



PLAN AND ARCHITECTURAL REVIEW COMMISSION
6 p.m. February 13, 2023 – 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.

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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: January 9, 2023
4.	Review and possible approval of a Certified Survey Map for the Division of Land: Lot 1 and Lot 2 of Certified Survey Map No. 1258 recorded in the Walworth County Register of Deeds in Volume 6, Page 27 as Document No. 86351 and part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin. 1242 & 1260 W Main Street – Parcel #/WUP 00160
5.	Public hearing regarding consideration of a Conditional Use Permit for a proposed Auto Repair Service with Rental of Box Trucks and Trailers located at 1002 S Janesville Street, Parcel ID#/WUP 00341 for Big Deal LLC. (Lee Loveall).
6.	Public hearing regarding a Site Plan Review for the Ferguson Building, Lot 2, Innovation Drive, Whitewater WI 53190, Parcel No. /A4996 00002 for PropertyX, LLC (Matthew Ferguson).
7.	Next Plan and Architectural Review Commission Meeting: March 13, 2023
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. Jan. 9, 2023

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

Video: <https://vimeo.com/790239101>

1. Call to Order and Roll Call

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

PRESENT: Miller, Neil Hicks, Brienne Brown, Andrew Crone, David Stone, Sherry Stanek and Bruce Parker.

2. Hearing of Citizens Comments

None

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

Stanek moved for approval of the minutes from November 14, 2022. Brown offered a second. Passed unanimously.

Video: 1:15

- 4. Review and possible approval of a Certified Survey Map for the Division of Land: Lot 1 and Lot 2 of Certified Survey Map No. 1258 recorded in the Walworth County Register of Deeds in Volume 6, Page 27 as Document No. 86351 and part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin being more particularly described as follows: Commencing at the Southwest corner of the Northwest 1/4 of said Section 5; thence North 88°-02'-02" East along the South line of said Northwest 1/4, a distance of 299.88 feet; thence North 00°-05'-28" West, a distance of 35.02 feet to the North right-of-way line of Main Street and the point of beginning; thence continuing North 00°-05'-28" West along an East line of Certified Survey Map No. 1709 recorded in the Walworth County Register of Deeds Office in Volume 8, Page 102 as Document No. 164059, a distance of 354.12 feet; thence North 88°-02'-02" East along said East line, a distance of 10.00 feet; thence North 00°-05'-28" West along said East line, a distance of 443.86 feet; thence South 88°-10'-04" West along the North line of said Certified Survey Map No. 1709, a distance of 29.38 feet; thence North 00°-05'-28" West, a distance of 437.37 feet; thence North 88°-03'-49" East along the westerly extension of the North line of Lot 2 of said Certified Survey Map No. 1258 and said North line, a distance of 268.89 feet to the Northeast corner of said Lot 2; thence South 00°-02'-17" East along the East line of said Certified Survey Map No. 1258, a distance of 1,235.32 feet to the North right-of-way line of Main Street; thence South 88°-02'-02" West along said North line, a distance of 248.37 feet to the point of beginning and containing 7.149 acres (311,402 sq. ft.) of land more or less.**

Pulled from consideration per the request of the petitioner, City Attorney and Neighborhood Services Director.

Video: 1:40

5. Public hearing for consideration of a Conditional Use Permit for a proposed Event Venue located at 183-187 W Main Street, Parcel ID#/OT 00070 for Stonegate Management LLC (Gregory Aprahamian):

Petitioner appeared on his behalf. Stanek, moved, with a second from Brown, to approve the Conditional Use Permit application with the planner's recommendations – except for point No. 7, which stipulates any truck deliveries must occur during weekdays.

Video: 2:05

6. Next Plan and Architectural Review Commission Meeting: February 13, 2023

Video: 37:40

7. Adjourn: Stanek moved, with a second from Brown, to adjourn. Meeting adjourned at 6:38 p.m.

Respectfully submitted,
Chris Bennett
Neighborhood Services Director

DRAFT

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

Date: February 13, 2013

Re: **Item # 4:** Review and possible approval of a Certified Survey Map for the Division of Land: Lot 1 and Lot 2 of Certified Survey Map No. 1258 recorded in the Walworth County Register of Deeds in Volume 6, Page 27 as Document No. 86351 and part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin being more particularly described as follows: Commencing at the Southwest corner of the Northwest 1/4 of said Section 5; thence North 88°-02'-02" East along the South line of said Northwest 1/4, a distance of 299.88 feet; thence North 00°-05'-28" West, a distance of 35.02 feet to the North right-of-way line of Main Street and the point of beginning; thence continuing North 00°-05'-28" West along an East line of Certified Survey Map No. 1709 recorded in the Walworth County Register of Deeds Office in Volume 8, Page 102 as Document No. 164059, a distance of 354.12 feet; thence North 88°-02'-02" East along said East line, a distance of 10.00 feet; thence North 00°-05'-28" West along said East line, a distance of 443.86 feet; thence South 88°-10'-04" West along the North line of said Certified Survey Map No. 1709, a distance of 29.38 feet; thence North 00°-05'-28" West, a distance of 437.37 feet; thence North 88°-03'-49" East along the westerly extension of the North line of Lot 2 of said Certified Survey Map No. 1258 and said North line, a distance of 268.89 feet to the Northeast corner of said Lot 2; thence South 00°-02'-17" East along the East line of said Certified Survey Map No. 1258, a distance of 1,235.32 feet to the North right-of-way line of Main Street; thence South 88°-02'-02" West along said North line, a distance of 248.37 feet to the point of beginning and containing 7.149 acres (311,402 sq. ft.) of land more or less.

Summary of Request	
Requested Approvals:	Certified Survey Map
Location:	1242 and 1260 W. Main St. Whitewater – Parcel /WUP 00160
Current Land Use:	Business
Proposed Land Use:	Business
Current Zoning:	B-1 – Community Business District
Proposed Zoning:	B-1 – Community Business District
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal:

Eric Drazkowski of Excel Engineering in Fond du Lac is representing the parcel owner in the submission of the associated Certified Survey Map (CSM). The current parcel is the site of the Fairfield Inn and UW-Whitewater CEC. The parcel owner wants to split the parcel into two separate parcels and tax keys. The new property line is shown on page 1 of 4 from the engineer, and is north of W. Salisbury Lane on the map.

Per Drazkowski, the new property line runs with a break in the parking lot. Each parcel being created meets the minimum standard lot size for the B-1 zoning district. The minimum lot area in B-1, per ordinance, is 7,000 square feet. The minimum lot width is 50 feet. Lot 1 is 95,693 square feet and 248.29 feet wide. Lot 2 is 215,709 square feet and 248.29 feet wide at the front and 268.89 feet wide at the rear.

The CEC building’s new front will be Yoder Lane. The new rear setback – the previous side setback to the west – is zero, as the new rear of the building is on a zero line. The minimum rear setback in B-1 is 20 feet.

Sonja Kruesel – the city’s contract planner with Vandewalle & Associates – City Attorney Wally McDonell and the Neighborhood Services Director recommend approval. This approval is contingent on a note being printed on the front of the CSM.

The note, crafted by McDonell, Kruesel and Bennett reads “The existing building foundation is located within the current building setback. In the event the portion of the existing foundation falling within the setback is removed or a future foundation is constructed replacing the rear foundation, the future foundation locations must comply with current zoning setbacks.”

What this instruction does, in the opinion of McDonell, Kruesel and Bennett, is allow the land split to move forward without the non-conforming building being made legal through the variance process. Any construction that involves the rear foundation will need to be in accordance with current zoning codes.

Planner's Recommendations

The city recommends the Plan and Architectural Review Commission approve the CSM, subset to the following conditions –

1. All paperwork must be filed with the City Clerk's office and appropriate Walworth County offices.
2. Any conditions stipulated by the PARC.

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2. Any conditions stipulated by the PARC.

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 Land Division

APPLICANT AND SUBJECT PROPERTY INFORMATION

In order for applications to be processed all information, drawings, application signatures and fees required shall be submitted at time of application (*please complete all items - attach additional pages as necessary, put N/A if not applicable*). **NOTICE:** The Plan Commission meetings are scheduled at 6:00 on the 2nd Monday of the month. All complete application materials must be submitted to the City by 4:00 p.m. four weeks prior to the meeting.

Please check the appropriate box below for the type of application being submitted:

- Annexation
- Zoning
- Certified Survey
- Final Plat
- Concept Plan
- Preliminary Plat
- Minor Plat
- Amended Plat
- Re-plat
- Other
- Vacation (circle one: plat, easement or building line)
- Final Plat must also include: Stormwater Management Plan
- Developers Agreement

Jurisdiction: City Limits ETJ Total Acres: 7.149 County: Walworth

Current Zoning: B-1 Proposed Zoning: same B-1

Tax Parcel Number(s) and Acreage: WUP 00160

Location of Property (including legal description):

1242 & 1260 W. Main St. - See attached Word document

Applicant's Signature

Applicant's role: Owner Developer Other: _____

I hereby Certify that the information supplied with this application is true and correct, and that the paper and electronic copies of the materials submitted are consistent with each other, to the best of my knowledge. In addition I have been given the Authority to sign on behalf of the other all parties involved in this Land Division Application.

Signature: 

Printed Name: Rob Hjort Date: 12/12/22

Application for Land Division

Contact Information

(Please complete information - attach additional pages as necessary - put N/A if not applicable)

I. Property Owner(s)

Firm Name (if applicable): WWHP, LLC *see attached for Members

Owner Name: Rob Hjort

Address: 2085 County Road D East, Ste A200, St. Paul, MN 55109

Phone: 651-556-1401 Fax: _____ Email: rhjort@golderhospitality.com

If ownership is other than sole or community property, please name the partners, principals, beneficiaries, etc. respectively:

1) Name: _____

Position: _____

Address (full): _____

2) Name: _____

Position: _____

Address (full): _____

3) Name: _____

Position: _____

Address (full): _____

II. Owner's Agent/Attorney (main contact person responsible for application)

Role: Attorney Realtor Other: _____

Firm Name (if applicable): _____

Address: _____

Primary Contact Name: _____

Phone: _____ Fax: _____ Email: _____

Secondary Contact Name: _____

Phone: _____ Fax: _____ Email: _____

III. Developer

Firm Name (if applicable): _____

Contact Name(s): _____

Address: _____

Phone: _____ Fax: _____ Email: _____

Application for Land Division

IV. Developer's Engineer (main contact person responsible for application)

Role: Engineer Contractor Other: _____

Firm Name (if applicable): Excel Engineering, Inc.

Address: 100 Camelot Drive, Fond du Lac, WI 54935

Primary Contact Name: Eric Drazkowski

Phone: 920-926-9800 Fax: _____ Email: eric.drazkowski@excelengineer.com

Secondary Contact Name: _____

Phone: _____ Fax: _____ Email: _____

Property Description (please complete - attach additional pages as necessary):

A: Recorded Subdivision Information:

Subdivision: CSM 1258

Lot: 1, 2, Block: _____ Acres: _____

Recorded in: Walworth County, Document #: 86351

or: Volume #: _____ Page #: _____

or B: Property Description Information: (attach a metes and bounds description with a sketch, signed and sealed by a Registered Professional Land Surveyor)

Property address: _____

Survey name: _____

Acres: _____ Abstract #: _____

Deed(s) which conveyed the property to the present owner:

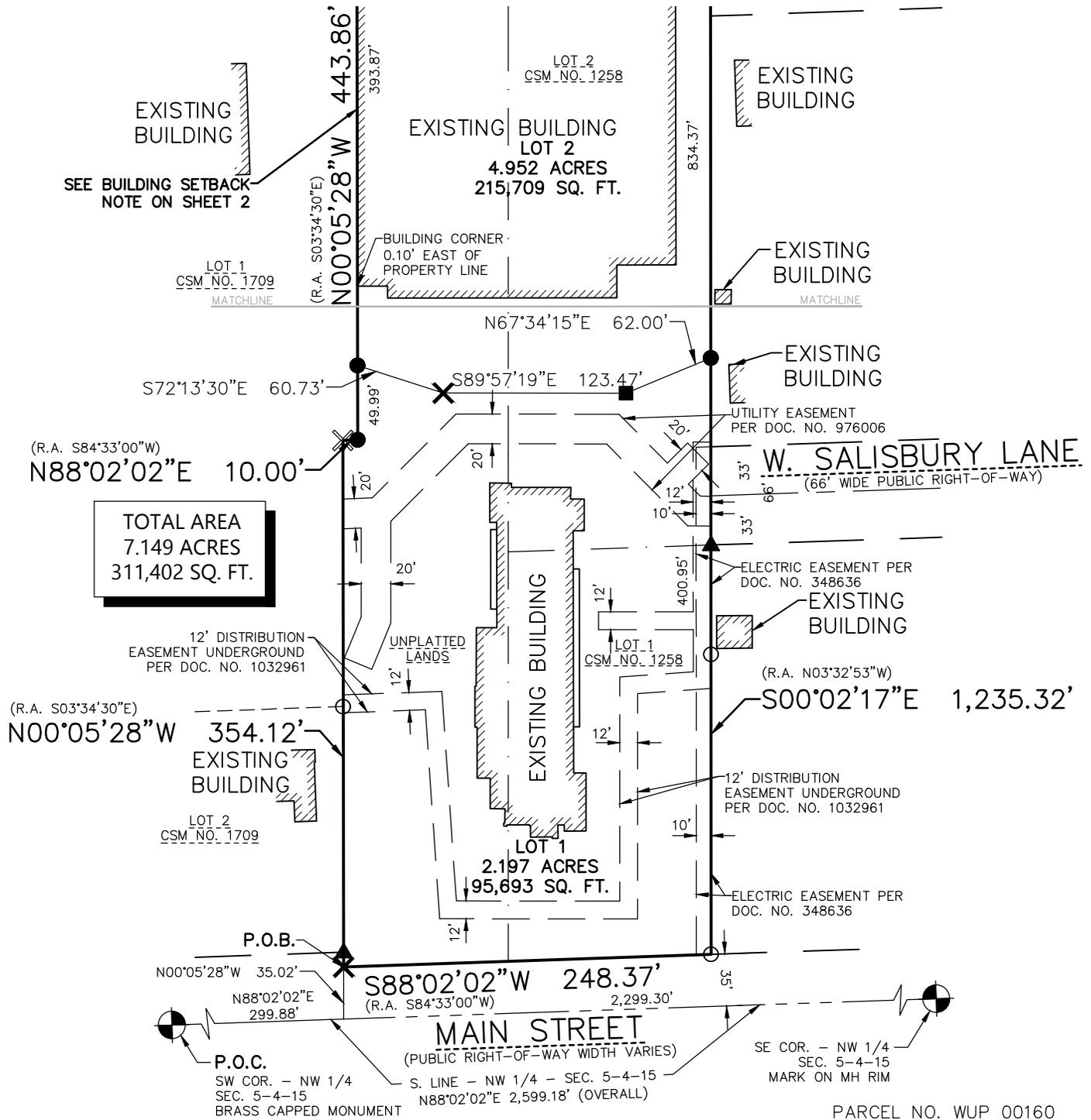
Document #: _____ Acres: _____

or: Volume #: _____ Page #: _____

CERTIFIED SURVEY MAP NO.

FOR
WWHP L.L.C.

LOT 1 AND LOT 2 OF CSM NO. 1258 AND PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



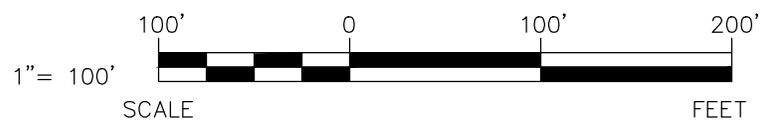
TOTAL AREA
7.149 ACRES
311,402 SQ. FT.

- LEGEND**
- - 3/4" x 18" REBAR SET WEIGHING 1.50 LBS/FT.
 - ▲ - 1" IRON PIPE FOUND
 - ⊙ - 1/2" REBAR IN CONC. FOUND
 - ⊕ - SECTION CORNER MONUMENT FOUND
 - - MAG NAIL SET
 - ✕ - CUT "X" SET
 - ✕ - CUT "X" FOUND
 - - 3/4" REBAR FOUND
 - - 1" REBAR FOUND

OWNER:
WWHP L.L.C.
2085 COUNTY ROAD "D" EAST
SUITE A200
ST. PAUL, MN 55109

SHEET 1 OF 4 SHEETS

(R.A.) "RECORDED AS" INFORMATION
NORTH POINT REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).
THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION
5 HAS A BEARING OF NORTH 88°-02'-02" EAST

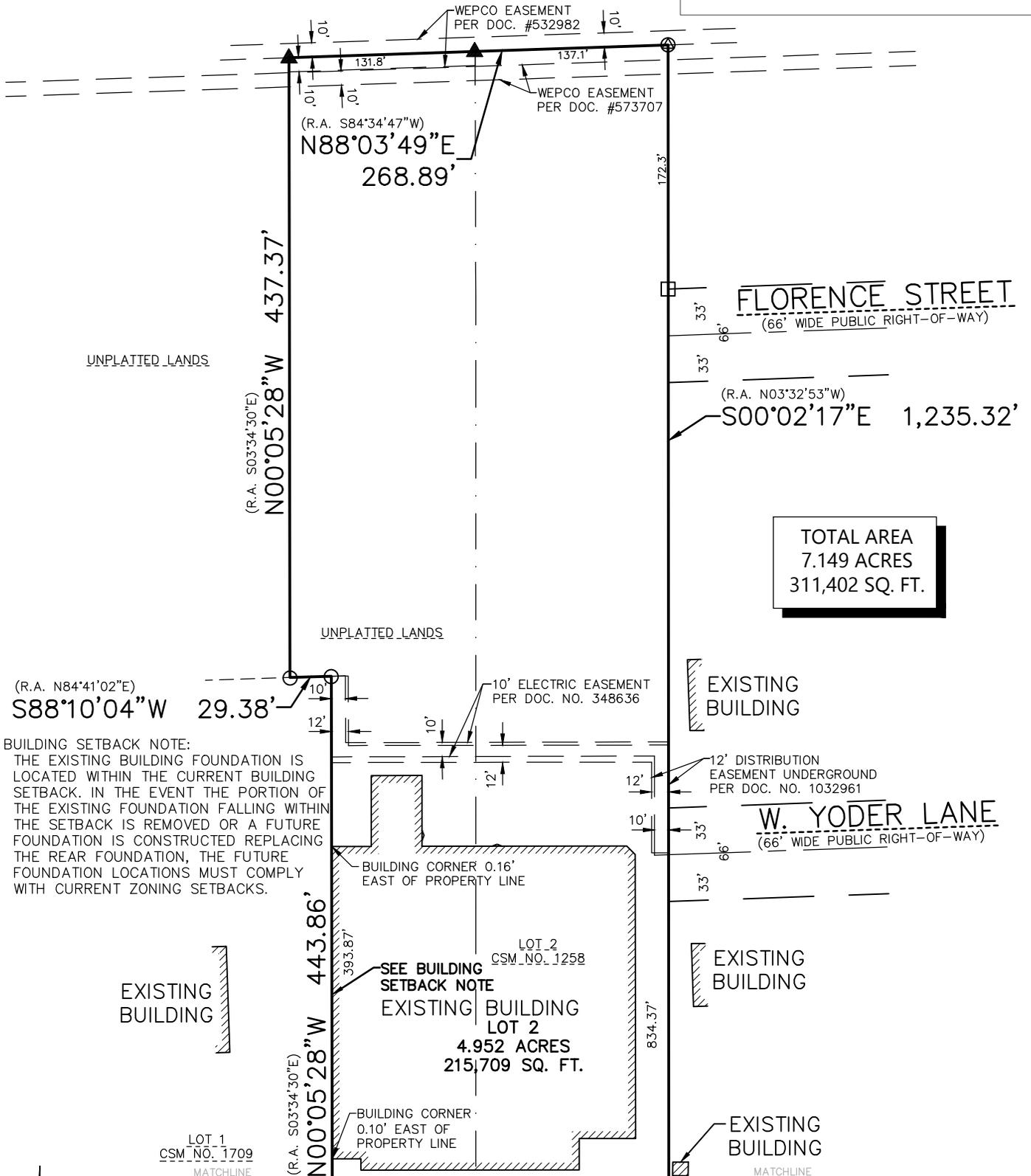


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Phone: (920) 926-9800
www.EXCELENGINEER.com
JOB NO. 2274720

CERTIFIED SURVEY MAP NO.

FOR
WWHP L.L.C.

LOT 1 AND LOT 2 OF CSM NO. 1258 AND PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.



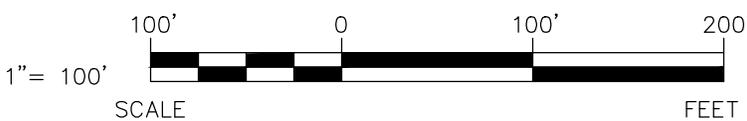
TOTAL AREA
7.149 ACRES
311,402 SQ. FT.

BUILDING SETBACK NOTE:
THE EXISTING BUILDING FOUNDATION IS LOCATED WITHIN THE CURRENT BUILDING SETBACK. IN THE EVENT THE PORTION OF THE EXISTING FOUNDATION FALLING WITHIN THE SETBACK IS REMOVED OR A FUTURE FOUNDATION IS CONSTRUCTED REPLACING THE REAR FOUNDATION, THE FUTURE FOUNDATION LOCATIONS MUST COMPLY WITH CURRENT ZONING SETBACKS.

OWNER:
WWHP L.L.C.
2085 COUNTY ROAD "D" EAST
SUITE A200
ST. PAUL, MN 55109
SHEET 2 OF 4 SHEETS



NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27).
THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 5 HAS A BEARING OF NORTH 88°-02'-02" EAST



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CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 OF CSM NO. 1258 AND PART OF
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST,
CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of WWHP L.L.C. bounded and described as follows:

Lot 1 and Lot 2 of Certified Survey Map No. 1258 recorded in the Walworth County Register of Deeds in Volume 6, Page 27 as Document No. 86351 and part of the Southwest 1/4 of the Northwest 1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin being more particularly described as follows:

Commencing at the Southwest corner of the Northwest 1/4 of said Section 5; thence North 88°-02'-02" East along the South line of said Northwest 1/4, a distance of 299.88 feet; thence North 00°-05'-28" West, a distance of 35.02 feet to the North right-of-way line of Main Street and the point of beginning; thence continuing North 00°-05'-28" West along an East line of Certified Survey Map No. 1709 recorded in the Walworth County Register of Deeds Office in Volume 8, Page 102 as Document No. 164059, a distance of 354.12 feet; thence North 88°-02'-02" East along said East line, a distance of 10.00 feet; thence North 00°-05'-28" West along said East line, a distance of 443.86 feet; thence South 88°-10'-04" West along the North line of said Certified Survey Map No. 1709, a distance of 29.38 feet; thence North 00°-05'-28" West, a distance of 437.37 feet; thence North 88°-03'-49" East along the westerly extension of the North line of Lot 2 of said Certified Survey Map No. 1258 and said North line, a distance of 268.89 feet to the Northeast corner of said Lot 2; thence South 00°-02'-17" East along the East line of said Certified Survey Map No. 1258, a distance of 1,235.32 feet to the North right-of-way line of Main Street; thence South 88°-02'-02" West along said North line, a distance of 248.37 feet to the point of beginning and containing 7.149 acres (311,402 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Whitewater in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 2274720

CERTIFIED SURVEY MAP NO. _____

LOT 1 AND LOT 2 OF CSM NO. 1258 AND PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 15 EAST, CITY OF WHITEWATER, WALWORTH COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

WWHP L.L.C., a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

WWHP L.L.C. does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1. City of Whitewater

WITNESS the hand and seal of said owner this _____ day of _____, 20____.

WWHP L.L.C.

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20____, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CITY OF WHITEWATER APPROVAL CERTIFICATE

This Certified Survey Map in the City of Whitewater is hereby approved by the Plan and Architectural Review Commission on this _____ day of _____, 20____.

Michele Smith, City Clerk

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

Date: February 13, 2023

Re: **Item # 5:** Public hearing regarding consideration of a Conditional Use Permit for a proposed Auto Repair Service with Rental of Box Trucks and Trailers located at 1002 S Janesville Street, Parcel ID#/WUP 00341 for Big Deal LLC. (Lee Loveall).

Summary of Request	
Requested Approvals:	Conditional Use Permit for auto repair and rental in the B-3 district
Location:	1002 S. Janesville St.
Current Land Use:	Community Business
Proposed Land Use:	Community Business
Current Zoning:	B-3 – Highway and Commercial and Light Industrial District
Proposed Zoning:	B-3 – Highway and Commercial and Light Industrial District
Future Land Use, Comprehensive Plan:	Highway Commercial

Description of the Proposal:

Lee Loveall applied for a Conditional Use Permit for auto repair and auto rental business at 1002 S. Janesville St. The property is zoned B-3.

Per the city's B-3 zoning code automobile repair and service within a principal or accessory building and automobile, boat, trailer and small engine vehicle sales and rental facilities, including incidental repair and service within a principal or accessory building, are each conditional uses in B-3.

Loveall is taking over an existing building on the site. The site is owned by Samuel and Dana Hatchett, proprietors of Pro Landscape Supply LLC, which is located on the site.

The site is bordered by Janesville Street and the railroad tracks, and adjacent properties are farmland. There is ample room on the site for Loveall's proposed activities, and the proposed activities fit in with the other uses on the site — a concrete business, a trucking company, a detailing shop and landscape supply company.

Loveall initially appeared in front of the PARC in December of 2022 with this request, and the matter was tabled pending more information on the surfacing of the parking area and Loveall developing a plan for parking.

Bennett and City Attorney Wally McDonell examined the matter further, and recommend the PARC stipulate that the area not be paved, per ordinance 19.51.050.

Section B states that all driveway and parking areas shall be surfaced with asphalt or concrete to control dust and drainage – unless otherwise permitted in the zoning district, or approved by the plan commission under a conditional use permit (CUP) or permitted by neighborhood services.

The owners of the site, Samuel and Dana Hatchett, are willing partners with the city regarding the future of this plot of land. According to the Hatchetts and Loveall the plan is for the site to someday be paved.

Planner's Recommendations

The city recommends the Plan and Architectural Review Commission approve Loveall's Conditional Use Permit application.

Approval is recommended with the following conditions –

1. Applicant must adhere to city ordinances concerning lighting, landscaping and buffering.
2. Applicant must include a Knox Box on the outside of the building.
3. Applicant must follow all city ordinances regarding signage.
4. Applicant must denote parking areas by some means, whether through objects mounted in/on the ground or directions posted on the building.
5. Applicant must apply for a junked vehicle permit each year.
6. Any dumpsters must be screened from view.
7. Applicant is not required to pave or mark the parking area adjacent to the building to be rented.
8. Any conditions stipulated by the Plan and Architectural Review 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: 1002. S. Janesville St.		
<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	There is no adverse effect on the surrounding area.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	In compliance.
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	In compliance.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	The project is consistent with the conditional use requirements of the B-3 district.



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: 1002 S Janesville St
Owner's Name: Hatchett Enterprises
Applicant's Name: Big Deal LLC
Mailing Address: 515 E Milwaukee St Whitewater
Phone #: 262-731-2908 Email: thesnpainter@aol.com

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

WUP 00341

Existing and Proposed Uses:

Current Use of Property: Auto Repair

Zoning District: B3

Proposed Use: Auto Repair with ^{Box} heating of Trucks + trailers

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.

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 property is outside of town with no real neighbors close by
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	yes
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.	yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	yes

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

Applicant's Signature: Joe Lovell

Date: 11-14-22

Printed: Lee Lovell

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: Big Deal LLC

Applicant's Mailing Address: 515 E Milwaukee St
Whitewater WI 53190

Applicant's Phone Number: 262-731-2908

Applicant's Email Address: the_supaainter@aol.com

Project Information:

Name/Description of Development: _____

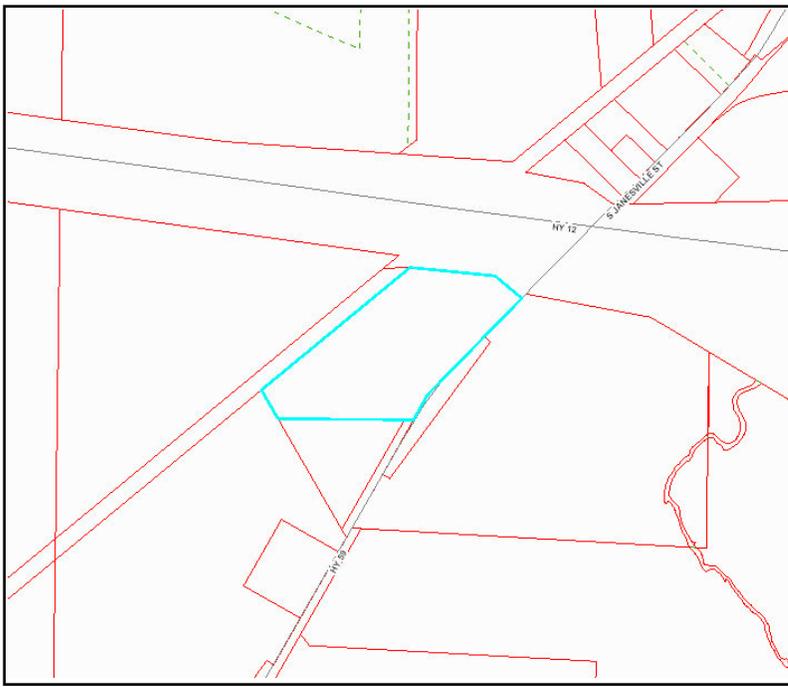
Address of Development Site: _____

Tax Key Number(s) of Site: _____

Property Owner Information (if different from applicant):

Name of Property Owner: Hatchett Enterprises

Property Owner's Mailing Address: _____



Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF WHITEWATER
 Parcel Number: /WUP 00341
 School District: 6461-WHITWATER UNIFIED SCHO
 Zoning District:

Owner Information

Owner Name: HATCHETT ENTERPRISES LLC
 Owner Name 2:
 Mailing Address: 1002 S JANESVILLE ST
 WHITEWATER WI, 53190

2022 Valuation Information

Land: \$128,000.00
 Improvements: \$587,200.00
 Total: \$715,200.00
 Acres: 8.9400
 Fair Market Value: \$746,700.00
 Assessment Ratio: 0.9577422900
 Mill Rate: 0.0182041150

Tax Information

First Dollar Credit: \$74.47	School Credit: \$1,191.97
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$219.10	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$13,164.21	Woodland Tax Law Taxes: \$0.00
Net Tax: \$12,945.11	

Tax Jurisdictions

WALWORTH COUNTY \$2167.98
 WHITEWATER UNIFIED SCHOOL DIST \$5350.10
 CITY OF WHITEWATER \$5025.44
 GATEWAY TECHNICAL \$476.06

Elected Officials / Voting Districts

Supervisory District: Al Stanek (D4)
 State Representative: Ellen Schutt (R) (Wisconsin's 31st Assembly District)
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

DELINQUENT UTILITIES \$219.10

Soil Classification

<u>Soil Type</u>	<u>Soil Name</u>	<u>Acres</u>
EbA	ELBURN SILT LOAM, 1 TO 3 PERCENT SLOPES	4.7315
Ph	PELLA SILT LOAM	1.9356
KIA	KENDALL SILT LOAM, 1 TO 3 PERCENT SLOPES	1.7513

Property Address

1002 S JANESVILLE ST WHITEWATER

Legal Description

PT SW 1/4 SEC 8 T4N R15E - COM MID 1/4 COR, W 619.72', S43D 35'2 200'
 TO POB, S43D35'W 543.72', S28D59'W 664.31', N30D29'W 690.20' TO RR,
 N49D 47'E 774.72', E 297.155', SELY TO POB. EXC LAND TO STATE OF WIS.
 DOT DESC UNDER DOC. #481415. ANNEXED TO CITY UNDER #525719
 OMMITS D W 8-5; EXC CSM #4547.

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

Chapter 19.33 - B-3 HIGHWAY COMMERCIAL AND LIGHT INDUSTRIAL DISTRICT

19.33.010 - Purpose.

The B-3 highway commercial and light industrial district is established to accommodate nonnuisance type industrial commercial uses that are highway oriented or have large land area requirements. To ensure a minimum of disruption to residential neighborhoods, no development within this district shall take direct access to a local residential street, except by conditional use permit.

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

19.33.020 - Permitted uses.

Permitted uses in the B-3 district include:

- A. All uses listed as permitted uses in the B-1 district (Section 19.27.020);
- B. Agricultural services;
- C. General contracting shops;
- D. Lumberyards, building supply stores, and greenhouses;
- E. Private recreation facilities;
- F. Mini-warehouses;
- G. Public and semipublic uses;
- H. Other similar uses not specifically listed in this section that are consistent with the purpose of this district;
- I. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.

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

19.33.025 - Permitted accessory uses.

Permitted accessory uses in the B-3 district include:

- A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
- B. Off-street parking and loading areas, subject to landscaping and screening requirements if applicable;
- C.

Outside storage and trash dumpsters, which may be subject to screening as part of site plan review;

- D. Outside display of merchandise, which may be subject to limitations as part of site plan review;
- E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair, or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;
- F. Outdoor seating for restaurants within designated areas;
- G. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may require specific time and area limitations;
- H. Vending machines for dispensing of a product but only if accessory to a commercial business use. If more than two vending machines are accessory to one business use, such vending machines shall be screened from the public right-of-way and adjacent properties. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are completely screened from the public right-of-way and adjacent properties;
- I. Essential services;
- J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.

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

19.33.030 - Conditional uses.

Conditional uses in the B-3 district include:

- A. Taverns and other establishments selling alcoholic beverages by the drink; for which consideration shall be given but is not limited to, conditions regarding the following issues:
 - 1. Parking;
 - 2. Type of business;
 - 3. Signage;
 - 4. Outdoor seating;
 - 5. Provisions for avoiding noise and lighting nuisances;
 - 6. Buffering and fencing;
 - 7. Compatibility with the immediately surrounding neighborhood or district.
- B. All uses with drive-through facilities;
- C. More than one principal structure on a lot;
- D. New and existing residential uses in conformance with the standards of the R-3 multifamily residence district;
- E. Automobile repair and service within a principal or accessory building;

- F. Automobile, boat, trailer and small engine vehicle sales and rental facilities, including incidental repair and service within a principal or accessory building;
- G. Car washes;
- H. Entertainment establishments, including clubs, but excluding adult entertainment;
- I. Funeral homes and crematory services;
- J. Gasoline service stations, including incidental repair and service within the principal building;
- K. Light industry;
- L. Motor freight transportation;
- M. Veterinary clinics, provided that no service including animal boarding is offered outdoors;
- N. Warehousing;
- O. Wholesale trade of durable and nondurable goods;
- P. Large retail and commercial service developments, as described and regulated in Chapter 19.485.
- Q. Light manufacturing and retail uses;
- R. All nonresidential uses with vehicular access onto a local (not a collector or arterial) street that is intended to provide access to mostly residential uses;
- S. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.

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

19.33.040 - Lot area.

Minimum lot area in the B-3 district is ten thousand square feet.

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

19.33.050 - Lot width.

Minimum lot width in the B-3 district is one hundred feet.

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

19.33.060 - Yard requirements.

Minimum required yards for principal buildings, outside storage, and dumpsters in the B-3 district are:

- A. Front and street side, fifteen feet (but may be greater if needed to meet fire safety requirements);
- B. Interior side, fifteen feet (but may be greater if needed to meet fire safety requirements);

- C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be fifteen feet under a conditional use (but may be greater if needed to meet fire safety requirements);
- D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.
- E. Any yard abutting a residential district or use, thirty feet or the height of the nearest principal building or structure being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission.

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

19.33.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. 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.

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

19.33.080 - Building height.

Maximum building height in the B-3 district is five stories or one hundred feet (whichever is greater), with the exception that the maximum building height is three stories within one hundred feet of a residential use or property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

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

19.33.090 - Plan review.

Plan review in accordance with Chapter 19.63 shall be required for any development in the B-3 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan and include materials, colors, styles, and features tailored to the building's site and context. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan; appropriate to the site, community and region; and in accordance with accepted professional standards.

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

19.33.100 - Park fees.

All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued. The fee will be recommended by the parks and recreation board and then approved by the common council. The fee will be on record at the city clerk's office. The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision, or by fifty percent if the new housing units are created as a result of the conversion or remodeling of a preexisting building. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a)(1) of the Whitewater Municipal Code.

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

19.51.050 - Size, location, maintenance, and surface material of parking spaces.

- A. The size of each parking space shall be at least nine feet wide and not less than one hundred eighty square feet exclusive of the space required for ingress and egress, except as follows:
 - 1. End parking spaces may be seven and one-half feet wide and not less than one hundred fifty square feet.
 - 2. Interior parking spaces may be eight and one-half feet wide and not less than one hundred fifty square feet, provided that internal driveways providing two-way access to parking spaces are not less than twenty-four feet in width.
- B. Location shall be on the same lot as the principal use or not over six hundred feet from the principal use and comply with Section 19.51.140. All driveway and parking areas shall be surfaced with asphalt or concrete to control dust and drainage (unless otherwise permitted in the zoning district, or approved by the plan commission under a conditional use permit (CUP) or permitted by neighborhood services):
 - 1. For new driveway and parking areas, such surfacing shall be completed within nine months of the approved site plan or parking lot plan approval or in accordance with the timeline established in the approved site plans. The driveway shall be paved within nine months of installation of the permanent street.
 - 2. In the event of neglect or migration of sediment the owner shall be given notice and required to make the necessary corrections to bring the driveway up to compliance.
- C. Driveway Aprons. The driveway apron is defined as the area between the sidewalk and the curb. The apron shall be installed from the street curb to the sidewalk. When there is no sidewalk, the apron shall extend a minimum of six feet from the back of the curb towards the property. Paved aprons shall be installed:
 - 1. At such time that the property gravel regularly spreads into the street right-of-way as determined by the neighborhood service department, or public works department.
- D. Driveway Maintenance Requirements. All property owners shall be responsible for the long-term maintenance of the driveway and related drainage. In the event of neglect or migration of sediment the owner shall be given notice and required to make the necessary corrections to bring the driveway into compliance.

(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 13th day of February, 2023 at 6:00 p.m. to hold a public hearing regarding consideration of a Conditional Use Permit for a proposed Auto Repair Service with Rental of Box Trucks and Trailers located at 1002 S Janesville Street, Parcel ID#/WUP 00341 for Big Deal LLC. (Lee Loveall).

The Conditional Use 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

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

Date: February 13, 2023

Re: **Item # 6:** Public hearing regarding a Site Plan Review for the Ferguson Building, Lot 2, Innovation Drive, Whitewater WI 53190, Parcel No. /A4996 00002 for PropertyX, LLC (Matthew Ferguson).

Summary of Request	
Requested Approvals:	Site plan review
Location:	Address to be determined - Parcel No. /A4996 00002
Current Land Use:	Vacant
Proposed Land Use:	Vacant
Current Zoning:	M-1 – General Manufacturing District
Proposed Zoning:	M-1 – General Manufacturing District
Future Land Use, Comprehensive Plan:	Business/Industrial Park

Description of the Proposal:

Matthew Ferguson seeks site plan approval for a building on Innovation Drive. The proposed building is east of the intersection of North Universal Blvd and Innovation Drive. The lot is located in the Whitewater Business Park. The address is yet to be assigned.

Per ordinance 19.36.100, no building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process.

The proposed use of the building is as a facility for continuing education online for individuals licensed by the state and for a computer web server business and for cryptocurrency mining. The facility will start with four employees, and plans exist to hire more once the business is up and running.

Office buildings are a permitted use in M-1. The minimum lot area in M-1 is 20,000 square feet, and the lot that will contain the building under consideration is 115,685 square feet. Minimum lot width in M-1 is 150 feet; this lot is 366.78 feet wide.

Minimum yard requirements, or setbacks, in M-1 are as follows –

- A. Front – 30 feet
- B. Side – 15 feet; corner lots, 30 feet
- C. Rear, 30 feet, except the rear yard setback to any railroad right-of-way shall be at least 15 feet under a conditional use
- D. Shore, 75 feet.

The setbacks for the building are as follows –

- A. Front – 30 feet
- B. Side, east and west – 15 feet
- C. Rear – 30 feet
- D. Shore – N/A

The proposed building meets the city's yard requirements, or setbacks.

Regarding lot coverage, the building encompasses 4,260 square feet, or 3.7 percent of the parcel. The parking area of 2,924 square feet is another 2.5 percent, and the remaining area (93.8 percent) is green space. There is no maximum percentage of lot coverage in M-1.

Building height in M-1 is a maximum of 100 feet. The proposed building is 18 feet, six inches in height.

The building is to feature a black, corrugated steel roof and charcoal, corrugated steel siding for the façade. A matte black brick accent line roughly three feet high encircles the building.

There are seven parking spots shown, with expansion room for seven more. Using the guidelines in 19.51.130 of one parking spot for every two employees working per shift there is sufficient parking for now and in the future.

Planner's Recommendations

The city recommends site plan approval subject to the following conditions –

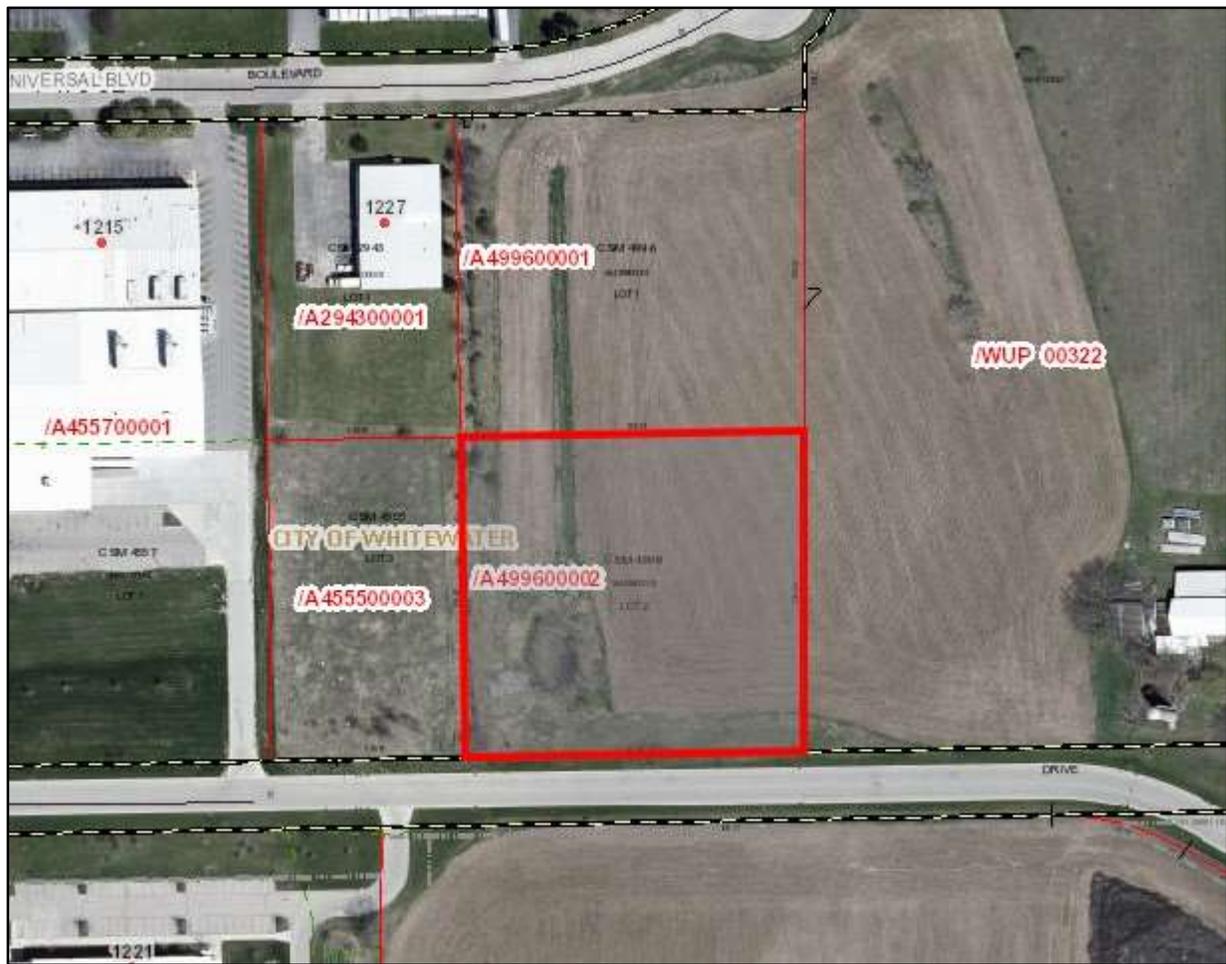
- Applicant must adhere to city ordinances concerning lighting, landscaping and buffering. The applicant shall comply with all required City and building codes.
- Applicant must include a Knox Box on the outside of the building.
- Applicant must follow all city ordinances regarding signage.
- All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, are to be met.
- The requirements of the city's Erosion Control and Stormwater Management Requirements must be followed. Those requirements are in Chapter 16.16. The requirements of the city's site construction control ordinance must be followed. Those requirements are in Chapter 16.18. Each ordinance is to be used in drafting and approving erosion control and stormwater plans.
- Utilities easements on the site must be identified and recorded.
- The developer is responsible for obtaining any permits needed for construction from the city, county, state and other entity that comes into play.
- State-approved building plans are required. Plans must be reviewed and approved by city staff, to include, but not limited to: Neighborhood Services; Engineering/Public Works; Fire Department; Police Department; Water and Sewer; and any others deemed necessary.
- Any conditions stipulated by the Plan and Architectural Review Commission.

Suggested findings to be made by the Plan Commission

The following are to be considered by the PARC in reaching its findings, per the site plan review application form –

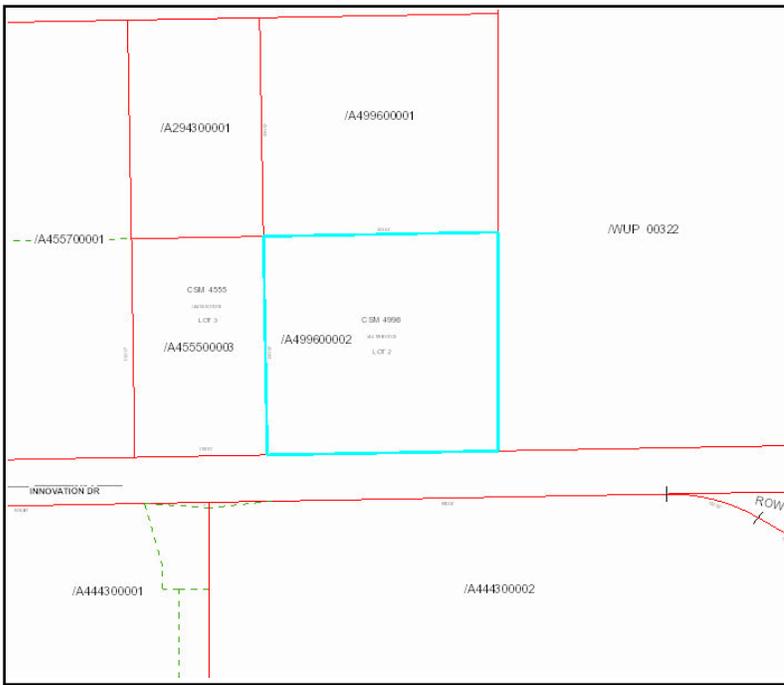
Analysis of Proposed Plot Plan for the Ferguson Building		
STANDARD	EVALUATION	COMMENTS
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located.	Yes	The building fits the city's minimum standards for M-1 zoning.
B. The proposed development will be consistent with the adopted city master plan.	Yes	Consistent with M-1.
C. The proposed development will be compatible with and preserve the important natural features of the site.	Yes	The developer provided a detention pond for runoff and landscaping.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property.	Correct	There are no adjoining properties.
E. The proposed development will not create traffic circulation or parking problems.	Correct	

<p>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.</p>	<p>Yes</p>	<p>There is a lack of existing buildings in the area, but the constructions fits buildings typical to an industrial park.</p>
<p>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.</p>	<p>N/A</p>	<p>New construction</p>
<p>H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.</p>	<p>Correct</p>	<p>There are no adjoining/adjacent properties</p>





Walworth County, WI Land Information Division



Property Details

Municipality: CITY OF WHITEWATER
 Parcel Number: /A499600002
 School District: 6461-WHITWATER UNIFIED SCHO
 Zoning District:

Owner Information

Owner Name: PROPERTYX LLC
 Owner Name 2:
 Mailing Address: S77W19226 LAKEWOOD DR
 MUSKEGO WI, 53150

2022 Valuation Information

Land: \$0.00
 Improvements: \$0.00
 Total: \$0.00
 Acres: 2.6580
 Fair Market Value: \$0.00
 Assessment Ratio: 0.9577422900
 Mill Rate: 0.0182041150

Tax Information

First Dollar Credit: \$0.00	School Credit: \$0.00
Special Assessment: \$0.00	Lottery Credit: \$0.00
Delinquent Utility Charge: \$0.00	Special Charges: \$0.00
Managed Forest Land Taxes: \$0.00	Private Forest Crop Taxes: \$0.00
Total Billed: \$0.00	Woodland Tax Law Taxes: \$0.00
Net Tax: \$0.00	

Tax Jurisdictions

CITY OF WHITEWATER \$0.00
 WALWORTH COUNTY \$0.00
 WHITEWATER UNIFIED SCHOOL DIST \$0.00
 GATEWAY TECHNICAL \$0.00

Elected Officials / Voting Districts

Supervisory District: Brian Holt (D3)
 State Representative: Ellen Schutt (R) (Wisconsin's 31st Assembly District)
 State Senator: Stephen Nass (R) (Wisconsin's 11th Senate District)
 US Representative: Bryan Steil (R) (Wisconsin's 1st District)
 US Senator: Ron Johnson (R), Tammy Baldwin (D)

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
MxB	LOAM, SANDY LOAM SUBSTRATUM, 2 TO 6 PERCENT S	2.6575
MxC2	, SANDY LOAM SUBSTRATUM, 6 TO 12 PERCENT SLOPI	0.0000

Property Address

Legal Description

LOT 2 CERTIFIED SURVEY NO 4996 RECORDED AS DOC #1051345 WCR.
 LOCATED IN NW1/4 & SW/4 NE1/4 SEC 3 T3N R15E. 115685 SQ FT; CITY OF
 WHITEWATER; OMITTING /A3050-1.

Disclaimer

The information provided in this property information page is not official information. All official tax information is recorded in the Walworth County Treasurer's Office. To verify tax payment/payoff status, contact the Walworth County Treasurer's Office at 262-741-4251.

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. four weeks 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 _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____. 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: _____
Applicant's Address: _____
Phone # _____

Owner of Site, according to current property tax records (as of the date of the application): _____
Street address of property: _____
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): _____ _____ _____
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: _____
Name of Firm: _____
Office Address: _____
Phone: _____
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: _____
Accessory or Secondary Uses: _____
Proposed Use

No. of occupants proposed to be accommodated: _____
No. of employees: _____
Zoning District in which property is located: _____
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 structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	
B. The proposed development will be consistent with the adopted city master plan;	
C. The proposed development will be compatible with and preserve the important natural features of the site;	
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	

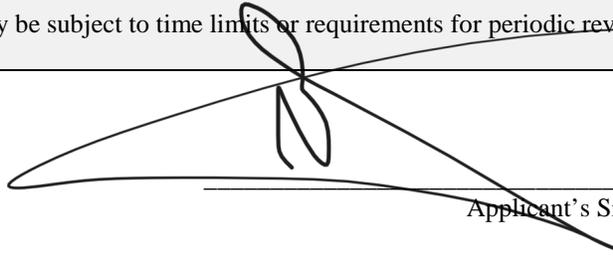
STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	
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;	
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	

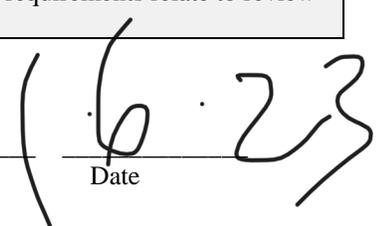
CONDITIONS

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.

 _____
Applicant's Signature

 _____
Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

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: _____

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



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.



Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

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.



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.



**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.	



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: _____

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: _____



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

Chapter 19.36 - M-1 GENERAL MANUFACTURING DISTRICT

19.36.010 - Purpose.

The M-1 general manufacturing district is established to accommodate a wide range of industrial uses, and to preserve and protect lands for future industrial use.

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

19.36.020 - Permitted uses.

Permitted uses in the M-1 district include:

- A. Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, clays and woods, and similar materials;
- B. Freight terminals, truck servicing and parking, warehousing and inside storage;
- C. Research facilities;
- D. Offices;
- E. Retail sales and services that are linked to a manufacturing or warehousing use;
- F. More than one principal structure on a lot when the additional building is a material and direct part of the primary business;
- G. Any similar uses not specifically listed that can comply with the performance standards listed in Chapter 19.57;
- H. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

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

19.36.030 - Conditional uses.

Conditional uses in the M-1 district include:

- A. Wireless telecommunications facilities, per the requirements of Chapter 19.55.
- B. Salvage yards;
- C. Day care facilities.

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

Minimum lot area in the M-1 district is twenty thousand square feet.

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

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

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

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;
- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;
- D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

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

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. 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.

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

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

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

19.36.090 - Buffer screening.

Where the M-1 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

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

19.36.100 - Architectural review.

No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process. The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the community development authority or its designee as approved by the city council.

(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:

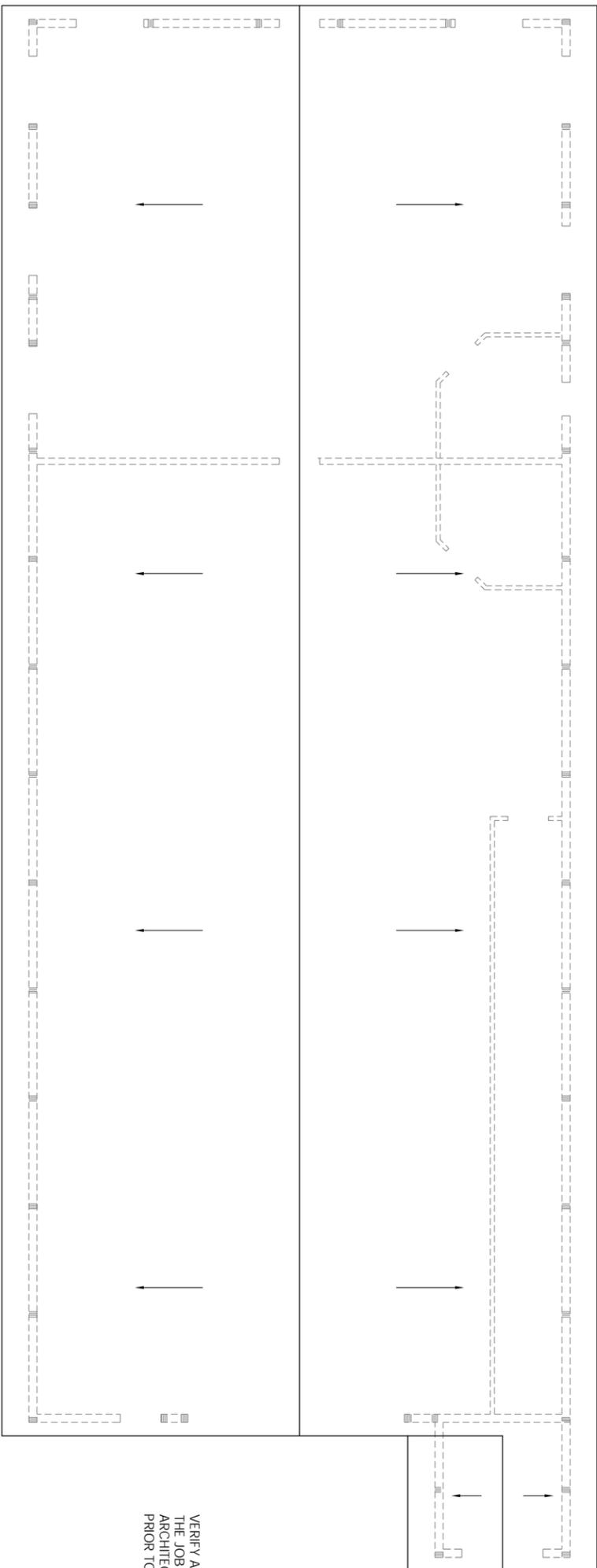
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 13th day of February, 2023 at 6:00 p.m. to hold a public hearing regarding a Site Plan Review for the Ferguson Building, Lot 2, Innovation Drive, Whitewater WI 53190, Parcel No. /A4996 00002 for PropertyX, LLC (Matthew Ferguson).

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

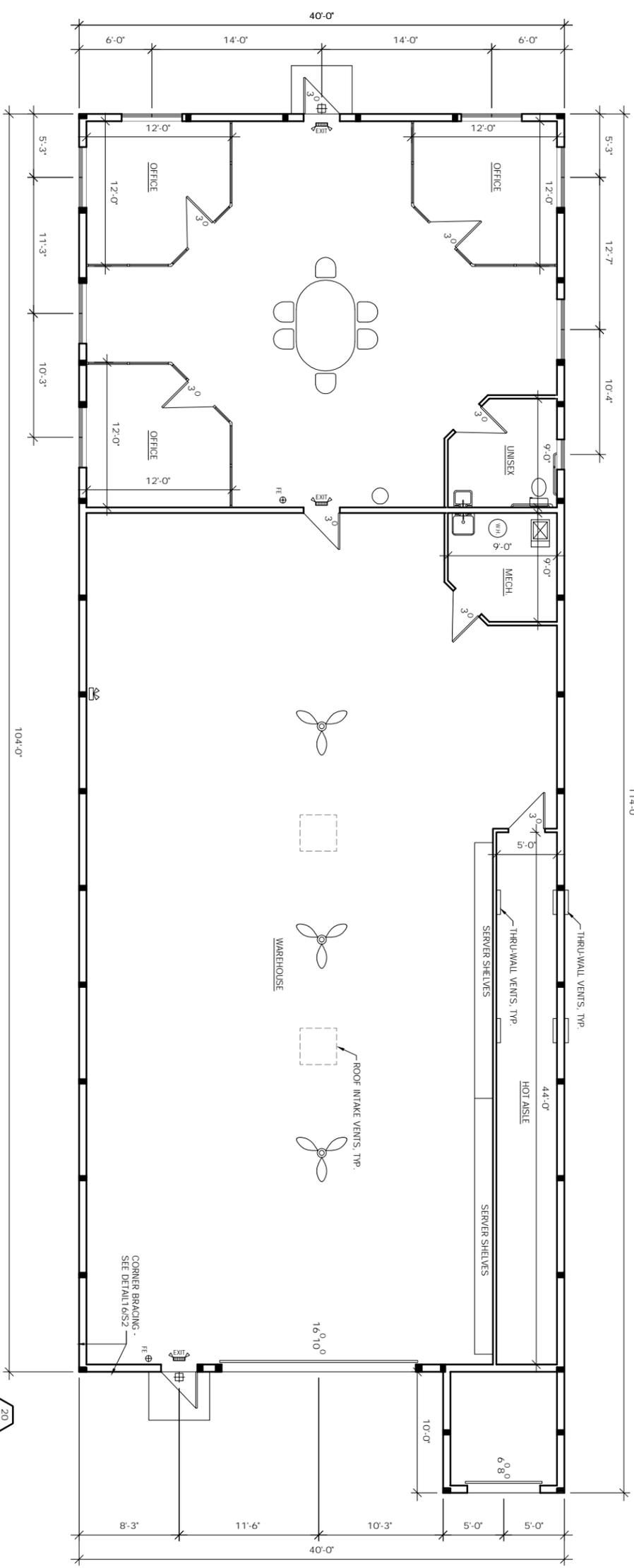
Chris Bennett, Neighborhood Services Director



ALL DRAWINGS ARE
1/2 SCALE SHOWN

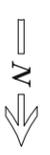
VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.

10
A1
ROOF PLAN
SCALE: 3/16" = 1'-0"
2022\FERGUSON BUILDING\FB-DRAWINGS.DWG
DATE: MAY 26, 2022



PRELIMINARY NOT
FOR CONSTRUCTION

20
A1
MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
2022\FERGUSON BUILDING\FB-DRAWINGS.DWG
DATE: MAY 26, 2022



FERGUSON BUILDING
Lot 2 Innovation Drive
Whitewater, WI 53190

the Design Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

DRAWING NAMES

MAIN FLOOR PLAN
ROOF PLAN

REVISIONS

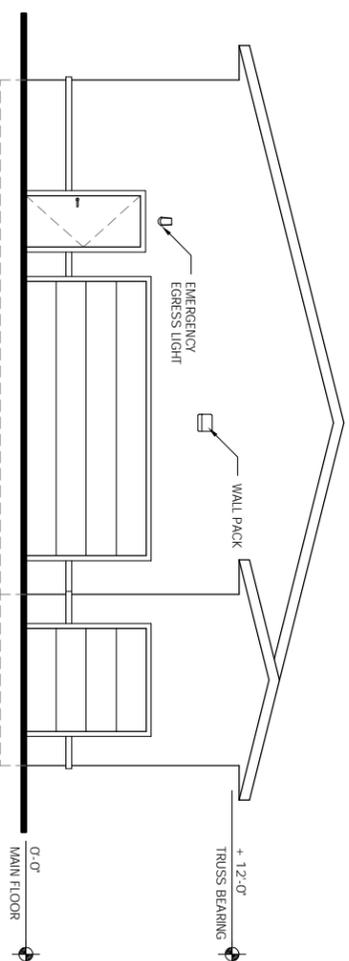
PROJECT DATA

DATE: 1/3/2023
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-1

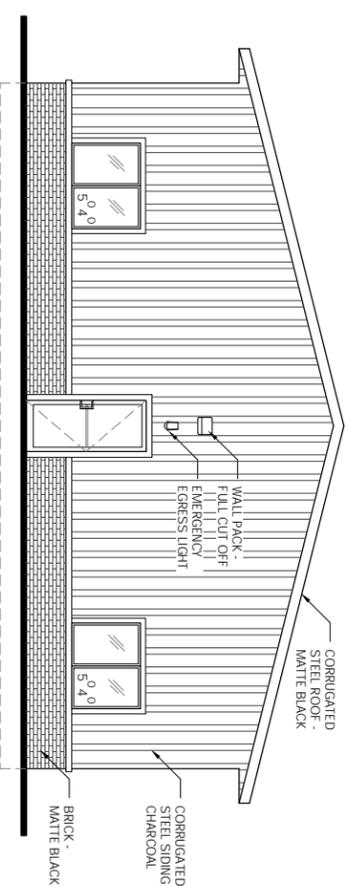
VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.



NORTH ELEVATION

3
A2

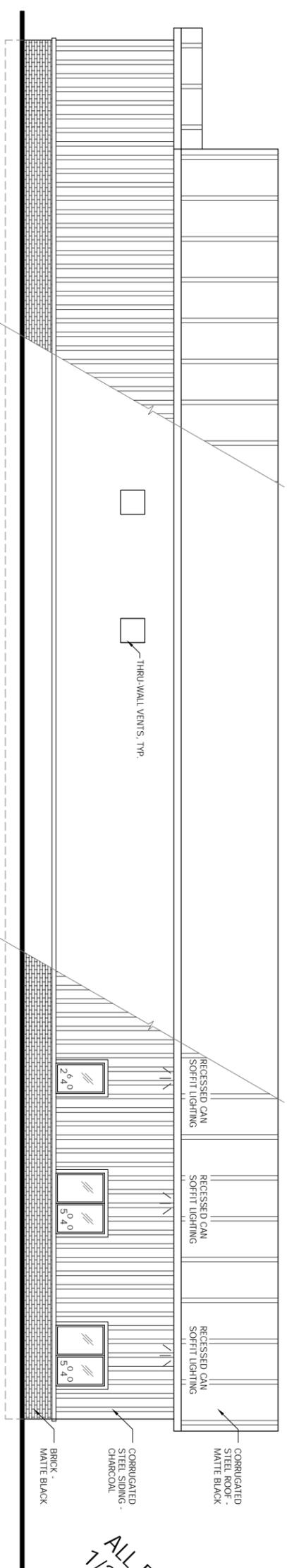
NORTH ELEVATION
SCALE: 3/16" = 1'-0"
2022FERGUSON BUILDINGFB-DRAWINGS.DWG
DATE: MAY 26, 2022



SOUTH ELEVATION

5
A2

SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
2022FERGUSON BUILDINGFB-DRAWINGS.DWG
DATE: MAY 26, 2022

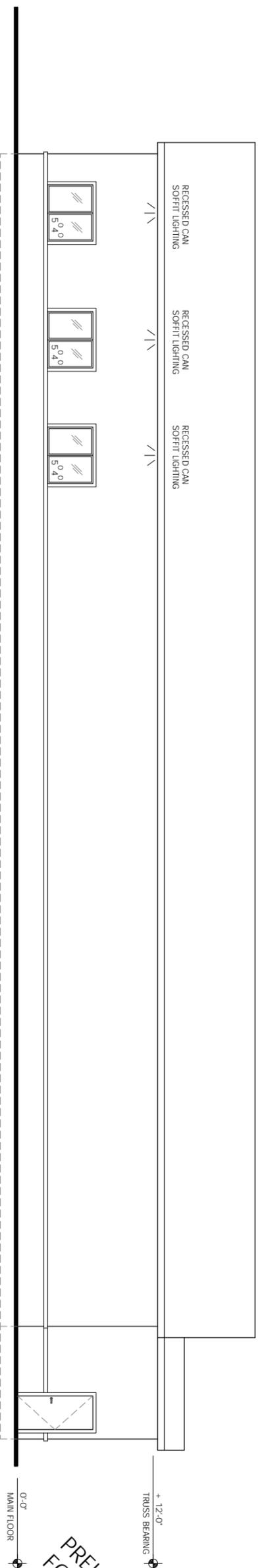


WEST ELEVATION

15
A2

WEST ELEVATION
SCALE: 3/16" = 1'-0"
2022FERGUSON BUILDINGFB-DRAWINGS.DWG
DATE: MAY 26, 2022

ALL DRAWINGS ARE 1/2" SCALE SHOWN



EAST ELEVATION

20
A2

EAST ELEVATION
SCALE: 3/16" = 1'-0"
2022FERGUSON BUILDINGFB-DRAWINGS.DWG
DATE: MAY 26, 2022

PRELIMINARY NOT FOR CONSTRUCTION

FERGUSON BUILDING
Lot 2 Innovation Drive
Whitewater, WI 53190

the Design Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563-3404

DRAWING NAMES
ELEVATIONS

REVISIONS

PROJECT DATA

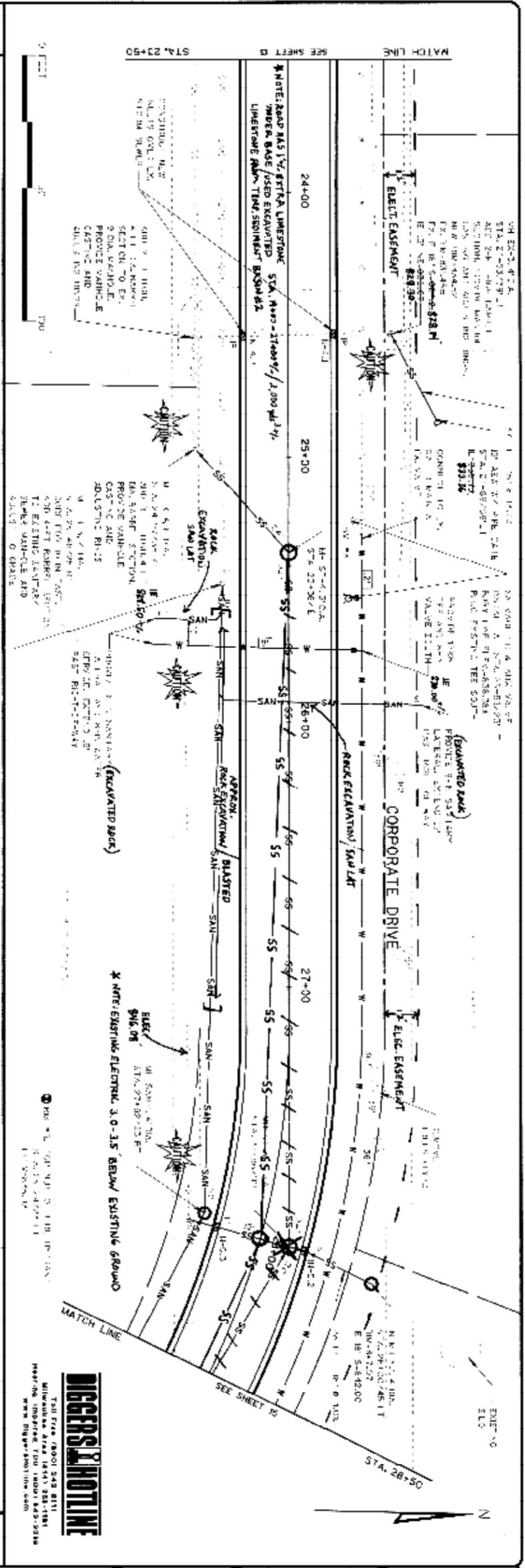
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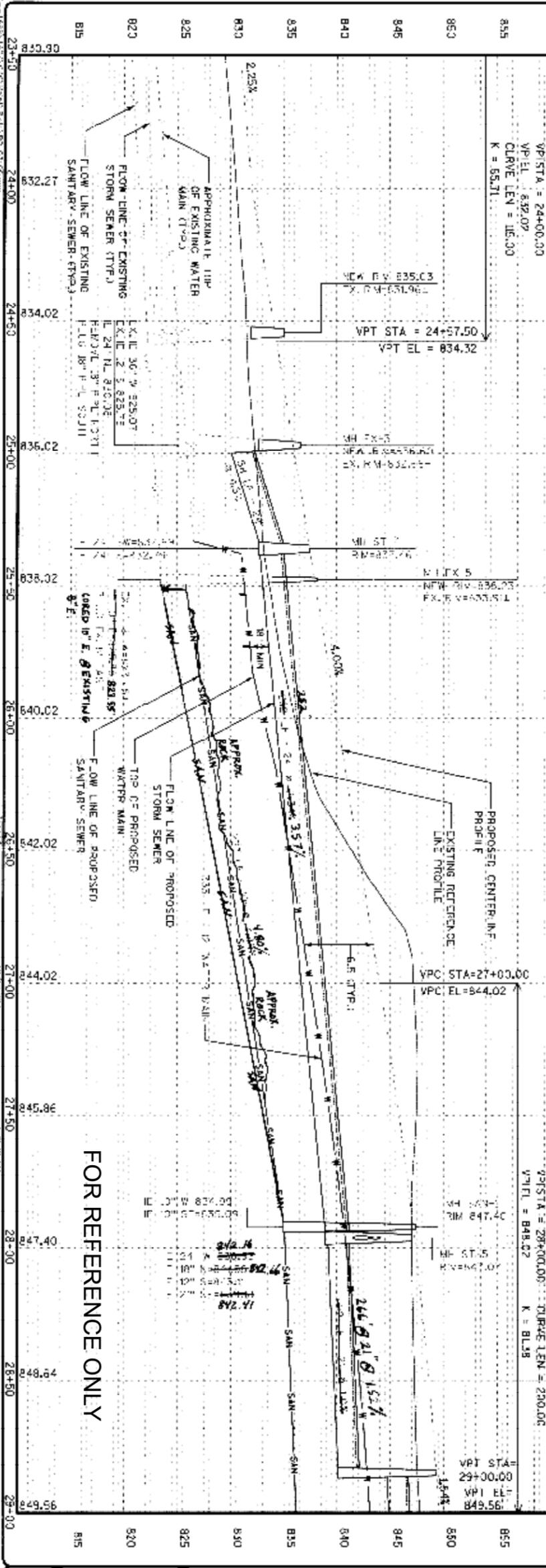
SHEET NO.

A-2



NO.	REVISIONS	DATE
1	ISSUED FOR PERMITS	11/15/10

DATE: AUGUST 2008
 DESIGNED BY: JAMES H. JAMES
 RECORD DRAWING
 DRAWN BY: JAMES H. JAMES
 CHECKED BY: JAMES H. JAMES



STRAND
 ENGINEERING

CORPORATE DRIVE EXTENSION
 WHITEWATER BUSINESS PARK
 CITY OF WHITEWATER
 WALWORTH COUNTY, WISCONSIN

SHEET 14

DATE: 11/15/10

2008-3