

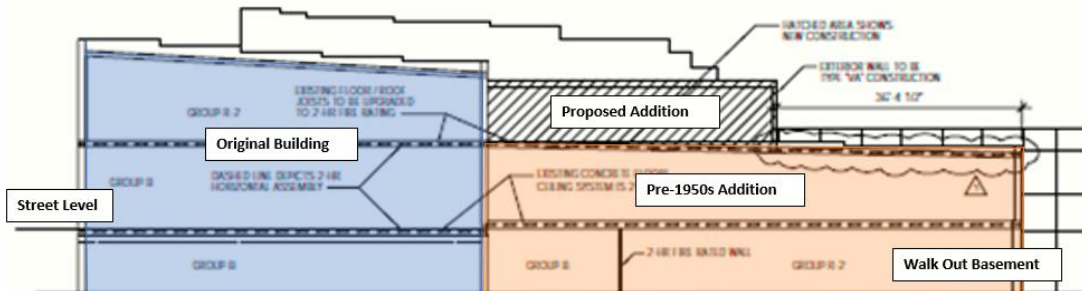
M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission
 From: Chris Munz-Pritchard City Planner
 Date: September 9, 2019
 Re: **Item # 4** Proposed adding new residential units at 136 W Main Street Whitewater WI, Tax ID# /OT 00003 for Urim Shabani.

Summary of Request	
Requested Approvals:	Adding new residential units
Location:	136 W Main Street, Tax ID# /OT 00003
Current Land Use:	B-2 Central Business

Description of the Property:

This building is located at 136 W Main Street. This building is located in the downtown Whitewater area, zoned B-2 Central Business District. The front half of the building was constructed sometime prior to 1890s. At the time it was constructed it was a livery. The original part of the building is two stories with a basement. There was an addition to the rear of the building with a walkout out basement. This addition was done prior to 1950s (CSM Feb 16, 1953), however we do not have a record of the exact date.



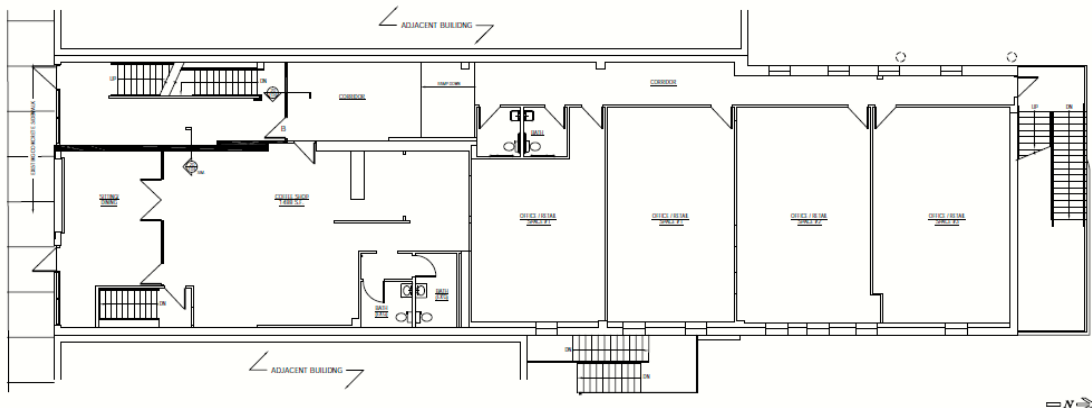
It was last used by GMA Printing, which was established in 1932 (formerly Good Morning Advertising). The building currently has no residential.

The property has a double frontage lot. The entrance of the building faces (west) Main Street, with no curb cut. The rear of the lot has joint access to (west) North Street through lot /OT 00003A owned by Ketterhagen Trust.

- B. The minimum window area is equal to at least as required in Section 14.05.310 of this chapter and such window area is located entirely above the grade of the ground adjoining such window area, or if windows are located wholly or partly below grade, there be constructed a properly drained window well whose open area is equal to or greater than the area of the masonry opening for the window; the bottom of the window well is below the top of the impervious masonry construction under the window and the minimum horizontal distance at a right angle from any point of the window well is equal to or greater than the vertical depth of the window well as measured from the bottom of the opening for the window;
- C. The total openable window area in each room is equal to at least the minimum as required under Section 14.05.310 of this chapter, except where some other approved devices affording adequate ventilation and humidity control are supplied;
- D. There are no pipes, ducts or other similar obstructions less than six feet eight inches above the floor level which interfere with the normal use of the room or area.

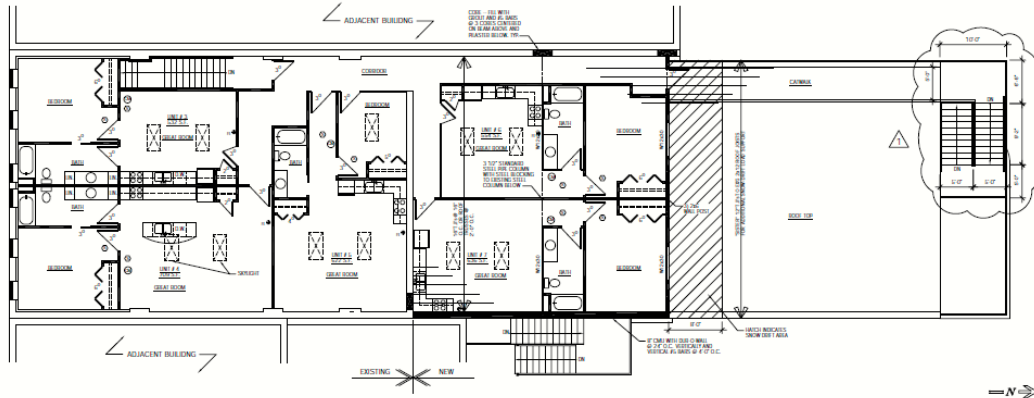
The area with the residential units does have egress windows. However, it is unclear from the plans if it can meet all the requirements in 14.05.340 (3).

Main Floor (First Floor). The proposal a space designed for a coffee shop in the front of the building, with four office / retail spaces located down a corridor behind the coffee shop area. Per 19.30.030 (G) (1) First floor residential uses are prohibited in any building located in this area.



If the coffee area wants outdoor seating it will need to apply for a sidewalk café permit and follow the guidelines in 5.19.060 of the city code. In the event that the coffee area wants to serve alcohol beverage it will need to follow 5.19.070 of the city code.

Second Floor The proposal on the second floor is for 5 residential units. Each unit is a one bedroom. Three of the units are in the existing building. The other two units are new construction on the second floor.



This area does have a large open roof top that would be ideal for an outdoor area for the apartments to utilize. I would urge you to consider this in the design. If not for the 5 units on the second floor, maybe just for units 6 and unit 7. These could be walk out areas from the bedrooms.

Within the B-2 district, there shall be no minimum required ordinance design and dimensional standards or setbacks. This is being done to allow the most flexibility in the reuse and redevelopment of the downtown. Because of the lack of predefined architectural design standards, all proposed construction and remodeling activities requiring a zoning permit shall require the design review and approval of the city plan and architectural review commission in compliance.

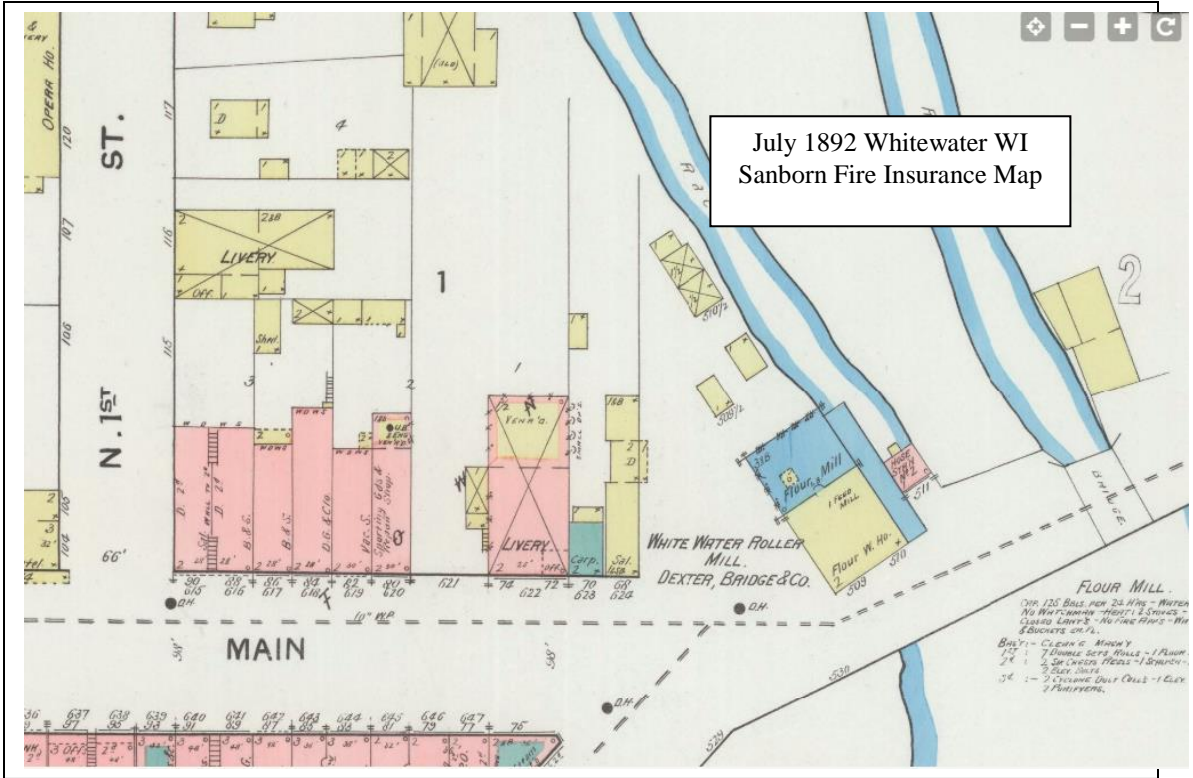
Walls separating dwelling units and corridor walls will have fire partitions. Parking is not required in the B-2. Parking permits for the downtown area are good from June 1 through May 31 will be available for sale at the Whitewater Police Department lobby window.

PLANNER’S RECOMMENDATIONS:

I recommend that the Plan and Architectural Review Commission recommend approval of the proposed subject to the findings presented below.

1. This property should explore an option to utilize a central dumpster enclosure located in the rear parking lot. This could be a dumpster area that is used by the building and surrounding land owners. Currently I can not find where the trash enclosure is on the plans. Additionally, adjacent neighbors have trash enclosures located by future window locations (see attached pictures).
 - a. Per 19.30.025 Outside storage or trash dumpsters where enclosed by a decorative opaque fence, wall and/or landscaping designed to provide a total visual screen;
 - b. An easement is needed for the windows along the east side to insure egress per state code. Dumpster / trash enclosures can no longer be located in these locations.

2. Doors and windows are critical component to meeting fire code for this building. An access easement with the adjacent property owner needs to be established and filed with Walworth County and the City Clerk.
3. Off-street parking and loading areas are subject to landscaping and screening requirements (where applicable). There is currently a loading area. This looks like it is going away.
4. Outdoor seating for restaurants, coffee shops, cafes, taverns, or similar uses, within areas designated by site plan review or other city approval process.
5. Each unit shall have no more than 3 unrelated per code 19.30.020 NN. More than this will be a violation and shall result in the revoking of the conditional use permit. The unrelated should not be an issue with the bulk of the units being one-bedroom. I would like it noted that each unit shall meet the requirements of 14.05.340 Maximum density, minimum space, use and location requirements.
6. A snow removal plan for sidewalk and fire exits needs to be documented with the City. This needs to be included in the agreement with the adjacent property owner.
7. The project needs to match the downtown aesthetics.
 - a. The ground floor space is to remain retail space (first floor). The street level façade should provide display windows entry area and awning if possible.
 - b. The building façade is encouraged to utilize details or changes in material to create a distinct base, (middle) and top.
 - c. Exterior lighting should be added and designed to complement the building.
 - d. The ground floor shall meet ADA requirements.
8. All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued.
9. Every public hall and stairway in every multiple dwelling containing more than three units shall be adequately lighted by natural or electric light at all times.
10. Knox Box on the building.
11. Any other conditions identified by City Staff or the Plan Commission.



Historically a livery stable was a place where horses, teams, buggies and wagons were for hire. Often attached to a hotel or boarding house, horses could be boarded for a short time.







