



Plan and Architectural Review Commission Meeting Agenda
City of Whitewater Municipal Building
Community Room- First Floor
312 W. Whitewater St.
Whitewater, WI 53190
April 10, 2023 @ 6PM

This meeting is IN-PERSON and VIRTUAL

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1. Call To Order And Roll Call

2. Hearing Of Citizen Comments

No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.

3. Approval Of The Plan & Architectural Review Commission Minutes Of March 13, 2023

Documents:

[PLAN MIN 3.13.23.PDF](#)

4. Review And Possible Approval Of An Extraterritorial Certified Survey Map (CSM) For:
Portion Of The SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 5
NORTH, RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY,
WISCONSIN

Documents:

[1 PLANNERS REPORT CSM.PDF](#)
[2 KOWALSKI CSM.PDF](#)
[3 KOWALSKI P2.PDF](#)

5. Public Hearing Regarding Consideration Of A Conditional Use Permit (CUP) For A Proposed Detached Residential Accessory Structure Located At 647 W Harper St, Parcel #/A2744 00001: Lot 1 CSM2744 For Bryan D Sokolik And Lisa K Sokolik

Documents:

- [1 PLANNERS REPORT SOKOLIK.PDF](#)
- [2 SOKOLIK NOTICE OF PUB HEARING.PDF](#)
- [3 AFFIDAVIT.PDF](#)
- [4 19.06.120.PDF](#)
- [5 SOKOLIK CUP APPLICATION SUBMITTED TO CITY OF WHITEWATER230313.PDF](#)

6. Public Hearing Regarding Site Plan Review For An Addition To The Current Office Building Located At 107 County Road U, Whitewater WI 53190, Parcel #/05-15-3312-000 For Johns Disposal Service

Documents:

- [1 PLANNERS REPORT JOHNS.PDF](#)
- [2 JOHNS APP - SITE PLAN REV.PDF](#)
- [3 M-1 ORDINANCES.PDF](#)
- [4 JOHNS MAPS.PDF](#)

7. Next Plan And Architectural Review Commission Meeting: May 8, 2023

8. Adjournment

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

c/o Neighborhood Services Director
312 W. Whitewater Street,
Whitewater, WI, 53190
or pcronce@whitewater-wi.gov.

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

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
IN-PERSON AND VIRTUAL MEETING
6 p.m. March 13, 2023

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

Video: <https://vimeo.com/808095719>

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

Video: 45 seconds

3. Review and Approval of Minutes: February 13, 2023

Hicks moved for approval of the minutes. Crone offered a second. Passed unanimously.

Video: 1:25

4. Public hearing regarding consideration of a Conditional Use Permit for a proposed Outdoor Café/Beer Garden at 156 W Whitewater Street, Parcel #/OT 00129 for Steve O's LLC (Stephen Fairchild).

Fairchild appeared in front of the PARC seeking conditional use approval for an outdoor beer garden and sidewalk café at his tavern/restaurant at 156 W. Whitewater St. – Steve O's Flip Flops and Tank Tops. Brown moved, with a second from Hicks, to approve the request with all of the conditions listed in the Planner's Report. Passed unanimously.

Video: 2:00

Public hearing for a proposed Conditional Use Permit to sell and serve beer and liquor (For a Class "B" Liquor License) at 804 W. Walworth Avenue, Parcel #BIR 00014, for Mobin Ahmad.

Ahmad is the owner and proprietor of the Mobil gas station, and associated convenience store, at 840 W. Walworth Avenue. Ahmad appeared in front of the PARC seeking a CUP to sell and serve alcohol by the drink under a Class "B" liquor license. Ahmad spoke on his behalf. Hick moved, with a second from Brown, to approve the Cup with the conditions stated in the Planner's Report. Miller amended the motion, with a second from Stone, to stipulate that the sale of packaged goods stop at 9 p.m. The vote to amend the motion failed 4-3. The original motion passed 6-1.

Video: 13:00

5. **Next Plan and Architectural Review Commission Meeting:** April 10, 2023.
6. **Adjourn:** Brown moved, with a second from Hicks. Meeting adjourned at 7:06 p.m.

Respectfully submitted,
Chris Bennett
Neighborhood Services Director

DRAFT

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: April 10, 2023

Re: **Item # 4:** Review and possible approval of an extraterritorial Certified Survey Map (CSM) for:
Portion of the SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 5 NORTH,
RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN

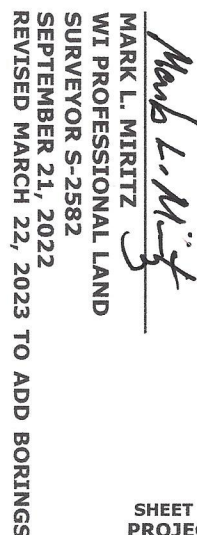
Description of the Proposal:

For the PARC's consideration is a Certified Survey Map for land in the Town of Koshkonong. Scott Kowalski is the owner of the land and Mark Miritz is the surveyor.

The parcel is less than a mile and a half from the town's border with Whitewater, which triggers extra-territorial review. The parcel is being re-zoned from A-1 to A-3, and a home is going to be built on the parcel.

Approval of the CSM with no additional conditions is recommended.

**CERTIFIED SURVEY MAP OF A PORTION OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF
SECTION 36, TOWN 5 NORTH, RANGE 14 EAST,
TOWN OF KOSHKONONG, JEFFERSON COUNTY,
WISCONSIN.**



CERTIFIED SURVEY MAP NO. _____

CERTIFIED SURVEY MAP OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36,
TOWN 5 NORTH, RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF SCOTT M. KOWALSKI, OWNER, I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND THAT THE CERTIFIED SURVEY MAP HEREON SHOWN IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF IT AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATE STATUTES, AND WITH CHAPTER 15 OF JEFFERSON COUNTY ORDINANCE, JEFFERSON COUNTY, WISCONSIN.
A CERTIFIED SURVEY MAP OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 5 NORTH, RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE N 01°17'20" W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, 1042.63 FEET TO A FOUND IRON ROD; THENCE N 86°32'24" W ALONG THE NORTH LINE OF KATHY J. DOERING-KILKENNY AND THE SOUTH LINE OF SCOTT M. KOWALSKI 191.09 FEET TO THE POINT OF BEGINNING; THENCE N 86°32'24" W ALONG SAID LINE 249.53 FEET TO THE CENTERLINE OF OLD HIGHWAY 12; THENCE N 44°45'41" W ALONG SAID CENTERLINE 229.07 FEET; THENCE S 86°32'24" E 370.83 FEET; THENCE S 03°27'36" W 152.62 FEET TO THE POINT OF BEGINNING, AND CONTAINING 51,119 SQUARE FEET OR 1.17 ACRE(S) OF LAND, MORE OR LESS.

Mark L. Miritz
MARK L. MIRITZ
WI PROFESSIONAL LAND SURVEYOR S-2582
SEPTEMBER 21, 2022
REVISED MARCH 22, 2023



OWNER'S CERTIFICATE:

SCOTT M. KOWALSKI, OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF KOSHKONONG, JEFFERSON COUNTY, CITY OF WHITEWATER.

SCOTT M. KOWALSKI

STATE OF WISCONSIN) SS
COUNTY OF JEFFERSON)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023
THE ABOVE NAMED SCOTT M. KOWALSKI, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, _____ COUNTY, WISCONSIN.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____.

TOWN OF KOSHKONONG APPROVAL:

APPROVED BY THE TOWN BOARD OF THE TOWN OF KOSHKONONG ON THIS _____ DAY OF _____, 2023

BILL BURLINGAME, TOWN CHAIRPERSON

JEFFERSON COUNTY APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY ON THIS _____ DAY OF _____, 2023

MATT ZANGL, DIRECTOR

CITY OF WHITEWATER APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP HEREON, BEING LOCATED IN THE EXTRATERRITORIAL PLAT JURISDICTION AREA FOR THE CITY OF WHITEWATER, WISCONSIN, SCOTT M. KOWALSKI, OWNER, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS _____ DAY OF _____, 2023. _____
CITY CLERK

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Benjamin Kloskey, Neighborhood Services Intern

Date: April 10, 2023

Re: **Item # 5:** Public hearing regarding consideration of a Conditional Use Permit for a proposed Garage at 647 W. Harper St., Parcel #/A274400001 for Lisa K. and Bryan D. Sokolik.

Summary of Request	
Requested Approvals:	Conditional Use Permit (CUP) for a new garage to be constructed.
Location:	647 W. Harper St. (Tax Key:/A274400001)
Current Land Use:	Residence
Proposed Land Use:	Residence
Current Zoning:	R-3 Multi-Family Residence
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Single Family Residential

Description of the Proposal:

Bryan and Lisa Sokolik own the property at 647 W. Harper St. (/A274400001). The Sokoliks submitted a CUP application to construct a new, detached garage on the west side of their home.

The CUP is needed because city code states that detached structures may not exceed 800 sq. ft. in size. The proposed structure is set to be 1,620 sq. ft.

The Sokoliks turned in an extensive plan for their new garage. The structure is going to be 30'x54', but will comply with city code in other aspects. The structures will be 200' from the property line/right of way, 10' from the existing home on the property, 14'11.5" tall, and at least 50' from the closest adjacent property.

Primarily, this garage is going to be used as storage for the Sokolik's boat, personal items, and other vehicles. They included 3D imagery of their proposed garage.

No additional access driveways will be required, as the garage will be accessed via the existing driveway. The stormwater utility will be minimally affected, in terms of drainage and runoff, due to parcel size and placement of the structure. No other utilities should be affected in any capacity.

The Sokoliks attached a letter from their neighbor, Ms. Karen Boyer, who is in support of this construction

project. Brian Bark, from Morton Buildings (the contractor for this construction), stated via email that the proposed structure has no intended commercial uses.

PLANNER'S RECOMMENDATIONS

The city recommends the Plan and Architectural Review Commission approve the Sokolik's Conditional Use Permit application, subject to the following conditions:

1. The property is to remain residential and not be committed to any commercial uses.
2. Applicant must maintain the structure in accordance with city code chapter 14.
3. The structure must not obstruct stormwater run-off/drainage.
4. Any additional 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: 156 W. Whitewater St. (Tax Key:/OT 00129)		
<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	All regulations are complied with or will be. No concern from the city.
2. Adequate utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes	All regulations are complied with or will be. No concern from the city.
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	All regulations are complied with or will be. No concern from the city.
4. The conditional use conforms to the purpose and intent of the city master (comprehensive) plan.	Yes	All regulations are complied with or will be. No concern from the city.
5. The conditional use and structures are consistent with sound planning and zoning principles.	Yes	All regulations are complied with or will be. No concern from the city.



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 10th day of April, 2023 at 6:00 p.m. to hold a public hearing regarding consideration of a Conditional Use Permit for a proposed Detached Residential Accessory Structure located at 647 W Harper St, Parcel #/A2744 00001: Lot 1 CSM2744 for Bryan D Sokolik and Lisa K Sololik.

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

STATE OF WISCONSIN CITY OF WHITEWATER WALWORTH & JEFFERSON
COUNTIES

In the matter of: Notices to Property Owners within 300 feet for a public hearing
for a Conditional Use Permit for a proposed Detached Residential Accessory Structure
located at 647 W Harper St, Parcel #/A2744 00001: Lot 1 CSM2744 for Bryan D Sokolik
and Lisa K Sokolik.

The meeting is on April 10, 2023 and will start at 6:00 p.m.

AFFIDAVIT OF MAILING

STATE OF WISCONSIN)
COUNTY OF WALWORTH) SS
COUNTY OF JEFFERSON)

Pamela A Cronce, being first duly sworn on oath deposes and says that (s)he is an employee
of the City of Whitewater, and on the 22nd day of March, 2023, that (s)he deposited in the
outgoing mail for the City of Whitewater, Wisconsin, a true copy of the attached notice
securely enclosed in a postage prepaid envelope, to the following named individuals at the
address stated below:

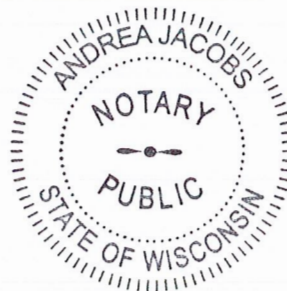
SEE LIST ATTACHED



Pamela A. Cronce
Plan Commission Clerk

Subscribed and sworn to before me this
22 day of March, 2023.

Andrea Jacobs
NOTARY PUBLIC
Walworth County, Wisconsin
My commission expires 8/6/23.



19.06.120 - Yard modifications.

The yard requirements set forth elsewhere in this title may be modified as follows:

- (1) Uncovered stairs, landings and fire escapes may project into any yard but not to exceed six feet and not closer than ten feet to any lot line (unless allowed under Chapter 19.30).
- (2) Architectural projections, such as chimneys, flues, gutters, sills, eaves, belt courses and ornaments, may project into any required yard, but such projection shall not exceed three feet.
- (3) Residential fences and walls are permitted either within or on the property line.
 - (A) Fences and walls six feet high or less, located in the side yard or rear yard are permitted. Fences and walls four feet high or less are permitted in front yards. Property owners who install fences or walls six feet high or less shall consider the following factors, prior to installation, to assure that the fence is reasonably compatible with the neighborhood:
 1. Location and setback from surrounding structures.
 2. Adjacent neighbor's input after notifying them of the planned fence.
 3. Safety concerns.
 4. The grade and topography of the site.
 - (B) Fences or walls exceeding a height of six feet in the side or rear yard area may be permitted by written approval of the director of neighborhood services if he or she decides that a fence or wall greater than six feet high is appropriate for the site after considering the following factors:
 1. Location and setback from surrounding structures.
 2. Vision sightlines for neighboring residents and the general public.
 3. The effect it will have on neighboring properties including vacant parcels.
 4. The design, architectural features and materials of the fence or wall.
 5. The appearance of the fence or wall.
 6. Safety concerns.
 7. The grade and topography of the site.
 8. Residential property adjacent to non-residential.
 - (C) All driveway openings abutting a public right-of-way shall have a fifteen-foot free fence vision triangle setback from both sides of the driveway. (Similar to Section 19.51.010.)
 - (D) The finished face of the fence shall face outward.
 - (E) Fences shall have consistent fence building material which may include naturally resistant or treated wood, brick or masonry, natural stone, wrought iron, vinyl, galvanized and/or coated chain link. Fence material, other than these materials, shall require review and

approval by the neighborhood services director.

- (F) Fences shall be kept in good repair and be properly maintained, which shall include maintenance of paint, stain or other finishing products.
- (4) Swimming Pools and Swimming Pool Fencing. For the purpose of this chapter, "pool" shall include swimming pools, hot tubs, whirlpools or other similar devices, but shall not include:
 - (A) Storable swimming or wading pools having a diameter of eighteen feet or less and a wall height of twenty-four inches or less and which are constructed in such a way as to be readily disassembled for storage and reassembled to original integrity; or
 - (B) Storable swimming or wading pools with nonmetallic inflatable walls regardless of dimension.
 - (C) All temporary swimming pools shall be removed and stored by November 1. Swimming pools shall not be allowed in front yards. Swimming pools in side or backyards shall be a minimum of fifteen feet from the property line. All swimming pools shall be covered and ladders removed when not in use.
- (5) Pools within the scope of this section which are not enclosed within a permanent building shall be completely enclosed by a fence of sufficient strength to prevent access to the pool. Such fence or wall shall not be less than six feet in height and shall be so constructed as not to have voids, holes or openings larger than six inches in one dimension. Gates or doors shall be kept locked (which includes the use of self-locking devices) while the pool is not in actual use.

The pool enclosure may be omitted:

- (A) For portable pools installed above ground that have a raised deck around the entire pool perimeter with an attached enclosed railing a minimum of thirty-six inches high on the top, or if the side walls are unobstructed and a minimum of thirty-six inches high; such pool must have secure access by use of self-closing/self-latching gates.
- (B) For above-ground pools in which the wall height is at least forty-eight inches and if the only access to the pool is provided by a ladder or steps, provided that the ladder or steps shall be capable of being secured, locked or removed to prevent access.
- (6) Detached accessory structures in residential districts are permitted in side and rear yards unless otherwise noted in the zoning district. The detached accessory structures shall not be closer than ten feet to the principal structure, shall not exceed fifteen feet in height, shall not be larger than ten percent of the side and rear yard lot area (open space) and shall not exceed eight hundred square feet in size. Detached accessory structures shall not be closer than five feet to any lot line nor ten feet to any alley line. Any proposed detached accessory structure which is larger than the requirements of this section may be allowed but shall require a conditional use permit. To determine the size on corner lots, the side street yard

shall be counted as part of the side and rear area. In nonresidential districts the size and location of detached accessory structures shall be treated as conditional uses when the square footage exceeds eight hundred square feet.

- (7) Essential services, utilities, electric power and communication transmission lines are exempt from the yard and distance requirements of this title.
- (8) Landscaping and vegetation are exempt from the yard requirements of this title except that landscaping and vegetation shall not extend over any public right-of-way within ten feet of the ground level.
- (9) All decks are to maintain a setback from a property line of no less than the front yard and side yard required setback of the zoning district in which they are located and must be a minimum of fifteen feet from any rear lot line.

(Ord. No. 1914A, 2-18-2016; Ord. No. 1942A, § 1, 7-18-2017; Ord. No. 1967A, § 1, 1-15-2019; Ord. No. 1989A, § 1, 11-19-2019)

SWEET & MAIER, S.C.

ATTORNEYS AND COUNSELORS AT LAW



Lowell E. Sweet

Retired

John L. Maier, Jr.

Retired

Christina M. Green*

Patrick S. DeMoon, III*

**Licensed in WI & IL*

March 13, 2023

Mr. Chris Bennett, Neighborhood Services Director/Planner
City of Whitewater, Neighborhood Services
312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190



**RE: Bryan D. and Lisa K. Sokolik – Application for Conditional Use
Tax No. /A274400001, City of Whitewater, Walworth County, WI
Physical Address: 647 W. Harper St., Whitewater, WI 53190**

Dear Mr. Bennett,

Enclosed, please find twenty (20) copies of a conditional use permit application for the above referenced property, together with check in the amount of \$100 per the required application fee.

We respectfully request to be placed on the next available plan commission agenda so this request may be heard.

Thank you in advance for your assistance in this matter. In the meantime, if you have any questions or need anything further, feel free to contact me.

Very truly yours,

SWEET & MAIER, S.C.

Christina M. Green
State Bar No. 1025088
cgreen@wisclaw.com

cc: Bryan and Lisa Sokolik, via email



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: 647 W. HARPER STREET

Owner's Name: BRYAN D SOKOLIK | LISA K SOKOLIK

Applicant's Name: BRYAN D SOKOLIK | LISA K SOKOLIK

Mailing Address: 647 W. HARPER ST., WHITEWATER, WI

Phone #: 920-650-3161 Email: LSOKOLIK@YAHOO.COM

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

/A274400001; LOT 1 CSM2744

Existing and Proposed Uses:

Current Use of Property: SINGLE-FAMILY RESIDENTIAL

Zoning District: R-3 MULTI-FAMILY RESIDENTIAL

Proposed Use: DETACHED RESIDENTIAL ACCESSORY STRUCTURE

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.	Applicant proposes the construction of a 30'x54' detached accessory structure on 5-acres to store personal items, boats and vehicles under roof, rather than visible from neighboring property lines. Proposed structure will constructed at a minimum of 200' from the street property line/right of way, and will be a minimum of 50' from the closest adjacent neighbor.
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	No additional access drives are being requested. Access will be off existing driveway. Stormwater runoff and drainage will be minimally affected due to the size of parcel and placement of structure. Dramatic grading is not proposed due to the level ground area. Stormwater runoff and drainage will continue to be handled on site. No additional runoff to neighboring properties is expected.
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.	Section 19.06.120(6) describes requirements of detached accessory structures located in residential districts. Proposed structure conforms to all location and height requirements. City of Whitewater requires that "any proposed detached accessory structure which is larger than the requirements of this section may be allowed but shall require a conditional use permit." Proposed structure is greater than 800-square feet maximum described in the ordinance, but does not exceed 10% of the side and rear yard lot area (open space).
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	The City of Whitewater Future Land Use Map provided in the Comprehensive Plan 2010 (Updated 2017) depicts the future land use as single-family residential, allowing a detached residential accessory structure.

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

Applicant's Signature: Lisa K. Sekelik Bryan D. Sekelik Date: 3/1/2023

Printed: Lisa K. Sekelik Bryan D. Sekelik

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 _____. Received by: _____ Receipt #: _____
- 2) Application is reviewed by staff members.
- 2) Class 2 Notice published in Official Newspaper on _____.
- 3) Notices of the Public Hearing mailed to property owners on _____.
- 4) Plan Commission holds the PUBLIC HEARING on _____. 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:	BRYAN D SOKOLIK LISA K SOKOLIK
Applicant's Mailing Address:	647 W. HARPER STREET
	WHITEWATER, WI 53190
Applicant's Phone Number:	920-650-3161
Applicant's Email Address:	LSOKOLIK@YAHOO.COM
Project Information:	
Name/Description of Development:	
Address of Development Site:	647 W. HARPER STREET
Tax Key Number(s) of Site:	/A274400001
Property Owner Information (if different from applicant):	
Name of Property Owner:	
Property Owner's Mailing Address:	

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ **IF COST IS TO EXCEED \$200.00,
PLEASE CONTACT APPLICANT**

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.

Bryan D Sokolik Lisa K Sokolik

Signature of Applicant/Petitioner

BRYAN D SOKOLIK | LISA K SOKOLIK

Printed Name of Applicant/Petitioner

Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

NARRATIVE: CONDITIONAL USE PERMIT

APPLICANT: BRYAN D SOKOLIK | LISA K SOKOLIK
PARCEL # /A274400001, CITY OF WHITEWATER, WALWORTH COUNTY, WI
PHYSICAL ADDRESS: 647 W HARPER ST, WHITEWATER, WI 53190

Bryan D. Sokolik and Lisa K. Sokolik (“**Owner**”) are the owners of 647 W. Harper Street, Whitewater, legally described in **Exhibit A** attached hereto and designated as Tax Parcel No. /A274400001 (the “**Property**”). The Owner owns and requests conditional use permit (“**CUP**”) approval to construct a 30’ x 54’ (1,620 square foot) residential detached accessory structure (“**Proposed Structure**”) on the Property.

The Property consists of approximately 5.26 acres of R-3 multi-family zoned lands. Spring Brook winds through a small section of the southeast corner of the Property resulting in an area being located within the established Floodplain Fringe Overlay. The Proposed Structure will be well outside this overlay district. The City of Whitewater Future Land Use Map provided in the Comprehensive Plan 2010 (Updated 2017) depicts the future land use as single-family residential, allowing a detached residential accessory structure.

The Property includes an existing single-family dwelling an existing detached storage structure which will be removed within 30-days upon completion of the 30’x54’ Proposed Structure.

The City of Whitewater Ordinances states:

“Detached accessory structures in residential districts are permitted in side and rear yards unless otherwise noted in the zoning district. The detached accessory structures shall not be closer than ten feet to the principal structure, shall not exceed fifteen feet in height, shall not be larger than ten percent of the side and rear yard lot area (open space) and shall not exceed eight hundred square feet in size. Detached accessory structures shall not be closer than five feet to any lot line nor ten feet to any alley line. **Any proposed detached accessory structure which is larger than the requirements of this section may be allowed but shall require a conditional use permit.** To determine the size on corner lots, the side street yard shall be counted as part of the side and rear area. In nonresidential districts the size and location of detached accessory structures shall be treated as conditional uses when the square footage exceeds eight hundred square feet.” [Sec. 19.06.120(6), Emphasis added.]

The location of the Proposed Structure will be constructed at a minimum 10’ from the existing single-family dwelling, approximately 200’ from the front/street property line/right of way, and a minimum of 50’ from the closest adjacent neighboring property line. The storage of personal items, boats and vehicles will be under roof rather than visible from neighboring property lines. However, since the Proposed Structure is greater than 800 square feet in size, CUP approval is required.

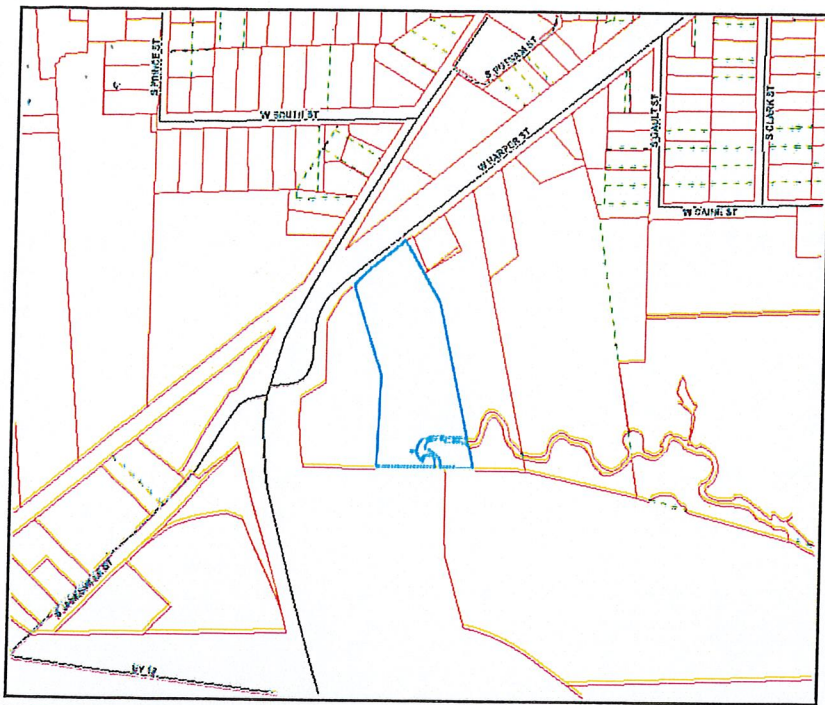
No additional access drives are being requested. Access will be off the existing driveway. A concrete pad to access the structure will be poured, however does not require CUP approval.

Stormwater runoff and drainage will be minimally affected due to the size of parcel and placement of structure. Dramatic grading is not proposed due to the level ground area. Stormwater runoff and drainage will continue to be handled on site and no additional runoff to neighboring properties is expected.

A statement from Mr. Brian Bark from Morton Buildings has included a statement via email dated March 10, 2023, stating that Proposed Structure is not designed for commercial uses. Applicant intends to utilize Proposed Structure for their own personal use and does not intend any commercial uses to take place from the Proposed Structure.

Included in this submittal is a letter of support dated March 11, 2023, signed by the nearest adjacent property owner, Ms. Karen Boyer, 683 W. Harper Street.

The proposed CUP for a detached accessory structure will have no adverse impact on the surrounding properties.



Walworth County, WI Land Information Division

Property Details

Municipality: CITY OF WHITEWATER
Parcel Number: /A274400001
School District: 6461-WHITEWATER UNIFIED SCHOOL DISTRICT
Zoning District:

Owner Information

Owner Name: BRYAN D SOKOLIK
Owner Name 2: LISA K SOKOLIK
Mailing Address: 647 W HARPER ST

WHITEWATER WI, 53190

2022 Valuation Information

Land: \$99,000.00
Improvements: \$191,000.00
Total: \$290,000.00
Acres: 5.2600
Fair Market Value: \$302,800.00
Assessment Ratio: 0.9577422900
Mill Rate: 0.0182041150

Tax Information

First Dollar Credit: \$74.47
Special Assessment: \$0.00
Delinquent Utility Charge: \$0.00
Managed Forest Land Taxes: \$0.00
Total Billed: \$5,204.72
Net Tax: \$5,204.72
School Credit: \$483.32
Lottery Credit: \$0.00
Special Charges: \$0.00
Private Forest Crop Taxes: \$0.00
Woodland Tax Law Taxes: \$0.00

Tax Jurisdictions

WALWORTH COUNTY \$879.07
GATEWAY TECHNICAL \$193.03
WHITEWATER UNIFIED SCHOOL DIST \$2169.37
CITY OF WHITEWATER \$2037.72

Elected Officials / Voting Districts

Supervisory District: Jerry A. Grant (D4)
State Representative: Don Vruwink (D) (Wisconsin's 43rd Assembly District)
State Senator: Janis Ringhand (D) (Wisconsin's 15th Senate District)
US Representative: Scott Fitzgerald (R) (Wisconsin's 5th District)
US Senator: Johnson, Ron

Special Assessments / Charges

Soil Classification

Soil Type	Soil Name	Acres
PsB	PLANO SILT LOAM, 2 TO 6 PERCENT SLOPES	2.0717
EbA	ELBURN SILT LOAM, 1 TO 3 PERCENT SLOPES	1.3130
Ww	WET ALLUVIAL LAND	1.0295
Ph	PELLA SILT LOAM	0.5375

Property Address

647 W HARPER ST WHITEWATER

Legal Description

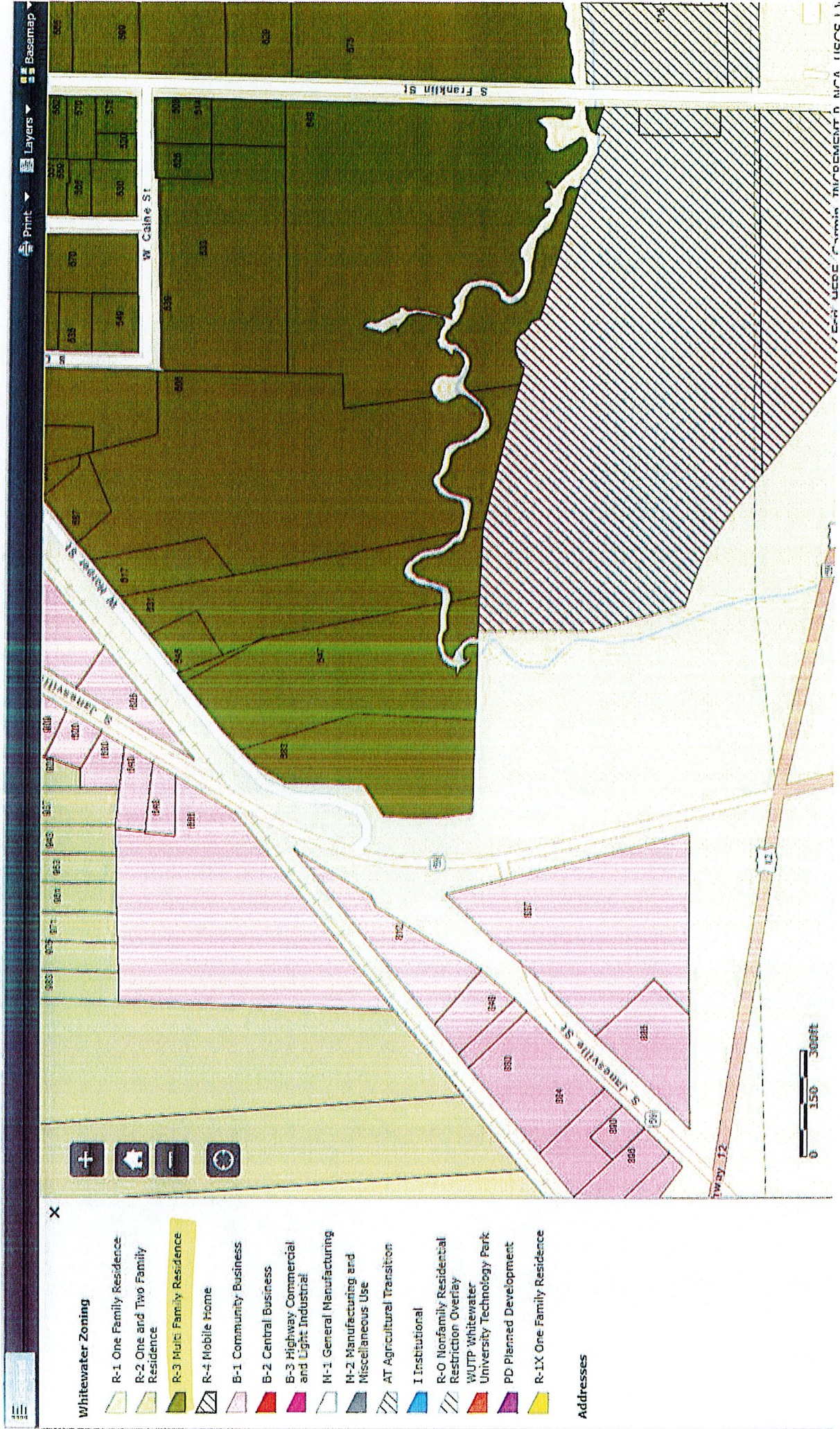
LOT 1 CERTIFIED SURVEY NO. 2744 AS RECORDED IN VOL 14 OF C.S. ON PAGE 107 WCR. LOCATED IN NW 1/4 NE 1/4 & SW 1/4 NE 1/4 SEC 8 T4N R15E. EXC /A2744-1A DESC UNDER #354022, VOL 647 PG 573 CITY OF WHITEWATER OMITS /WUP-301

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.

647 W. HARPER ST.
ZONING MAP

City of Whitewater Zoning

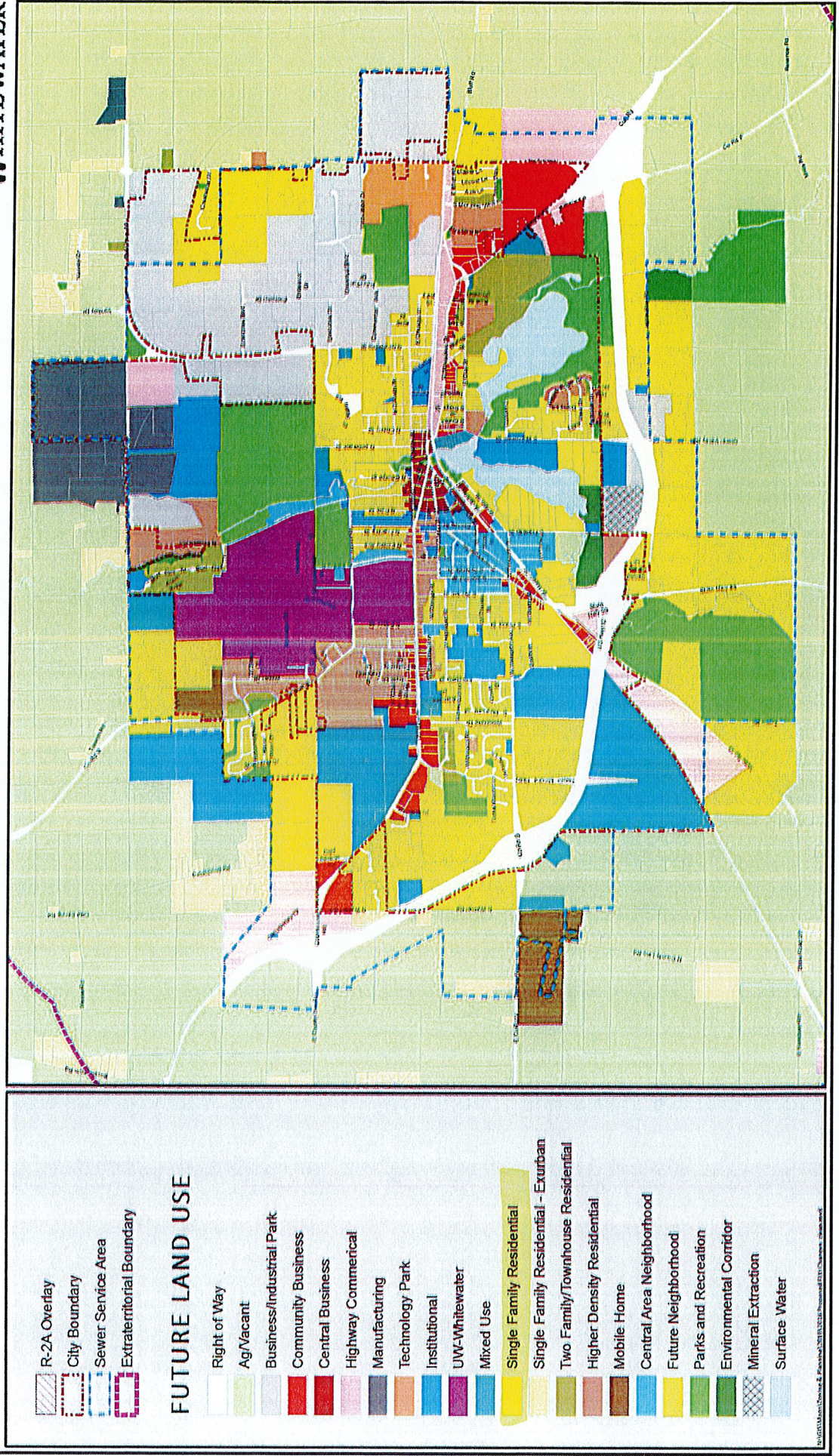


647 W HARPER ST
FLOODPLAIN MAP



FUTURE LAND USE CHANGES

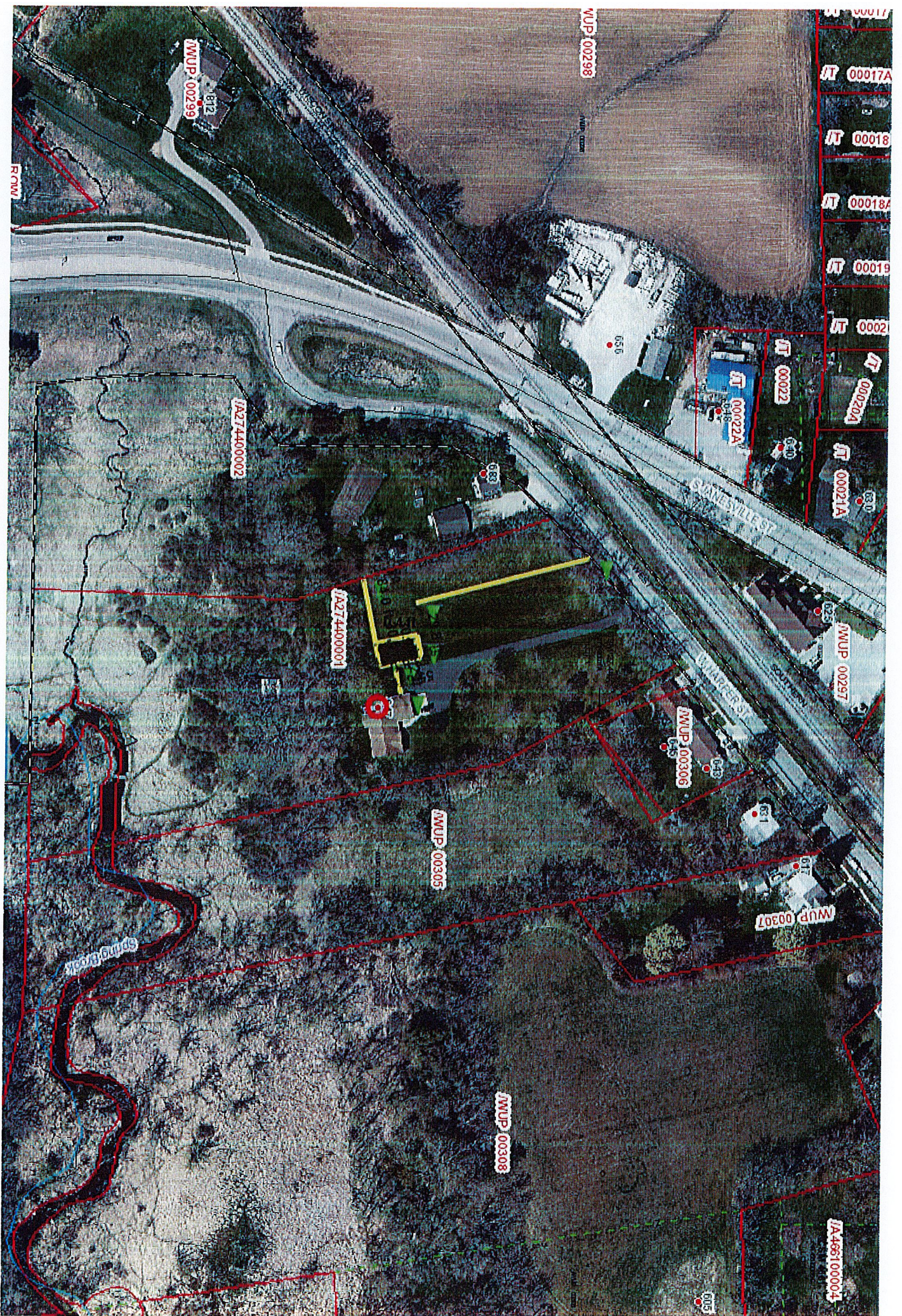
CITY OF WHITEWATER



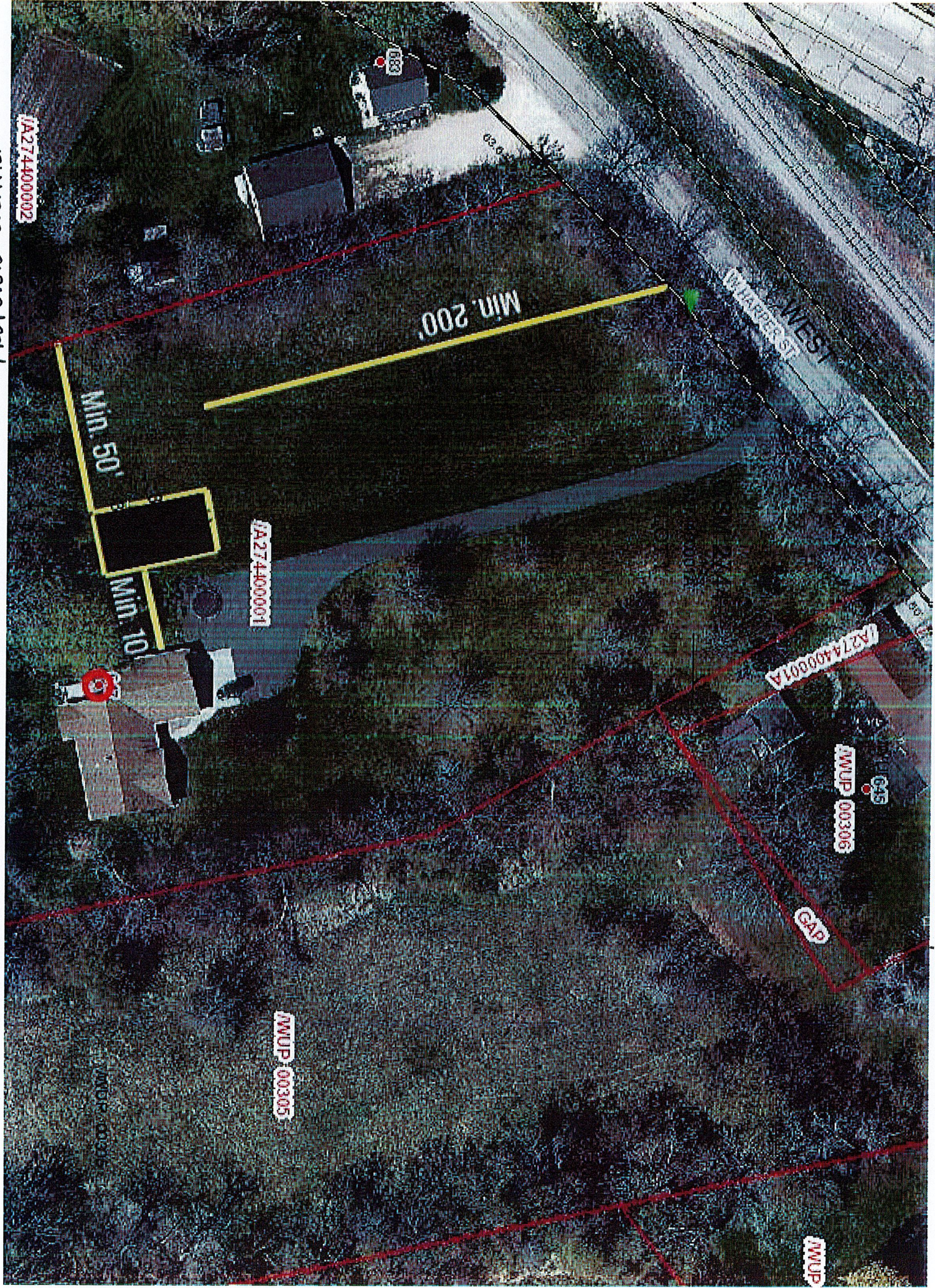


647 W. HARPER
PROPOSED LOCATION

647 W. HARPER ST.
PROPOSED LOCATION OVERVIEW



newton caseload
2/28/2021 W LHO



Letter RE: Sokolik Bldg

647 W. HARPER
BUILDER'S STATEMENT

From: Brian Bark (brian.bark@mortonbuildings.com)

To: lsokolik@yahoo.com

Date: Friday, March 10, 2023 at 05:34 PM CST

To whom it may concern,

This suburban garage is designed to be a suburban building NOT for commercial use. This building from top of concrete to peak will measure at 14'11.5".

Brian Bark
Morton Buildings
Ixonia, WI

647 HARPER ST.
LETTER OF SUPPORT

683 West Harper Street

Whitewater, WI 53190

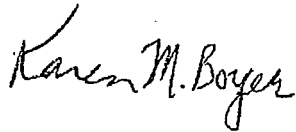
March 11, 2023

TO WHOM IT MAY CONCERN:

I own the property to the northeast of Bryan and Lisa Sokolik and have no issue with the building of the proposed garage 30' x 54' garage. It would allow them to store their boat, and other vehicles inside and out of view, thus making for a tidier view.

I've reviewed the plans and see no issue with them.

Thank you.

A handwritten signature in cursive script that reads "Karen M. Boyer". The signature is written in black ink and is positioned above the printed name.

Karen M. Boyer

647 W. HARPER
WEST & SOUTH ELEVATIONS

MBMI
GC License:

DC-059500742

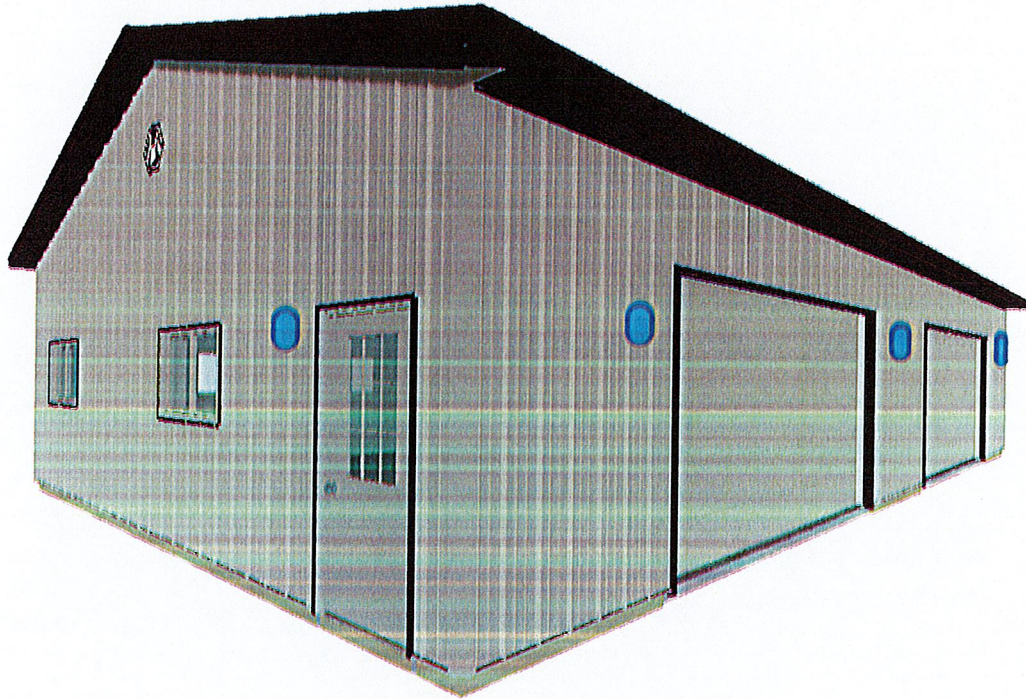


MORTON™ BUILDINGS, INC.

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Date: 12/7/2022
Page: 4 of 6

306 30' x10' x54' West and South Walls



647 W. HARPER ST.
EAST + NORTH ELEVATION

MBMI
GC License:

DC-059500742

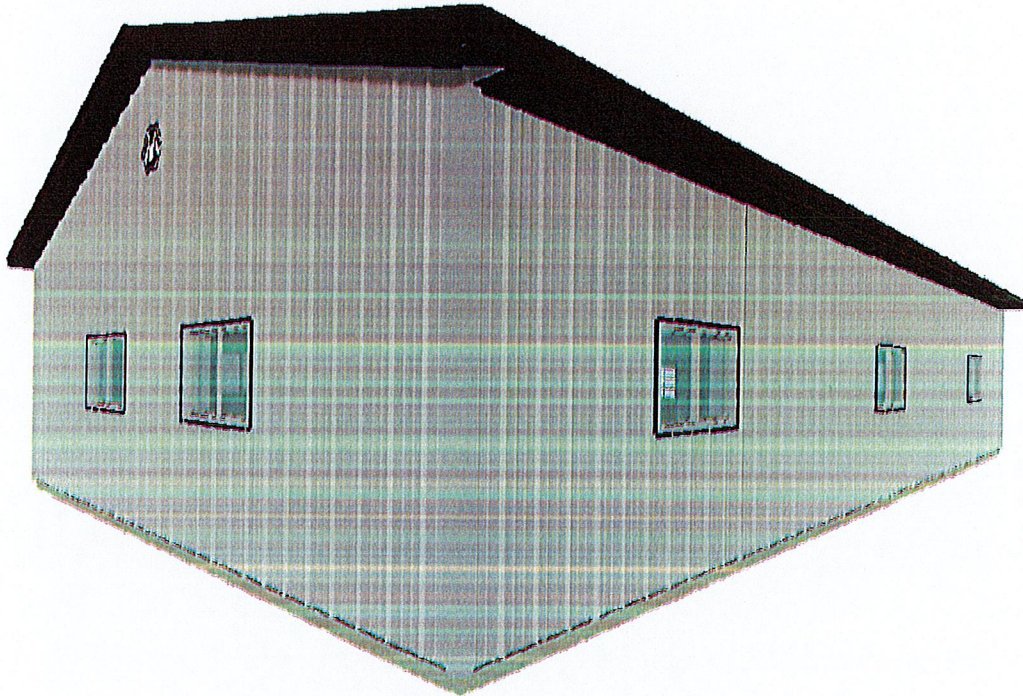


MORTON™ BUILDINGS, INC.

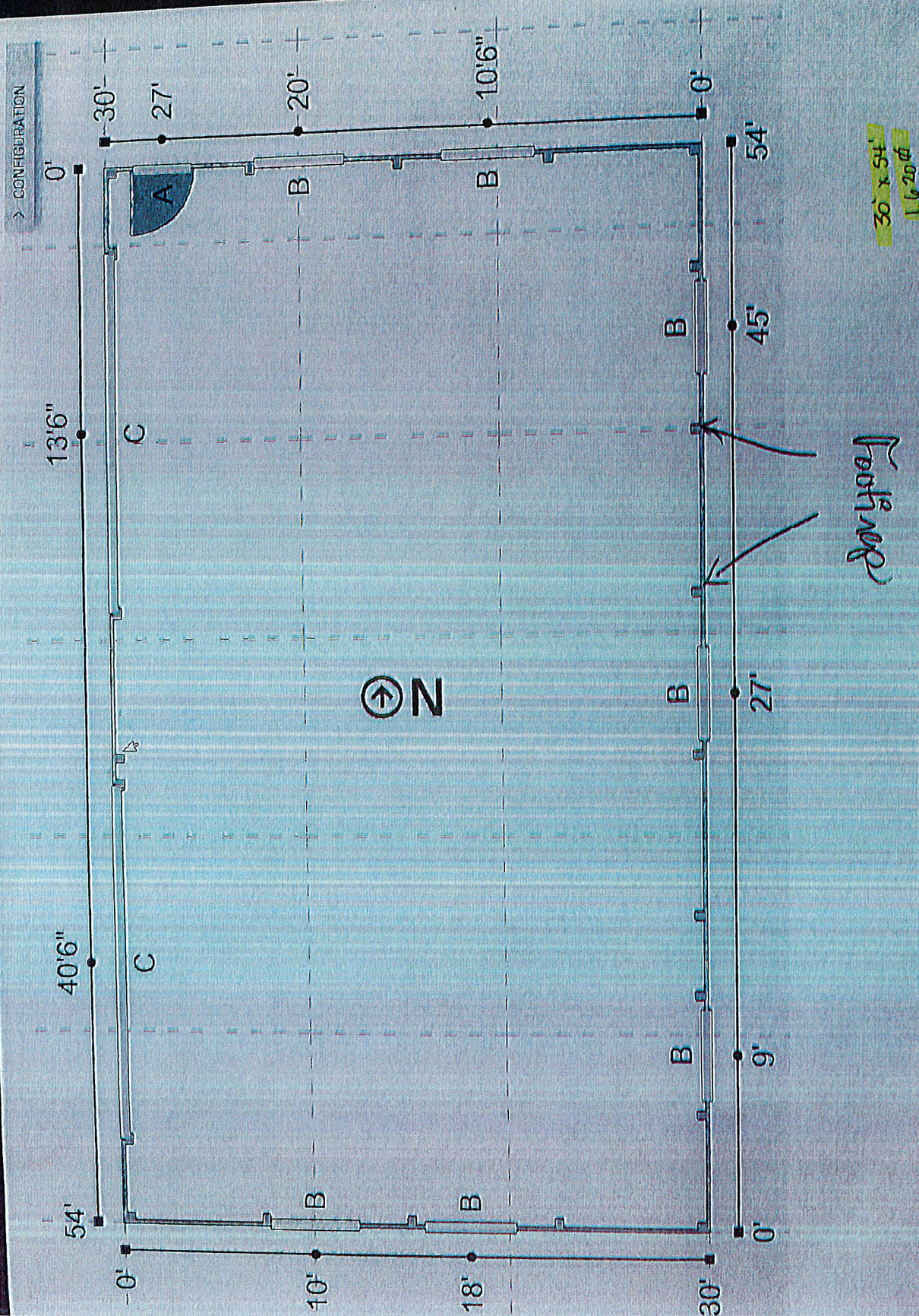
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Date: 12/7/2022
Page: 5 of 6

306 30' x10' x54' East and North Walls



647 W. HARPER
FLOOR PLAN



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Christopher Bennett, Neighborhood Services Director

Date: April 10, 2023

Re: **Item #6:** Site plan review for an addition to the current office building located at 107 County Road U, Whitewater WI 53190, Parcel #/05-15-3312-000 for Johns Disposal Service

Summary of Request	
Requested Approvals:	Site plan review
Location:	107 County Road U, City of Whitewater, Jefferson County (Tax Key: 292-0515-3312-000)
Current Land Use:	Manufacturing
Proposed Land Use:	Manufacturing
Current Zoning:	M-1
Proposed Zoning:	M-1
Future Land Use, Comprehensive Plan:	M-1

Description of the Proposal:

Johns Disposal is proposing to add office space to an existing building at its site in Whitewater. The site is zoned M-1.

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.

Easement

The city's Public Works Committee and Common Council approved and granted Johns an easement to encroach on city-owned land at separate meetings in March. The easement allows Johns to meet the proper front setback of 30 feet.

Yard requirements and building size

The building meets the front and rear setback of 30 feet and side yard setback of 15 feet. The building height is 18 feet; the maximum allowed is three stories or 100 feet.

The minimum lot area in M-1 is 20,000 square feet. Johns is working with 648,173 square feet at this site. The

building is proposed to be 4,705 square feet.

The minimum lot width in M-1 is 150 square feet. The lot being built on is 14.88 acres, and size and area is not a concern.

Buffer screening

Nuisance screening is not required, as the structure does not border a residence. The lots to the immediate north, south east and west are either owned by the city or Basura LLC, which shares a corporate address with Johns Disposal.

Architecture

The building will feature brick and metal on the facades that face the public, and will be less finished on the side facing away from the public. Renderings are included.

Lighting

The lighting is in accordance with 19.57.150 of the municipal code. The lighting plan is ES 01 in the documents provided.

The lights marked P1 are parking lot lights. PL1 are mounted to the building and shine down. W1 are wall-mounted fixtures. The lights marked OA are also on the building.

Average illumination levels within parking lots shall not exceed 1.0 foot candles within residential districts, and 2.5 foot candles within all other districts. The illumination level at any property line shall not exceed 0.5 foot candles above the ambient lighting conditions on a cloudless night where the property adjoins land in a residential district, and 2.0 foot candles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district.

There is slight deviation from the stated norms in specific places, but the light at the property line does not exceed what is allowed. The adjoining properties are owned by either the city or Basura LLC. There is no need for concern.

Lot coverage and landscaping

There is no maximum percentage of lot coverage for buildings in M-1. The landscape plan locates elements in highly visible locations, especially in the front of the building, and includes canopy trees, understory and/or evergreen trees, and shrubs.

Parking

The code calls for 1 stall per 2 employees in an office. Johns estimates 22 office employees. The code calls for 1 stall for per 2 employees working in a manufacturing/warehouse building. Johns estimates 30 employees per shift for two shifts, which means 15 spaces are needed. The engineer allows for 65 parking spaces, which is listed in the application, and three are ADA compliant. The parking provided in the plans and application meets the standard in 19.51.130.

Recommendation

Approval is recommended, subject to any additional conditions stipulated by the Plan Commission.

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: <u>Johns Disposal Service</u>	
Applicant's Address: <u>7311 Omega Circle</u>	
Franksville, WI 53126	Phone # <u>262-473-4700</u>

Owner of Site, according to current property tax records (as of the date of the application): <u>Johns Disposal Service</u>	
Street address of property: <u>107 County Road U, Whitewater, WI 53190</u>	
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): NW1/4 NE1/4, EX W 120FT, EX COM N1/4/C, S88DG48'E 1272.65FT TO PCB, S88DG48'E 50.01FT, S6DG25W 1329.11FT, N88DG49W 1203.25FT, N88DG27E 53.49FT, S88DG49E 393.50FT, N88DG27E 526.14FT, S88DG49E 759.48FT, N88DG25E 749.50FT TO POB.	
EX CSM 4101-20-82.	
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)	
Name of Individual: <u>Britten Langfoss</u>	
Name of Firm: <u>Angus-Young Associates</u>	
Office Address: <u>555 South River Street</u>	
Janesville, WI 53548	Phone: <u>608-756-2326</u>
Name of Contractor: <u>TBD</u>	
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: <u>Manufacturing</u>
Accessory or Secondary Uses: <u>Business Offices</u>
Proposed Use
The proposed use will not be changing from the current land use. The owner is adding an addition to the current office building at the frontage of the property along the private drive.
No. of occupants proposed to be accommodated: <u>22</u>
No. of employees: <u>150</u>
Zoning District in which property is located: <u>M-1</u>
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: <u>19.36.020</u>

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;	The district in which the subject property is located is M-1: General Manufacturing District. The manufacturing done on site is a permitted use. The office building which is an accessory use of the site is also a permitted use within the district.
B. The proposed development will be consistent with the adopted city master plan;	The City's master plan has the area to be focused on industrial development. The manufacturing sector is part of the goods-producing industries supersector group.
C. The proposed development will be compatible with and preserve the important natural features of the site;	The proposed development has been designed as to not impede on the wetlands that have been designated on site. The natural creek that runs through the property also is preserved.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	The proposed use of the site will not be changing with the office addition and no new nuisances will be created. The adjoining properties are either M-1, M-2, or a PD.

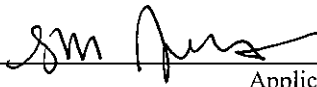
STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	The proposed development will actually improve traffic circulation in the area and parking issues.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	The office building addition will match the existing office in mass, similar volume, architectural features, and materials. The building is set back from the property line the required 30'.
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;	This site has not been listed on the National Register of Historic Places.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	The building height is only one story and will not reduce the availability of sunlight or solar access on any 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

3/14/23

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

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)

19.36.040 - Lot area

19.36.040 - Lot area.

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)

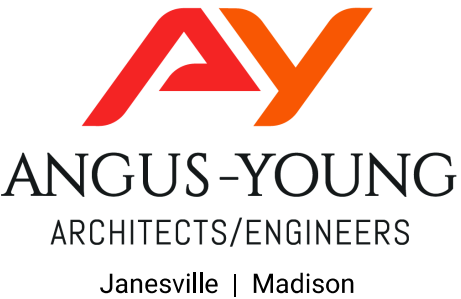
19.36.100 - Architectural review.

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)

OFFICE ADDITION

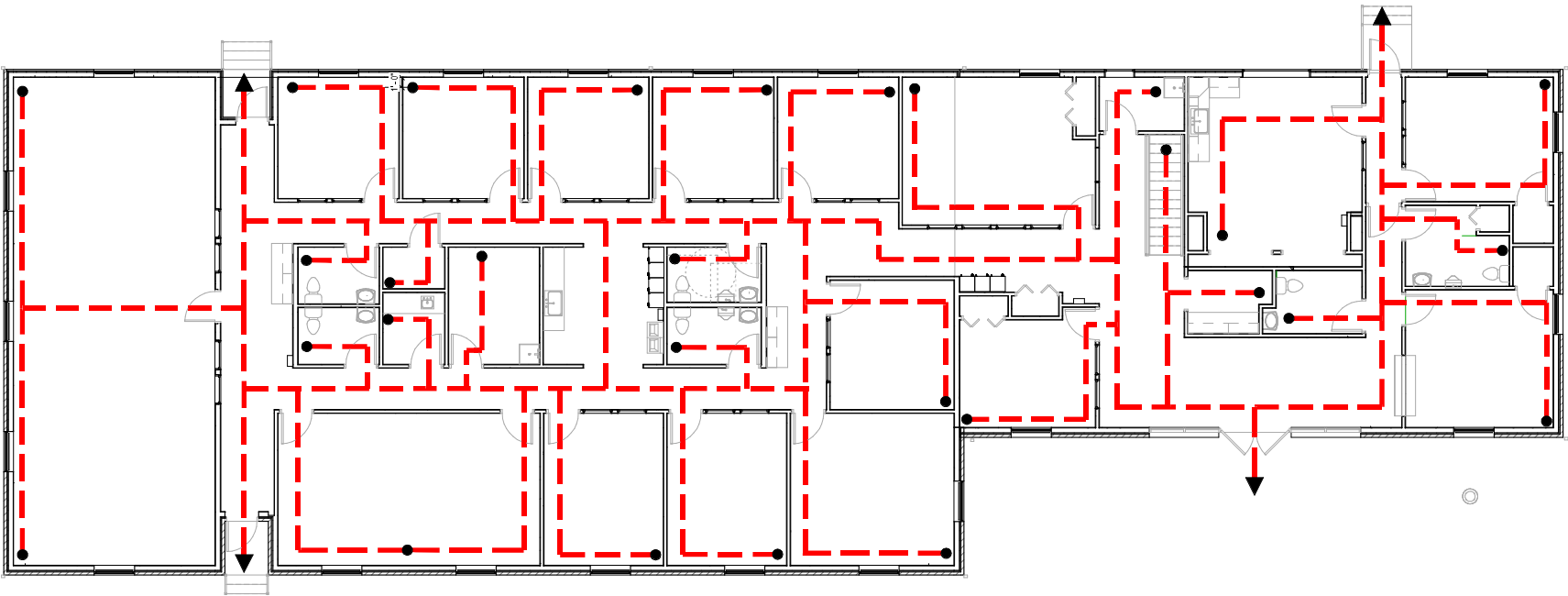
JOHNS DISPOSAL SERVICE, INC.



107 HWY U
WHITEWATER, WI 53190

OFFICE ADDITION

AY PROJECT NUMBER: 74560



SHEET INDEX:

GENERAL	
G001	COVER SHEET AND LIFE SAFETY PLAN
CIVIL	
C000	SITE SURVEY (BY OTHERS)
C100	SITE DEMOLITION PLAN
C101	SITE LAYOUT PLAN
C301	SITE GRADING PLAN
C302	SITE EROSION CONTROL PLAN
C401	SITE UTILITY PLAN
C801	LANDSCAPE PLAN
C801	SITE DETAILS
C802	EROSION CONTROL NOTES AND DETAILS
ELECTRICAL	
ES01	SITE LIGHTING PHOTOMETRIC CALCULATIONS
ES02	ELECTRICAL SITE PLAN

REGULATORY DATA:

BUILDING CODES:
OVERALL BUILDING: 2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2013 NFPA 10
2010 NFPA 13

ACCESSIBILITY: 2009 ANSI A117.1

USE AND OCCUPANCY CLASSIFICATION:
GROUP B
NON-SEPARATED USE

TYPE OF CONSTRUCTION:
TYPE V-B

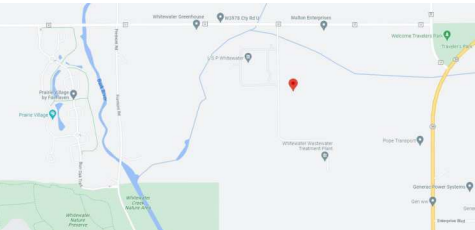
FIRE PROTECTION SYSTEM:
NONE

GENERAL BUILDING HEIGHT AND AREA:

AREA:
TOTAL MAXIMUM ALLOWABLE 9,000 SF
TOTAL ACTUAL 6,705 SF

STORIES:
MAXIMUM ALLOWABLE 2 STORIES
ACTUAL 1 STORY

HEIGHT:
MAXIMUM ALLOWABLE 40' - 0"
ACTUAL 18' - 0"



ISSUANCES / REVISIONS		
NO:	DESCRIPTION:	DATE:
	CITY OF WHITEWATER SITE PLAN SUBMITTAL	03/30/2023

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PROJECT TEAM

OWNER: JOHNS DISPOSAL SERVICE, INC. 107 HWY U WHITEWATER, WI 53190 CONTACT: SARAH JONGETJES EMAIL: SARAH@JOHNSDISPOSAL.COM PHONE: (262) 473-4700	ARCHITECT: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: JEFF DAVIS EMAIL: J.DAVIS@ANGUSYOUNG.COM PHONE: 608-284-2325	STRUCTURAL ENGINEER: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: JOEL REYNOLDS EMAIL: J.REYNOLDS@ANGUSYOUNG.COM PHONE: 608-284-2325	LANDSCAPE ARCHITECT / CIVIL ENGINEER: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: SUZANNE SCHLEEPRER EMAIL: S.SCHLEEPRER@ANGUSYOUNG.COM PHONE: 608-756-2326	MECHANICAL ENGINEER: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: STEVEN GENIN EMAIL: S.GENIN@ANGUSYOUNG.COM PHONE: 608-756-2326	PLUMBING ENGINEER: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: CHARLES BRUNSWICK EMAIL: C.BRUNSWICK@ANGUSYOUNG.COM PHONE: 608-756-2326	ELECTRICAL ENGINEER: ANGUS-YOUNG 555 SOUTH RIVER STREET JANESVILLE, WI 53548 CONTACT: MITCHELL ABENDROTH EMAIL: M.ABENDROTH@ANGUSYOUNG.COM PHONE: 608-756-2326	BUILDING OWNER: BRIAN JONGETJES 107 HWY U WHITEWATER, WI 53190 CONTACT: BRIAN JONGETJES EMAIL: BJ@JOHNSDISPOSAL.COM PHONE: (262) 473-4700
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24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

608.756.2326
www.angusyoung.com

COVER SHEET AND LIFE SAFETY PLAN

G001

DETAILS IN THIS SET ARE PLACED ON THE SHEETS AND NUMBERED WITH RESPECT TO THE GRID ABOVE. CONSEQUENTLY, DETAILS ON A GIVEN SHEET MAY OR MAY NOT BE NUMBERED CONSECUTIVELY.



JOHNS
DISPOSAL
SERVICE, INC.

OFFICE ADDITION

107 COUNTY ROAD U
WHITEWATER, WI 53190



ISSUANCES / REVISIONS

[illegible]

9:12:54 AM 4/5/20

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PROJECT NUMBER
74560

APPROVED BY
SJG

REVIEWED BY
SJG

DRAWN BY
SKS

SITE DEMOLITION PLAN

C100



GENERAL NOTES

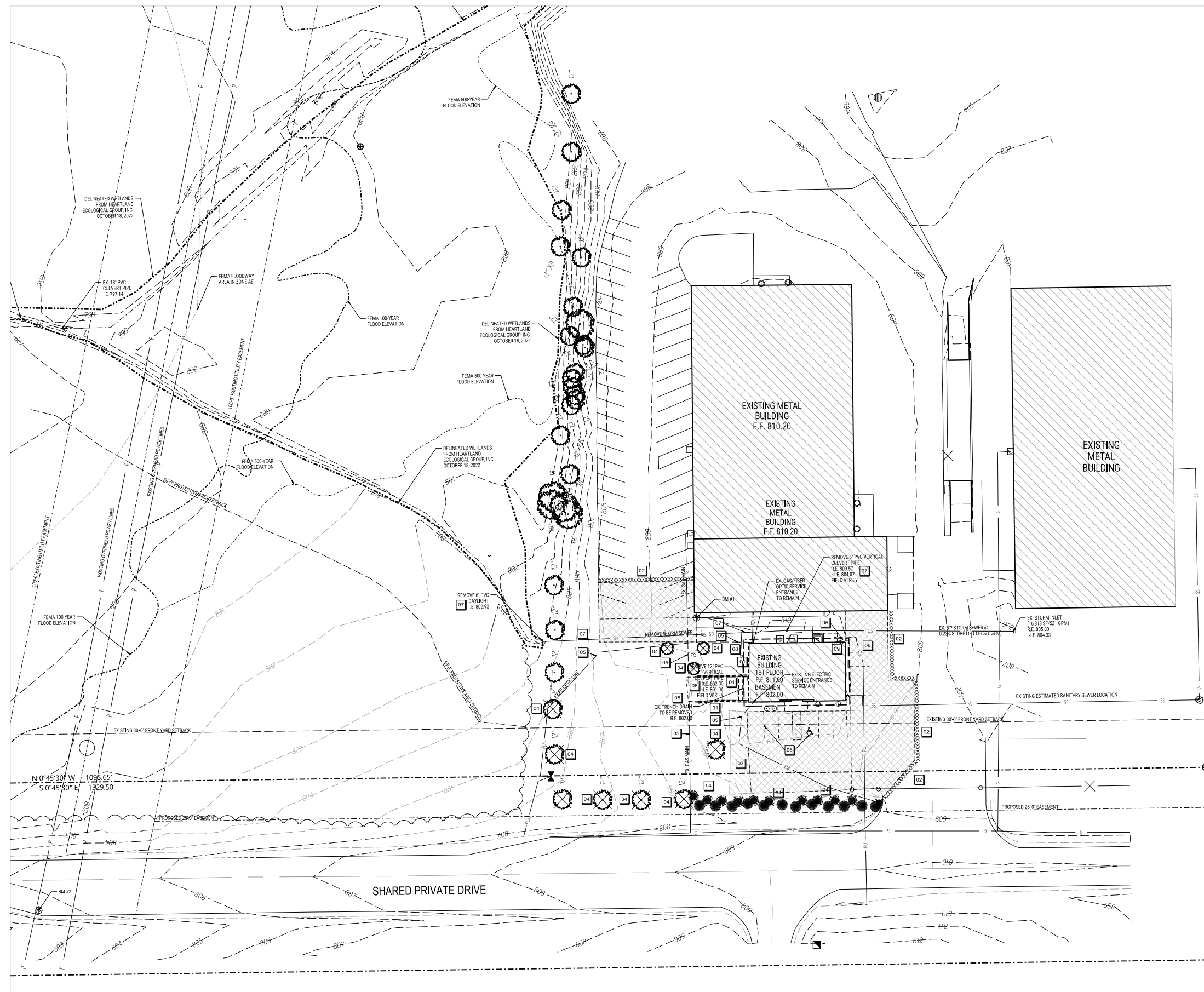
1. CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.
2. TRUE NORTH MAY VARY FROM PROJECT NORTH.
3. CONTRACTOR PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (OSHA), AND ALL FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES AS THEY PERTAIN TO THIS PROJECT.
5. FIELD VERIFY ALL EXISTING UTILITIES, ELEVATIONS AND DIMENSIONS.
6. COORDINATE WITH THE AUTHORITY HAVING JURISDICTION AND UTILITY COMPANIES AS NECESSARY.
7. DIGGER'S HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO ANY LAND DISTURBANCE.

DEMOLITION NOTES

1. PART OF EXISTING BUILDING TO BE REMOVED, REMOVE STRUCTURE, FOOTINGS AND ASSOCIATED WALK AND PAYMENT; DISCONNECT EXISTING UTILITY SERVICE LINES PER CITY, COUNTY AND STATE SPECIFICATIONS. SEE SHEET A401 FOR BUILDING REMOVALS.
2. FOR EXISTING PAYMENTS, CURBS, AND SITE AMENITIES, REMOVE ALL AT-GRAD AND BELOW GRADE SITE WORK PER OWNER.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK AND COORDINATE WITH OWNER ANY ADDITIONAL ITEMS NOT SHOWN ON THE PLANS.
4. CONTRACTOR SHALL CALL FOR UTILITY LOCATIONS PRIOR TO COMMENCING ALL WORK ON SITE.
5. CONTRACTOR SHALL PROVIDE ALL NECESSARY EROSION CONTROL MEASURES PER LOCAL AND STATE REQUIREMENTS. ALL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING WORK ON THE SITE. SEE SITE EROSION CONTROL PLAN FOR ADDITIONAL INFORMATION.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION AND CONSTRUCTION PRIOR TO COMMENCING ALL WORK ON THE SITE.
7. CONTRACTOR SHALL PROTECT ALL TREES NOT MARKED FOR DEMOLITION.
8. CONTRACTOR SHALL TRIM TREES AS NEEDED. CONTRACTOR SHALL OBTAIN OWNER APPROVAL IF AN EXISTING TREE NEEDS TO BE REPLACED IF IT SEEMS UNHEALTHY TO REMAIN OR IT ENCLOSES THE SUBMITTAL AREA.

KEYNOTES

- | | |
|----|--|
| 01 | REMOVE EXISTING BUILDING WALL AND RETAINING WALL. COORDINATE WITH UTILITY COMPANIES TO DISCONNECT ANY UTILITIES. SEE ARCHITECTURAL AND STRUCTURAL SHEETS AD101 AND S101. |
| 02 | SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT. SEE SITE LAYOUT PLAN FOR NEW LOCATIONS. |
| 03 | REMOVE EXISTING GRAVEL. |
| 04 | REMOVE EXISTING TREE. |
| 05 | CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY ON REMOVAL AND REPLACEMENT OF EXISTING POWER, GAS AND FIBER OPTIC LINES. |
| 06 | REMOVE EXISTING PAINT STRIPPING, TYP. |
| 07 | REMOVE EXISTING STORM SEWER AND STORM SEWER STRUCTURES. SEE SHEET C401 FOR ADDITIONAL INFORMATION. |
| 08 | SEE SHEET C401 FOR TRENCH DRAIN AND PIPE REMOVAL NOTES. |
| 09 | REMOVE EXISTING ELECTRIC METER AND RELOCATE. SEE SHEETS C401 AND ED201 FOR NEW LOCATION |



SITE DEMOLITION PLAN

SCALE: 1" = 30'-0"



SCALE: 1"=30'-0"

x:\74560\cad\74560shC100.dgn

PLOTTED BY: SSchleeper

ORIGINAL SIZE: 24" x 36"



JOHNS
DISPOSAL
SERVICE, INC.

107 COUNTY ROAD U
WHITEWATER, WI 53190



SITE LAYOUT NOTES

1. BUILDING SHALL BE ORIENTED PARALLEL AND PERPENDICULAR TO EXISTING PROPERTY LINE AS SHOWN ON DRAWING.
2. ALL EXTERIOR CONCRETE SIDEWALKS AND YARD SLABS SHALL BE 4,000 PSI. ALL CONCRETE PAVEMENT SHALL BE 4,500 PSI UNLESS OTHERWISE NOTED.

KEYNOTES

01	NEW BITUMINOUS PAVEMENT, SEE DETAIL 01/C801.
02	NEW CONCRETE SIDEWALK JOINTING, TYP. SEE DETAIL 02/C801.
03	NEW 1" PAINT STRIPING, TYP.
04	NEW BARRIER-FREE PARKING STALL SIGNAGE, TYP. SEE DETAIL 03/C801.
05	NEW 30'-4" HIGH UPLIFT FLAG POLE WITH CONCRETE FOUNDATION, SEE DETAIL 06/C801.
06	NEW CONCRETE WHEEL STOP, TYP.
07	NEW OUTDOOR COMMUNITY SPACE.
08	NEW RECEIVER CURB AND GUTTER, SEE DETAIL 04/C801.
09	NEW REJECT CURB AND GUTTER, SEE DETAIL 05/C801.
10	EXISTING FENCE AND GATE TO REMAIN.
11	ACCESS AND LANDSCAPE EASEMENT ALLOWED BY CITY.
12	NEW LIGHT POLE WITH CONCRETE BASE, SEE SHEET E501.
13	NEW CONCRETE STEPS (4) WITH HANDRAIL, SEE DETAIL 14/C801.
14	NEW CONCRETE STEPS (2) WITH HANDRAIL, SEE DETAIL 14/C801.
15	NEW CONDENSING UNIT PAD, SEE SHEET M201, SEE DETAIL 17/C801.
16	NEW GROUND MOUNTED ACCENT LIGHTING, SEE SHEET E501.

JOHN'S DISPOSAL SERVICE INC. OFFICE ADDITION - SITE CALCULATIONS		
Total Property	648,173 sf	14.88 ac
Site Drainage Area	105,874 sf	2.43 ac
Zoning District:	M-1 General Manufacturing District	
Setbacks:	30'-0" Front Yard 15'-0" Side Yard 30'-0" Rear Yard 75'-0" Shore Yard	
Maximum Building Height:	3 Stories or 100'	
Use:	Office/Warehousing/Inside Storage	

Existing Site: Site Drainage Area			
Existing Buildings	5,749	sf	0.13 ac
Existing Pavement	37,176	sf	0.85 ac
Total Existing Impervious	42,925	sf	0.99 ac
Remainder Greenspace	62,949	sf	1.45 ac

Proposed Site: Site Drainage Area			
New Building	4,705	sf	0.11 ac
Existing and New Pavement	53,165	sf	1.22 ac
Total New & Existing Impervious	63,619	sf	1.46 ac
Remainder Greenspace	42,255	sf	0.97 ac

Total Additional New Impervious Area	20,694 sq ft
--------------------------------------	--------------

SITE SYMBOL LEGEND	
	SION
	BOLLARD
	FIRE HYDRANT
	MANHOLE/CATCH BASIN/INLET
	CURB INLET
	NEW FLARED END SECTION WITH REPAIR AND GUARD
	NEW (SPOT) ELEVATION (FEET)
	NEW TOP OF CURB ELEVATION (FEET) NEW BOTTOM OF CURB ELEVATION (FEET)
	NEW TOP OF STEP (FEET) NEW BOTTOM OF STEP (FEET)
	RIM OR INVERT ELEVATION (FEET)
	WATER VALVE OR GAS VALVE
	GAS METER
	LIGHT POLE
	UTILITY POLE
	GUY (WIRE)
	TRANSFORMER
	ELECTRIC METER AND CT CABINET
	NEW STRUCTURE OR ADDITION
	EXISTING STRUCTURE

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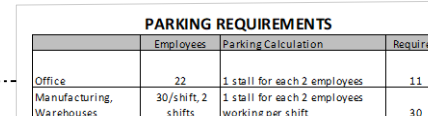
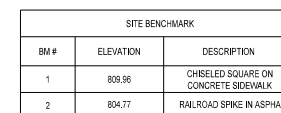
APPROVED BY
SJG

REVIEWED BY
S J G

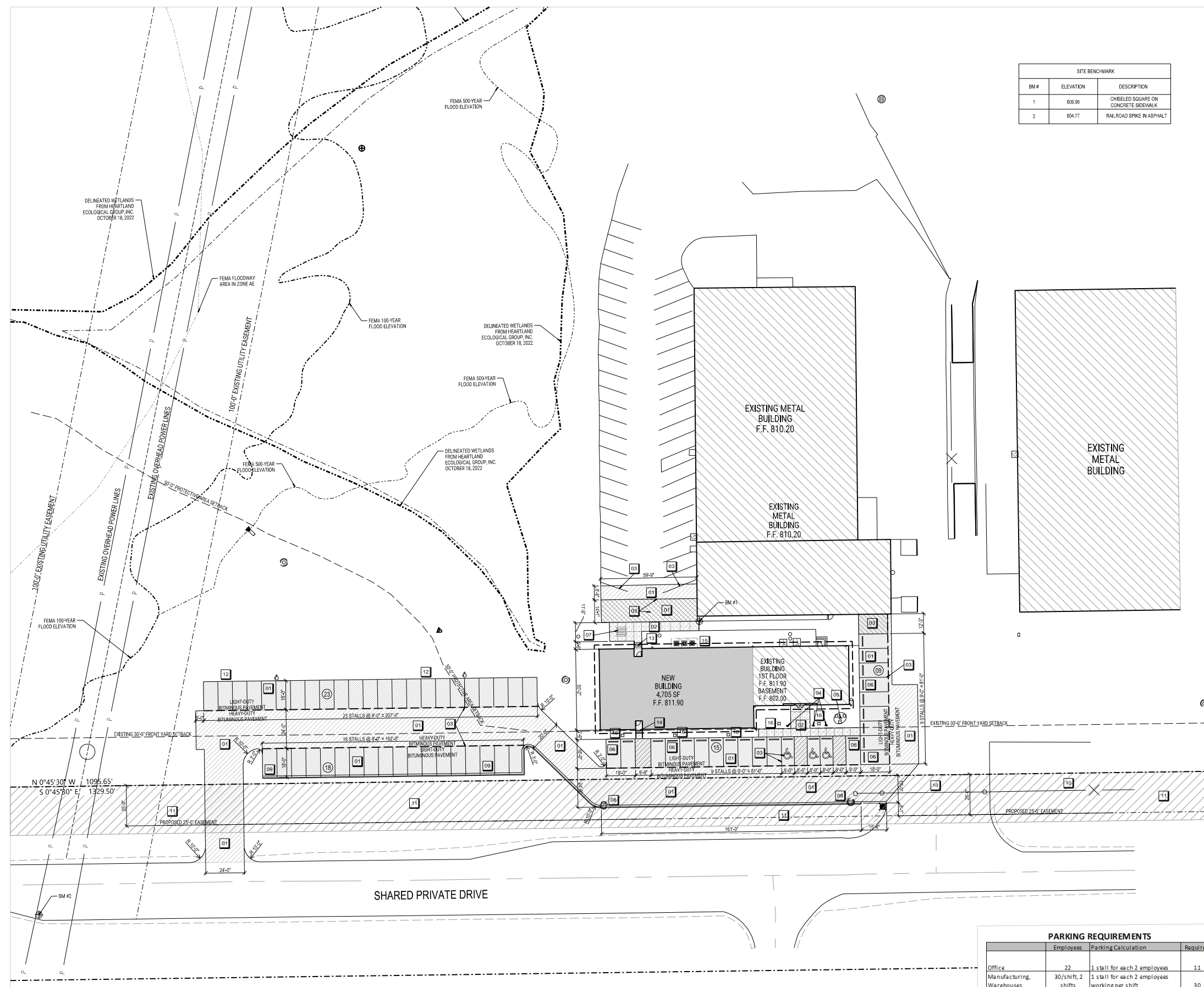
DRAWN BY
SKS

SITE LAYOUT PLAN

C101



Total Required:	41
Total Regular Stalls:	62
Total ADA Stalls:	3
Total Parking Provided:	65





107 COUNTY ROAD U
WHITEWATER, WI 53190



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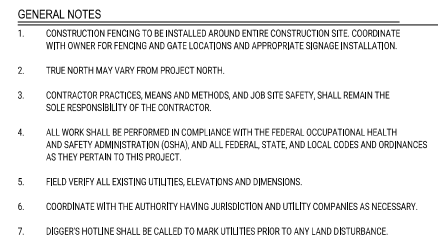
APPROVED BY
SJG

REVIEWED BY
SJG

DRAWN BY
SKS

SITE EROSION CONTROL PLAN

C302

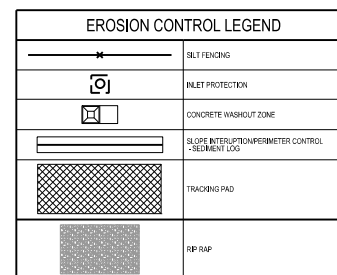


SITE EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES IN ACCORDANCE WITH THIS PLAN AND THE NOTES AND DETAILS FOUND ON SHEET C802. CONTRACTOR IS RESPONSIBLE FOR ALL EROSION CONTROL INSPECTIONS.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OR LAND DISTURBANCE ACTIVITIES. ALL DEVICES SHALL BE ADJUSTED TO MEET WET CONDITIONS AT THE TIME OF CONSTRUCTION.
3. ALL WATER PUMPED FROM PITS, TRENCHES, PONDS OR OTHER EXCAVATIONS MUST BE TREATED BY A SEDIMENTATION BASIN OR FILTER BAG PRIOR TO DISCHARGE INTO ANY DRAINAGE CHANNEL. ALL PERFORMED IN ACCORDANCE TO WDMR TECHNICAL STANDARD 1061, SEE DETAIL 17C802.
4. CONSTRUCTION SITE AND EROSION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF WHITEHART AND WDMR BEST MANAGEMENT PRACTICES.
5. ALL SLOPES 4:1 OR STEEPER AND ALL SWALES SHALL UTILIZE CLASS TYPE 1 EROSION CONTROL MATTING. NORTH AMERICAN GREEN S301 OR EQUIVALENT. ALL SLOPES LESS THAN 4:1 SHALL BE STABILIZED BY EITHER DOUBLE-LAYERED STRAW EROSION MAT, STRAW WITH TACKER, OR HYDRO-SEED. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MATTING AND ESTABLISHING SUCCESSFUL SEEDING.

KEYNOTES

- | | |
|----|--|
| 01 | NEW STORM INLET PROTECTION, TYP. SEE DETAIL 11/C802. |
| 02 | NEW SLT FENCING, TYP. SEE DETAIL 9/C602. |
| 03 | NEW STONE TRACKING PAD, TYP. SEE DETAIL 14/C802. |
| 04 | NEW CONCRETE WASHOUT AREA, SEE DETAIL 15/C802. |
| 05 | USE WET DETENTION POND AS SEDIMENTATION BASIN DURING CONSTRUCTION; REMOVE AND DISPOSE OF EXCESS BULK FILL INFILL; INSTALL POND MATERIALS FOLLOWING ESTABLISHMENT OF CONTRIBUTORY AREA, SURROUND WET POND WITH SEDIMENT LOG UNTIL VEGETATIVE ESTABLISHMENT OF WET POND. |
| 06 | PROVIDE RIP RAP WITH GEOTEXTILE FABRIC AT PIPE OUTLETS OR WHERE NOTED ON THE PLAN. |

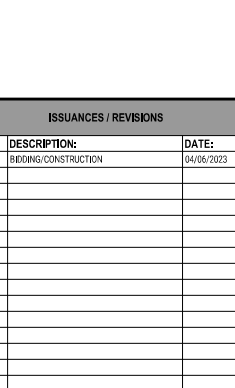


NOTE: ALL SYMBOLS MAY NOT BE USED IN THIS SET





107 COUNTY ROAD U
WHITEWATER, WI 53190



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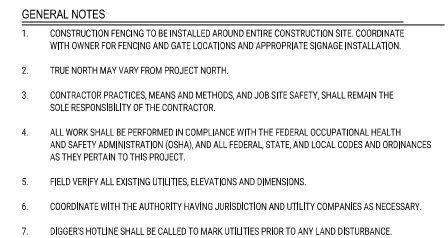
APPROVED BY
SJG

REVIEWED BY
SJG

DRAWN BY
SKS

SITE UTILITY PLAN

C401

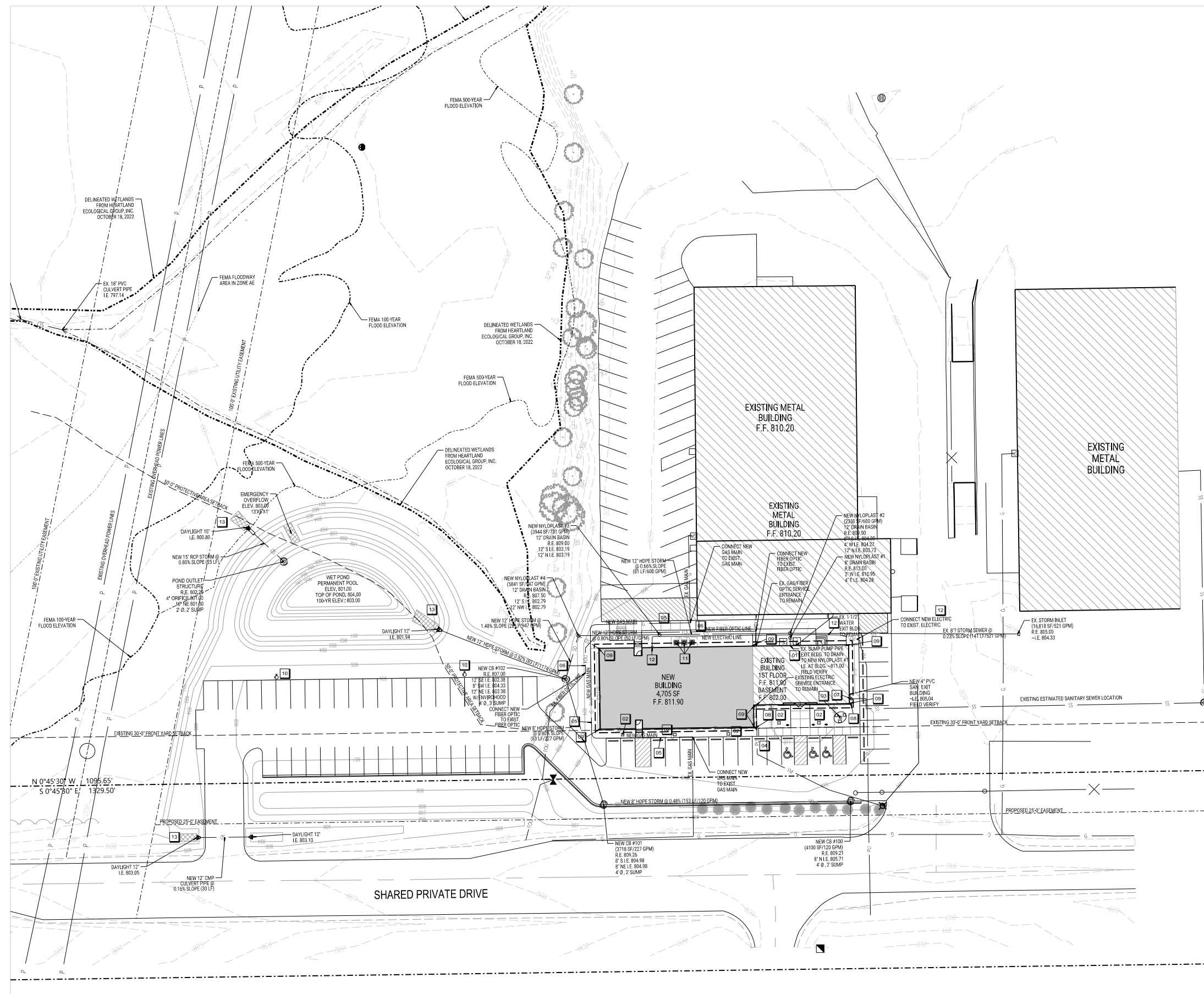


SITE UTILITY PLAN NOTES

1. COORDINATE RELOCATION OF ANY UTILITIES WITH THE UTILITY COMPANIES. NOTIFY THE ELECTRICAL UTILITY OF ANY EXCAVATION ADJACENT TO HIGH VOLTAGE LINES. PROTECT ALL UTILITIES TO REMAIN.
2. PROVIDE THRU BLOOMING AND PIPE JOINT RESTRAINT FOR DUCTILE IRON WATER LATERALS. PROVIDE WATER CONNECTIONS AND CONTROL VALVES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
3. ANY SIDEWALK, CURB AND GUTTER AND PAVEMENT THAT ABUTS THE PROPERTY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED PER LOCAL REQUIREMENTS.
4. TRACER WIRE SHALL BE INSTALLED ABOVE ALL SANITARY, STORM AND WATER LATERALS THAT CONNECT TO A PUBLIC UTILITY. TRACER WIRE SHALL BE A MINIMUM OF 12 GAUGE, PLASTIC-COATED COPPER WIRE BURIED WITHIN 6" AND DIRECTLY ABOVE THE TOP OF THE PIPE. THE TRACER WIRE SHALL BE BURIED TO THE SURFACE AT LEAST EVERY 40'. PROTECT THE WIRE AT THE ACCESS POINTS. THE COLOR OF THE TRACER WIRE SHALL BE AS FOLLOWS:
 - GREEN FOR SANITARY SEWER
 - BROWN FOR STORM SEWER
 - BLUE FOR POTABLE WATER
5. PROVIDE TREND BENCHING, UTILITY TRENCHES UNDER CONCRETE PAVEMENT SHALL UTILIZE FLOWABLE FILL IN AREAS OFFER TO COMPACT TO PREVENT CONCRETE CRACKING.
6. PROVIDE MIN. 7'-0" COVER OVER WATER LATERAL. SEE GRADING PLAN SHEETS FOR ADDITIONAL INFORMATION.
7. SEE SHEET S901 FOR SITE LIGHTING.
8. ALL SANITARY, STORM, AND WATER UTILITY WORK WITHIN PUBLIC RIGHT OF WAY SHALL CONFORM TO CITY OF SEASIDE STANDARD SPECIFICATIONS.

KEYNOTES

- | | |
|----|--|
| 01 | CONTRACTOR TO CONNECT EXISTING SUMP PUMP DISCHARGE PIPE TO NEW STORM STRUCTURE. |
| 02 | NEW GROUND MOUNTED ACCENT LIGHTING. SEE SHEET E501. |
| 03 | NEW 30'-4" HIGH UPLIFT FLAG POLE WITH CONCRETE FOUNDATION. SEE DETAIL 06/C801. |
| 04 | REROUTE EXISTING ELECTRICAL SERVICE OUT FROM UNDER NEW BUILDING. |
| 05 | REROUTE EXISTING GAS SERVICE AROUND NEW BUILDING. |
| 06 | REROUTE EXISTING FIBER OPTIC SERVICE AROUND NEW BUILDING. |
| 07 | CONNECT NEW 4" PVC SANITARY LATERAL TO EXISTING SANITARY CLEANOUT. |
| 08 | NEW STORM CLEANOUT. TYP. SEE DETAIL 12/C801. |
| 09 | NEW DOWNSPOUT TO STORM CONNECTION. TYP. SEE DETAIL 13/C801. |
| 10 | NEW LIGHT POLE WITH CONCRETE BASE. SEE SHEET E501. |
| 11 | NEW CONDENSING UNIT PAD. SEE SHEET M101. SEE DETAIL 18/C801. |
| 12 | NEW ELECTRIC METER LOCATION. INSTALL NEW ELECTRIC LINE TO NEW METER LOCATION. |
| 13 | PROVIDE RIP RAP WITH GEOTECHNICAL FABRIC AT PIPE OUTLETS OR WHERE NOTED ON THE PLAN. |



SITE UTILITY PLAN

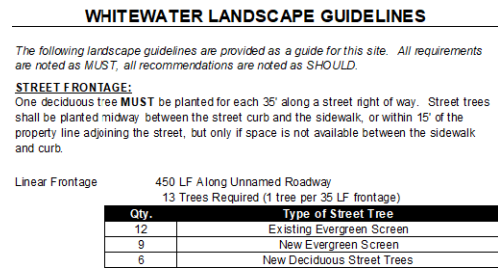
SCALE: 1" = 30'-0"

SCALE: 1"=30'-0"

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PLOTTED BY: SSchleeper

ORIGINAL SIZE: 24" x 36"



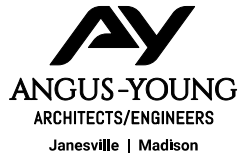
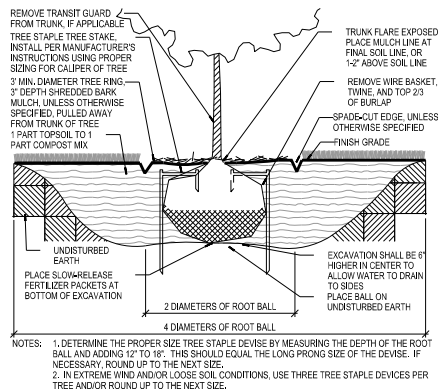
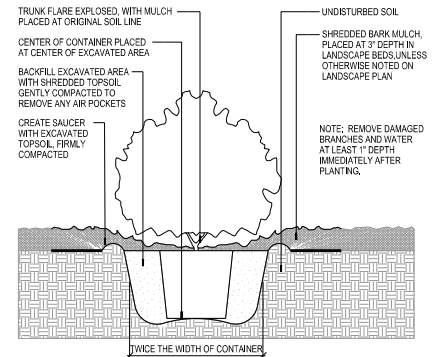
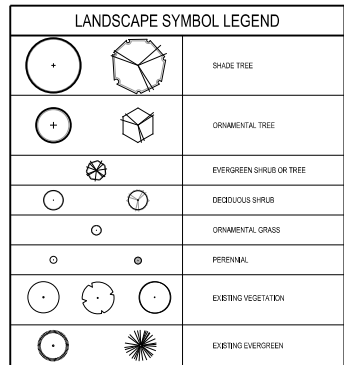
LANDSCAPE PLANT LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	ROOT	MATURE SIZE	QTY
TREES:						
BN	<i>Betula nigra</i>	River Birch	6' High M utilitystem	B.B.	60' H x 25' W	2
MR	<i>Malus 'Royal Raindrops'</i>	Royal Raindrops Crabapple	15' Cal.	B.B.	20' H x 15' W	1
TA	<i>Tilia americana 'Kromm'</i>	Sweet Street American Linden	2' Cal.	B.B.	50' H x 25' W	5
SHRUBS:						
AM	<i>Aronia melanocarpa 'Morton'</i>	Iroquois Beauty Black Chokeberry	3' H	Container	2-3' H x 4-5' W	24
DL	<i>Diervilla lonicera</i>	Dwarf Bush Honeyuckle	18-24" H	2-4 Gallon	3-4' H x 3-4' W	19
HK	<i>Hypericum kalmianum</i>	St. John's Wort	4-5 Gallon	Container	3-4' H x 3-4' W	19
JC	<i>Juniperus chinensis 'Hook's #6'</i>	Hook's #6 Upright Juniper	4' High	B.B.	12-15' H x 7-9' W	9
JS	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Sabn Juniper	12-18" High	Cont.	18" H x 5' W	3
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	18" High	Cont.	4-5' H x 4-5' W	19
SP	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Dwarf Lilac	24-36" H	4-5 Gallon	5-6' H x 5-6' W	3
TM	<i>Taxus x media 'Everlow'</i>	Everlow Yew	18-24" High	Cont.	2-3' H x 4-5' W	28
GRASSES:						
PV	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	1 Gallon		3' H x 2' W	7
SH	<i>Sporobolus heterlepis</i>	Prairie Dropseed	1 Gallon		24" H x 24" W	21
PERENNIALS:						
AS	<i>Allium 'Summer Beauty'</i>	Summer Beauty Onion	1 Gallon		18" H x 12" W	26
RF	<i>Rudbeckia hirta var. sullivantii 'Little Goldstar'</i>	Little Goldstar Black-Eyed Susan	1 Gallon		14-16" H x X	39

LANDSCAPE GENERAL NOTES

1. TRUE NORTH MAY VARY FROM PROJECT NORTH.
2. CONSTRUCTION PRACTICES, MEANS AND METHODS, AND JOB SITE SAFETY, SHALL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. FIELD VERIFY ALL EXISTING AND PROPOSED UTILITIES, ELEVATIONS AND DIMENSIONS.
4. DIGGERS HOTLINE SHALL BE CALLED TO MARK UTILITIES PRIOR TO LAND DISTURBANCE.
5. RESTORE ALL AREAS TO SEEDED LAWN UNLESS NOTED OTHERWISE.
6. ALL PLANTING BEDS SHALL RECEIVE 3" THICK LOWN WASHED STONE MULCH WITH WEED BARRIER FABRIC AND HEAVY-DUTY BLACK PLASTIC EDGING UNLESS OTHERWISE NOTED.
7. ALL INDIVIDUAL TREES RECEIVE 4" D4" DIAMETER, 3" THICK SHEDDED BARK MULCH TREE RING WITH 2" WOOD CHIPS AT EDGE. MULCH SHALL BE PULLED AWAY FROM TRUNK OF TREE TO PREVENT ROT.
8. ALL LAWN TO BE RESTORED WITH SEED AND EROSION MAT OR HYDROMULCH UNLESS NOTED OTHERWISE. UNDESIRABLE WORN TYPE B EROSION MAT SHALL BE PROVIDED ON SLOPES 4:1 OR GREATER.
- SEE DETAILS 010101 AND 020101 FOR PLANTING DETAILS.
10. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN.

KEYNOTES

01 WET DETENTION POND SIDE SLOPES TO RECEIVE DOUBLE-NETTED STRAW BIODEGRADABLE EROSION MAT WITH AGRECOL® RAINWATER RENEWAL MIX® NATIVE SEED MIX WITH COVER CROP, SEED AT MIN. 6 PLS LBS/ACRE OR 139 SEEDS/SF.



JOHNS
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SERVICE, INC.

OFFICE ADDITION

107 COUNTY ROAD U
WHITEWATER, WI 53190

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PROJECT NUMBER
74560

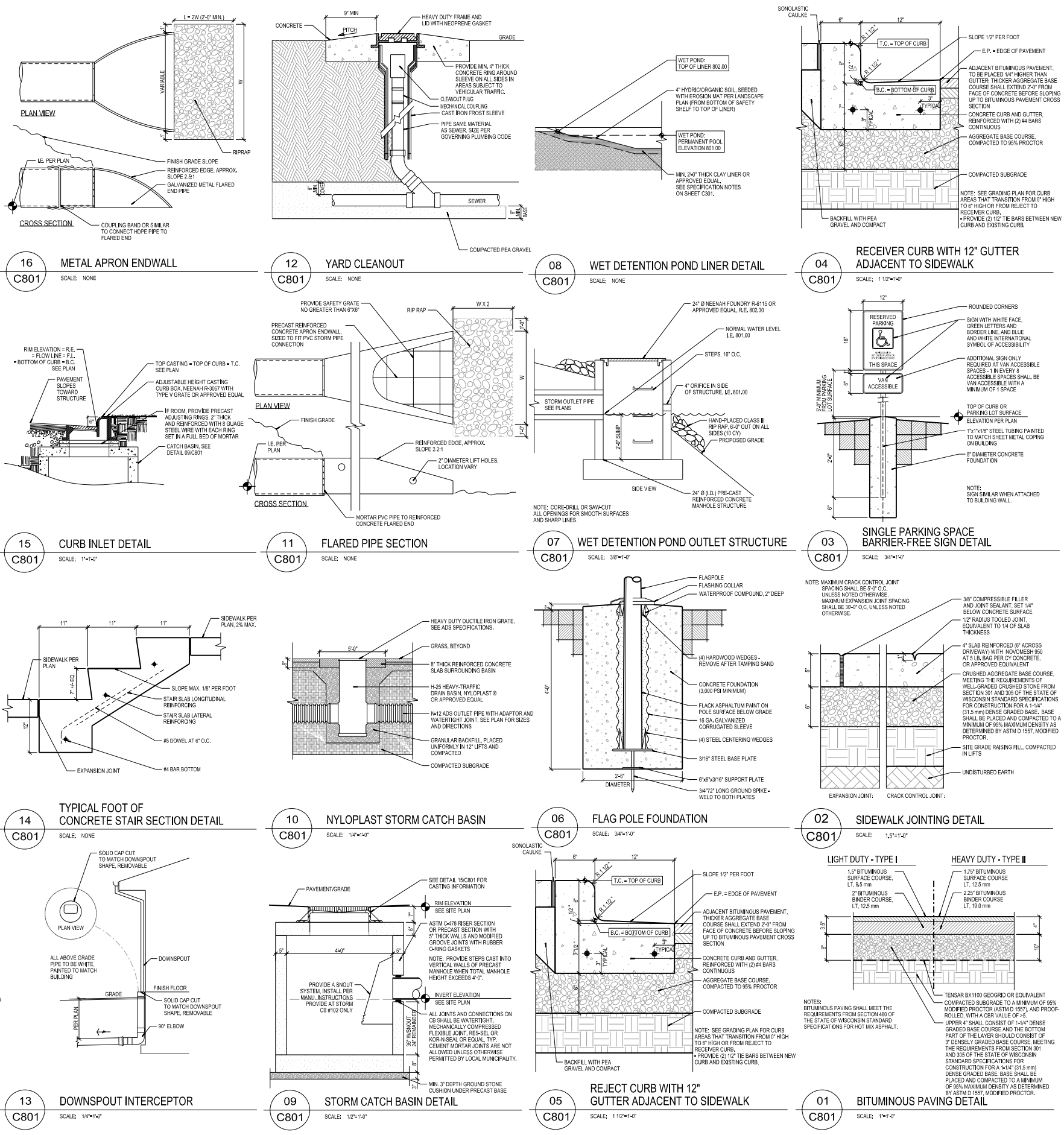
APPROVED BY

REVIEWED BY

DRAWN BY

LANDSCAPE PLAN

C601



ANGUS-YOUNG
ARCHITECTS/ENGINEERS
Janesville | Madison

JOHNS
DISPOSAL
SERVICE, INC.

OFFICE ADDITION

107 COUNTY ROAD U
WHITEWATER, WI 53190

JOHNS
DISPOSAL SERVICE
INC.
Whitewater & Janesville, WI

ISSUANCES / REVISIONS	
NO.	DESCRIPTION
1	BIDDING/CONSTRUCTION
2	
3	
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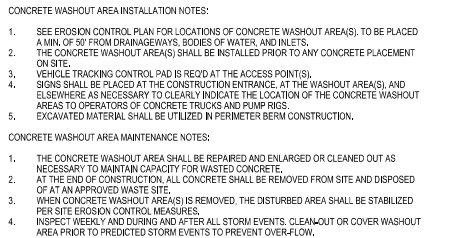
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PROJECT NUMBER	74560
APPROVED BY	SJG
REVIEWED BY	SJG
DRAWN BY	SKS
SITE DETAILS	

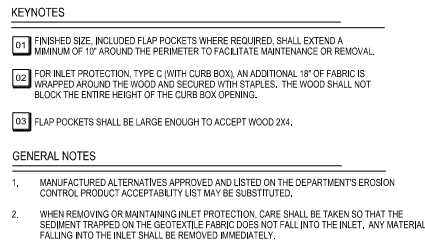
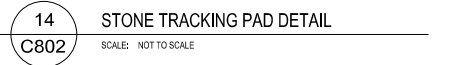
C801

EROSION CONTROL NOTES	
1	INITIAL DOWNSTREAM RECEIVING WATER OF THE STATE FROM THE SITE: TRIBUTARY TO WHITEWATER CREEK
2	THIS PROJECT IS ANTICIPATED TO DISTURB APPROXIMATELY 243 ACRES.
3	A POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE PRIOR TO LAND DISTURBANCE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
4	THE CONTRACTOR SHALL OBTAIN A NOTICE OF TERMINATION WITH THE DNR WHEN ALL LAND DISTURBING ACTIVITIES HAVE CEASED, ALL TEMPORARY EROSION AND SEDIMENT CONTROLS HAVE BEEN REMOVED, AND ALL DISTURBED AREAS HAVE PERENNIAL COVER OF AT LEAST 70%.
5	KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
6	SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR.
7	CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAIN EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
8	CONTRACTOR SHALL MAINTAIN A WEEKLY REPORT OF THE EROSION AND SEDIMENT CONTROL MEASURES AND CONDUCT MAINTENANCE TO ENSURE THE MEASURES ARE IN PROPER WORKING ORDER. THE MONITORING RECORD SHALL INCLUDE AT LEAST THE FOLLOWING:
a	DATE, TIME AND EXACT PLACE OF INSPECTION.
b	NAME(S) OF INDIVIDUAL(S) PERFORMING INSPECTION.
c	AN ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
d	A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
e	A DESCRIPTION OF THE SITE'S PRESENT PHASE OF CONSTRUCTION. NOTE: THE DNR CONSTRUCTION SITE INSPECTION REPORT FORM CAN BE USED FOR THESE INSPECTIONS, WHICH IS LOCATED AT: HTTP://DNR.WI.GOV/RUNOFF/PDF/STORMWATER/3400187_CONSTRUCTN_ON_SITE_INSPECTION_REPORT.PDF
9	INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
10	WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SLOPES). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
11	REFER TO THE WDNR TECHNICAL STANDARDS FOR STORM WATER CONSTRUCTION AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
12	INSTALL PERIMETER CONTROLS AND ROCK CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRAKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
13	INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE TRIBUTARY AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONVEYANCE SITES #1060.
14	STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA, CONDUCT ROUGH GRADING PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
15	NOTIFY AUTHORITY HAVING JURISDICTION IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
16	DEWATERING OPERATIONS SHALL PROTECT ADJOINING PROPERTIES AND DISCHARGE LOCATIONS FROM EROSION AND PREVENT CONTAMINATION OR DEGRADATION OF QUALITY FOR GROUND AND SURFACE WATERS. ALL OPERATIONS SHALL IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES PLAN THAT HAS BEEN DEVELOPED AND APPROVED FOR THIS SITE. WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION SEDIMENT CONTROL PRACTICE STANDARD, DE-WAT-INGR, NO. 1061, AND SHALL COMPLY WITH THE REQUIREMENTS OF THE WISCONSIN POLLUTANT DISCHARGE ELIMINATION SYSTEM (WPDES) GENERAL PERMIT NO. WI-0049344-05-0.
17	PROVIDE ANTI-COURL PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN RATIO DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE PER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
18	COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS PRIOR TO MASS LAND DISTURBANCE TO CONSTRUCT RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE. CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064.
19	REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056.
20	REPAIR BREAKS AND CAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
21	INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
22	IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
23	IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER, BETWEEN SEPTEMBER 15 AND OCTOBER 15. STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OAT/RYE THROUGH COLD WEATHER. STABILIZE WITH A POLYMER AND DORMANT SEED MIX.
24	STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS.
25	SWEEP/CLEAN UP ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY AUTHORITY HAVING JURISDICTION. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

17 DEWATERING BAG DETAIL
C802 SCALE: NONE



15 CONCRETE WASHOUT AREA
C802 SCALE: NOT TO SCALE



11 STORM DRAIN INLET PROTECTION





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107 COUNTY ROAD U
WHITEWATER, WI 53190

[illegible]

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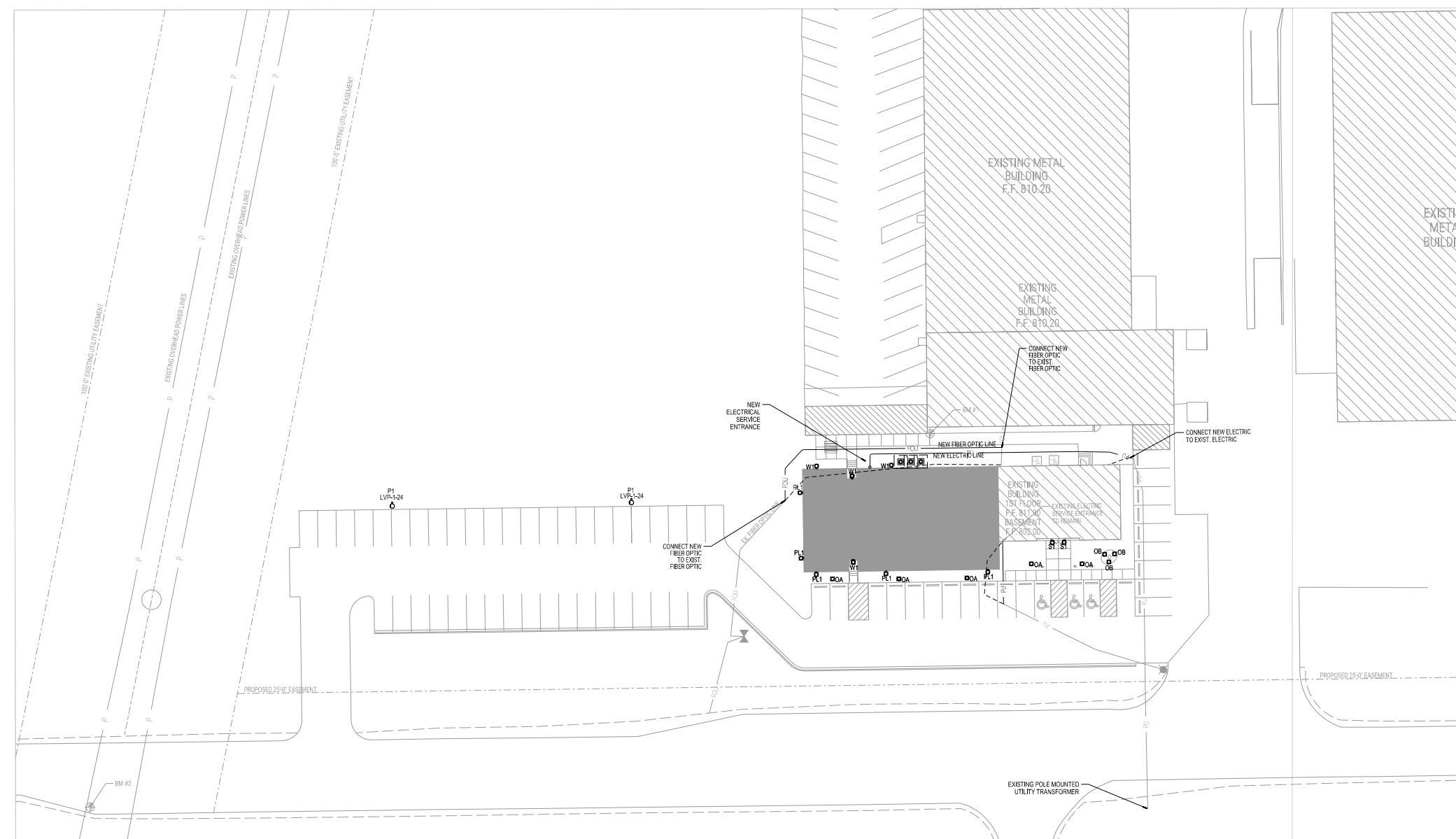
APPROVED BY
SJG

REVIEWED BY
SJG

DRAWN BY
MRA

ELECTRICAL SITE PLAN

ES02



ELECTRICAL SITE PLAN

SCALE: 1" = 30'-0"

SCALE: 1"=30'-0"

x:\74560\cad\74560shES02.dgn

PLOTTED BY: SSchleeper

ORIGINAL SIZE: 24" x 36"



- | NEW/EXIST | |
|-----------|--|
| 01 | NEW ASPHALT SPREADS TO MATCH EXISTING ROOF |
| 02 | NEW PREPARED 2" X 4" WALL PANELS TO MATCH MAIN FLR. EXISTING GABLE ENDS |
| 03 | NEW GLENN GENTRY NEW 1/2" BRICK TO MATCH EXISTING |
| 04 | NEW MOOREBROS WINDOWS TO MATCH EXISTING |
| 05 | NEW FASCH, GUTTER, AND DOWNSPUTS TO MATCH EXISTING |
| 06 | SHEDDAGE, HANGERS, AND UNITS/PAWS BY OWNER, ELECTRICAL CONTRACTOR TO PROVIDE POWER FOR SHEDDAGE. |
| 07 | EXISTING WINDOW TO BE RE-SET. |
| 08 | NEW STONE SLT. TO MATCH EXISTING. |

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JAD

CONCLUSIONS

EXTERIOR ELEVATIONS

A401