



## Plan & Architectural Review Meeting

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

**Monday, January 12, 2026 - 6:00 PM**

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**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/22371977662228?p=BW6FGKLsfJMvgKRJnw>

Dial in by phone

+1 929-229-5663,,159349400# United States, New York City

Find a local number

Phone conference ID: 159 349 400#

**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.**

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## 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 Committee 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 December 8, 2025 Minutes.

**PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL**

2. Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument Sign to be located at 499 W Whitewater Street, Whitewater, WI 53190 for Home Lumber. Tax Parcel # /A92900001
3. Discussion and possible approval of a conditional use permit for alcohol by the drink for Violas Beer Here. Located at 617 E Milwaukee Street. Tax Parcel # /A288100002.
4. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/CL 00035 Big Brick Park located at 611 W Center Street from R-2 (One and Two Family Residence District) to I (Institutional District).
5. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WSS 00018 Brewery Hill Park located at 116 North Street from B-2 (Central Business District) to I (Institutional District).
6. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s /A392500001 & /WUP 000318 located at 511 E Clay Street from R-2 (One and Two Family Residence District) to I (Institutional District).
7. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/WUP 00264, TR 00018, TR 0017, TR 00016, WUP 00260, TR 00014A, TR 00012, TR 00010, A296000001, A296000002 Cravath Lake Front Park located at 341 S Fremont Street from B-2(Central Business District), R-3 (Multi-Family Residence District) PD (Planned Development) to I (Institutional District).
8. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #s/OT 00037 and /OT 00038 Flat Iron Park located at 402 W Main Street from R-3 (Multi-Family Residence District) to I (Institutional District).
9. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /OT 00013 Main Street Shoppes Courtyard Park located next to 110 N First Street from B-2 (Center Business District) to I (Institutional District).
10. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 MeadowSweet Park located at 601 N Tratt Street from R-2 (One and Two Family Residence District) to I (Institutional District).
11. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/TR 00001 Mill Race Park located next to dam from B-2 (Central Business District) to I (Institutional District).
12. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WES 00035 Minneiska Park located on Tanner Way from PCD (Planned Community Development) to I (Institutional District).
13. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00322 Moriane View Park located at 1201 Innovation Drive from M-1 (Manufacturing District) to I (Institutional District).

14. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /MO 00051 located at 1602 Turtle Mount Circle from R-1 (One Family Residence District) to I (Institutional District).
15. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00036 Ray Trost Nature Preserve located next to 391 N Fremont Street from R-2 (One and Two Family Residence District) to I (Institutional District).
16. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3141-104 for Skyway Park located on Tower Hill Pass from R-2 (One and Two Family Residence District) to I (Institutional District).
17. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /S 00009, /S 00018 and /S 00019 for Starin Park located at 504 w Starin Road from R-2 (One and Two Family Residence District) to I (Institutional District).
18. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00271A for Tripp Lake Park located at from R-1(One Family Residence District) to I (Institutional District).
19. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WPB 00043 for Walton East Gate Park located on Jakes Way from R-2(One and Two Family Residence District) to I (Institutional District).
20. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # 292-0515-3414-102 for Walton Oaks Park located at 654 Stonefield Lane from R-2(One and Two Family Residence District) to I (Institutional District).
21. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel # /WUP 00033 for Whitewater Bark Park located at 546 N Jefferson Street from R-2(One and Two Family Residence District) to I (Institutional District).
22. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #'s /MO 00053 and /WUP 00160D3 for Whitewater Effigy Mound Preserve located at 288 Indian Mound Parkway from R-1 (One Family Residence District) and R-1x (One Family Residence District) to I (Institutional District).
23. Discussion and possible approval of a Conditional Use Permit for an Electronic Message Monument sign to be located at 402 W Main Street, Flat Iron Park for the City of Whitewater. Tax Parcel # /OT 00038.
24. Discussion and possible recommendation to Common Council Childcare Ordinance.
25. Discussion and possible recommendation to Common Council the creation of a Razing Buildings Ordinance.
26. Discussion and possible recommendation to Common Council the repeal of section 20.04.100.

27. Discussion and possible recommendation to Common Council creating Permit Expirations.
28. Discussion and possible recommendation to Common Council an amendment to the Sign Ordinance related to the number of wall signs.

**CONSIDERATION/DISCUSSION/REPORTS**

29. Discussion and possible action regarding a special joint meeting between Plan Commission and Common Council regarding Comprehensive Plan.

**FUTURE AGENDA ITEMS****NEXT MEETING DATE FEBRUARY 9, 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](mailto: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.*