

PLAN AND ARCHITECTURAL REVIEW COMMISSION
6 P.M. May 9, 2022 – This meeting is IN-PERSON and VIRTUAL
City of Whitewater Municipal Building – Community Room
312 W. Whitewater St. Whitewater, WI 53190

Please join the meeting from your computer, tablet or smartphone.

<https://meet.goto.com/807624629>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 807-624-629

1.	Call to Order and Roll Call
2.	Election of Chairperson and Vice-Chairperson
3.	<p><u>Hearing of Citizen Comments</u></p> <p><i>No formal Plan Commission action will be taken on items mentioned during citizen comment. Issues raised might become part of a future agenda. Specific items listed on the agenda may not be discussed at this time. Citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.</i></p>
	All agenda items are subject to discussion and/or action
4.	Review and approval of minutes: April 11, 2022.
5.	<p>Review and possible approval of a Certified Survey Map for the Division of Land: (Minor Land Division)</p> <p>Part of Lot 1 of Certified Survey Map No. 2381: Recorded as document No. 272112, being part of the SW ¼ and SE ¼ of the NE ¼ and part of the NW ¼ and NE ¼ of the SE ¼ of Section 6, T. 4 N., R. 15 E., of the 4TH P.M., City of Whitewater, Walworth County, Wisconsin</p>
6.	Future Agenda Items
7.	Next Plan and Architectural Review Commission Meeting: June 13, 2022.
8.	Adjourn

Anyone requiring special arrangements is asked to contact the Zoning and Planning Office 24 hours prior to the meeting at 262-473-0540. Those who wish to weigh-in on an afore-mentioned agenda item but are unable to attend the meeting are asked to send comments to: c/o Zoning Administrator, 312 W. Whitewater Street, Whitewater, WI, 53190 or by email to cbennett@whitewater-wi.gov.

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
IN-PERSON AND VIRTUAL MEETING
6 p.m. April 11, 2022

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

Video: <https://vimeo.com/699082553>

1. Call to Order and Roll Call

Chair Andrew Crone called the meeting to order at 6 p.m.

PRESENT: Crone, Lynn Binnie, David Stone, Sherry Stanek, Neil Hicks, Tom Miller, Neighborhood Services Director Chris Bennett, City Attorney Wally McDonell, Planner Sonja Kruesel.

2. Hearing of Citizens Comments

None

Video: 0:42

3. Review and Approval of Minutes

Stanek moved, with a second from Miller, to approve the minutes from April 11, 2022. Passed unanimously.

Video: 1:10

4. Hold a public hearing regarding a Site Plan review for a General Retail Store (Dollar General) located at Lot Two (2) of Certified Survey Map No. 4504 – Parcel #/A4054 00002.

The Plan Commission reviewed a submission from James Lundberg, P.E. with Point of Beginning, Inc. in Stevens Point. Geno Carlson, Project Manager with Point of Beginning, represented the company at the meeting. Developer Peter Oleszcuk with Midwest Property Development appeared via video and also spoke on behalf of the project. Kruesel also appeared via video.

Binnie moved to approve the site plan with the conditions in the Planner's Report, review by the City Forester and with any conditions added in review by city staff and the Neighborhood Services Dept. Stanek offered a second. Motion passed unanimously.

Video: 1:55

5. Possible future agenda items

Bennett mentioned a potential Certified Survey Map for May's meeting.

Video: 32:41

6. Next regular Plan & Architectural Review Commission Meeting – May 9, 2022

7. Adjourn

Hicks moved, Binnie offered a second. Passed unanimously. Adjourned at 6:35 p.m.

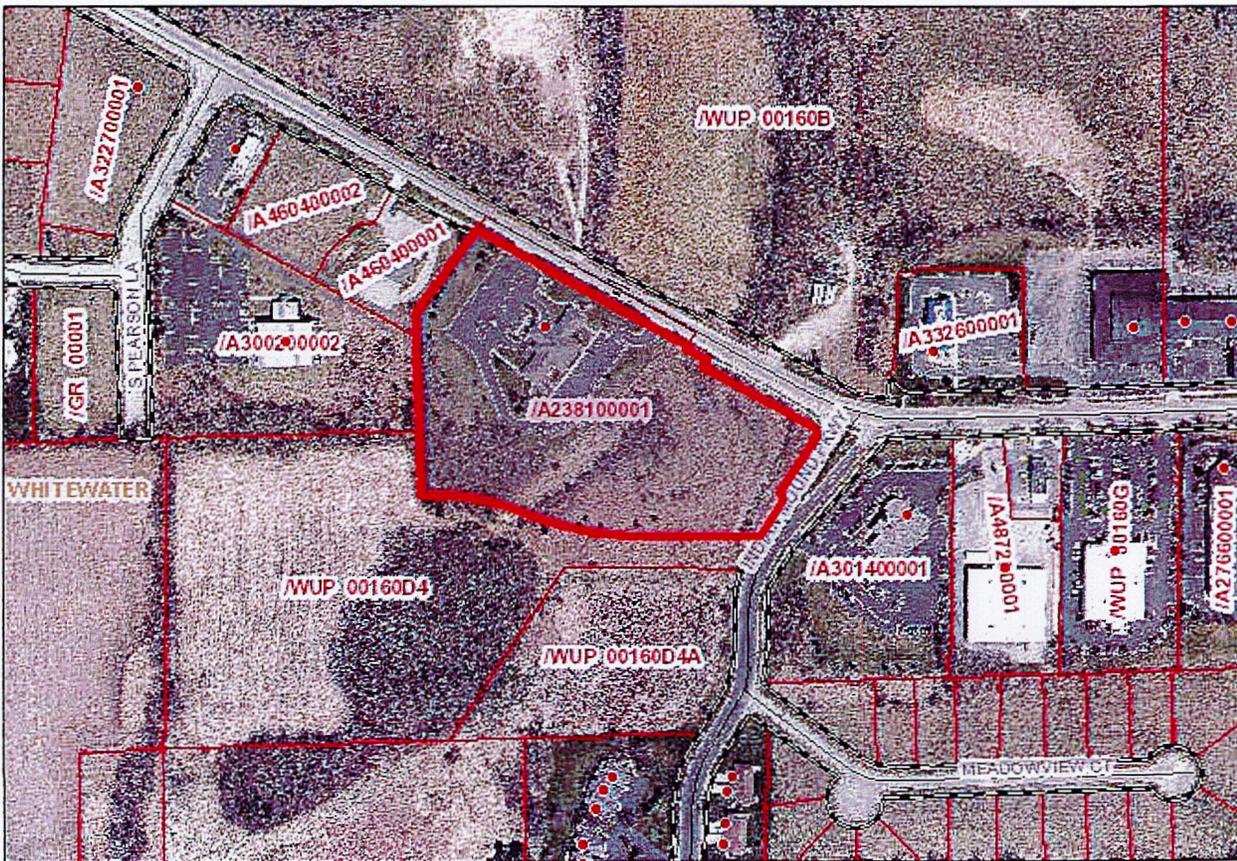
Respectfully submitted,
Chris Bennett
Neighborhood Services Director

MEMORANDUM

To: City of Whitewater Planning & Architectural Review Commission
From: Chris Bennett, Neighborhood Services Director
Date: May 5, 2022
Re: Approval, Certified Survey Map

Summary of Request	
Location:	Tax ID /A238100001 at the corner of West Main Street and Indian Mound Parkway
Current Land Use:	Vacant
Current Zoning:	B-1
Comprehensive Plan's Future Land Use:	B-1

The Certified Survey Map being reviewed is making one lot from a larger parcel on the corner of West Main Street and Indian Mound Parkway. The property is owned by the Medical Health Building Group in Fort Atkinson, and the petitioner is Sandra Meyer.

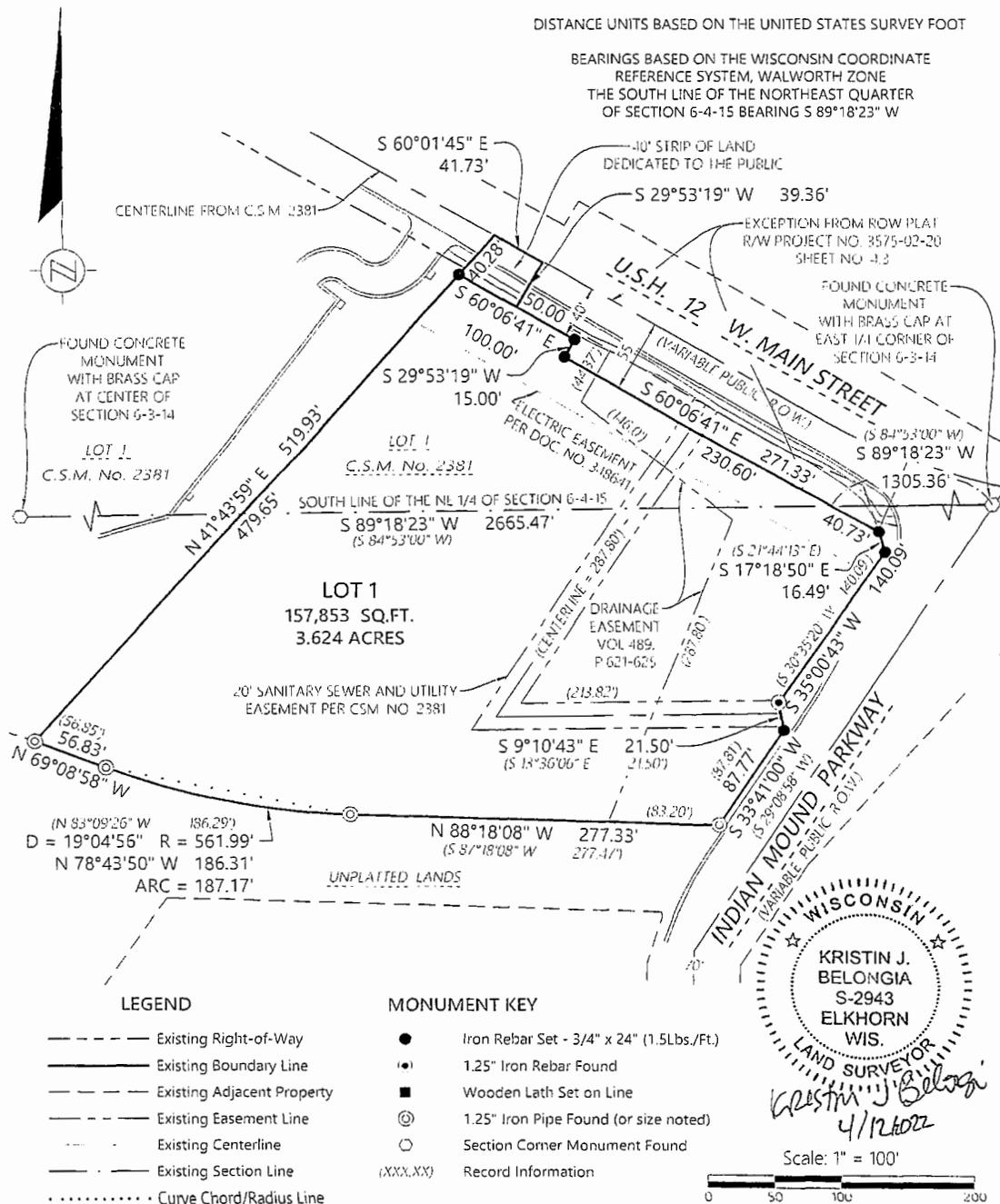


The CSM meets all city ordinances. Approval is recommended, and subject to the following conditions:

1. Any conditions identified by the Plan Commission.
2. Final CSM shall be reviewed and signed by City Staff.
3. Applicant shall record the approved certified survey map with Walworth County.

CERTIFIED SURVEY MAP NO. _____

PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 2381 RECORDED AS DOCUMENT No. 272112, BEING PART OF THE SW1/4 AND SE 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 AND NE1/4 OF THE SE 1/4 OF SECTION 6, T. 4 N., R. 15 E., OF THE 4TH P.M., CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN



<p>ORDER NO: 34259 BOOK SHEET FIELD CREW: DGM DRAWN BY: KRS SHEET 1 OF 1</p>	<p>FOR THE EXCLUSIVE USE OF: Medical Health Building Group, LLC c/o Sandy Mayer 43 S Water, Suite E Fort Atkinson, WI 53538</p>	<p>Batterman engineers, surveyors, planners 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p>	<p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2750</p>
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Map drawn by: S. J. Belongia, DLS, Wisconsin Land Surveyor. All Property Located Within 200 Feet of the Boundary.

CERTIFIED SURVEY MAP NO. _____
PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 2381 RECORDED
AS DOCUMENT No. 272112, BEING PART OF THE SW1/4 AND
SE 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 AND NE1/4 OF
THE SE 1/4 OF SECTION 6, T. 4 N., R. 15 E., OF THE 4TH P.M.,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE OF COMPLIANCE WITH STATUTE

State of Wisconsin }
County of Walworth } ss. I, Kristin J. Belongia, a Professional Land Surveyor, do hereby certify that I have surveyed and mapped part of Lot 1 of Certified Survey Map No. 2381 recorded as Document No. 272112 being a part of the Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 AND parts of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 6, T.4N., R.15E., of the 4th P.M., City of Whitewater, Walworth County, Wisconsin.

DESCRIBED AS FOLLOWS: Commencing at a found concrete monument with brass disc at the East 1/4 corner of Section 6 (T. 4 N., R. 15 E.); thence South 89°18'23" West along the South line of the Northeast 1/4 of aforesaid Section 6 a distance of 1305.36 feet to the point of beginning; thence South 60°06'41" East a distance of 40.73 feet to a 3/4" rebar set on the westerly right-of-way line of Indian Mound Parkway; thence South 17°18'50" East along aforesaid right-of-way line a distance of 16.49 feet to a 3/4" rebar set; thence South 35°00'43" West along aforesaid right-of-way line a distance of 140.09 feet to a 1 1/4" rebar found; thence South 09°10'43" East along aforesaid right-of-way line a distance of 21.50 feet to a 3/4" rebar set; thence South 33°41'00" West along aforesaid right-of-way line a distance of 87.77 feet to a 1 1/4" iron pipe found at the southeast corner of Lot 1 of aforesaid Certified Survey Map No. 2381; thence North 88°18'08" West along south line of aforesaid Lot 1 a distance of 277.33 to a 1 1/4" iron pipe found; thence 187.17 feet along the arc of a curve to the right having a radius of 561.99 feet and a chord which bears North 78°43'50" West a distance of 186.31 feet to a 1 1/4" iron pipe found; thence North 69°08'58" West a distance of 56.83 feet to 1 1/4" iron pipe; thence North 41°43'59" East a distance of 519.93 feet to the centerline of "U.S.H. 12" as established in aforesaid Certified Survey Map No. 2381; thence South 60°01'45" East along aforesaid centerline a distance of 41.73 feet; thence South 29°53'19" West a distance of 39.36 feet to south right-of-way line of "U.S.H. 12"; thence South 60°06'41" East along aforesaid south right-of-way line a distance of 50.00 feet to a 3/4" rebar set; thence South 29°53'19" West along aforesaid south right-of-way line a distance of 15.00 feet to a 3/4" rebar set; thence South 60°06'41" East along aforesaid south right-of-way line a distance of 230.60 feet to the point of beginning.

Containing 159,659 sq.ft. (3.665 acres, more or less.)

Subject to any easements, agreements, covenants and restrictions, recorded or unrecorded.

That such map is a correct representation of all exterior boundaries of the land surveyed and the division of that land. That I have made such survey, division and map by the direction of the Owner(s) of said land, and that I have complied fully with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Given under my hand and seal this 12th day of April, 2022 at Elkhorn, Wisconsin.

Last day of field work: March 30, 2022



CITY OF WHITEWATER APPROVAL CERTIFICATE

This Certified Survey Map, located in the City of Whitewater, is hereby approved by the

Common Council of the City of Whitewater this ____ day of _____, 2022.

By: _____
 Michele Smith, City Clerk

ORDER NO: 34259 BOOK SHEET FIELD CLAW, DGM DRAWN BY: PPN SHEET 2 OF 4	FOR THE EXCLUSIVE USE OF: Medical Health Building Group, LLC c/o Sandy Mayer 43 S Water, Suite E Fort Atkinson, WI 53538	 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464	 1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250
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CERTIFIED SURVEY MAP NO. _____
*PART OF LOT 1 OF CERTIFIED SURVEY MAP No. 2381 RECORDED
 AS DOCUMENT No. 272112, BEING PART OF THE SW1/4 AND
 SE 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 AND NE1/4 OF
 THE SE 1/4 OF SECTION 6, T. 4 N., R. 15 E., OF THE 4TH P.M.,
 CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN*

CORPORATE OWNERS CERTIFICATE OF DEDICATION

Medical Health Building Group, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner of the land described in the foregoing description, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map.

Medical Health Building Group, LLC does further certify that this map is required by Sections 236.10 and 236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Whitewater.

IN WITNESS WHEREOF, Medical Health Building Group, LLC has caused these present to be signed by

Sandra Mayer, its Managing Member, this _____ day of _____, 2022.

Sandra Mayer, Managing Member of Medical Health Building Group, LLC

State of Wisconsin } Personally came before me, this _____ day of _____, 2022,
 County of _____ } ss. Sandra Mayer, Managing Member of the above-named corporation, to me known to
 be the person(s) who executed the foregoing certificate, and to me known to be
 such owner of said corporation and acknowledged that they executed the foregoing certificate as such officers as
 the deed of such corporation, by its authority.

 Notary Public, _____ County, Wisconsin

My Commission Expires: _____



Kristin J Belongia
 4/12/2022

<p>ORDER NO: 34259 BOOK SEE FILE FRED CREW/DUM DRAWN BY: KBN SHEET 3 OF 4</p>	<p>FOR THE EXCLUSIVE USE OF: Medical Health Building Group, LLC c/o Sandy Mayer 43 S Water, Suite E Fort Atkinson, WI 53538</p>	<p>Batterman engineers surveyors planners 2857 Bartells Drive 1040 N Wisconsin Street Beloit, Wisconsin 53511 Elkhorn, Wisconsin 53121 608.365.4464 262.379.2250</p>	
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CONSENT OF MORTGAGEE

Premier Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Mortgagee of the land described in the foregoing description, does hereby consent to the surveying, dividing, mapping and dedication as described on this map and does hereby consent to the above certificate of

_____, as authorized agent for Premier Bank, WITNESS, the hand and seal of

_____, this _____ day of _____, 2022.
(signature) (title)

State of Wisconsin } Personally came before me, this _____ day of _____, 2022,
County of _____ } ss. the above-named _____, to me known to be the persons who
(print name)
executed the foregoing certificate and acknowledged the same.

Notary Public, _____ County, Wisconsin
My Commission Expires _____


Kristin J Belongia
4/12/2022

<p>ORDER NO: 34259 BOOK: N1111 FIELD CREW: DGM DRAWN BY: RSN SHEET: 1 OF 4</p>	<p>FOR THE EXCLUSIVE USE OF: Medical Health Building Group, LLC c/o Sandy Mayer 43 S Water, Suite E Fort Atkinson, WI 53538</p>	<p>Batterman SURVEYING & ENGINEERING, PLLC 2857 Bartells Drive Beloit, Wisconsin 53511 608.365.4464</p>	<p>1040 N Wisconsin Street Elkhorn, Wisconsin 53121 262.379.2250</p> 
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