, March 9, 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, Plan Commission Clerk

Dated: February 10, 2015

Publish: in "Whitewater Register"
on February 12, 2015, and February 19, 2015



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 9th day of March 2015 at 6:30 p.m. to hold 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 Klingermeyer).

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
/A380200002	CASA BELLA MARIA LLC	ATTN MICHAEL DEVITT	13611 NOGALES DR	DEL MAR	CA	92014-0000
/BIR 00014	CRAIG A POPE		PO BOX 2467	JANESVILLE	WI	53547-0000
/BIR 00015	CRAIG A POPE		PO BOX 2467	JANESVILLE	WI	53547-0000
/BIR 00016	CRAIG A POPE		PO BOX 2467	JANESVILLE	WI	53547-0000
/BIR 00018	ARTHUR GRAHAM		230 WOODLAND DR	WHITEWATER	WI	53190-0000
/BIR 00018A	LAKELAND PROPERTY MANAGEMENT LLC		W312 S9003 MOCCASIN TRL	MUKWONAGO	WI	53149-0000
/BIR 00019	TIMOTHY J FREDRICKSON	JOYCE ROGAN	W3246 LAKE FOREST LN	LAKE GENEVA	WI	53147-0000
/BIR 00032	RAYMOND P STRITZEL TRUST		530 SOUTH JANESVILLE AVE	WHITEWATER	WI	53190-0000
/BIR 00033	NATHAN SCHOENBORN		W8099 CLOVER VALLEY RD	WHITEWATER	WI	53190-0000
/BIR 00034	KURT K KLINGENMEYER	ANGELA P KLINGENMEYER	9505 BRAUN RD	STURTEVANT	WI	53177-0000
/BIR 00034A	LAND & WATER INVESTMENTS LLC		503 CENTER ST	LAKE GENEVA	WI	53147-0000
/BIR 00035	JEFFREY S MILES	INGER J MILES	958 W CHARLES ST	WHITEWATER	WI	53190-0000
/BIR 00036	ROBERT L GAVERS	LUCILLE A GAVERS	13211 CHARLES RD	WOODSTOCK	IL	60098-0000
/CL 00077B	LORENDA CEDARS	LAURENA R SCHMELING	518 WINWOOD CIR	EDGERTON	WI	53534-0000
/CL 00091	ANDREW P CHANNING		362 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00092	LEONARD KIENBAUM		358 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00107	COLLEEN REDDY		370 S COTTAGE ST	WHITEWATER	WI	53190-0000
/CL 00108	DANIEL K MCINTOSH TRUST		11922 S KINGSTON AVE	TULSA	OK	74137-0000
/CL 00109	KICH PROPERTIES LLC		N6927 GREENLEAF CT	ELKHORN	WI	53121-0000
/CL 00124	THOMAS L HOFFMAN		363 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00125	CHRISTOPHER A SPEAR		N6927 GREENLEAF COURT	ELKHORN	WI	53121-0000
/CL 00125A	RITCHIE L MATTINGLY		377 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00126	ROBERT C NORTON	CAROLE A NORTON	PO BOX 372	ONALASKA	WI	54650-0000
/CL 00127	MICHAEL A SCHILDT	MARY F SCHILDT	S89 W34853 EAGLE TERRACE DR	EAGLE	WI	53119-0000
/CL 00128	DORIS WUTKE TRUST		411 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/CL 00129	JEFFREY S PETERSEN TRUST	LAUREL A PETERSEN TRUST	N9211 WOODED CT	WHITEWATER	WI	53190-0000
/CL 00130	HENRI KINSON	LINDA L KINSON	N7720 WOODCHUCK ALLEY	WHITEWATER	WI	53190-0000
/HA 00003	STRITZEL RENTAL PROPERTIES LLC		530 S JANESVILLE ST	WHITEWATER	WI	53190-0000
/HA 00004	GERALD M BROZYNSKI JR	PAULA M BROZYNSKI	N9 W27335 JACQUELYN DR	WAUKESHA	WI	53188-0000
/K 00014	MICHAEL RILEY	KATHLEEN RILEY	710 W WALWORTH AVE	WHITEWATER	WI	53190-1836
/K 00015	CARL J WOLF	JONNA L WOLF	N 431 TWINKLING STAR RD	WHITEWATER	WI	53190-0000
/WUP 00295	STANLEY C MEYER TRUST		417 SANDALWOOD CT	MILTON	WI	53563-0000

City of Whitewater
Combined Application for
Amendment to Zoning Map and Conditional Use Permit for
R-2A Overlay District and 4 or More Unrelated Occupants

NOTICE: The Plan Commission meetings are scheduled at 6:30 on the 2nd Monday of the month. All complete application materials must be submitted to the City Clerk by 4:00 p.m. four weeks prior to the meeting.

APPLICANT AND SUBJECT PROPERTY INFORMATION

Applicant's Name: Kurt Klingemeyer / 412 South Janesville Street, LLC
Mailing Address: 9505 Braun Rd, Sturtevant, WI 53127
Phone #: 262-994-0121 Email: KKlingemeyer@hotmail.com
Address of Subject Property: 412 South Janesville St. Whitewater 53190

Owner of Subject Property (according to property tax records on date of application):

412 South Janesville Street, LLC.

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

Tax Parcel ID = CL 00109
Block 29

Agent or Representative (Planner, Engineer, Architect, Attorney, etc.): None

Name of Individual: _____

Name of Firm: _____

Office Address: _____

Phone #: _____ Email: _____

Name of Contractor: _____

Variances:

Has either the applicant or the owner had any variances issued on the subject property?

NO

YES Date:

Description of Variance(s):

EXISTING ZONING AND LAND USE

Current Use of Subject Property (be specific):

College Rental - Residential

Future Land Use Designation (as depicted in the Comprehensive Plan on Future Land Use Map #5 on page 103 of the Feb. 2, 2010 Comprehensive Plan, Amended Oct. 5, 2010):

R2 A Overlay / currently R2

Current Zoning District(s) of Subject Property (cite zoning district(s) shown on Zoning Map):

currently R2

REQUESTED LAND USE, ZONING and CONDITIONAL USE

Proposed Land Use of Property including Number of Occupants and Bedrooms (be specific):

College Rental - 4 occupants / 4 bedrooms

* House is already 4 bedrooms

Requested Zoning District(s) including Overlay District(s) (see attached R-2A Overlay District Map):

Zoning District requested: R2A

Overlay District requested: R2A

Conditional Use requested: 4 unleased

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Review Commission will use the standards listed in Table 1 (for Zoning Map Amendments) and Table 2 (for Conditional Use Permits) on the following pages, when reviewing applications for zoning amendments and conditional uses.

The Applicant is required to demonstrate how the proposed Zoning Map Amendment and Conditional Use Permit for the subject property will meet the standards for approval by filling in each box with a specific explanation of how each standard will be met.

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.

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).

Table 1: STANDARDS FOR ZONING MAP AMENDMENT REVIEW AND APPROVAL

STANDARD	APPLICANT'S EXPLANATION of HOW THIS REQUEST MEETS THE STANDARD ("Yes" is not a sufficient answer) NA
The proposed amendment for future structure, addition, alteration or use will meet the minimum standards of this title for the district being proposed;	<p style="text-align: center;">NA</p> <p style="font-size: small;">Property is already a 4 bedroom home. Driveway and garage fit 4. No construction needed.</p>
The proposed development will be consistent with the adopted city Comprehensive Plan;	<p style="text-align: center;">NA</p>
The proposed development will be compatible with and preserve the important natural features of the site;	<p style="text-align: center;">NA</p>
The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	<p style="text-align: center;">NA</p>
The proposed development will not create traffic circulation or parking problems;	<p style="text-align: center;">NA</p>
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 style="text-align: center;">NA</p>
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 style="text-align: center;">NA</p>
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	<p style="text-align: center;">NA</p>

Table 2: STANDARDS FOR CONDITIONAL USE REVIEW AND APPROVAL

STANDARD From Section 19.66.050	APPLICANT'S EXPLANATION of HOW THIS REQUEST MEETS THE STANDARD ("Yes" is not a sufficient answer)
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.	Property is already a 4 bedroom home. Driveway to garage fits 4.
That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	NA
That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Property is already a 4 bedroom home. Driveway to garage fit 4.
That the conditional use conforms to the purpose and intent of the city Comprehensive Plan.	Property is already a 4 bedroom home. Driveway to garage fit 4.
The conditional use and structure are consistent with sound planning and zoning principles.	Property is already a 4 bedroom home. Driveway to garage already fit 4.

**Refer to Chapter 19.66.050 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

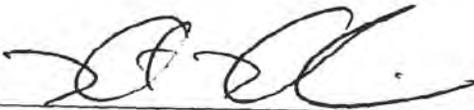
RECORD OF APPLICATION FEES FOR
ZONING MAP APPROVALS AND CONDITIONAL USE PERMITS

To be completed by Neighborhood Services Department:

Fee for Amendment to Zoning Map: \$200.00	
Date Application Fee Received by City <u>2-10-15</u>	Receipt No. <u>6.011642</u>
Received by <u>J. Wegner</u>	

To be completed by Neighborhood Services Department:

Fee for Conditional Use Permit: \$100.00	
Date Application Fee Received by City <u>2-10-15</u>	Receipt No. <u>6.011642</u>
Received by <u>J. Wegner</u>	

Applicant Signature:  Date: 2-9-15

Print Name: Kurt Klingensmeyer

Applicant Signature: _____ Date: _____

Print Name: _____

RECORD OF ZONING MAP AMENDMENT ACTION TAKEN

By Plan and Architectural Review Commission:

Date noticesenttoowners of record of opposite & abutting properties: 2-23-15

Date of conceptpresentation (optional) to Plan & Architectural Review Board: _____

Date of publichearing for Zoning Map Amendment: 3-9-15

Date set for consideration/action by Common Council: _____

Plan & Architectural Review Commission decision on Zoning Map Amendment is:

Recommended _____

Recommended with Conditions _____ (see below)

Not Recommended _____

Conditions set upon ZONING MAP AMENDMENT by Plan and Architectural Review Commission:

Signature of Plan & Architectural Review Chairperson

Date

RECORD OF ZONING MAP AMENDMENT ACTION TAKEN

By Common Council:

Date set for consideration/action by Common Council: _____

Common Council decision on Zoning Map Amendment is:

Granted _____

Granted with Conditions _____ (see below)

Not Granted _____

Conditions set upon ZONING MAP AMENDMENT by Common Council:

Signature of Common Council Chairperson

Date

RECORD OF CONDITIONAL USE PERMIT ACTION TAKEN:

Date noticesenttoowners of record of opposite & abutting properties: 2-23-15

Date of conceptpresentation (optional) to Plan & Architectural Review Board: _____

Date noticepublishedforpublichearing before Plan & Architectural Review Board: 2-26-15

Date of publichearing for Conditional Use Permit: 3-9-15

Date setforconsideration/action by Plan & Architectural Review Board: 3-9-15

Plan & Architectural Review Commission decision on Conditional Use Permit:

Granted _____
Granted with Conditions _____ (see below)
Not Granted _____

Conditions set upon CONDITIONAL USE PERMIT by Plan and Architectural Review Commission:

Signature of Plan & Architectural Review Chairperson

Date

R-2AZoningMapAmendment andConditional UseApplication

To Be Completed By
THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Complete application with accompanying materials received on: 2-10-15
- 2) Plan Commission meeting date: 3-9-15
- 3) Application reviewed by city staff (name): Chris Munz-Pritchard Date: _____
- 4) Date notice of public hearing sent to owners of record of opposite & abutting properties: 2-23-15
- 5) Date of Publish of Class 1 Notice for Public Hearing before
Plan & Architectural Review Board: 2-26-15
- 6) Date of Public Hearing for Zoning Map Amendment 3-9-15
- 7) Date of Public Hearing on Conditional Use Permit 3-9-15
- 8) Date of Zoning Amendment consideration by Common Council _____

For Applicants

Information and Checklists for R-2A Zoning Applications

Whitewater Zoning Application Flow Chart and Check List

APPLICANT ACTION

CITY ACTION

1. Applicant reads all applicable portions of the Zoning Ordinance for Zoning Changes and Amendments (19.69), Conditional Uses (19.66), Parking (19.51.130), Required Screens and Buffers (19.57.140) and any other applicable sections of the Ordinance.
2. Applicant pays application fee and submits complete draft application(s), including to-scale and dimensioned site plan and floor plan, to the Neighborhood Services Department at least four weeks prior to Plan Commission meeting (2nd Monday of each month).
3. Applicant updates draft application (including site plan/floor plan) based on City staff comments.
4. Applicant submits City staff-accepted application materials to Neighborhood Services Department two weeks prior to Plan Commission meeting for Plan Commission review.
5. Applicant attends Plan Commission meeting and public hearing and takes note of comments for additional revisions.
6. Applicant makes necessary revisions to application materials by specified deadline based on requirements identified by Plan Commission.
7. Applicant re-submits complete, revised Application containing all required Plan Commission revisions to the Neighborhood Services Department for review by City Council.
8. Applicant attends City Council meeting and takes note of comments for additional revisions to the application.
9. If necessary, re-submit application with required City Council modifications.
10. Applicant may proceed with development following issuance of appropriate permits by City Staff.

A. City staff reviews submittal and provides comments.

B. City staff accepts revised application as being in compliance with all City requirements and sends out Class 1 Public Notice to all affected parties.

C. Plan Commission reviews application and materials prior to meeting.

D. City accepts comments from the public submitted in writing or in person.

E. Plan Commission may approve, approve with modifications, or deny the Zoning Amendment and Conditional Use requests.

F. City Council reviews application and approves, approves with modifications, or denies the Zoning Amendment and Conditional Use requests.

G. Final approval or denial of Zoning Amendment and Conditional Use requests.

**CHECKLIST
FOR COMPLETION BY APPLICANTS
AND REVIEW BY THE NEIGHBORHOOD SERVICES DEPARTMENT**

Please complete checklist and provide to Neighborhood Services Department along with application materials. If you have questions or need assistance, contact the Neighborhood Services Department.

Plans to accompany application:

A Plot/Site Plan and a Floor Plan must be submitted by the Applicant as part of the required Application materials. The requirements for each are as follows:

- Confirm that subject property is in the R-2A permitted zoning overlay district.
- Show location of subject property on R-2A permitted zoning map - attach copy of map
- Indicate current zoning district (under the R-2A overlay district, i.e.: R-2)

Plot/Site Plans Checklist

- Provide North arrow on site plan
- Show location of property (label all abutting streets)
- Show linear (bar) scale on site plan
- Draw plan to-scale at 1" = 10' or 1" = 20" to fit on one 8.5 x 11 sheet of graph paper
- Provide and clearly label one "Existing Plot Plan" and one "Proposed Site Plan", if different:
- Provide an "Existing Plot Plan" showing all existing items (see below) in solid lines or symbols
 - Show all lot dimensions
 - Show outline and dimensions of all buildings, structures and decks
 - Show outline and dimensions of all paved areas including parking areas, driveways, curb cuts, sidewalks, walkways, patios and other concrete, blacktop or graveled areas)
 - Indicate the distance from buildings and paved areas to lot lines (i.e. setbacks)
 - Indicate the distance between structures on the subject lot
 - Indicate any known easements (i.e. utility or other)
- Provide a "Proposed Site Plan" showing title and all changes to the "Existing Plot Plan"
(Suggestion: make a copy of the Existing Plot Plan and show all proposed changes in red and/or dashed lines to indicate proposed items and symbols)
- Indicate the distance between proposed building, structures and paved areas on the subject property and buildings or structures on adjoining properties that are within 15 feet of the adjoining property line.
- Indicate proposed parking location, number of spaces, dimensions, circulation, landscaped buffers, curb and gutter.

- _____ Indicate all points of ingress and egress (i.e. driveways) to the property and internal circulation (if any). Indicate if one- or two-way.
- _____ Indicate location of landscaping, trees and fencing
- _____ Indicate proposed lighting location and illumination level

Floor Plan Checklist

For applications on lots containing an existing building, a floor plan is required to meet the following specifications:

- _____ Provide North arrow on Floor Plan
- _____ Provide linear (bar) scale on plan
- _____ Draw plan of each floor to the same scale of 1" = 10' or 1" = 20" to fit on 8.5 x 11 graph paper (use a separate piece of graph paper for each floor)
- _____ clearly label floors (e.g.: "1st Floor", "2nd Floor")
- _____ Provide and clearly label one "Existing Floor Plot" and one "Proposed Floor Plan" (if different)
- _____ Provide an "Existing Floor Plan" showing the title and all existing items (see below) in solid lines or symbols
 - _____ Label all existing rooms,
 - _____ Number each bedroom (i.e.: Bedroom #1 - Existing, Bedroom #2 – Existing, etc...)
 - _____ Indicate all room dimensions on the plan
 - _____ Indicate all existing walls, closets, windows, stairs, doors, doorways, passageways
- _____ Provide a "Proposed Floor Plan" showing the title and all proposed changes to the existing floor plan (Suggestion: make a copy of the "Existing Floor Plan" and show all proposed changes in red and/or dashed lines to indicate proposed items and symbols)

Where the "Proposed Floor Plan" is different from the Existing Floor Plan":

- _____ Clearly label all proposed rooms, (i.e., Bedroom #4 - Proposed)
- _____ Indicate all changes to the dimensions of all altered rooms
- _____ Indicate all changes to walls, closets, windows, stairs, doors, doorways, passageways

Required Zoning Regulation Compliance

Applicant must meet the following requirements of the R-2A zoning district to receive a zoning change and conditional use permit (see Zoning Code, Section 19.51 and additional sections cited below for complete information). The requirements listed below represent a simplified summary for typical R-2A zoning situations. For more complete information, refer to the Zoning Code.

Minimum Floor Area(seeSection19.57.130)

“Floor Area” is the sum of the several floors of a building used for human occupancy or use, as measured from the interior faces of walls, but not including basements, garages, porches, breezeways of common hallways and unfurnished attics.

Dwelling units must be constructed or remodeled to meet the following standards:

- Two-family dwellings (e.g.: a two-flat house) – at least 1,500 square feet total, 600 square feet per dwelling unit (“family”)
- Two-bedroom apartment – at least 800 square feet total per dwelling unit
- Three or more bedroom apartment – 1,000 square feet total per dwelling unit

ParkingStallsRequired(seeSection19.51.050and19.51.130)

The minimum number of parking stalls required is as follows:

- Two (2) stalls for each dwelling unit containing two to three bedrooms
- Three (3) stalls for each dwelling unit containing four or more bedrooms
- Each stall must be at least nine feet wide and 180 square feet total (minimum 9' wide x 20' long)
- End stalls (i.e.: those not between two other stalls) may be 7.5 feet wide and 150 feet total (minimum of 7 feet 6 inches wide x 20 feet long)
- IF there is a two-way driveway of at least 24 feet wide, parking spaces can be 8.5 feet wide and a minimum of 150 square feet total (minimum 8 feet 6 inches wide x 17 feet 8 inches long)
- Adequate access to a public street shall be provided for each parking space

The applicant may request the Plan and Architectural Review Commission to allow less than the number of stalls indicated above, but not less than one stall per residential unit.

The Commission may allow fewer stalls with these conditions:

- If it is in the best interest of the public.
- The applicant shows there is sufficient land and a plan to install the maximum required stalls, should it become necessary.
- The permit may be revoked at any time by the Commission upon notice and hearing if good cause is shown for the revocation of the permit.

Additional Parking Lot Requirements (see Section 19.51.080)

- A minimum of 2 stalls, and a maximum of 1 stall per licensed driver; up to a total of 5 stalls may be permitted in any combination of the front or side yard area for a 1-family dwelling
- A minimum of 2 stalls per dwelling unit and a maximum of 6 vehicles may be parked in any combination of the front or side yard for a 2-family dwelling
- Vehicles may not be parked closer than 3 feet from any abutting property line, lawn or landscaped area
 - Exception: shared parking between properties for which a zoning permit has been granted
- Parking area and driveways must be outside of any required vehicular circulation area
- Landscaped islands shall be required at the ends of parking bays to clearly define lane and turning patterns
- Any parking area for 6 or more vehicles shall have the aisles and spaces clearly marked

Parking Lot Screens and Buffers (see Section 19.57.140)

- Minimum buffer yard of 10 feet along a lot line adjoining a single family use
- No structure, activity, storage of materials or parking is permitted in a buffer yard
- Parking for 5 or more vehicles located within 15 feet of any lot line or public right-of-way line must have a buffer yard or screen. Exception: if adjoining property also contains parking lot within fifteen feet of the shared lot line

Parking Lot Lighting (see Section 19.57.150)

- If lighting is proposed, a lighting plan must be submitted to the Plan Commission

Driveways (see Section 19.51.040)

- Driveways shall be at least ten feet wide for parking areas for 9 or fewer vehicles
- Driveways shall be at least two ten-foot lanes (20 feet wide) for parking areas for 10 or more vehicles
- Driveways shall not exceed twenty-four feet in width at the street right-of-way line (i.e.: at the curb cut), except as determined by the Plan and Architectural Review Commission during site plan review
- Driveway curb cut openings must be a minimum of five feet from the side yard property line
- Driveways must be at least three feet to any abutting property line
 - Exception: where two adjacent lots have a common driveway then the three-foot minimum distance does not apply
- Driveways shall be surfaced with materials to control dust and drainage. Permeable or pervious materials are preferred

Impervious Surface Area (see Section 19.18.060)

- Plans for surfacing and drainage of parking lots and driveways shall be submitted to the City for review and approval
- Not more than 40% of any yard (front yard, side yard or rear yard) may be an impervious surface

Building Setbacks (see Section 19.21.050)

For One-Family dwelling Units:

- Front: 25 feet
- Side: 10 feet or 25 feet for corner lots
- Rear: 30 feet
- Shore: 75 feet

For Two-Family or Multifamily dwelling units:

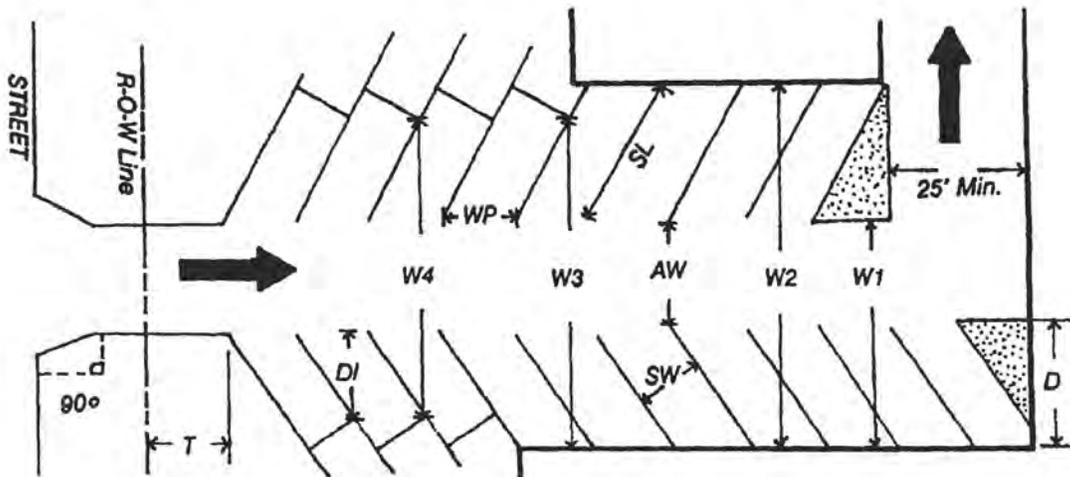
- Front: 30 feet
- Side: 15 feet or 25 feet for corner lots
- Rear: 30 feet
- Shore: 75 feet

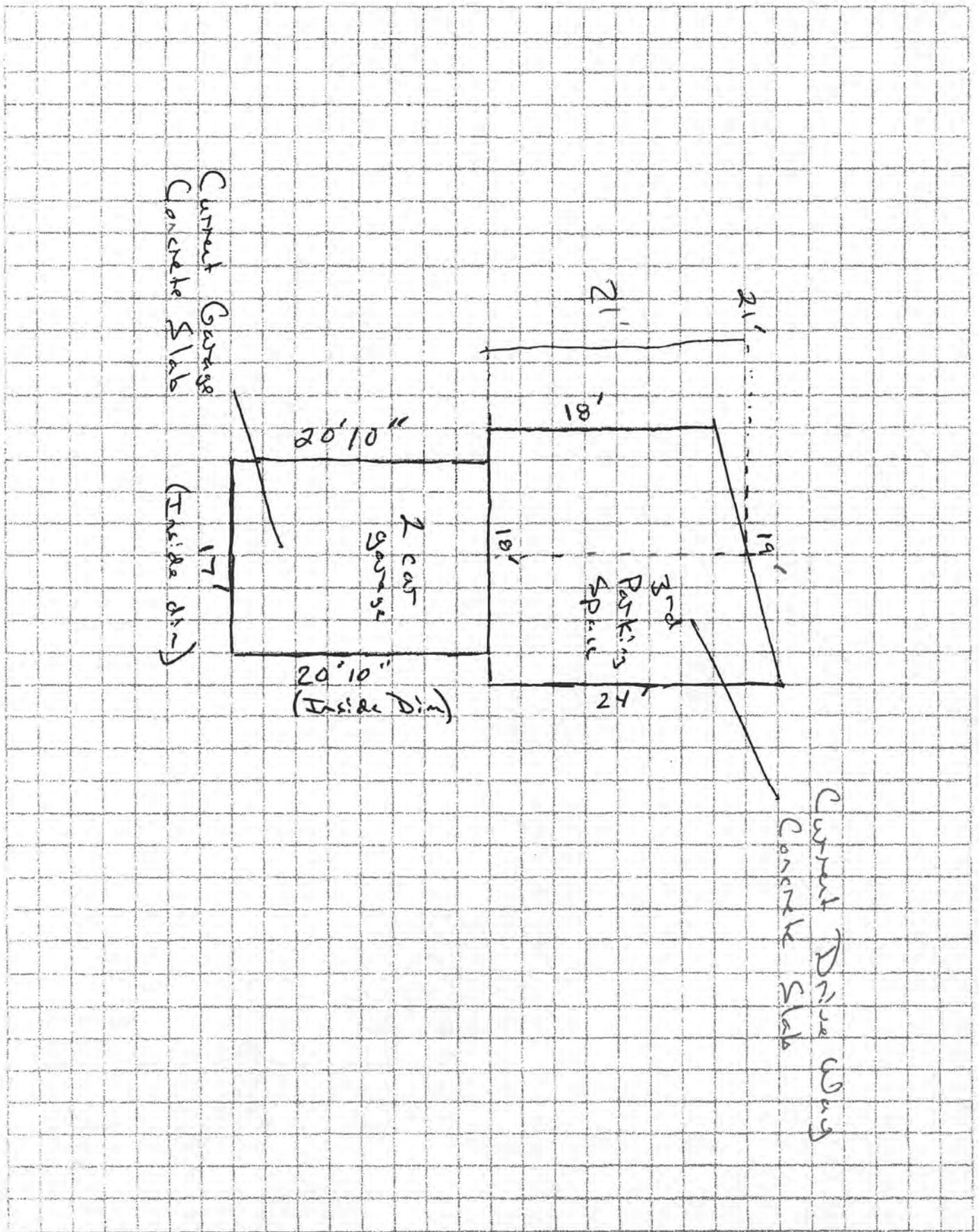
Typical Parking Lot Dimensions

Minimum Permitted Dimensions	Parking Angle in Degrees				
	0°	45°	60°	75°	90°
Stall Width at Parking Angle (SW)	9.0'	9.0'	9.0'	9.0'	9.0'
Stall Width Parallel to Aisle (WP)	17'	12.7'	10.4'	9.3'	9.0'
Stall Depth to Wall (D)	9.0' ¹	17.5' ¹	19.0' ¹	19.5' ¹	18.5' ¹
Stall Depth to Interlock (DI)	N/A	15.3'	17.5'	18.8'	N/A
Stall Length (SL)	18.0'	18.0'	18.0'	18.0'	18.0'
Aisle Width (AW) for 1-way traffic flow	12.0'	12.0'	16.0'	17.2'	24.0'
Aisle Width for (AW) 2-way traffic flow	24.0'	24.0'	24.0'	24.0'	24.0'
Throat Length (right-of-way to parking angle) (T)	9.0'	9.0'	9.0'	9.0'	9.0'
Parking Module Width (PMW)					
Wall to Wall (Single-Loaded) (W1)	21.0'	29.5'	35.0'	42.5'	44.5'
Wall to Wall (Double-Loaded) (W2)	30.0'	47.0'	54.0'	62.0'	63.0'
Wall to Interlock (Double-Loaded) (W3)	N/A	44.8'	52.5'	61.3'	N/A
Interlock to Interlock (Double-Loaded) (W4)	N/A	42.6'	51.0'	60.6'	N/A

Note:

¹Parking spaces located behind an enclosed garage and located directly off a thorough aisle shall be at least 30 feet deep.





1 Block = 1/4 "





Walworth County

Owner (s):
KICH PROPERTIES LLC

Location:

Mailing Address:
**KICH PROPERTIES LLC
N6927 GREENLEAF CT
ELKHORN, WI 53121-0000**

School District:
6461 - Sch Whitewater

Tax Parcel ID Number:
/CL 00109

Tax District:
291-City of Whitewater

Status:
Active

Acres:
0.1800

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):

PT. BLK 29 - COM ON NLY LN JANESVILLE ST 52.7' SWLY FROM INTER NLY LN WITH W LN COTTAGE ST, SWLY 93', NWLY 87.1' TO PT ON E LN SUMMIT ST, 138' M/L FROM NLY LN JANESVILLE ST, N 61.5', SELY 138' TO POB. CHAPMAN & LUDINGTONS ADD CITY OF WHITEWATER

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
412 S JANESVILLE ST WHITEWATER, WI 53190

Tax Year: 2014

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value
1	Residential	0.18	\$40,700	\$54,300	\$95,000
Total:		0.18	\$40,700	\$54,300	\$95,000

Estimated Fair Market Value:
\$95,300

Average Assessment Ratio:
0.997223735

** MFL and PFC values are not included in the total.*

Special Assessments

Assessment	Amount
Del Utilities	\$102.71

Walworth County

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0 Lottery credit claimed

Tax History

Tax Year*	Total Due	Paid to Date	Current Due	Interest	Penalty	Total Payoff
2004	\$2,131.59	\$2,131.59	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$2,186.48	\$2,186.48	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$1,855.68	\$1,855.68	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$1,947.48	\$1,947.48	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$1,884.82	\$1,884.82	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$1,974.82	\$1,974.82	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$2,056.10	\$2,056.10	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$1,970.20	\$1,970.20	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$1,956.74	\$1,956.74	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$2,032.47	\$2,032.47	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$2,049.18	\$0.00	\$2,049.18	\$0.00	\$0.00	\$2,049.18
Total						\$2,049.18

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty are calculated to **12/31/2014**. Additional interest and penalty will be charged if your remittance reaches this office after that date.





Jane Wegner

From: Kurt Klingenmeyer [kklingenmeyer@hotmail.com]
Sent: Monday, February 09, 2015 4:36 PM
To: Jane Wegner; Christine Munz-Pritchard
Subject: FW: R-2A Overlay Application

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the Amendment to Zoning & Conditional Use Permit along with pictures of the property. I'm filing the application to have it zoned to house 4 non-family members.

FYI, the property already contains 4 bedrooms...so no construction will be needed. The property also has sufficient parking, so additional parking won't be needed either.

Please call me at 262-994-0121 to let me know if anything else is needed and to pay the application fee.

Click the link for the attachment:

<https://dl.dropboxusercontent.com/u/39371309/412%20S%20Janesville%2C%20LLC/412%20S%20Janesville%20St%20Application.pdf>

Thank you for your help.

Kurt Klingenmeyer