

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

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

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

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

Chairperson Tom Miller called the meeting to order at 6 p.m.  
PRESENT: Miller, Neil Hicks, Brienne Brown, Andrew Crone, David Stone, Sherry Stanek and  
Bruce Parker.

Video: 00:30

**2. Hearing of Citizens Comments**

None

Video: 00:58

**3. Review and Approval of Minutes: January 9, 2023**

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

Video: 1:40

**4. Review and possible approval of a Certified Survey Map for the Division of Land: Lot 1 and Lot  
2 of Certified Survey Map No. 1258 recorded in the Walworth County Register of Deeds in  
Volume 6, Page 27 as Document No. 86351 and part of the Southwest 1/4 of the Northwest  
1/4 of Section 5, Township 4 North, Range 15 East, City of Whitewater, Walworth County,  
Wisconsin. 1242 & 1260 W Main Street – Parcel #/WUP 00160**

The PARC recommended approval of the afore-mentioned CSM, which splits parcel /WUP 00106 at 1242 & 1260 W. Main Streets. The PARC recommended approval with the following note on the front of the CSM: "The existing building foundation is located within the current building setback. In the event the portion of the existing foundation falling within the setback is removed or a future foundation is constructed replacing the rear foundation, the future foundation locations must comply with current zoning setbacks."

What this instruction does, in the opinion of City Attorney Wally McDonell, the city's contract planner with Vandewalle & Associates Sonja Kruesel and Neighborhood Services Director Chris Bennett, is allow the land split to move forward without the non-conforming building being made legal through the variance process. Any construction that involves the rear foundation will need to be in accordance with current zoning codes.

Stone moved for approval of the CSM, with a second from Crone. Passed unanimously.

**Video: 2:20**

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

The PARC resumed consideration of Loveall's CUP, which it first considered in December 2022. The PARC tabled the matter and asked Loveall to develop a paving and parking plan. In the interim Bennett and McDonnell recommended the PARC approve Loveall's CUP without the area being paved, per city ordinance 19.51.050. Section B of the aforementioned ordinance Section B states that all driveway and parking areas shall be surfaced with asphalt or concrete to control dust and drainage – unless otherwise permitted in the zoning district, or approved by the plan commission under a conditional use permit (CUP) or permitted by neighborhood services.

Brown moved, with a second from Hicks, to approve the CUP with the condition that Loveall come back in front of the PARC and amend his CUP should he lease additional land from owners Samuel and Dana Hatchett and look to expand. The PARC also stipulated that Loveall's lease with the Hatchetts be included as part of the CUP. Passed 6-1, with Stone dissenting.

**Video: 15:30**

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

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

The PARC approved the site plan with the added condition of an extra door on the north hot aisle of the building and review of the landscaping plan by the Urban Forestry Commission, along with the conditions listed in the Planner's Report.

Hicks moved for approval with a second from Stanek. Motion passed 6-0; Crone abstained.

**Video: 41:20**

- 7. Next Plan and Architectural Review Commission Meeting: March 13, 2023.**
- 8. Adjourn:** Brown moved, with a second from Hicks. Meeting adjourned at 6:59 p.m.

Respectfully submitted,  
Chris Bennett  
Neighborhood Services Director