Plan & Architectural Review Meeting

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

Monday, November 09, 2026 - 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.

https://teams.microsoft.com/meet/28038792449539?p=VvNDyLzLb2UW7uUhj4

Dial in by phone
+1 929-229-5663,,106525985# United States, New York City
Find a local number
Phone conference ID: 106 525 985#

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 Commission 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 October 12, 2026 Minutes.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible recommendation the Whitewater Forward 2045 Comprehensive Plan to Common Council.

3. Discussion and possible approval of a first floor residential/artist studio located at 319 W James St for David Dietrich. Tax Parcel # /TR 00025.

4. Discussion and possible approval of a Conditional Use Permit for drive-thru, drive-thru menu board and wall signage over three signs for 7 Brew Coffee to be located at 1155 W Main Street. Tax Parcel # /L 00007.

CONSIDERATION/DISCUSSION/REPORTS

5. Discussion and possible approval of the Site Plan for 7 Brew Coffee to be located at 1155 W Main Street. Tax Parcel # /L 00007. Along discussion and approval of leniency for parking for 1139 W Main Street. Tax Parcel #/ L 00010.

6. Discussion and possible approval of the Certified Survey Map for 7 Brew Coffee to be located at 1155 W Main Street. Tax Parcel # /L 00007.

7. Discussion and possible recommendation to Common Council the purchase of part of Tax Parcel # 292-0515-3434-000. Located in the Whitewater Business Park at the corner of Enterprise Blvd and N Prospect.

8. Discussion and possible recommendation to Common Council the sale of City owned vacant land located at 1127 E Bluff Road. Tax Parcel # /A 405400001.

FUTURE AGENDA ITEMS

Jefferson Street Development Concept Plan-Stanek

NEXT MEETING DATE DECEMBER 14, 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

This agenda may include quasi-judicial items addressing the specific outcome for an individual or property, such as zoning appeals, conditional use permits, or other land use decisions. For quasi-judicial items, board/commission members are only able to consider information presented by interested parties or the public on the record during this meeting. Board/Commission members should not conduct their own investigation but may request additional information from the interested parties.

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.