



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

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 And Architectural Review Commission Minutes Of July 10, 2023.

Documents:

[PLAN MIN 2023-0710 CB EDIT.PDF](#)

4. Review And Possible Approval Of An Extraterritorial Certified Survey Map For: The Southwest 1/4 Of The Northwest 1/4 Of Section 34, Town 5 North, Range 15 East, Town Of Cold Spring.

Documents:

[CSM PLANNERS REPORT.PDF](#)  
[PAZUREK 1.PDF](#)  
[PAZUREK 2.PDF](#)

5. Update: Conditional Use Permit, Reid Breyer, 1002 S. Janesville Street.

Documents:

[MEMO BREYER.PDF](#)

6. Next Plan And Architectural Review Commission Meeting-September 11, 2023.

7. Adjourn

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](mailto: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. July 10, 2023

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

Video: <https://vimeo.com/844253129>

**1. Call to Order and Roll Call**

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

PRESENT: Miller, Andrew Crone, Neil Hicks, Carol McCormick, Brian Schanen, Sherry Stanek

ABSENT: Bruce Parker

**Video: 00.07**

**2. Hearing of Citizens Comments**

None

**3. Review and Approval of Minutes: June 12, 2023**

Hicks moved for approval of the minutes. McCormick offered a second. Passed: Unanimously.

**Video: 1.26**

**4. Public hearing for review and possible approval-Conditional Use Permit (CUP) application for a storage building for the City of Whitewater's water utility. City of Whitewater, owner and applicant.**

Consideration for CUP for a vehicle storage building for City of Whitewater Water Utility. Brad Marquardt, Director of Public Works, represented the city and answered questions and concerns regarding the look for the building. Jim Allen provided citizen comment regarding how the business park buildings have the bottom five feet of a brick or stone skirt. Lee Loveall provided citizen comment stated that he also has a similar plan and has windows placed a foot below the soffit and is willing to share the plans. Motion by Hicks end by Stanek. AYE: Hicks, McCormick, Miller, Schanen and Stanek. NAY: Crone. Passed 5-1

**Video: 1.53**

**5. Public hearing for review and possible approval-Conditional Use Permit (CUP) application for towing and storage of semi-trailers at 1002 S. Janesville St. Reid Breyer, business owner and applicant.**

Consideration for CUP for towing and storage semi-trailers for Reid Breyer. Breyer did not attend or send a representative. Stanek motioned to not approve due to all open questions. Motion seconded by Hicks. Motion was withdrawn by Stanek. Withdrawal motion Seconded by Hicks. Stanek motioned to table the application until Mr. Breyer can come in and answer questions. Seconded by McCormick. Motion passed: Unanimously.

**Video: 17:37**

**6. Update-traffic and access at Starbucks, 1218 Main Street.**

Chris Bennett, Neighborhood Service Director, let the board know that Starbucks was approached about having the exit to be a right hand turn only. Starbucks declined the city's request.

**Video: 49:39**

- 7. Next Plan and Architectural Review Commission meeting-August 14, 2023**
- 8. Adjourn:** Stanek Moved, with a second from Schanen. Meeting adjourned at 6:52 p.m.

Respectfully submitted,  
Llana Dostie  
Neighborhood Services Administrative Assistant

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: August 14, 2023

Re: Item 4: Review and possible approval of an Extraterritorial Certified Survey Map for: The Southwest 1/4 of the Northwest 1/4 of Section 34, Town 5 North, Range 15 East, Town of Cold Spring.

### **Synopsis**

In front of the PARC for consideration is a Certified Survey Map for land in the Town of Cold Spring. David and Theresa Pazurek own the property. Surveyor Mark Miritz executed the CSM.

Per Miritz, the CSM is being executed to adjust lot lines. Lot 1 and Lot 2 are being created and the lot line marked "Lot 8" and "Lot 9" will cease to be.

The Pazuerks own both parcels. The parcel is less than a mile and a half from the town's border with the City of Whitewater, which triggers extra-territorial review.

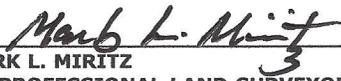
The city recommends the PARC approve the CSM.

**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

A REDIVISION OF LOT 8 AND LOT 9 OF CRESTWOOD HEIGHTS SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 15 EAST, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, MARK L. MIRITZ, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF DAVID A. PAZUREK AND THERESA M. PAZUREK, OWNERS, 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 REDIVISION OF LOT 8 AND LOT 9 OF CRESTWOOD HEIGHTS SUBDIVISION, LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWN 5 NORTH, RANGE 15 EAST, TOWN OF COLD SPRING, JEFFERSON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE S 00°17'16" E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 TO THE EAST 1/4 CORNER OF SAID SECTION 34; THENCE N 71°14'43" W 1758.79 FEET TO A FOUND 2 INCH PIPE AT THE SOUTHEASTERLY CORNER OF LOT 9 OF CRESTWOOD HEIGHTS SUBDIVISION AND THE POINT OF BEGINNING; THENCE S 01°55'46" W 126.03 FEET TO A FOUND 2 INCH IRON PIPE; THENCE S 03°35'16" E 23.02 FEET TO FOUND 1 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE N 87°34'36" W 256.93 FEET TO A FOUND 1 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N 03°28'00" W 464.43 FEET TO A FOUND 2 INCH IRON PIPE AT THE NORTHWESTERLY CORNER OF SAID LOT 8; THENCE N 03°19'57" W 90.01 FEET TO A FOUND 2 INCH IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE S 82°52'13" E 315.72 FEET TO A FOUND 2 INCH IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE S 19°16'16" E 294.64 FEET TO A FOUND 2 INCH IRON PIPE AT THE MOST EASTERLY CORNER OF SAID LOT 9; THENCE S 50°12'27" W 153.19 FEET TO THE POINT OF BEGINNING, AND CONTAINING 173,612 SQUARE FEET OR 3.985 ACRE(S) OF LAND, MORE OR LESS.

  
MARK L. MIRITZ  
WI PROFESSIONAL LAND SURVEYOR S-2582  
JULY 25, 2023



**OWNER'S CERTIFICATE:**

DAVID A. PAZUREK AND THERESA M. PAZUREK, OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: CITY OF WHITEWATER, TOWN OF COLD SPRING AND JEFFERSON COUNTY.

\_\_\_\_\_  
DAVID A. PAZUREK

\_\_\_\_\_  
THERESA M. PAZUREK

STATE OF WISCONSIN) SS  
COUNTY OF JEFFERSON)

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023  
THE ABOVE NAMED DAVID A. PAZUREK AND THERESA M. PAZUREK, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

\_\_\_\_\_, \_\_\_\_\_ COUNTY, WISCONSIN.  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_.

**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, DAVID A. PAZUREK AND THERESA M. PAZUREK, OWNERS, IS HEREBY APPROVED BY THE CITY OF WHITEWATER PLAN AND ARCHITECTURAL REVIEW COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. \_\_\_\_\_  
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: August 14, 2023

Re: Item 5: Update: Conditional Use Permit, Reid Breyer, 1002 S. Janesville Street.

### **Synopsis**

Reid Breyer applied for a Conditional Use permit to operate a towing business and store semi trailers at 1002 S. Janesville St. The PARC considered the matter at its July meeting – see the enclosed minutes.

Breyer is vacating the premises at 1002 S. Janesville St. as of October 1, and there is no need to continue with the CUP application.