



PLAN AND ARCHITECTURAL REVIEW COMMISSION
6 p.m. November 14, 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/438359213>

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Access Code: 438-359-213

1.	Call to Order and Roll Call
2.	<u>Hearing of Citizen Comments</u> <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>
	All agenda items are subject to discussion and/or action
3.	Review and approval of minutes: October 10, 2022
4.	Hold a public hearing regarding a Conditional Use Permit for a proposed Public Safety Radio Tower at 109 County Highway U, City of Whitewater, County of Jefferson, Parcel ID# 292-0515-3313-000, for the Walworth County Sheriff's Department.
5.	Review of proposed development of the Bower House Apartments, located at 187 W Main Street, Parcel ID #/OT 00070 for Greg Aprahamian.
6.	Future Agenda Items
7.	Next Plan and Architectural Review Commission Meeting: December 12, 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. Oct. 10, 2022

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

Video: <https://vimeo.com/759612034>

1. Call to Order and Roll Call

Chair Tom Miller called the meeting to order at 6 p.m.

PRESENT: Miller, Neil Hicks, Sherry Stanek, David Stone, Bruce Parker, Andre Crone,
Neighborhood Services Director Chris Bennett, City Attorney Wally McDonell.

2. Hearing of Citizens Comments

None

3. Review and Approval of Minutes: September 12, 2022

Stone moved for approval of the minutes from July 11, 2022. Stanek offered a second. Passed
unanimously.

Video: 1:44

**4. Plan Review for proposed Development of the Bowers House Apartments located at 187 W
Main Street, Parcel ID #/OT 00070 for Greg Aprahamian.**

Bower House owner Greg Aprahamian and architect Michael Peine of Michael Peine Architects
addressed the PARC seeking approval for Aprahamian's proposed concept for the Bower House.
The PARC granted approval contingent on seeing dimensions and square footage for the interior
and adding a Knox Box to the exterior. Stone moved, Parker offered a second. Passed
unanimously.

Video: 3:00

**5. Public hearing regarding a Conditional Use Permit for a proposed pylon sign for the Dollar
General Store located at 1105 Bluff Road, Parcel ID #/A4054 00002 for the Stratford Sign
Company LLC.**

PARC reviewed and considered the CUP application for a pylon sign at the Dollar General store
at 1105 Bluff Road. Stone moved for approval and Crone offered a second subject to the
planner's recommendation; the maximum height be 18 feet and the sign follow all applicable
city ordinances. Passed unanimously.

Video: 36:10

6. Future agenda items: None mentioned.

7. Next Plan & Architectural Review Commission meeting: Nov. 14, 2022.

8. **Adjourn:** Stone moved, with a second by Stanek, to adjourn. Passed unanimously. Meeting adjourned at 6:51 p.m.

Respectfully submitted,
Chris Bennett
Neighborhood Services Director

DRAFT



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

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

CONDITIONAL USE PERMIT APPLICATION

109 COUNTY HIGHWAY U CITY OF WHITEWATER 53190

Address of Property: W866V Road/W/Townside RD, City of Whitewater, Wis. 53190

Owner's Name: City of Whitewater

Applicant's Name: Captain Todd Neumann

Mailing Address: 1770 County Road NN, Elkhorn, Wisconsin 53121

Phone #: 262-741-4621 Email: tneumann@co.walworth.wi.us

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):
SW1/4 NE1/4. ALSO W120FT OF NW1/4 NE1/4, ALSO 100FT DRAINAGE ESMT OVER S100FT
NW1/4. SUBJ TO ESMTS IN 911-964.

Existing and Proposed Uses:

Current Use of Property: Whitewater Wastewater Treatment Plant

Zoning District: M-2

Proposed Use: M-2

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

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

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	The installation of this radio tower is part of a county wide improvement to the emergency communications system and is considered critical infrastructure. The tower and support structures occupy minimal square footage on a lot with existing utilities related infrastructure. The installation of the radio tower is not anticipated to cause any functional impediments to the area.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	The radio tower site plan includes utility hookup, site access, parking, drainage, landscaping, and all other necessary site improvements.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	The radio tower proposed with this conditional use application conforms with the requirements set forth in Chapter 19.55 and other sections of the Municipal Code of Ordinances.
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	The radio system upgrade is in the interest of public safety and has been discussed with City of Whitewater Officials. An agreement with the City has been developed for use of the site for this purpose. No conditions regarding City zoning, planning, or ordinances were noted to restrict this conditional use.

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

Applicant's Signature: 

Date: 10/05/22

Printed: Todd Neumann

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 10.5.22. Received by: CB/pac Receipt #:
- 2) Application is reviewed by staff members.
- 2) Class 2 Notice published in Official Newspaper on Oct 27, 2022 & Nov 3, 2022
- 3) Notices of the Public Hearing mailed to property owners on Oct 28, 2022
- 4) Plan Commission holds the PUBLIC HEARING on Nov 14, 2022. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

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: Captain Todd Neumann for Walworth County

Applicant's Mailing Address: 1770 County Road NN, Elkhorn WI 53121

Applicant's Phone Number: 262-741-4621

Applicant's Email Address: tneumann@co.walworth.wi.us

Project Information:

Name/Description of Development: Whitewater Public Safety Radio Tower

Address of Development Site: ~~W867R And N76Whine Rd, City of Whitewater, WI 53190~~
109 COUNTY HIGHWAY U, CITY OF WHITEWATER 53190
D/W/340008A/ 292-0515-3313-000

Tax Key Number(s) of Site:

Property Owner Information (if different from applicant):

Name of Property Owner: City of Whitewater

Property Owner's Mailing Address: 312 W Whitewater Street, Whitewater, Wisconsin 53190

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.....\$ 0
- 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.

Todd Neumann
Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Todd Neumann
Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

10/05/2022
Date of Signature

Date of Signature

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: November 14, 2022

Re: **Item # 4:** Hold a public hearing regarding a Conditional Use Permit for a proposed Public Safety Radio Tower at 109 County Highway U, City of Whitewater, County of Jefferson, Parcel ID# 292-0515-3313-000, for the Walworth County Sheriff's Department.

Summary of Request	
Requested Approvals:	Proposed amendment to Conditional Use Permit to allow for a public safety tower
Location:	109 County Highway U, City of Whitewater (Parcel ID 292-0515-3313-000)
Current Land Use:	City of Whitewater Sewer Department
Proposed Land Use:	No change
Current Zoning:	M-2: Manufacturing and Miscellaneous Use District
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Manufacturing

Description of the Proposal:

Walworth County is asking for CUP approval to position a radio tower at the city sewer plant, which is located at 109 County Highway U, Jefferson County. The radio tower is part of a county-wide radio upgrade for the sheriff's department.

The land upon which the sewer department sits is zoned M-2: Manufacturing and Miscellaneous Use District. M-2 follows all the permitted and conditional use edicts of the M-1: General Manufacturing District. The tower requires a conditional use permit, which is why is it in front of the PARC.

Per ordinance 19.55.070, the tower must be designed and sited in such a manner to minimize or avoid adverse safety, aesthetic or environmental effects per the following requirements:

A. Compliance with All Applicable Restrictions. All wireless telecommunications facilities shall comply with all city, state and federal regulations, restrictions, codes, standards and power density limits, including other city zoning ordinance standards. The tower, as shown in the submitted plans, follows all of the aforementioned.

B. Materials. Wireless telecommunications facilities shall be constructed of metal or other nonflammable

material, and freestanding facilities shall be self-supporting monopoles or lattice towers, unless otherwise permitted by the plan and architectural review commission. Material color shall blend with surroundings. The tower, as shown in the submitted plans, follows all of the afore-mentioned.

C. Placement. All wireless telecommunications facilities and support facilities shall be located and installed in such a manner to minimize disturbance to, take advantage of, or locate behind existing topography and vegetation to minimize visual impact on surrounding properties and public rights-of-way. No wireless telecommunication facility shall be placed in a location that would physically obstruct or otherwise interfere with the full use of other wireless telecommunication facilities, residential satellite dishes, residential television or radio antennas, or amateur radio facilities. The tower is being built on city land in a sparsely populated area. There is little to no impact on surrounding properties. Only three notices needed to be sent to notify nearby property owners of the placement of this tower.

D. Setback. The minimum setback of a new wireless telecommunications facility from all property lines and principal buildings on the site shall equal the height of the wireless telecommunications facility, including the height of any alternative support structure. A reduced setback below this minimum may be considered by the plan and architectural review commission based on submittal of a structural engineering analysis demonstrating that the facility would not pose a threat to the public, existing principal buildings, or adjacent properties in the event of failure. All wireless telecommunications support facilities shall be set back from property lines the same distance as required for principal buildings in the zoning district. The height of the tower at its highest appurtenance is 225 feet, per T-201 in the site plan. Per C-101 in the site plan one inch equals 300 feet. Measuring the distance from the proposed tower shows the setbacks requirement is met with room to spare.

E. Height. The maximum height above existing grade for any freestanding wireless telecommunications facility, including all antennas, shall be two hundred and fifty feet. Any wireless telecommunications facility mounted on an alternative support structure may extend no greater than fifty feet above the height of an alternative support structure that is less than two hundred feet in height, or no greater than ten feet above the height of an alternative support structure that is two hundred feet in height or greater. The plan and architectural review commission may approve waivers to such height limitations if necessary to facilitate co-location of facilities. The tower comes in at 225 feet at its highest appurtenance.

F. Wireless Telecommunications Support Facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface. A 12 X 24 shelter is shown on C-103. There is no indication of how the building is to be finished.

G. Signage. No commercial message or signage shall be allowed at or on any wireless telecommunications facility, wireless telecommunications support facility, or site used for a wireless telecommunications facility. There is no signage shown in the site plan submitted. No signage is shown on any of the site plans.

H. Driveways. Access driveways shall be surfaced in accordance with the requirements of Section 19.51.110. A driveway is shown on the site plan. It needs to be at least 10 feet wide and not more than 24 feet wide,

paved in either concrete or asphalt.

I. Landscaping and Fencing. The site including the wireless telecommunications facility shall be attractively landscaped, with particular emphasis on landscaping near buildings, tower foundations, and driveways. New vegetation for screening purposes shall be a minimum of five feet in height upon planting and shall be located on the outside of any required fencing. The base of all freestanding wireless telecommunications facilities shall be enclosed with security fencing, unless the applicant provides other acceptable improvements designed to secure the base of the facility (tower) from public access. The site plans shows fencing; no landscaping plan is provided. There is no requirement for a landscaping plan. Per M-1 ordinance landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

PLANNER'S RECOMMENDATIONS

I recommend the PARC approve the CUP and allow the county to locate its radio tower on city-owned property at 109 County Highway U, which is also the location of the city's sewer treatment plant. Approval is recommended under the following conditions –

1. Per all conditions listed in the agreement between Walworth County and the City of Whitewater.
2. Per all conditions in the Planner's Report.
3. Per any conditions added by the PARC.

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: 109 County Highway U		
<i>Conditional Use Permit Review Standards per Section 19.66.050:</i>		
STANDARD	EVALUATION	COMMENTS
1. The establishment, maintenance, or operation of the conditional use will not create a nuisance for neighboring uses or substantially reduce the values of property.	Yes	The installation of this radio tower is part of a county-wide improvement to the emergency communications system and is considered critical infrastructure. The tower and support structures occupy minimal square footage on a lot with existing utilities related infrastructure. The installation of the radio tower is not anticipated to cause any functional impediments to the area.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	The radio tower site plan includes utility hookup, site access, parking, drainage, landscaping, and all other necessary site improvements.
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	The radio tower proposed with this conditional use application conforms with the requirements set forth in Chapter 19.55 and other sections of the Municipal Code of Ordinances.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The radio system upgrade is in the interest of public safety and has been discussed with City of Whitewater Officials. An agreement with the city has been developed for use of the site for this purpose. No conditions regarding City zoning, planning, or ordinances were noted to restrict this conditional use.

5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the use requirements of conditional uses in the M-1 District.
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**EMERGENCY COMMUNICATIONS RADIO SYSTEM SITE
IMPROVEMENT AND USE AGREEMENT BETWEEN WALWORTH COUNTY
AND THE CITY OF WHITEWATER**

RECITALS

WHEREAS, the CITY OF WHITEWATER (City) owns certain real property consisting of, among other things, the Whitewater Wastewater Treatment Plant located at 33406 Whitewater, Wisconsin (Site);

WHEREAS, WALWORTH COUNTY (County) is replacing its Emergency Radio Communications System and needs sites upon which to locate secured tower site compounds which will hold and house the communications equipment which will include towers with antennas, shelter buildings, backup power systems, repeaters, alarm and control equipment, etc.

WHEREAS, The Emergency Radio Communications System will provide interoperable radio communications for the City.

WHEREAS, the City has space available at its Wastewater Treatment Plant for the construction and placement of a site compound, and such space is suitable for the County's intended coverage plan for the Emergency Communications Radio System;

WHEREAS, the improved communication ability will provide the citizenry of Walworth County with dependable, efficient and interoperable radio communications for Police, Fire, EMS and Public Works throughout Walworth County.

NOW, THEREFORE, INTENDING TO BE BOUND, THE COUNTY AND THE CITY OF WHITEWATER AGREE AS FOLLOWS:

AGREEMENT

1. Grant of Use. The City hereby grants, subject to the terms and conditions hereinafter, a non-exclusive license to the County for limited use of a part of the Site. The Site and area thereon for use by the County are depicted on Exhibit A which is attached hereto and incorporated herein. The County shall use the Site in a manner which will not disturb or intrude with the use of the Site by the City. The City shall use the Site in a manner which will not disturb or interfere with the use of the Site by the County.
2. Scope of License. The County's use of the Site is non-exclusive and is for purposes related to the County's Emergency Radio communications responsibilities including constructions, installing, maintaining and operating, at its expense:
 - a. Compound (75' X 75' Fenced and Graveled Compound including tower, shelter, generator and propane tank and communications equipment).
 - b. Tower (220' Self-Supported Steel).
 - c. Shelter (Concrete equipment shelter 12' X 24').

d. Communications Equipment (Repeaters, Power, Network, Control, and Alarm Systems).

3. Fees. The County shall not pay any rental fee to the City for the County's use of the Site for the Emergency Radio Communications system. The Mutual benefit of the Emergency Radio Communication System shall serve as consideration of this Agreement. The City understands that the County has entered or intends to enter into similar agreements with other municipalities throughout Walworth County for this collective purpose.
4. Term. The term of this Agreement is 15 years, commencing [REDACTED], 2022, (hereinafter the "Commencement Date") and ending [REDACTED], 2037 (hereinafter the "Termination Date"), unless this Agreement is extended as outlined in sections 5 and/or 6.
5. Extension. The County shall have the option to extend the term of this Agreement for up to two (2) additional periods of five (5) years each, upon written notice to the City of the County's intention to exercise its option at least sixty (60) days before the Termination Date.
6. Year-to-Year basis. At the expiration of the term of this Agreement, this Agreement shall be deemed to have been extended by the parties on a year-to-year basis, unless the parties notify each other of their intention to terminate the Agreement at least 365 days before the expiration of the Agreement.
7. Duties of the County. In addition to any and all other duties of the County described in this Agreement, the County shall:
 - a. Construction, Installation and Maintenance of Communication Equipment.
 - i. At its sole cost and expense, construct, install, operate, and maintain the communications tower, equipment and shelter. The County's construction and installation of the site compound shall be completed in a professional manner in accordance with sound engineering practices, applicable rules, regulations and laws. All work shall be performed either by the County or by a fully qualified independent contractor who carries all insurance required under paragraph 11.
 - ii. Any damage done to the Site during construction and installation shall be immediately repaired at the County's expense. Any damage done to the Site during operations shall be immediately repaired at the County's expense and to the City's satisfaction, reasonable wear and tear expected. Maintain the site compound and help the environmental and aesthetic impact. County shall ensure that all utilities are marked prior to any excavation work taking place.
 - iii. Bear sole responsibility for the maintenance, repair, and security of its communications equipment and shelter and shall keep the same in good repair and condition during the term of this Agreement.

- iv. Restore any damage to the Site resulting from any of its activities.
 - v. Maintain ownership of its communications tower, equipment, and shelter and bear all responsibility for insurance. County use includes that necessary to extend and connect utility lines between the shelter and suitable utility company connection points. City shall ensure that utility services are accessible to the County.
- b. FCC and FAA Compliance:
- i. The County is solely responsible for compliance, at all times, with the Tower marking, lighting, maintenance, inspection, recording, registration, and notification requirements of the Federal Communications Commission and the Federal Aviation Administration; provided, however, that City shall have no responsibility for such requirements arising in connection with the City's business and/or the City's use of the County's Telecommunication Equipment.
 - ii. The County will obtain and maintain registration with the FCC and/or Federal Aviation Administration (FAA) if required by the FCC and/or FAA. Upon request, the County shall provide the City with a copy of the FCC and FAA tower registration.
- c. Ownership. County shall maintain ownership of its communications tower, equipment and shelter and bears all responsibility for insurance thereof.
- d. Utility Costs for Operation. Provide electricity for operation of City equipment on Site provided the City's electricity use is de minimis.
8. City Use of Tower Site. The City shall have the right to place city equipment on the tower without charge, provided the equipment does not exceed the loading limitations of the tower and such use does not interfere with the original intended use of the tower to provide public safety communications. Any equipment that the City may wish to install which would require a modification to the structure or load limits of the tower shall be done at the City's expense. The County shall have the final right to approve or disapprove based on the recommendation of its engineers.
9. Optional Leases. County may provide space available for lease to other entities within the tower site compound or on the tower if space is available. The other entities shall be responsible for their own utilities cost and needed equipment. Agreement made between the County and another entity for use of the tower for communications equipment will be coordinated with the City. County shall not sublease any space at the site outside of the tower site perimeter fence and may not do so without the permission of the City.
10. Utility Access. County use includes that necessary to extend and connect utility lines between the compound and suitable utility company service connection points. City shall be consulted on routing of services.

11. Access. County and its agents, engineers, surveyors, technicians and contractors shall have access to the Site for construction of the tower and shelter twenty-four (24) hours a day, seven days a week, subject to such reasonable rules and regulations as City may impose and with provisions made to ensure site security is maintained. After completion of construction and system cutover, the County and its designee shall coordinate with the Whitewater Police Department for 24 hour access for inspection and maintenance. County acknowledges that others may also have access to the tower and the shelter and it shall be County's responsibility to secure County's equipment to the extent deemed necessary. Further, the City and other tenants understand that it is their own responsibility to secure their own equipment stored on the tower or within the shelter.

12. Insurance.

a. **General.** At all times during the term of this Agreement, County, City and any tenants shall keep in force and effect all insurance policies as outlined below, issued by a company or companies licensed to do business in the state of Wisconsin or a mutually agreeable program of self-insurance as approved by the state of Wisconsin.

i. **Worker's Compensation and Employers' Liability Insurance.**

Statutory worker's compensation benefits with limits no less than required by the state, and employers' liability insurance with a limit of liability no less than \$100,000 each employee for bodily injury or disease, and \$500,000 aggregate for bodily injury by disease.

ii. **Commercial General Liability Insurance.** Policy will be written to provide coverage for, but not limited to, the following: premises and operations, products and completed operations, and personal injury. Limits of liability not less than \$2,000,000 general aggregate, \$2,000,000 products/completed operations aggregate, \$1,000,000 personal injury, and \$1,000,000 combined limit per occurrence for bodily injury and property damage.

iii. **Property Insurance.** County will be responsible for maintaining property insurance on its equipment and shelter, if applicable, and other improvements, including all equipment, fixtures, utility structures, fencing, or support systems that may be built or placed upon the site. If the City or a tenant of the City places their equipment in the tower compound, the City or their tenant shall be responsible for obtaining insurance for their equipment and the County shall be named as an additional insured.

b. All contractors and all of their subcontractors who perform work on the property shall carry, in full force and effect, worker's compensation, general liability insurance, automobile liability insurance, professional liability insurance (if applicable based on the scope of work), and Builder's Risk or Property insurance (if applicable) with sufficient limits as required by County, City, or any tenant.

13. Interference. To the extent required by applicable rules and laws, the County will at all times immediately resolve any and all technical interference problems with other equipment located at the Site within ninety days of notice of such interference, relative to existing equipment and to any equipment that becomes attached to the Site at any future date. City will not knowingly permit the installation of any future equipment which results in technical interference problems with the County's existing equipment or operability and coverage of the Emergency Communication system.
14. No Nuisances. County shall not perform any acts or carry on any practices upon the Site which may endanger or injure the property, or surrounding area on any person, or be a nuisance or menace to adjoining property owners, and shall keep the Site free and clear of debris, rubbish, junk, garbage, and graffiti. The City or any tenant shall not perform any acts or carry on any practices upon the Site which damage the County's communications equipment.
15. Disclaimer of Warranty. City hereby disclaims any warranties either express or implied as to fitness of the site or any of the city's facilities at the site for any particular purpose.
16. Hazardous Substances. City represents that it has no knowledge of any substance, chemical or waste (collectively "substance"), on the Site that is identified as hazardous, toxic or dangerous in any applicable federal, state or local law or regulation. The County shall neither introduce nor at any time use any equipment or any such substance on the Site contrary to any applicable federal, state or local law or regulation, and if it does so, the County shall be responsible for all remedial action and shall hold City harmless in all respects including payment of all costs of remediation and payment of all of City's attorney's fees, costs and expenses in regard to all claims arising as a result of the County's breach of this provision.
17. Hold Harmless and Indemnity. The County shall hold harmless and indemnify City for and from any and all liability in any way arising from or related to any activity undertaken by the County (or its agents, employees and/or subcontractors) pursuant to, in regard to or in any way relating to any aspect of this Agreement or any action authorized by this Agreement or taken pursuant to this Agreement (whether expressly authorized or not). Among other things, this hold harmless agreement requires the County to pay and reimburse City for all attorney's fees, costs, expenses, judgments and settlements related to any such claims for which the County is required to hold City harmless. City assumes absolutely no liability in any matter relating to the installation, use or maintenance of any antenna or other radio or related equipment placed upon the Site under this Agreement.

The City shall hold harmless and indemnify the County for and from any and all liability in any way arising from or related to any activity undertaken by City (for its agents, employees and/or subcontractors) pursuant to, in regard to, or in any way relating to any aspect of this Agreement or any action authorized by this Agreement or taken pursuant to this Agreement (whether expressly authorized or not). Among other things, this hold harmless agreement requires the City to pay and reimburse the County for all attorney's fees, costs, expenses, judgments and settlements related to any such claims for which the City is required to hold the County harmless.

18. Limited Usage and Non-Assignability. The license shall not be deemed a grant unto the County of any interest in real estate but is merely a limited usage allowance upon Site which is personal to and non-assignable by the County.
19. Permits. The County shall be solely responsible for obtaining all licenses and permits required by any law or by any local, state or federal rule or regulation relative to the County's intended use of the Site and paying all related costs, and the County shall pay City and shall fully indemnify and hold City harmless from any and all claims arising in whole or in part from any failure of the County relative to obtaining any and all such licenses and permits or for any other violation of any local, state or federal law, rule or regulation, including City costs and attorneys' fees.
20. Notices. All Notices required under this Agreement must be in writing and are effective when deposited in the U.S. mail, certified and postage prepaid, to the parties of this Agreement is provided for below:

Walworth County Sheriff's Office
Attn: Communications Captain
 1700 County Road NN
 Elkhorn, WI 53121

City of Whitewater
Attn: City Manager
 312 W. Whitewater Street
 Whitewater, WI 53190

21. Termination of Agreement. Except as otherwise provided herein, this Agreement may be terminated, without penalty or further liability as follows:
- a. Upon expiration of the term or extensions specified in paragraphs 4. through 6., 365 days written notice to the other party for any reason or a shorter time as mutually agreed upon by both parties in writing. The length of time is necessary to ensure adequate coverage for all emergency community services and to ensure that there is no lapse in coverage for these services;
 - b. By either party, upon written notice to the other party, if the Site is destroyed or damaged and rendered unsuitable for normal use.
22. Removal of Equipment. Upon the termination of this Agreement, the County shall promptly remove all County owned equipment and, restore the compound area at the county's expense. The removal of this equipment and restoration shall be done in an orderly and workman like manner to minimize any site damage. Any equipment shall be removed within 730 (seven hundred thirty) days of any terminated Agreement unless the City and County separately negotiate in good faith and reach an alternative agreement for the disposition of the compound or equipment.
23. Compliance with Laws. The County shall fully and timely comply with all applicable laws, rules and regulations relating to its license for non-exclusive possession and use of the Site.
24. Applicable Law. Any dispute under this Agreement or related to this Contract shall be decided in accordance with the laws of the State of Wisconsin and venue for any legal action between parties shall be in Walworth County Circuit Court.

25. Severability. If any part of this Agreement shall be held unenforceable, the rest of this Agreement will nevertheless remain in full force and effect.

26. Entire Agreement/Amendment. This Agreement constitutes the entire agreement of the parties, and may only be amended in writing with the signature of both parties.

By signature below, the parties agree to the terms above.

Susie Pike
County Clerk, Walworth County

Date:

Insert name
City Manager, City of Whitewater

Date:

Michael Cotter (approval as to form)
Corporation Counsel

Date:

Wallace McDonell (approval as to form)
City Attorney

Date:

Chapter 19.55 - WIRELESS TELECOMMUNICATIONS FACILITIES

19.55.010 - Purpose.

The purpose of this chapter is to provide a thorough and consistent set of standards for the siting and installation of wireless communications facilities in the various zoning districts in which they may be allowed, and more generally to protect the public health, safety, welfare, aesthetics and natural environment of the city in such a manner that does not unduly interfere with the placement and construction of said facilities. More specifically, the intent of this chapter is to:

- A. Mitigate the potential for adverse visual impacts caused by wireless telecommunications facilities through design and siting standards.
- B. Ensure that a business environment characterized by high service quality, competition and nondiscrimination prevails with regard to wireless telecommunication services in a manner consistent with the Federal Telecommunications Act of 1996.
- C. Establish a clear process for obtaining necessary permits for wireless telecommunications facilities that adequately protect the interests of the citizens of the city while minimizing the burden of compliance to service providers.
- D. Protect environmentally and aesthetically sensitive areas of the city by restricting the design, height, location and operation of wireless telecommunications facilities in these areas, and by promoting their disguise, camouflage, screening or other design treatments intended to minimize their obtrusiveness.
- E. Encourage use of multiple-antenna alternative support structures such as buildings and water towers as an alternative to stand-alone, single-use, single-provider structures, and require good faith attempts for co-location of facilities.

(Ord. No. 1914A, 2-18-2016)

19.55.020 - Applicability.

The requirements of this chapter shall apply to all new wireless telecommunications facilities that had not received a building permit prior to adoption of this chapter. Wireless telecommunications facilities, which pre-exist this chapter, or have been legally permitted prior to its adoption, shall not be required to meet the requirements contained herein. This chapter is not intended to regulate residential satellite dishes that are thirty-six inches or less in diameter, residential television antennas, or amateur radio facilities, which instead are regulated under Section 19.06.110. This chapter shall not be construed as to override additional or more stringent federal or state of Wisconsin requirements, including but not limited to any regulations or restrictions imposed by the State Bureau of Aeronautics, the Federal Communications Commission (FCC), or the Federal Aviation Administration (FAA).

(Ord. No. 1914A, 2-18-2016)

19.55.030 - Areas where wireless telecommunication facilities allowed.

Chapter 19.15 to Chapter 19.48 identify the zoning districts in which wireless telecommunications facilities may be allowed, and what types of facilities are allowed as permitted or conditional uses. In no case shall a wireless telecommunications facility be located in or on districts or sites listed on the State or National Register of Historic Places, or within environmental corridors, wetlands, floodplains, or critical species habitats mapped by the Southeastern Wisconsin Regional Planning Commission, Wisconsin Department of Natural Resources, or through more detailed field surveys.

(Ord. No. 1914A, 2-18-2016)

19.55.040 - Type of approval required.

In zoning districts where they are allowed, the first wireless telecommunications facility to be located on an alternative support structure and all new freestanding wireless communication facilities shall require a conditional use permit, and shall meet the standards in this chapter and Chapter 19.66 to obtain approval. In zoning districts where they are allowed, the second or greater wireless telecommunications facility to be located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility shall be allowed as a permitted use, except that any addition or extension to an existing wireless telecommunications facility that adds more than ten feet to the overall height of the existing facility or alternative support structure shall require a conditional use permit. In zoning districts where wireless telecommunication facilities are allowed, wireless telecommunication support facilities shall be allowed as permitted accessory uses upon the establishment of the principal facility. All wireless telecommunication facilities and wireless telecommunication support facilities shall be subject to plan review in accordance with Chapter 19.63.

(Ord. No. 1914A, 2-18-2016)

19.55.050 - Required application submittal information.

With the application for plan review or conditional use permit for a wireless telecommunications facility, the petitioner shall submit all information required under Section 19.63.020, along with the following additional information:

- A. The identity, legal status, signature and contact information of the carrier, service provider, petitioner, and landowner.
- B. FCC license and registration numbers if applicable.
- C. A report prepared by a Wisconsin licensed engineer certifying the structural design of the telecommunications facility of a new freestanding wireless telecommunications facility as proposed and its physical ability to accommodate, either initially or at some time in the future, a total of at least three antenna arrays for separate providers.
- D. In the case of a leased site, a lease agreement, option or binding lease instrument which does not preclude the lessee from entering into sub-leases on the site at market rates with another co-locating provider(s) and includes the legal description and amount of property lease.
- E. For a proposed wireless telecommunications facility within a one-mile radius of an airport, copies of

an affidavit of notification indicating that the airport operator and airport property owner have been notified via certified mail, along with copies of the determination of no hazard from the FAA or any other finds of the Wisconsin State Bureau of Aeronautics, such as they may apply.

- F. Proof of a satisfactory level of liability insurance coverage, with the city of Whitewater listed as an additional named insured party.
- G. Certified statement and map prepared by a licensed radio frequency engineer showing the coverage area of the proposed facility.
- H. For a wireless telecommunications facility that requires a conditional use permit, a feasibility analysis that identifies at least three alternative sites, pre-existing freestanding wireless telecommunications facilities, and/or alternative support structures that could technically support a comparable level of service. The intent of this analysis is to present options to minimize the number, size, and adverse environmental impacts of wireless telecommunications facilities. The analysis shall specifically address the potential for co-location on pre-existing freestanding wireless telecommunications facilities and the use of alternative support structures. It shall also explain the rationale for selection of the proposed site in view of the relative merits of the alternatives. Approval of the project is subject to the plan and architectural review commission's determination that the chosen site is more advantageous than any other alternative site that is both technically feasible and available for use. The plan and architectural review commission may choose to independently verify the findings of the analysis at the applicant's expense.
- I. For a wireless telecommunications facility that requires a conditional use permit, a performance bond in the amount of \$20,000.00 naming the city as obligee, as security for the potential future removal of abandoned or inactivated facilities.
- J. For a wireless telecommunications facility that would be set back from any property line or, principal building a distance less than the height of the facility, including the height of any alternative support structure, an analysis prepared by a licensed structural engineer demonstrating that the facility would not pose a threat to the public, existing principal buildings or adjacent properties in the event of failure.
- K. The amount and location of any fuel proposed to be stored on site.
- L. Any other information that the zoning administrator may deem necessary.

(Ord. No. 1914A, 2-18-2016)

19.55.060 - Co-location and use of alternative support structures.

- A. In its review of alternative sites considered by the petitioner, the plan and architectural review commission shall prioritize reasonable alternatives that involve co-locating the new facility on an existing freestanding wireless telecommunications facility or locating the new facility on an alternative support structure, such as a tall building, water tower, smokestack, or electrical transmission tower. Co-location or use of an alternative support structure shall not be required on any facility or structure not structurally designed to accommodate a new wireless telecommunications facility.

- B. All freestanding wireless telecommunication facilities issued a conditional use permit after the effective date of this chapter, known hereinafter as "host facilities," shall make available space for the co-location of telecommunication antennas or antenna arrays for at least two additional competing wireless telecommunications providers, in space for wireless telecommunication support facilities. This requirement does not apply if the owner or operator of the host facility can demonstrate, to the satisfaction of the plan and architectural review commission, that the placement of the additional antennas or equipment would impair or disrupt, for a significant period of time, service provided by the host facility.
- C. Where a wireless telecommunication facility provider proposes to utilize an alternative support structure, the provider shall make available space for the co-location of telecommunications antennas or antenna arrays for at least two additional competing wireless telecommunications providers to the extent practical, and shall thereafter be considered a host facility. If the plan and architectural review commission determines based on evidence supplied by the applicant that the proposed facility or alternative support structure is not structurally sound or not otherwise appropriate for additional antennas or arrays, the commission may waive this requirement.
- D. All new wireless telecommunication facilities and sites shall be designed to promote sharing of both tower space and ancillary facilities such as access roads, parking areas, buildings, and utilities.
- E. The owner or operator of the host facility shall make co-location space reasonably available to other competing providers at prevailing market lease rates for the industry. Failure to comply with this provision shall be grounds for revocation of the conditional use permit.
- F. Alternative support structures must be at least fifty feet in height to be considered for the addition of a wireless telecommunication facility, not including the height of any architectural projections. The plan and architectural review commission may deny the placement of numerous wireless telecommunication facilities on a single alternative support structure if it determines that such placement would have a negative aesthetic, architectural, public safety, or operational impact.
- G. Wireless telecommunications facilities located on alternative support structures shall be considered accessory uses.

(Ord. No. 1914A, 2-18-2016)

19.55.070 - Structural, design and aesthetic standards.

All wireless telecommunications facilities shall be designed and sited in such a manner to minimize or avoid adverse safety, aesthetic or environmental effects per the following requirements:

- A. Compliance with All Applicable Restrictions. All wireless telecommunications facilities shall comply with all city, state and federal regulations, restrictions, codes, standards and power density limits, including other city zoning ordinance standards.
- B. Materials. Wireless telecommunications facilities shall be constructed of metal or other nonflammable material, and freestanding facilities shall be self supporting monopoles or lattice towers, unless otherwise permitted by the plan and architectural review commission. Material color shall blend with surroundings.

- C. Placement. All wireless telecommunications facilities and support facilities shall be located and installed in a manner to minimize disturbance to, take advantage of, or locate behind existing topography and vegetation to minimize visual impact on surrounding properties and public rights-of-way. No wireless telecommunications facility shall be placed in a location that would physically obstruct or otherwise interfere with the full use of other telecommunications facilities, residential satellite dishes, residential television or radio antennas, or other facilities.
- D. Setback. The minimum setback of a new wireless telecommunications facility from all property lines and principal buildings on the site shall equal the height of the wireless telecommunications facility, including the height of any alternative support structure. A reduced setback below this minimum may be considered by the plan and architectural review commission based on submittal of a structural engineering analysis demonstrating that the facility would not pose a threat to the public, existing principal buildings, or adjacent properties in the event of failure. All wireless telecommunications support facilities shall be set back from property lines the same distance as required for principal buildings in the zoning district.
- E. Height. The maximum height above existing grade for any freestanding wireless telecommunications facility, including all antennas, shall be two hundred and fifty feet. Any wireless telecommunications facility mounted on an alternative support structure may extend no greater than fifty feet above the height of an alternative support structure that is less than two hundred feet in height, or no greater than ten feet above the height of an alternative support structure that is two hundred feet in height or greater. The plan and architectural review commission may approve waivers to such height limitations if necessary to facilitate co-location of facilities.
- F. Wireless Telecommunications Support Facilities. All wireless telecommunications support facilities shall be located within enclosed buildings or fully screened rooftop locations. Such accessory buildings shall not exceed fifteen feet in height and twelve hundred square feet in area, unless otherwise permitted by the plan and architectural review commission to facilitate co-location. The design and exterior surfacing of all such buildings or rooftop screening structures shall be in harmony with the existing or desired architecture for the area. The exterior walls of all such buildings shall be masonry, stone, stucco, pre-cast, concrete or other similar surface.
- G. Signage. No commercial message or signage shall be allowed at or on any wireless telecommunications facility, wireless telecommunications support facility, or site used for a wireless telecommunications facility.
- H. Driveways. Access driveways shall be surfaced in accordance with the requirements of [Section 19.51.110](#).
- I. Landscaping and Fencing. The site including the wireless telecommunications facility shall be attractively landscaped, with particular emphasis on landscaping near buildings, tower foundations, and driveways. New vegetation for screening purposes shall be a minimum of five feet in height upon planting and shall be located on the outside of any required fencing. The base of all freestanding

wireless telecommunications facilities shall be enclosed with security fencing, unless the applicant provides other acceptable improvements designed to secure the base of the facility (tower) from public access.

(Ord. No. 1914A, 2-18-2016)

19.55.080 - Abandonment and removal.

Any wireless telecommunications facility not continuously operating for a period of twelve months shall be considered abandoned and shall be removed (along with its wireless telecommunication support facilities) within ninety days of receiving an order to remove from the zoning administrator. The cost of removal and site restoration shall be borne entirely by the permit holder. In the event that the permit holder fails to remove the facility, the city may cash the required performance bond and remove the facility and all support facilities itself.

(Ord. No. 1914A, 2-18-2016)

19.55.090 - Compliance.

- A. All wireless telecommunications facilities granted site plan or conditional use permit approval after the effective date of this chapter shall remain in compliance with approved plans, conditions of approval, the provisions of this chapter as they existed at the time of permit approval, and applicable standards of Sections 19.63.100 and 19.66.050. The permit holder shall be responsible for the continued maintenance and/or replacement of all buildings, fencing, landscaping and other site improvements.
- B. The permit holder for all wireless telecommunications facilities granted conditional use permit approval after the effective date of this chapter shall file an annual report with the zoning administrator demonstrating continued compliance with approved plans, conditions of approval, the provisions of this chapter as they existed at the time of permit approval, and the standards of Sections 19.63.100 and 19.66.050. The petitioner shall also demonstrate that the term of any performance bond or liability insurance policy required under Section 19.55.050 shall remain in effect for at least two years from the date the annual report is submitted. Such report shall be filed within thirty days of the original month of conditional use permit approval.
- C. Failure to comply with subsections A. and B. above may be grounds for revocation of the permit, penalties pursuant to Section 19.75.080, or both.

(Ord. No. 1914A, 2-18-2016)



Neighborhood Services
Department
*Planning, Zoning, Code
Enforcement, GIS
and Building Inspection*
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 14th day of November 2022 at 6:00 p.m. to hold a public hearing regarding a Conditional Use Permit for a proposed Public Safety Radio Tower to be located at 109 County Highway U, City of Whitewater, County of Jefferson, Parcel ID# 292-0515-3313-000, for the Walworth County Sheriff's Department.

The Site Plan Review Proposal is on file in the Neighborhood Services Office located at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

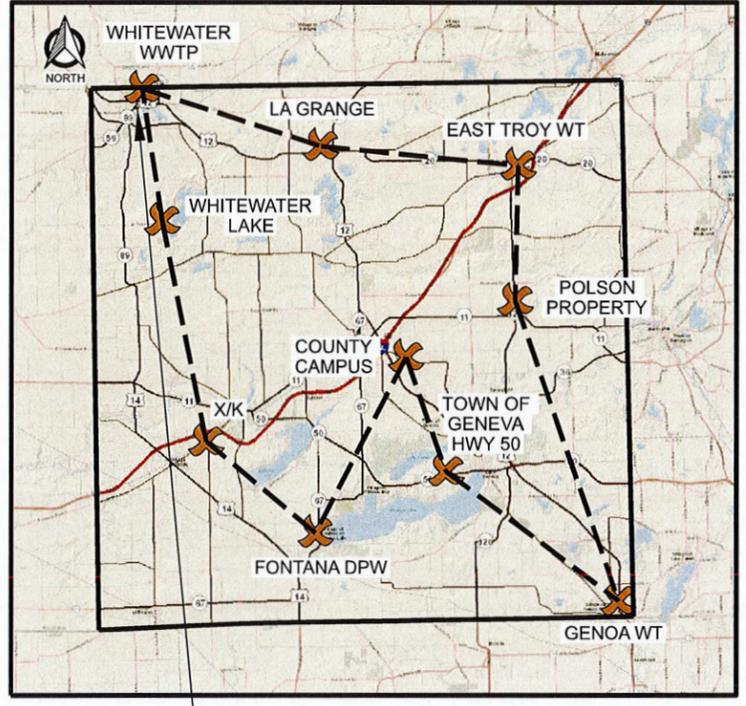
For information, call (262) 473-0540

Chris Bennett, Neighborhood Services Director

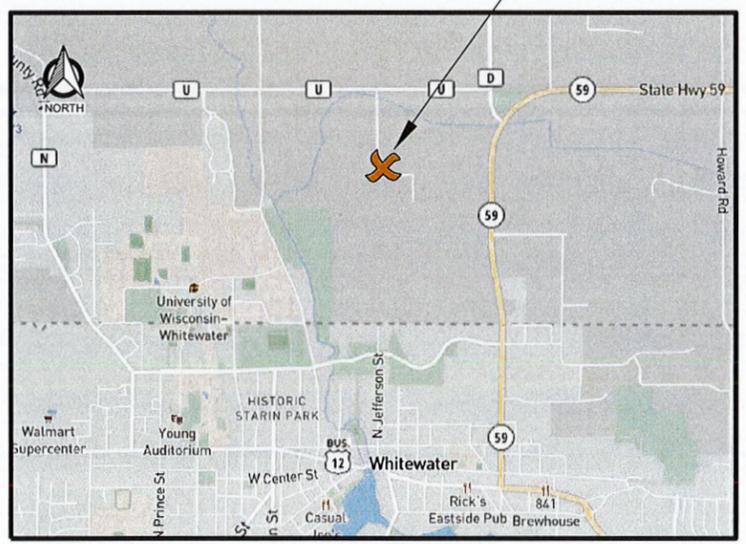
Parcel Number	Owner Name 1	Mailing Address	City	State	Zip Code
292-0515-3321-000	LSP-WHITEWATER LP	402 E MAIN ST	BOZEMAN	MT	59715
292-0515-3313-000	CITY OF WHITEWATER	PO BOX 149	WHITEWATER	WI	53190
292-0515-3324-000	LSP-WHITEWATER LP	111 COUNTY ROAD U	WHITEWATER	WI	53190



WHITEWATER WWTP (33406) WHITEWATER, WISCONSIN 220' SELF-SUPPORT



SITE LOCATION



PROJECT DIRECTORY

ENGINEER:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: ARLEN OSTRENG, PE
PHONE: (608) 644-1449

OWNER:
WALWORTH COUNTY - SHERIFF'S DEPARTMENT
1770 COUNTY RD NN
ELKHORN, WI 53121
CONTACT: CAPTAIN TODD NEUMANN
PHONE: (262) 741-4621

TECHNOLOGY CONSULTANT:
TRUE NORTH CONSULTING GROUP
140 3RD STREET SOUTH
STILLWATER, MN 55082
CONTACT: MIKE DAY
PHONE: (651) 705-1256

RADIO SYSTEM VENDOR:
RACOM CORPORATION
201 W STATE ST
MARSHALLTOWN, IA 50158
CONTACT: DAN MEYER, PMP
PHONE: (314) 818-9522

ELECTRICAL SERVICE PROVIDER:
WISCONSIN ELECTRIC POWER COMPANY
2915 HILL AVENUE
SUPERIOR, WI 54880
PHONE: (414) 221-2345

PROJECT INFO

SITE ADDRESS:
109 CTY HWY U
WHITEWATER, WI 53190

PROPERTY OWNER:
CITY OF WHITEWATER
PO BOX 149
WHITEWATER, WI 53190

TOWER OWNER:
WALWORTH COUNTY - SHERIFF'S DEPARTMENT
1770 COUNTY RD NN
ELKHORN, WI 53121

TOWER COORDINATES (PER COUNTY GIS):
LAT (NAD83/2011): 42°-51'-08.33" N (42.852314)
LONG (NAD83/2011): 88°-43'-40.6" W (-88.727944)
GROUND ELEVATION (NAVD 88): 800.0'
ASR NUMBER: TBD

PLSS INFORMATION
PART OF SW 1/4 OF THE NE 1/4
SECTION 33, T5N, R15E
CITY OF WHITEWATER
JEFFERSON COUNTY
WISCONSIN

PARCEL ID: 292-0515-3313-000

ZONING CLASSIFICATION: M-2 MANUFACTURING AND MISCELLANEOUS USE

SHEET INDEX

NO.:	SHEET TITLE
G-001	TITLE SHEET
C-101	OVERALL SITE PLAN
C-102	ENLARGED SITE PLAN
C-103	COMPOUND PLAN
T-201	TOWER LOADING / ELEVATION

CONSULTANT:
Edge
Consulting Engineers, Inc.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
608.644.1449 VOICE
608.644.1549 FAX
www.edgeconsult.com

CLIENT:
RACOM
critical communications

**TITLE SHEET
WHITEWATER WWTP (33406)
WHITEWATER, WISCONSIN**

SUBMITTAL:		
INT.	DATE:	DESCRIPTION:

CHECKED BY	AJO
PLOT DATE	6/21/2022
PROJECT NUMBER	33406
SET TYPE	PR3
SHEET NUMBER	G-001



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGERS HOTLINE
TOLL FREE: 1-800-242-8511
FAX A LOCATE: 1-800-242-5811
WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:

I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

SIGNATURE: _____

DATE: _____

- # KEYNOTES: (THIS SHEET)**
- A. 220' SELF-SUPPORT TOWER
 - B. 75' x 75' FENCED COMPOUND
 - C. 12' WIDE GRAVEL ACCESS DRIVE
 - D. GRAVEL TURNAROUND
 - E. CULVERT
 - F. FIBER OPTIC HANDHOLE



CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:

 RACOM
 precision communications

**ENLARGED SITE PLAN
 WHITEWATER WWTP (33406)
 WHITEWATER, WISCONSIN**

- GENERAL NOTES: (THIS SHEET)**
1. NORTH ARROW SHOWN AS APPROXIMATE.
 2. AERIAL IMAGERY PER UAS-DRONE FLIGHT:
EDGE CONSULTING ENGINEERS, INC. ON 05/24/2022.
 3. NO PROPERTY SURVEY WAS PERFORMED AS PART OF THIS PROJECT. ALL PROPERTY LINES SHOWN ARE APPROXIMATE BASED ON COUNTY GIS DATA.
 4. TOPOGRAPHIC FEATURES PER TOPOGRAPHIC SURVEY BY:
EDGE CONSULTING ENGINEERS, INC. ON 05/24/2022.
 5. UNDERGROUND UTILITIES SHOWN PER:
DIGGERS HOTLINE TICKET #: 20222123087
UTILITIES NOTIFIED INCLUDE:
ATCF7 AMERICAN TRANSMISSION
COW01 CITY OF WHITEWATER
SBC01 AT&T DISTRIBUTION
W99W0 WE ENERGIES-HIGH PROFILE GAS
WOWEB WE ENERGIES-ELE AND WE GAS
WOWEE WE ENERGIES-ELE ONLY
WOWEG WE ENERGIES-WE GAS

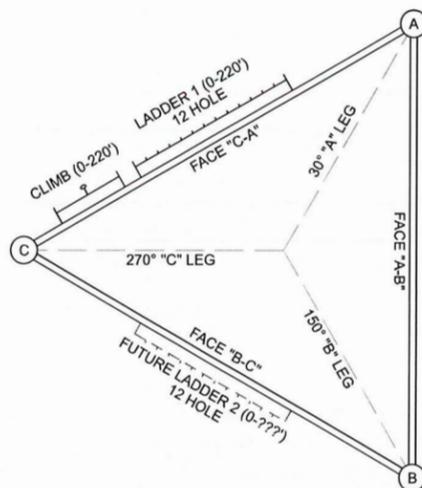


SUBMITTAL:

INT.	DATE:	DESCRIPTION:

CHECKED BY:	AJO
PLOT DATE:	6/21/2022
PROJECT NUMBER:	33406
SET TYPE:	PR3
SHEET NUMBER:	C-102

\\edgec04\active_projects\33400\33406\Design\CAD\PR3\Plot\C-102.dgn



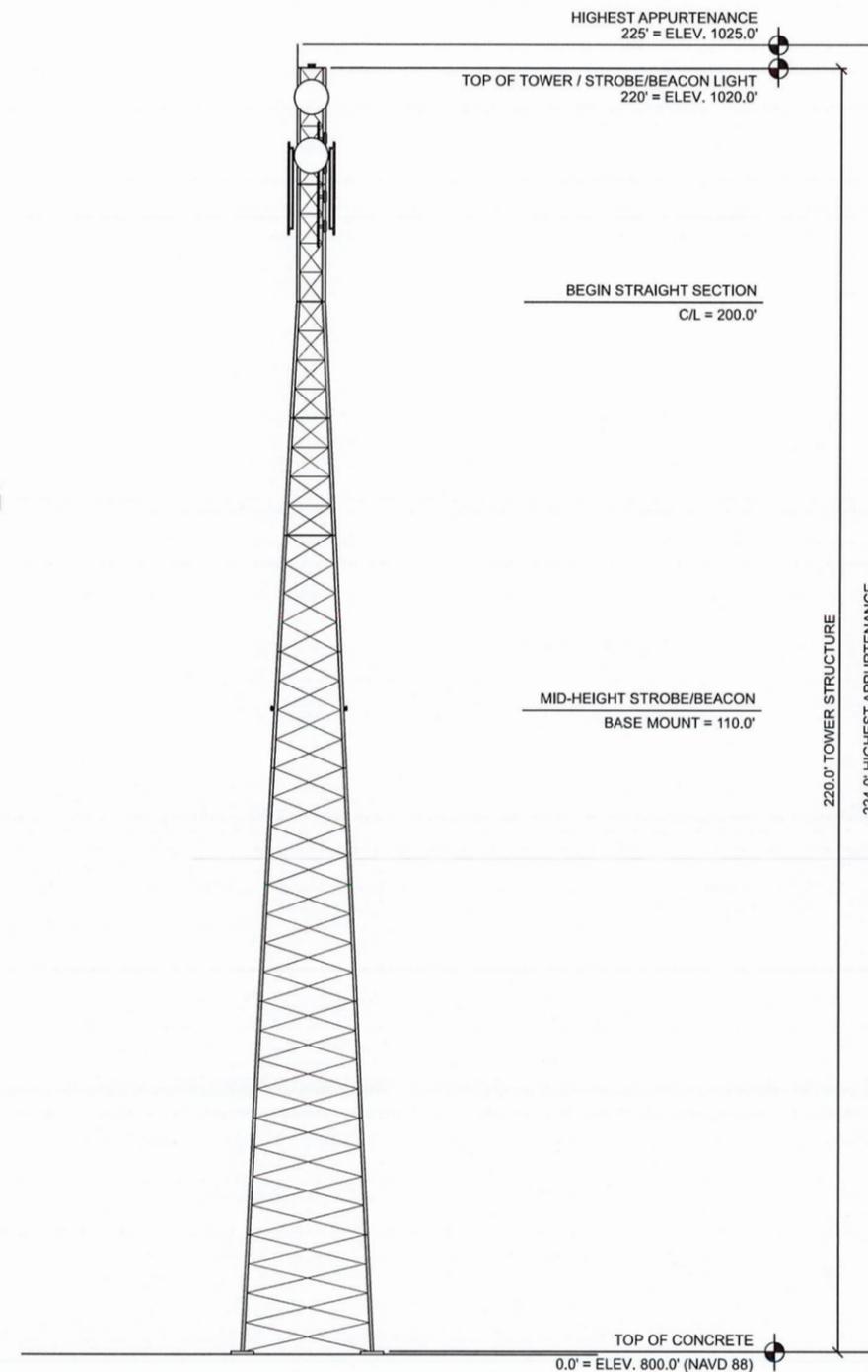
A TOWER ORIENTATION

**** PRELIMINARY **
FINAL TOWER LOADING
TO BE VERIFIED**

TOWER LOADING													
ANTENNA ID	ANTENNA TYPE	(QTY) ANTENNA MODEL SIZE & WEIGHT	TOWER LEG	ANTENNA MOUNT SIZE & WEIGHT	MOUNT HEIGHT (T.O.C.)	C/L HEIGHT (T.O.C.)	C/L ELEV. (NAVD 88)	ANTENNA AZMUTH	TLT (+/-)	Tx LINE (QTY) SIZE	FREQUENCY (MHz)	OWNER USE	NOTES
A1	MWDish			Leg Mount (PM-SU4-63) 4.5" OD x 63" Mast Pipe 138 lbs	215.0'	215.0'	#VALUE!					Walworth Co. La Grange	(No Ice Shield)
A2	MWDish			Leg Mount (PM-SU4-63) 4.5" OD x 63" Mast Pipe 138 lbs	205.0'	205.0'	#VALUE!					Walworth Co. Whitewater Lake	(No Ice Shield)
A3						200.0'	#VALUE!					Walworth Co. Paping	
A4	Collinear	Sinclair SR4BC-HF4P4LDF(D01-PP) 174.7' long 59 lbs		Sinclair SMK-425-A7-T3 w/Clamp006B	192.7'	200.0'	#VALUE!	170°	0°	(1) 1-1/4" (1) 1/2"	764 - 806	Walworth Co. P25 Rx	TTA DS71MA17C
A5	Collinear	Sinclair SR4BC-HF4P4LDF(D01-PP) 174.7' long 59 lbs		Sinclair SMK-425-A7-T3 w/Clamp006B	192.7'	200.0'	#VALUE!	170°	0°	(1) 1-1/4" (1) 1/2"	764 - 806	Walworth Co. P25 Tx	

- NOTES:**
- TOWER TO BE ANALYZED FOR FULL CAPACITY LOADING (PROPOSED AND FUTURE).
 - REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
 - TOWER ANCHOR BOLTS SHALL BE DESIGNED SUCH THAT GROUT IS NOT REQUIRED BELOW TOWER BASE PLATES AND AROUND ANCHOR BOLTS.
 - TOWER TO BE DESIGNED AS STRUCTURE CLASS III. REFER TO SPECS FOR OTHER REQUIREMENTS.
 - ANTENNA LOADING IS BASED ON WALWORTH CO P25 PROJECT RFP REPORT #20-070.

B TOWER LOADING SUMMARY



- NOTES:**
- ALL DIMENSIONS SHOWN ARE REFERENCED FROM THE TOP OF TOWER FOUNDATION.
 - TOWER TO BE EQUIPPED WITH E-1 LIGHTING KIT. LIGHTING SYSTEM TO BE COMPLETELY LED BASED. SPECIFICALLY DESIGNED FOR USE IN RF ENVIRONMENTS WITH NO INTERFERENCE. LIGHTS TO INCLUDE INFRARED EMITTERS AS REQUIRED BY CURRENT FAA LIGHTING REQUIREMENTS.
 - AIR TERMINAL MOUNT TO BE BOLTED DIRECTLY TO TOWER STEEL. AIR TERMINAL TO BE BONDED TO AIR TERMINAL MOUNT.
 - CONTRACTOR TO INSTALL TEMPORARY TOWER LIGHTING WHEN TOWER CONSTRUCTION REACHES 200'.
 - TOP TOWER LIGHT TO BE INSTALLED ON MAST PIPE ABOVE TOP ANTENNA. NOTHING THAT IS 7/8" DIA OR MORE SHALL EXTEND ABOVE TOWER LIGHT.

C TOWER PROFILE (ELEVATION)

CONSULTANT:
Edge
 Consulting Engineers, Inc.
 624 WATER STREET
 PRAIRIE DU SAC, WI 53578
 608.644.1449 VOICE
 608.644.1549 FAX
 www.edgeconsult.com

CLIENT:
RACOM
 digital communications

**TOWER LOADING / ELEVATION
 WHITEWATER WWTP (33406)
 WHITEWATER, WISCONSIN**

SUBMITTAL:

INT.	DATE	DESCRIPTION

CHECKED BY	AJO
PLOT DATE	6/21/2022
PROJECT NUMBER	33406
SET TYPE	PR3
SHEET NUMBER	T-201

I:\33400\33406\Design\CAD\PR3\Plot\T-201.dgn

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services, and

Date: November 14, 2022

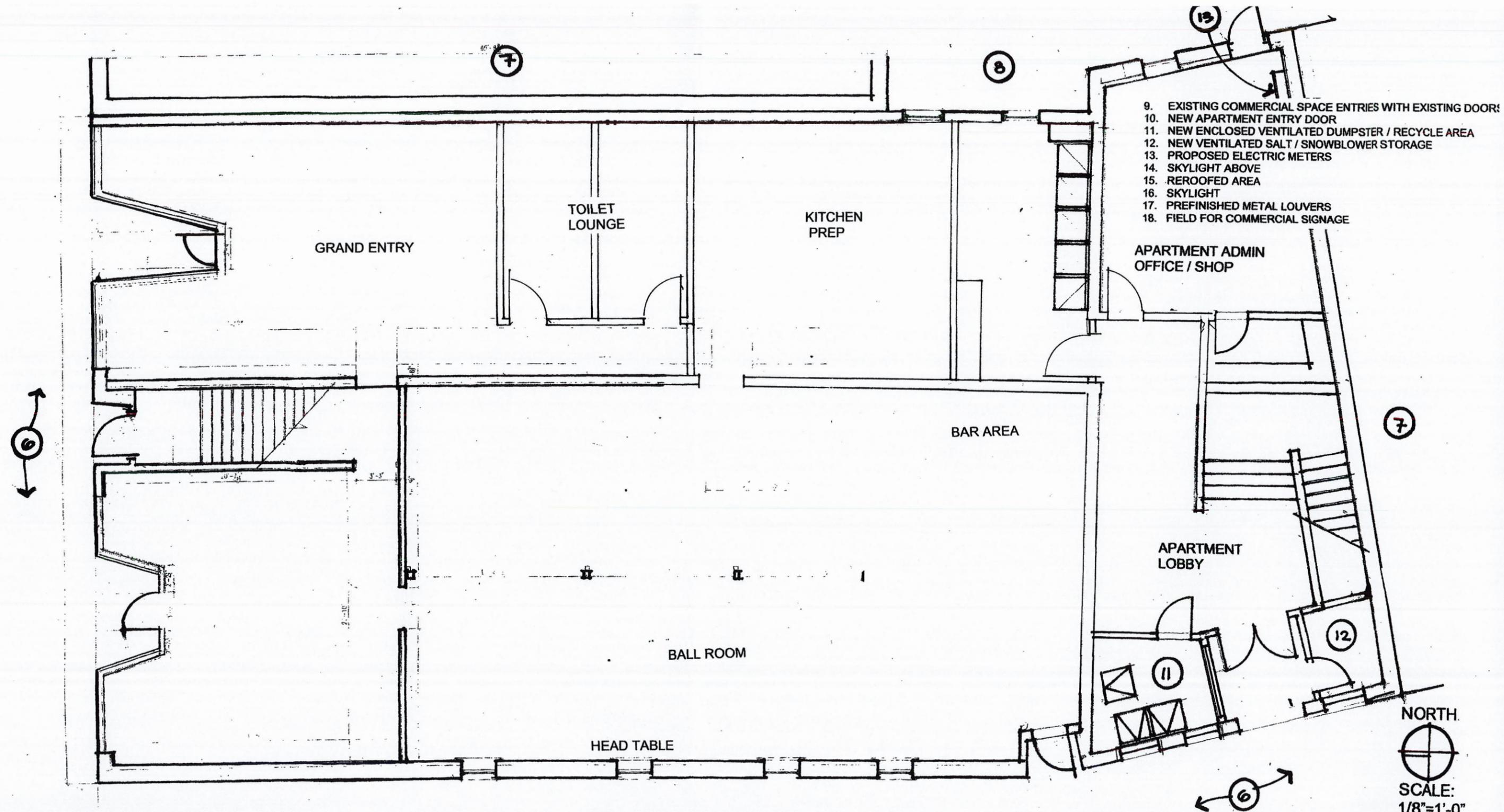
Re: **Item # 5a** Review of proposed development of the Bower House Apartments, located at 187 W Main Street, Parcel ID #/OT 00070 for Greg Aprahamian.

Summary of Request	
Requested Approvals:	Proposed amendment to Conditional Use Permit to allow an impound lot as part of the existing auto sales use
Location:	187 W Main St
Current Land Use:	Vacant
Proposed Land Use:	Mixed use – retail an housing
Current Zoning:	B-2 -- Central Business District
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal:

Greg Aprahamian is working on redeveloping the Bowers House at 187 Main Street in downtown Whitewater. The building is at the corner of South Second and West Main Street, and includes the addresses 183, 185 and 187 West Main Street. The building is colloquially known as the White Elephant Building, after the antique store that occupied the site for decades. Aprahamian has redeveloped several buildings in downtown Whitewater. He is working with Whitefish Bay-based architect Michael Peine on the Bowers House.

The PARC reviewed the site plan at its Oct. 10, 2022 meeting and gave preliminary approval to the plans presented, contingent upon seeing an expanded floor plan of the interior and dimensions. Peine provided those dimensions, which are enclosed for your consideration.



Notes:

1. EXISTING SHOP DOORS AND GLAZING TO REMAIN
2. EXISTING BRICK AND BRICK DETAILING WITH STONE SILLS TO REMAIN
3. EXISTING STONE WALL WITH ARCHED BRICK LINTELS AND STONE SILLS TO REMAIN
4. EXISTING DECORATIVE CORNICE TO BE REPAIRED AND REPAINTED
5. NEW WINDOWS IN EXISTING MASONRY OPENINGS WITH NEW PREFINISHED METAL SILL FLASHING AND REPAINTED EXISTING WOOD TRIM.
6. EXISTING CITY CONCRETE SIDEWALK PAVING AT GRADE
7. ADJACENT BUILDING
8. EXISTING OPEN COURTYARD

GROUND FLOOR PLAN

BOWERS HOUSE HOTEL

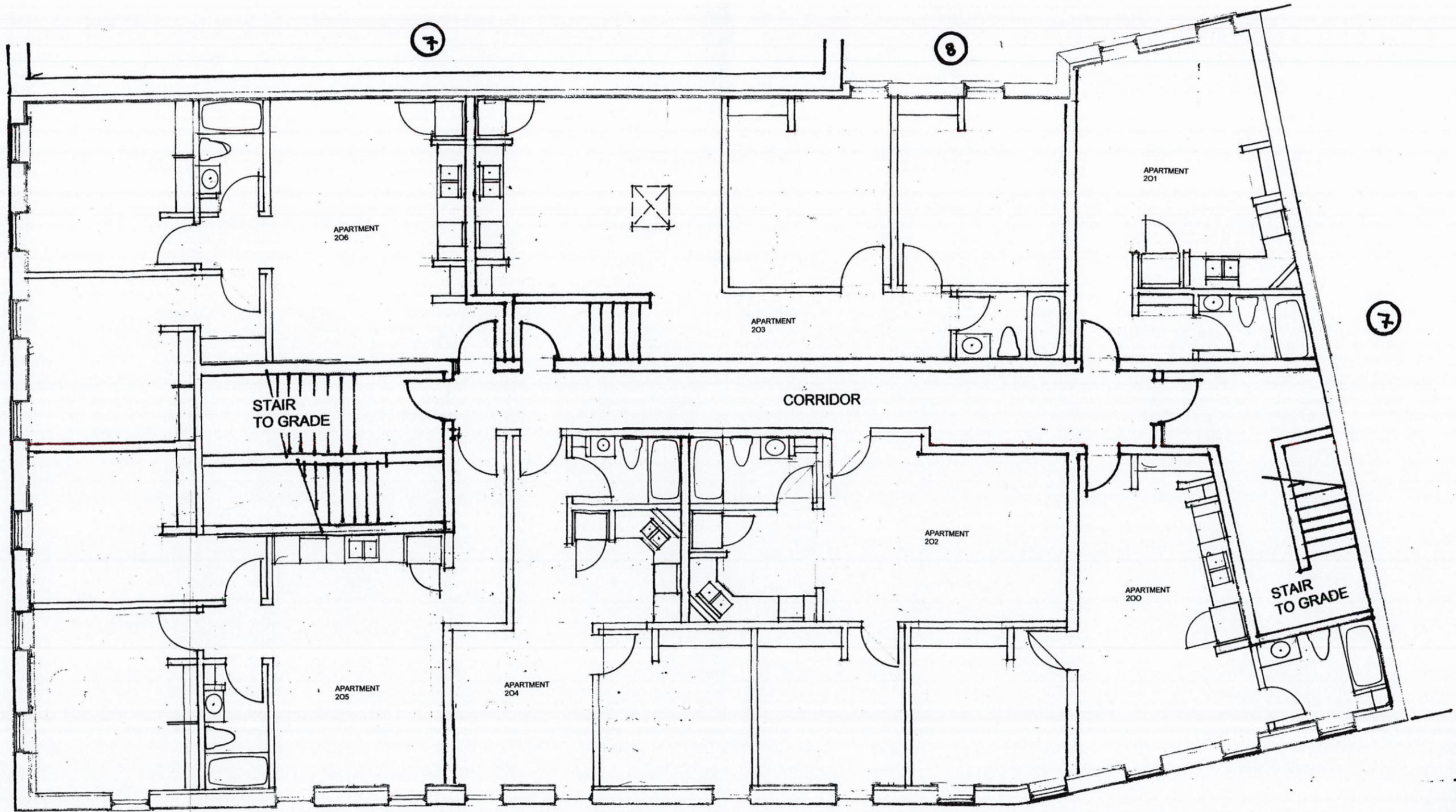
Apartment Alteration
 187 MAIN STREET
 WHITEWATER, WI. 53190
 September 12th, 2022
 REVISED
 November 7th, 2022



Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering

4617 N. Idlewild Ave.
 Whitefish Bay, WI 53211
 (608) 516-0531 Phone

mpeine54@icloud.com



NORTH

 SCALE:
 1/8"=1'-0"

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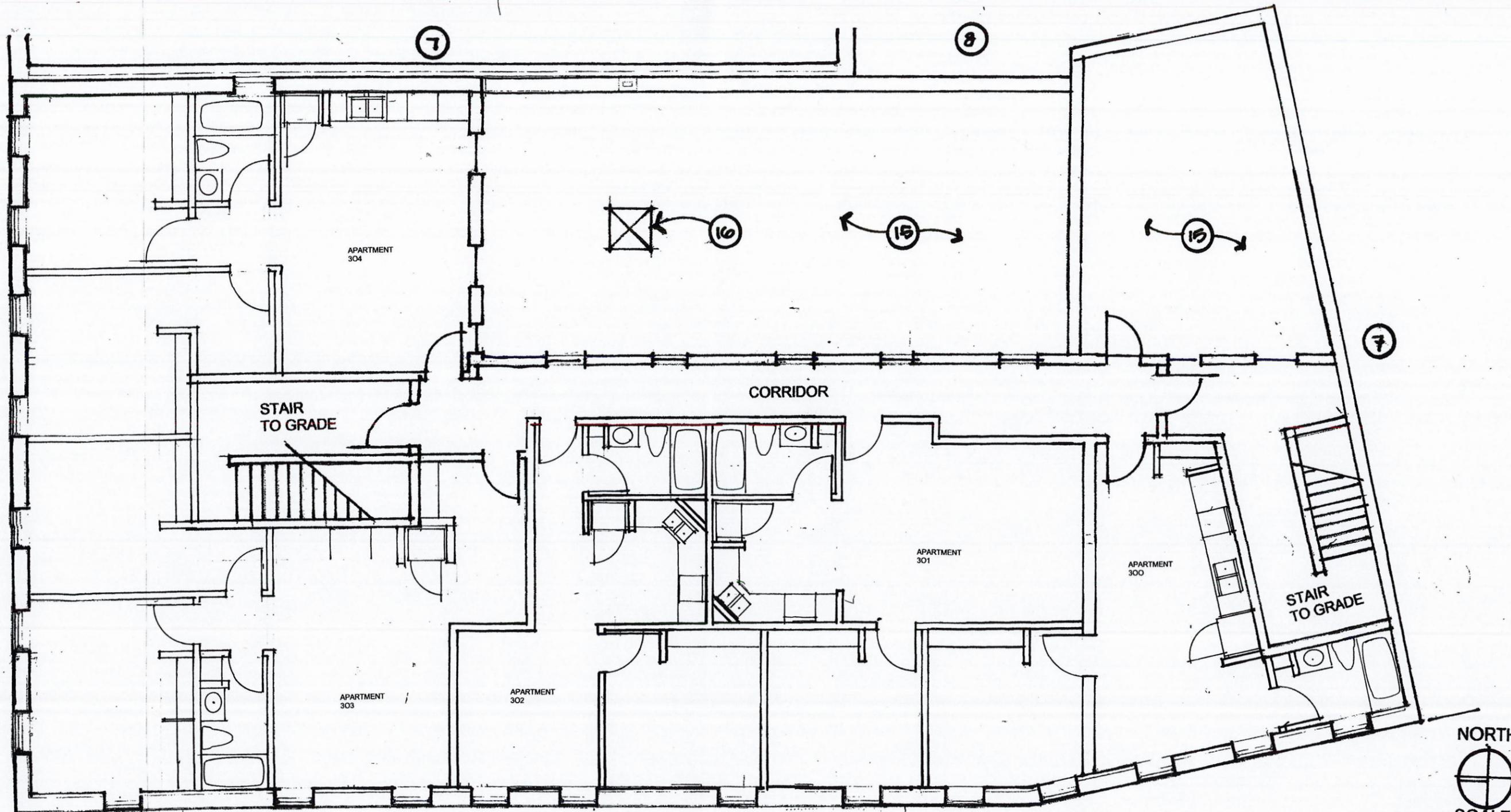
SECOND FLOOR

BOWERS HOUSE HOTEL

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 WHITEWATER, WI. 53190
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REVISED
 November 7th, 2022


Michael Peine Architects
 Commercial - Industrial
 Design/Build Partnering
 4917 N. Kalerwicki Ave.
 Whitefish Bay, WI 53211
 (208) 516-0531 Phone
 mpeinr34@icloud.com



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THIRD FLOOR PLAN

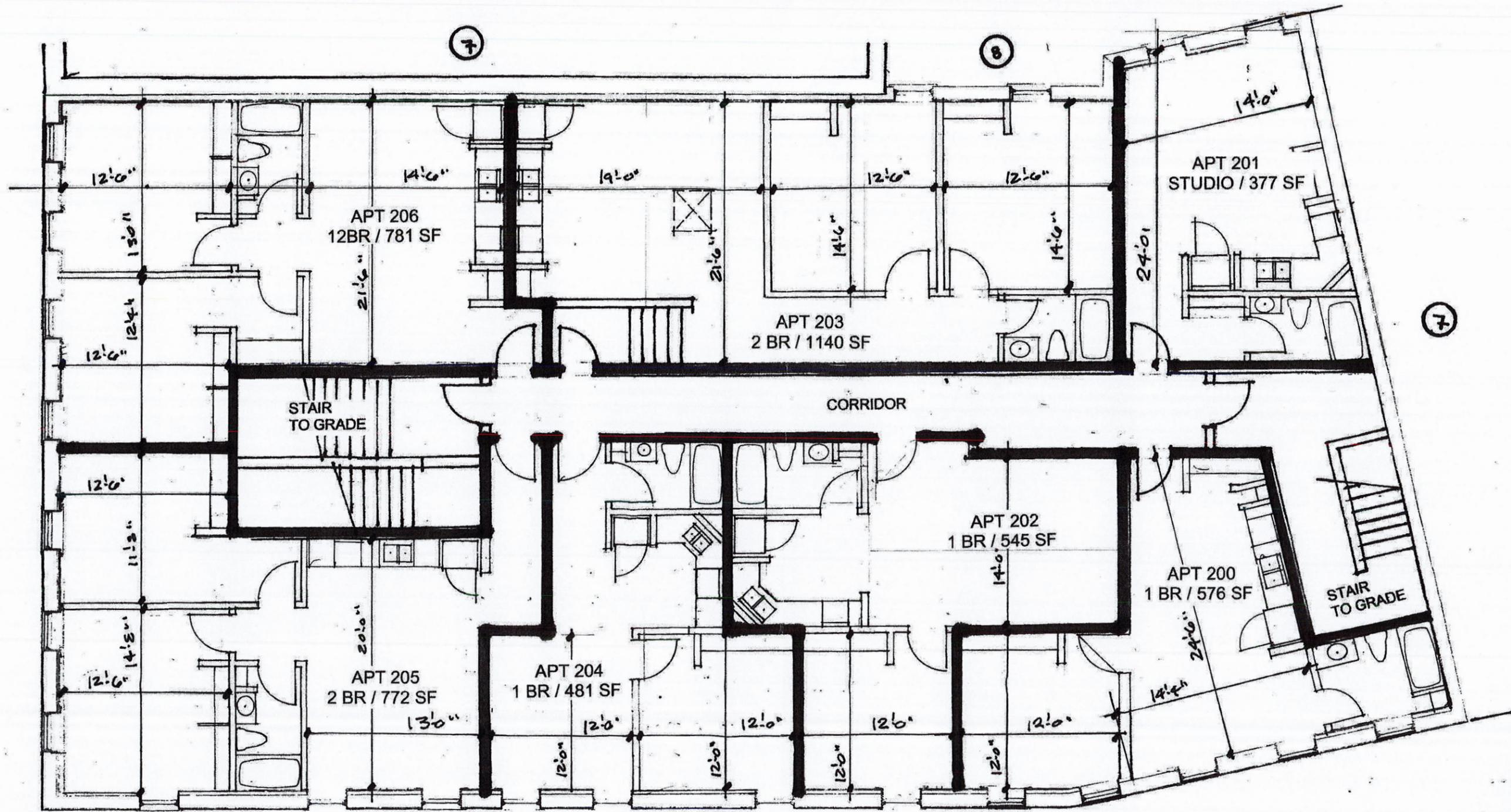
BOWERS HOUSE HOTEL

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 Design/Build Partnering
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SECOND FLOOR

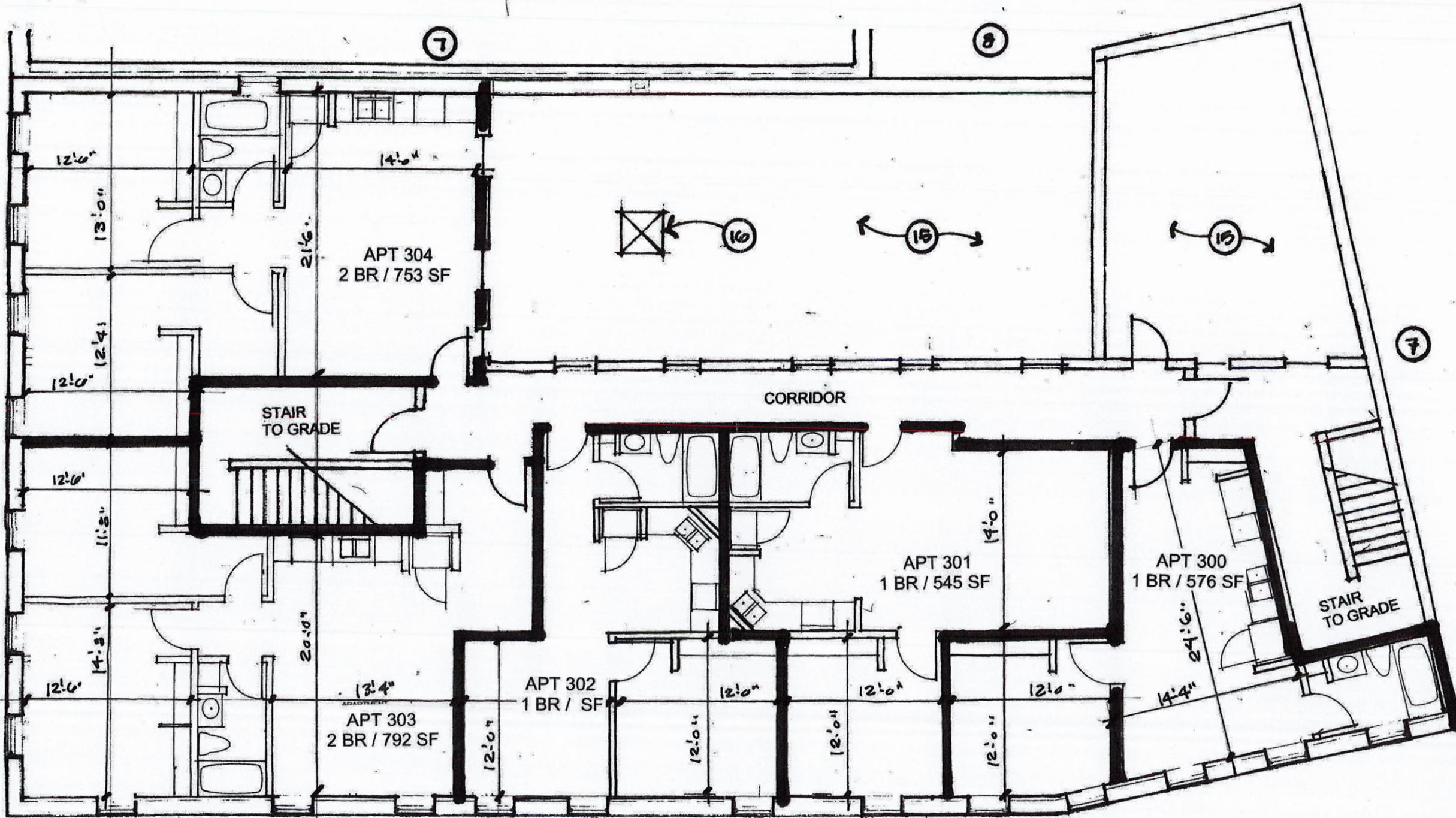
BOWERS HOUSE HOTEL

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Mich
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 Commer
 Design/E

4817 N. Lincoln
 Whitefish Bay,
 (414) 516-0551

MDEIN:34



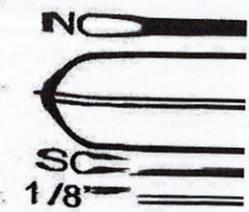
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THIRD FLOOR PLAN

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Michael Architect
 Commercial - Design/Build
 4517 N. Idemild Ave.
 Verona, WI 53211
 (800) 516-0531 PPhone
 mpeir54@icloud.com