



Special Plan & Architectural Review Meeting

Whitewater Municipal Building Community Room,
312 West Whitewater St., Whitewater, WI 53190

*In Person and Virtual

Monday, June 01, 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 Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Sherry Stanek
Councilmember Gavin Kelleher

ABSENT

Board Member Tom Miller

STAFF

Mason Becker, Community Development Director
Allison Schwark, Zoning Administrator
Llana Dostie, Zoning Specialist
Brad Marquardt, Public Works Director

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.

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

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

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.

None

CONSIDERATION/DISCUSSION/REPORTS

1. Discussion and possible approval of Site Plan and Certified Survey Map Review for Lifetime Manufacturing, LLC.

Zoning Administrator Schwark provided a background on Site Plan and CSM applicant application. This is the third meeting that the applicant presented to the Commission.

Board Member Stoneman asked applicant about stormwater and soccer fields.

Brad Marquardt, Director of Public Works Director answered stormwater question.

Board Parker asked about berming.

Motion to approved Site Plan with Planner's and Urban Forestry recommendations.

FUTURE AGENDA ITEMS

NEXT MEETING DATE

June 8, 2026

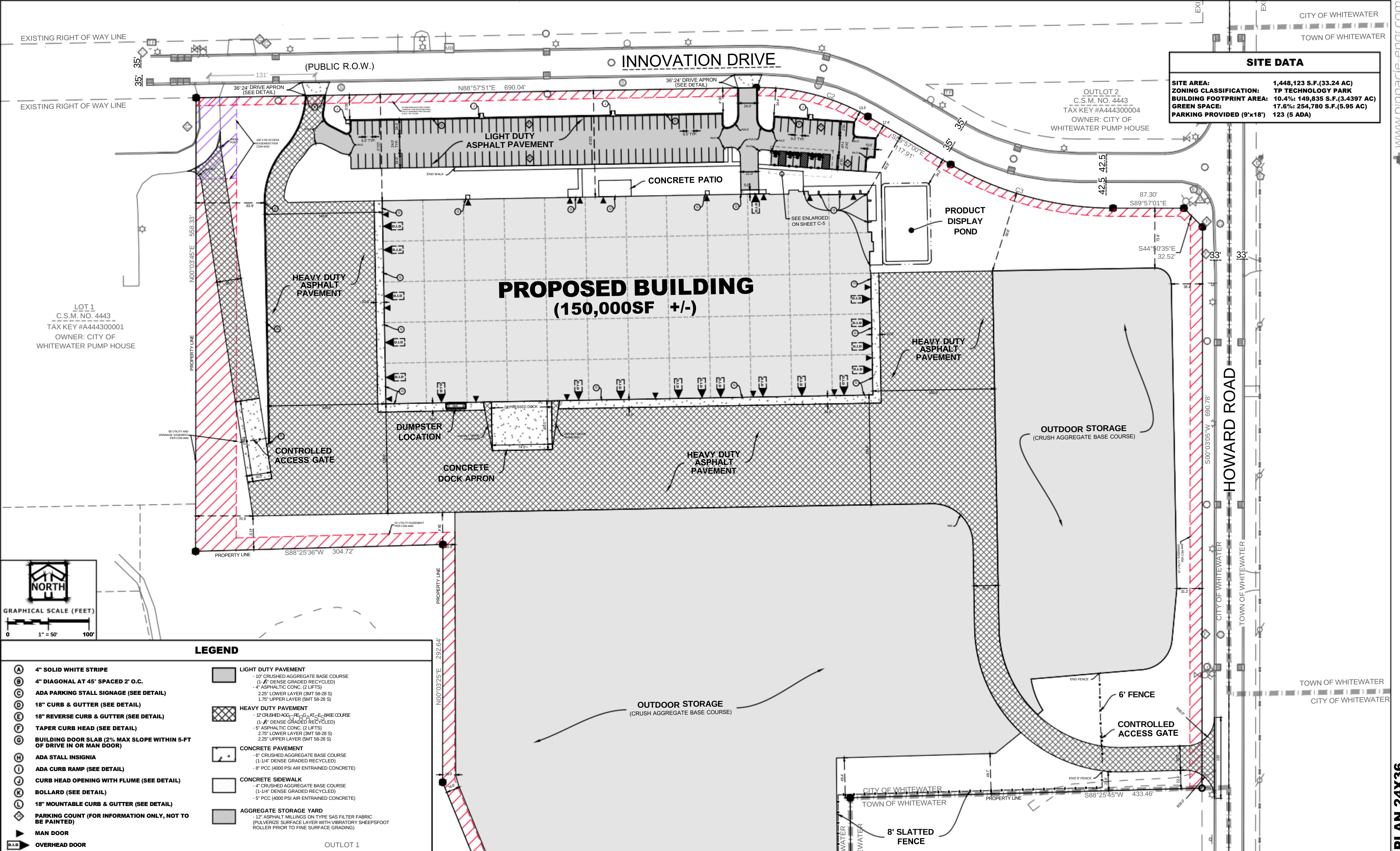
ADJOURNMENT

Meeting adjourned at 6:26 p.m.

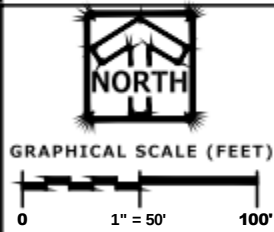
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REVIEWED: DESIGNED: AREA: DATED:

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SITE DATA	
SITE AREA:	1,448,123 S.F.(33.24 AC)
ZONING CLASSIFICATION:	TP TECHNOLOGY PARK
BUILDING FOOTPRINT AREA:	10.4%: 149,835 S.F.(3.4397 AC)
GREEN SPACE:	17.6%: 254,780 S.F.(5.95 AC)
PARKING PROVIDED (9'x18')	123 (5 ADA)



LEGEND	
(A) 4" SOLID WHITE STRIPE	(H) LIGHT DUTY PAVEMENT
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.	(I) 10" CRUSHED AGGREGATE BASE COURSE
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)	(J) (1-1/4" DENSE GRADED RECYCLED)
(D) 18" CURB & GUTTER (SEE DETAIL)	(K) 4" ASPHALTIC CONC. (2 LIFTS)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)	(L) 2.25" LOWER LAYER (SMT 58-28 S)
(F) TAPER CURB HEAD (SEE DETAIL)	(M) 1.75" UPPER LAYER (SMT 58-28 S)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)	(N) HEAVY DUTY PAVEMENT
(H) ADA STALL INSIGNIA	(O) 12" CRUSHED AGGREGATE BASE COURSE
(I) ADA CURB RAMP (SEE DETAIL)	(P) (1-1/4" DENSE GRADED RECYCLED)
(J) CURB HEAD OPENING WITH FLUME (SEE DETAIL)	(Q) 5" ASPHALTIC CONC. (2 LIFTS)
(K) BOLLARD (SEE DETAIL)	(R) 2.75" LOWER LAYER (SMT 58-28 S)
(L) 18" MOUNTABLE CURB & GUTTER (SEE DETAIL)	(S) 2.25" UPPER LAYER (SMT 58-28 S)
(M) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	(T) CONCRETE PAVEMENT
(N) MAN DOOR	(U) 6" CRUSHED AGGREGATE BASE COURSE
(O) OVERHEAD DOOR	(V) (1-1/4" DENSE GRADED RECYCLED)
	(W) 8" PCC (4000 PSI AIR ENTRAINED CONCRETE)
	(X) CONCRETE SIDEWALK
	(Y) 4" CRUSHED AGGREGATE BASE COURSE
	(Z) (1-1/4" DENSE GRADED RECYCLED)
	(AA) 5" PCC (4000 PSI AIR ENTRAINED CONCRETE)
	(AB) AGGREGATE STORAGE YARD
	(AC) 12" ASPHALT MILLINGS ON TYPE SAS FILTER FABRIC
	(AD) (PULVERIZE SURFACE LAYER WITH VIBRATORY SHEEPSFOOT ROLLER PRIOR TO FINE SURFACE GRADING)



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C-2 SITE PLAN 24x36

REVISIONS

1	PLAN COMMISSION	05/11/26	
2	REVISED PER COMMENTS	05/23/26	
3	REVISED PER BEDROCK	05/31/26	

PEG JOB NO.	7103.00
AREA	AREA
PLAN DATE	05/04/26
SCALE	SCALE

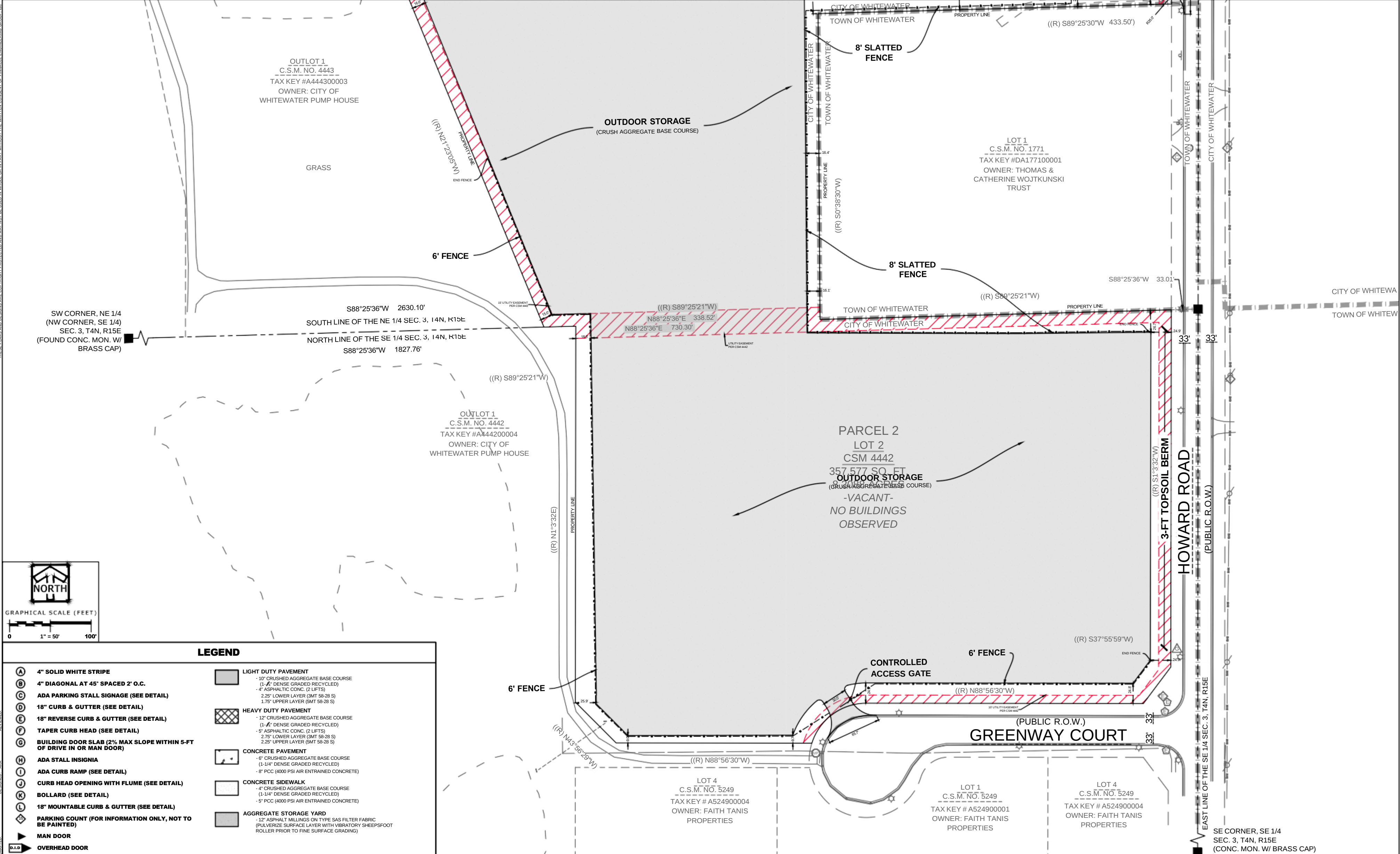
SHEET	C-2
OF	C-7

C-2 SITE PLAN 24X36

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C-3 SITE PLAN 24x36

REVISIONS	
1	PLAN COMMISSION 05/11/26
2	REVISED PER COMMENTS 05/23/26
3	REVISED PER BEDROCK 05/31/26

SHEET C-3 OF C-7

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