



Plan & Architectural Review Meeting

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

Monday, February 12, 2024 - 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 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.

MINUTES

CALL TO ORDER AND ROLL CALL

CALL TO ORDER

Meeting was called to order at 6:00 p.m.

ROLL CALL

PRESENT

Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Brian Schanen
Board Member Andrew Crone
Chairperson Tom Miller
Councilmember Brienne Brown

ABSENT

Vice Chairperson Sherry Stanek
Board Member John Beerman
Board Member Jeffery Weigel
Board Member Michael Smith

STAFF

Brad Marquardt
Allison Schwark-Planner/Zoning Administrator
Attorney Jonathan McDonnell
Llana Dostie

Board Member Carol McCormick was seated in the audience.

APPROVAL OF MINUTES

1. APPROVAL OF MINUTES

Motion made by Councilmember Hicks, Seconded by Board Member Schanen.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

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.

No Citizen Comments were made.

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for a proposed arcade and lounge and sale of alcohol by the drink located at 141 W Whitewater Avenue #B, Parcel # /TR00008 for DLK Enterprise, Inc d/b/a Hawk's Arcade & Lounge.

Applicant Michael Kachel 408 Panther Ct on behalf of DLK Enterprise. Looking to reopen a store front that has been closed for a number years. They are moving items from Hawk Bowl to this location. There will be beer and liquor on site. No food except for Emil's frozen pizza's like the bowling alley had.

Brown asked about how many machines would there been. Kachel stated about 30 machines. There is about 1700 square feet of floor space. They are adding a bathroom. Removing an office. Trying to model themselves after one in Mukwonago.

Hicks asked about pinball machines.

Crone asked about how the liquor license would work with the middle school and high school kids. And separation about the alcohol and games. Kachel stated there were will bar area with seating that will be more of a restaurant atmosphere. And that he will work with staff about appropriate separation.

Kachel stated they would have alternate times where there would be no alcohol.

Miller stated that he has an issue with the alcohol and arcade together and how that would be policed. Miller feels like the age should be 21.

Brown stated she went to one in Austin TX that used wrist bands and different types of cups and and was very obvious the difference.

Motion made by Councilmember Brown, Seconded by Councilmember Hicks.

Miller asked about hours. Kachel answered close time of about 10:00 p.m.

Parker asked of the motion included the planners report. He felt that letter could be removed and the plan for letter B. And on letter C just the building only.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Councilmember Brown

Voting Nay: Chairperson Miller

3. Discussion and possible approval of a Conditional Use Permit for a new Wireless Telecommunication Facility to be located on the water tower located at 797 Indian Mound Pkwy, Parcel # /A277200001 for Netwurx.

David Roller represented the applicant Netwurx. The facility was built for the dual purpose for wireless antenna.

Allison stated that this is a fairly easily request. They meet all the criteria.

Schannen asked about how high above the hand rail will the antenna be.

Roller stated that they would not be higher than the obstruction light. Roller did state that sometimes the obstruction light is not put in according to the drawings if that is the case. They will raised the obstruction light to the plan height and keep the antennas below that obstruction light.

Hicks asked about whether they were using licensed ISM band. And will you file the necessary paperwork.

Roller responded in the affirmative.

Motion made by Councilmember Hicks, Seconded by Councilmember Brown.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

DISCUSSION AND REVIEW

4. Discussion and possible approval of Preliminary Right of Way Plat for Starin Road for Parcels /WUP 00018D; /WSS00060; /WUP 00033; /WSS 00061; /A326000001.

Motion made by Board Member Schanen, Seconded by Board Member Parker.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

5. Discussion and possible approval of Final Right of Way Plat for Starin Road for for Parcels /WUP 00018D; /WSS00060; /WUP 00033; /WSS 00061; /A326000001.

Motion made by Board Member Schanen, Seconded by Board Member Parker.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

6. Review and possible approval of a Certified Survey Map for Parcel #/WUP 00018D.

Brad explained that Certified Survey Map (CSM). This area was all right of way. This CSM carves out these lots for future sale. One caveat is that we will have the City Attorney draft an affidavit of correction that will go to the County Register of Deeds notifying them

that the intentions was not to have all this area as right of way when it was purchased and we are creating these lots as right of way is not needed through these lots.

Hicks asked about the watermain easement. Brad stated that watermain are easier to move.

Motion made by Councilmember Hicks, Seconded by Councilmember Brown.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

7. Discussion and possible consideration for public notices and notification list in future packets.

Hicks would like to see a list of addresses and maps on all public notices.

Brad asked for clarification if all or just public hearings. Hicks stated all public hearings.

Hicks made a motion to require the list address and the maps within the packets.

Motion made by Councilmember Hicks, Seconded by Councilmember Brown.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

FUTURE AGENDA ITEMS

NEXT MEETING DATE IS MARCH 11, 2024.

ADJOURNMENT

Motion made by Councilmember Brown, Seconded by Councilmember Hicks.

Voting Yea: Councilmember Hicks, Board Member Parker, Board Member Schanen, Board Member Crone, Chairperson Miller, Councilmember Brown

Meeting adjourned at 6:35 p.m.

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 Director
312 W. Whitewater Street
Whitewater, WI 53190
or pcronce@whitewater-wi.gov