CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION

Agenda

January 8, 2018

City of Whitewater Municipal Building

Community Room

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 December 11, 2017.
4.	Review proposed monument sign with an electronic message board for the Whitewater High School at 534 S. Elizabeth Street for the Whitewater Unified School District.
5.	Review proposed 3 lot Certified Survey Map at 662 E. Milwaukee Street for Frawley Enterprises of Whitewater Limited Partnership (Mike Frawley).
6.	Hold a public hearing for the consideration of a change in the District Zoning Map for the parcel at 328 W. Main Street (Hamilton House) from PD (Planned Development) Zoning District to R-3 (Multi-family Residence) Zoning District classification under Chapter 19.21 of the Zoning Ordinance of the City of Whitewater for James and Lori Heckendorf. (The current property owner is FW Properties LLC.)
7.	Hold a public hearing for a Conditional Use Permit to allow for "Honors' Student Housing" permitting 18 students to live in the home at 328 W. Main Street (Hamilton House) for James and Lori Heckendorf.
8.	Information Items: a. Possible future agenda items. b. Next regular Plan Commission Meeting – February 12, 2018.
9.	Adjournment.

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

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

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information over which they may have decision-making responsibility; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

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: January 8, 2018

Re: **Item # 4 Review** Proposed Whitewater High School Sign.

Requested:

Preliminary review of a monument, electronic sign located at 534 S. Elizabeth Street for Whitewater Unified School District (WUSD) located in an R-1 zoning district.

Ordinance Sign Requirements (19.54):

The preliminary review is a monument type sign. This sign can fit under the community information sign or institutional sign use permitted in a residential district. Gathered from the description, this sign also has an electronic message component. Listed below are the ordinance requirements that may govern this sign:

Monument Sign : Freestanding sign whose bottom edge is located within one foot of ground level or a ground-mounted pedestal. The base or support(s) of any and all monument signs shall be securely anchored to a concrete base or footing. The height of a monument sign shall not exceed that specified in Section 19.54.052 Table B, nor shall it be otherwise erected so that it impedes visibility for safe pedestrian and/or vehicular circulation. The footing and related supporting structure, including bolts, flanges, brackets, etc., shall be concealed by the sign exterior, masonry covering, earth and permanent groundcover, or evergreen shrubs. (Refer to Sections 19.54.040 and 19.54.052-Table B.)

Community Information Sign: Officially-designated sign which is limited to either the display of information of interest to the general community regarding scheduled public events and information of general interest to the residents of Whitewater, or signage located on scoreboards, fences or similar structures within the confines of publicly-owned (city, school district, university) athletic fields, courts, rinks or other active recreation facilities as approved by the parks and recreation board.

a. Community information signs shall be permitted per the discretion of the Neighborhood Services Department. The City may revoke the designation of an approved community information sign if such sign fails to comply with the requirements of this chapter. Upon revocation, the owner of the sign shall have thirty (30) days to remove the sign at the owner's expense.
b. Such sign shall only display information regarding events and information of general interest to the residents of Whitewater. Copy which may be considered as advertising a product, private or restricted participation event, or activity for private profit shall be prohibited. This provision may be waived by conditional use for community information signs on lands owned by the public for recreational purposes, provided that the installation of the sign provides a benefit to a public or community organization.
c. Such sign may be located on private or public property.
d. Such sign shall conform to the visibility requirements of Chapter 19.51
e. Maximum sign area shall be thirty-two (32) square feet, unless a larger sign is approved by the plan commission based on conditions unique to the placement of the sign or the required length of the message. Such sign shall not be counted as adding to the area of signage on the subject property for the purposes of regulating sign area per Section 19.54.050F.

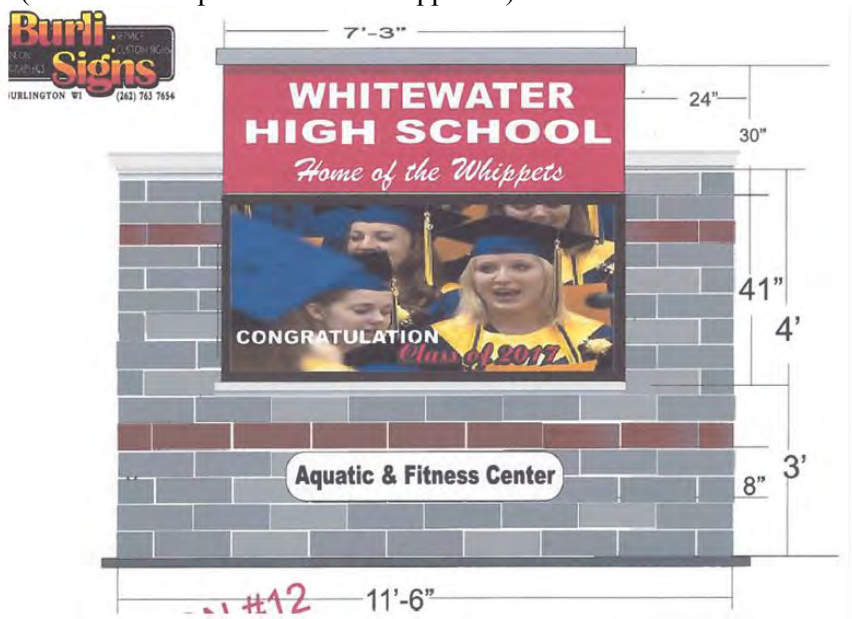
Institutional Sign: Sign regulations applicable to residential districts (19.54.040). In all residential zoning districts, signage shall be permitted per the requirements: (F) for all institutional uses permitted in residential districts, sign sizes and types shall be the same as those applicable in the institutional zoning district per Section 19.54.052, except that pylon signs shall not be permitted. The 19.54.052 states that monument signs have a maximum size of 80 square feet per side and shall be located 10 feet from any lot line drive or main sidewalk.

Electronic message center signs

1. The total length of the information cycle shall not be shorter than three (3) seconds nor longer than ten (10) seconds. Items of information may not be repeated at intervals that are short enough to cause an electronic message center sign to have the effect of a flashing sign. Traveling messages may travel no slower than 16 light columns per second and no faster than thirty-two (32) light columns per second.
2. Except for signs that are less than ten (10) square feet in sign area, all electronic message center signs shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination.
3. The message display area shall be included when calculating permitted sign area for the type of sign (e.g., wall, monument) in the zoning district in which the sign is located.
4. All electronic message center signs shall be maintained so as to be able to display messages in a complete and legible manner.
5. No electronic message center sign shall be allowed within any agricultural, conservancy, residential, or industrial zoning district; for any residential use regardless of zoning district; or positioned to be visible and within three hundred feet from any residential zoning district except by conditional use permit. Within the B-2 zoning district, electronic message center signs shall be allowed only by conditional use permit.

Review:

The proposed sign is an estimated 25 square feet (24.77035). The sign pedestal is approximately 73 sq ft. This could fall under institutional sign in a residential zoning district which has a maximum size of 80 square feet per side or community information sign which has a maximum of 32 square feet (over 32 needs plan commission approval).



With the size, electronic message component and the proximity to residential, I am requesting that this sign is regulated as a "community information sign". This is why it requires review and approval by the plan commission. It should be noted that this review and recommendation is subject to issuing of the building permit.

Recommendations:

1. An electronic message display must be equipped with technology the sign owner can use to program lighting levels to comply with the lighting standards in this section.
2. An electronic message display shall be located on no more than one freestanding sign per road frontage.
3. Electronic displays are designed to produce sufficient brightness to ensure clear legibility during daylight hours. However, daytime brightness settings are usually inappropriate for night-time viewing.
4. All frames must last at least three seconds, with no flashing.
5. Maintain the intersection visibility requirements per section 19.51.010.
6. The location should be 10 feet from the lot line.
7. The schools have a process in place for requesting information on the message board.
8. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.
9. Any other conditions identified by the Plan Commission.

SOFFA & DEVITT LLC
Attorneys at Law

Sam J. Soffa
Russell W. Devitt
Dianne M. Soffa
Teague D. Devitt

332 W. Whitewater Street
Whitewater, WI 53190-1999

Telephone: 262-473-5105
Facsimile: 262-473-5166

December 27, 2017

Ms. Chris Munz-Pritchard
Neighborhood Services Director/City Planner
P. O. Box 178
Whitewater, WI 53190

Re: Whitewater High School Sign

Dear Ms. Munz-Pritchard:

Enclosed please find a copy of correspondence I submitted to the Whitewater School Board when it was discussing the location of the monument sign with message board which is a subject of the Plan Review Commission Meeting on January 8 at 6:30 p.m. I would like this to be made part of the record with respect to the Plan Commission's consideration insofar as appropriate with respect to the application made to the Plan Commission by the School District.

I hope to be present at the meeting on January 8 as well but ask that these comments be taken into consideration at that time either way.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions you may have.

Very truly yours,

SOFFA & DEVITT LLC

Russell W. Devitt

RWD:kl

Enclosure

cc: Whitewater Unified School District, Administrator Mark Elworthy (letter only)

Russell W. Devitt
1210 Walworth Avenue
Whitewater, WI 53190

September 21, 2017

Whitewater Unified School District School Board
Attention: Administrator Mark Elworthy
419 S. Elizabeth Street
Whitewater, WI 53190

Re: Whitewater High School Sign

Dear Mark:

We have discussed this on a couple of occasions and thank you for indulging my interest in this matter.

I understand the Board has accepted the McCulloch Family donations and possibly others, to help offset the cost of a school sign for the High School. I also understand that the Board will be meeting to consider the site on September 25. I request that my comments be shared with the Board President and Board as you see fit.

I have lived across the street from the intersection of Walworth and Elizabeth since well before the High School was built. I understand that this is the considered site for the proposed sign. I further understand that the proposed sign includes video and/or digital components which would communicate information to students and/or general public regarding high school events.

I realize that the electric service for the High School is available at the proposed site and this is one of the considerations making this site attractive. I view this intersection on a daily basis before school starts in the morning and on occasion after school in the afternoon. During these times this particular intersection is the busiest intersection in Whitewater. As you know cars and buses as well as students walking and biking approach this intersection from all directions. Traffic approaching the intersection from the North on Elizabeth Street proceed to the right, left or straight ahead. The same is true with those approaching the intersection from the West on Walworth Avenue and the East on Walworth Avenue. Those approaching the intersection from the South after dropping off students at the High School, or otherwise leaving the school grounds, do the same. In addition anywhere from 10 to 15 school buses which have entered the site at the West end of the school leave on South Elizabeth, some proceeding toward the Middle School, and others proceeding either West or East on Walworth Avenue.

Prior to stop signs being placed at the intersection the traffic problem was probably worse than it is now, however crossing guards were routinely and regularly present. Now, crossing guards are no longer utilized at this intersection. I can verify that the stop signs placed at the intersection are

treated by the traffic using the intersection as mere suggestions and not requirements. Perhaps one in twenty vehicles actually comes to a complete stop.

It is my opinion that considering the location of the sign at what I understand to be the considered location at the intersection of Walworth and Elizabeth, such a location would become a dangerous distraction to the traffic patterns discussed above. As you are aware, Middle School traffic to a large extent uses this intersection at the same time High School traffic does. In addition there is pedestrian traffic, students walking to the High School and/or Middle School as well as biking. This repeats itself before and after school.

I understand that it has been indicated that the information flow on such a sign can be halted for specific periods and that one consideration is to not have it provided during these heavy traffic times. If that were the case however and if the intent was to provide information to students, the intent would not be realized because the students usually would not be in position to receive the information except when coming and going from school. Of course students receive pretty much all of their information these days on the internet, or social media, most if not all having cell phones. Therefore the purpose of the sign might be to inform members of the general public. Should that be the case, and considering a possible dangerous distraction to traffic at the Walworth/Elizabeth intersection, it seems that it would make more sense to locate the sign further West on Walworth Avenue, well away from the intersection, perhaps where the sign presently exists which exhibits last time Whitewater won state championships in various sports. That sign could then be moved somewhere else on the property if the Board wished. Another alternative would be to move the sign under consideration closer to the front of the High School structure away from the public streets such that students would have more opportunity to view it. If the sign were located where the current High School athletic championship sign is located it could be placed in a way so that it was visible to traffic coming or going on Elizabeth Street instead of only angling toward a single intersection.

I realize locating this sign more Westerly on Walworth Avenue, or closer to the school, and probably in a way that it would be visible from both the East and West could be more costly because of the need to relocate a power source at that location. I feel that such cost is easily outweighed by the other considerations set forth above.

Thank you for your consideration in this matter.

Russell W. Devitt

#4

City of WHITEWATER

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

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

NOTICE OF REVIEW

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 8th day of January 2018 at 6:30 p.m. to review a proposed monument sign with a message board for the Whitewater High School at 534 S. Elizabeth Street for the Whitewater Unified School District.

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
/A312900001	DAVID T KEHRER	ROBYN M KEHRER	513 S ELIZABETH ST	WHITEWATER	WI	53190-0000
/A312900002	JASON BLECK	LEANNE BLECK	515 S ELIZABETH ST	WHITEWATER	WI	53190-0000
/A312900003	JOHN COOK		517 S ELIZABETH ST	WHITEWATER	WI	53190-0000
/A312900004	SHIRLEY W BUTLER		1011 W SHAW CT #22	WHITEWATER	WI	53190-0000
/BU 00001	MARC W TAYLOR	KIM E TAYLOR	1344 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/BU 00002	MAGDALENE M STETTER TRUST		455 S WOODLAND DR	WHITEWATER	WI	53190-0000
/BU 00003	THOMAS C HARTY	MARY L FENZL	447 WOODLAND DR	WHITEWATER	WI	53190-0000
/BU 00046	PATRICK J LARSON	BETH A LARSON	448 WOODLAND DR	WHITEWATER	WI	53190-0000
/BU 00047	JENNA A LOOMANS		458 S WOODLAND DR	WHITEWATER	WI	53190-0000
/BU 00048	WILLIAM A WILSON		1406 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/DRAV 00001	FRANK PETER ZABALLOS	KRISTINE MARTHA ZABALLOS	1143 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WC 00001	GARY J SMALE	KAREN M SMALE	539 S ELIZABETH ST	WHITEWATER	WI	53190-0000
/WC 00002	JAMES DISRUDE	KATHRYN CASEY	1148 W SOUTH ST	WHITEWATER	WI	53190-0000
/WC 00003	ARTHUR KEVIN BOREN	LISA J BOREN	1140 W SOUTH ST	WHITEWATER	WI	53190-0000
/WC 00008	JOHN D CHENOWETH	SUZANNE C CHENOWETH	1135 W SOUTH ST	WHITEWATER	WI	53190-0000
/WC 00009	MARK ELWORTHY	KAREN ELWORTHY	1145 W SOUTH ST	WHITEWATER	WI	53190-0000
/WC 00010	KEVIN & NANCY BRUNNER TRUST		1155 W SOUTH ST	WHITEWATER	WI	53190-0000
/WC 00011	FRANK PETER ZABALLOS	KRISTINE MARTHA ZABALLOS	1143 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WP 00001	RUSSELL W DEVITT	VICKI S DEVITT	1210 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WP 00002	MARGARET H PAULL	THOMAS H PAULL	1222 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WP 00003	ALLEN J TANIS	SUSAN M TANIS	1232 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WP 00004	RICHARD P HAVEN	KATHY E HAVEN	1235 W KAY ST	WHITEWATER	WI	53190-0000
/WP 00005	IRA J MARTIN	MICHELE P MARTIN	1225 W KAY ST	WHITEWATER	WI	53190-0000
/WP 00006	BRENT R BRESSER	SUSAN E BRESSER	1215 W KAY ST	WHITEWATER	WI	53190-0000
/WP 00007	JAMES M WASTART	DEBORAH A WASTART	9084 37TH AVE	FREMONT	WI	54940-9311
/WP 00027	PAUL & LOIS LAURITZENTRUSTEES	PAUL & LOIS LAURITZEN TRUST	1274 W COURT ST	WHITEWATER	WI	53190-0000
/WP 00028	RANDALL E THORNTON	DEBRA C THORNTON	1294 W COURT ST	WHITEWATER	WI	53190-0000
/WP 00030	NOMSA GWALLA-OGISI		PO BOX 551	WHITEWATER	WI	53190-0000
/WP 00031	EARLE F YOUNG	SARA J KUHL	1302 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WP 00032	GERALD G MORRIS II	AUTUMN M MORRIS	439 S PLEASANT ST	WHITEWATER	WI	53190-0000
/WP 00035	KORI HARTMAN		466 PLEASANT ST	WHITEWATER	WI	53190-0000
/WP 00036	MARK A HIEBERT	SANDRA R HIEBERT	454 S PLEASANT ST	WHITEWATER	WI	53190-0000
/WP 00037	RICHARD E PARSONS		440 S PLEASANT ST	WHITEWATER	WI	53190-0000
/WUP 00215	JT SCHOOL DIST #1 CITY OF WHITEWATER ETAL			WHITEWATER	WI	53190-0000
/WUP 00215A	JOHN M HANEKAMP TRUST	SUSAN K HANEKAMP TRUST	N9440 HOWARD RD	WHITEWATER	WI	53190-0000
/WUP 00215B	JAIME LONGORIA	NANCY N LONGORIA	1170 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WUP 00215C	AARON W ROLOFF		1182 W WALWORTH AVE	WHITEWATER	WI	53190-0000
/WUP 00215E	M&F RENTALS 2 LLC		555 E CLAY ST	WHITEWATER	WI	53190-0000

/WUP 00215F	MAX E STRITZEL		W5524 TRI-COUNTY RD	WHITEWATER	WI	53190-0000
/WUP 00215G	TRACEY G SCHERR		429 ELIZABETH ST	WHITEWATER	WI	53190-0000
/WUP 00215H	JOSEPH D HEISER	ANN M HEISER	425 S ELIZABETH ST	WHITEWATER	WI	53190-0000
/WUP 00223A	ALAN T TRAUTMAN	SUZANNE R HASELOW	1304 W WALWORTH AVE.	WHITEWATER	WI	53190-0000
/WUP 00223B	THOMAS I WEGNER	CHERYL M WEGNER	1230 W SATINWOOD LN	WHITEWATER	WI	53190-0000
/WUP 00223C	KARL P STOLL		445 S PLEASANT ST	WHITEWATER	WI	53190-0000
/WUP 00315	KACHEL TRUST		250-3 INDIAN MOUND PKWY	WHITEWATER	WI	53190-0000
/WUP 00315A	UNIFIED SCHOOL DIST 1			WHITEWATER	WI	53190-0000
/WUP 00324	HOFFMANN LANDS LTD	C/O TOM HOFFMANN	8612 LIMA CENTER RD	WHITEWATER	WI	53190-0000

CITY OF WHITEWATER
312 W Whitewater Street
P.O. Box 178
Whitewater WI 53190
(262) 473-0540
www.whitewater-wi.gov

NEIGHBORHOOD SERVICES
Application for Sign Permit

APPLICANT AND SUBJECT PROPERTY INFORMATION

This packet includes the application for sign permit and checklist. Please complete all items. Put N/A if not applicable. Attach additional pages if necessary. For electric signs please fill out and attach Electrical Permit Application Form. Only one base fee will apply for multiple permits.

NOTICE: Sign must follow Chapter 19.54 Signage Regulations. If the sign requires a Conditional Use Permit (CUP) the Plan Commission meetings are scheduled at 6:30 on the 2nd Monday of each month. All complete application materials must be submitted to the Neighborhood Services Department by 4:00 p.m. four weeks prior to the meeting.

Address of Installation: Whitewater High School 534 Elizabeth St

Sign Contractor: Burli Sign Co

Phone #: 262-763-7654 Email: dennis@burlisigns.com

Mailing Address: 125 Front St Burlington Wis 53105

Business Owner: Dennis Spankowski

Phone #: 262-763-7654 Email: dennis@burlisigns.com

Documentation of approval by Current Land Owner (attach): _____

Land Owners Name and Contact Information: _____

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).

Which of the following best describes the proposed work?

- ☑ New sign
- ☐ Alteration to existing sign
- ☐ Addition to an existing sign, size increased by _____%
- ☐ New awning
- ☐ Addition to existing awning
- ☐ Addition of a sign to existing awning

Type of sign, check all that apply

- ☐ Freestanding
- ☑ Monument
- ☐ Projecting
- ☐ Awning / Canopy
- ☑ Electronic Message
- ☐ Pylon
- ☐ Arm / Post(s)
- ☐ Window
- ☐ Mobile / Portable or Banner
- ☐ Other _____

Proposed sign dimensions

width of sign face	height of sign face	overall sign height	depth of fascia sign	total area of sign
7'-3" ft.	6' ft.	9' ft.	BRICK 11'-6" in.	46 SQ SIGN sq. ft.

Masonry 50 sq. ft

[Y] [N] **Changing image features?** If yes, area of change_____sq.ft.

[Y] [N] **Illuminated?**

[Y] [N] **Complete listing of existing signs attached.** Required, a complete listing including type and size area. NA

[Y] [N] **Site plan attached.** If a site plan is required it must show size and location of existing signs.

PERMIT FEE:
If work is started before permit is issued fees are doubled.

Total Project Cost : 70
($5.00 for every 1,000.00 + base fee)

FEE PER SCHEDULE: 200

BASE FEE: + $30.00

GRAND TOTAL: 230.00

D.L. Spankowski

Applicant Signature: Burli Sign Co. **Date:** 11-29-17

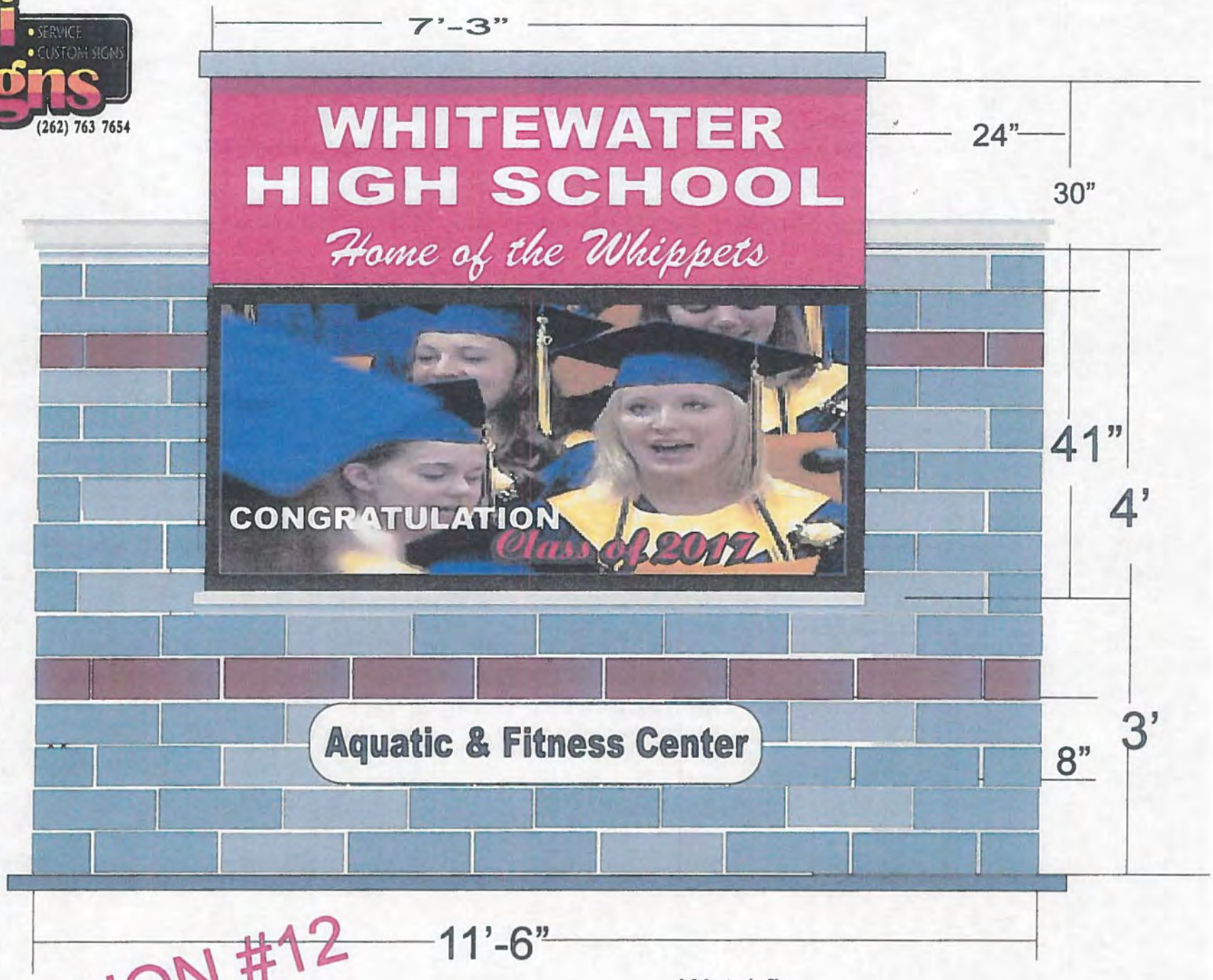
Print Name: Dennis Spankowski

Approval: _____ **Conditions:** _____

Neighborhood Services Signature: _____ **Date:** _____

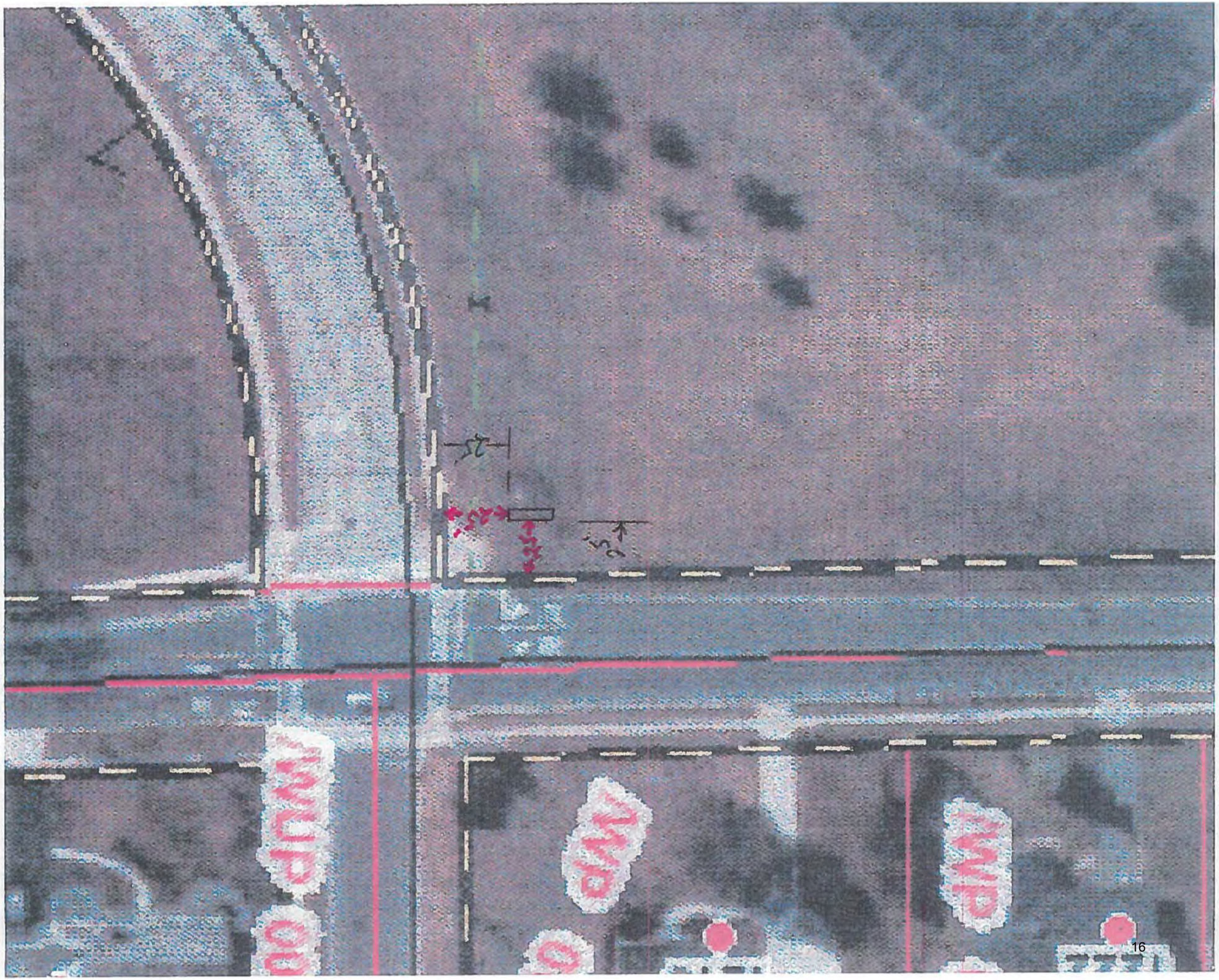
WHITEWATER
HIGH SCHOOL
Acuatic & Fitness Center

Burli Signs
• SERVICE • CUSTOM SIGNS • NEON • GRAPHICS
BURLINGTON WI (262) 763 7654



REVISION #12

Watchfire
19mm Message Center
Size 41" 7'-3" VIEWING AREA 36" X 7'


25'
25'
25'
25'

S PLEASANT ST
W WALWORTH AV
W SOUTH ST
S ELIZABETH ST
CITY OF WHITEWATER
/WUP 00315A
/WUP 00223A
/WUP 00213C
/WUP 00215A
/WUP 00215E
/WUP 00215D
/WUP 00215B
/WUP 00215F
/WUP 00215G
/WUP 00215H
/WUP 00215J
/WUP 00215K
/WUP 00215L
/WUP 00215M
/WUP 00215N
/WUP 00215P
/WUP 00215Q
/WUP 00215R
/WUP 00215S
/WUP 00215T
/WUP 00215U
/WUP 00215V
/WUP 00215W
/WUP 00215X
/WUP 00215Y
/WUP 00215Z
/WUP 00215AA
/WUP 00215AB
/WUP 00215AC
/WUP 00215AD
/WUP 00215AE
/WUP 00215AF
/WUP 00215AG
/WUP 00215AH
/WUP 00215AJ
/WUP 00215AK
/WUP 00215AL
/WUP 00215AM
/WUP 00215AN
/WUP 00215AP
/WUP 00215AQ
/WUP 00215AR
/WUP 00215AS
/WUP 00215AT
/WUP 00215AU
/WUP 00215AV
/WUP 00215AW
/WUP 00215AX
/WUP 00215AY
/WUP 00215AZ
/WUP 00215BA
/WUP 00215BB
/WUP 00215BC
/WUP 00215BD
/WUP 00215BE
/WUP 00215BF
/WUP 00215BG
/WUP 00215BH
/WUP 00215BJ
/WUP 00215BK
/WUP 00215BL
/WUP 00215BM
/WUP 00215BN
/WUP 00215BP
/WUP 00215BQ
/WUP 00215BR
/WUP 00215BS
/WUP 00215BT
/WUP 00215BU
/WUP 00215BV
/WUP 00215BW
/WUP 00215BX
/WUP 00215BY
/WUP 00215BZ
/WUP 00215CA
/WUP 00215CB
/WUP 00215CC
/WUP 00215CD
/WUP 00215CE
/WUP 00215CF
/WUP 00215CG
/WUP 00215CH
/WUP 00215CJ
/WUP 00215CK
/WUP 00215CL
/WUP 00215CM
/WUP 00215CN
/WUP 00215CP
/WUP 00215CQ
/WUP 00215CR
/WUP 00215CS
/WUP 00215CT
/WUP 00215CU
/WUP 00215CV
/WUP 00215CW
/WUP 00215CX
/WUP 00215CY
/WUP 00215CZ
/WUP 00215DA
/WUP 00215DB
/WUP 00215DC
/WUP 00215DD
/WUP 00215DE
/WUP 00215DF
/WUP 00215DG
/WUP 00215DH
/WUP 00215DJ
/WUP 00215DK
/WUP 00215DL
/WUP 00215DM
/WUP 00215DN
/WUP 00215DP
/WUP 00215DQ
/WUP 00215DR
/WUP 00215DS
/WUP 00215DT
/WUP 00215DU
/WUP 00215DV
/WUP 00215DW
/WUP 00215DX
/WUP 00215DY
/WUP 00215DZ
/WUP 00215EA
/WUP 00215EB
/WUP 00215EC
/WUP 00215ED
/WUP 00215EE
/WUP 00215EF
/WUP 00215EG
/WUP 00215EH
/WUP 00215EJ
/WUP 00215EK
/WUP 00215EL
/WUP 00215EM
/WUP 00215EN
/WUP 00215EP
/WUP 00215EQ
/WUP 00215ER
/WUP 00215ES
/WUP 00215ET
/WUP 00215EU
/WUP 00215EV
/WUP 00215EW
/WUP 00215EX
/WUP 00215EY
/WUP 00215EZ
/WUP 00215FA
/WUP 00215FB
/WUP 00215FC
/WUP 00215FD
/WUP 00215FE
/WUP 00215FF
/WUP 00215FG
/WUP 00215FH
/WUP 00215FJ
/WUP 00215FK
/WUP 00215FL
/WUP 00215FM
/WUP 00215FN
/WUP 00215FP
/WUP 00215FQ
/WUP 00215FR
/WUP 00215FS
/WUP 00215FT
/WUP 00215FU
/WUP 00215FV
/WUP 00215FW
/WUP 00215FX
/WUP 00215FY
/WUP 00215FZ
/WUP 00215GA
/WUP 00215GB
/WUP 00215GC
/WUP 00215GD
/WUP 00215GE
/WUP 00215GF
/WUP 00215GG
/WUP 00215GH
/WUP 00215GJ
/WUP 00215GK
/WUP 00215GL
/WUP 00215GM
/WUP 00215GN
/WUP 00215GP
/WUP 00215GQ
/WUP 00215GR
/WUP 00215GS
/WUP 00215GT
/WUP 00215GU
/WUP 00215GV
/WUP 00215GW
/WUP 00215GX
/WUP 00215GY
/WUP 00215GZ
/WUP 00215HA
/WUP 00215HB
/WUP 00215HC
/WUP 00215HD
/WUP 00215HE
/WUP 00215HF
/WUP 00215HG
/WUP 00215HH
/WUP 00215HJ
/WUP 00215HK
/WUP 00215HL
/WUP 00215HM
/WUP 00215HN
/WUP 00215HP
/WUP 00215HQ
/WUP 00215HR
/WUP 00215HS
/WUP 00215HT
/WUP 00215HU
/WUP 00215HV
/WUP 00215HW
/WUP 00215HX
/WUP 00215HY
/WUP 00215HZ
/WUP 00215IA
/WUP 00215IB
/WUP 00215IC
/WUP 00215ID
/WUP 00215IE
/WUP 00215IF
/WUP 00215IG
/WUP 00215IH
/WUP 00215IJ
/WUP 00215IK
/WUP 00215IL
/WUP 00215IM
/WUP 00215IN
/WUP 00215IP
/WUP 00215IQ
/WUP 00215IR
/WUP 00215IS
/WUP 00215IT
/WUP 00215IU
/WUP 00215IV
/WUP 00215IW
/WUP 00215IX
/WUP 00215IY
/WUP 00215IZ
/WUP 00215JA
/WUP 00215JB
/WUP 00215JC
/WUP 00215JD
/WUP 00215JE
/WUP 00215JF
/WUP 00215JG
/WUP 00215JH
/WUP 00215JJ
/WUP 00215JK
/WUP 00215JL
/WUP 00215JM
/WUP 00215JN
/WUP 00215JP
/WUP 00215JQ
/WUP 00215JR
/WUP 00215JS
/WUP 00215JT
/WUP 00215JU
/WUP 00215JV
/WUP 00215JW
/WUP 00215JX
/WUP 00215JY
/WUP 00215JZ
/WUP 00215KA
/WUP 00215KB
/WUP 00215KC
/WUP 00215KD
/WUP 00215KE
/WUP 00215KF
/WUP 00215KG
/WUP 00215KH
/WUP 00215KJ
/WUP 00215KK
/WUP 00215KL
/WUP 00215KM
/WUP 00215KN
/WUP 00215KP
/WUP 00215KQ
/WUP 00215KR
/WUP 00215KS
/WUP 00215KT
/WUP 00215KU
/WUP 00215KV
/WUP 00215KW
/WUP 00215KX
/WUP 00215KY
/WUP 00215KZ
/WUP 00215LA
/WUP 00215LB
/WUP 00215LC
/WUP 00215LD
/WUP 00215LE
/WUP 00215LF
/WUP 00215LG
/WUP 00215LH
/WUP 00215LJ
/WUP 00215LK
/WUP 00215LL
/WUP 00215LM
/WUP 00215LN
/WUP 00215LP
/WUP 00215LQ
/WUP 00215LR
/WUP 00215LS
/WUP 00215LT
/WUP 00215LU
/WUP 00215LV
/WUP 00215LW
/WUP 00215LX
/WUP 00215LY
/WUP 00215LZ
/WUP 00215MA
/WUP 00215MB
/WUP 00215MC
/WUP 00215MD
/WUP 00215ME
/WUP 00215MF
/WUP 00215MG
/WUP 00215MH
/WUP 00215MJ
/WUP 00215MK
/WUP 00215ML
/WUP 00215MM
/WUP 00215MN
/WUP 00215MP
/WUP 00215MQ
/WUP 00215MR
/WUP 00215MS
/WUP 00215MT
/WUP 00215MU
/WUP 00215MV
/WUP 00215MW
/WUP 00215MX
/WUP 00215MY
/WUP 00215MZ
/WUP 00215NA
/WUP 00215NB
/WUP 00215NC
/WUP 00215ND
/WUP 00215NE
/WUP 00215NF
/WUP 00215NG
/WUP 00215NH
/WUP 00215NJ
/WUP 00215NK
/WUP 00215NL
/WUP 00215NM
/WUP 00215NN
/WUP 00215NP
/WUP 00215NQ
/WUP 00215NR
/WUP 00215NS
/WUP 00215NT
/WUP 00215NU
/WUP 00215NV
/WUP 00215NW
/WUP 00215NX
/WUP 00215NY
/WUP 00215NZ
/WUP 00215OA
/WUP 00215OB
/WUP 00215OC
/WUP 00215OD
/WUP 00215OE
/WUP 00215OF
/WUP 00215OG
/WUP 00215OH
/WUP 00215OJ
/WUP 00215OK
/WUP 00215OL
/WUP 00215OM
/WUP 00215ON
/WUP 00215OP
/WUP 00215OQ
/WUP 00215OR
/WUP 00215OS
/WUP 00215OT
/WUP 00215OU
/WUP 00215OV
/WUP 00215OW
/WUP 00215OX
/WUP 00215OY
/WUP 00215OZ
/WUP 00215PA
/WUP 00215PB
/WUP 00215PC
/WUP 00215PD
/WUP 00215PE
/WUP 00215PF
/WUP 00215PG
/WUP 00215PH
/WUP 00215PJ
/WUP 00215PK
/WUP 00215PL
/WUP 00215PM
/WUP 00215PN
/WUP 00215PP
/WUP 00215PQ
/WUP 00215PR
/WUP 00215PS
/WUP 00215PT
/WUP 00215PU
/WUP 00215PV
/WUP 00215PW
/WUP 00215PX
/WUP 00215PY
/WUP 00215PZ
/WUP 00215QA
/WUP 00215QB
/WUP 00215QC
/WUP 00215QD
/WUP 00215QE
/WUP 00215QF
/WUP 00215QG
/WUP 00215QH
/WUP 00215QJ
/WUP 00215QK
/WUP 00215QL
/WUP 00215QM
/WUP 00215QN
/WUP 00215QP
/WUP 00215QQ
/WUP 00215QR
/WUP 00215QS
/WUP 00215QT
/WUP 00215QU
/WUP 00215QV
/WUP 00215QW
/WUP 00215QX
/WUP 00215QY
/WUP 00215QZ
/WUP 00215RA
/WUP 00215RB
/WUP 00215RC
/WUP 00215RD
/WUP 00215RE
/WUP 00215RF
/WUP 00215RG
/WUP 00215RH
/WUP 00215RJ
/WUP 00215RK
/WUP 00215RL
/WUP 00215RM
/WUP 00215RN
/WUP 00215RP
/WUP 00215RQ
/WUP 00215RR
/WUP 00215RS
/WUP 00215RT
/WUP 00215RU
/WUP 00215RV
/WUP 00215RW
/WUP 00215RX
/WUP 00215RY
/WUP 00215RZ
/WUP 00215SA
/WUP 00215SB
/WUP 00215SC
/WUP 00215SD
/WUP 00215SE
/WUP 00215SF
/WUP 00215SG
/WUP 00215SH
/WUP 00215SJ
/WUP 00215SK
/WUP 00215SL
/WUP 00215SM
/WUP 00215SN
/WUP 00215SP
/WUP 00215SQ
/WUP 00215SR
/WUP 00215SS
/WUP 00215ST
/WUP 00215SU
/WUP 00215SV
/WUP 00215SW
/WUP 00215SX
/WUP 00215SY
/WUP 00215SZ
/WUP 00215TA
/WUP 00215TB
/WUP 00215TC
/WUP 00215TD
/WUP 00215TE
/WUP 00215TF
/WUP 00215TG
/WUP 00215TH
/WUP 00215TJ
/WUP 00215TK
/WUP 00215TL
/WUP 00215TM
/WUP 00215TN
/WUP 00215TP
/WUP 00215TQ
/WUP 00215TR
/WUP 00215TS
/WUP 00215TT
/WUP 00215TU
/WUP 00215TV
/WUP 00215TW
/WUP 00215TX
/WUP 00215TY
/WUP 00215TZ
/WUP 00215UA
/WUP 00215UB
/WUP 00215UC
/WUP 00215UD
/WUP 00215UE
/WUP 00215UF
/WUP 00215UG
/WUP 00215UH
/WUP 00215UJ
/WUP 00215UK
/WUP 00215UL
/WUP 00215UM
/WUP 00215UN
/WUP 00215UP
/WUP 00215UQ
/WUP 00215UR
/WUP 00215US
/WUP 00215UT
/WUP 00215UU
/WUP 00215UV
/WUP 00215UW
/WUP 00215UX
/WUP 00215UY
/WUP 00215UZ
/WUP 00215VA
/WUP 00215VB
/WUP 00215VC
/WUP 00215VD
/WUP 00215VE
/WUP 00215VF
/WUP 00215VG
/WUP 00215VH
/WUP 00215VJ
/WUP 00215VK
/WUP 00215VL
/WUP 00215VM
/WUP 00215VN
/WUP 00215VP
/WUP 00215VQ
/WUP 00215VR
/WUP 00215VS
/WUP 00215VT
/WUP 00215VU
/WUP 00215VV
/WUP 00215VW
/WUP 00215VX
/WUP 00215VY
/WUP 00215VZ
/WUP 00215WA
/WUP 00215WB
/WUP 00215WC
/WUP 00215WD
/WUP 00215WE
/WUP 00215WF
/WUP 00215WG
/WUP 00215WH
/WUP 00215WJ
/WUP 00215WK
/WUP 00215WL
/WUP 00215WM
/WUP 00215WN
/WUP 00215WP
/WUP 00215WQ
/WUP 00215WR
/WUP 00215WS
/WUP 00215WT
/WUP 00215WU
/WUP 00215WV
/WUP 00215WW
/WUP 00215WX
/WUP 00215WY
/WUP 00215WZ
/WUP 00215XA
/WUP 00215XB
/WUP 00215XC
/WUP 00215XD
/WUP 00215XE
/WUP 00215XF
/WUP 00215XG
/WUP 00215XH
/WUP 00215XJ
/WUP 00215XK
/WUP 00215XL
/WUP 00215XM
/WUP 00215XN
/WUP 00215XP
/WUP 00215XQ
/WUP 00215XR
/WUP 00215XS
/WUP 00215XT
/WUP 00215XU
/WUP 00215XV
/WUP 00215XW
/WUP 00215XX
/WUP 00215XY
/WUP 00215XZ
/WUP 00215YA
/WUP 00215YB
/WUP 00215YC
/WUP 00215YD
/WUP 00215YE
/WUP 00215YF
/WUP 00215YG
/WUP 00215YH
/WUP 00215YJ
/WUP 00215YK
/WUP 00215YL
/WUP 00215YM
/WUP 00215YN
/WUP 00215YP
/WUP 00215YQ
/WUP 00215YR
/WUP 00215YS
/WUP 00215YT
/WUP 00215YU
/WUP 00215YV
/WUP 00215YW
/WUP 00215YX
/WUP 00215YY
/WUP 00215YZ
/WUP 00215ZA
/WUP 00215ZB
/WUP 00215ZC
/WUP 00215ZD
/WUP 00215ZE
/WUP 00215ZF
/WUP 00215ZG
/WUP 00215ZH
/WUP 00215ZJ
/WUP 00215ZK
/WUP 00215ZL
/WUP 00215ZM
/WUP 00215ZN
/WUP 00215ZP
/WUP 00215ZQ
/WUP 00215ZR
/WUP 00215ZS
/WUP 00215ZT
/WUP 00215ZU
/WUP 00215ZV
/WUP 00215ZW
/WUP 00215ZX
/WUP 00215ZY
/WUP 00215ZZ
/WUP 00215AA
/WUP 00215AB
/WUP 00215AC
/WUP 00215AD
/WUP 00215AE
/WUP 00215AF
/WUP 00215AG
/WUP 00215AH
/WUP 00215AJ
/WUP 00215AK
/WUP 00215AL
/WUP 00215AM
/WUP 00215AN
/WUP 00215AP
/WUP 00215AQ
/WUP 00215AR
/WUP 00215AS
/WUP 00215AT
/WUP 00215AU
/WUP 00215AV
/WUP 00215AW
/WUP 00215AX
/WUP 00215AY
/WUP 00215AZ
/WUP 00215BA
/WUP 00215BB
/WUP 00215BC
/WUP 00215BD
/WUP 00215BE
/WUP 00215BF
/WUP 00215BG
/WUP 00215BH
/WUP 00215BJ
/WUP 00215BK
/WUP 00215BL
/WUP 00215BM
/WUP 00215BN
/WUP 00215BP
/WUP 00215BQ
/WUP 00215BR
/WUP 00215BS
/WUP 00215BT
/WUP 00215BU
/WUP 00215BV
/WUP 00215BW
/WUP 00215BX
/WUP 00215BY
/WUP 00215BZ
/WUP 00215CA
/WUP 00215CB
/WUP 00215CC
/WUP 00215CD
/WUP 00215CE
/WUP 00215CF
/WUP 00215CG
/WUP 00215CH
/WUP 00215CJ
/WUP 00215CK
/WUP 00215CL
/WUP 00215CM
/WUP 00215CN
/WUP 00215CP
/WUP 00215CQ
/WUP 00215CR
/WUP 00215CS
/WUP 00215CT
/WUP 00215CU
/WUP 00215CV
/WUP 00215CW
/WUP 00215CX
/WUP 00215CY
/WUP 00215CZ
/WUP 00215DA
/WUP 00215DB
/WUP 00215DC
/WUP 00215DD
/WUP 00215DE
/WUP 00215DF
/WUP 00215DG
/WUP 00215DH
/WUP 00215DJ
/WUP 00215DK
/WUP 00215DL
/WUP 00215DM
/WUP 00215DN
/WUP 00215DP
/WUP 00215DQ
/WUP 00215DR
/WUP 00215DS
/WUP 00215DT
/WUP 00215DU
/WUP 00215DV
/WUP 00215DW
/WUP 00215DX
/WUP 00215DY
/WUP 00215DZ
/WUP 00215EA
/WUP 00215EB
/WUP 00215EC
/WUP 00215ED
/WUP 00215EE
/WUP 00215EF
/WUP 00215EG
/WUP 00215EH
/WUP 00215EJ
/WUP 00215EK
/WUP 00215EL
/WUP 00215EM
/WUP 00215EN
/WUP 00215EP
/WUP 00215EQ
/WUP 00215ER
/WUP 00215ES
/WUP 00215ET
/WUP 00215EU
/WUP 00215EV
/WUP 00215EW
/WUP 00215EX
/WUP 00215EY
/WUP 00215EZ
/WUP 00215FA
/WUP 00215FB
/WUP 00215FC
/WUP 00215FD
/WUP 00215FE
/WUP 00215FF
/WUP 00215FG
/WUP 00215FH
/WUP 00215FJ
/WUP 00215FK
/WUP 00215FL
/WUP 00215FM
/WUP 00215FN
/WUP 00215FP
/WUP 00215FQ
/WUP 00215FR
/WUP 00215FS
/WUP 00215FT
/WUP 00215FU
/WUP 00215FV
/WUP 00215FW
/WUP 00215FX
/WUP 00215FY
/WUP 00215FZ
/WUP 00215GA
/WUP 00215GB
/WUP 00215GC
/WUP 00215GD
/WUP 00215GE
/WUP 00215GF
/WUP 00215GG
/WUP 00215GH
/WUP 00215GJ
/WUP 00215GK
/WUP 00215GL
/WUP 00215GM
/WUP 00215GN
/WUP 00215GP
/WUP 00215GQ
/WUP 00215GR
/WUP 00215GS
/WUP 00215GT
/WUP 00215GU
/WUP 00215GV
/WUP 00215GW
/WUP 00215GX
/WUP 00215GY
/WUP 00215GZ
/WUP 00215HA
/WUP 00215HB
/WUP 00215HC
/WUP 00215HD
/WUP 00215HE
/WUP 00215HF
/WUP 00215HG
/WUP 00215HH
/WUP 00215HJ
/WUP 00215HK
/WUP 00215HL
/WUP 00215HM
/WUP 00215HN
/WUP 00215HP
/WUP 00215HQ
/WUP 00215HR
/WUP 00215HS
/WUP 00215HT
/WUP 00215HU
/WUP 00215HV
/WUP 00215HW
/WUP 00215HX
/WUP 00215HY
/WUP 00215HZ
/WUP 00215IA
/WUP 00215IB
/WUP 00215IC
/WUP 00215ID
/WUP 00215IE
/WUP 00215IF
/WUP 00215IG
/WUP 00215IH
/WUP 00215IJ
/WUP 00215IK
/WUP 00215IL
/WUP 00215IM
/WUP 00215IN
/WUP 00215IP
/WUP 00215IQ
/WUP 00215IR
/WUP 00215IS
/WUP 00215IT
/WUP 00215IU
/WUP 00215IV
/WUP 00215IW
/WUP 00215IX
/WUP 00215IY
/WUP 00215IZ
/WUP 00215JA
/WUP 00215JB
/WUP 00215JC
/WUP 00215JD
/WUP 00215JE
/WUP 00215JF
/WUP 00215JG
/WUP 00215JH
/WUP 00215JJ
/WUP 00215JK
/WUP 00215JL
/WUP 00215JM
/WUP 00215JN
/WUP 00215JP
/WUP 00215JQ
/WUP 00215JR
/WUP 00215JS
/WUP 00215JT
/WUP 00215JU
/WUP 00215JV
/WUP 00215JW
/WUP 00215JX
/WUP 00215JY
/WUP 00215JZ
/WUP 00215KA
/WUP 00215KB
/WUP 00215KC
/WUP 00215KD
/WUP 00215KE
/WUP 00215KF
/WUP 00215KG
/WUP 00215KH
/WUP 00215KJ
/WUP 00215KK
/WUP 00215KL
/WUP 00215KM
/WUP 00215KN
/WUP 00215KP
/WUP 00215KQ
/WUP 00215KR
/WUP 00215KS
/WUP 00215KT
/WUP 00215KU
/WUP 00215KV
/WUP 00215KW
/WUP 00215KX
/WUP 00215KY
/WUP 00215KZ
/WUP 00215LA
/WUP 00215LB
/WUP 00215LC
/WUP 00215LD
/WUP 00215LE
/WUP 00215LF
/WUP 00215LG
/WUP 00215LH
/WUP 00215LJ
/WUP 00215LK
/WUP 00215LL
/WUP 00215LM
/WUP 00215LN
/WUP 00215LP
/WUP 00215LQ
/WUP 00215LR
/WUP 00215LS
/WUP 00215LT
/WUP 00215LU
/WUP 00215LV
/WUP 00215LW
/WUP 00215LX
/WUP 00215LY
/WUP 00215LZ
/WUP 00215MA
/WUP 00215MB
/WUP 00215MC
/WUP 00215MD
/WUP 00215ME
/WUP 00215MF
/WUP 00215MG
/WUP 00215MH
/WUP 00215MJ
/WUP 00215MK
/WUP 00215ML
/WUP 00215MM
/WUP 00215MN
/WUP 00215MP
/WUP 00215MQ
/WUP 00215MR
/WUP 00215MS
/WUP 00215MT
/WUP 00215MU
/WUP 00215MV
/WUP 00215MW
/WUP 00215MX
/WUP 00215MY
/WUP 00215MZ
/WUP 00215NA
/WUP 00215NB
/WUP 00215NC
/WUP 00215ND
/WUP 00215NE
/WUP 00215NF
/WUP 00215NG
/WUP 00215NH
/WUP 00215NJ
/WUP 00215NK
/WUP 00215NL
/WUP 00215NM
/WUP 00215NN
/WUP 00215NP
/WUP 00215NQ
/WUP 00215NR
/WUP 00215NS
/WUP 00215NT
/WUP 00215NU
/WUP 00215NV
/WUP 00215NW
/WUP 00215NX
/WUP 00215NY
/WUP 00215NZ
/WUP 00215OA
/WUP 00215OB
/WUP 00215OC
/WUP 00215OD
/WUP 00215OE
/WUP 00215OF
/WUP 00215OG
/WUP 00215OH
/WUP 00215OJ
/WUP 00215OK
/WUP 00215OL
/WUP 00215OM
/WUP 00215ON
/WUP 00215OP
/WUP 00215OQ
/WUP 00215OR
/WUP 00215OS
/WUP 00215OT
/WUP 00215OU
/WUP 00215OV
/WUP 00215OW
/WUP 00215OX
/WUP 00215OY
/WUP 00215OZ
/WUP 00215PA
/WUP 00215PB
/WUP 00215PC
/WUP 00215PD
/WUP 00215PE
/WUP 00215PF
/WUP 00215PG
/WUP 00215PH
/WUP 00215PJ
/WUP 00215PK
/WUP 00215PL
/WUP 00215PM
/WUP 00215PN
/WUP 00215PP
/WUP 00215PQ
/WUP 00215PR
/WUP 00215PS
/WUP 00215PT
/WUP 00215PU
/WUP 00215PV
/WUP 00215PW
/WUP 00215PX
/WUP 00215PY
/WUP 00215PZ
/WUP 00215QA
/WUP 00215QB
/WUP 00215QC
/WUP 00215QD
/WUP 00215QE
/WUP 00215QF
/WUP 00215QG
/WUP 00215QH
/WUP 00215QJ
/WUP 00215QK
/WUP 00215QL
/WUP 00215QM
/WUP 00215QN
/WUP 00215QP
/WUP 00215QQ
/WUP 00215QR
/WUP 00215QS
/WUP 00215QT
/WUP 00215QU
/WUP 00215QV
/WUP 00215QW
/WUP 00215QX
/WUP 00215QY
/WUP 00215QZ
/WUP 00215RA
/WUP 00215RB
/WUP 00215RC
/WUP 00215RD
/WUP 00215RE
/WUP 00215RF
/WUP 00215RG
/WUP 00215RH
/WUP 00215RJ
/WUP 00215RK
/WUP 00215RL
/WUP 00215RM
/WUP 00215RN
/WUP 00215RP
/WUP 00215RQ
/WUP 00215RR
/WUP 00215RS
/WUP 00215RT
/WUP 00215RU
/WUP 00215RV
/WUP 00215RW
/WUP 00215RX
/WUP 00215RY
/WUP 00215RZ
/WUP 00215SA
/WUP 00215SB
/WUP 00215SC
/WUP 00215SD
/WUP 00215SE
/WUP 00215SF
/WUP 00215SG
/WUP 00215SH
/WUP 00215SJ
/WUP 00215SK
/WUP 00215SL
/WUP 00215SM
/WUP 00215SN
/WUP 00215SP
/WUP 00215SQ
/WUP 00215SR
/WUP 00215SS
/WUP 00215ST
/WUP 00215SU
/WUP 00215SV
/WUP 00215SW
/WUP 00215SX
/WUP 00215SY
/WUP 00215SZ
/WUP 00215TA
/WUP 00215TB
/WUP 00215TC
/WUP 00215TD
/WUP 00215TE
/WUP 00215TF
/WUP 00215TG
/WUP 00215TH
/WUP 00215TJ
/WUP 00215TK
/WUP 00215TL
/WUP 00215TM
/WUP 00215TN
/WUP 00215TP
/WUP 00215TQ
/WUP 00215TR
/WUP 00215TS
/WUP 00215TT
/WUP 00215TU
/WUP 00215TV
/WUP 00215TW
/WUP 00215TX
/WUP 00215TY
/WUP 00215TZ
/WUP 00215UA
/WUP 00215UB
/WUP 00215UC
/WUP 00215UD
/WUP 00215UE
/WUP 00215UF
/WUP 00215UG
/WUP 00215UH
/WUP 00215UJ
/WUP 00215UK
/WUP 00215UL
/WUP 00215UM
/WUP 00215UN
/WUP 00215UP
/WUP 00215UQ
/WUP 00215UR
/WUP 00215US
/WUP 00215UT
/WUP 00215UU
/WUP 00215UV
/WUP 00215UW
/WUP 00215UX
/WUP 00215UY
/WUP 00215UZ
/WUP 00215VA
/WUP 00215VB
/WUP 00215VC
/WUP 00215VD
/WUP 00215VE
/WUP 00215VF
/WUP 00215VG
/WUP 00215VH
/WUP 00215VJ
/WUP 00215VK
/WUP 00215VL
/WUP 00215VM
/WUP 00215VN
/WUP 00215VP
/WUP 00215VQ
/WUP 00215VR
/WUP 00215VS
/WUP 00215VT
/WUP 00215VU
/WUP 00215VV
/WUP 00215VW
/WUP 00215VX
/WUP 00215VY
/WUP 00215VZ
/WUP 00215WA
/WUP 00215WB
/WUP 00215WC
/WUP 00215WD
/WUP 00215WE
/WUP 00215WF
/WUP 00215WG
/WUP 00215WH
/WUP 00215WJ
/WUP 00215WK
/WUP 00215WL
/WUP 00215WM
/WUP 00215WN
/WUP 00215WP
/WUP 00215WQ
/WUP 00215WR
/WUP 00215WS
/WUP 00215WT
/WUP 00215WU
/WUP 00215WV
/WUP 00215WW
/WUP 00215WX
/WUP 00215WY
/WUP 00215WZ
/WUP 00215XA
/WUP 00215XB
/WUP 00215XC
/WUP 00215XD
/WUP 00215XE
/WUP 00215XF
/WUP 00215XG
/WUP 00215XH
/WUP 00215XJ
/WUP 00215XK
/WUP 00215XL
/WUP 00215XM
/WUP 00215XN
/WUP 00215XP
/WUP 00215XQ
/WUP 00215XR
/WUP 00215XS
/WUP 00215XT
/WUP 00215XU
/WUP 00215XV
/WUP 00215XW
/WUP 00215XX
/WUP 00215XY
/WUP 00215XZ
/WUP 00215YA
/WUP 00215YB
/WUP 00215YC
/WUP 00215YD
/WUP 00215YE
/WUP 00215YF
/WUP 00215YG
/WUP 00215YH
/WUP 00215YJ
/WUP 00215YK
/WUP 00215YL
/WUP 00215YM
/WUP 00215YN
/WUP 00215YP
/WUP 00215YQ
/WUP 00215YR
/WUP 00215YS
/WUP 00215YT
/WUP 00215YU
/WUP 00215YV
/WUP 00215YW
/WUP 00215YX
/WUP 00215YY
/WUP 00215YZ
/WUP 00215ZA
/WUP 00215ZB
/WUP 00215ZC
/WUP 00215ZD
/WUP 00215ZE
/WUP 00215ZF
/WUP 00215ZG
/WUP 00215ZH
/WUP 00215ZJ
/WUP 00215ZK
/WUP 00215ZL
/WUP 00215ZM
/WUP 00215ZN
/WUP 00215ZP
/WUP 00215ZQ
/WUP 00215ZR
/WUP 00215ZS
/WUP 00215ZT
/WUP 00215ZU
/WUP 00215ZV
/WUP 00215ZW
/WUP 00215ZX
/WUP 00215ZY
/WUP 00215ZZ
/WUP 00215AA
/WUP 00215AB
/WUP 00215AC
/WUP 00215AD
/WUP 00215AE
/WUP 00215AF
/WUP 00215AG
/WUP 00215AH
/WUP 00215AJ
/WUP 00215AK
/WUP 00215AL
/WUP 00215AM
/WUP 00215AN
/WUP 00215AP
/WUP 00215AQ
/WUP 00215AR
/WUP 00215AS
/WUP 00215AT
/WUP 00215AU
/WUP 00215AV
/WUP 00215AW
/WUP 00215AX
/WUP 00215AY
/WUP 00215AZ
/WUP 00215BA
/WUP 00215BB
/WUP 00215BC
/WUP 00215BD
/WUP 00215BE
/WUP 00215BF
/WUP 00215BG
/WUP 00215BH
/WUP 00215BJ
/WUP 00215BK
/WUP 00215BL
/WUP 00215BM
/WUP 00215BN
/WUP 00215BP
/WUP 00215BQ
/WUP 00215BR
/WUP 00215BS
/WUP 00215BT
/WUP 00215BU
/WUP 00215BV
/WUP 00215BW
/WUP 00215BX
/WUP 00215BY
/WUP 00215BZ
/WUP 00215CA
/WUP 00215CB
/WUP 00215CC
/WUP 00215CD
/WUP 00215CE
/WUP 00215CF
/WUP 00215CG
/WUP 00215CH
/WUP 00215CJ
/WUP 00215CK
/WUP 00215CL
/WUP 00215CM
/WUP 00215CN
/WUP 00215CP
/WUP 00215CQ
/WUP 00215CR
/WUP 00215CS
/WUP 00215CT
/WUP 00215CU
/WUP 00215CV
/WUP 00215CW
/WUP 00215CX
/WUP 00215CY
/WUP 00215CZ
/WUP 00215DA
/WUP 00215DB
/WUP 00215DC
/WUP 00215DD
/WUP 00215DE
/WUP 00215DF
/WUP 00215DG
/WUP 00215DH
/WUP 00215DJ
/WUP 00215DK
/WUP 00215DL
/WUP 00215DM
/WUP 00215DN
/WUP 00215DP
/WUP 00215DQ
/WUP 00215DR
/WUP 00215DS
/WUP 00215DT
/WUP 00215DU
/WUP 00215DV
/WUP 00215DW
/WUP 00215DX
/WUP 00215DY
/WUP 00215DZ
/WUP 00215EA
/WUP 00215EB
/WUP 00215EC
/WUP 00215ED
/WUP 00215EE
/WUP 00215EF
/WUP 00215EG
/WUP 00215EH
/WUP 00215EJ
/WUP 00215EK
/WUP 00215EL
/WUP 00215EM
/WUP 00215EN
/WUP 00215EP
/WUP 00215EQ
/WUP 00215ER
/WUP 00215ES
/WUP 00215ET
/WUP 00215EU
/WUP 00215EV
/WUP 00215EW
/WUP 00215EX
/WUP 00215EY
/WUP 00215EZ
/WUP 00215FA
/WUP 00215FB
/WUP 00215FC
/WUP 00215FD
/WUP 00215FE
/WUP 00215FF
/WUP 00215FG
/WUP 00215FH
/WUP 00215FJ
/WUP 00215FK
/WUP 00215FL
/WUP 00215FM
/WUP 00215FN
/WUP 00215FP
/WUP 00215FQ
/WUP 00215FR
/WUP 00215FS
/WUP 00215FT
/WUP 00215FU
/WUP 00215FV
/WUP 00215FW
/WUP 00215FX
/WUP 00215FY
/WUP 00215FZ
/WUP 00215GA
/WUP 00215GB
/WUP 00215GC
/WUP 00215GD
/WUP 00215GE
/WUP 00215GF
/WUP 00215GG
/WUP 00215GH
/WUP 00215GJ
/WUP 00215GK
/WUP 00215GL
/WUP 00215GM
/WUP 00215GN
/WUP 00215GP
/WUP 00215GQ
/WUP 00215GR
/WUP 00215GS
/WUP 00215GT
/WUP 00215GU
/WUP 00215GV
/WUP 00215GW
/WUP 00215GX
/WUP 00215GY
/WUP 00215GZ
/WUP 00215HA
/WUP 00215HB
/WUP 00215HC
/WUP 00215HD
/WUP 00215HE
/WUP 00215HF
/WUP 00215HG
/WUP 00215HH
/WUP 00215HJ
/WUP 00215HK
/WUP 00215HL
/WUP 00215HM
/WUP 00215HN
/WUP 00215HP
/WUP 00215HQ
/WUP 00215HR
/WUP 00215HS
/WUP 00215HT
/WUP 00215HU
/WUP 00215HV
/WUP 00215HW
/WUP 00215HX
/WUP 00215HY
/WUP 00215HZ
/WUP 00215IA
/WUP 00215IB
/WUP 00215IC
/WUP 00215ID
/WUP 00215IE
/WUP 00215IF
/WUP 00215IG
/WUP 00215IH
/WUP 00215IJ
/WUP 00215IK
/WUP 00215IL
/WUP 00215IM
/WUP 00215IN
/WUP 00215IP
/WUP 00215IQ
/WUP 00215IR
/WUP 00215IS
/WUP 00215IT
/WUP 00215IU
/WUP 00215IV
/WUP 00215IW
/WUP 00215IX
/WUP 00215IY
/WUP 00215IZ
/WUP 00215JA
/WUP 00215JB
/WUP 00215JC
/WUP 00215JD
/WUP 00215JE
/WUP 00215JF
/WUP 00215JG
/WUP 00215JH
/WUP 00215JJ
/WUP 00215JK
/WUP 00215JL
/WUP 00215JM
/WUP 00215JN
/WUP 00215JP
/WUP 00215JQ
/WUP 00215JR
/WUP 00215JS
/WUP 00215JT
/WUP 00215JU
/WUP 00215JV
/WUP 00215JW
/WUP 00215JX
/WUP 00215JY
/WUP 00215JZ
/WUP 00215KA
/WUP 00215KB
/WUP 00215KC
/WUP 00215KD
/WUP 00215KE
/WUP 00215KF
/WUP 00215KG
/WUP 00215KH
/WUP 00215KJ
/WUP 00215KK
/WUP 00215KL
/WUP 00215KM
/WUP 00215KN
/WUP 00215KP
/WUP 00215KQ
/WUP 00215KR
/WUP 00215KS
/WUP 00215KT
/WUP 00215KU
/WUP 00215KV
/WUP 00215KW
/WUP 00215KX
/WUP 00215KY
/WUP 00215KZ
/WUP 00215LA
/WUP 00215LB
/WUP 00215LC
/WUP 00215LD
/WUP 00215LE
/WUP 00215LF
/WUP 00215LG
/WUP 00215LH
/WUP 00215LJ
/WUP 00215LK
/WUP 00215LL
/WUP 00215LM
/WUP 00215LN
/WUP 00215LP
/WUP 00215LQ
/WUP 00215LR
/WUP 00215LS
/WUP 00215LT
/WUP 00215LU
/WUP 00215LV
/WUP 00215LW
/WUP 00215LX
/WUP 00215LY
/WUP 00215LZ
/WUP 00215MA
/WUP 00215MB
/WUP 00215MC
/WUP 00215MD
/WUP

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

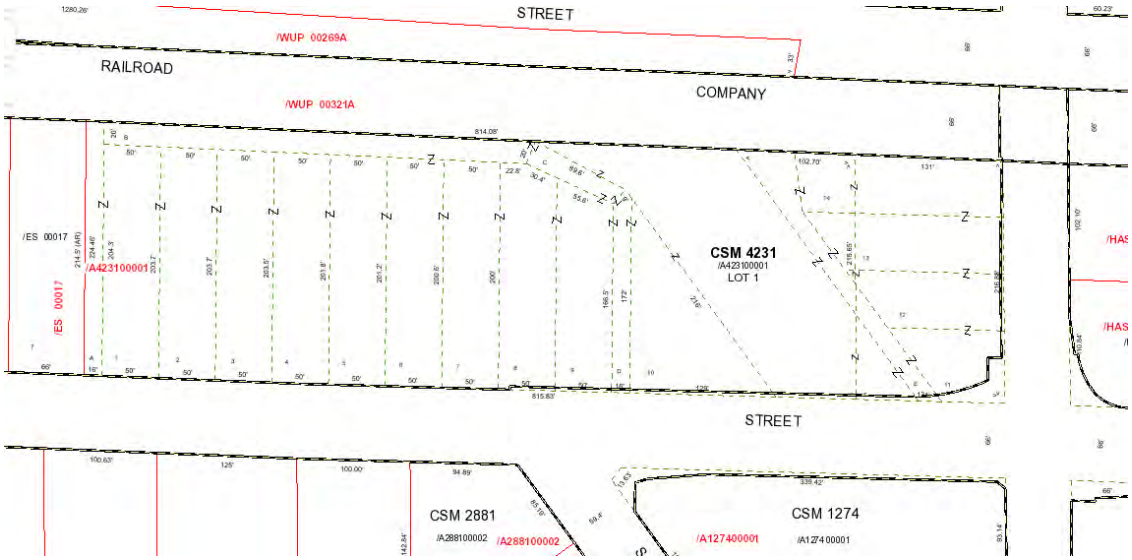
Date: January 8, 2018

Re: **Item # 5** Proposed a Certified Survey Map (CSM) for a lot division to create three (3) lots for Frawley Enterprises (Mike Frawley) at 662 E Milwaukee Street.

Summary of Request	
Requested Approvals:	CSM to division to create three (3) lots
Location:	662 E Milwaukee Street
Current Zoning:	B-3 Highway Commercial and Light Industrial
Proposed Zoning:	No change.
Comprehensive Plan's Future Land Use:	Highway Commercial

History:

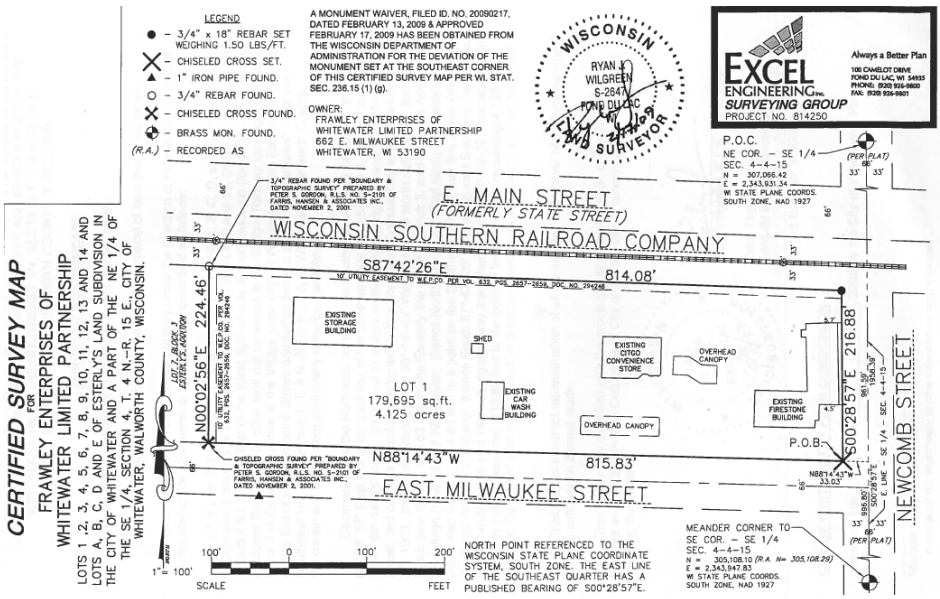
The area was originally platted as Esterly Land Subdivision (the dashed green lines show the Esterly Plat below).



The area has three recorded CUPs.

- April of 1993 a CUP for the construction of a new car wash is approved.
- February 2001 a CUP is approved to remove the five existing bulk petroleum tanks and replace them with three new tanks at the same location. The report states that the petroleum bulk plant has been operated by Frawley Oil Company since 1948. The facility was originally constructed in the 1930s.
- March of 2009 a CUP is approved for a proposed new building (more than one building on a lot). This includes a Certified Survey Map as a condition of the approved plan.

A Certified Survey Map (CSM) from 2009 shows that the lots lines from the Esterly Land Plat have been removed and it is all one lot.



Description of the Proposal

A Certified Survey Map (CSM) is being proposed to create three (3) lots (labeled 1, 2, & 3 on CSM). The lots sit on the corner of Newcomb and Milwaukee Street. It is zoned B-3 Highway Commercial and Light Industrial. The buildings and business use is existing and not being altered with this CSM. Lot width (19.33.050) and Lot Area (19.33.040) minimum requirement on the three lots has been meet (see table below).

	Minimum	Lot 1	Lot 2	Lot 3
Lot Area	10,000 sq ft	72,905 sq ft	74,377 sq ft	29,752 sq ft
Lot Width	100 sq ft	322 feet	352 feet	156 feet

Since all of the structures are existing the minimum yard requirement is a bit more complex to determine. The front and rear yard will not be affected with the creation of the three lots. The interior (or side yard) minimum requirements is fifteen feet is not clear. Lot 2 shows a Canopy at 13.1 feet from the new property line. Per 19.09.870 *"Side yard" means a yard extending from the street yard to the rear yard of the lot, the width of which shall be the minimum horizontal distance between the side lot line and a line parallel thereto through the nearest point of the principal structure.* With the canopy not attached to

the principal structure, it falls under accessory structure. The ordinance states that: In nonresidential districts the size and location of detached accessory structures shall be treated as conditional uses when the square footage exceeds eight hundred square feet (19.06.120). In other districts accessory structure are not to be closer than five feet to property lines and 10 feet to alleyways.

PLANNER'S RECOMMENDATIONS:

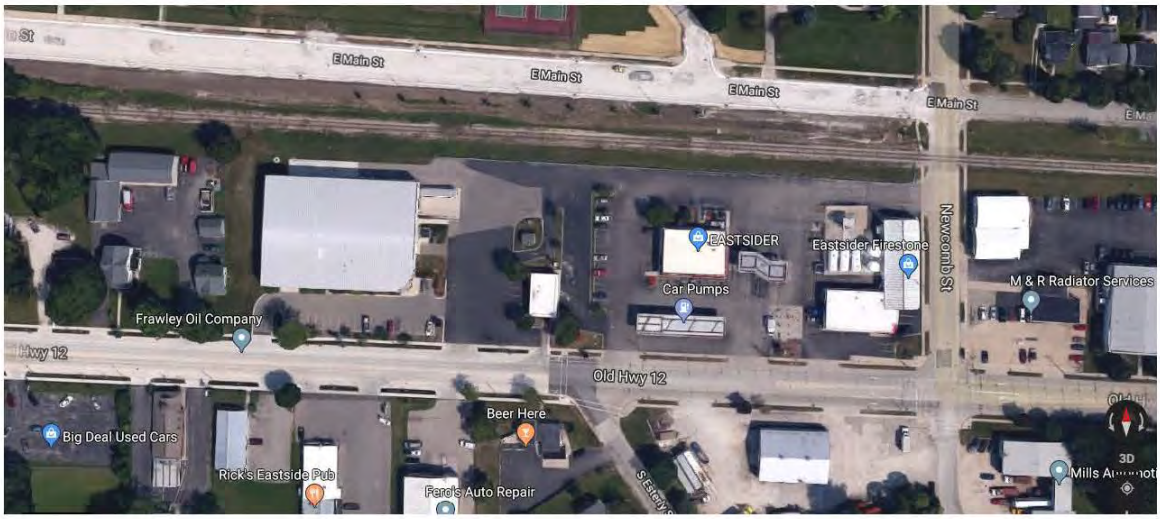
I recommend the Commission grant *conditional approval* for the requested to allow for a Certified Survey Map (CSM) for a lot division to create three (3) lots at 662 E Milwaukee Street subject to the following conditions of approval:

1. It looks like there is cross access usage on all three of these lots. Is this intended to remain this way?
    - If so then driveway easement musts shall be established to allow access to the structure through the adjacent lot. It could also be in the best interested of the owner to establish a cost sharing program for maintenance.
    - If it is not then it should be clarified in some way and documented.
2. Approval of the Canopy on lot 2 being 13.1 feet from the new property line.
3. Approval by Engineering, Building Inspector, Fire Inspector and other City departments.
4. Any other conditions identified by City Staff or the Plan Commission.

SUGGESTED FINDINGS TO BE MADE BY THE PLAN COMMISSION

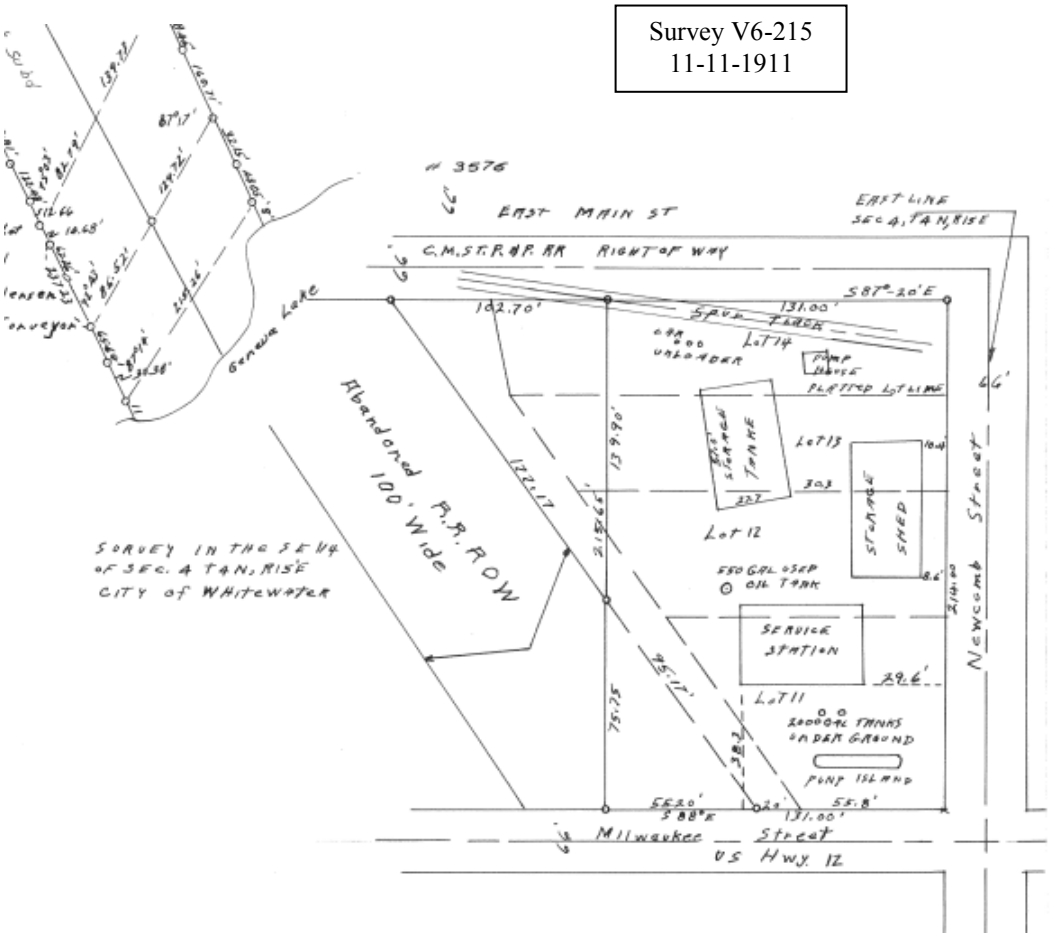
Conditional Use Permits are required to be reviewed in relation to a set of standard criteria presented in the Zoning Ordinance (Section 19.66.050). See the following page for suggested findings:

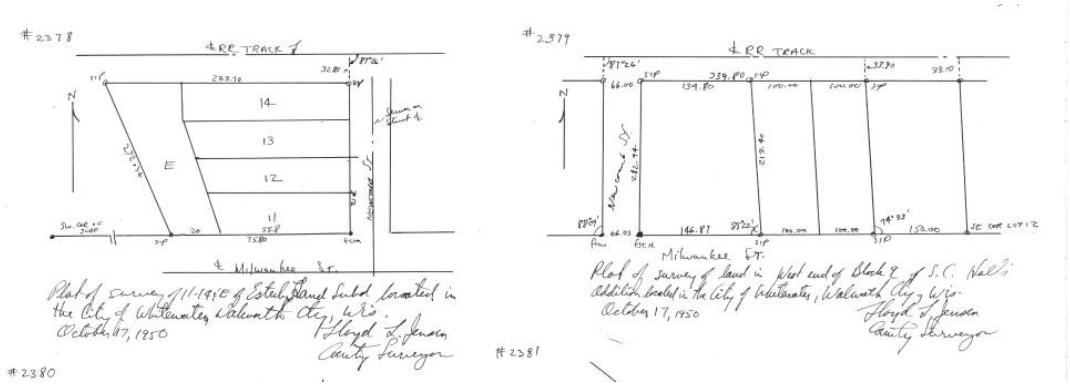
Analysis of Proposed Conditional Use Permit for: 662 E Milwaukee Street		
Conditional Use Permit Review Standards per Section 19.66.050:		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	This is for the CSM.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	No	The proposal may need access easement.
3. The conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted in this ordinance or through variance.	Yes	This is for the CSM. At a time of a building proposal this will need to be revisited.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The Comprehensive Plan recommends the site for Highway Commercial
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	This is for the CSM.


E Main St
E Main St
E Main St
E Main St
EASTSIDER
Eastsider Firestone
Newcomb St
M & R Radiator Services
Car Pumps
Frawley Oil Company
Hwy 12
Old Hwy 12
Beer Here
Big Deal Used Cars
Rick's Eastside Pub
Ferd's Auto Repair
3D

/TRA 00051
/TRA 00060
/TRA 00052
STREET
/WUP 00269A
RAILROAD
COMPANY
/WUP 00321A
Click on the map to identify a point. Hold down Shift to draw a rectangle.
/A423100001
CSM 1231
LOT 1
/ES 00018
/ES 00017
/HAS 00056B
STREET
MILWAUKE
CSM 2881
CSM 1274
/A127400001

Survey V6-215
11-11-1911





Survey V5-561
10-17-1950

#5

City of WHITEWATER

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

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

NOTICE OF REVIEW

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 8th day of January 2018 at 6:30 p.m. to review a 3 lot certified survey map at 662 E. Milwaukee Street for Frawley Enterprises of Whitewater Limited Partnership (Mike Frawley).

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

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. <u>four weeks</u> 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 12-11-17.

2. Agenda Published in Official Newspaper on 1-4-18.

3. Notices of the public review mailed to property owners on 12-22-17.

4. Plan Commission holds the public review on 1-8-18.
   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: Frawley Enterprises of Whitewater Limited partnership
Applicant's Address: 662 E. Milwaukee Street, Whitewater, WI 53190
Phone # 473-8605
Mike@ Frawleyoil.com

Owner of Site, according to current property tax records (as of the date of the application):
Fawley Enterprises of Whitewater Limited Partnership

Street address of property: 662 E. Milwaukee Street, Whitewater, WI 53190

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
CSM No.. 4231

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

Name of Individual: Mark Miritz
Name of Firm: Land-Mark Surveying
Office Address: N9330 Knuteson Drive, Whitewater
Phone: 262-949-1239
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 Land Use:

Principal Use: Gas & Oil operations

Accessory or Secondary Uses:

Proposed Use

Same as existing, but with 3 individual parcels

No. of occupants proposed to be accomodated: N/A

No. of employees: 26

Zoning District in which property is located: B-3

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

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 structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	N/A
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;	Will not

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Same as current
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;	N/A
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;	N/A
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	N/A

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.

Michael Krawczy 12/11/17

Applicant's Signature Date

APPLICATION FEES:

Fee for Plan Review Application: $100

Date Application Fee Received by City 12-11-17 Receipt No. 6.018571

Received by JWegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: ——

Date set for public review before Plan & Architectural Review Board: 1-8-18

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

City of WHITEWATER

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.

City of WHITEWATER

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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.	

4. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
5. Indicate what the property and improvements look like today versus what is being proposed for the future.
6. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.

7. 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.

City of WHITEWATER

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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.

City of WHITEWATER

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: Frawley Enterprises of Whitewater Limited Partnership

Applicant's Mailing Address: 662 E. Milwaukee Street
Whitewater, WI 53190

Applicant's Phone Number: 262-473-8605

Applicant's Email Address: mike@frawleyoil.com

Project Information:

Name/Description of Development:
CSM No 4231

Address of Development Site: 662 E. Milwaukee Street

Tax Key Number(s) of Site: A?423100001

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

_____

City of WHITEWATER

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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 ———————

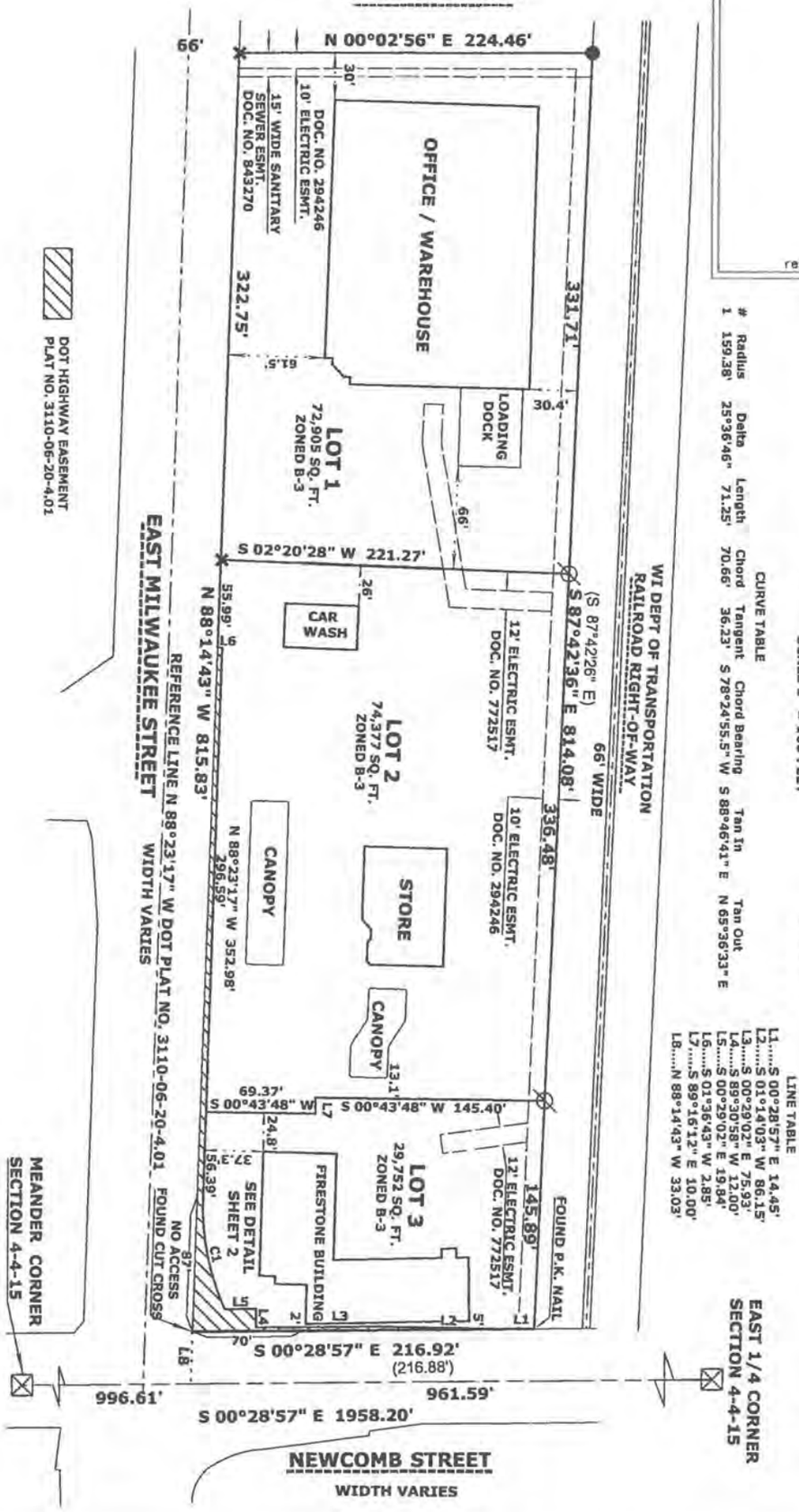
The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable 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	Signature of Property Owner (if different)
_____	_____
Printed Name of Applicant/Petitioner	Printed Name of Property Owner (if different)
_____	_____
Date of Signature	Date of Signature

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4231, VOLUME 27, PAGE 66 OF WALWORTH COUNTY CERTIFIED SURVEY MAPS LOCATED IN THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

LOT 7, BLOCK 3
ESTERLYS ADDITION



reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET

0 50 100 200

SCALE 1" = 100 FEET

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	159.38'	25°36'46"	71.25'	70.66'	36.23'	S 78°24'55.5" W	S 88°46'41" E	N 65°36'33" E

LINE TABLE

L1	S 00°28'57" E 14.45'
L2	S 01°14'03" W 86.15'
L3	S 00°29'02" E 75.93'
L4	S 89°30'58" W 12.00'
L5	S 00°29'02" E 19.84'
L6	S 01°36'43" W 2.85'
L7	S 89°16'12" E 10.00'
L8	N 88°14'43" W 33.03'

LEGEND

- ⊠ Found County Section Corner Concrete Mon. with Brass Cap
- ∅ Set P.K. Nail
- ● Set 3/4" dia. iron rod, 18" long weighing 1.502 lbs./ lin. ft.
- × Set Cut Cross in concrete
- (XX) Recorded Dimension

BASIS FOR BEARINGS

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1927, all bearings are referred to Grid North. The West line of NE 1/4 Sec. 4-4-15 was assumed S 00°28'57" E

OWNER:
FRAWLEY ENTERPRISES OF WHITEWATER LIMITED PARTNERSHIP
662 E. MILWAUKEE STREET
WHITEWATER, WI 53190

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

MARK L. MIRITZ
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2582
DECEMBER 10, 2017

SHEET 1 OF 3 SHEETS
PROJECT NO. 17.1008

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3284
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

CERTIFIED SURVEY MAP NO. _____

GRAPHIC SCALE IN FEET

0 25 50 100

LEGEND

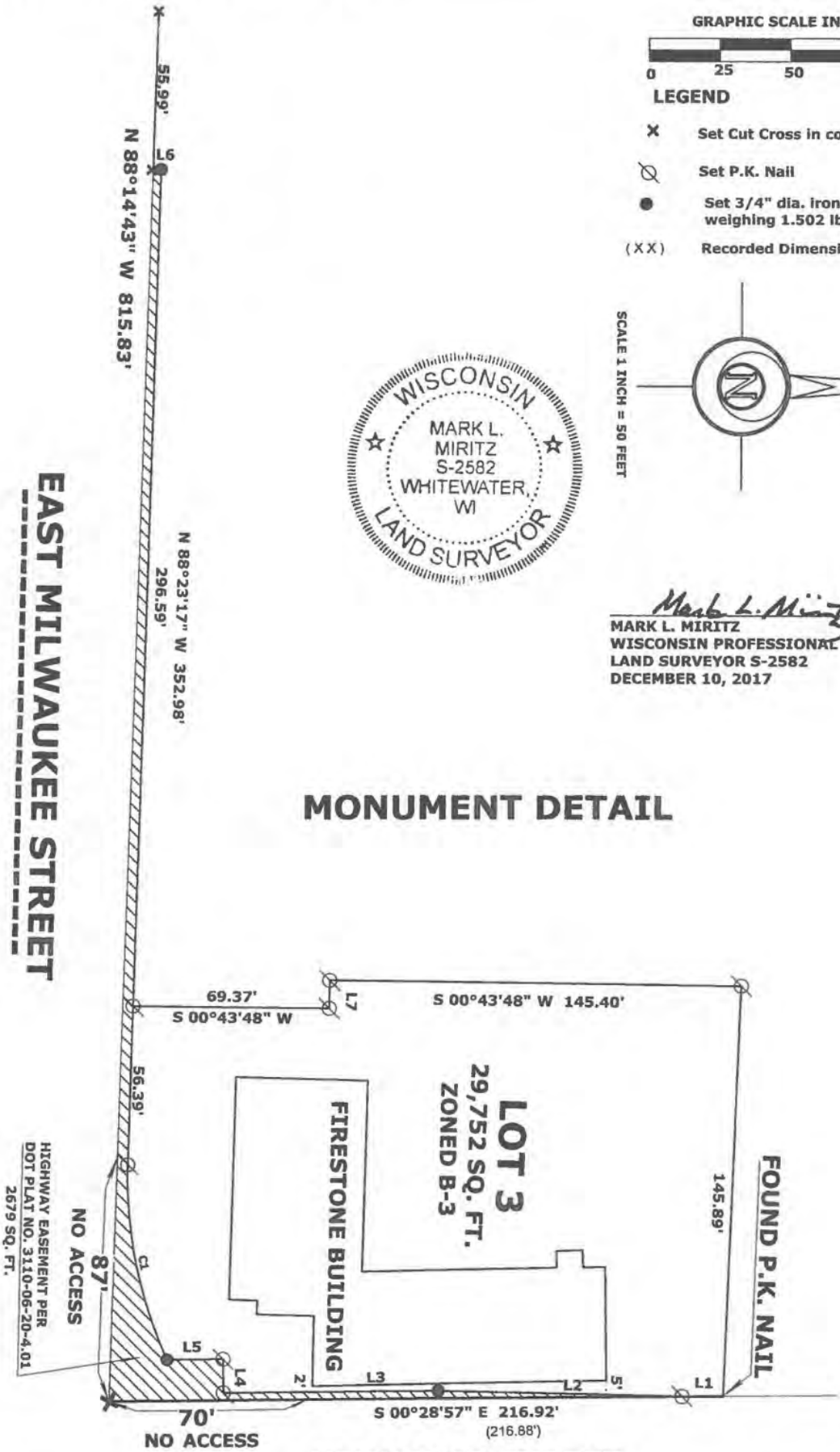
- X — Set Cut Cross in concrete
- ⊘ — Set P.K. Nail
- ● — Set 3/4" dia. iron rod, 18" long weighing 1.502 lbs./ lin. ft.
- (XX) — Recorded Dimension

SCALE 1 INCH = 50 FEET

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582
DECEMBER 10, 2017

MONUMENT DETAIL



SHEET 2 OF 3 SHEETS
PROJECT NO. 17.1008

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3284
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

CERTIFIED SURVEY MAP NO. _____

VOL. _____, PAGES _____,_____, _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4231, VOLUME 27, PAGE 66 OF WALWORTH COUNTY CERTIFIED SURVEY MAPS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, 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 FRAWLEY ENTERPRISES OF WHITEWATER LIMITED PARTNERSHIP, 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 LOCAL REGULATIONS OF THE CITY OF WHITEWATER, WISCONSIN.

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4231, VOLUME 27, PAGE 66 OF WALWORTH COUNTY CERTIFIED SURVEY MAPS LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:
COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE S 0°28'57" E 961.59 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE N 88°14'43" W 33.03 FEET TO A FOUND CUT CROSS AT THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 4231 AND THE POINT OF BEGINNING; THENCE N 88°14'43" W 815.83 FEET TO THE SOUTH-WEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 4231; THENCE N 00°02'56" E 224.46 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP NO. 4231; THENCE S 87°42'36" E 814.08 FEET TO A FOUND P.K. NAIL MARKING THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP NO. 4231; THENCE S 00°28'57" E 216.92 FEET TO THE POINT OF BEGINNING, AND CONTAINING 179,713 SQUARE FEET OR 4.125 ACRE(S) OF LAND, MORE OR LESS.

WISCONSIN
MARK L. MIRITZ
S-2582
WHITEWATER, WI
LAND SURVEYOR

MARK L. MIRITZ
WISCONSIN PROFESSIONAL
LAND SURVEYOR S-2582
DECEMBER 10, 2017

OWNER'S CERTIFICATE:

FRAWLEY ENTERPRISES OF WHITEWATER LIMITED PARTNERSHIP, OWNER, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF WHITEWATER FOR APPROVAL.

_____
FRAWLEY ENTERPRISES OF WHITEWATER LIMITED
(REPRESENTATIVE)

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 201__
THE ABOVE NAMED FRAWLEY ENTERPRISES OF WHITEWATER LIMITED, 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, FRAWLEY ENTERPRISES OF WHITEWATER LIMITED PARTNERSHIP, OWNER, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS _____ DAY OF _____, 201____
MICHELE SMITH, CITY CLERK

THIS INSTRUMENT DRAFTING BY MARK L. MIRITZ

SHEET 3 OF 3 SHEETS
PROJECT NO. 17.1008

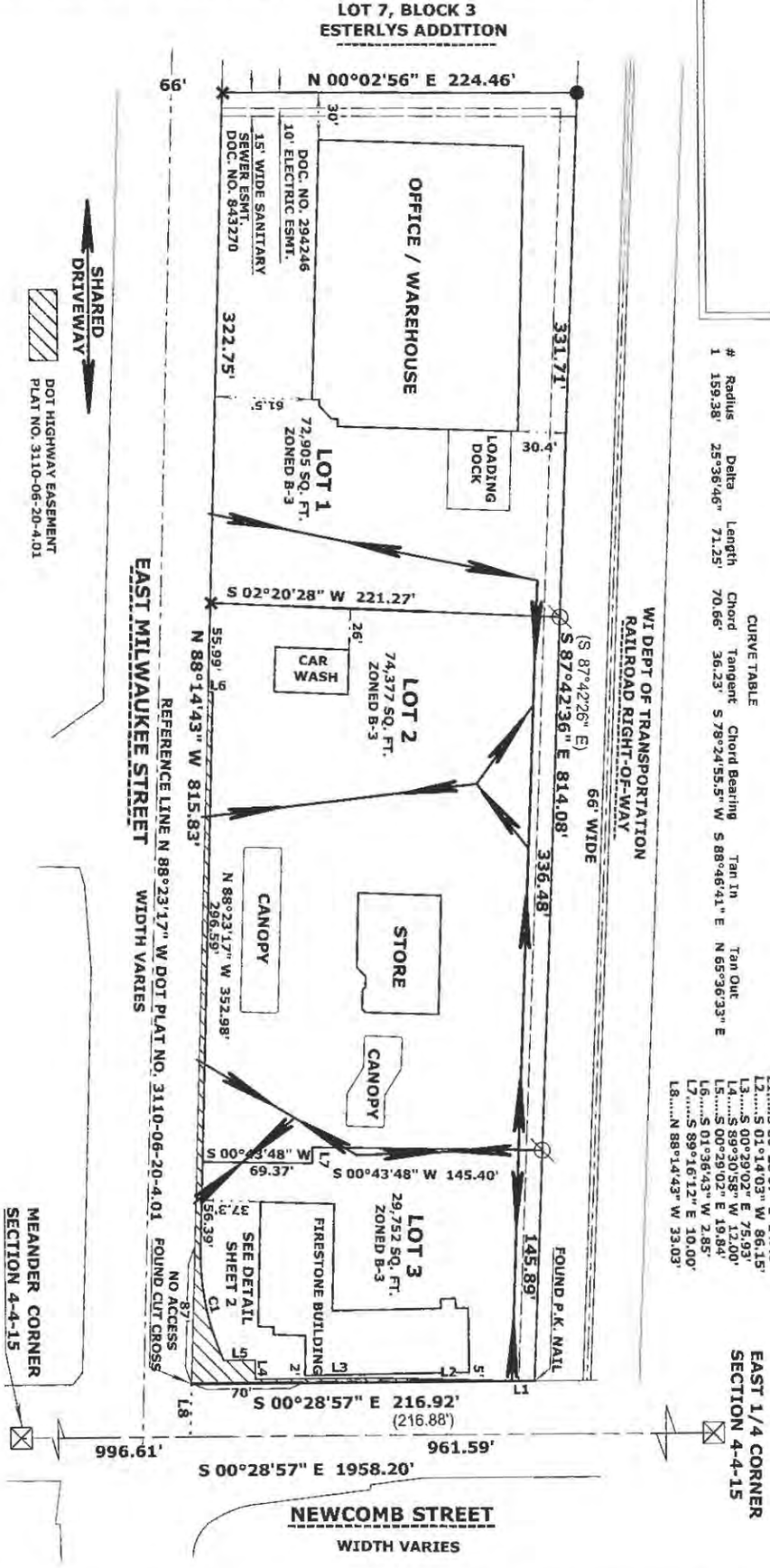
N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3284
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF CERTIFIED SURVEY MAP NO. 4231, VOLUME 27, PAGE 66 OF WALWORTH COUNTY CERTIFIED SURVEY MAPS LOCATED IN THE NORTH-EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



reserved for Walworth County register of Deeds

GRAPHIC SCALE IN FEET

0 50 100 200

SCALE 1" = 100 FEET

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing	Tan In	Tan Out
1	159.38'	25°36'46"	71.25'	70.66'	36.23'	S 78°24'55.5" W	S 88°46'41" E	N 65°36'33" E

LINE TABLE

L1	S 00°28'57" E 14.45'
L2	S 01°14'03" W 86.15'
L3	S 89°30'58" W 12.00'
L4	S 00°29'02" E 75.93'
L5	S 00°29'02" E 19.84'
L6	S 01°36'43" W 2.85'
L7	S 89°16'12" E 10.00'
L8	N 88°14'43" W 33.03'

LEGEND

- ⊠ Found County Section Corner Concrete Mon. with Brass Cap
- ∅ Set P.K. Nail
- ● Set 3/4" dia. iron rod, 18" long weighing 1.502 lbs./ lin. ft.
- × Set Cut Cross in concrete
- (XX) Recorded Dimension

BASIS FOR BEARINGS

Horizontal Datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone, North American Datum of 1927, all bearings are referred to Grid North. The West line of NE 1/4 Sec. 4-4-15 was assumed S 00°28'57" E

OWNER:
FRAWLEY ENTERPRISES OF WHITEWATER LIMITED PARTNERSHIP
662 E. MILWAUKEE STREET
WHITEWATER, WI 53190

MARK L. MIRITZ
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2582
DECEMBER 10, 2017

SHEET 1 OF 3 SHEETS
PROJECT NO. 17.1008

N9330 KNUTESON DRIVE
WHITEWATER, WI 53190

LAND-MARK SURVEYING

PHONE: (262) 495-3284
CELL: (262) 949-1239
MarkMiritz@Land-MarkSurveying.com

DECLARATION
OF
INGRESS/EGRESS EASEMENT

(This instrument establishes easement rights and is not a conveyance within the meaning of Section 77.21(1), Wisconsin Statutes, and is exempt from transfer tax return and transfer fee.)

This Declaration made this _____ day of _____, 2017 by Frawley Enterprises Limited Partnership n/k/a Frawley Enterprises of Whitewater Limited Partnership, a Wisconsin limited partnership (hereinafter referred to as "Declarant").

Return to:

RECITALS

A. Declarant holds title to a parcel of real estate (hereinafter referred to as "Lot 1"), more particularly described as follows:

Parcel Identification Number

Lot 1 Certified Survey Map No. , filed in the Office of the Register of Deeds for Walworth County, Wisconsin, on , 2017, as Document No. said Survey Map being a re-division of Lot 1 of Certified Survey Map No. 4231, as recorded in Volume 27, Page 66, in the office of the Register of Deeds of Walworth County, Wisconsin on April 13, 2009 as Document No. 76005.

B. Declarant also holds title to a parcel of real estate (hereinafter referred to as "Lot 2") situated adjacent to, and east of, Lot 1. Said Lot 2 is more particularly described as follows:

Lot 2 Certified Survey Map No. , filed in the Office of the Register of Deeds for Walworth County, Wisconsin, on , 2017, as Document No. said Survey Map being a re-division of Lot 1 of Certified Survey Map No. 4231, as recorded in Volume 27, Page 66, in the office of the Register of Deeds of Walworth County, Wisconsin on April 13, 2009 as Document No. 76005.

C. Declarant also holds title to a parcel of real estate (hereinafter referred to as "Lot 3") situated adjacent to, and east of, Lot 2. Said Lot 3 is more particularly described as follows:

Lot 3 Certified Survey Map No. , filed in the Office of the Register of Deeds for Walworth County, Wisconsin, on , 2017, as Document No. said Survey Map being a re-division of Lot 1 of Certified Survey Map No. 4231, as recorded in Volume 27, Page 66, in the office of the Register of Deeds of Walworth County, Wisconsin on April 13, 2009 as Document No. 76005.

D. Lot 1, Lot 2 and Lot 3 (each hereinafter sometimes referred to as a "Lot" and collectively as the "Lots" or the "Property") are situated north of, and adjacent to, the public road right of way known as Milwaukee Street in the city of Whitewater, Wisconsin. In addition, Lot 3 is situated west of, and adjacent to, Newcomb Street in the city of Whitewater, Wisconsin. Access between the Property (on the one hand) and Milwaukee Street and Newcomb Street (the "Adjoining Public Streets", on the other hand) is provided by means of shared private driveway corridors (the "Shared Driveway Area") extending within, along and through the east side of Lot 1, the west, north, east, and south sides of Lot 2 and the north, west, and south sides of Lot 3. A map showing the location of the Shared Driveway Area is attached hereto as Exhibit A.

E. Declarant wishes to establish an easement granting the owners and permitted users of each of the Lots the right to travel over such portion of the Shared Driveway Area within the other Lots for ingress and egress of vehicles between the Lots and the Adjoining Public Streets.

GRANT, DECLARATION AND ESTABLISHMENT OF INGRESS/EGRESS EASEMENT

THEREFORE, the undersigned does hereby grant, declare and establish the following easement rights and restrictions:

ARTICLE I

INGRESS/EGRESS EASEMENT FOR BENEFIT OF THE LOTS

1. Ingress/Egress Easement. Declarant does hereby grant, declare, provide and establish a non-exclusive easement and right of way (hereinafter referred to as the "Ingress/Egress Easement") over and across such portion of the Shared Driveway Area situated within each Lot, for the use and benefit of the owners of each of the other Lots and their tenants, and all customers, contractors, invitees, licensees, guests and permitees of such other Lots (the "Access Easement Permitted Users"). The Ingress/Egress Easement shall be for the sole purpose of ingress and egress, including passage of vehicular traffic, of the Access Easement Permitted Users from and between the Lots and the Adjoining Public Streets.

2. Non-exclusive Nature. The Ingress/Egress Easement shall be non-exclusive, and the owner of each Lot shall have the full right to use the portion of the Shared Driveway Area situated within such Lot for any and all purposes, provided such use shall not interfere with the easement rights granted the owners of the other Lots and their Access Easement Permitted Users hereunder.

3. No Obstruction of Shared Driveway Area. No Owner of any Lot shall permit the Shared Driveway Area to be obstructed by parked vehicles, the placement of dirt or snow thereon, or otherwise. It is intended that the Shared Driveway Area shall at all times be open for driveway purposes serving each of the Lots (except to the extent closure may be necessary for temporary periods for the performance of routine maintenance and repairs to such easement area).

4. Maintenance, Repairs. The owner of each Lot shall bear all of the expenses of maintaining, repairing, and removing snow and debris from the Shared Driveway Area situated

within such Lot. Repairs and maintenance shall be performed at such times and in such a manner as are mutually agreeable to the owners of the Lots.

5. Insurance. The owner of each Lot shall at all times maintain in effect a policy of commercial general liability insurance naming the owners of the other Lots as additional insureds.

ARTICLE II

MISCELLANEOUS

1. Easements and Restrictions Run with Land. All of the terms and conditions in this instrument, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the owners of the Lots and their respective successors and assigns. The Ingress/Egress Easement established under this instrument shall be appurtenant to Lot 1, Lot 2, and Lot 3, respectively, and may not be transferred separately from, or severed from, said Lots, nor from the title to said Lots. Furthermore, the benefits of the Ingress/Egress Easement established under this instrument shall not be extended to any property other than Lot 1, Lot 2, and Lot 3, respectively, without the consent of the owners of the fee simple interest of Lot 1, Lot 2, and Lot 3, respectively.

2. Non-Use. Non-use or limited use of the easement rights established under this instrument shall not prevent the parties hereto and their respective successors or assigns from later use of the easement rights to the fullest extent authorized in this instrument.

3. Governing Law. This instrument shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

4. Entire Agreement. This instrument sets forth the entire understanding of the parties and may not be amended or terminated except by a written document executed and acknowledged by the owners of all of the Lots and duly recorded in the office of the Register of Deeds of Walworth County, Wisconsin.

5. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this instrument shall be construed to be a waiver of the right or power. A waiver by an owner of a Lot of any of the obligations of another Lot owner shall not be construed to be a waiver of any breach of any other terms or conditions of this instrument.

6. Enforcement. Enforcement of the rights and obligations of this instrument may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this instrument, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this instrument, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party. No breach of this instrument shall entitle the owner of a Lot, nor any successor, to cancel, rescind or otherwise terminate this instrument, but this limitation shall not affect, in any manner, all other rights or remedies which may otherwise be available by reason of any breach of this

instrument.

7. Invalidity. If any term or condition of this Agreement, or the application of this instrument to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this instrument, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid to the fullest extent permitted by law.

This Declaration executed by the Declarant on the day and year first above-written.

FRAWLEY ENTERPRISES LIMITED PARTNERSHIP,
n/k/a FRAWLEY ENTERPRISES OF WHITEWATER
LIMITED PARTNERSHIP

By:_____
_____, general partner

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally appeared before me this _____ day of _____, 2017, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, Wisconsin.
My commission:

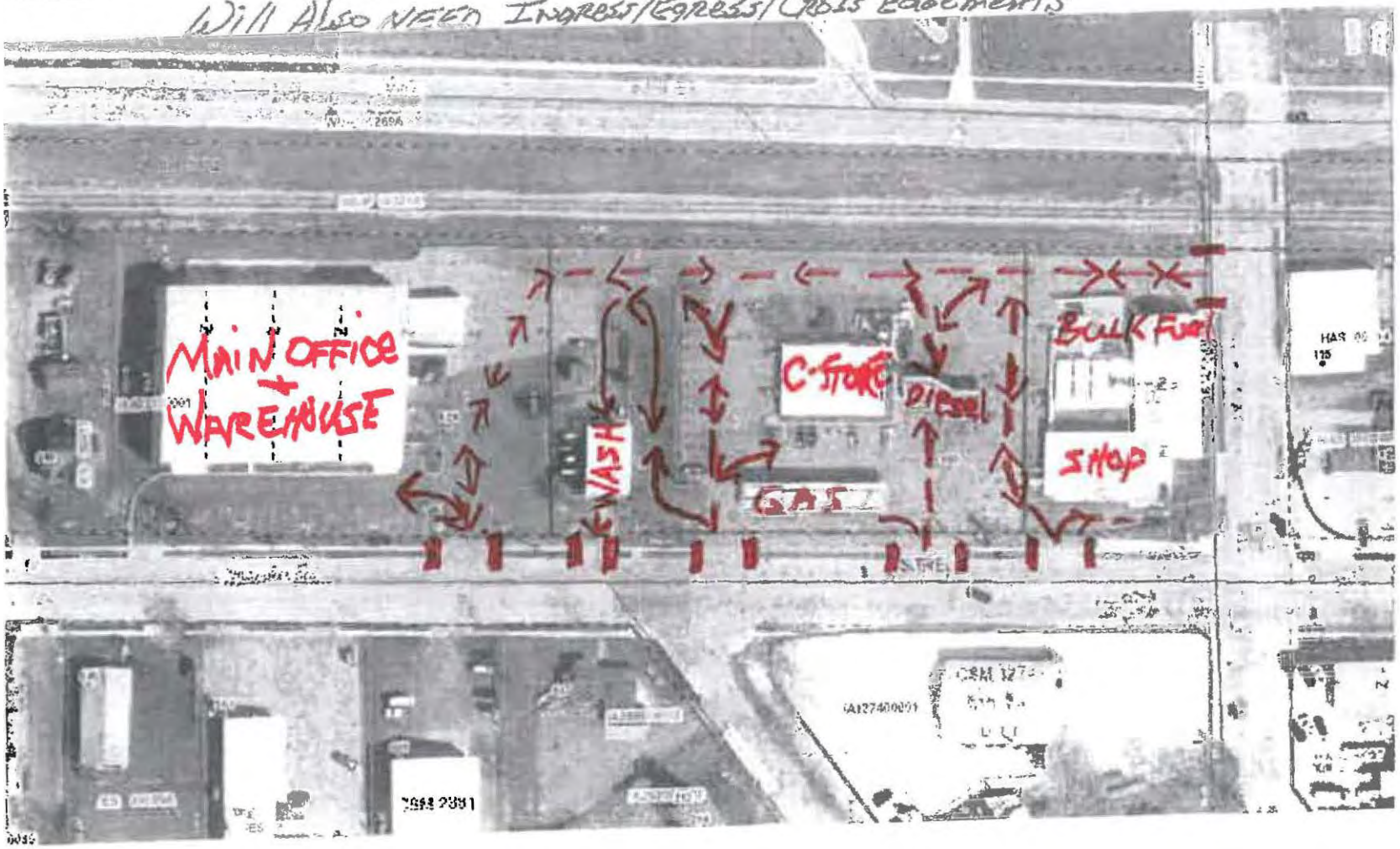
This instrument drafted by Attorney William L. Fahey.

F:\DOCS\WD\55220\1\A2533248.DOCX

PROPOSE CHANGES to C.S.M.

RED LINES = New Survey Lines. Will need to Meet Setbacks etc.

Will Also NEED INGRESS/EGRESS/CROSS EASEMENTS



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: January 8, 2018

Re: **Item # 6 & 7** Proposed Zoning Map Amendment from a PD (Planned Development) to R-3 (Multi-family residence) Zoning District per Section 19.21 and a Conditional Use Permit to allow for "Honors Student Housing" permitting 18 students to live at 328 W. Main Street (Hamilton House) (Tax ID: /OT 00036) for James and Lori Heckendorf.

Summary of Request	
Requested Approvals:	Zoning Map Amendment to change from PD (Planned Development) to R-3 (Multi-family residence)
Location:	328 W. Main Street (Hamilton House)
Current Land Use:	Bed and Breakfast
Proposed Land Use:	"Honors Student Housing" permit 18 students
Current Zoning:	PD (Planned Development)
Proposed Zoning:	R-3 (Multi-family residence)
Comprehensive Plan's Future Land Use:	Central Area Neighborhood

Landmarks:

The house is on the City of Whitewater Landmarks Commission. Whitewater Local Landmarks list the home as contributing to both the Main Street Historic District (MSHD) and National Register of Historic Places (NRHP). According to the Landmarks brochure: In 1868 the Hamilton House was built by Dr. Green, Whitewater's first dentist and was probably built as a simple gabled with Italianate details. In 1881 it was remodeled and the elaborate mansard roof with arched dormers was added at that time which changed entirely the style of the house. The house was again remodeled in 1887. Its details include Second Empire style bay windows with brackets, dentils, pilasters and panels; two Second Empire porches; a Queen Anne porch with turned posts, spoon and spindle work, brackets, a pediment; and a two-story Queen Anne style bay window on the west wall. Two tunnels have been discovered in the basement leading to speculation that it may have been part of the Underground Railroad. The Landmarks Board will have to approve changes to the home.

Description of Property:

The existing dwelling is a single (one) family residence that is currently being run as a Bed and Breakfast. According to Walworth County GIS it is on approximately .166 acres.

It is currently zoned PD. The Future Land use Map is showing the area as Central Business. The PD was issued in August 30, 1990. (b) stated "The buyer agreeing that the property will be zoned PCD (now PD) pursuant to Whitewater Municipal Code Chapter 19.39, with uses limited to: home occupation/professional home offices; hotel; bed and breakfast; professional offices; antique shop; banks and other financial institutions; specialty shops; drug store; insurance agency; clinics (medical and dental); jewelry store; restaurant (this use shall specifically exclude drive-in, drive-through or fast food/carry out type establishment); tourist information and hospitality center; variety store; charitable or non-profit institutional and facilities; conference center; art/photo studios and public office.

Description of the Proposal:

The applicant is requesting a change in zoning from a Planned Development (PD) to R-3 Multi-family residence. In addition he is requesting a Conditional Use Permit (CUP) to allow 18 students to live in the home.

PLANNER'S RECOMMENDATIONS:

I recommend against the proposed Zoning Map Amendment and Conditional Use Permit per finding presented below.

FINDING TO BE MADE BY THE PLAN COMMISSION

1. A nonfamily household in R-3 shall be limited to five unrelated persons. Any more than 5 unrelated would need to be justified through adult family homes, Fraternity, Sorority, or group lodging faculties. These programs require state building regulation, licensing and certification. I do not see anything that indicates this is the case.

a. Due to the fact we have NEVER approved 18 unrelated without it being tied to a state regulated program I'm going to use the R-2A formula for unrelated and square footage. At 18 unrelated it would require a minimum of 6,350 square feet of habitable space. Every dwelling unit must provide 400-sq. ft. of total habitable space for the first occupant and 330-sq. ft. for each additional occupant. Total habitable space is the sum of the floor area of the kitchen, living room, dining area, bathrooms and all bedrooms but not including unfinished basements areas that do not meet building code, garages, porches, breezeways and unfinished attics. According to the application information it is estimated at 5,726 sq ft.

b. In addition In every dwelling unit of two or more rooms, every room occupied for sleeping purposes (bedroom) by one occupant shall contain at minimum 80 square feet of floor space, and every room occupied for sleeping purposes by more than one occupant shall contain an additional 80 square feet of floor space for each occupant 18 years or age or over. I do not know the size of each bedroom or the number of occupied per room.

2. At a minimum there needs to be 9 parking stalls. However given that the applicant is requesting almost double occupancy per room at 18 individuals it would require closer to 80% of the 18 stalls bringing the number closer to 15 parking stalls. No parking information has been provided.

3. The applicant stated that there would be a residence assistant or a "couple to reside" on the property which would put the number closer to 19 or 20 unrelated. These numbers have not been accounted for in the application.

4. After researching "Honors Housing Programs" I have found the programs are in some capacity university regulated. There has been no business plan attached or any means of recourse that would enforce the honor housing.

5. There is conflicting information. The real-estate printout indicated there are 6 bedrooms with an additional 3 bedrooms in the innkeeper quarters which put the count at 9 bedrooms total. However in another area of the same print out it indicated there are 8 guest rooms. In another area under bedroom it is listed as 10 bedrooms. The application indicated 11 bedrooms.

6. This proposal conflicts with the future land use map. This area is shown as Central Business and abuts Institutional. Central Business: Whitewater's historic downtown area, which accommodates pedestrian-oriented retail, service, office, community, institutional, and upper story housing.

7. This is in conflict with the existing zoning. The PD issued in August 30, 1990 (b) stated "The buyer agreeing that the property will be zoned PCD (now PD) pursuant to Whitewater Municipal Code Chapter 19.39, with uses limited to: home occupation/professional home offices; hotel; bed and breakfast; professional offices; antique shop; banks and other financial institutions; specialty shops; drug store; insurance agency; clinics (medical and dental); jewelry store; restaurant (this use shall specifically exclude dive-in, drive-through or fast food/carry out type establishment); tourist information and hospitality center; variety store; charitable or non-profit institutional and facilities; conference center; art/photo studios and public office.

8. In my opinion, the "18 students" conflicts with the adjacent land uses. The bulk of the housing in this area is single family or duplex with a max of 3 unrelated.

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 change from PD (Planned Development) Zoning District to R-3 (Multi-family Residence) Zoning District classification under Chapter 19.21 of the Zoning Ordinance of the City of Whitewater on the following area:

Property Address:	Tax ID #:	Property Owner:
328 W. Main Street Hamilton House	/OT 00036	FW Properties LLC Applicant: James & Lori Heckendorf

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, January 8, 2018, 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 Asst.

Dated: December 19, 2017

Publish: in "Whitewater Register"
on December 21, 2017, and December 28, 2017

TaxKey	Owner1	Owner2	Address1	City	State	Zip
/CLA 00001	SUZANNE L POPKE	ROBERT P SIEMANN	PO BOX 333	WHITEWATER	WI	53190-0000
/CLA 00001A	BRENDA J SCHUMACHER		120 N PARK ST	WHITEWATER	WI	53190-0000
/OT 00030	KICH PROPERTIES LLC		N6927 GREENLEAF CT	ELKHORN	WI	53121-0000
/OT 00031	ST JOHN LODGE 57 F. & A. M.	F&AM	266 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00032	RIEK RD LLC		7330 E SCHMIDT RD	FORT ATKINSON	WI	53538-0000
~~/OT 00033~~	~~RIEK RD LLC~~		~~7330 E SCHMIDT RD~~	~~FORT ATKINSON~~	~~WI~~	~~53538-0000~~
/OT 00034	JAMES D UHRICH	BRADLEY D LOWREY	7330 E SCHMIDT RD	FORT ATKINSON	WI	53538-0000
~~/OT 00035~~	~~JAMES D UHRICH~~	~~BRADLEY D LOWREY~~	~~7330 E SCHMIDT RD~~	~~FORT ATKINSON~~	~~WI~~	~~53538-0000~~
/OT 00036	FW PROPERTIES LLC		328 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00037	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
~~/OT 00038~~	~~CITY OF WHITEWATER~~		~~312 W WHITEWATER ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00040	FIRST EVANGELICAL LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
~~/OT 00041~~	~~FIRST EVANGELICAL LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00042	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
~~/OT 00043~~	~~FIRST ENGLISH LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00046	BART J KRAUS		110 S FREMONT ST	WHITEWATER	WI	53190-0000
/OT 00048	FERDINAND J KOJIS TRUST	KATHLEEN M KOJIS TRUST	35 LIGHTHOUSE WAY	SALEM	SC	29676-0000
/OT 00049	WHITON HIGHLAND RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00050	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00051	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/OT 00052	MICHAEL P MAHONEY	MARY M MAHONEY	119 S 4TH ST	WHITEWATER	WI	53190-0000
/OT 00058	FIRST CITIZENS STATE BANK		PO BOX 177	WHITEWATER	WI	53190-0000
/OT 00087	WISCONSIN TELEPHONE CO	ONE SBC CENTER	ROOM 36-M-1	ST LOUIS	MO	63101-0000
/OT 00088	CENTER STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
~~/OT 00089~~	~~CENTER STREET RENTALS LLC~~		~~W9597 BREIDSAN HILL DR~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00091	WHITEWATER COLLEGE RENTALS		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
~~/OT 00092~~	~~FIRST ENGLISH LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/TA 00001	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/TA 00002	TIMOTHY J DICKINSON	JEAN A DICKINSON	115 N. PARK ST	WHITEWATER	WI	53190-0000
/TA 00003	BRIAN J CHRISTIAN	AMY M CHRISTIAN	121 N PARK ST	WHITEWATER	WI	53190-0000
/WUP 00064	JLE PROPERTY LLC		1000 S IDAHO RD #510	APACHE JUNCTION	AZ	85119-0000
/WUP 00065	ROSEMARY METZDORFF		119 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00085	BRADLEY J MARKHAM	DIANE E MARKHAM	142 N. FREMONT ST	WHITEWATER	WI	53190-0000
~~/WUP 00086~~	~~WHITEWATER COLLEGE RENTALS~~		~~140 LONGMEADOW DR~~	~~BURLINGTON~~	~~WI~~	~~53105-2325~~
/WUP 00087	JOHN W EJNIK	SARA L NORTON-EJNIK	130 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00088	AMY L MUTH	MATTHEW J PORTER	126 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00089	MIKE & JEANS MONKEY BUSINESS		W9465 LAKE DR	WHITEWATER	WI	53190-0000
/WUP 00090	CHRISTOPHER R GRADY	LORI GRADY	318 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00091	BRUCE COHEN	SANDRA COHEN	326 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00092	BRIAN W VEALE		330 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00093	LAMBDA IOTA ZETA HOUSE CORP OF LAMBDA CHI ALPHA FRATERNITY	C/O ROBERT HAZOD	13525 W CRAWFORD DR	NEW BERLIN	WI	53151-5307
	JAMES & LORI HECKENDORF		13 S NORTHAMPTON DR	GENEVA	IL	60134-0000

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 12-11-17.

2. Class 2 Notices published in Official Newspaper on 12-21-17 & 12-28-17.

3. Notices of Public Hearing mailed to property owners on 12-22-17.

4. Plan Commission holds PUBLIC HEARING on 1-8-18.
   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: James & Lori Heckendorf Phone # 630-640-1014

Applicant's Address: 13 S. Northampton Drive, Geneva, IL 60134

Owner of Site, according to current property tax records (as of the date of the application):
FW Properties LLC

Street address of Property: 328 W. Main Street, Whitewater 53190
Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
PT LOTS 2 & 3 BLK 4 DESC AS: COM SE COR BLK 4, NWLY 170' TO POB, NWLY 106.02',
NELY 119. 82', E 117', SWLY 146.36' TO POB. ORIGINAL TOWN CITY OF WHITEWATER

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

Name of Individual: Mark T. Olm Name of Firm: Olm & Associates

Office Address: 522 W. Main Street, Whitewater, WI 53190 Phone: 262-473-1819

Name of Contractor: N/A

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:

Planned Community Development

Proposed Zoning District or Ordinance

R-3 Multi Family Residence

Zoning District in which Property is located: R-3 one side, B-2 the other
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;	The property currently consists of eleven (11) bedrooms, which complies with minimum standards for this ordinance.
B. The Proposed development will be consistent with the adopted city master plan;	The properties to the west are all zoned R-3. The properties to the east and south are zoned B-2, but include student rentals.
C. The proposed development will be compatible with and preserve the important natural features of the site;	The new owners' intent is to create a "student house of honors", so that they can maintain a quiet, studious, academic environment in this property; the new owners' intend to preserve and maintain the character and ambience of the property, both on the interior and exterior.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Neighboring uses are similar uses, except that this property is intended to house academically accomplished students, or honors students, in the way that the University of Virginia provides for honors students. This property will be maintained as an upper end, fully furnished, all inclusive property.

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Adequate parking exists on the property. If additional parking is necessary, students would be referred to the City for municipal parking permits. With the close proximity to campus, not all students will want a car in Whitewater.
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;	No significant changes to the property are anticipated.
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;	The intent is to preserve this property as is, including the interior historical furniture and contents. Alterations would be minor only.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	No alterations will change sunlight or solar access.

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).

James A Heckendorf
Lori J. Heckendorf 12/9/17

Applicant's Signature Date

APPLICATION FEES:

Fee for Amendment to Zoning or Ordinance: $200

Date Application Fee Received by City 12-11-17 Receipt No. 6.013571

Received by JWegner

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: 12-22-17
Date set for public review before Plan & Architectural Review Board: 1-8-18

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

#7

City of WHITEWATER

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 8th day of January 2018 at 6:30 p.m. to hold a public hearing for a Conditional Use Permit, in a proposed R-3 (Multi-family Residential) Zoning District, to allow for 18 unrelated persons to live in the house located at 328 W. Main Street (Hamilton House) for James and Lori Heckendorf.

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
/CLA 00001	SUZANNE L POPKE	ROBERT P SIEMANN	PO BOX 333	WHITEWATER	WI	53190-0000
/CLA 00001A	BRENDA J SCHUMACHER		120 N PARK ST	WHITEWATER	WI	53190-0000
/OT 00030	KICH PROPERTIES LLC		N6927 GREENLEAF CT	ELKHORN	WI	53121-0000
/OT 00031	ST JOHN LODGE 57 F. & A. M.	F&AM	266 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00032	RIEK RD LLC		7330 E SCHMIDT RD	FORT ATKINSON	WI	53538-0000
~~/OT 00033~~	~~RIEK RD LLC~~		~~7330 E SCHMIDT RD~~	~~FORT ATKINSON~~	~~WI~~	~~53538-0000~~
/OT 00034	JAMES D UHRICH	BRADLEY D LOWREY	7330 E SCHMIDT RD	FORT ATKINSON	WI	53538-0000
~~/OT 00035~~	~~JAMES D UHRICH~~	~~BRADLEY D LOWREY~~	~~7330 E SCHMIDT RD~~	~~FORT ATKINSON~~	~~WI~~	~~53538-0000~~
/OT 00036	FW PROPERTIES LLC		328 W MAIN ST	WHITEWATER	WI	53190-0000
/OT 00037	CITY OF WHITEWATER		312 W WHITEWATER ST	WHITEWATER	WI	53190-0000
~~/OT 00038~~	~~CITY OF WHITEWATER~~		~~312 W WHITEWATER ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00040	FIRST EVANGELICAL LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
~~/OT 00041~~	~~FIRST EVANGELICAL LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00042	FIRST ENGLISH LUTHERAN CHURCH		401 W MAIN ST	WHITEWATER	WI	53190-0000
~~/OT 00043~~	~~FIRST ENGLISH LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00046	BART J KRAUS		110 S FREMONT ST	WHITEWATER	WI	53190-0000
/OT 00048	FERDINAND J KOJIS TRUST	KATHLEEN M KOJIS TRUST	35 LIGHTHOUSE WAY	SALEM	SC	29676-0000
/OT 00049	WHITON HIGHLAND RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00050	MAIN STREET WHITEWATER LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
/OT 00051	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/OT 00052	MICHAEL P MAHONEY	MARY M MAHONEY	119 S 4TH ST	WHITEWATER	WI	53190-0000
/OT 00058	FIRST CITIZENS STATE BANK		PO BOX 177	WHITEWATER	WI	53190-0000
/OT 00087	WISCONSIN TELEPHONE CO	ONE SBC CENTER	ROOM 36-M-1	ST LOUIS	MO	63101-0000
/OT 00088	CENTER STREET RENTALS LLC		W9597 BREIDSAN HILL DR	WHITEWATER	WI	53190-0000
~~/OT 00089~~	~~CENTER STREET RENTALS LLC~~		~~W9597 BREIDSAN HILL DR~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/OT 00091	WHITEWATER COLLEGE RENTALS		140 LONGMEADOW DR	BURLINGTON	WI	53105-0000
~~/OT 00092~~	~~FIRST ENGLISH LUTHERAN CHURCH~~		~~401 W MAIN ST~~	~~WHITEWATER~~	~~WI~~	~~53190-0000~~
/TA 00001	BLGL LLC		1691 MOUNDVIEW PL	WHITEWATER	WI	53190-0000
/TA 00002	TIMOTHY J DICKINSON	JEAN A DICKINSON	115 N. PARK ST	WHITEWATER	WI	53190-0000
/TA 00003	BRIAN J CHRISTIAN	AMY M CHRISTIAN	121 N PARK ST	WHITEWATER	WI	53190-0000
/WUP 00064	JLE PROPERTY LLC		1000 S IDAHO RD #510	APACHE JUNCTION	AZ	85119-0000
/WUP 00065	ROSEMARY METZDORFF		119 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00085	BRADLEY J MARKHAM	DIANE E MARKHAM	142 N. FREMONT ST	WHITEWATER	WI	53190-0000
~~/WUP 00086~~	~~WHITEWATER COLLEGE RENTALS~~		~~140 LONGMEADOW DR~~	~~BURLINGTON~~	~~WI~~	~~53105-2325~~
/WUP 00087	JOHN W EJNIK	SARA L NORTON-EJNIK	130 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00088	AMY L MUTH	MATTHEW J PORTER	126 N FREMONT ST	WHITEWATER	WI	53190-0000
/WUP 00089	MIKE & JEANS MONKEY BUSINESS		W9465 LAKE DR	WHITEWATER	WI	53190-0000
/WUP 00090	CHRISTOPHER R GRADY	LORI GRADY	318 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00091	BRUCE COHEN	SANDRA COHEN	326 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00092	BRIAN W VEALE		330 W NORTH ST	WHITEWATER	WI	53190-0000
/WUP 00093	LAMBDA IOTA ZETA HOUSE CORP OF LAMBDA CHI ALPHA FRATERNITY	C/O ROBERT HAZOD	13525 W CRAWFORD DR	NEW BERLIN	WI	53151-5307
	JAMES & LORI HECKENDORF		13 S NORTHAMPTON DR	GENEVA	IL	60134-0000

City of WHITEWATER

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: 328 W. Main Street, Whitewater

Owner's Name: FW Properties LLC

Applicant's Name: James & Lori Heckendorf

Mailing Address: 13 S. Northampton Drive, Geneva, IL 60134

Phone #: 630-640-1014 Email: jamheck@sbcglobal.net

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): PT LOTS 2 & 3 BLK 4

DESC AS: COM SE COR BLK 4, NWLY 170' TO POB, NWLY 106.02', NELY 119. 82', E 117', SWLY 146.36' TO POB. ORIGINAL TOWN CITY OF WHITEWATER

Existing and Proposed Uses:

Current Use of Property: Bed and Breakfast

Zoning District: PCD, proposed rezone to R-3

Proposed Use: Honors' student housing, permitting 18 students

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. <u>four weeks</u> prior to the meeting.

<u>Conditions</u>

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.	The new owners intend to preserve the structure as is, but will change the use from transient guests to honors students, grad students, returning vets, foreign exchange or out of state students that would benefit from a fully furnished, all inclusive, quiet living environment. Properties to the east include student rentals; properties across the street include student rentals. This property, currently zoned PCD, is an island among R-3 and B-2 zoning districts.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	All of these currently exist. If a parking shortage exists as a result of the rentals, students will be referred to the City for municipal parking permits. However, due to the close proximity to campus, not all students will want to keep a car in Whitewater.
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.	With eleven existing bedrooms and ten bathrooms, the property can easily accommodate 18 adults without crowding or difficulty.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	The City's Master Plan attempts to keep student housing in the old, or historic, center of Whitewater. This proposal is in keeping with the Master Plan, as students live east, west and south of this property.

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

Applicant's Signature: James a Heckendorf Lori J. Heckendorf Date: 12/09/17

Printed: JAMES and LORI HECKENDORF

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 12-11-17. Received by: JWegner Receipt #: 6.013572

2) Application is reviewed by staff members.

2) Class 1 Notice published in Official Newspaper on 12-28-17.

3) Notices of the Public Hearing mailed to property owners on 12-22-17.

4) Plan Commission holds the PUBLIC HEARING on 1-8-18. 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 ARCHITECHTURAL 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: _____

Applicant's Mailing Address: _____

_____

Applicant's Phone Number: _____

Applicant's Email Address: _____

Project Information:

Name/Description of Development: _____

Address of Development Site: _____

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	Signature of Property Owner (if different)
_____	_____
Printed Name of Applicant/Petitioner	Printed Name of Property Owner (if different)
_____	_____
Date of Signature	Date of Signature

December 9, 2017

From: Jim and Lori Heckendorf
13 S. Northampton Drive
Geneva, IL 60134

To: City of Whitewater

Subject: Statement of Use – 328 W. Main Street "Hamilton House of Honors"

We have an accepted offer to purchase the Hamilton House at 328 W Main Street contingent upon the City granting R3 zoning and the conditional use permit for up to 18 student tenants.

This historic landmark property is iconic to Whitewater. Our intent is to maintain both the interior and the exterior in as original condition as possible. We intend to market this property as the "Hamilton House of Honors" seeking out students focused on their education looking for a quiet study environment. We plan to attract academic focused students, grad students, returning veterans looking to complete their degree, or foreign exchange or out of state students that may benefit from the convenience of a fully furnished, all-inclusive living space.

The layout of this property includes 11 bedrooms, 10 of which have private bathrooms. The historic antique furniture and artifacts will remain with the house to provide a very unique, high end, quiet, peaceful museum like atmosphere. We will have and enforce House rules with no open intoxicants in common areas, no smoking, limited guests, as well as quiet times. We use local property managers to help with tenant needs as well as routine maintenance and upkeep items. A goal would be to find a mature individual or couple to reside and act as the House Monitor, similar to the Residence Assistant (RA) program in the dorms.

We are both alumni of UW-Whitewater, and own other rental properties in town. We have had our roots here for over 30 years and are committed to being involved in the community for many more years. We both are excited to own and help maintain and preserve this historic, iconic, local landmark in downtown Whitewater. Through this process, we have already begun interacting more with other enthusiastic historic building owners and City officials. Perhaps we will also look into the possibility of registering our other old, big brick building located at 401-405 W Center Street as a historic landmark property.

Thank you for your support. We look forward to working with the City of Whitewater to continue the prosperous growth and reputation of the community.

James A Heckendorf Lori A. Heckendorf

To whom it may concern:

We have owned the Hamilton House property at 328 W. Main Street for the last 17 years and have maintained it by running it as a bed and breakfast. We are now in the process of trying to sell the property. It has been on the market as a bed and breakfast business for several years. Due to the change in economic climate with the decline in popularity of bed and breakfasts and the advent of internet competition such as Airbnb and third party booking sites, it is difficult to sell the property as a bed and breakfast. In addition, the plans for building a hotel in close proximity may make it less feasible as a bed and breakfast business. We have had the business for sale for some time now and have had no serious offers. We have significantly reduced the asking price over the years. Because of the location and the configuration of the building with multiple bedrooms and bathrooms, it is not likely to sell as a high end residence.

We have an offer to purchase the property and its contents for high end student housing; this offer is contingent on rezoning the property to allow occupancy of up to 18 people. We have carefully reviewed and discussed the new use with the prospective buyer. The buyer is purchasing the contents, and its decorations as well as the real-estate. This gives us confidence that the purchaser intends to maintain the property in its current condition. We believe the structure of the offer and the plans, as described to us, would allow the property to be well maintained and cared for at the current standards. Since it is a well-loved landmark on the main street of the community, we believe it would be beneficial to enable such a business to be run in the property, which would sustain the property as an attractive asset to the community.

Sincerely

Lawrence & Cheryl Witham

Current owners.

Address: 328 W Main ST Whitewater, Wisconsin 53190-1958 **Taxed by:** Whitewater **MLS #:** 1554406

Property Type: Single-Family
Status: Active
Tax Key: /OT00036
County: Walworth

List Price: $499,500
Taxes: $7,923
Tax Year: 2016
Est. Acreage: 0.32

Bedrooms: 10
Total Full/Half Baths: 8 / 0
F/H Baths Main: 2 / 0
F/H Baths Upper: 5 / 0
F/H Baths Lower: 1 / 0
Garage Spaces: 0
Garage Type: None

Rooms:
Est. Total Sq. Ft.: 5,726
Est. Year Built: 1880
Zoning: B2

Flood Plain: Unknown

Days On Market: 8

Directions: From Downtown Whitewater: West on Main Street to Hamilton House.

School District: Whitewater Unified

Name	Dim	Level	Name	Dim	Level
Master Bedroom	29 x 13	Upper	Living/Great Room	20 x 14	Main
Bedroom 2	15 x 14	Main	Kitchen	13 x 11	Main
Bedroom 3	15 x 14	Main	Family Room	15 x 13	Main
Bedroom 4	15 x 14	Upper	Dining Room	29 x 13	Main
Bedroom 5	16 x 14	Upper			

Style: 2 Story
Architecture: Victorian/Federal; Other
Driveway: Paved; Parking Space
Outbuildings: Storage Shed
Exterior: Brick
Basement: Full; Shower; Partial Finished
Heating Fuel: Natural Gas
H/C Type: Forced Air; Central Air; Multiple Units
Bath Description: Off MBR; Shower Over Tub; Shower Stall; Jetted Tub; Ceramic Tile

Documents: Seller Condition; Survey; LeadPaint Disclosure; Other
Appliances Incl.: Oven/Range; Refrigerator; Dishwasher; Washer; Dryer; Water Softener-owned
Misc. Interior: Gas Fireplace; 2 or more Fireplaces; Cable TV Available; High Speed Internet Available; Wood or Sim. Wood Floors
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City

Remarks: Spectacular 1868 Second Empire Mansion beautifully restored. This gorgeous Whitewater home is a turnkey successful Bed & Breakfast. Is being sold as a single family home or a Bed & Breakfast. 8 guest rooms, all with private baths, most with fireplaces and or whirlpool tubs. Immaculate grand staircase is breath-taking. Sun filled parlors, porches, & spacious dining room with fireplace are delights. 3 bedroom Innkeeper's quarters in lower level is a plus. More details about this beautiful home are available. Call for your personal tour today.
Inclusions: Stove, Refrigerator, Dishwasher, Washer, Dryer, Water Softener
Exclusions: Seller's Personal Property

Listing Office: Century 21 Affiliated Greenwood: cent16 **LO License #:** 936966-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
Copyright 2017 by Multiple Listing Service, Inc. See copyright notice.
Prepared by Greg G Greenwood on Monday, October 16, 2017 3:35 PM.

Photos for MLS # 1554406 328 W Main ST, Whitewater, WI 53190-1958 **$499,500**

MAIN EXTERIOR

MAIN STAIRCASE

FRONT FOYER

DINING ROOM

PARLOR ENTRANCE

DINING ROOM 2

DINING FIREPLACE

LIBRARY

LIBRARY 2

PARLOR 2

PARLOR FIREPLACE

STAIRCASE

STAIRCASE 2

UPPER LANDING

UPPER LANDING 2

GUEST ROOM

GUEST ROOM 2

GUEST ROOM 3

GUEST ROOM 4

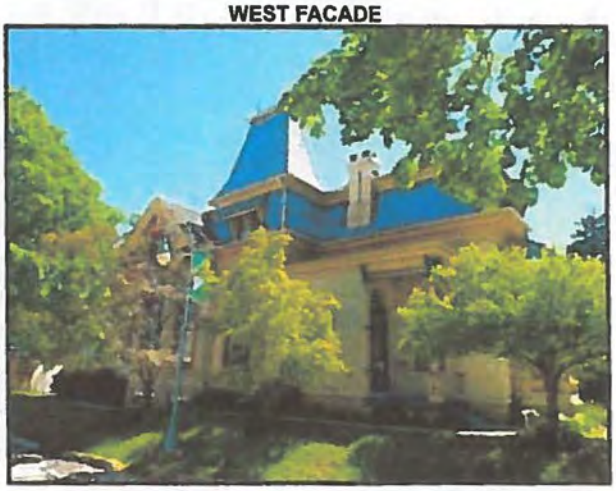
GUEST ROOM 5

ONE FIREPLACE

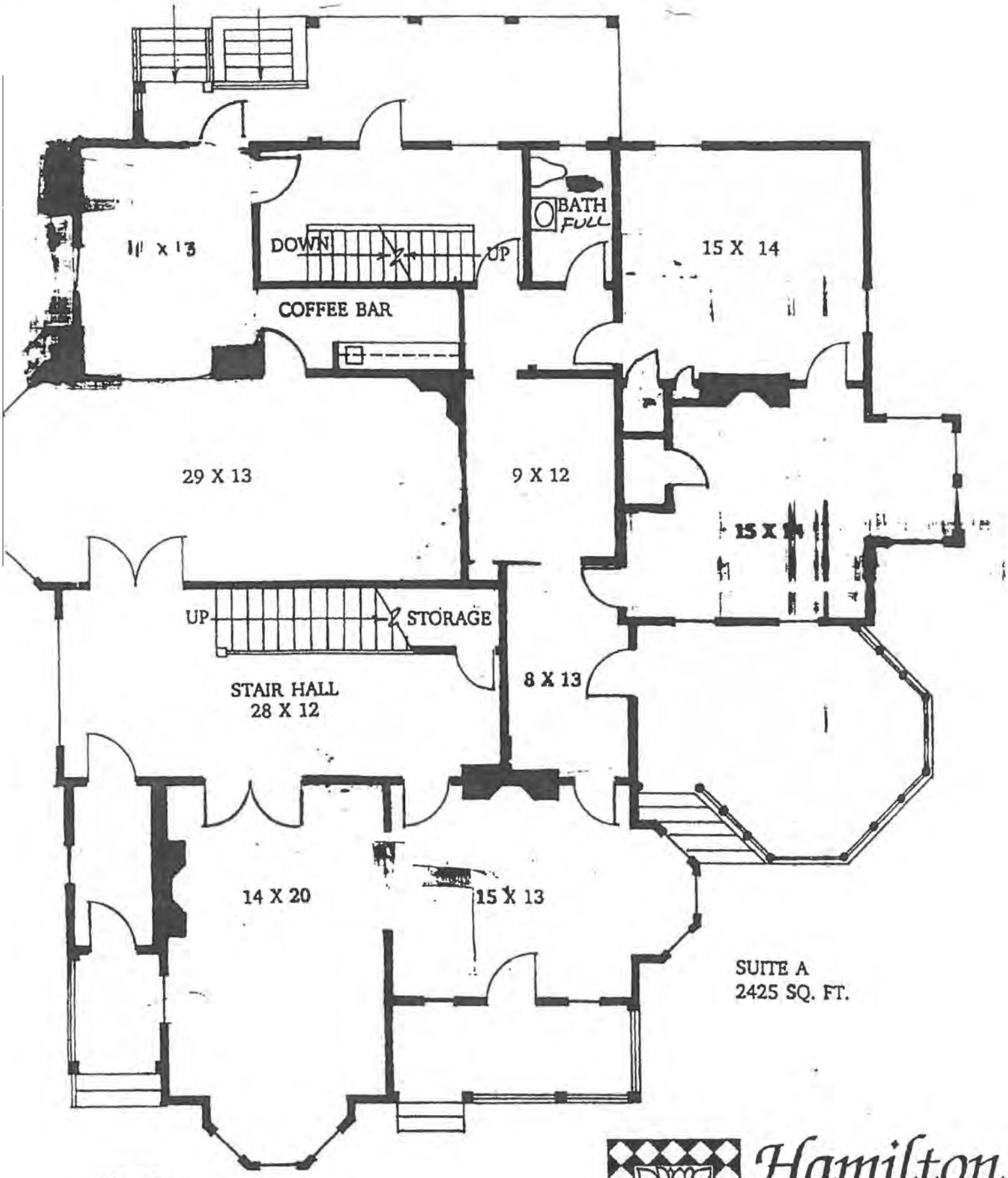
EXAMPLE OF BATHS

SE FACADE

WEST FACADE



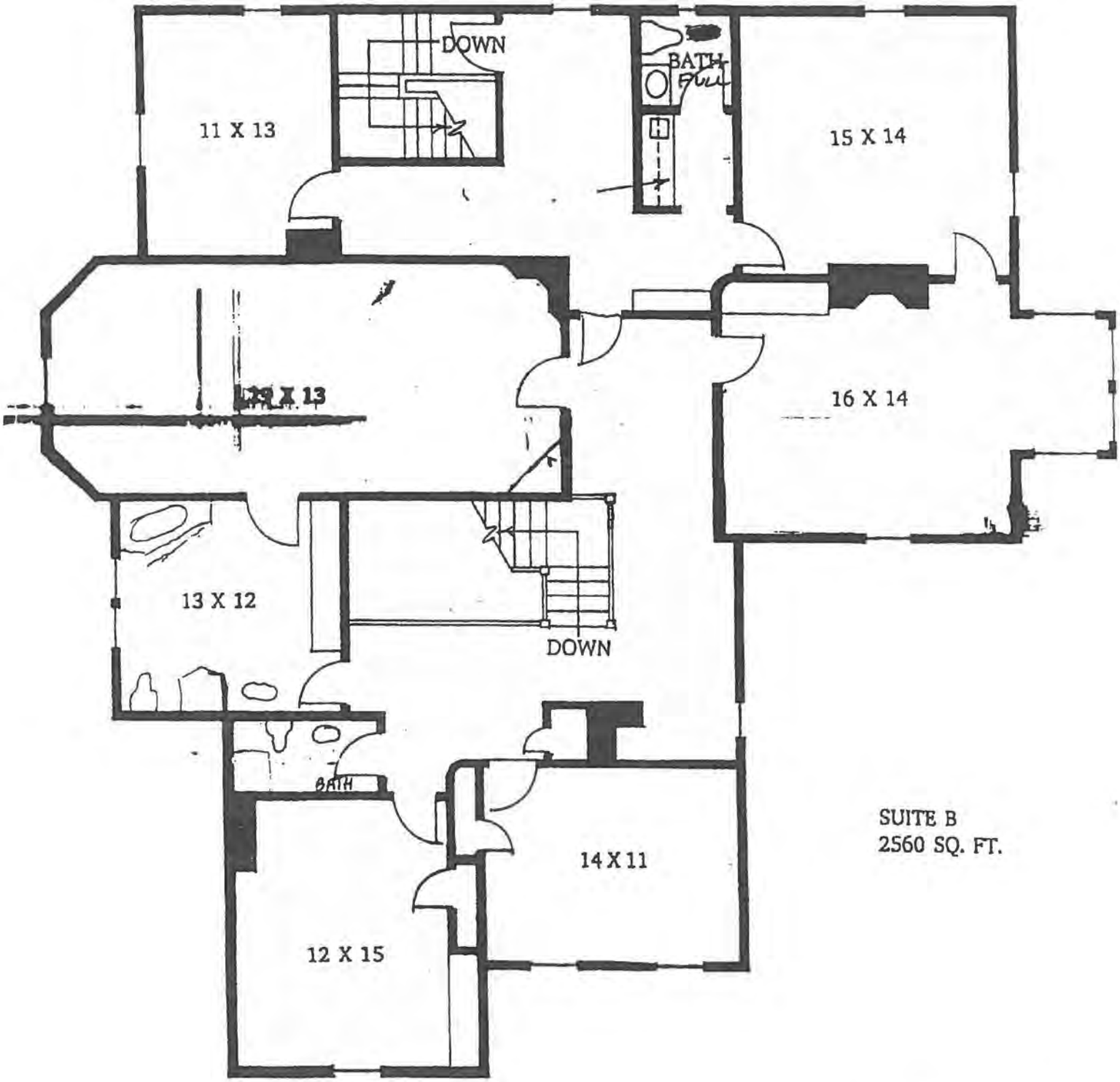
FRONT FACADE



NORTH

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

Hamilton House
An Historic Landmark



NORTH

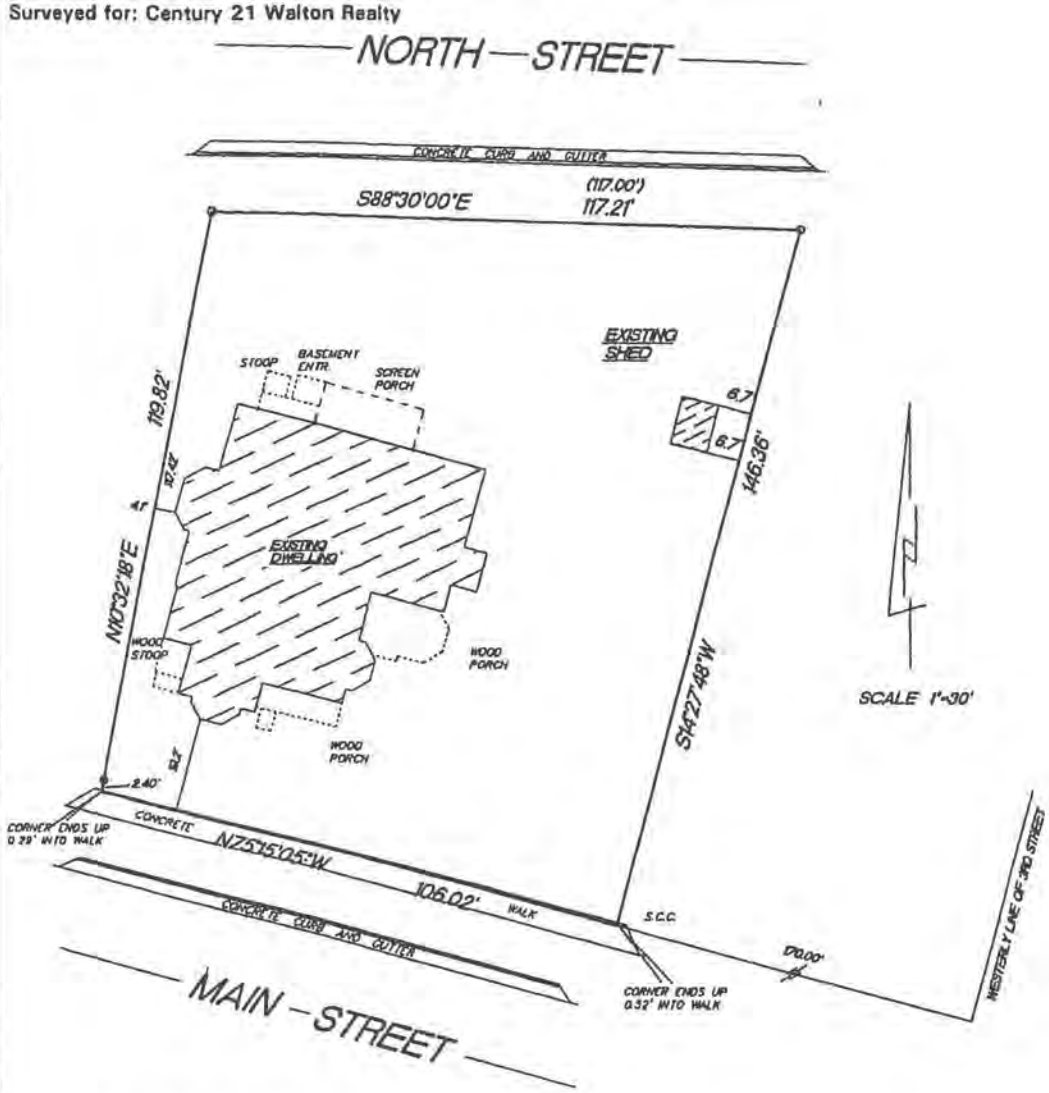
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

Hamilton House
An Historic Landmark

PLAT OF SURVEY

A parcel of land being part of Lots 2 and 3 in Block 4, in the Original Plat of the Village (now City) of Whitewater, and described as follows, to-wit: Commencing at the Southeast corner of said Block 4; thence Northwesterly 170.00 feet along the North line of Main Street, to the place of beginning; thence continue Northwesterly 106.02 feet along said North line; thence Northeasterly 119.82 feet to the South line of North Street; thence East 117.00 feet along said South line; thence Southwesterly 146.36 feet, parallel to the Easterly line of said Block 4, to the North line of Main Street and the place of beginning, said parcel being part of the Southwest ¼ of Section 4, in Township 4 North, Range 15 East, in the City of Whitewater, County of Walworth, State of Wisconsin.

Surveyed for: Century 21 Walton Realty



⊙ FOUND 1" IRON PIPE

S.C.C. SET CHISELED CROSS

( ) RECORDED AS DIMENSIONS

"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 property, its exterior boundaries, the location of all visible structures and dimension 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."

KETTLE MORAINE SURVEYING
W356 S9050 Godfrey Lane
Eagle Wisconsin 53119
P.O. Box 357
(262) 594-3484
Terrance E. Piesrek R.L.S.

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

9/21/00	TEP/DW	TEP	00257
DATE	FIELD WORK BY	DRAWN BY	JOB NUMBER

NORTH
EAST
NORTH FREEMONT STREET
ORIGINAL
/WUP 00094 A
/WUP 00093
/CLA 00001
/TA 00002
/TA 00001
/WUP 00092
/WUP 00091
/WUP 00090
/WUP 00086
/WUP 00087
/WUP 00088
/WUP 00089
/WUP 00084
/WUP 00055
/WUP 00056
NOTE:OVERLAP E
IN LEGAL DESCRIP
/OT 00038
/OT 00037
/OT 00036
/OT 00035
/OT 00034
/OT 00033
/OT 00032
/OT 00030
/OT 00031
/OT 00028
/OT 00043
/OT 00042
/OT 00041
/OT 00040
/OT 00095
/OT 00096
/OT 00051
/OT 00050
/OT 00049
/OT 00048
/OT 00046
/OT 00052
328 W. Main Whitewater
WALWORTH COUNTY, WISCONSIN
Author:
Map Produced on: 10/10/2017
Wisconsin State Plane Coordinate System, South Zone
Horizontal Datum: NAD27
Walworth County Information Technology Department
Land Information Division

Hamilton House Bed and Breakfast

As Managed by FW Properties, LLC

Business History

The inn was started in 1994 with five guests rooms sharing three bath rooms. The parlors and first floor guest rooms served as the innkeepers private quarters. The current innkeepers purchased the home in September of 2000 with a priority on guest experience and comfort. All guest amenities were upgraded and parlors were opened to guests. The property operated with four guest rooms with private baths while capital improvements were made. The enhancement of the Hamilton House included bringing the inn to a total of eight guest rooms with ensuite baths, the limit for a bed and breakfast license in Wisconsin, followed by comfortable, private innkeeper quarters to insure the quality of life for the innkeeper's family. Innkeeper's quarters are on the lowest level allowing for private entrance and soundproofing. The final phase was improving the grounds. The initial enhancement project was completed in the fall of 2002. Ongoing enhancements include bathroom upgrades in 2012, new kitchen in 2013 and painting the exterior in 2016. Minor enhancements of amenities, fixtures and landscaping continue annually.

Maintenance and Mechanicals

The property is equipped with hard wired smoke detectors in all the hallways. Each guest room and the innkeeper quarters have interconnected smoke and carbon monoxide detectors and emergency lighting. Hallways have emergency exit signs and fire extinguishers. The property has a key box for ease of entrance for emergency personnel should the need arise.

The property has five zones for temperature regulation allowing for management of utility costs during lower impact seasons, including two upgraded forced air zones on each guest room floor with electric heat in the lower level. Care was taken to insure guests would always enjoy hot water with installation of an oversized water heater capable of heating 350 gallons of water per hour. Three additional water heaters are used as backup storage.

The exterior was painted in the fall of 2016. ecks and high traffic areas are painted annually. Storm windows were repaired and sealed in 2001.

Kitchen, including appliances, was remodeled in the fall of 2013. A butler's pantry off of kitchen features small sink and plumbed coffee maker along with ample storage for event ware.

Guest Experience

The typical guest at the Hamilton House are young professional couples in their 30's from northern Illinois and southern Wisconsin. They are looking for privacy, romance and comfort as they escape the rush of everyday life. Factors in selecting the location for their getaway are: privacy, whirlpool, king bed, fireplaces, area activities, walkable to dinner and less than a two hour drive from home. Guests are coming to the area for tourism draws such as the state park trails, dinner theater, concerts, organized races, Lake Geneva, and University of Wisconsin. Conscious effort has been made to decorate the rooms in such a way that guests feel pampered during their stay, and are comfortable enough to put their feet up and relax. Most importantly many conveniences have been made available to guests allowing them to feel the space is theirs during their stay. Along with the usual guest room amenities, there is a refreshment center with microwave, fridge, coffee maker, stemware and flatware. Parlors are open and sunny with comfortable seating for groups. High speed WiFi is available throughout the property. TV is available in the standard rooms. The dining room is arranged to allow for a variety of seating options. Current license allows for a full hot breakfast served to overnight guests and light refreshments to be served upon arrival.