



Plan & Architectural Review Meeting

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

Monday, June 08, 2026 - 6:00 PM

MINUTES

CALL TO ORDER

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

ROLL CALL

PRESENT

Chairman, Councilmember Neil Hicks
Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Sherry Stanek

STAFF

Mason Becker, Director of Community Development
Aftin Hill, Zoning Administrator Designee
Llana Dostie, Zoning Specialist
Dan Boldt, GIS Analyst

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.

None.

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 May 11, 2026 Minutes.

Binnie made a correction 14 ft in height.

Motion made by Vice Chairman Binnie, Seconded by Board Member Stoneman.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for alcohol by the drink for Sean Stemper d/b/a Rosa's Pizza. Located at 180 W Main Street. Parcel Id# /OT 00020.

Zoning Administrator Designee Hill provided a background to the conditional use request.

Applicant provided a background of the business.

Dostie provide information about the license.

Motion to approve Conditional Use Permit with Planner's conditions.

Motion made by Board Member Stanek, Seconded by Board Member Miller.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

3. Discussion and possible approval of a Conditional Use Permit for Danielle Parsell d/b/a Flowing Well Saloon. Located at 132 W Center Street. Parcel Id # /OT 00065.

Zoning Administrator Designee Hill provided a background about applicant's application.

Parker and Miller wanted a floor plan.

Motion to postpone the matter to get Floor Plan, Fixtures and Clarification on number employees.

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

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

4. Discussion and possible approval of a Conditional Use Permit and Site Plan Review for three additional contractor buildings for Jonathan Tanis. Located at 1345 and 1277 Greenway Ct. Parcel Id #: /A524900004

Zoning Administrator Designee Hill provided a background of the application for expansion of the site and conditional use permit.

Stanek asked about the building requirements lency over variance.

Hicks provided a background about the last approval and Commissions reasoning.

Tanis answered questions regarding the three buildings.

Motion to approve with Planner's recommendations with as well as continued leniency with the style of building.

Motion made by Board Member Stanek, Seconded by Vice Chairman Binnie.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

5. Discussion and possible recommendation to Common Council Zoning Ordinance creating section 19.09.291 and subsections 19.19.30(G), 19.33.30(T) amending subsections 19.15.30(G), 19.18.30(H), Creating 19.19.030 (H) to define Family child care Centers and Define conditional uses for Family Child Care Centers.

Dostie provide a background and updates since the ordinance was last presented to the commission.

Binnie asked about those family child care centers that were already in operation.

Dostie stated that they would be grandfathered.

Motion to recommend to Council with staff recommendation

Motion made by Board Member Stanek, Seconded by Board Member McCormick.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

6. Discussion and possible recommendation to Common Council Zoning Ordinance changes repealing subsections 19.09.17 and 19.09.177 of the definitions section, creating subsection 19.09.022 and 19.09.355 of the definitions section, creating 19.21.030(P) to define Conditional Use and Amending subsection 19.27.030(K), 19.33.03(T), 19.36.03(c) 19.38.030 (6b) and 19.48.20 (E) to define Permitted and Conditional Uses.

Dostie provided a background of the updates to the ordinance since it was last seen by commission.

Motion to recommend to Common Council.

Motion made by Board Member Stoneman, Seconded by Board Member Stanek.

Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

CONSIDERATION/DISCUSSION/REPORTS

7. Discussion and possible recommendation to Common Council the Child Safety Zone Map and Resolution.

Dan Boldt provided an explanation regarding the child safety maps.

Hicks asked if the school district had been consulted.

Motion to recommend to Common Council.

Motion made by Vice Chairman Binnie, Seconded by Chairman, Councilmember Hicks.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

8. Discussion and recommendation to Common Council the land combination CSM for the N Jefferson Street properties. Parcel Id #'s /BIRW 00001, BIRW 00002 and /BIRW 00003A.

Dostie provided a background on CSM

Motion to approve conceptual review combine the three properties staff work on easements for utilities and bike path on the final map final to return to commission.

Motion made by Board Member Stanek, Seconded by Board Member Parker.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

9. Discussion and possible recommendation to Common Council the land split CSM's for vacant land owned by the City of Whitewater at the end of Universal Blvd and the corner of Executive Drive and N Prospect. Parcel Id #'s /WUP 00322 and 292-0515-3432-000.

Dostie provided a background to the preliminary CSM.

Motion to approve preliminary CSM

Motion made by Board Member Parker.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

10. Discussion and recommendation sale of City owned vacant land to Bethel House of Whitewater Inc located on E Cravath Street next to 616 E Cravath. Parcel Id # /DAJ 00006.

Becker provided a background on the offer of the purchased.

Motion to recommend to Common Council for sale

Motion made by Chairman, Councilmember Hicks, Seconded by Board Member Stanek.
Voting Yea: Chairman, Councilmember Hicks, Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Stanek

FUTURE AGENDA ITEMS

Attorney for going to sites.

NEXT MEETING DATE JULY 13, 2026

ADJOURNMENT

Meeting adjourned at 6:54 p.m.