



Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190
*In Person and Virtual

Monday, December 08, 2025 - 6:00 PM

Citizens are welcome (and encouraged) to join our webinar via computer, smart phone, or telephone. Citizen participation is welcome during topic discussion periods.

Please click the link below to join the webinar:

<https://teams.microsoft.com/meet/27598882243149?p=4UrylNFLKwNveiOQMv>

Dial in by phone

+1 929-229-5663,,734192174# United States, New York City

Find a local number

Phone conference ID: 734 192 174#

Please note that although every effort will be made to provide for virtual participation, unforeseen technical difficulties may prevent this, in which case the meeting may still proceed as long as there is a quorum. Should you wish to make a comment in this situation, you are welcome to call this number: (262) 473-0108.

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

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 Council discusses that particular item.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any commission member requests that an item be removed for individual consideration.

1. Approval of November 10, 2025 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a conditional use permit for alcohol by the drink for Whitewater Cinema located at 151 S Pearson Lane. Tax Parcel # /A300200002.
3. Discussion and possible approval of a conditional use permit for alcohol by the drink for 1850 Tavern on Main (currently known as Brass Rail). Located at 130 W Main Street. Tax Parcel #/WUP 00255.
4. Discussion and possible action regarding a Conditional Use Permit for additional residential units for Walworth County Housing Authority. Located at 209 S Taft Street. Tax Parcel #: /HAS 000046.
5. Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A503200002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).
6. Consideration to approve and recommendation to Common Council a change in District Zoning Map to Rezone Tax Parcel #'s /A410100001, A410100002, /A410100003, /A503200001 and /A503200002 from Highway Commercial and Light Industrial District (B-3) to One-Family-Small Lots Residence District (R-1s).

DISCUSSIONS AND CONSIDERATIONS

7. Discussion and possible approval of site plan and preliminary and final Plat for Stonehaven.
8. Discussion and possible approval of the Site Plan for Whitewater Industrial Investor's. Located at 848 E Commercial Avenue. Tax Parcel #/A64500001.
9. Review and possible approval of an Extraterritorial Survey for a parcel of land located at W4890 Tri County Road. Tax Parcel #016-0514-3643-000.
10. Demonstration from Dan Boldt, GIS Analyst of the new GIS Zoning Maps.

FUTURE AGENDA ITEMS

11. Ordinances Moved to January Meeting
 - Childcare Ordinance
 - Demolition Ordinance
 - Repeal Section 20.04.100
 - Permit Expirations Ordinance
 - Sign Ordinance Amendment

NEXT MEETING DATE JANUARY 12, 2026.

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 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 Community Development
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov

A quorum of the Common Council might be present. This notice is given to inform the public that no formal action will be taken at this meeting by the Common Council.