

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

Owner of Site, according to current property tax records (as of the date of the application):
Johns Disposal Service

Street address of property: 107 County Road U, Whitewater, WI 53190

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
NW1/4 NE1/4, EX W 120FT, EX COM N 1/4 C, S88DG48'E 1272.65FT TO PCB, S88DG48'E 50.01FT, S6DG25W 1329.11FT, N88DG49W 1203.25FT, N0DG27E 53.49FT, S88DG49E 393.50FT, N0DG27E 526.14FT, S88DG49E 759.48FT, N0DG25E 749.50FT TO POB.
EX CSM 4101-20-82.

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Britten Langfoss
Name of Firm: Angus-Young Associates
Office Address: 555 South River Street
Janesville, WI 53548 Phone: 608-756-2326
Name of Contractor: TBD

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: Manufacturing

Accessory or Secondary Uses: Business Offices

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 accomodated: 22

No. of employees: 150

Zoning District in which property is located: M-1

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: 19.36.020

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.

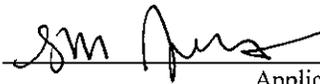
STANDARD	APPLICANT'S EXPLANATION
<p>E. The proposed development will not create traffic circulation or parking problems;</p>	<p>The proposed development will actually improve traffic circulation in the area and parking issues.</p>
<p>F. The mass, volume, architectural features, materials and/or setback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

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