



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

[www.whitewater-wi.gov](http://www.whitewater-wi.gov)  
Telephone: (262) 473-0540

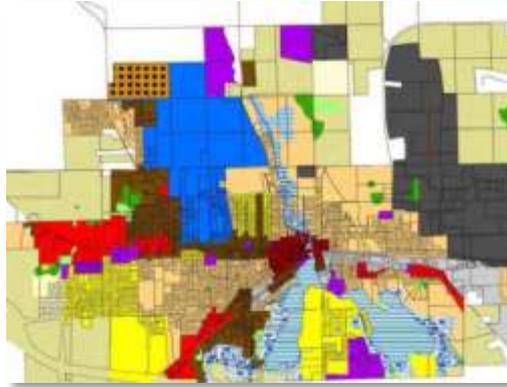
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## ZONING REWRITE STEERING COMMITTEE Agenda

City of Whitewater Municipal Building  
Lakefront Room 2<sup>nd</sup> floor  
312 W. Whitewater St., Whitewater, Wisconsin  
February 1<sup>st</sup>, 2012  
5:30-7:30 p.m.

1. Discuss Issues – Major Priorities, Secondary Priorities
2. Discuss Potential District changes
3. Review Permitted and Conditional Uses
4. Next Steps – April Meeting

Anyone requiring special arrangements is asked to call the Neighborhood Service 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 Latisha Birkeland, 312 W. Whitewater Street, Whitewater, WI, 53190 or [lbirkeland@whitewater-wi.gov](mailto:lbirkeland@whitewater-wi.gov).



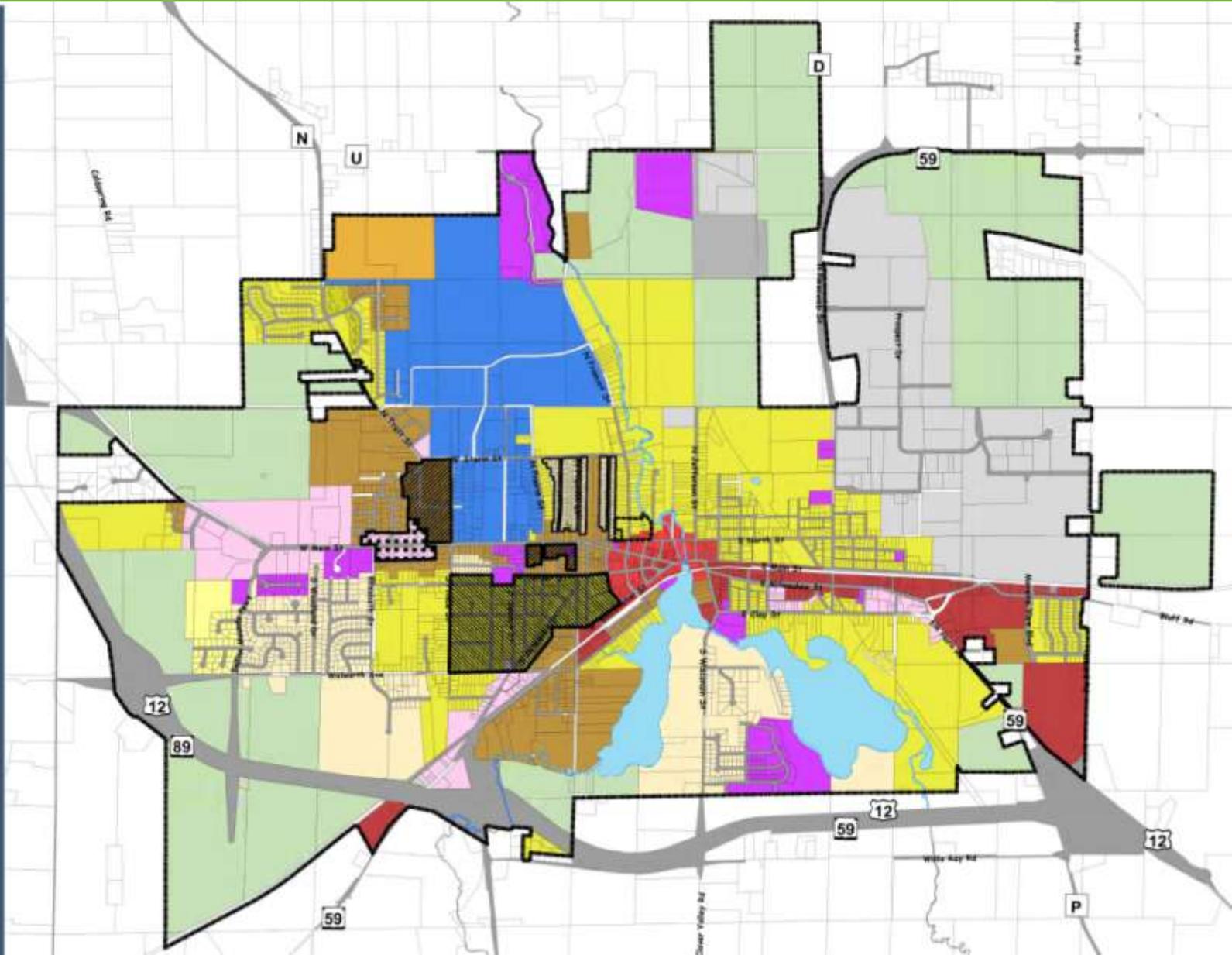
# Zoning: Proposed Changes

## ZONING MAP PROPOSED AMENDMENTS CITY OF WHITEWATER WISCONSIN

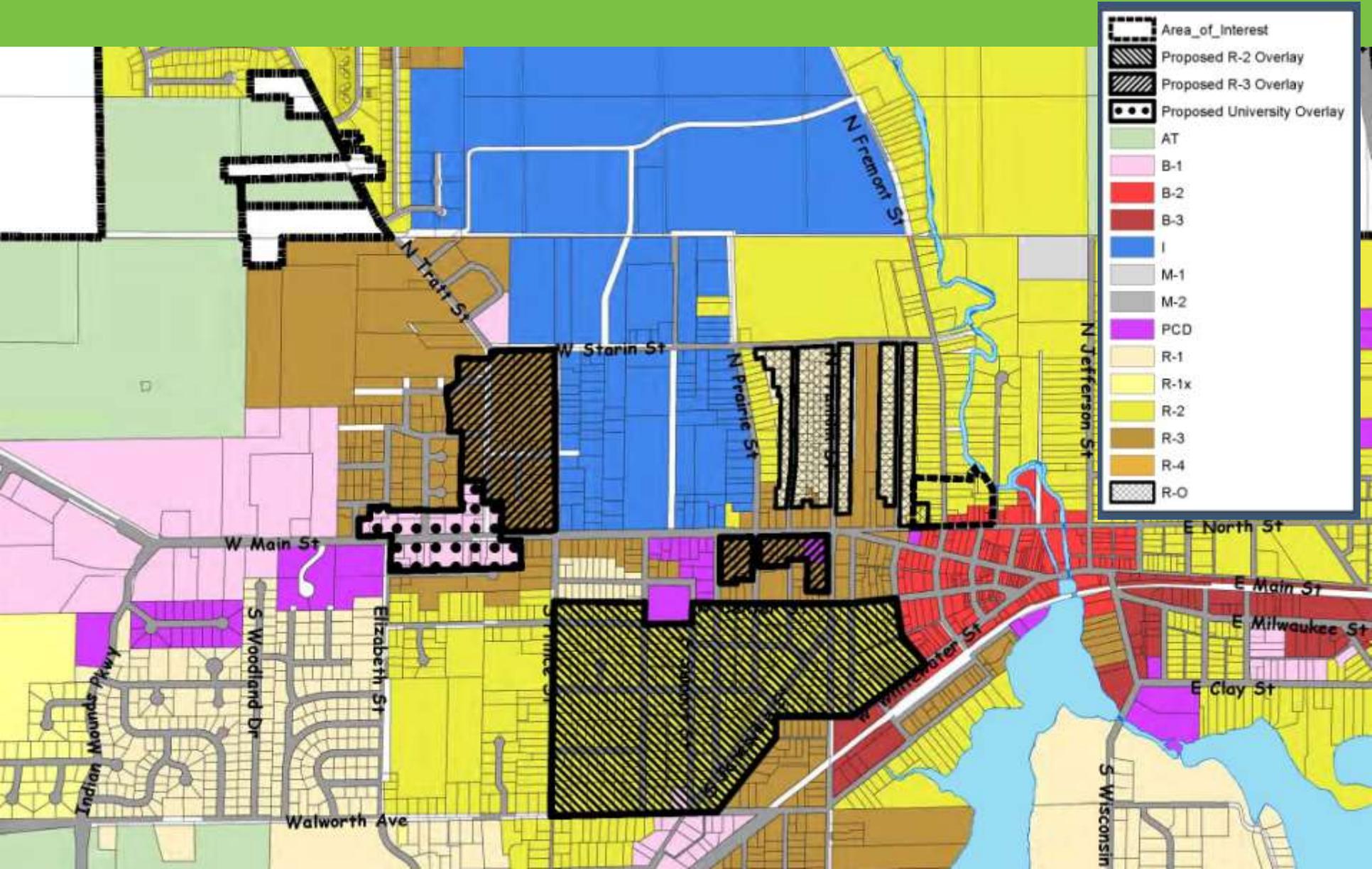


1 in = 1,200 ft

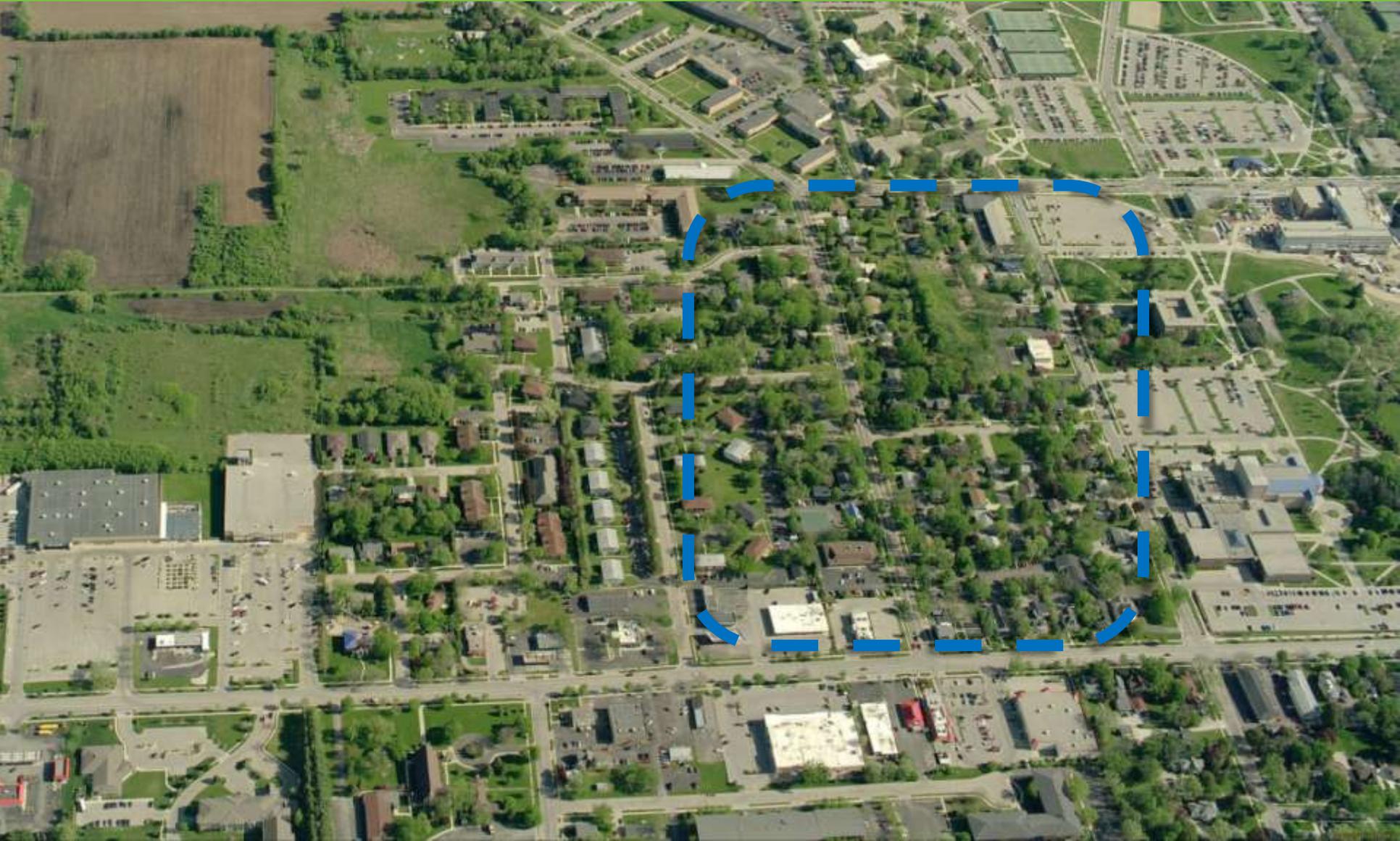
GRAEF



# R-3A: Overlay – Higher Density Housing



# R-3A: Overlay – Higher Density Housing



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# Proposed R-3 Overlay District

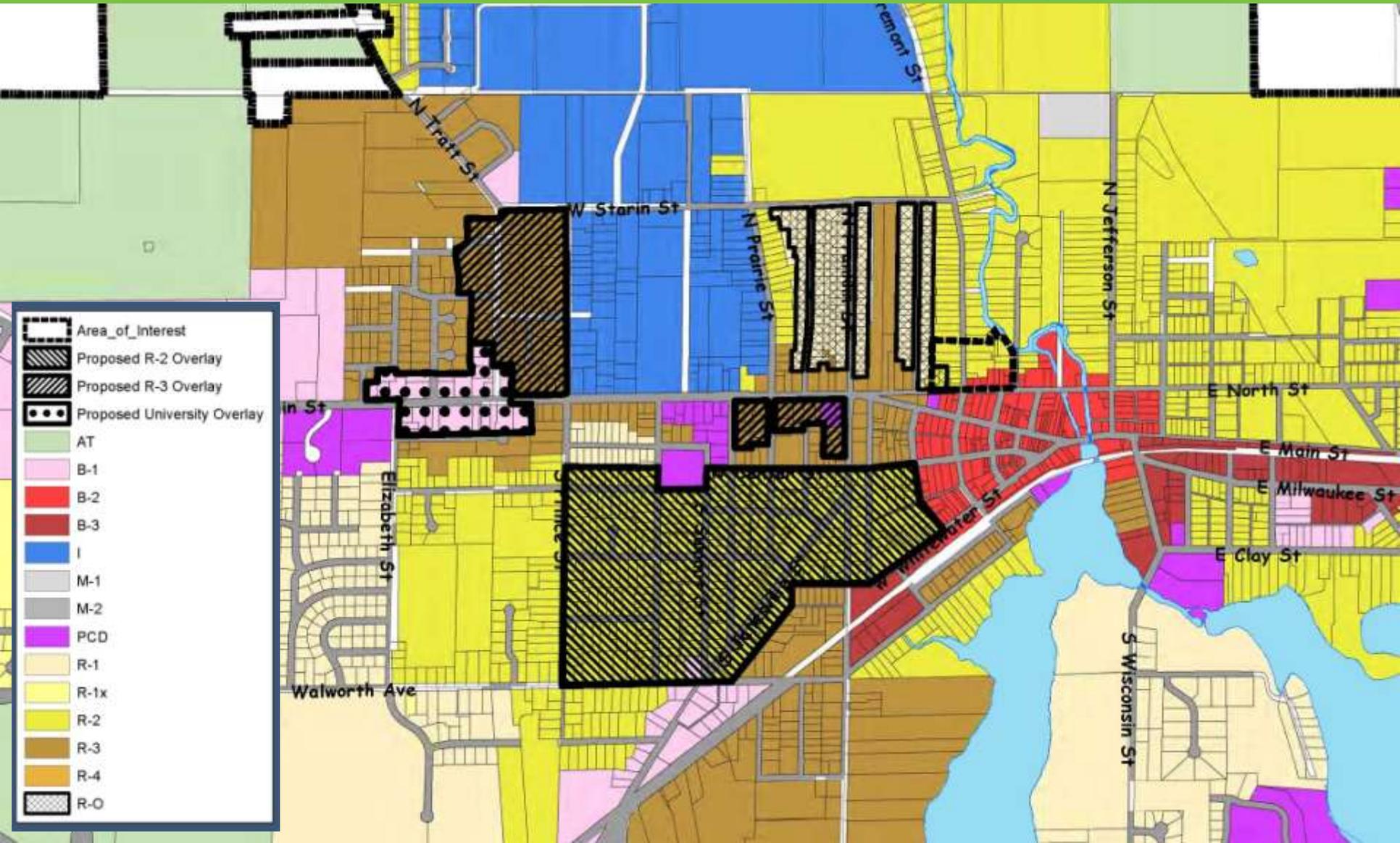
## 19.21.020 Permitted uses.

Permitted uses in the R-3 district include:

- A. One-family detached dwellings;
- B. Two-family attached dwellings (new construction);
- C. Attached dwellings, up to four (**EIGHT**) units per building. Minimum lot area requirements for such uses shall be regulated by Chapter 19.21. "Attached dwelling" means a one-family dwelling attached to two or more one-family dwellings by common vertical walls;
- D. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. 1499 § 8, 2001; 1174 § 4A, 1990; Ord. 1149 § 3, 1988; Ord. 994 § 3.8(A), 1982).

# R-2A: Overlay – Based on number of bedrooms



# R-2A: Overlay – Based on number of bedrooms

## DEFINITIONS

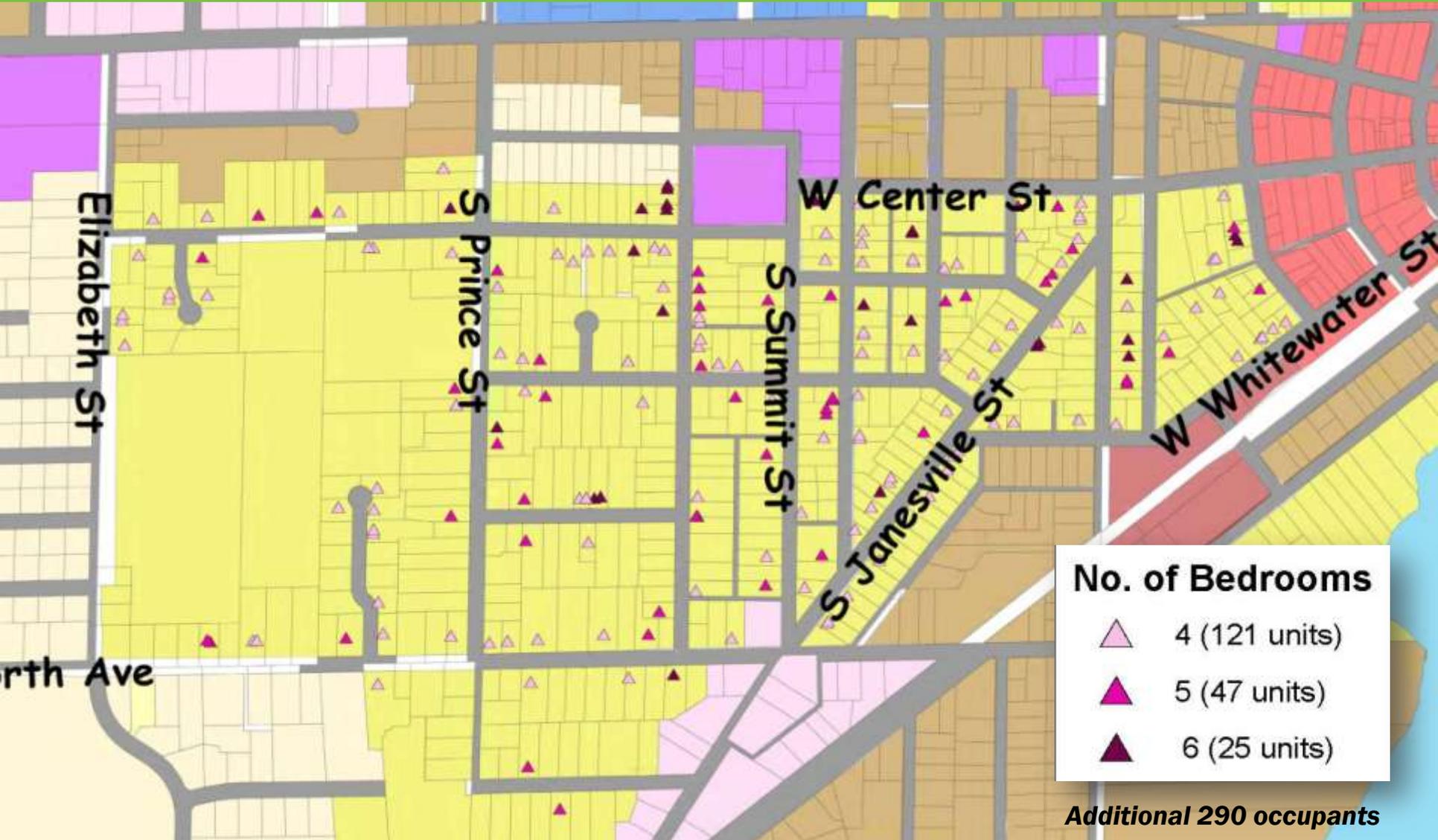
19.09.520 Non-family household.

"Non-family household" means a group of individuals who do not constitute a family under the terms of this title and who live as a single household in a dwelling unit. Within the R-1 and R-2 districts, a non-family household shall be limited to three unrelated persons. (**Within the R-2A Overlay district, the number of occupants shall be limited to the number of original bedrooms.**) Within the R-3 district, a non-family household shall be limited to five unrelated persons. This section is meant to ensure the right of quiet enjoyment of each property owner, or resident of their home. The constant or consistent presence of visitors to a particular residence can constitute the equivalent of additional persons living there, for land use purposes, regardless if they are listed as residents on a lease or deed, if the "quiet enjoyment" of others' property rights is affected. For the purposes of this section, quiet enjoyment shall mean actions by occupants or visitors which unreasonably disturb other property owners' or occupants' enjoyment of their premises.

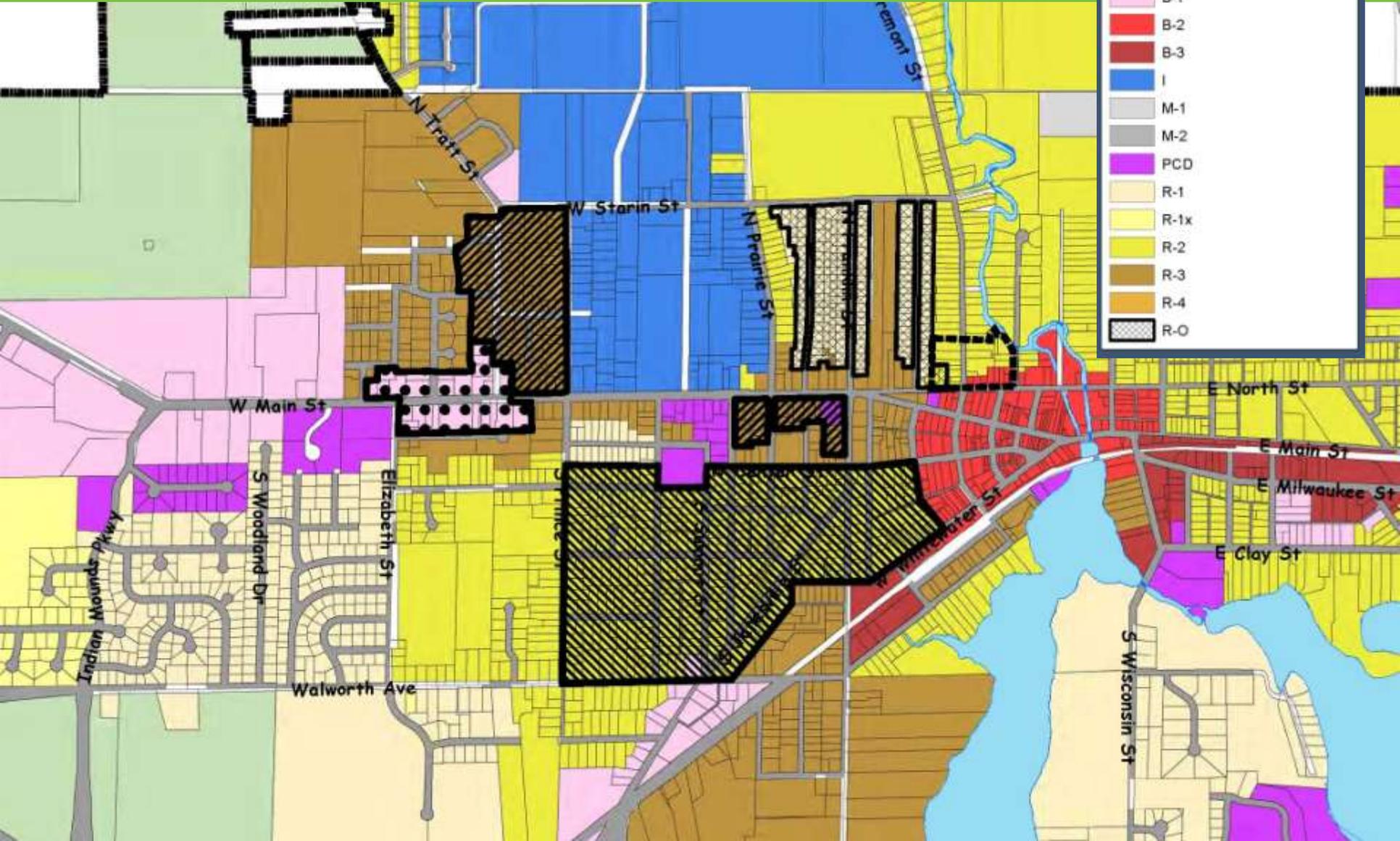
(Ord. 994 § 12.0(part), 1982).

(Ord. No. 1689A, 6-17-2008; Ord. No. 1694A, 8-5-2008)

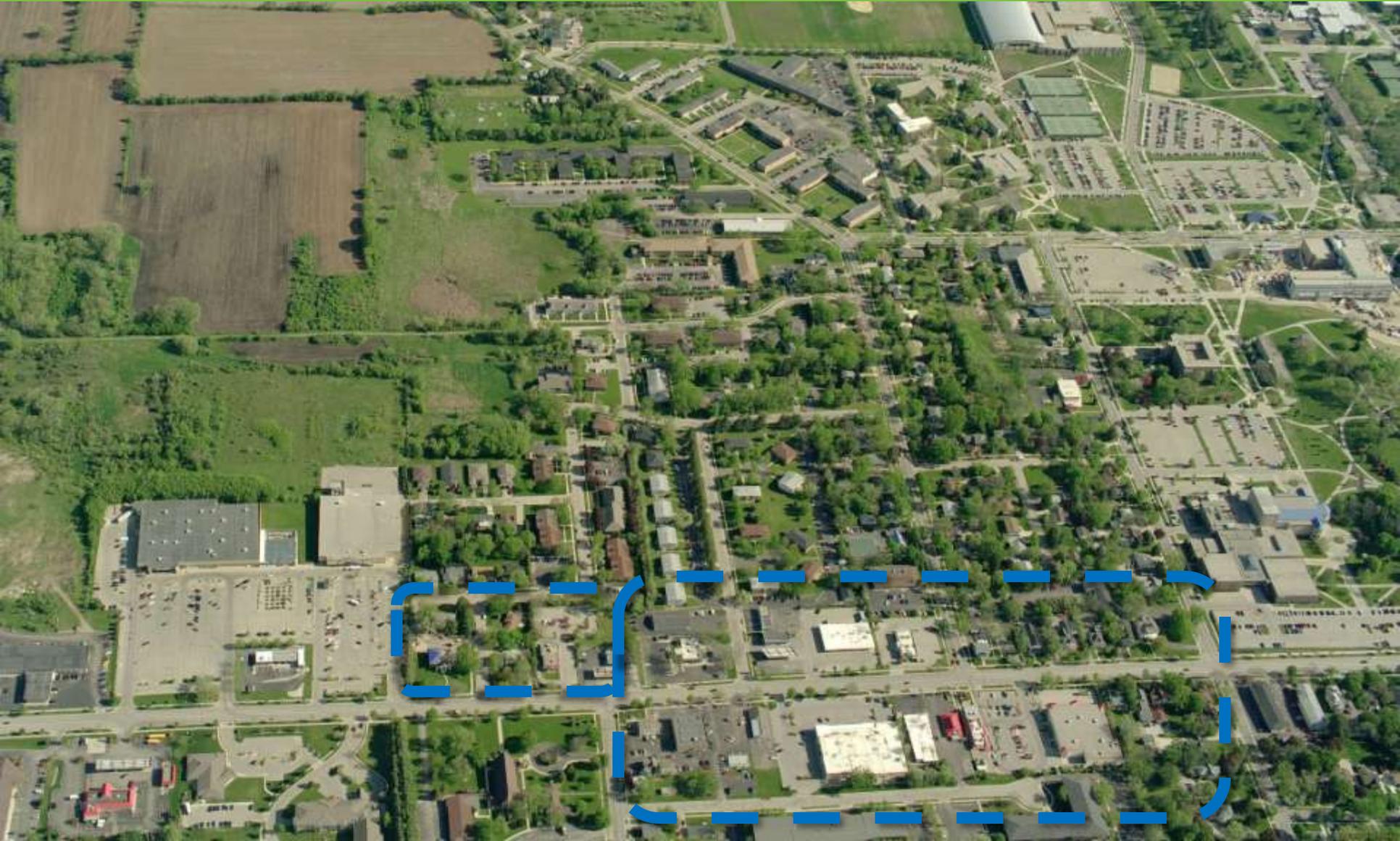
# R-2A: Overlay – Based on number of bedrooms



# University Neighborhood Overlay



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## **BASED ON: 19.27 B-1 COMMUNITY BUSINESS DISTRICT**

Purpose.

The University Neighborhood Overlay district is established to accommodate a mixed-use, retail shopping, and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to the university, existing residential areas, and major traffic routes. High quality site layout, building design, and landscaping is required.

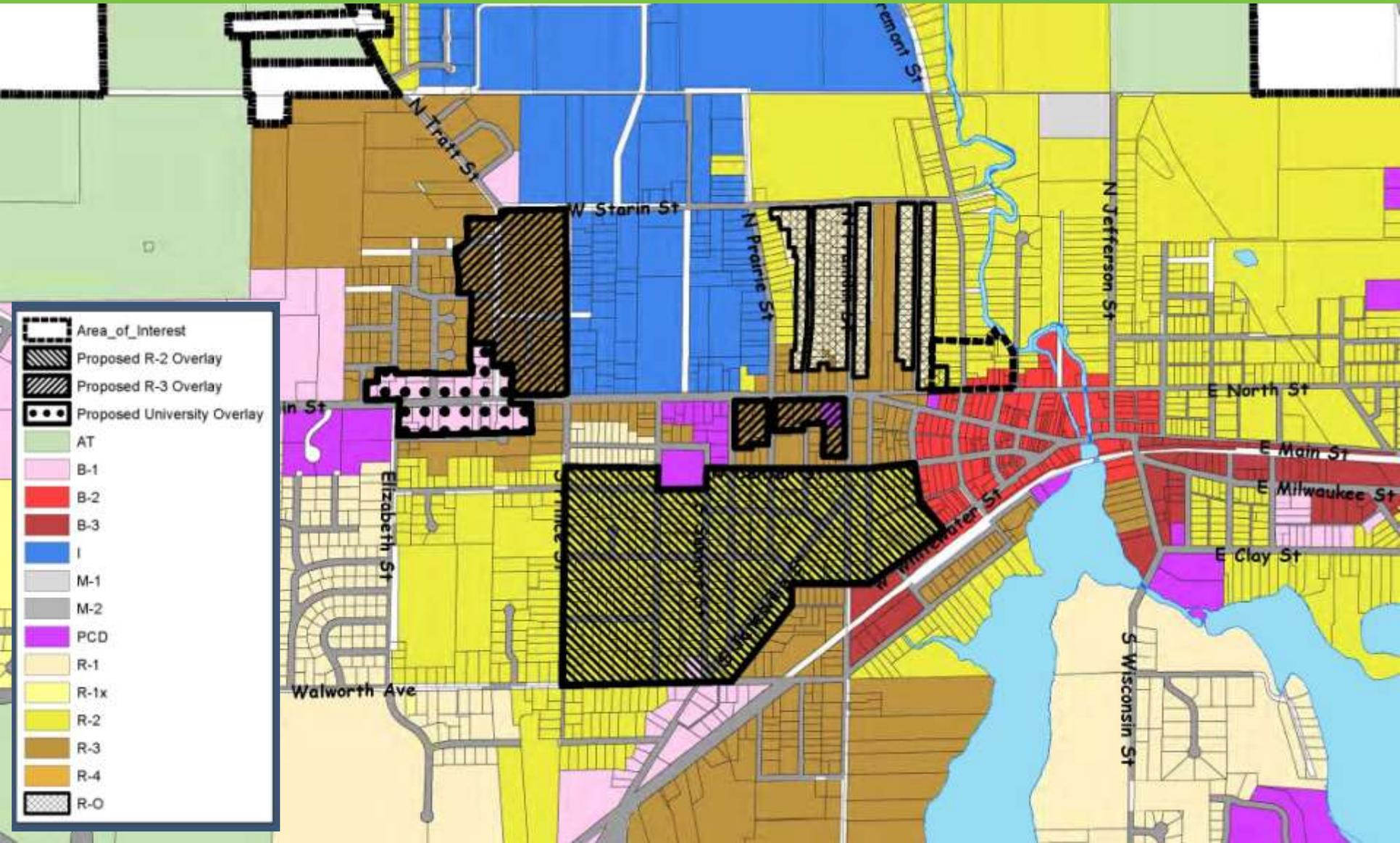
Include the following for **Permitted Uses**:

- A. Permitted Uses in the B-1 District
- B. Attached dwellings, up to eight units per building. Minimum lot area requirements for such uses shall be regulated by Chapter 19.21. "Attached dwelling" means a one-family dwelling attached to two or more one-family dwellings by common vertical walls;

Include the following for **Conditional Uses**:

- A. Conditional Uses in the B-1 District
- B. Multifamily dwellings and attached dwellings, over eight units, new construction only;

# Downtown – housing options



# Downtown – housing options



# Downtown – housing options

## **Purpose.**

Provide housing options adjacent to the downtown area that compliment the historic downtown, while providing new construction within walking distance to the river, park system, and retail area.

## **Housing options** could include:

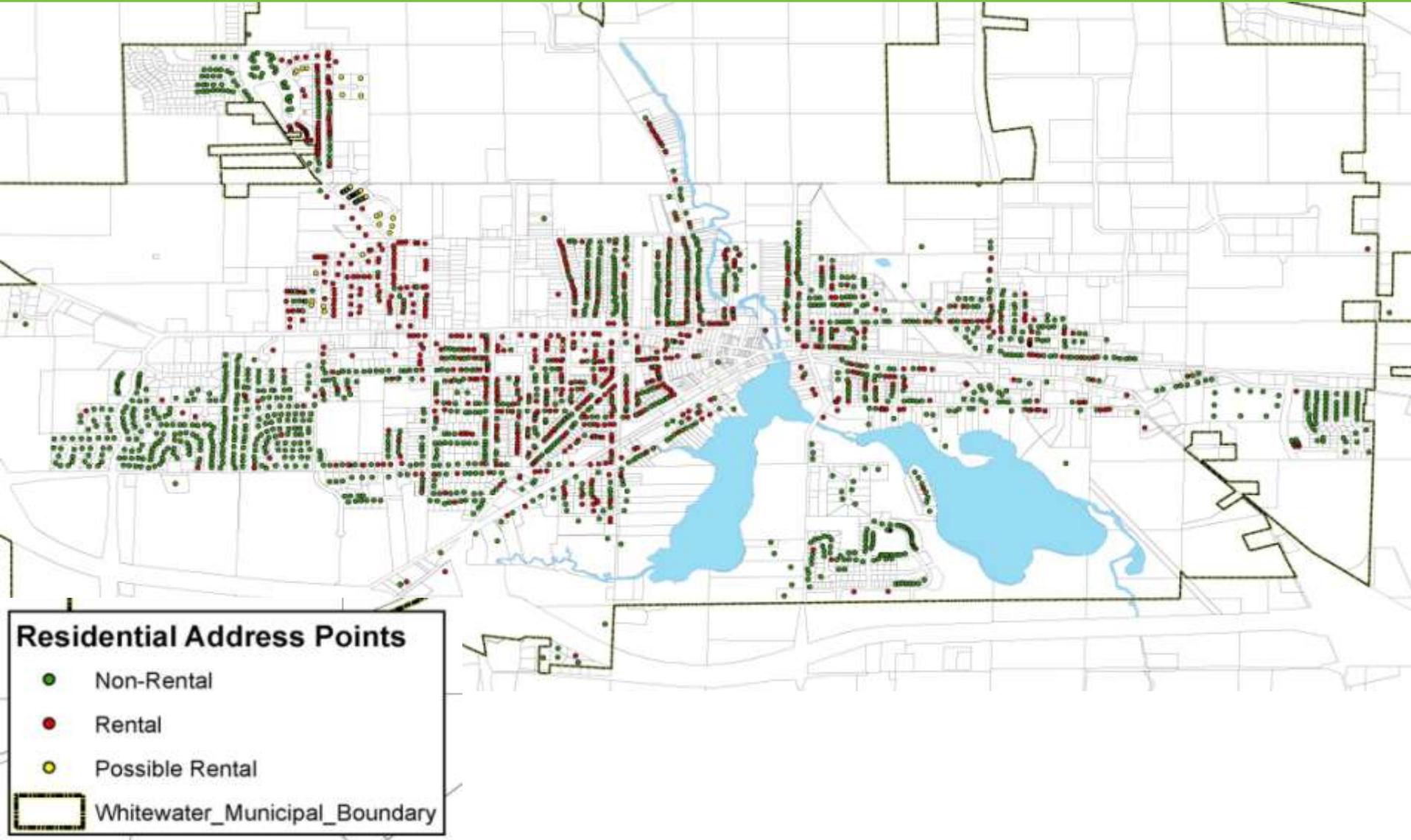
Owner-occupied condominiums

High end apartments

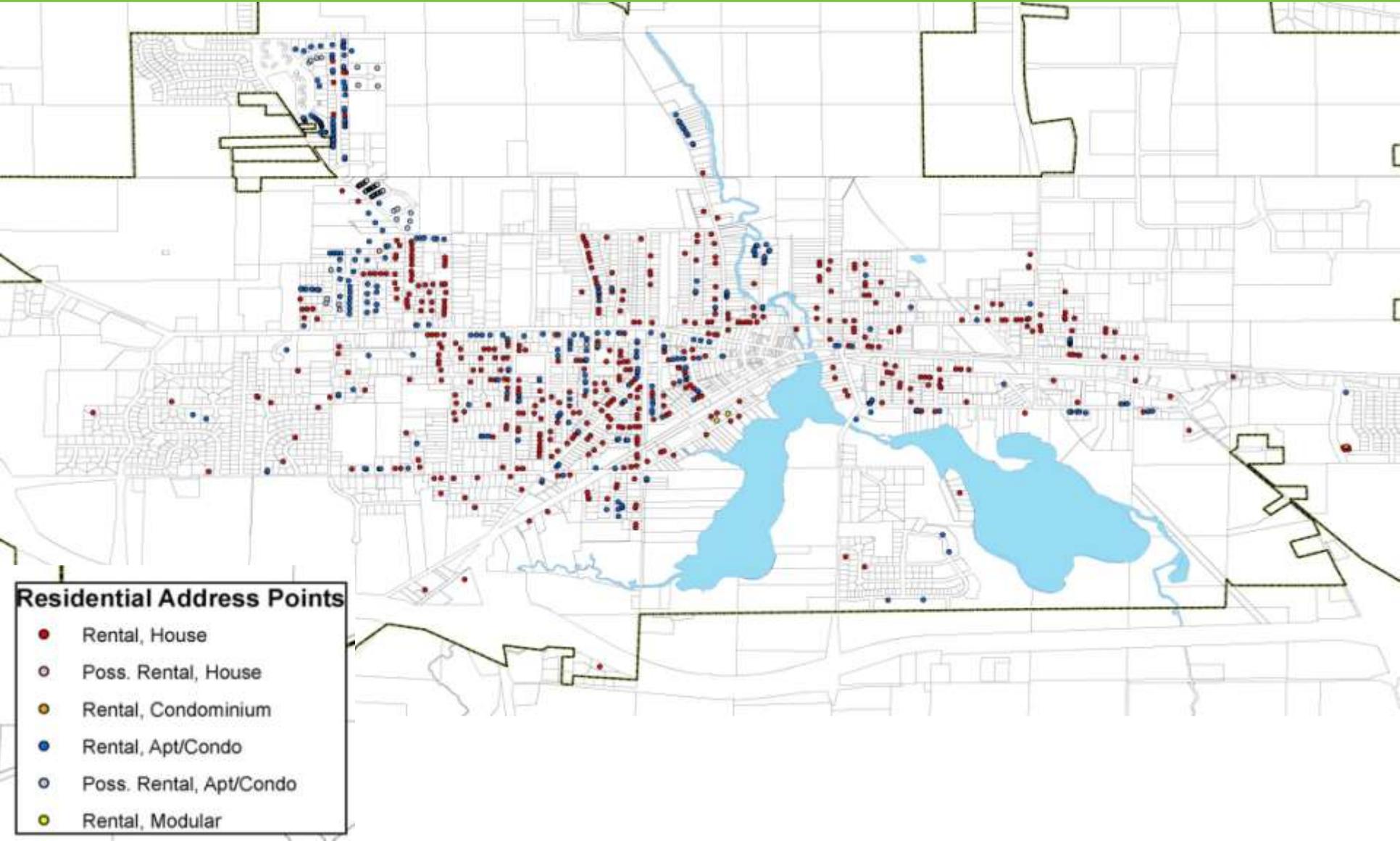
Detached condominiums



# Rental & Ownership



# Rental & Ownership BY BUILDING TYPE



# Review of Conditional Use Permits

## **R-2 ONE- AND TWO-FAMILY RESIDENCE DISTRICT**

- A. Attached (townhouse and condominium) dwellings, up to four units per building; minimum lot area requirements for such uses shall be regulated by Chapter 19.21;
- B. Two-family attached dwellings (new construction only);

## **R-3 MULTIFAMILY RESIDENCE DISTRICT**

- B. Multifamily dwellings and attached dwellings, over four (EIGHT) units, new construction only;
- E. Any building over three stories or forty feet;

## **B-1 COMMUNITY BUSINESS DISTRICT**

- H. Taverns and other places selling alcoholic beverages by the drink;
- I. New residential uses meeting the standards of the R-3 district, when mixed with commercial uses in a unified project;

## **B-2 CENTRAL BUSINESS DISTRICT**

- C. Taverns and other places selling alcoholic beverages by the drink, including expansion of existing uses;

# Next Steps

- **City presentation of project status to the Plan Commission and Council (March)**
- **Track Changes for review at April meeting**
- **Map changes to districts based on input received tonight**
- **Ongoing discussion of technical issues and formatting with City staff**

