



ANGUS-YOUNG

ARCHITECTS/ENGINEERS

Wednesday, March 8, 2023

Mr Brad Marquardt, Department of Public Works Director
City of Whitewater
312 W. Whitewater Street
Whitewater, WI 53190

Re: Johns Disposal
74560 Johns Disposal - Whitewater Office Building 2022

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Dear Brad:

Johns Disposal at 107 Highway U in Whitewater is in the process of developing plans to expand their offices by building an addition onto their current office building to the north. Their current office building is on the west side of the property along the private drive off of Highway U. The property's main entrance is just south of this office building and is the only vehicle entrance onto the property. The addition to the building itself is set back 30' from the property line, but Johns Disposal is seeking an easement to provide a drive aisle that encroaches on the property line. Please see drawing C101 attached that shows the proposed parking configuration on the site including the drive aisle that extends past the property line.

The new drive aisle would be an extension of the pavement that is already existing on the site and would extend approximately 17' beyond the property line and if screening is required for the parking then an additional 13' is requested for a total of 30'. This drive aisle would match the current edge of pavement that is currently existing on their parking lot immediately to the west of their current office building. The street in question that this drive aisle and parking would be visible from is a private drive that is maintained by the three entities on the drive in equal share. The current parking configuration will allow Johns Disposal to create a separate entrance for their employee's vehicles, so that safety is improved as it will separate out the large semi and garbage truck traffic from the employee vehicles. The location of the parking is important as it will provide much needed parking immediately adjacent to the new office to prevent unnecessary pedestrian traffic across the rest of the site where semis and garbage trucks are constantly driving. Johns Disposal's desired parking location is also dictated by the need for parking to remain out of the wetland areas on the site so that those areas are undisturbed.

Our goal is to maximize the parking to the north and west of the office building which is only possible if an easement is granted from the City of Whitewater for 30' beyond the property line for a drive aisle and screening. This easement would provide access to much needed parking on the site while improving both vehicle and pedestrian traffic. If you have any questions please contact myself at b.langfoss@angusyoung.com or (608) 756-2326.

Sincerely,

Britten Langfoss, Designer

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