



Plan & Architectural Review Meeting

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

Monday, October 13, 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.

Plan and Architectural Review Commission

Oct 13, 2025, 6:00 – 9:00 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/142195909>

You can also dial in using your phone.

Access Code: 142-195-909

United States: +1 (872) 240-3412

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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

Amended as of October 11, 2025 at 9:00 a.m. to add: 1) Waiver of 72- Hour Transparency Ordinance and 2) Update to memo for Item 6 and 7, Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #A444200001 from General Manufacturing District (M-1) to Multi-Family Residence District (R-3) and the District Zoning Map for same parcel.

CALL TO ORDER

Request for authorization to waive the 72-hour notice required by the City of Whitewater Transparency Ordinance to amend the Agenda to

1. Update item number 6 and 7, Update to memo for Item 6 and 7, Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #A444200001 from General Manufacturing District (M-1) to Multi-Family Residence District (R-3) and the District Zoning Map for same parcel.

OATH OF OFFICE

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 September 8, 2025 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for Drive-Thru, Drive-Thru Service Order Board, 2nd Building Wall Sign and Site Plan Review for Dunkin Donuts located at 1185 W Main Street, Whitewater, WI 53190. Parcel #: /L00011.
3. Discussion and possible approval of a Conditional Use Permit for Coperion Solutions, LLC. Tax Parcel #HAS 00054.
4. Discussion and possible approval of a Conditional Use Permit for First Floor Residential located at 319 W James Street, Whitewater, WI 53190. Parcel #: /TR 00025.
5. Discussion and possible approval of a Conditional Use Permit for First Floor Residential Use for Habitat for Humanity of Walworth County for Tax Parcel #: /TRA 00003.

ITEM REMOVED FROM AGENDA AFTER NOTICES SENT OUT

6. Discussion and possible recommendation to Common Council for change to the Comprehensive Plan Future Land Use Map for Tax Parcel #A444200001 from General Manufacturing District (M-1) to Multi-Family Residence District (R-3).
7. Consideration to Approve and Recommend to Common Council a change in District Zoning Map to Rezone Parcel #A444200001 vacant land at end of E Main Street from M-1 (Manufacturing) to R-3 (Multi-Family Residence District).

DISCUSSION/CONSIDERATION

8. Update regarding Amendment to Simultaneous Property Swap Agreement.
9. Update regarding Comprehensive Plan.

FUTURE AGENDA ITEMS**NEXT MEETING DATE**

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 Neighborhood Services
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.