



Plan & Architectural Review Meeting

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

Monday, October 09, 2023 - 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.**

Plan and Architectural Review Commission
Oct 9, 2023, 6:00 – 7:30 PM (America/Chicago)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/457869101>

You can also dial in using your phone.

Access Code: 457-869-101

United States: +1 (646) 749-3122

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

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 AND ROLL CALL

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.

APPROVAL OF THE PLAN & ARCHITECTURAL REVIEW COMMISSION MINUTES OF AUGUST 14, 2023

1. Minutes for August 14, 2023 Plan Commission Meeting

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Site Plan Review and Possible Approval of a Proposed Dollar Store located at the corner of Indian Mound Parkway and W. Main Street. Parcel #/A503300001.

- [3.](#) Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for A Proposed Fraternity House to be located at 1036 W. Main Street, Parcel # /WUP 000170 for Alpha Sigma Phi.

- [4.](#) Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for a Proposed Auto Repair Shop located at 648 S Janesville Avenue, Parcel # /T00022 for Jeremy D Meyer.

- [5.](#) Public Hearing Regarding Consideration of A Conditional Use Permit (CUP) for first floor residential units located at 885 S. Janesville Avenue, Parcel # /A 285000001.

UPDATES / REPORTS

FUTURE AGENDA ITEMS

- 6. Review and possible approval for a Conditional Use Permit for 209 S Taft Street for second floor residential units. **November 13**

- 7. Site Plan Review and Possible Approval of Starbucks interior plan located at 1280 W Main Street. **November 13**

- 8. Rezoning of Mound Meadows from R-1 to R-2 for zero lot line duplexes. **To Be Determined**

NEXT MEETING DATE

- 9. Next Plan Commission Meeting is November 13, 2023

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 Neighborhood Services Director
312 W. Whitewater Street
Whitewater, WI 53190
or ldostie@whitewater-wi.gov

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
IN-PERSON AND VIRTUAL MEETING
6 p.m. August 14, 2023

ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION

Video: <https://vimeo.com/854516046?share=copy>

1. Call to Order and Roll Call

Chairperson Tom Miller called the meeting to order at 6 p.m.

PRESENT: Miller, Andrew Crone, Neil Hicks, Carol McCormick, Brian Schanen, Sherry Stanek

ABSENT: Bruce Parker

Video:

2. Hearing of Citizens Comments

None

3. Approval of The Plan and Architectural Review Commission Minutes of July 10, 2023

Stanek moved for approval of the minutes. Schanen offered a second. Passed unanimously.

Video: 1:50

4. Review and Possible Approval of An Extraterritorial Certified Survey Map For: The Southwest 1/4 Of the Northwest 1/4 Of Section 34, Town 5 North, Range 15 East, Town Of Cold Spring.

Commission considered an acted on a request for approval of extra-territorial certified survey map. Land split is due to owner's desire to cleave property in two and build a pool. Per Jefferson County policy a land division requires a CSM. Schanen motioned for approval with a second from Stanek. Passed unanimously.

Video: 2:05

5. Update: Conditional Use Permit, Reid Breyer, 1002 S. Janesville Street.

Neighborhood Services Director Chris Bennett informed the commission that Reid Breyer, who operated a business at 1002 S. Janesville St., pulled his CUP application to operate his towing and trucking business from consideration because he is moving out of the city. The commissioned considered and tabled Breyer's request at its July meeting. No action was taken

Video: 4:20

6. Next Plan and Architectural Review Commission meeting: September 11, 2023

7. Adjourn: Hicks moved, with a second from McCormick. Meeting adjourned at 6:07 p.m.

Respectfully submitted,

Llana Dostie

Neighborhood Services Administrative Assistant



VANDEWALLE & ASSOCIATES INC.

To: Llana Dostie, Administrative Assistant, Neighborhood Services, City of Whitewater

From: Sonja Kruesel, AICP, Vandewalle & Associates – City Consulting Planner

Date: October 4, 2023

Re: City of Whitewater – Dollar Tree Site Plan Review

Vandewalle & Associates has completed a site plan review for the proposed Dollar Tree development at the corner of Main Street and Indian Mound Parkway. The submittal was reviewed in accordance with the City of Whitewater Zoning Code. We offer the following comments, clarifications, and concerns:

Zoning District, Land Use, & General Requirements

- The proposed land use is in line with several permitted uses within the B-1 Community Business District. Permitted uses that apply to this development include “food and convenience stores without gasoline pumps”, “stationary stores, retail office supply stores”, and “variety stores”.
- The proposed project meets all setback and building height requirements of the B-1 Zoning District.

Plan Review Application Requirements (19.63.929)

- A. Names, phone numbers, and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all other individuals responsible for preparation of plan materials; **Complete**
- B. Identification of the subject site by lot, block and recorded subdivision, or by metes and bounds; **Complete**
- C. Description of the existing and proposed use or operation of the structure or site, number of employees, building lot coverage, landscaped surface ratio, residential density and existing zoning; **Incomplete**
- D. Building elevations and exterior architectural drawings, including enough detail to show the proposed building style, exterior materials, colors, mechanicals and lighting; **Complete**
- E. Site plans drawn to a scale not less than fifty feet to the inch, showing:
 1. The natural features of the site, including water bodies, wetlands, floodplains, environmental corridors, trees with trunks greater than four inches in diameter, existing drainage patterns, and topography at two-foot intervals; **Complete**
 2. The location and dimensions of proposed and existing structures in relation to street and property lines, including buildings, dumpsters, signs, mechanicals, walls and fences; **Complete**

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
 247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

3. The location, dimensions and arrangement of all open spaces, yards, and landscape plantings and buffer yards, including the species and size at time of planting for all landscaping; **Incomplete**
4. The location, arrangement and capacity of all areas used for vehicle and pedestrian access, off-street parking, off-street loading and unloading, including materials, methods for screening or fencing, and additional actions to keep parking orderly if three or more unrelated individuals live on the property; **Complete**
5. The capacity and arrangement of all buildings used or intended to be used for dwelling purposes; **N/A**
6. The proposed location and other characteristics of all outdoor lighting fixtures, pursuant to Section 19.57.150C.; **Incomplete**
7. The location and size of all existing and proposed utilities and all related easements; **Complete**
8. The location of any proposed stormwater management facilities, including proposed drainage patterns and detention/retention facilities where required; **Complete**
9. Other information deemed necessary by the zoning administrator or the plan and architectural review commission to fully assess the impacts of a proposed project.

Plan Review Criteria

As the basis for determining the acceptability of an application for a zoning permit, the plan and architectural review commission shall apply the following criteria:

Requirement	Note
The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Site plan complies with this requirement
The proposed development will be consistent with the adopted city comprehensive plan	The comprehensive plan calls for this type of use. However, it does not meet the following comp plan recommendations for the B-1 district: carefully considering pedestrian and bicycle accessibility, heavily landscaped parking lots to buffer views from streets and residential uses, parking on the sides and rear of buildings. Recommendation: submit landscaping plan and provide pedestrian path from public sidewalk to site with pavement striping for pedestrian crosswalks on the site.
The proposed development will be compatible with and preserve the important natural features of the site	Site plan shows tree removal but no new landscaping or trees on the site. Provide Landscaping Plan with application.

The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Project is not adjacent to residential uses and conforms with zoning district requirements
The proposed development will not create traffic circulation or parking problems	See Parking, Vehicular Access, and Drive Lane requirements below.
The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area	Site plan complies with this requirement; is located near other similarly constructed buildings
Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted	The site is not on the National Register of Historic Places
The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	The structure will not reduce availability of solar on adjoining properties

Parking, Vehicular Access, and Drive Lane Requirements

Requirements	Notes
Parking required: 1 space per 250sf of primary floor area.	40 stalls required. 42 stalls provided. Site plan complies with this requirement.
Vision Clearance Triangle: At all intersections of streets or alleys, no fence, hedge, wall, sign or other structure shall be erected, placed, planted or allowed to grow in such a manner as to collectively impede more than fifteen percent of the vision area between a height of two and one-half feet and ten feet above the established curb level of the intersection of streets or alleys in the area bounded by the right-of-way lines and a line joining points along the right-of-way fifteen feet from the point of intersection.	Not shown on Site Plan. Show Vision Triangle on Site Plan.
In all districts except the B-2 central business district, adequate loading areas shall be provided so that all vehicles loading, maneuvering to do so, or unloading, are completely off the public ways, except alleys.	Site plan complies with this requirement.
Adequate access to a public street shall be provided for each parking space, and driveways shall be at least ten feet wide for parking areas for less than ten vehicles, and at least two ten-foot lanes for parking lots for ten or more vehicles, except as otherwise provided in Section 19.51.050(A)(2).	Site plan complies with this requirement
Driveways shall not exceed twenty-four feet in width at the street right-of-way line, except as otherwise determined by the plan and architectural review commission during site plan review.	Sheet C2.1 shows a 37 foot driveway width. Reduce driveway width

120 East Lakeside Street • Madison, Wisconsin 53715 • 608.255.3988 • 608.255.0814 Fax
 247 Freshwater Way, Suite 530 • Milwaukee, Wisconsin 53204 • 414.988.8631
www.vandewalle.com

	to 24 feet at the street right-of-way. A waiver from the Plan Commission could be pursued.
No driveway may be closer than three feet to an abutting property line, except where two adjacent lots have a common driveway then the three-foot minimum distance shall not apply. Common, shared, and cross-access driveways between adjacent lots are permitted, provided that such driveways are established by recorded easement that may not be removed except by approval of the city or as otherwise permitted by law (such as nonconforming use or prescriptive easements).	Site plan complies with this requirement
All areas intended to be utilized as a driveway shall be surfaced with asphalt or concrete unless otherwise permitted in the zoning district, or approved by the planning commission under a conditional use permit (CUP) or permitted by neighborhood services. Plans for surfacing and drainage of driveways shall be submitted to the city for review and approval. All driveways regardless of material shall have a driveway apron and meet the standard of Section 19.51.050C.	Site plan complies with this requirement
The size of each parking space shall be at least nine feet wide and not less than one hundred eighty square feet exclusive of the space required for ingress and egress, except as follows: 1.End parking spaces may be seven and one-half feet wide and not less than one hundred fifty square feet. 2.Interior parking spaces may be eight and one-half feet wide and not less than one hundred fifty square feet, provided that internal driveways providing two-way access to parking spaces are not less than twenty-four feet in width.	Site plan complies with this requirement
Location shall be on the same lot as the principal use or not over six hundred feet from the principal use and comply with Section 19.51.140. All driveway and parking areas shall be surfaced with asphalt or concrete to control dust and drainage (unless otherwise permitted in the zoning district, or approved by the plan commission under a conditional use permit (CUP) or permitted by neighborhood services):	Site plan complies with this requirement
Driveway Aprons. The driveway apron is defined as the area between the sidewalk and the curb. The apron shall be installed from the street curb to the sidewalk. When there is no sidewalk, the apron shall extend a minimum of six feet from the back of the curb towards the property.	Site plan complies with this requirement
When a required off-street parking area for five or more vehicles is located within fifteen feet of any lot line or public right-of-way line in any district, a buffer yard or screen shall be required in accordance with Section 19.57.140 of this title, except where the adjoining property also contains a parking lot within fifteen feet of the shared lot line.	Site plan complies with this requirement; parking lot setback is 20 feet.
Landscaped islands shall be required at the ends of parking bays to clearly define lane and turning patterns, except in the M-1 district.	Site plan does not comply. Provide landscaping plan with application

All areas intended to be utilized for off-street parking areas shall be graded and surfaced with materials to control dust and drainage per city requirements for stormwater management. Hard surfaces shall be required for all multifamily residential and nonresidential uses, except that areas primarily used for parking of construction vehicles and related equipment may be surfaced with gravel if approved by conditional use permit. In all cases, permeable or pervious materials are preferred. Plans for surfacing and drainage of off-street parking areas shall be submitted to the city for review and approval. Any parking area for more than five vehicles shall have the aisles and spaces clearly marked.	Site plan complies with this requirement
Curbs or barriers shall be installed so as to prevent the parked vehicles from extending over any lot lines or required sidewalks.	Site plan complies with this requirement

Lighting

A “lighting fixture plan” was not provided. **Provide a lighting plan or depict lighting on site plan according to 19.57.150**

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Fifteen complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: Mike Belew
 Applicant's Address: 4706 Broadway Suite 240, Kansas City, MO 64112
 Phone #: 816-285-9551

Owner of Site, according to current property tax records (as of the date of the application):
Medical Health Building Group, ATTN: Sandy Mayer

Street address of property: 1461 W Main St, Whitewater, WI 53190

Legal Description (Name of Subdivision, Block and Lot or other Legal Description):
See attached

Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)

Name of Individual: Andy Gabbert
 Name of Firm: Renaissance Infrastructure Consulting
 Office Address: 8653 Penrose Lane, Lenexa, KS
 Phone: 913-317-9500

Name of Contractor:

Has either the applicant or the owner had any variances issued to them, on any property? YES NO
 If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: Commercial Current Land Use:

Accessory or Secondary Uses:

Proposed Use

Proposing a 10,000sf metal building for a proposed Dollar Tree retail store.

No. of occupants proposed to be accomodated:

No. of employees:

Zoning District in which property is located: B-1 (Gen Commercial)

Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located:

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
<p>A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;</p>	<p>Our proposed structure has been designed to meet the minimum standards listed in Chapter 19.27.010 of the State and Local Municipal Code</p>
<p>B. The proposed development will be consistent with the adopted city master plan;</p>	<p>The B-1 community business district is established for retail shopping and service needs, which will be our proposed development.</p>
<p>C. The proposed development will be compatible with and preserve the important natural features of the site;</p>	<p>The proposed development will be designed to be compatible with the natural features of the site.</p>
<p>D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;</p>	<p>The proposed use will be in line with the other commercial use developments in the area and will not create a nuisance or reduce values of any adjoining property.</p>

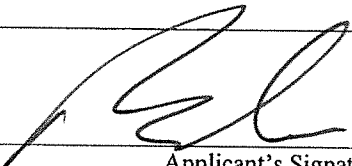
STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	Proposed projects meets local requirements for parking. Total parking is above national parking standards for proposed tenant. No Parking problems or traffic circulation are anticipated.
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	Our proposed structure will have the mass, volume, architectural features, materials, etc per the City's Municipal Code.
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	Our proposed structure does not have any historical basis.
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	Our proposed structure is designed to meet the City's Municipal Code height requirement, which will not limit any sunlight or solar access to adjoining properties.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

“Conditions” such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.


Applicant's Signature

9/6/23
Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____

Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.

6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City’s Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City’s policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant’s range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called “Tips for Minimizing Your Development Review Costs” with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400
Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.	

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Applicant's Information:

Name of Applicant: Mike Belew

Applicant's Mailing Address: 4706 Broadway Ste 240
Kansas City, MO 64112

Applicant's Phone Number: 816-645-8963

Applicant's Email Address: mbelew@usfpc.com

Project Information:

Name/Description of Development: Dollar Tree Retail Store

Address of Development Site: 1461 W Main St, Whitewater, WI 53190

Tax Key Number(s) of Site: A238100001

Property Owner Information (if different from applicant):

Name of Property Owner: _____

Property Owner's Mailing Address: _____

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

A. Application Fee.....\$ _____

B. Expected Planning Consultant Review Cost\$ _____

C. Total Cost Expected of Applicant (A+B)\$ _____

D. 25% of Total Cost, Due at Time of Application.....\$ _____


E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Mike Belew

Printed Name of Applicant/Petitioner

9/6/23

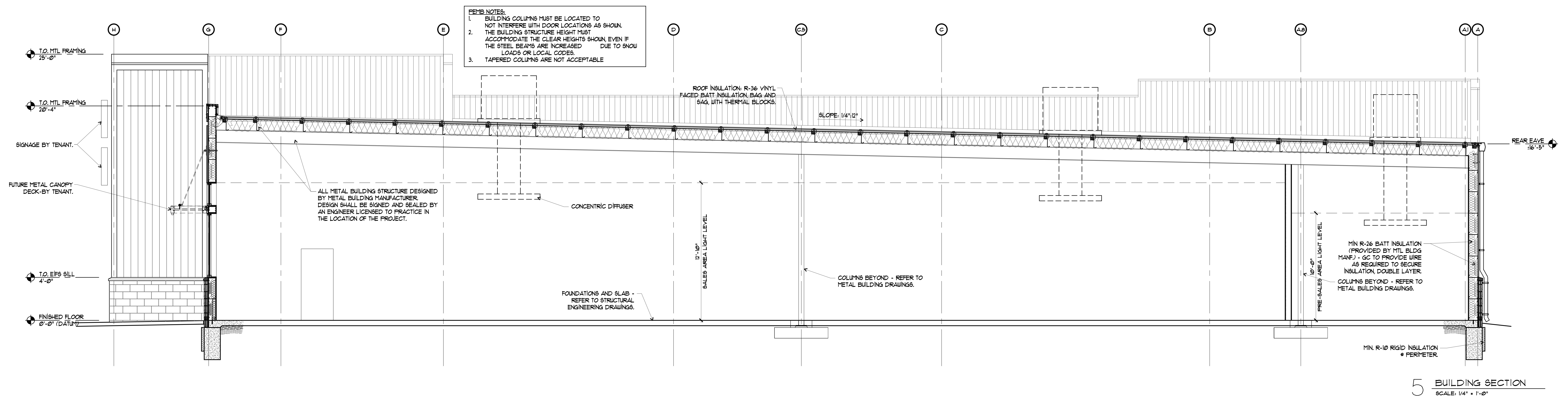
Date of Signature

Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

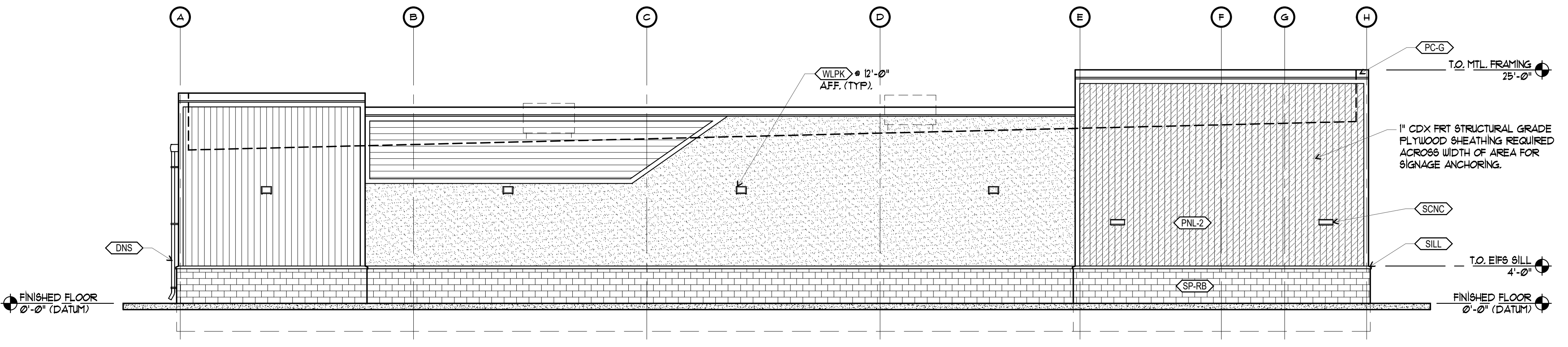
Date of Signature

Revisions	Number	Date	Description

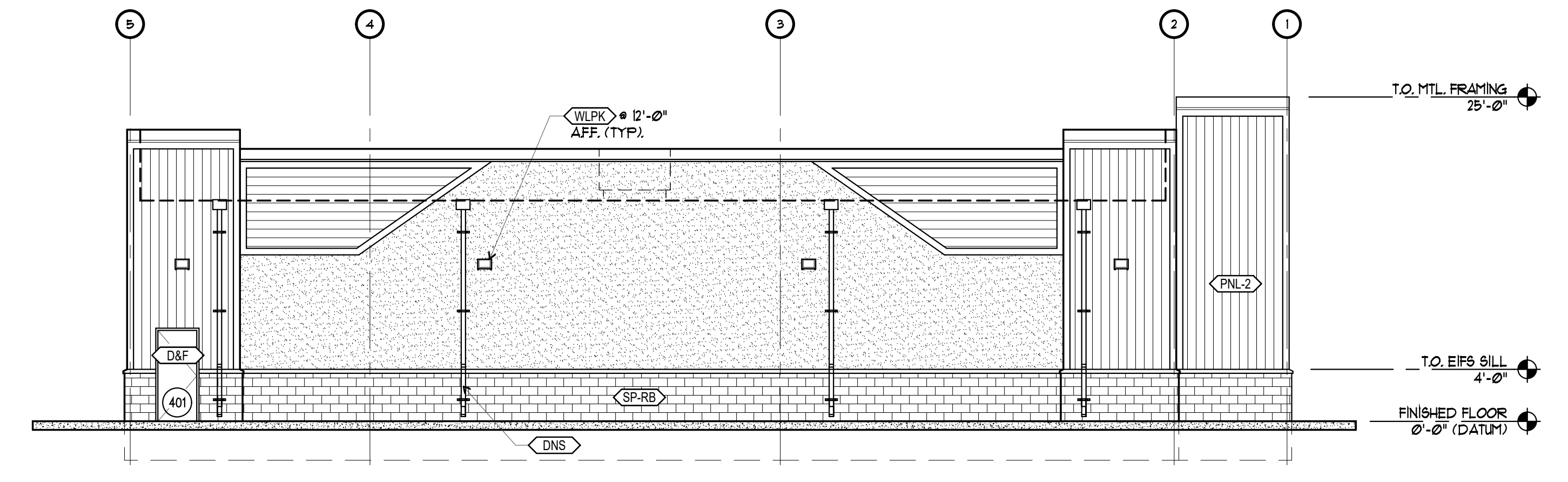


ELEVATION LEGEND

KEYNOTE	HATCH	DESCRIPTION	COLOR	KEYNOTE	HATCH	DESCRIPTION	COLOR
SP-RB	[Hatch]	SPLIT FACED CMU VENEER - RUNNING BOND	SHERWIN WILLIAMS - 'DRIFT OF MIST' - SW9166	PC-G	N/A	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAMS 'ENVY' SW8925 LVR 18%
EFS-1	[Hatch]	EIFS - COLOR 1 (FINISH - PRODUCT STO 310)	SHERWIN WILLIAMS - 'EXTRA WHITE' - SW7006	DNS	N/A	GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PNL-1	[Hatch]	1 1/8" 26 GAUGE MBCI AVP METAL WALL PANEL (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'	STR	N/A	GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'
PNL-2	[Hatch]	8" WIDE SEAMS, VERTICAL SIDING, 0.312" THICK (HARDIE CEMENT BOARD OR EQ)	HARDIE PANEL VERTICAL SIDING: SMOOTH, COLOR GRAY SLATE (OR EQUAL)	DECK	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED & INSTALLED BY SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE A6.0)	SHERWIN WILLIAMS 'ENVY' SW8925 LVR 18%
PNL-3	[Hatch]	8" WIDE SEAMS, HORIZONTAL SIDING, 0.312" THICK (HARDIE CEMENT BOARD OR EQ)	HARDIE PANEL VERTICAL SIDING: SMOOTH, COLOR COUNTRYLANE RED (OR EQUAL)	WLK	[Hatch]	LED EXTERIOR WALL PAK LIGHT @ 12'-0" F.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
RF-1	[Hatch]	3'-24 GAUGE DOUBLE LOK GALVALUME METAL ROOF SYSTEM	SOLAR WHITE	SCNC	[Hatch]	LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037
SLL	[Hatch]	3 3/8" x 3 5/8" EIFS SILL W/ BEVEL - SEE DETAIL 1A2.3	STO 'SMOKED PUTTY' 93240 (NA10-0053)	D&F	N/A	STEEL DOOR & HOLLOW METAL FRAME	
RAKE	[Hatch]	SCULPTURED RAKE TRIM (PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'				
XX		STOREFRONT TYPE (REFER TO SHEET A2.0)	PAINTING NOTES: CMU - (1) COAT OF S-W LOXON BLOCK SURFACER A24W200 (OR EQUAL). DUMPSTER - (2) COATS OF S-W CONFLX XL ELASTOMERIC HIGH BUILD COATING, AS-400 SERIES (OR EQUAL). METAL - (2) COATS OF S-W METALTEX ACRYLIC SEMI-GLOSS (842 SERIES)				
XXX		DOOR NUMBER (REFER TO SHEET A2.0)	LINTELS - PAINT STOREFRONT LINTELS PER 'METAL' NOTE ABOVE WITH SHERWIN WILLIAMS 'BALANCED BEIGE' SW7037 AFTER PRIMING WITH (1) COAT OF S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER (889-310 SERIES)				
							GENERAL NOTES: 1. METAL PANELS, SOFFITS, GUTTERS, AND DOWNSPOUTS ARE TO BE MBCI OR EQUAL. SUBSTITUTED COLORS ARE TO MATCH PROTOTYPE STANDARDS.

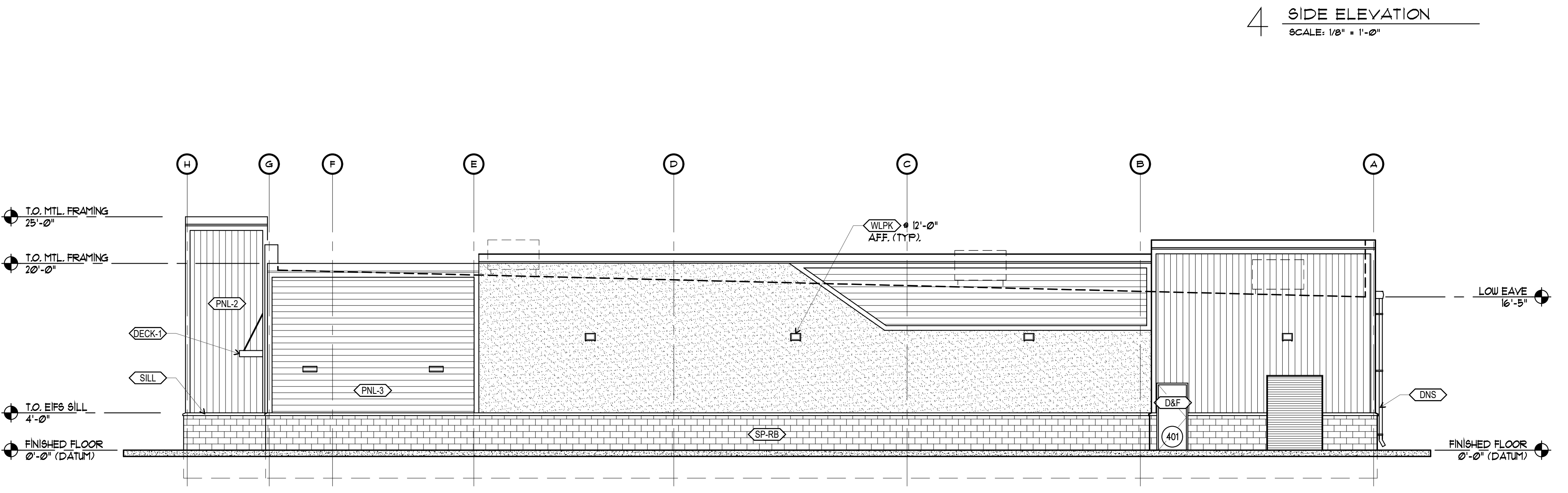


4 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

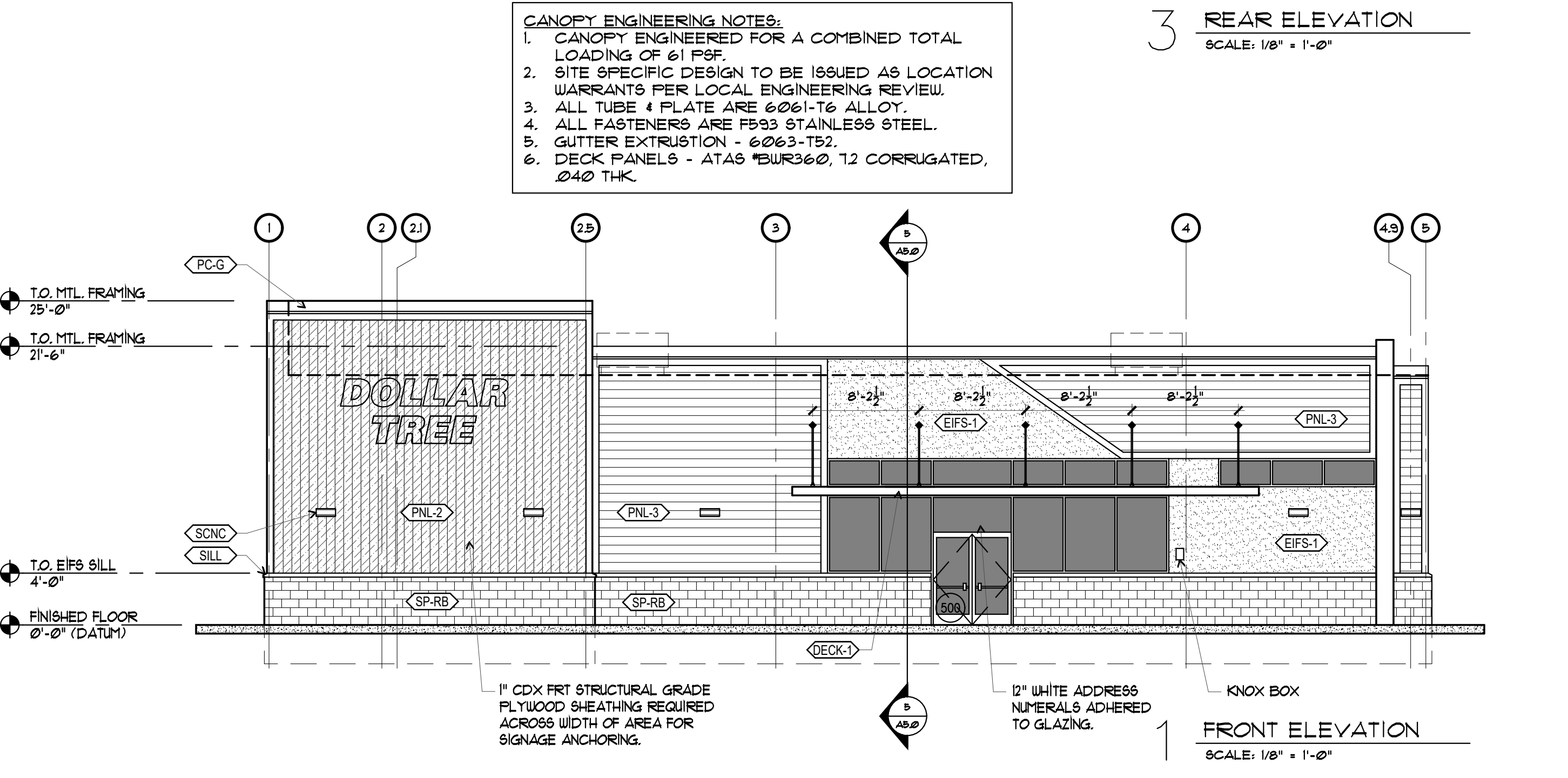


3 REAR ELEVATION
SCALE: 1/8" = 1'-0"

CANOPY ENGINEERING NOTES:
1. CANOPY ENGINEERED FOR A COMBINED TOTAL LOADING OF 61 PSF.
2. SITE SPECIFIC DESIGN TO BE ISSUED AS LOCATION WARRANTS PER LOCAL ENGINEERING REVIEW.
3. ALL TUBE & PLATE ARE 6061-T6 ALLOY.
4. ALL FASTENERS ARE F959 STAINLESS STEEL.
5. GUTTER EXTRUSION - 6063-T52.
6. DECK PANELS - ATAS 15UR360, 12 CORRUGATED, 240 THK.



2 SIDE ELEVATION
SCALE: 1/8" = 1'-0"

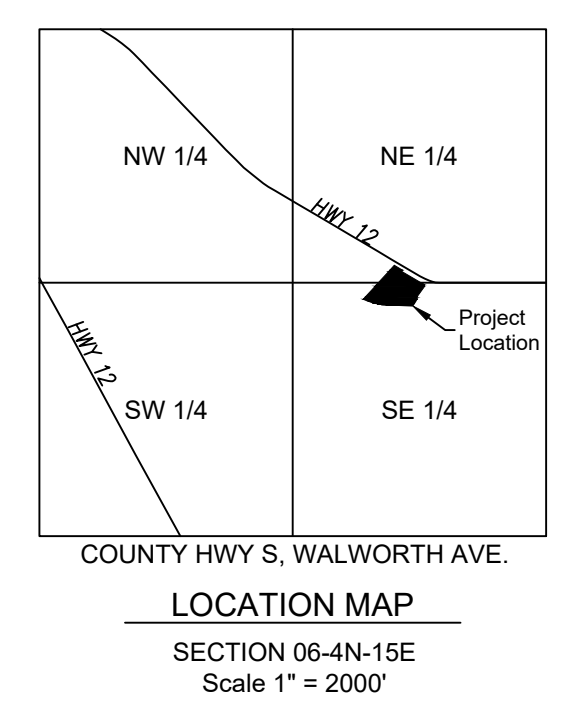


1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Dollar Tree

Whitewater, Waukesha County, WI
Section 6, Township 4 N, Range 15 E

Construction Documents



SITE BENCHMARKS:

CP# 10 1/2" Iron Bar W/Control Cap NORTHING: 424907.69 EASTING: 703626.25 ELEVATION: 843.43	CP# 12 1/2" Iron Bar W/Control Cap NORTHING: 424422.25 EASTING: 703919.91 ELEVATION: 843.08
CP# 11 1/2" Iron Bar W/Control Cap NORTHING: 424884.24 EASTING: 703979.48 ELEVATION: 837.62	CP# 13 1/2" Iron Bar W/Control Cap NORTHING: 424492.18 EASTING: 703487.28 ELEVATION: 842.03

LEGAL DESCRIPTION:

Lot 1 of Certified Survey Map No. 5033, recorded in Walworth County Register of Deeds Office on June 10 2022, as Document No. 1063365, being part of Lot 1 of Certified Survey Map No. 2381 recorded as Document No. 272112, being part of the SW 1/4 and SE 1/4 of the NE 1/4 and part of the NW 1/4 and NE 1/4 of the SE 1/4 of Section 6, Township 4 North, Range 15 East, of the 4th Principal Meridian, City of Whitewater, Walworth County, Wisconsin.

FLOOD PLAIN NOTES:

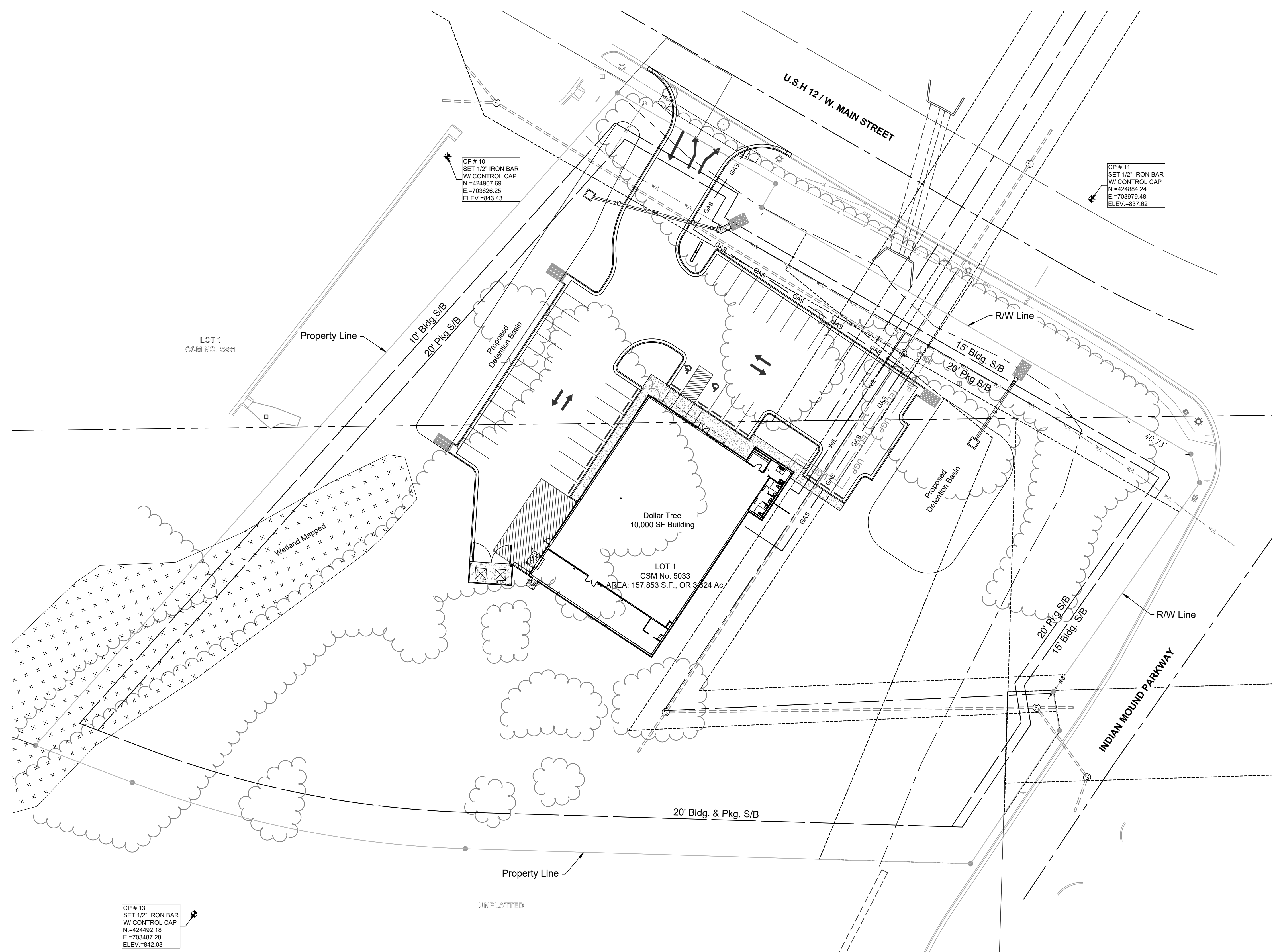
According to the F.E.M.A. Flood Insurance Rate Map Number 55127C0009E, revised 09/03/2014, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

UTILITIES NOTE

The information concerning locations of underground utilities shown hereon which are not visible from the surface, has been taken from the records and field locations of the various utility companies and has not been field verified by this company. these locations are not to be construed as accurate or exact.

NOTE:

48 hours prior to commencement of construction, the contractor shall notify the following companies for field verification of underground utilities.



Sheet List Table

Sheet Number	Sheet Title
C0.0	General Layout
C0.1	General Notes
C1.0	Existing Condition
C1.1	Demolition Plan
C2.0	Site Plan
C2.1	Dimension Plan
C3.0	Grading Plan
C3.1	Spot Grading Plan
C3.2	Grading Details
C4.0	Site Utility Plan
C5.0	Drainage Map
C5.1	Storm Plan and Profile 1
C5.2	Storm Plan and Profile 2
C6.0	Erosion Control Plan I
C6.1	Erosion Control Plan II
C6.2	Erosion Control Plan III
C6.3	Erosion Control Details
C6.4	Seeding Plan
C6.5	Irrigation Coverage Plan
C7.0	Standard Details

Address:
No address available

Zoning:
B-1 (General Commercial)

Setbacks:

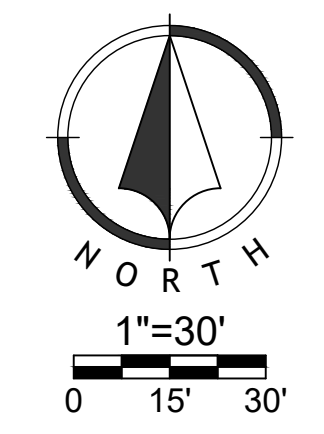
- Front: 15' (Street Yard)
- Side: 10'
- Rear: 20'
- Parking: 20'

UTILITIES

- Whitewater - Public Works**
312 W. Whitewater St.
Whitewater, WI 53190
262-473-0139
- Whitewater - Fire & EMS**
312 W. Whitewater St.
Whitewater, WI 53190
262-473-0112
- Whitewater - Police Dept.**
312 W. Whitewater St.
Whitewater, WI 53190
262-473-1371
- One Call of Wisconsin**
Wisconsin Diggers Hotline: 800-242-8511
Michigan Miss DIG: 800-482-7171
- Electric Service - WE Energies**
Business: 800-714-7777
Emergency: 800-662-4797
- Natural Gas - WE Energies**
Business: 800-714-7777
Emergency: 800-261-5325
- Water Service - Whitewater**
312 W. Whitewater St.
Whitewater, WI 53190
Water Utility Superintendent, Jim Bergner
jbergner@whitewater-wi.gov
262-473-0560
- Sewer Service - Whitewater**
312 W. Whitewater St.
Whitewater, WI 53190
262-473-0139
Wastewater Utility Superintendent, Ben Mielke
bmielke@whitewater-wi.gov
262-473-0560

LEGEND

- | | |
|----------------------------------|-----------------------------|
| — Existing Section Line | — Proposed Right-of-Way |
| - - - Existing Right-of-Way Line | — Proposed Property Line |
| — Existing Lot Line | — Proposed Lot Line |
| - - - Existing Easement Line | — Proposed Easement |
| — Existing Curb & Gutter | — Proposed Curb & Gutter |
| — Existing Sidewalk | — Proposed Sidewalk |
| — Existing Storm Sewer | — Proposed Storm Sewer |
| □ Existing Storm Structure | □ Proposed Storm Structure |
| — Existing Waterline | ▲ Proposed Fire Hydrant |
| — Existing Gas Main | — Proposed Waterline |
| — Existing Sanitary Sewer | — Proposed Sanitary Sewer |
| ● Existing Sanitary Manhole | ● Proposed Sanitary Manhole |
| - - - Existing Contour Major | — Proposed Contour Major |
| - - - Existing Contour Minor | — Proposed Contour Minor |
| — Utility Easement | — Future Curb and Gutter |
| SS/E Sanitary Sewer Easement | A/E Access Easement |
| D/E Drainage Easement | T/E Temporary Easement |



Construction Documents
22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

General Layout

NO.	DATE	REVISION

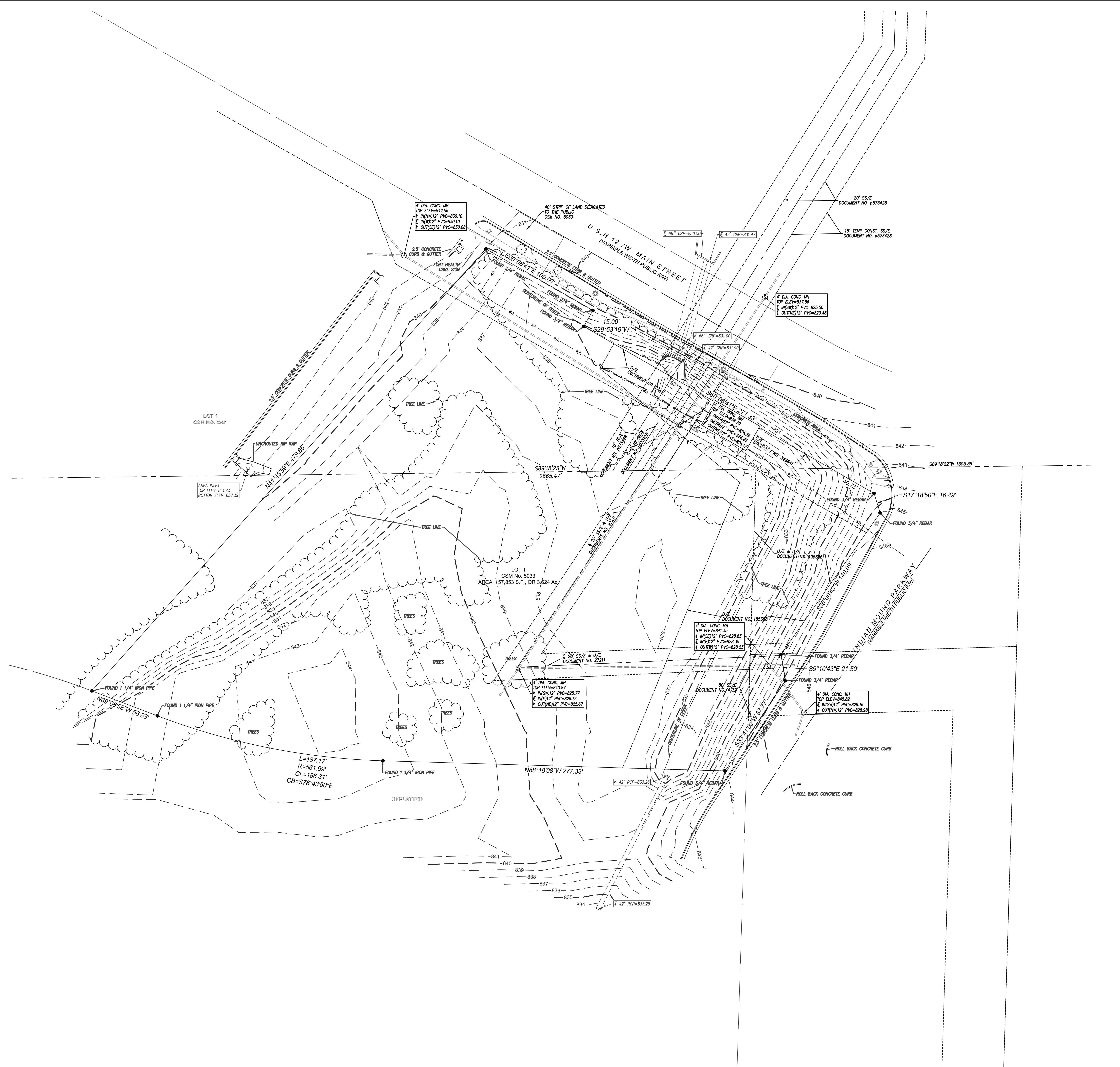
DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
8653 PENROSE LANE
LENEXA, KANSAS 66218
913.317.9500
WWW.RICCONSULT.COM

USPCO
312 W. WHITWATER ST.
WHITWATER, WI 53190
262-473-0112

Sheet
C0.0

afemandzobeto
Aug 17, 2023 2:22pm
C:\Users\afemandzobeto\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD_GEN_LAYOUT.dwg



- LEGEND:
- ▲ FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - CL CHORD LENGTH
 - CB CHORD BEARING
 - A/E ACCESS EASEMENT
 - D/E DRAINAGE EASEMENT
 - G/E GAS LINE EASEMENT
 - U/E UTILITY EASEMENT
 - EE ELECTRICAL TRANSFORMER
 - GL GAS LINE
 - GV GAS VALVE
 - S SIGNS
 - TREE, DECIDUOUS
 - SM SANITARY MANHOLE
 - SSW SANITARY SEWER LINE
 - ST STORM SEWER LINE
 - TE TELEPHONE BOX
 - WM WATER METER
 - WV WATER VALVE
 - WL WATER LINE

Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

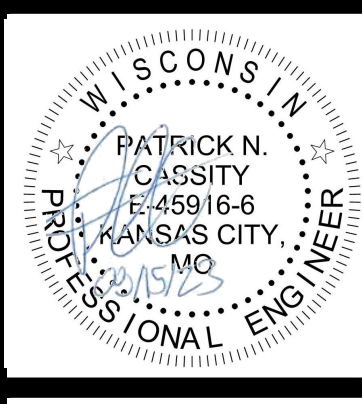
Existing Condition

NO.	DATE	REVISION

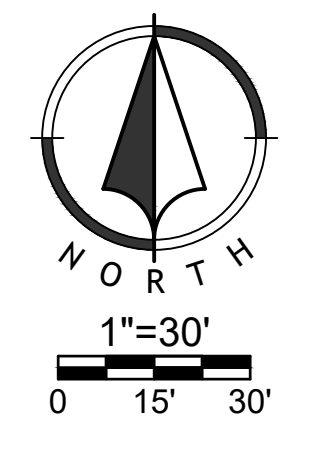
DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ri-consulting.com

8453 PENROSE LANE
 LEWIS & CLARK SQUARE
 WI Certificate of Authority: R069818



Sheet C1.0



afemandzobeto
 Aug 17, 2023 2:22pm
 C:\Users\afemandzobeto\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD-EX-CND-01.dwg



Legend

- Concrete Pavement Removal
- Sidewalk Removal
- Tree Removal

- Notes:**
1. Refer to Sheet C0.0 General Layout for utility and emergency contact information.
 2. Refer to notes on Sheet C0.1 General Notes for anything not covered in the Demolition Notes below.

- DEMOLITION NOTES:**
1. Contractor shall be responsible for raising and removal of the existing structures, related utilities, paving, and any other existing improvements as noted.
 2. Contractor is to remove and dispose of all debris, rubbish and other materials resulting from previous and current demolition operations. Disposal will be in accordance with all Local, State and/or Federal regulations governing such operations.
 3. All demolition work shall be performed in accordance with the owner's site work specifications.
 4. Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing structures or underground utilities that are to remain in place.
 5. All items designated to be demolished and removed from the site shall be disposed of in an appropriate location in accordance with state or local guidelines.
 6. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations at all times.
 7. The contractor shall be responsible for dust and erosion control during demolition operations.
 8. The contractor shall coordinate with all applicable utility companies prior to removal or relocation of any utilities and to safely stop services and dismantle service lines prior to beginning demolition operations.
 9. Contractor is to remove and re-use if applicable, but is not limited to sewer pipes, power poles and guy wires, water lines and meters, vegetation, asphalt, and other unsuitable debris or material shown or not shown within construction limits and where necessary to allow for construction activity, all material to be removed as unclassified excavation.
 10. All cavities created by removal of existing facilities in the area of proposed construction shall be filled and compacted in accordance with the site work specifications to subgrade elevation.
 11. The contractor shall exercise extreme caution when working in the vicinity of the existing overhead electrical power lines.
 12. Existing utilities are shown as located and identified in the field by utility company representative. The owner and the engineer make no assurance of the actual location, depth, size or type of utility lines shown. The owner and the engineer makes no assurance that all of the existing utility lines on the site are shown.

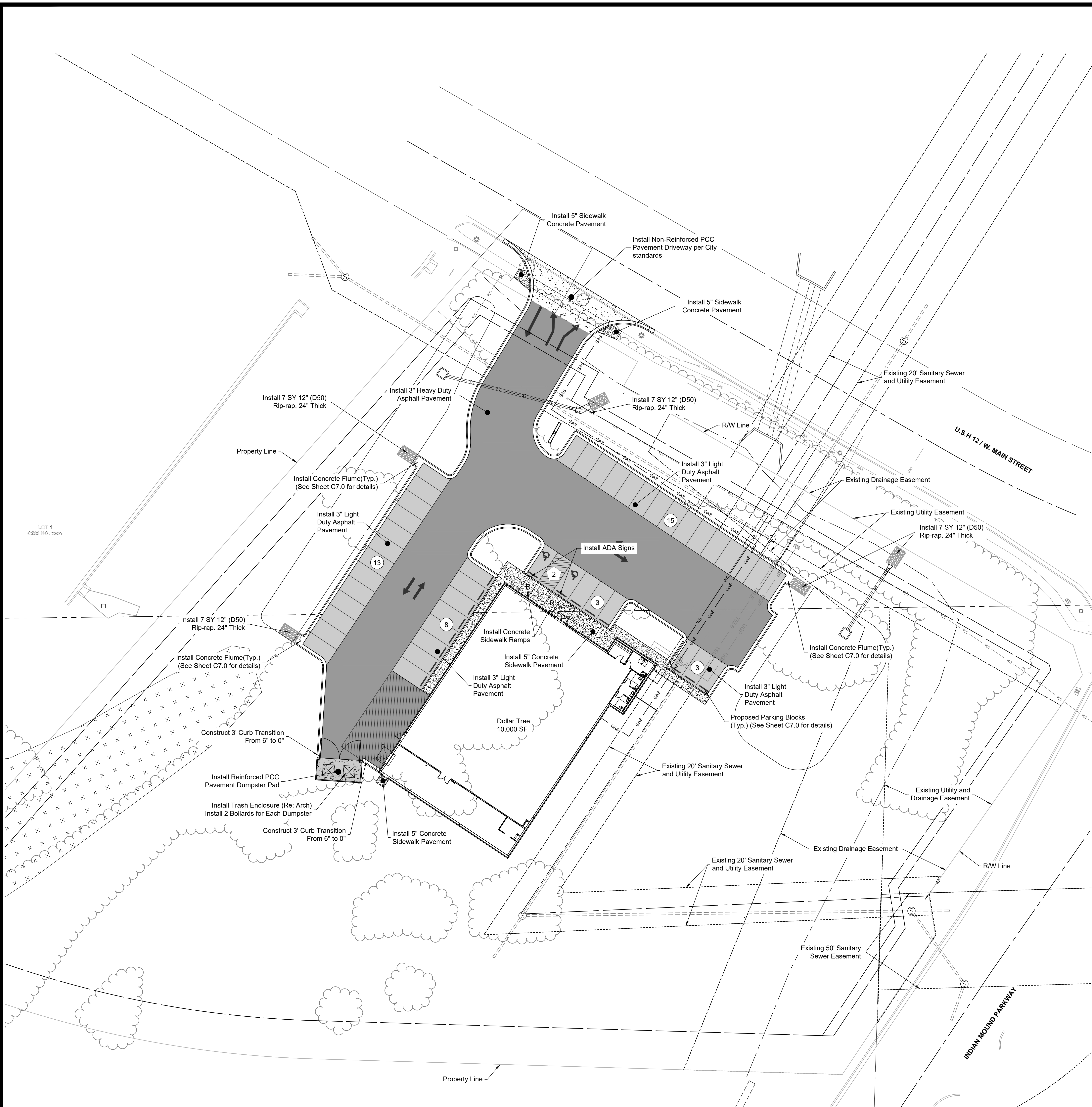
NO.	DATE	REVISION

DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ri-consult.com
 8453 PENROSE LANE
 LEASING, WARGATE 02E19
 WI Certificate of Authority: R089818

WISCONSIN
 PATRICK N. CASITY
 45916-6
 KANSAS CITY, MO
 PROFESSIONAL ENGINEER

a:\demands\cbeto
 Aug 17, 2023 2:23pm
 C:\Users\cbeto\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD-DEMOLITION\01.dwg



LOT 1
CDM NO. 2381

U.S.H 12 / W. MAIN STREET

INDIAN MOUND PARKWAY

Site Data Table
Lot Area - 3.62 Acres
Building Area - 10,000 SF

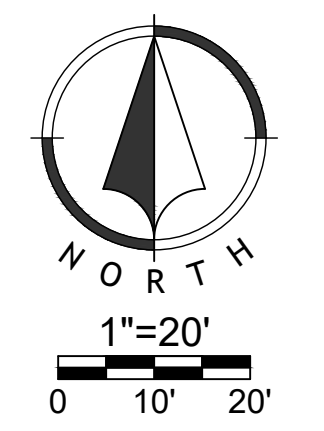
Parking Count Legend

ADA Stall Count

Standard Stall Count

Site Parking Table:

Proposed Building Area: 10,000 sqft
1space / 250sf = 40 Stalls
Parking Required: 42 Stalls +
Parking Provided: 2 ADA Stalls



Construction Documents

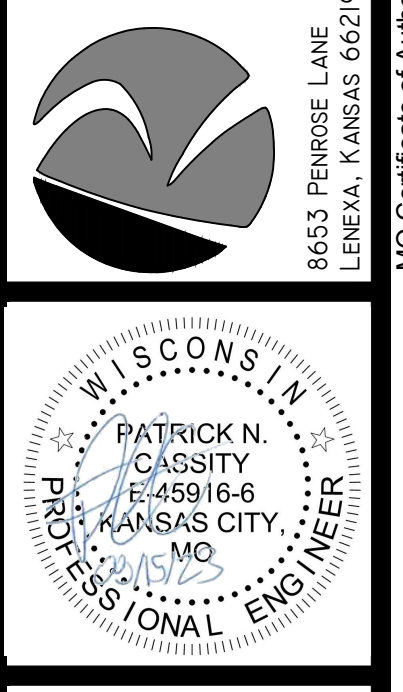
22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Site Plan

NO.	DATE	REVISION

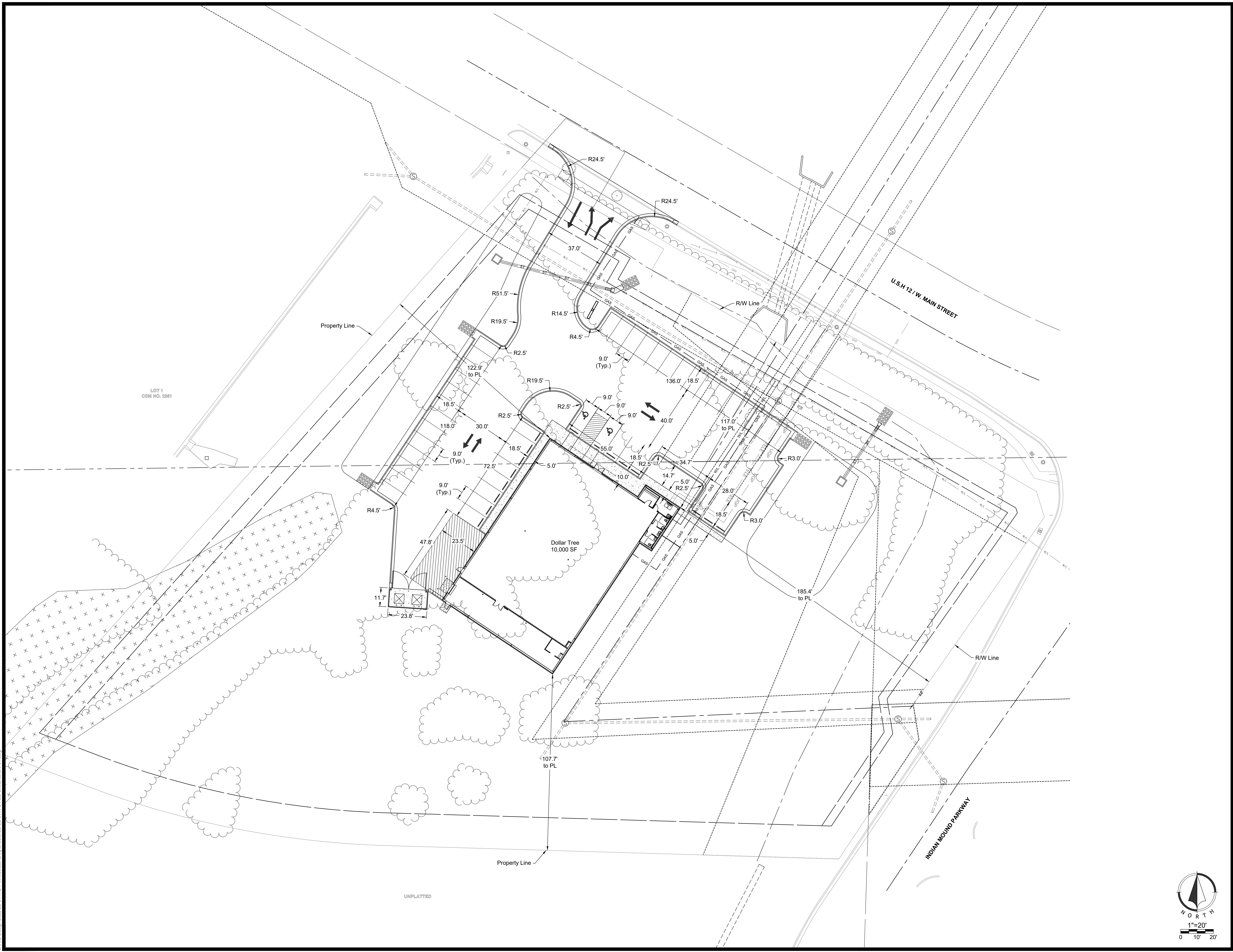
DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.RICCONSULT.COM
 8453 PERDUE LANE
 LEANING TOWER SUITE 210
 MO Certificate of Authority: E-2010033830



Sheet C2.0

afemandzbesto Aug 17, 2023 2:20pm C:\Users\afemandz\Desktop\Draw\Sheets\CD22\0111-24_CD_SITE-01.dwg

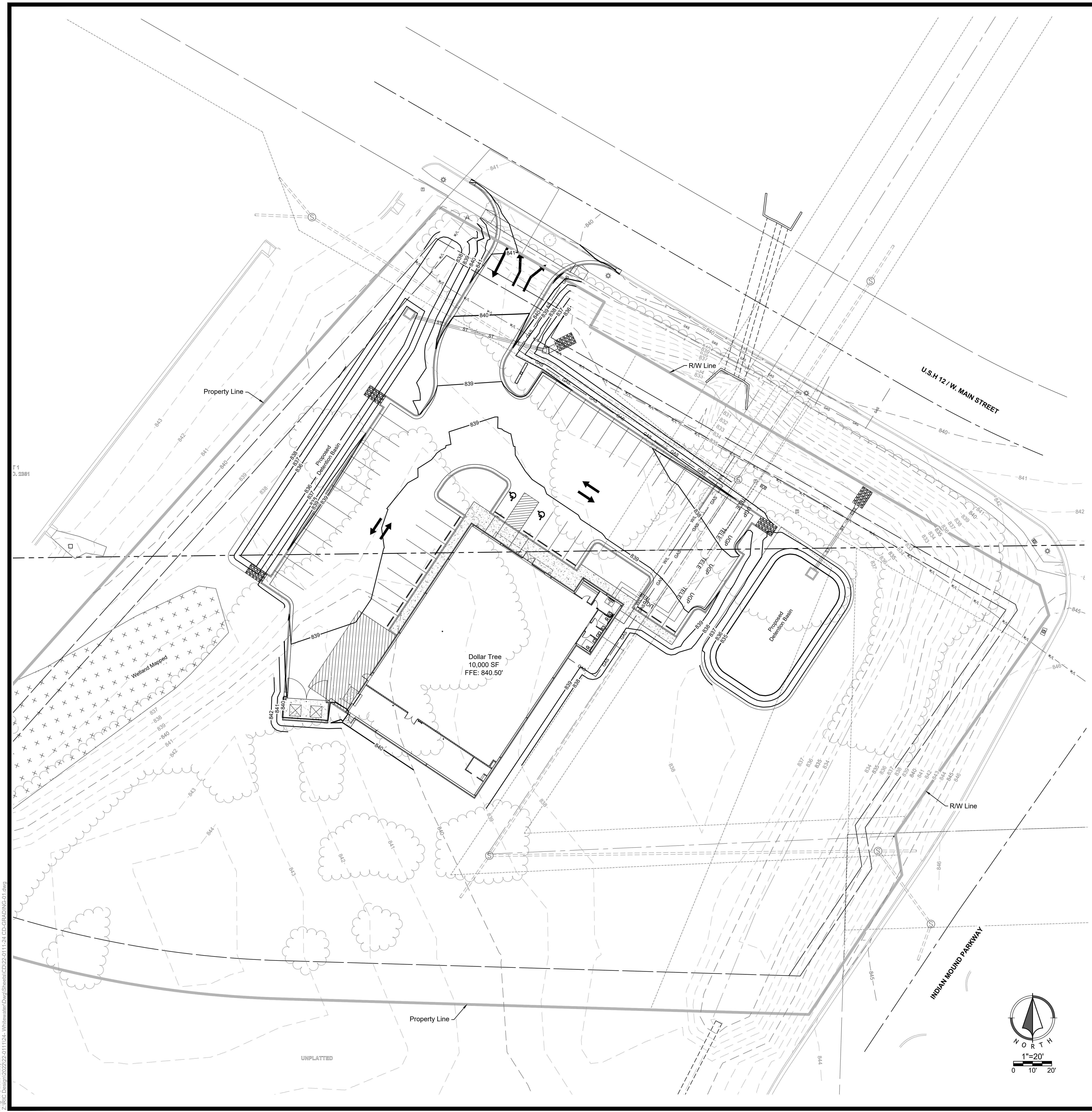


NO.	DATE	REVISION

DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ricconsult.com
 8453 PENROSE LANE
 LEWISVILLE, MO 64501
 WI Certificate of Authority: R008918





Disturbed Area: 1.24 Acres

Earthwork Quantities:
Cut: 785.63 CY (Cut)
Fill: 2415.65 CY (Fill)
Net: 1630.02 CY Net (Fill)

Grading Notes:

- 1) Contractor to coordinate work in right-of-way with MoDOT (see Driveway Plans) and field verify existing utility locations and depths prior to construction activities.

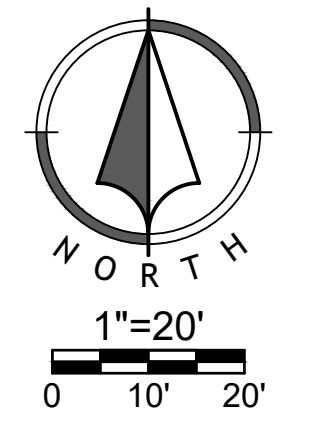
Earthwork Quantities Notes:

1. Earthwork quantities based on finished grade surface and do not include adjustments for topsoil and shrinkage.
2. Earthwork quantities do not take into consideration excavation, removal and disposal of material deemed unsuitable by a geotechnical engineer. The earthwork contractor is responsible for excavation, removal and disposal of unsuitable material and for replacing it with suitable material.

LEGEND

TC: Top of Curb
 P: Pavement
 T/S: Top of Structure
 F/L: Flowline of Pipe
 G: Ground
 (HP) High Point
 (LP) Low Point
 TW: Top of Wall
 BW: Bottom of Wall

--- Existing Major Contour
 - - - Existing Minor Contour
 ——— Proposed Major Contour
 - - - Proposed Minor Contour



NO.	DATE	REVISION

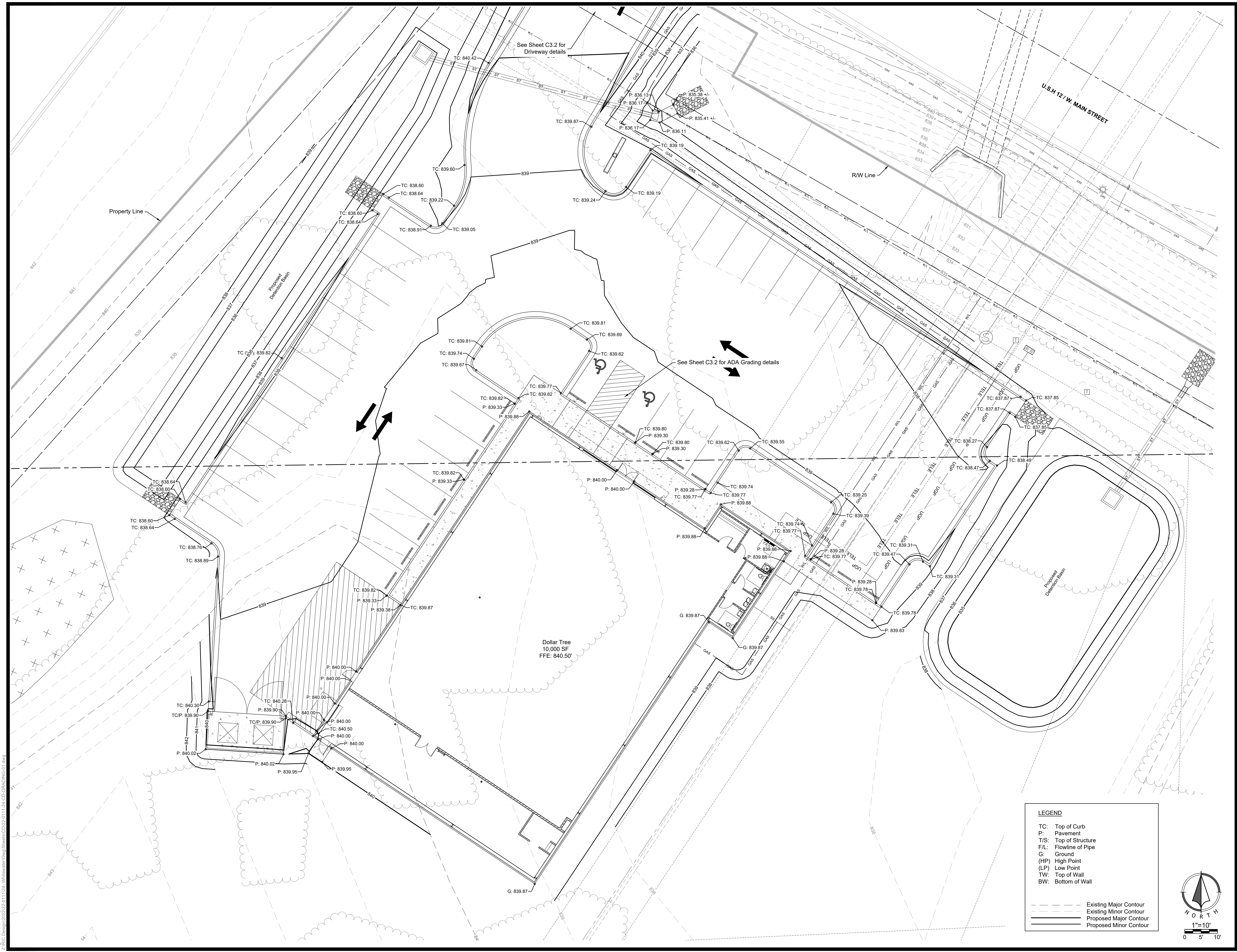
DRAWN BY: AFB CHECKED BY: PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ri-consult.com

8453 PENROSE LANE
 LEWIS, KANSAS 66219
 WI Certificate of Authority: R08918



a:\m\andz\besto
 Aug 17, 2023 2:20pm
 C:\Users\andz\Documents\22-0111-24_Whitewater\DrawSheets\CD22-0111-24_CD-GRADING-01.dwg



Property Line

See Sheet C3.2 for Driveway details

See Sheet C3.2 for ADA Grading details

U.S.H 12 / W. MAIN STREET

R/W Line

Dollar Tree
10,000 SF
FFE: 840.50'

LEGEND

- TC: Top of Curb
- P: Pavement
- T/S: Top of Structure
- F/L: Flowline of Pipe
- G: Ground
- (HP) High Point
- (LP) Low Point
- TW: Top of Wall
- BW: Bottom of Wall

- - - Existing Major Contour
- - - Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NORTH
1"=10'

Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Spot Grading Plan

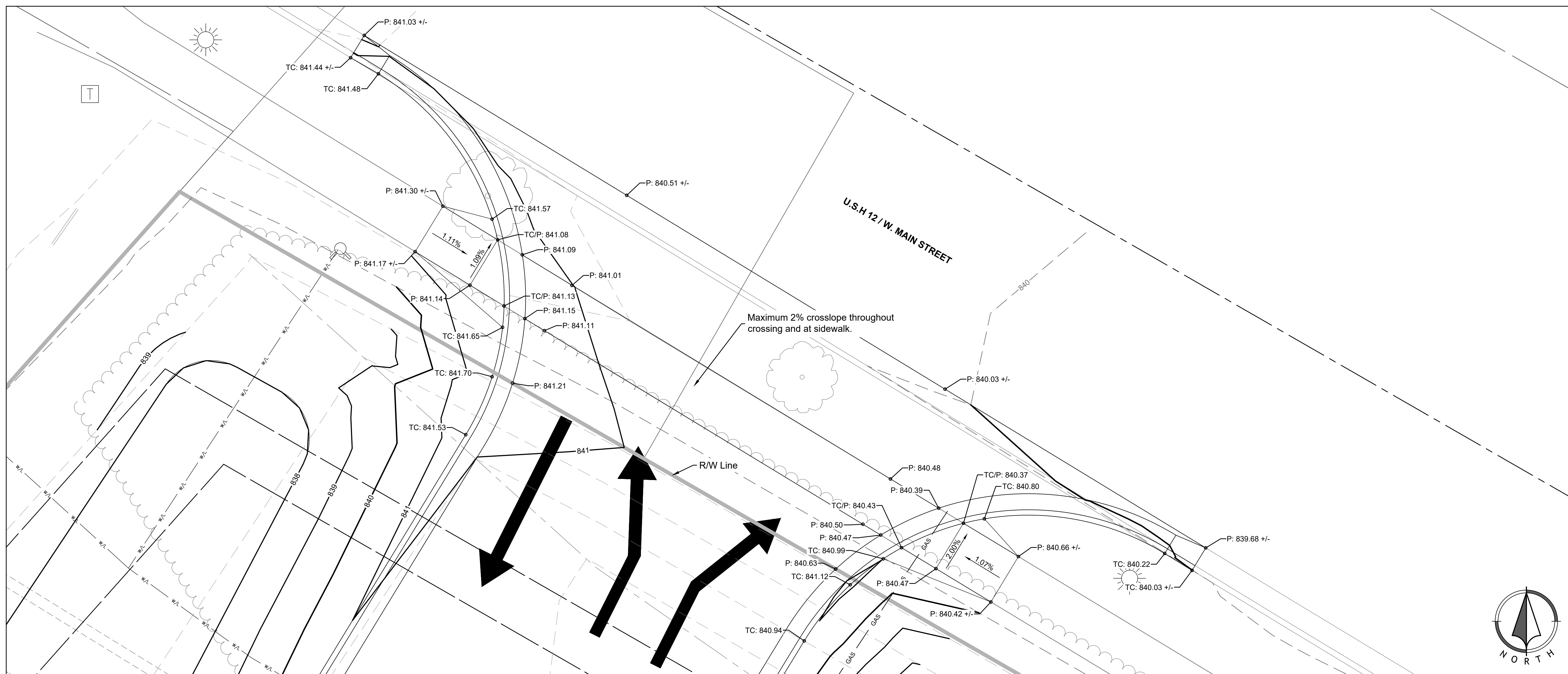
NO.	DATE	REVISION

DRAWN BY: AFB
CHECKED BY: PNC

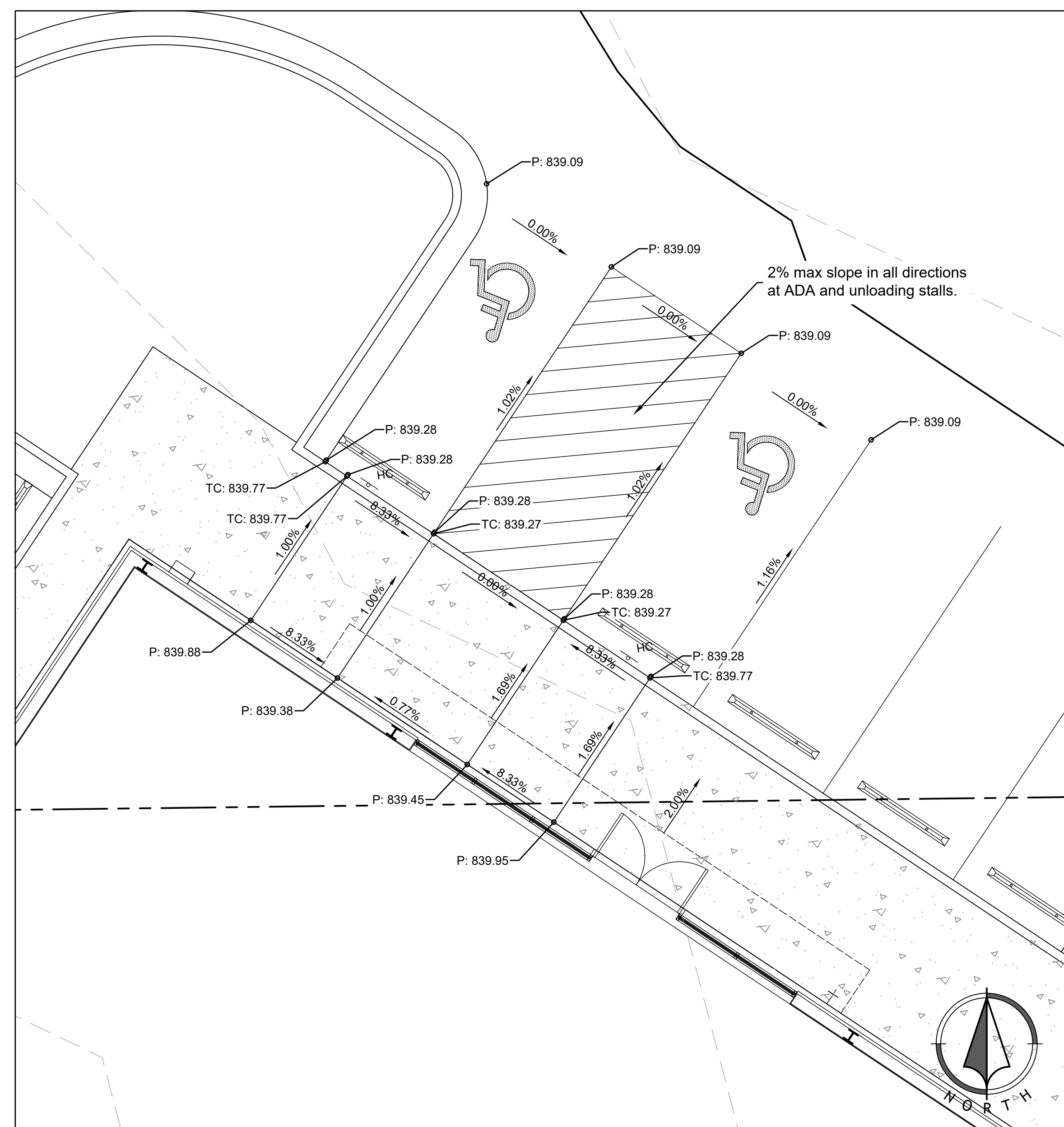
Renaissance Infrastructure Consulting
913.317.9500
www.ri-consulting.com

Sheet C3.1

afemandzobeto
Aug 17, 2023 2:20pm
C:\Users\afemandzobeto\OneDrive\Documents\22-0111-24\Whitewater\DrawSheets\CD22-0111-24_CD-GRADING-01.dwg



DRIVEWAY GRADING DETAIL
Scale: 1" = 5'



ADA GRADING DETAIL
Scale: 1" = 5'

LEGEND

- TC: Top of Curb
- P: Pavement
- T/S: Top of Structure
- F/L: Flowline of Pipe
- G: Ground
- (HP) High Point
- (LP) Low Point
- TW: Top of Wall
- BW: Bottom of Wall

- - - Existing Major Contour
- - - Existing Minor Contour
- Proposed Major Contour
- Proposed Minor Contour

NO.	DATE	REVISION

DRAWN BY: AFB
CHECKED BY: PNC

Renaissance Infrastructure Consulting

913.317.9500
www.ricconsult.com

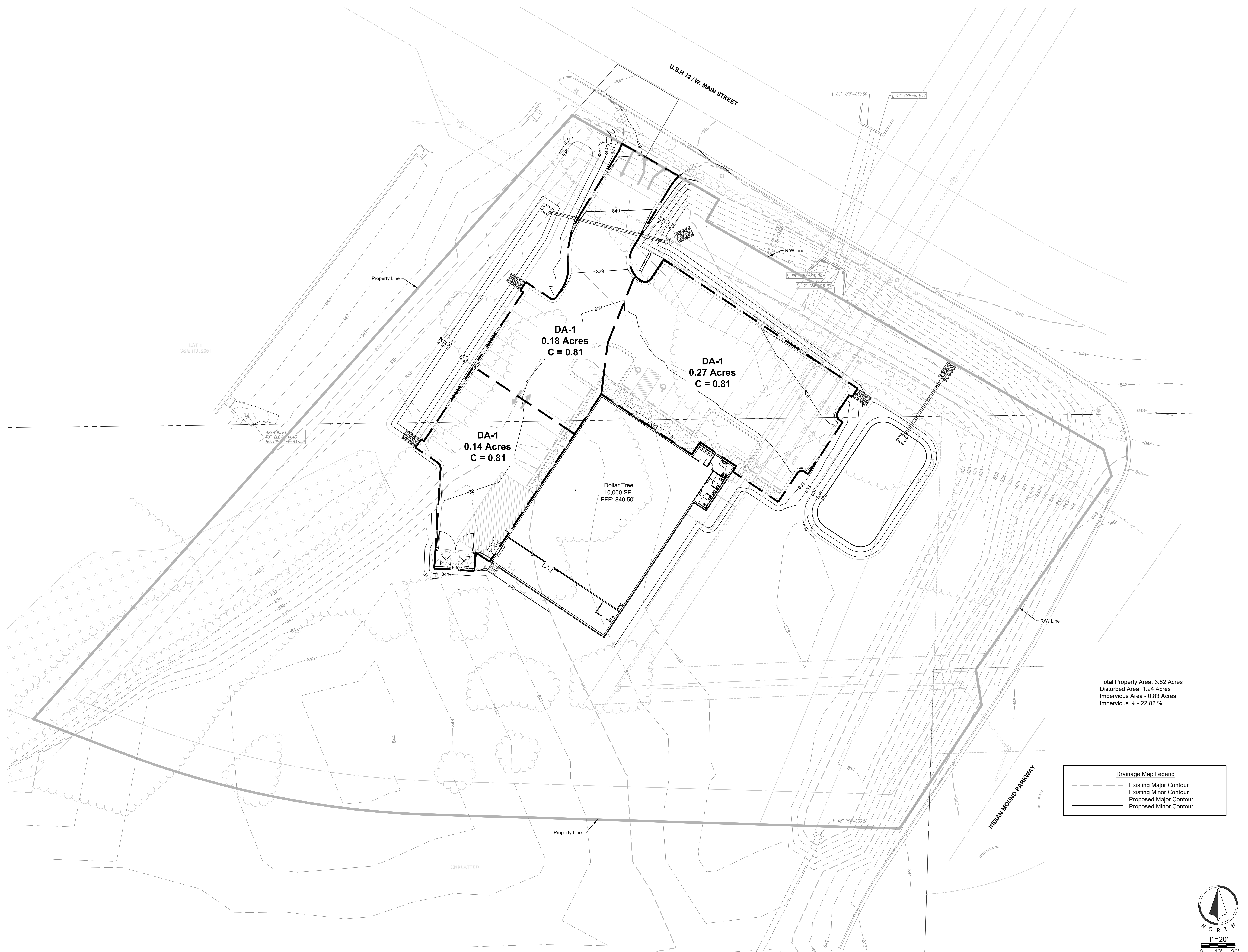
8653 PENROSE LANE
LEWIS, KANSAS 66209

WI Certificate of Authority: R08918

WISCONSIN PROFESSIONAL ENGINEER

PATRICK N. CASSITY
45916-6
KANSAS CITY, MO

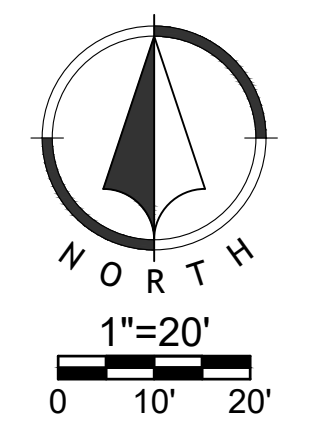
a:\m\andz\besto
Aug 17, 2023 2:23pm
C:\Users\andz\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD-GRADING-01.dwg



Total Property Area: 3.62 Acres
 Disturbed Area: 1.24 Acres
 Impervious Area - 0.83 Acres
 Impervious % - 22.82 %

Drainage Map Legend

	Existing Major Contour
	Existing Minor Contour
	Proposed Major Contour
	Proposed Minor Contour



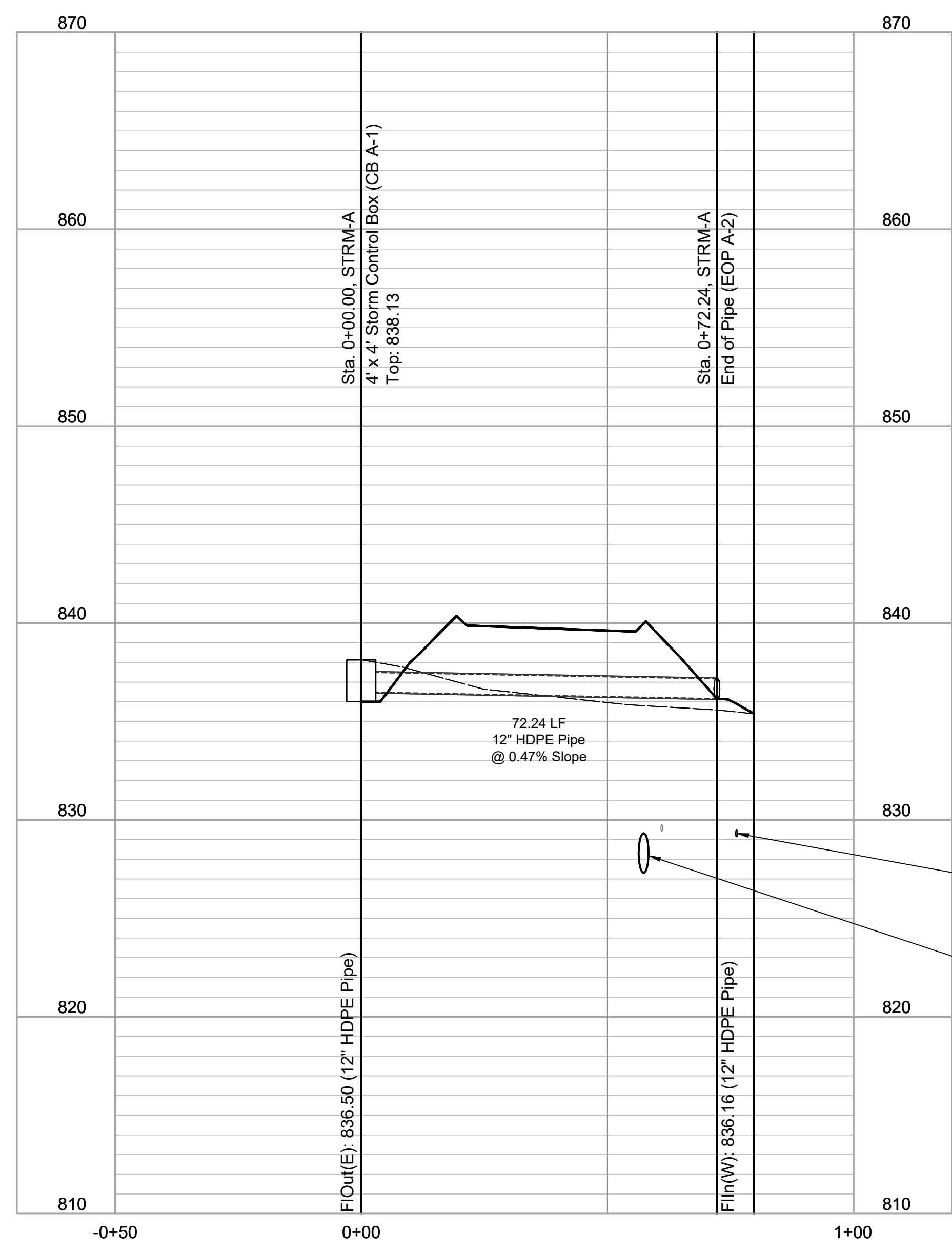
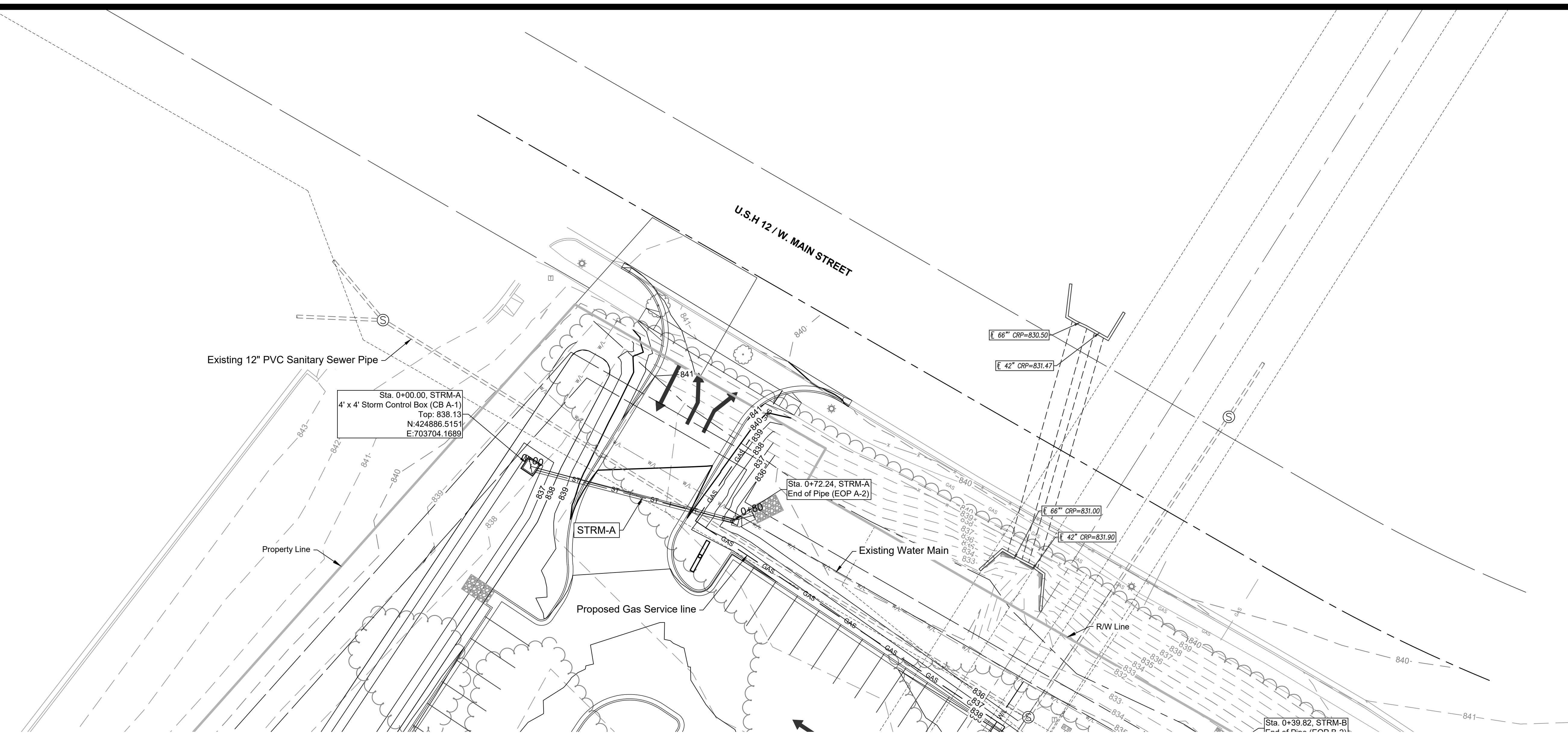
NO.	DATE	REVISION

DRAWN BY	CHECKED BY
AFB	PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ri-consult.com

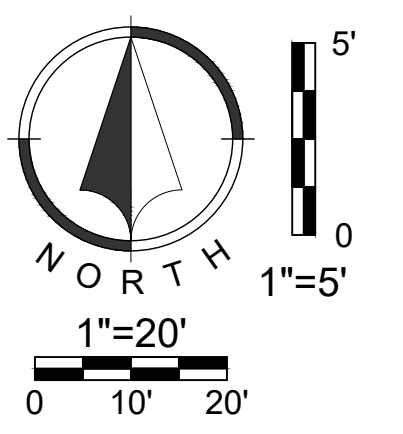
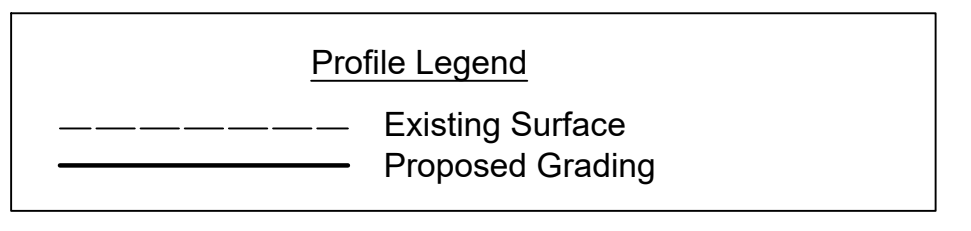
afemandzbeato
 Aug 17, 2023 2:23pm
 C:\Users\afemandzbeato\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD_DRAINAGE-01.dwg

LOT 1
CBM NO. 2381



NOTE:
Contractor Shall fill and compact to 95% of standard density to a point 18" minimum above the top of the proposed storm sewer pipe prior to excavation and installation of the pipe

All coordinates are given to the center of the structures



Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Storm Plan And Profile 1

NO.	DATE	REVISION

DRAWN BY: AFB
CHECKED BY: PNC

Renaissance Infrastructure Consulting
913.317.9500
www.ri-consult.com

132 ABRIE AVENUE
WILSONVILLE, MISSOURI 64094

Professional Engineer
WI Certificate of Authority: R008918


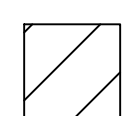
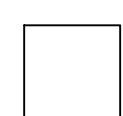

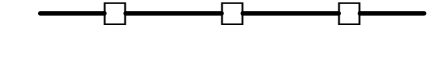



Sheet
C5.1

aflemans@dotbase.com
Aug 17, 2023 2:26pm
C:\Users\aflemans\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_CD-STRM\LOT1.dwg

Disturbed Area for Site Improvements : 1.24 Acres



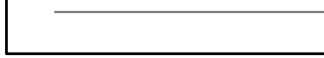

EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

EROSION CONTROL NOTES

- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
- Install "J" Hooks on silt fence every 100 LF.
- Any location that is being accessed by vehicles needs to have a construction entrance.
- Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
- Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

Grading Legend

-  Existing Major Contour
-  Existing Minor Contour
-  Proposed Major Contour
-  Proposed Minor Contour

WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.



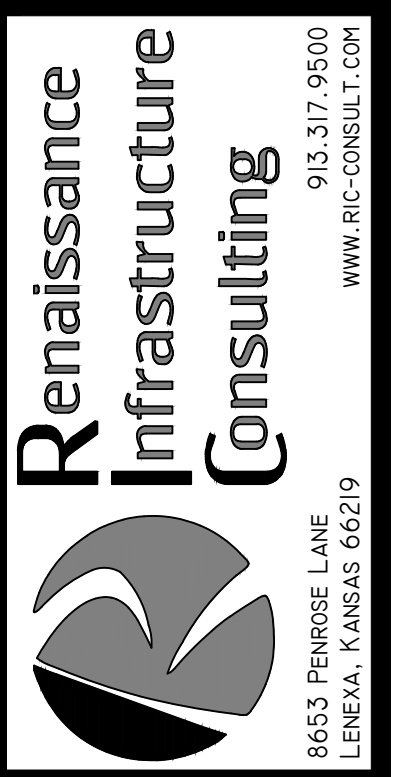
PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I A - Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
	2	Staging Area	II	Install Staging Area
	3	Perimeter Silt Fence	III	Install Silt Fence
	4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags Prior to Construction
Phase III C - Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Erosion Control Plan I

NO.	DATE	REVISION



 Renaissance Infrastructure Consulting

 913.317.9500

 www.riconsult.com



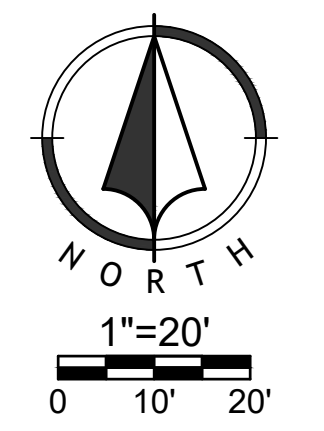
 PATRICK N. CASSIDY

 45916-6

 KANSAS CITY, MO

 PROFESSIONAL ENGINEER

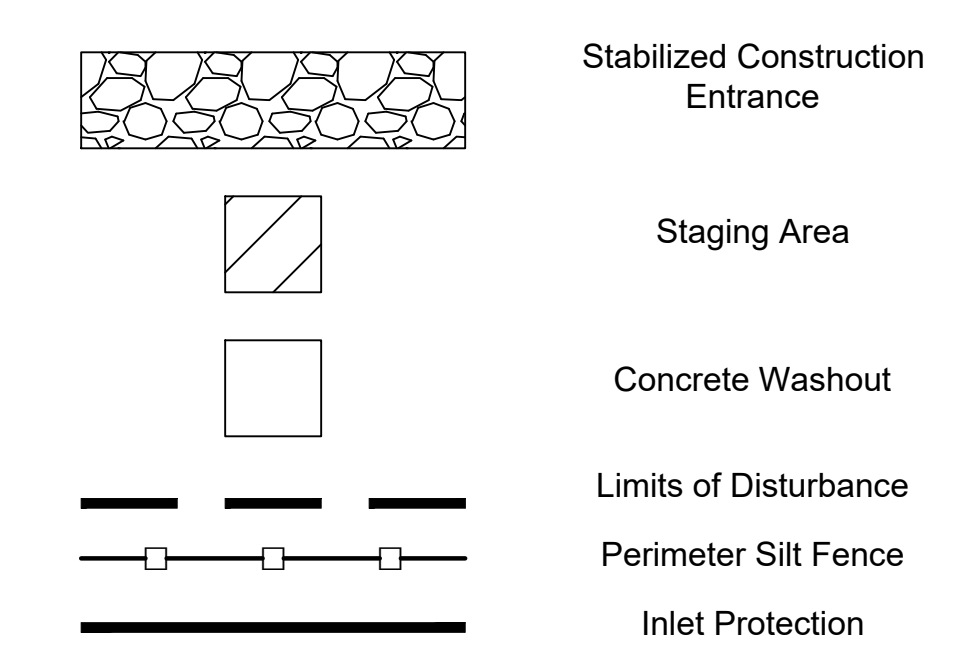
Sheet C6.0



afemandzbeato
Aug 17, 2023 2:26pm
C:\Users\afemandzbeato\OneDrive\Documents\22-0111-24_Whitewater\Draw Sheets\CD22-0111-24_CD-ERP-01.dwg

Disturbed Area for Site Improvements : 1.24 Acres

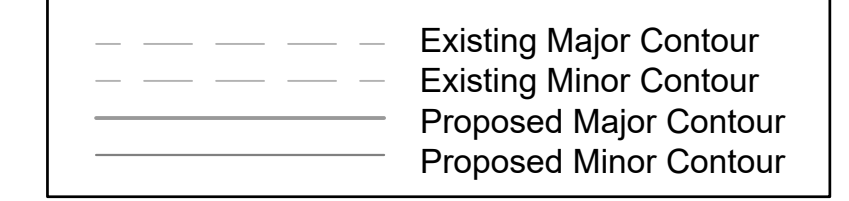
EROSION CONTROL LEGEND



EROSION CONTROL NOTES

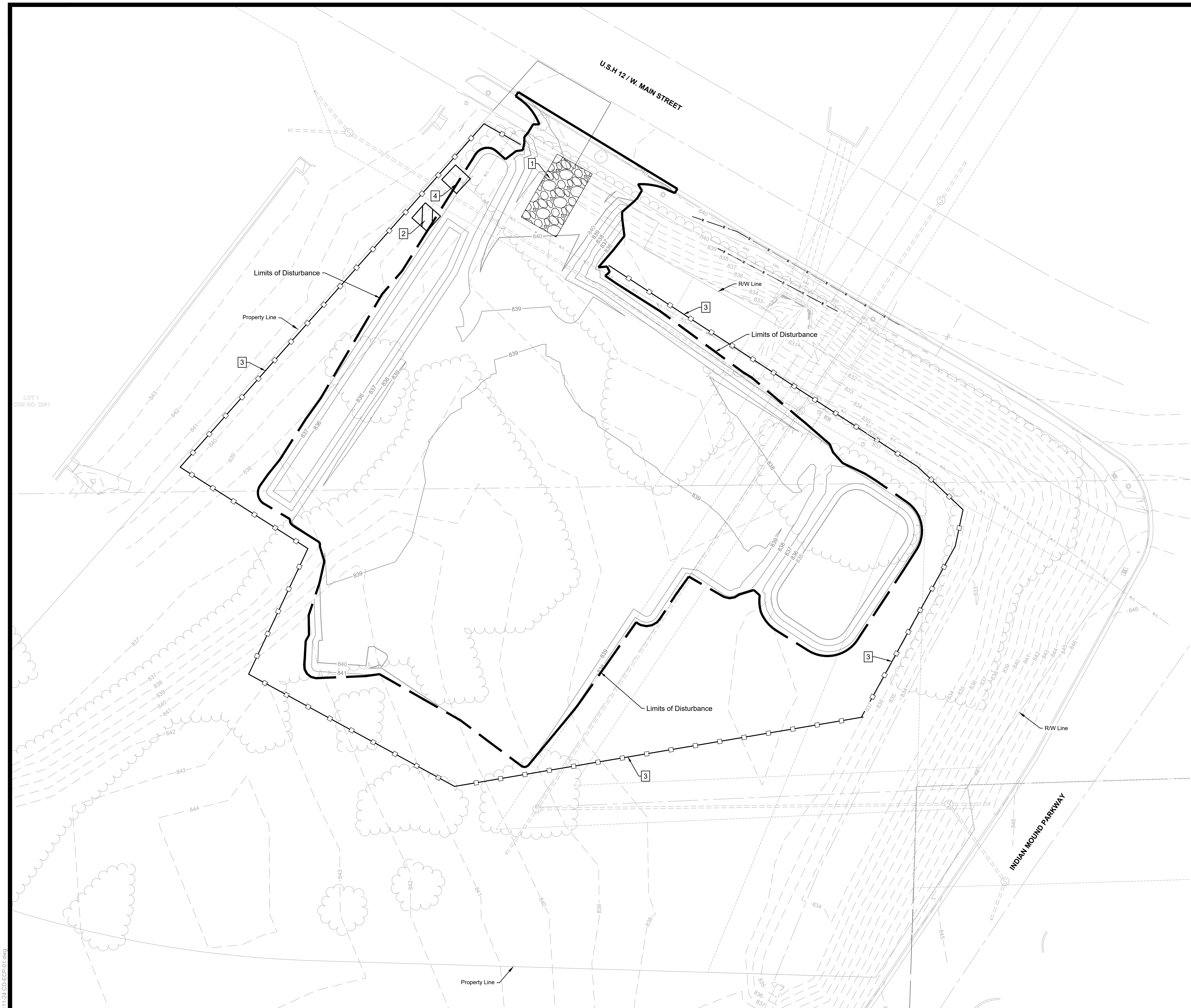
- Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
- Install "J" Hooks on silt fence every 100 LF.
- Any location that is being accessed by vehicles needs to have a construction entrance.
- Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
- Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

Grading Legend



WRITTEN SEQUENCING

- Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
- Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
- Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.



	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A - Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags Prior to Construction
Phase III	C - Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Erosion Control Plan II

NO.	DATE	REVISION

Renaissance Infrastructure Consulting

 913.317.9500

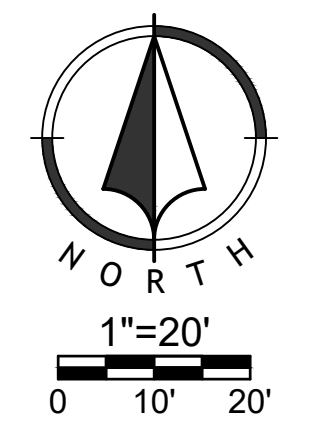
 www.ri-consult.com

PATRICK N. CASSIDY

 45916-6

 MISSOURI

 PROFESSIONAL ENGINEER


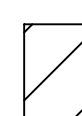
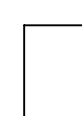

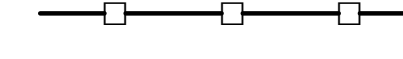



Sheet
C6.1

afemandzbeato
Aug 17, 2023 2:26pm
C:\Users\afemandzbeato\OneDrive\Documents\22-0111-24_Whitewater\Draw Sheets\CD22-0111-24_CD-EP-01.dwg

Disturbed Area for Site Improvements : 1.24 Acres



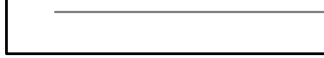

EROSION CONTROL LEGEND

-  Stabilized Construction Entrance
-  Staging Area
-  Concrete Washout
-  Limits of Disturbance
-  Perimeter Silt Fence
-  Inlet Protection

EROSION CONTROL NOTES

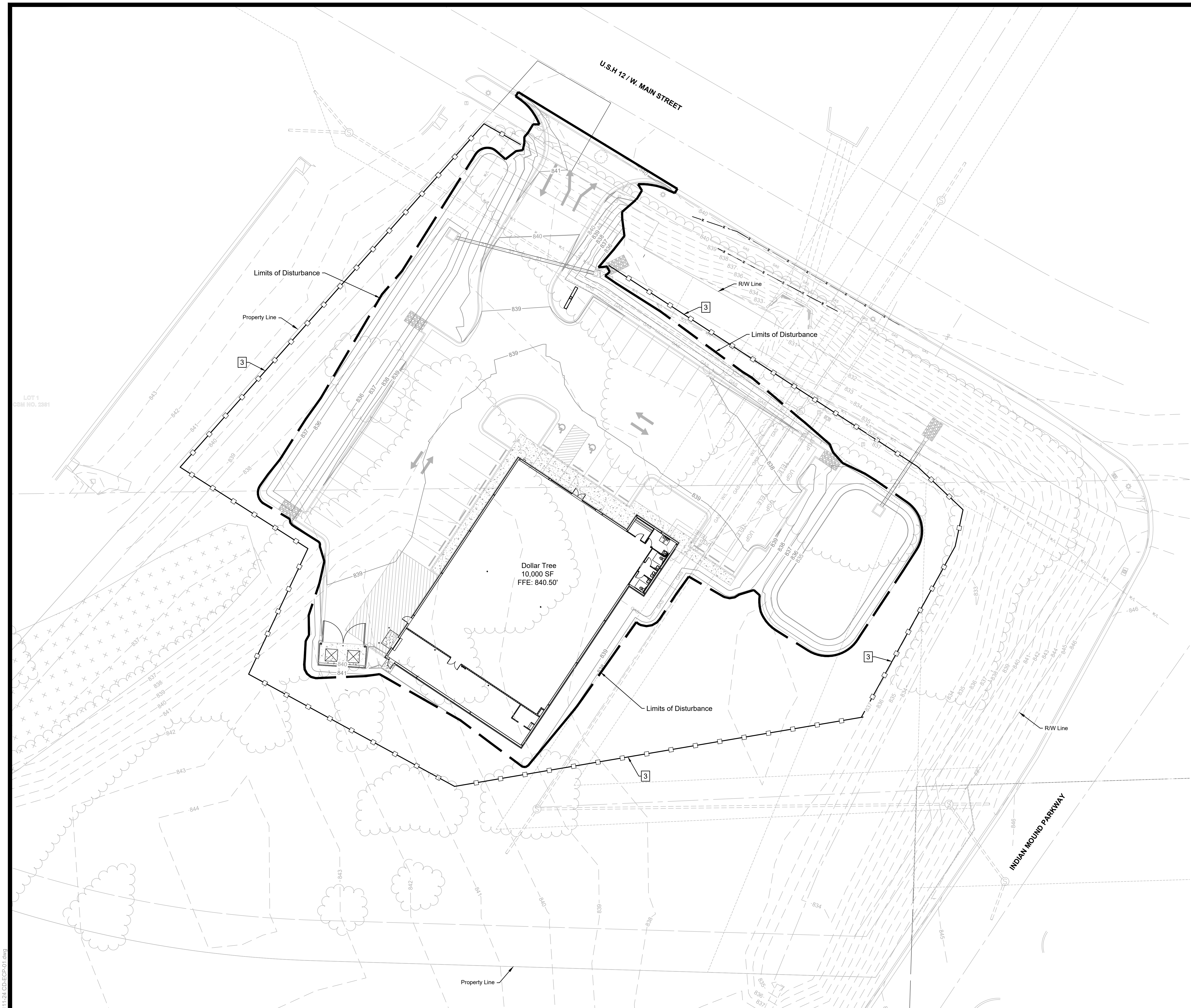
1. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
3. The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will not resume for more than 14 days. Stabilization activities must also be completed within 14 days.
4. Install "J" Hooks on silt fence every 100 LF.
5. Any location that is being accessed by vehicles needs to have a construction entrance.
6. Contractor must keep a broom on site in order to clean up mud tracked on to the streets immediately.
7. Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

Grading Legend

-  Existing Major Contour
-  Existing Minor Contour
-  Proposed Major Contour
-  Proposed Minor Contour

WRITTEN SEQUENCING

1. **Implement Pre-Clearing Plan:**
All temporary structural BMP's shown on the pre-clearing plan must be in place before the general clearing operations. Clearing necessary to place temporary structural BMP's is the minimum required for installation. Coordinate clearing necessary to place temporary structural BMP's with local weather forecast so that clearing and placement may be completed within a forecast dry period. Stabilize all erosion control measures after installation. Temporary Barrier Fence shall be in Place, around areas not to be disturbed, prior to any construction activities. This area includes Stream Corridor.
2. **Clear and Stabilize Work Areas:**
Grade contractor areas and place all-weather surface on contractor areas.
3. **Clearing and Grubbing:**
After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.



	PROJECT STAGE	PLAN REFERENCE NUMBER	BMP DESCRIPTION	REMOVE AFTER PHASE	NOTES
Phase I	A - Prior to Construction	1	Construction Entrance	II	Install Construction Entrance
		2	Staging Area	II	Install Staging Area
		3	Perimeter Silt Fence	III	Install Silt Fence
		4	Concrete Washout	II	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
Phase II	B - During Land Disturbance & Storm Infrastructure Installation	5	Inlet Protection	III	Install Filter Bags Prior to Construction
Phase III	C - Final Stabilization	6	Establish Perennial Vegetation	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete when 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Construction Documents

22-0111-24
Dollar Tree
Whitewater, Waukesha County, WI

Erosion Control Plan III

NO.	DATE	REVISION



 Renaissance Infrastructure Consulting

 913.317.9500

 www.ricconsult.com



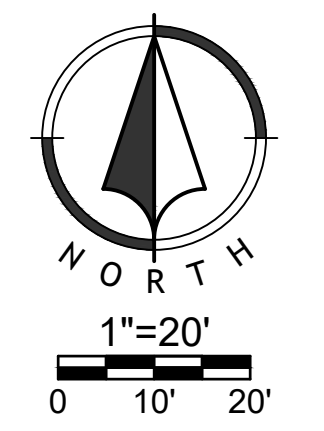
 PATRICK N. CASSIDY

 45916-6

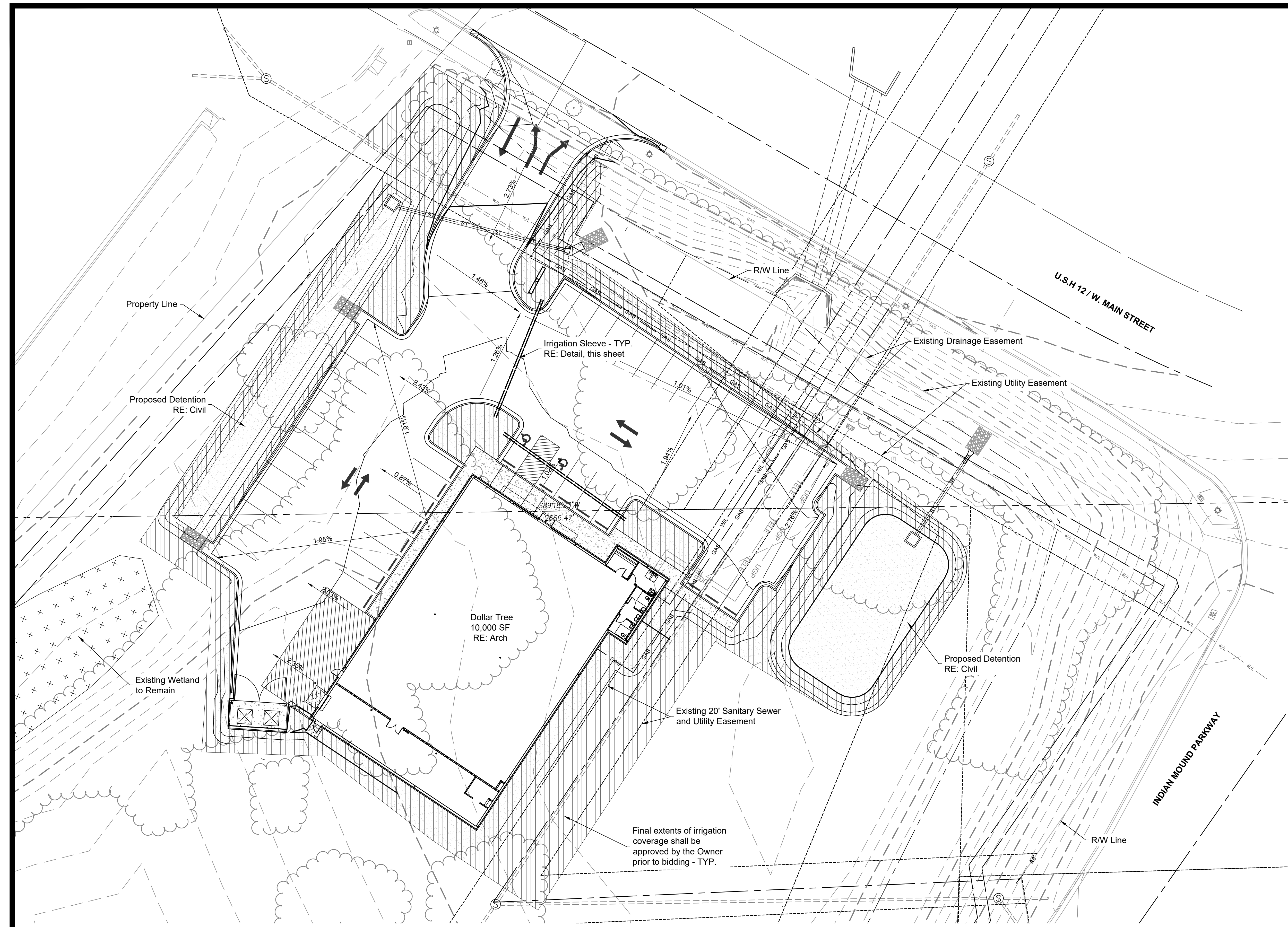
 KANSAS CITY, MO

 PROFESSIONAL ENGINEER

Sheet
C6.2



afeamandzbeato
 Aug 17, 2023 2:26pm
 C:\Users\afem\OneDrive\Documents\22-0111-24_Whitewater\Draw\Sheets\CD22-0111-24_CD-ECP-01.dwg



IRRIGATION NOTES

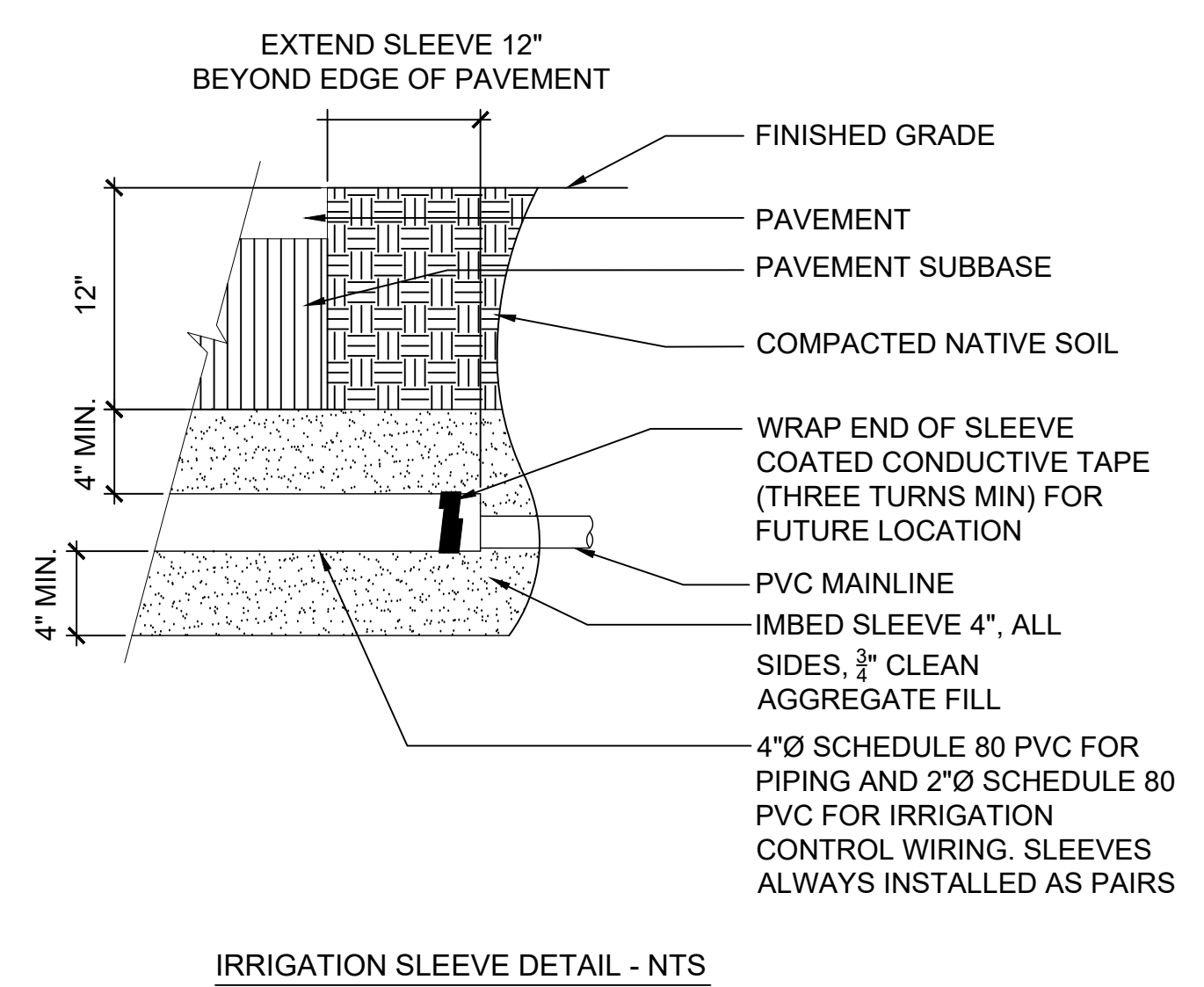
- IRRIGATION SHALL BE PROVIDED THROUGHOUT THE LIMITS SHOWN.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES AND MAKING NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE.
- IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION TO OCCUR PRIOR TO CONSTRUCTION OF PAVEMENT, WALL OR OTHER SURFACE IMPROVEMENTS.
- IRRIGATION CONTRACTOR SHALL DESIGN AND PROVIDE A WORKING IRRIGATION SYSTEM BASED ON THE AVAILABLE PRESSURE. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO VERIFY AVAILABLE PRESSURE PRIOR TO SYSTEM DESIGN. IRRIGATION SYSTEM SHALL BE COMPLETE IN EVERY RESPECT AND READY FOR OPERATION AS SATISFACTORY TO CONTRACT.
- IRRIGATION PIPING FLOW VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
- IRRIGATION SYSTEM STATIC PRESSURE RANGE SHALL NOT VARY BY MORE THAN 10%.
- IRRIGATION CONTRACTOR SHALL DESIGN SYSTEM LATERAL PIPING TO LIMIT PRESSURE DROPS TO LESS THAN 20% OF THE AVERAGE SPRINKLER OPERATING PRESSURE.
- IRRIGATION CONTRACTOR SHALL INSTALL HEADS AND NOZZLE TYPES OF THE SAME MANUFACTURER AND PRESSURE RATING WITHIN THE SAME IRRIGATION ZONE.
- IRRIGATION CONTRACTOR SHALL ZONE THE IRRIGATION SYSTEM ACCORDING TO MICROCLIMATES AND PLANT WATER REQUIREMENTS. ZONE TURF, TREE AND PLANT BED AREAS SEPARATELY.
- DESIGN IRRIGATION SYSTEMS TO AVOID OVER SPRAY, AVOID SPRAY BLOCKAGE FROM ADJACENT ABOVE GROUND UTILITIES AND AVOID MISTING FROM EXCESSIVE PRESSURE.
- IRRIGATION CONTRACTOR SHALL DESIGN ALL SPRINKLER LAYOUTS FOR OVERLAPPING HEAD TO HEAD COVERAGE. DESIGN ALL SPRINKLER LAYOUTS AT 45% OF MANUFACTURER DIAMETER.
- IRRIGATION CONTRACTOR SHALL PROVIDE QUICK COUPLER VALVES ALONG THE MAINLINE AT 200' ON-CENTER. QUICK COUPLER VALVES SHALL BE PLACED ON A SINGLE SEPARATE ZONE.
- IRRIGATION CONTRACTOR SHALL PROVIDE FOR A MASTER CONTROL VALVE.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND INSTALLING POC, BACKFLOW DEVICE AND GATE VALVES.
- WHEN EXISTING IRRIGATION SYSTEM IS PRESENT, IRRIGATION CONTRACTOR SHALL MODIFY EXISTING SPRINKLER HEADS & NOZZELS TO AVOID OVERSPRAY ONTO NEW CONSTRUCTION. REPOSITION EXISTING HEADS AS NECESSARY TO ACHIEVE HEAD TO HEAD COVERAGE.
- IRRIGATION CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM SO THAT PRECIPITATION RATES DO NOT EXCEED INFILTRATION RATES.
- IRRIGATION CONTRACTOR TO PROVIDE A MINIMUM OF TWO SPARE CONTROL WIRES TO ALL REMOTE MAINLINE LEGS.
- IRRIGATION CONTRACTOR SHALL DESIGN MAINLINE FLOW BASED UPON THE LARGEST ZONE GPM COMBINED WITH A SINGLE QUICK COUPLER AT 20 GPM. DESIGN ZONES FOR FULL RATED WORKING PRESSURE FOR THE SELECTED WATER DELIVERY MEDIA WITH AT LEAST ONE QUICK COUPLER AT 20 GPM OPERATING SIMULTANEOUSLY.
- LOCATE VALVE BOXES, VALVES AND QUICK COUPLER VALVES IN BEDS AND TURF AREAS AT LEAST 36 INCHES FROM HARDSCAPE EDGES.
- WHEN EXISTING IRRIGATION SYSTEM IS PRESENT, IRRIGATION CONTRACTOR SHALL VERIFY CONDITION OF EXISTING SYSTEM PRIOR TO BIDDING. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTIONS TO EXISTING SYSTEM AND SHALL PROVIDE FOR A WORKING SYSTEM FOR BOTH NEW AND EXISTING WITHIN THE LIMITS OF WORK.
- IRRIGATION CONTRACTOR SHALL PROVIDE AN AUTOMATIC CONTROLLER WITH ENOUGH ZONES TO ADEQUATELY COVER ALL PROPOSED ZONES & A MINIMUM OF 20% ADDITIONAL ZONES FOR FUTURE EXPANSIONS. CONTROLLER SHALL BE CAPABLE OF UTILIZING A RAIN SENSOR.
- IRRIGATION CONTRACTOR SHALL PROVIDE A RAIN SENSOR FOR AUTOMATIC SHUT OFF.
- IRRIGATION CONTRACTOR SHALL PROVIDE SYSTEM DESIGN DRAWINGS SHOWING ALL WORK PROPOSED PRIOR TO CONSTRUCTION. FOR OWNER APPROVAL.
- IRRIGATION CONTRACTOR SHALL DOCUMENT FINAL LAYOUT OF BOTH NEW AND EXISTING IRRIGATION SYSTEMS IN AN AS-BUILT DRAWING AND SUBMIT TO OWNER FOR FINAL RECORD.
- DRAWINGS AND SPECIFICATIONS DO NOT INDICATE OR DESCRIBE TOTAL WORK REQUIRED FOR COMPLETION OF WORK AND MAY NOT COVER SOME CONDITIONS WHICH MAY BE REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A WORKING IRRIGATION SYSTEM TO SUSTAIN PLANT LIFE PER SITE CONDITIONS.

LEGEND

- Spray Irrigation Area
- Irrigation Sleeve

SLEEVE NOTES

- IRRIGATION SLEEVES SHALL BE INSTALLED AS A PAIR OF SLEEVES AT EACH LOCATION AND SHALL BE INSTALLED BENEATH PROPOSED ROADWAY AND PARKING AREAS PRIOR TO BEGINNING SURFACE CONSTRUCTION.
- PIPE SLEEVE TO BE 4"Ø SCHEDULE 80 PVC FOR PIPING AND 2"Ø SCHEDULE 80 PVC FOR IRRIGATION CONTROL WIRING.
- IMBED PIPE 4", ALL SIDES, WITH 3/8" CLEAN AGGREGATE FILL. ALLOW 48 HOURS TO SETTLE; BACKFILL & COMPACT WITH NATIVE SOIL.
- MINIMUM TRENCH WIDTH TO BE 12".
- CONTRACTOR SHALL INSTALL IRRIGATION SLEEVES IN ACCORDANCE WITH APPLICABLE MISSOURI PLUMBING CODES AND JOPLIN LOCAL UTILITY AND WATER MANAGEMENT DISTRICT REGULATIONS.
- CONTRACTOR SHALL MARK ALL SLEEVE LOCATIONS AT EACH END TO AID FUTURE IRRIGATION INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING ALL SLEEVE LOCATIONS AND MARKERS DURING THE CONSTRUCTION PERIOD.
- COATED CONDUCTIVE TAPE SHALL BE INSTALLED DIRECTLY ABOVE THE SLEEVE AND SHALL BE PRE-PRINTED WITH REPEATED WARNINGS: "CAUTION WATER LINE BURIED BELOW", OR AS OTHERWISE APPROVED BY THE PROJECT ENGINEER.
- SLEEVES ARE ALWAYS INSTALLED AS A PAIR.



NO.	DATE	REVISION

DRAWN BY	CHECKED BY
AFB	PNC

Renaissance Infrastructure Consulting
 913.317.9500
 www.ri-consult.com



afemandzbeato
Aug 17, 2023 2:26pm
C:\Users\afemandzbeato\OneDrive\Documents\22-0111-24\Whitewater\Draw\Sheets\CD22-0111-24_C6.IRCD.C61.dwg

Chapter 19.27B-1 COMMUNITY BUSINESS DISTRICTSections:

- 19.27.010 Purpose.
- 19.27.020 Permitted uses.
- 19.27.025 Permitted accessory uses.
- 19.27.030 Conditional uses.
- 19.27.040 Lot area.
- 19.27.050 Lot width.
- 19.27.060 Yard requirements.
- 19.27.070 Lot coverage.
- 19.27.080 Building height.
- 19.27.090 Plan review.
- 19.27.100 Park fees.

19.27.010 Purpose.

The B-1 community business district is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to residential areas and major traffic routes.

(Ord. No. 1914A, 2-18-2016)

19.27.020 Permitted uses.

Permitted uses in the B-1 district include:

- A. Art, music and school supply stores and galleries;
- B. Antique, hobby and craft shops;
- C. Automotive and related parts stores, without servicing;
- D. Hotels and motels;
- E. Small appliance repair stores, computer or software sales and service;
- F. Barbershops and beauty parlors;
- G. Banks and other financial institutions without drive-through facilities;
- H. Camera and photographic supply stores;
- I. Caterers;
- J. Clothing and shoe stores and repair shops;
- K. Clinics, medical and dental;
- L. Department stores;
- M. Drugstores;

- N. Florist shops;
- O. Food and convenience stores without gasoline pumps;
- P. Furniture stores;
- Q. Hardware stores;
- R. Insurance agencies;
- S. Jewelry stores;
- T. Liquor stores without drive-through facilities;
- U. Meat markets;
- V. Resale shops;
- W. Paint, wallpaper, interior decorating and floor covering stores;
- X. Professional offices;
- Y. Restaurants without drive-through facilities;
- Z. Self-service laundries and drycleaning establishments;
- AA. Sporting goods stores;
- BB. Stationery stores, retail office supply stores;
- CC. Variety stores;
- DD. Movie theaters;
- EE. Charitable or nonprofit institutions and facilities;
- FF. Tourist homes and bed and breakfasts;
- GG. Existing residences must meet the following standards:
1. Limited to no more than four unrelated persons.
 2. Number of parking spaces is determined using the R-3 parking regulations for the residential units.
- HH. Any other similar uses not specifically listed above that are consistent with the purpose of this district;
- II. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.

JJ. Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor and waste).
(Ord. No. 1914A, 2-18-2016)

19.27.025 Permitted accessory uses.

Permitted accessory uses in the B-1 district include:

A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;

B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;

C. Outside storage and trash dumpsters where located outside of the required yards in Section 19.27.060 of this chapter and enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen;

D. Outside display of merchandise, which may be subject to limitations as part of site plan review;

E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;

F. Up to two vending machines for dispensing of a product, but only if accessory to a commercial business use. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are screened from the public right-of-way and adjacent properties;

G. Outdoor seating for restaurants within designated areas;

H. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may set specific time and area limitations;

I. Essential services;

J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

19.27.030 Conditional uses.

Conditional uses in the B-1 district include:

A. Entertainment establishments, including clubs, but excluding adult entertainment;

B. All uses with drive-in and drive-through facilities (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts);

C. Automobile and small engine vehicle sales or rental facilities, including incidental repair and service within the principal building;

D. Automobile repair and service within the principal building;

E. Car washes;

F. Private recreation uses;

G. Public and semipublic uses;

H. Taverns and other places selling alcoholic beverages by the drink; for which consideration shall be given but is not limited to conditions regarding, the following issues:

1. Parking;

2. Type of business;

3. Signage;

4. Outdoor seating;

5. Provisions for avoiding noise and lighting nuisances;

6. Buffering and fencing consistency;

7. Compatibility with the immediately surrounding neighborhood or district.

I. Light assembly/retail uses not permitted elsewhere in this district. Subject to the following restrictions:

1. No environmental emission (noise, odor, waste);

2. All truck delivery during weekdays;

3. All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met;

J. Gasoline service stations, including incidental repair and service within the principal building;

K. Day care centers, adult and child;

L. Funeral homes and crematory services;

M. Veterinary clinics, provided that no service including animal boarding is offered outdoors;

N. More than one principal structure on a lot;
 O. Large retail and commercial service develop-
 ments, as described and regulated in Chapter 19.485.

P. The first wireless telecommunications facil-
 ity located on an alternative support structure only, per
 the requirements of Chapter 19.55.

Q. New residential construction or existing
 residential modification resulting in addition of units or
 bedrooms. The residential unit must meet the following
 standards:

1. A limit of four unrelated persons.
2. Three hundred fifty square feet of us-
 able open space shall be required for each dwelling unit
 for structures with two or more units.
3. Number of parking spaces is determined
 using the R-3 parking regulations for the residential
 units.
4. A first floor residential unit may be
 permitted if it meets the following standards:
 - a. The unit is ADA compliant.
 - b. Any residential unit access must:
 - i. Exit from the rear of the
 principal structure; or
 - ii. Have a main street access
 which must be through a common entryway used by a nonresi-
 dential use.
 - c. Not occupy more than fifty percent
 of the first floor.

(Ord. No. 1914A, 2-18-2016)

19.27.040 Lot area.

Minimum lot area in the B-1 district is seven thousand
 square feet for lots existing at the time of adoption of
 the ordinance codified in this chapter, and fifteen thou-
 sand square feet for all other lots.

(Ord. No. 1914A, 2-18-2016)

19.27.050 Lot width.

Minimum lot width in the B-1 district is fifty feet.
 (Ord. No. 1914A, 2-18-2016)

19.27.060 Yard requirements.

Minimum required yards for principal buildings, out-
 side storage, and dumpsters in the B-1 district are:

- A. Front and street side, fifteen feet (but may
 be greater if needed to meet fire safety requirements);

B. Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;

C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval;

E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;

F. There shall be no accessory buildings within the required front yard setback.

(Ord. No. 1914A, 2-18-2016)

19.27.070 Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

(Ord. No. 1914A, 2-18-2016)

19.27.080 Building height.

Maximum building height in the B-1 district is five stories or one hundred feet (whichever is greater), with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Scott Heacock, Sonja Kruesel, AICP, Consulting Village

Planner, Vandewalle & Associates

Date: October 9, 2023

Re: Review and possible approval – Conditional Use Permit application for a Fraternity House to be located at 1036 W. Main Street, Whitewater, WI 53190.

Summary of Request	
Requested Approvals:	Review and possible approval of a Conditional use permit for a Fraternity House to be located at 1036 W. Main Street, Whitewater, WI 53190.
Location:	Parcel # /WUP 00170
Current Land Use:	Residential-R3
Proposed Land Use:	Residential-R3 Fraternity House
Current Zoning	R3 with R3A overlay
Proposed Zoning:	R3 with R3A overlay
Future Land Use, Comprehensive Plan:	Higher Density Residential

Description of the Proposal

The applicant is applying for a Conditional Use Permit for a Fraternity House in an existing structure at 1036 W Main Street. The parcel is located in the R-3 Multi-Family Residence district and is also within the R-3a University Residential Density overlay zoning district. The R-3 district was established to provide high-density residential areas, and to allow mixing of certain compatible land uses. The R-3a district was established to allow increased density for new housing in a focused area near campus, and therefore reduce the impact of student housing on lower density neighborhoods.

“Fraternity House” is listed as a conditional use in the R-3. The R-3a zoning district retains the conditional uses of underlying districts

The future land use for the parcel is “Higher Density Residential”. This future land use is described as follows in the comprehensive plan:

“This future land use designation is intended to accommodate a variety of residential units at higher densities—including rental apartment complexes, condominiums, townhouses, and the continuation of pre-existing single- and two-family residences where desired—all served by sanitary sewer. Small institutional uses—such as parks, schools, and churches—may also be built on lands within this

category. Areas are mapped Higher Density Residential on Map 5 mainly near the UW-W campus, in areas that are already characterized by significant percentages of student-oriented and multi-family housing (greater than in Central Area Neighborhood areas). Or, if the land is undeveloped, Higher Density Residential areas are logically positioned to accommodate future student-oriented and multi-family housing options. Along West Main Street, west of Franklin Street, those areas identified as Higher Density Residential on Map 5 may also accommodate small businesses such as business offices, consistent with the provisions of the City’s R-3 zoning district. This may promote the preservation of larger existing brick homes along this corridor by allowing the continued conversion of these homes to smaller businesses and offices”

Additionally, the application contained a picture of a proposed sign with letters of the fraternity. The sign falls under the category of “wall sign” in the city’s sign code. Wall signs are allowed in r-3 and r-3a with maximum size of 50sf.



Planner's Recommendations

We recommend approval of the Conditional Use Permit. Per section 19.66.050 of the city ordinances, the plan commission shall use the following standards when reviewing applications for conditional use. A separate sign permit for any proposed signage shall be obtained.

Standard	Evaluation	Comments
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property	Yes	The applicant noted in their application that fraternities at Whitewater have very strict rules regarding their behavior. Throughout the semester they are required to provide 20 hours of community service for each member, are held to high community standards, and have to report to their headquarters and council at the university. They have a great relationship with both of their neighbors who are also fraternity members of Phi Delta Theta
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided	Yes	Maintenance on the house is completed by the owner of the building.
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance	Yes	The zoning overlay district is intended to provide higher densities for students living near campus. A Fraternity House accomplishes that goal and is an allowable conditional use in the zoning district.
D. That the conditional use conforms to the purpose and intent of the city Master Plan	Yes	The future land use for the area is intended to accommodate students near campus
E. The conditional use and structures are consistent with sound planning and zoning principles	Yes	A fraternity house near a university campus promotes walkability of the campus and is consistent with other planning and zoning principles

Print

Conditional Use Permit Application - Submission #596

Date Submitted: 9/5/2023

City of Whitewater

312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-473-0540
www.whitewater-wi.gov

Conditional Use Permit Application

NOTICE:

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Address of Property*

1036 W Main St

City*

Whitewater

State*

WI

Zip Code*

53190

Owner's First Name*

Brad

Owner's Last Name*

Ceranske

Applicant's First Name*

Dylan

Applicant's Last Name*

Burke

Mailing Address*

1036 W Main St

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

8155750067

Fax Number

Email Address*

burkedp11@uww.edu

Existing and Proposed Uses:

Current Use of Property*

Rented house

Zoning District*

R3

Proposed Use:*

Fraternity House

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures; location, height, materials and building elevations.
4. Lighting plan; including location, height, materials and building elevations.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking; locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access; pedestrian, vehicular, service. Points of ingress and egress.
8. Loading ; location, dimensions, number of spaces internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: Location, height, dimensions, color, materials, lighting and copy area.
12. Grading/draining plan of proposed site.
13. Waste disposal facilities; storage facilities for storage of trash and waste materials.
14. Outdoor storage, where permitted in the district; type, location, height of screening devices.

**One (1) full size, Fifteen (15) 11.x17, and One (1) Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

Standards

That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property. Applicant's explanation:*

As a fraternity here at Whitewater, we have very strict rules regarding our behavior. Throughout the semester we are required to provide 20 hours of community service for each member, held to high community standards, and have to report to our headquarters and council at the University. We also have a great relationship with both our neighbors who are also fraternity members of Phi Delta Theta.

That utilities, access roads, parking, drainage, landscaping and other necessary site improvements are being provided. Applicant's explanation:*

Yes, the maintenance on the house is completed by the owner of the building.

That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance. Applicant's explanations: *

Yes

Item 3.

That the conditional use conforms to the purpose and intent of the City Master Plan. Applicant's explanation:*

Yes

**** Refer to Chapter 19.66 of the City of Whitewater Municipal code, entitled CONDITIONAL USES, for more information.**

Applicant's Signature*

Date

Dylan Burke

9/5/2023

Plot Plan Upload

asig house.png

Plan Upload

Choose File

No file chosen

Lighting Plan Upload

Choose File

No file chosen

Landscape Plan Upload

Choose File

No file chosen

File Upload

IMG.jpeg

File Upload

Choose File

No file chosen

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

1. Application was filed and the paid at least four weeks prior to the meeting. \$100.00 fee

Filed on:

[Empty text box for Filed on]

Received by:

[Empty text box for Received by]

Receipt #

[Empty text box for Receipt #]

Application reviewed by staff members

[Empty text box for Application reviewed by staff members]

3. Class 2 Notice published in Official Newspaper on

[Empty text box for Class 2 Notice published in Official Newspaper on]

4. Notices of Public Hearing mailed to property owners on

[Empty text box for Notices of Public Hearing mailed to property owners on]

Plan Commission holds the PUBIC HEARING on

[Empty text box for Plan Commission holds the PUBIC HEARING on]

Public Comments may also be submitted in person or in writing to City Staff.

At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN

Conditional Use Permit: By the Plan and Architectural Review Commission

- Granted**
- Not Granted**

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

mm/dd/yyyy

Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should:

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.

SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 3.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to response to such questions or requests in a timely manner.

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge it's reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

Type of development review being requested and planning consultant review cost range

Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)

- When land use is a permitted use in the zoning district and for minor downtown building alterations-up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)

- When land use is a permitted use in the zoning district-\$700-\$2,000
- When land use also requires a conditional use permit- \$1,600-\$12,000

Conditional Use Permit with no Site plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)

- Up to \$600

Rezoning

- Standard (not PCD) zoning district-\$700-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

Land Division

- Land Survey Map-up to \$300
- Subdivision Plat- \$1,500-\$3,000
- Plat (does not include any development agreement time)-\$50-\$1,500

Annexation

Typically between \$200-\$400

****Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management plans, major utility work, or complex parking or road access plans. engineering costs are not included above, but will be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.**

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals and/or Common Council. In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

SECTION A: BACKGROUND INFORMATION-to be completed by the Applicant/Property Owner

Applicant's First Name*

Dylan

Last Name*

Burke

Applicant's Mailing Address

1036 W Main St

City*

Whitewater

State*

WI

Zip Code*

60014

Applicant's Phone Number*

8155750067

Fax Number

Applicant's Email Address*

burkedp11@uww.edu

Project Information

Name/Description of Development*

Possible Chapter

Address of Development Site*

1036 W Main St, Whitewater, WI 53190, USA

Property Owner Information (if different from applicant):

Property Owner's First Name

Brad

Last Name

Ceranske

Property Owner's Mailing Address

PO BOX 534

City

Whitewater

State

WI

Zip Code

53190

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS. To be filled out by the Neighborhood Services Department

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

A. Application fee

[Empty input box for Application fee]

B. Expected planning consultant review cost

[Empty input box for Expected planning consultant review cost]

C. Total cost expected of application (A+B)

[Empty input box for Total cost expected of application (A+B)]

D. 25% of total cost due at time of application:

[Empty input box for 25% of total cost due at time of application]

Project likely to incur additional engineering or other consultant review costs?

-- Select One --



Balance of costs

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

SECTION C: AGREEMENT EXECUTION -to be completed by the Applicant and Property Owner

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Signature of Applicant/Petitioner*

Dylan Burke

Date

9/5/2023

Signature of Property Owner (if different)

Date

mm/dd/yyyy



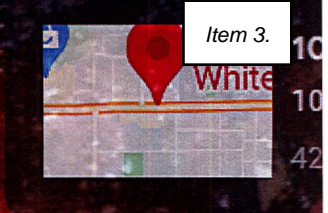
Alpha Sigma Phi Letters

Item 3.

This document is used to get your written consent that our fraternity is allowed permission to put up our letters on the outside of the house making the property known as an official house on campus and through the city.

Address: 1036 W Main St, Whitewater, WI 53190

Signature: Patty Ceranski
Patty Ceranski



ΑΣΦ

19.21.010 - Purpose.

The R-3 multifamily residence district is established to provide high-density residential areas, and to allow mixing of certain compatible land uses.

(Ord. No. 1914A, 2-18-2016)

19.21.020 - Permitted uses.

Permitted uses in the R-3 district include:

- A. One-family detached dwellings;
- B. Two-family attached dwellings (new construction);
- C. Multifamily dwellings and attached dwellings, up to four units per building. "Attached dwelling" means a one-family dwelling attached to two or more one-family dwellings by common vertical walls;
- D. A nonfamily household in R-3 shall be limited to five unrelated persons.
- E. Home occupations/professional home offices for nonretail (goods and services for businesses that do not require customer access);
- F. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

19.21.030 - Conditional uses.

Conditional uses in the R-3 district include:

- A. Professional business offices in a building where the principal use is residential;
- B. Multifamily dwellings and attached dwellings, over four units (new construction only); and two-family attached dwellings (existing construction).
- C. Walk-in type retail trade (food stores, bookstores, gift shops, galleries, beauty shops and similar uses) located in a building where the principal use is residential and fronts on an arterial street;
 - 1.

Conditional use approval under this provision shall be granted for a specified use. Any subsequent change in use or expansion shall require additional conditional use approval.

- D. Fraternity or sorority houses and group lodging facilities;
- E. Any building over forty feet;
- F. Planned developments (see Section 19.15.030);
- G. Conversions of existing structures resulting in more dwelling units;
- H. Conversion of existing units with less than five bedrooms to five or more bedrooms;
 - I. Dwelling units with occupancy of six or more unrelated persons;
- J. Public and semipublic uses;
- K. Home occupations/professional home office for retail goods and services (businesses requiring customer access);
- L. Bed and breakfast establishments;
- M. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55;
- N. Real estate sales offices, subject to the following requirements:
 - 1. May only be placed within a major subdivision with twenty or more lots or a multiple-family residential development with forty or more dwelling units;
 - 2. Shall occupy a maximum of one building within any major subdivision, or one unit within any multiple-family residential development;
 - 3. Shall be a temporary use to be removed or converted to a permitted use in the district no later than ninety days from the date when ninety percent of the lots or units within the subdivision or development are initially sold or leased, or five years from the date of initial establishment of the use, whichever comes first;
 - 4. Before a building permit is issued, a deposit or other financial guarantee with a value of not less than \$2,000.00 shall be required, with such deposit or guarantee released by the city once the sales office is removed or converted to a permitted use in the district;
 - 5. Shall not exceed seven hundred fifty square feet in floor area devoted to the sales office and related uses open to the public;
 - 6. Shall be compatible in character, materials, placement, and design with other existing and planned buildings within the subdivision or development;
 - 7. Signage shall be in accordance with standards for conditional uses in the district, per Section 19.54.052 of this title.
- O. One accessory structure may be located in the front or side yard if the following requirements are met:

1. Minimum front yard setback of the accessory structure must be fifty feet.
2. Minimum side yard setback of the accessory structure must be ten feet, or corner lot, twenty-five feet.

(Ord. No. 1914A, 2-18-2016)

19.21.040 - Lot area.

A. Minimum lot area in the R-3 district for one-family and two-family is as follows:

1. One-family	8,000 square feet
2. Two-family	12,000 square feet

3. A nonconforming lot for a one-family or two-family residence that does not meet the minimum lot area above may be considered as a buildable lot if it:
 - a. Meets all other standards including Section 19.60.050.
 - b. Is reviewed and approved by the city plan and architectural review commission.

B. Minimum lot area in the R-3 district for multifamily is as follows:

1. Multifamily lot size is fifteen thousand square feet; there shall be a higher minimum lot requirement for a higher density multifamily residence.
2. Minimum lot size for higher density residence is determined by the number of units. The unit square footage requirement is determined by the number of bedrooms per unit.

Type of Unit	Square Feet
Efficiency	2,000
One-bedroom	2,500
Two-bedroom	3,000
Three-bedroom and over	3,500 plus 300 additional square feet (sq ft) for each bedroom over three

EXAMPLE A

A multifamily of two one-bedroom (2,500 sq ft * 2 = 5,000 sq ft) + two efficiency (2,000 sq ft * 2 = 4,000 sq ft) = a total of 9,000 sq ft. Example A does not meet the threshold to be considered as a higher density multifamily residence; therefore, the minimum lot requirement is 15,000 square feet.

EXAMPLE B

A multifamily of three five-bedroom (4,100 sq ft * 3 = 12,300 sq ft) + two two-bedroom (3,000 sq ft * 2 = 6,000 sq ft) = a total of 18,300 sq. ft. Example B is higher than the minimum threshold of 15,000 square feet; therefore, the minimum square footage is now 18,300 square feet.

C. Minimum lot area for group lodging facilities will be set in conditional use review.

(Ord. No. 1914A, 2-18-2016)

19.21.050 - Lot width.

Minimum lot width in the R-3 district is:

- A. One-family and two-family dwellings, sixty-six feet for all improved lots existing at the time of adoption of the ordinance codified in this section;
- B. One-family, sixty-six feet for all new single-family dwellings constructed after the adoption of the ordinance codified in this section;
- C. Two-family, eighty feet for all newly constructed two-family dwellings;
- D. Multifamily dwellings, one hundred feet.

(Ord. No. 1914A, 2-18-2016)

19.21.060 - Yard requirements.

- A. Front, thirty feet first floor.
- B. Side, fifteen feet; corner lots twenty-five feet.
- C. Rear, thirty feet.
- D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

19.21.070 - Lot coverage.

- A. Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.

- 1.

Usable Open Space. Usable open space is that part of the ground level of a zoning lot, other than in a required front or corner side yard, which is unoccupied by driveways, drive aisles, service drives, off-street parking spaces and/or loading berths and is unobstructed to the sky. This space of minimum prescribed dimension shall be available to all occupants of the building and shall be usable for greenery, drying yards, recreational space, gardening and other leisure activities normally carried on outdoors. Where and to the extent prescribed in these regulations, balconies and roof areas, designed and improved for outdoor activities, may also be considered as usable open space. The usable open space shall be planned as an assemblage or singularly designed area that maximizes the size for open space usage.

2. EXAMPLE: A four-unit building is required to have one thousand four hundred square feet of usable open space.

B. The maximum impervious surface:

1. One-family and two-family shall follow the standards of the R-2 district.
2. Multifamily: Reviewed by engineering staff and approval by the neighborhood services department or the plan and architectural review commission shall be required.

C. The principles and standards set forth in the City of Whitewater Erosion Control and Stormwater Management Requirements Policy which includes the city's stormwater management ordinance (Chapter 16.16) and the city's construction site control ordinance (Chapter 16.18), shall be used as a guide by the property owner and staff for drafting and reviewing stormwater management plans.

(Ord. No. 1914A, 2-18-2016)

19.21.080 - Building height.

Maximum building height in the R-3 district is forty-five feet. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit.

(Ord. No. 1914A, 2-18-2016)

19.21.090 - Park fees.

All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued. The fee will be recommended by the parks and recreation board and then approved by the common council.

The fee will be on record at the city clerk's office. The park acquisition fee may be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a)(1) of the Whitewater Municipal Code.

(Ord. No. 1914A, 2-18-2016)

Item 3.

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Sonja Kruesel and Scott Heacock, Vandewalle & Associates

Date: October 9, 2023

Re: Review and possible approval-Conditional Use Permit application for an auto repair shop to be located at 648 S Janesville Street

Summary of Request	
Requested Approvals:	Review and possible approval of a Conditional Use Permit for an auto repair shop to be located at 648 Janesville Avenue.
Location:	Parcel # /T00022
Current Land Use:	Zoned-B1
Proposed Land Use:	Auto Repair shop in back
Current Zoning:	B-1-Community Business District
Proposed Zoning:	B-1 – Community Business District
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal

The applicant is applying for a Conditional Use Permit to operate an Auto Repair shop. The applicant’s father, David Meyer, was granted a Conditional Use Permit for auto repair and service on the property in 2012. The following conditions were placed on the approval of the original CUP:

1. The conditional use permit shall run with the applicant and not the land. If the business is sold, the new owner/operator must return to the Plan Commission for approval of automobile repair and servicing.
2. For any storage of inoperable vehicles on the site, the applicant would need to request that the Common Council consider allowing this property to be eligible for an inoperable vehicle permit
3. A 6-foot opaque fence is to be installed along the north property line by December 31, 2012. A 6 foot opaque fence is to be installed along the remaining side and rear property lines by June 30, 2013.

David Meyer recently passed away and ownership has passed to Christine Meyer. Christine and Jeremy Meyer are seeking to renew the Conditional Use Permit to continue operating the business per the conditions of the 2012 CUP approval.

The parcel is zoned B-1 Community Business District. The B-1 district was established to accommodate retail shopping and service needs in a manner compatible with the desired community character. Under section 19.27.030 of the zoning ordinance, “Automobile repair and service within the principal building” is allowed as a conditional use in the B-1 zoning district.

The parcel's future land use is Community Business. The comprehensive plan describes this future land use as follows:

“This future land use designation includes commercial and office land uses intended to serve local and some regional shopping and service needs, generally located in relative proximity to residential areas and major traffic routes. Community Business areas may also include new residential uses meeting the standards of the City's R-3 zoning district, when mixed with commercial uses in a unified project. Community Business use areas are depicted on Map 5 along major corridors such as West Main Street, and along parts of the Highway 12/59/89 interchange area, East Milwaukee Street, and Elkhorn Road.”

Planner's Recommendations

We recommend approval of the Conditional Use Permit. Per section 19.66.050 of the city ordinances, the plan commission shall use the following standards when reviewing applications for conditional use.

Standard	Evaluation	Comments
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property	Yes	Business will continue operating as before. Applicant has stated that it will not create a nuisance for the neighborhood
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided	Yes	The business will continue operating as it has prior to this application and will not require any new site improvements
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance	Yes	Auto repair and servicing is considered a conditional use in the B-1 zoning district
D. That the conditional use conforms to the purpose and intent of the city Master Plan	Yes	The Comprehensive Plan designates this area as “community business”. B-1 zoning is considered the most appropriate to implement this designation. Auto repair and servicing is considered a conditional use in the B-1 zoning district
E. The conditional use and structures are consistent with sound planning and zoning principles	Yes	The business is consistent with the purpose, character, and intent of the future land use classification and zoning district for this parcel

Chapter 19.27B-1 COMMUNITY BUSINESS DISTRICTSections:

- 19.27.010 Purpose.
- 19.27.020 Permitted uses.
- 19.27.025 Permitted accessory uses.
- 19.27.030 Conditional uses.
- 19.27.040 Lot area.
- 19.27.050 Lot width.
- 19.27.060 Yard requirements.
- 19.27.070 Lot coverage.
- 19.27.080 Building height.
- 19.27.090 Plan review.
- 19.27.100 Park fees.

19.27.010 Purpose.

The B-1 community business district is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to residential areas and major traffic routes.

(Ord. No. 1914A, 2-18-2016)

19.27.020 Permitted uses.

Permitted uses in the B-1 district include:

- A. Art, music and school supply stores and galleries;
- B. Antique, hobby and craft shops;
- C. Automotive and related parts stores, without servicing;
- D. Hotels and motels;
- E. Small appliance repair stores, computer or software sales and service;
- F. Barbershops and beauty parlors;
- G. Banks and other financial institutions without drive-through facilities;
- H. Camera and photographic supply stores;
- I. Caterers;
- J. Clothing and shoe stores and repair shops;
- K. Clinics, medical and dental;
- L. Department stores;
- M. Drugstores;

- N. Florist shops;
- O. Food and convenience stores without gasoline pumps;
- P. Furniture stores;
- Q. Hardware stores;
- R. Insurance agencies;
- S. Jewelry stores;
- T. Liquor stores without drive-through facilities;
- U. Meat markets;
- V. Resale shops;
- W. Paint, wallpaper, interior decorating and floor covering stores;
- X. Professional offices;
- Y. Restaurants without drive-through facilities;
- Z. Self-service laundries and drycleaning establishments;
- AA. Sporting goods stores;
- BB. Stationery stores, retail office supply stores;
- CC. Variety stores;
- DD. Movie theaters;
- EE. Charitable or nonprofit institutions and facilities;
- FF. Tourist homes and bed and breakfasts;
- GG. Existing residences must meet the following standards:
1. Limited to no more than four unrelated persons.
 2. Number of parking spaces is determined using the R-3 parking regulations for the residential units.
- HH. Any other similar uses not specifically listed above that are consistent with the purpose of this district;
- II. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.

JJ. Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor and waste).
(Ord. No. 1914A, 2-18-2016)

19.27.025 Permitted accessory uses.

Permitted accessory uses in the B-1 district include:

A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;

B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;

C. Outside storage and trash dumpsters where located outside of the required yards in Section 19.27.060 of this chapter and enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen;

D. Outside display of merchandise, which may be subject to limitations as part of site plan review;

E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;

F. Up to two vending machines for dispensing of a product, but only if accessory to a commercial business use. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are screened from the public right-of-way and adjacent properties;

G. Outdoor seating for restaurants within designated areas;

H. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may set specific time and area limitations;

I. Essential services;

J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

19.27.030 Conditional uses.

Conditional uses in the B-1 district include:

A. Entertainment establishments, including clubs, but excluding adult entertainment;

B. All uses with drive-in and drive-through facilities (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts);

C. Automobile and small engine vehicle sales or rental facilities, including incidental repair and service within the principal building;

D. Automobile repair and service within the principal building;

E. Car washes;

F. Private recreation uses;

G. Public and semipublic uses;

H. Taverns and other places selling alcoholic beverages by the drink; for which consideration shall be given but is not limited to conditions regarding, the following issues:

1. Parking;

2. Type of business;

3. Signage;

4. Outdoor seating;

5. Provisions for avoiding noise and lighting nuisances;

6. Buffering and fencing consistency;

7. Compatibility with the immediately surrounding neighborhood or district.

I. Light assembly/retail uses not permitted elsewhere in this district. Subject to the following restrictions:

1. No environmental emission (noise, odor, waste);

2. All truck delivery during weekdays;

3. All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met;

J. Gasoline service stations, including incidental repair and service within the principal building;

K. Day care centers, adult and child;

L. Funeral homes and crematory services;

M. Veterinary clinics, provided that no service including animal boarding is offered outdoors;

N. More than one principal structure on a lot;
 O. Large retail and commercial service develop-
 ments, as described and regulated in Chapter 19.485.

P. The first wireless telecommunications facil-
 ity located on an alternative support structure only, per
 the requirements of Chapter 19.55.

Q. New residential construction or existing
 residential modification resulting in addition of units or
 bedrooms. The residential unit must meet the following
 standards:

1. A limit of four unrelated persons.
2. Three hundred fifty square feet of us-
 able open space shall be required for each dwelling unit
 for structures with two or more units.
3. Number of parking spaces is determined
 using the R-3 parking regulations for the residential
 units.
4. A first floor residential unit may be
 permitted if it meets the following standards:
 - a. The unit is ADA compliant.
 - b. Any residential unit access must:
 - i. Exit from the rear of the
 principal structure; or
 - ii. Have a main street access
 which must be through a common entryway used by a nonresi-
 dential use.
 - c. Not occupy more than fifty percent
 of the first floor.

(Ord. No. 1914A, 2-18-2016)

19.27.040 Lot area.

Minimum lot area in the B-1 district is seven thousand
 square feet for lots existing at the time of adoption of
 the ordinance codified in this chapter, and fifteen thou-
 sand square feet for all other lots.

(Ord. No. 1914A, 2-18-2016)

19.27.050 Lot width.

Minimum lot width in the B-1 district is fifty feet.
 (Ord. No. 1914A, 2-18-2016)

19.27.060 Yard requirements.

Minimum required yards for principal buildings, out-
 side storage, and dumpsters in the B-1 district are:

- A. Front and street side, fifteen feet (but may
 be greater if needed to meet fire safety requirements);

B. Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;

C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval;

E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;

F. There shall be no accessory buildings within the required front yard setback.

(Ord. No. 1914A, 2-18-2016)

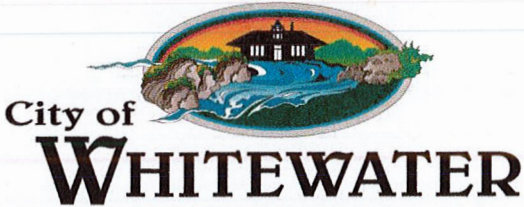
19.27.070 Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

(Ord. No. 1914A, 2-18-2016)

19.27.080 Building height.

Maximum building height in the B-1 district is five stories or one hundred feet (whichever is greater), with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but



Neighborhood Services Department
Planning, Zoning, GIS, Code Enforcement
and Building Inspections

www.whitewater-wi.gov
(262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 648 S. Jamesville St.

Owner's Name: Christine Meyer

Applicant's Name: Jeremy D. Meyer

Mailing Address: 424 S. Jamesville St.

Phone #: 920 728 8173 Email: justaslower@gmail.com

Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions): _____

Existing and Proposed Uses:

Current Use of Property: ~~Fattoo Studio~~ & Auto Repair

Zoning District: B1

Proposed Use: B1

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIREMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures: location, height, materials and building elevations.
4. Lighting plan: including location, height, type, orientation of all proposed outdoor lighting – both on poles and on buildings. Photometric plans may be required.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking: locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access: pedestrian, vehicular, service. Points of ingress and egress.
8. Loading: location, dimensions, number of spaces, internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: location, height, dimensions, color, materials, lighting and copy area.
12. Grading /drainage plan of the proposed site.
13. Waste disposal facilities: storage facilities for the storage of trash and waste materials.
14. Outdoor storage, where permitted in the district: type, location, height of screening devices.

****Four (4) full size, Twenty (20) 11x17, and 1 Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.**

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

STANDARD	APPLICANT'S EXPLANATION
A. That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property.	This Establishment will not create a nuisance for Neighbors
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yes
C. That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance.	Yes
D. That the conditional use conforms to the purpose and intent of the city Master Plan.	Yes

**Refer to Chapter 19.66 of the City of Whitewater Municipal Code, entitled CONDITIONAL USES, for more information.

Applicant's Signature: _____

Date: 9/7/23

Printed: Jeremy Meyer

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

- 1) Application was filed and the paid fee at least four weeks prior to the meeting. **\$100.00 fee** filed on _____. Received by: _____ Receipt #: _____
- 2) Application is reviewed by staff members.
- 2) Class 2 Notice published in Official Newspaper on _____.
- 3) Notices of the Public Hearing mailed to property owners on _____.
- 4) Plan Commission holds the PUBLIC HEARING on _____. Public comments may also be submitted in person or in writing to City Staff.
- 5) At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN:

Condition Use Permit: Granted _____ Not Granted _____ By the Plan and Architectural Review Commission

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

Tips for Minimizing Your Development Review Costs: A Guide for

Applicants

The City of Whitewater assigns its consultant costs associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals to understand what they can do to manage and minimize the costs associated with review of their applications. The tips included in this guide will almost always result in a less costly and quicker review of an application.

Meet with Neighborhoods Services Department before submitting an application

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Services Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Manager / City Planner. Before you make significant investments in your project, the Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

Submit a complete and thorough application

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

For more complex or technical types of projects, strongly consider working with an experienced professional to help prepare your plans

Experienced professional engineers, land planners, architects, surveyors and landscape architects should be quite familiar with standard development review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for the City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

For simpler projects, submit thorough, legible, and accurate plans

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and consultants still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building, and floor plans should:

1. Be drawn to a recognized scale and indicate what the scale is (e.g., 1 inch = 40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements.
7. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's consultant staff and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and/or planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Manager/ City Planner to review and more thoroughly discuss your proposal; and/or

3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

Hold a neighborhood meeting for larger and potentially more controversial Projects

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for the neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand others' perspectives on your proposals, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the Neighborhood Services Manager / City Planner of your neighborhood meeting date, time, and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

Typical City Planning Consultant Development Review Costs

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking the general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Costs vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with information on how the applicant can help control costs.

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	\$up to \$600
Rezoning	
To a standard (not PCD) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400

**Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City’s review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals, and/or Common Council. In fact, most applications require some level of review by the City’s planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

Section A: Background Information

----- To be filled out by the Applicant/Property Owner -----

Name of Applicant: Jeremy Meyer

Applicant’s Mailing Address: 424 S. Pleasant St.
Whitewater WI 53190

Applicant’s Phone Number: 920-728-8173

Applicant’s Email Address: justalil slower@gmail.com

Project Information:

Name/Description of Development: Auto Repair

Address of Development Site: 648 S. Jamesville St.

Tax Key Number(s) of Site: T00022

Property Owner Information (if different from applicant):

Name of Property Owner: Christine Meyer

Property Owner’s Mailing Address: 424 S. Pleasant St.
Whitewater WI 53190

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the Neighborhood Services Department -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? < Yes < No

The balance of the applicant’s costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant’s proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Signature of Applicant/Petitioner

Jeremy Meyer

Printed Name of Applicant/Petitioner

9/7/23

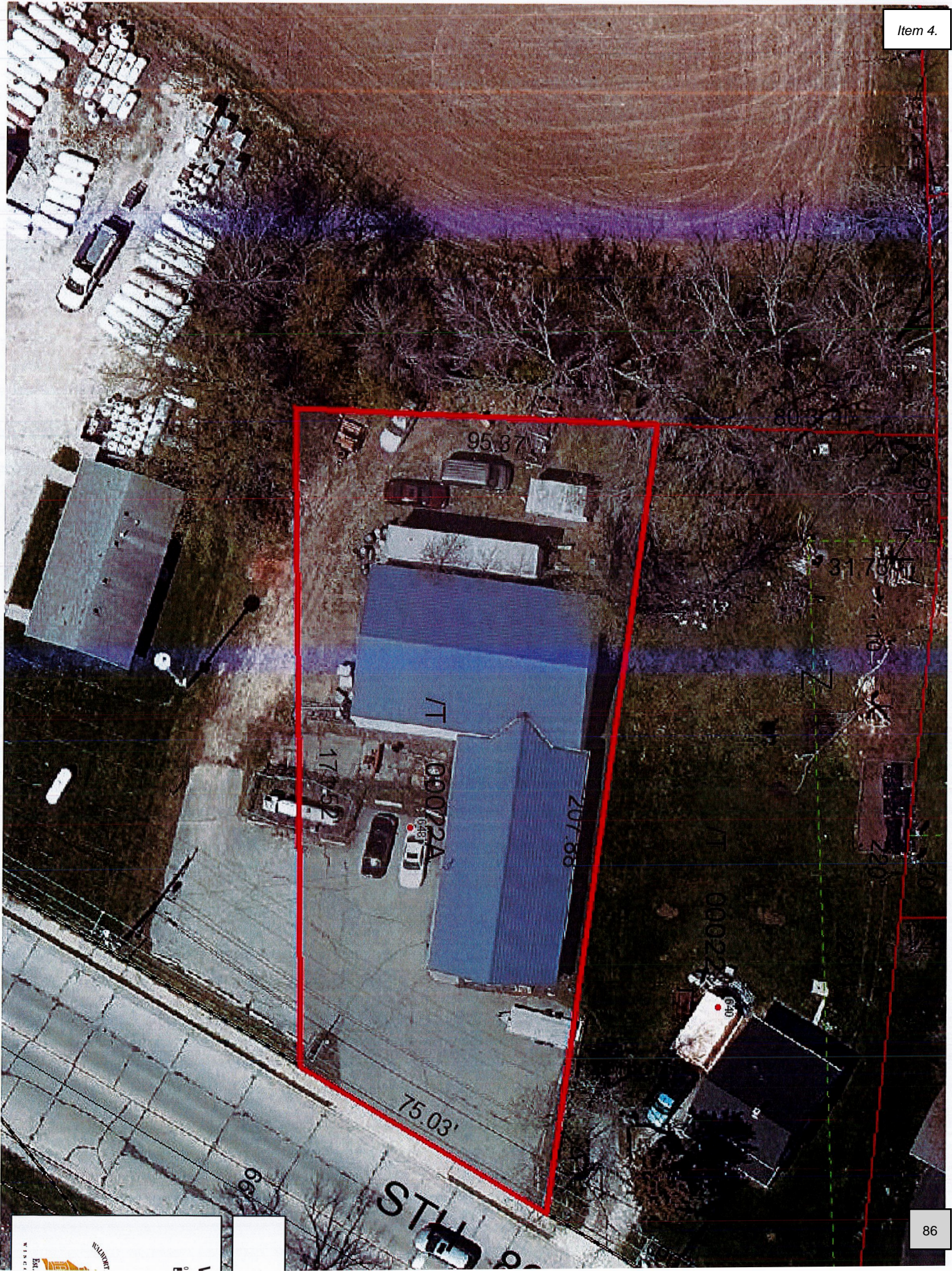
Date of Signature

Signature of Property Owner (if different)

Meyer Trust

Printed Name of Property Owner (if different)

Date of Signature



M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review

Commission From: Allison Schwark, Zoning Administrator

Date: October 9, 2023

Re: Review and possible approval – Conditional Use Permit application for first floor residential units

Summary of Request	
Requested Approvals:	Review and possible approval of a Conditional use permit for first floor residential units
Location:	Parcel # /A285000001
Current Land Use:	Mixed-Use Commercial
Proposed Land Use:	Mixed-Use Commercial
Current Zoning	Community Business District- B1
Proposed Zoning:	Community Business District- B1
Future Land Use, Comprehensive Plan:	Community Business

Description of the Proposal

The applicant is requesting a Conditional Use Permit to add additional apartment units to an already established building that is currently occupied by mixed use development. There are existing apartment units, along with commercial units on the ground floor. The applicant is requesting to add 8 additional apartment buildings, 4 upstairs, and 4 on the ground floor.

The new apartment units would consist of 3 one-bedroom units, 3 two-bedroom units, and 2 three-bedroom units. The building footprint would not change or expand.

Planner’s Recommendations

1. Per 19.27.030 new residential construction or existing residential modification resulting in addition of units or bedrooms must meet the following standards:
 - o A limit of four unrelated persons.
 - o Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.
 - o Number of parking spaces is determined using the R-3 parking regulations for the residential

units.

2. A first-floor residential unit may be permitted if it meets the following standards:
 - The unit is ADA compliant.
 - Any residential unit access must exit from the rear of the principal structure; or have a main street access which must be through a common entryway used by a nonresidential use.
 - **Not occupy more than fifty percent of the first floor.**

Therefore, the site plan submitted for conditional approval does not meet the City of Whitewater Zoning Ordinances and is not consistent with the Whitewater Comprehensive Plan.

The city recommends site plan and conditional use approval for only the additional upper-level apartment units and denial of additional ground level apartment units, subject to any conditions stipulated by the PARC.

1. Applicant must adhere to city ordinances concerning lighting, landscaping and buffering and work with city staff to ensure compliance.
2. Applicant must include a Knox Box on the outside of the building.
3. Applicant must follow all city ordinances regarding signage.
4. Any dumpsters must be screened from view.
5. Applicant must submit an updated site plan for staff review.
6. Any conditions stipulated by the Plan and Architectural Review Commission.

<p align="center">Site Plan Review for: 885 S Janesville Street</p>		
<p align="center"><i>Plan Review Standards per Section 1919.63.100:</i></p>		
STANDARD	EVALUATION	COMMENTS
<p>1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located</p>	<p>No</p>	<p>A Conditional Use Permit for first level residential is allowed in the B-1 zoning district pending it does not occupy more than 50% of the first level. The proposed site plan shows residential units occupying more than 50% of the first level.</p>
<p>2. The proposed development will be consistent with the adopted city comprehensive plan</p>	<p>No</p>	<p>This future land use designation includes commercial and office land uses intended to serve local and some regional shopping and service needs, generally located in relative proximity to residential areas and major traffic routes. Community Business areas may also include new residential uses meeting the standards of the City's R-3 zoning district, when mixed with commercial uses in a unified project. Community Business use areas are depicted on Map 5 along major corridors such as West Main Street, and along parts of the Highway 12/59/89 interchange area, East Milwaukee Street, and Elkhorn Road.</p>
<p>3. The proposed development will be compatible with and preserve the important natural features of the site</p>	<p>Yes</p>	<p>Site natural features would not change or be disturbed.</p>

<p>4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property</p>	<p>Yes</p>	<p>The proposed use would not significantly impact neighboring properties or reduce property values. However, it is not consistent with the comprehensive plan.</p>
<p>5. The proposed development will not create traffic circulation or parking problems</p>	<p>Yes</p>	<p>The project is consistent with the use requirements of the B-1 District and meets all parking requirements.</p>

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>

WALTON RENTALS

1005 W. Main Street, Ste C
Whitewater, WI 53190

Phone: 262-473-8646 Fax: 262-473-8360

September 11, 2023

885 S JANESVILLE STREET, REQUEST FOR CONDITIONAL APPROVAL

We currently have 11 apartments and 2 commercial spaces for rent in this building. We would like to add 8 more apartments 4 upstairs and 4 on the main level. There would still be commercial space for rent on the main level. Edward Jones occupies one commercial space and we would have another space available for rent.

Adding:

- 3 – 1 bedroom apartments
- 3 – 2 bedroom apartments
- 2 – 3 bedroom apartments

Conditional Use Permit Application - Submission #602

Date Submitted: 9/11/2023

City of Whitewater
312 W. Whitewater Street
P.O. Box 178
Whitewater, WI 53190
262-473-0540
www.whitewater-wi.gov

Conditional Use Permit Application

NOTICE:

The Plan Commission meetings are scheduled at 6:00 p.m. on the 2nd Monday of the month. All complete plans must be in by 4:00 p.m. four weeks prior to the meeting.

Address of Property*

885 S. Janesville Street

City*

Whitewater

State*

WI

Zip Code*

53190

Owner's First Name*

Russell

Owner's Last Name*

Walton

Applicant's First Name*

Russell

Applicant's Last Name*

Walton

Mailing Address*

1005 W. Main St, Ste C

City*

Whitewater

State*

WI

Zip Code*

53190

Phone Number*

262-473-8646

Fax Number

Item 5.

Email Address*

rrwalton@rrwalton.com

Existing and Proposed Uses:

Current Use of Property*

Commercial & residential rental properties

Zoning District*

City of Whitewater B1

Proposed Use:*

Commercial and residential rental properties

Conditions

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved conditional uses. "Conditions" such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be affected. "Conditional Uses" may be subject to time limits or requirements for periodic review by staff.

APPLICATION REQUIRMENTS

THE FOLLOWING INFORMATION MUST BE SUBMITTED IN ORDER TO CONSIDER THE APPLICATION COMPLETE:

1. Statement of use, including type of business with number of employees by shift.
2. Scaled plot plan with north arrow, showing proposed site and all site dimensions.
3. All buildings and structures; location, height, materials and building elevations.
4. Lighting plan; including location, height, materials and building elevations.
5. Elevation drawings or illustrations indicating the architectural treatment of all proposed buildings and structures.
6. Off-street parking; locations, layout, dimensions, circulation, landscaped areas, total number of stalls, elevation, curb and gutter.
7. Access; pedestrian, vehicular, service. Points of ingress and egress.
8. Loading ; location, dimensions, number of spaces internal circulation.
9. Landscaping: including location, size and type of all proposed planting materials.
10. Floor plans: of all proposed buildings and structures, including square footage.
11. Signage: Location, height, dimensions, color, materials, lighting and copy area.
12. Grading/draining plan of proposed site.
13. Waste disposal facilities; storage facilities for storage of trash and waste materials.
14. Outdoor storage, where permitted in the district; type, location, height of screening devices.

**One (1) full size, Fifteen (15) 11.x17, and One (1) Electronic Copy (include color where possible) site plan copies, drawn to scale and dimensioned.

STANDARDS FOR REVIEW AND APPROVAL

The Plan and Architectural Commission shall use the following standards when reviewing applications for conditional uses. The applicant is required to fill out the following items and explain how the proposed conditional use will meet the standard for approval.

Standards

That the establishment, maintenance, or operation of the Conditional Use will not create a nuisance for neighboring uses or substantially reduce value of other property. Applicant's explanation:*

Use of the building will stay the same just increasing the number of apartments and decreasing the commercial rental space. Value of other properties will not decrease should increase and besides the Kwik Trip all other properties in the area are rental properties commercial and residential.

That utiltites, access roads, parking, drainage, landscaping and other necessary site improvements are being provided. Applicant's explanation:*

We will be redoing the facade of the building. There is plenty of parking so no improvements are needed and no drainage or landscaping will be needed.

That the conditional use conforms to all applicable regulations of the district in which it is located, unless otherwise specifically exempted by this ordinance. Applicant's explanations: *

The use of the building will not be changing and it currently and will conform to all regulations of the district.

That the conditional use conforms to the purpose and intent of the City Master Plan. Applicant's explanation:*

Item 5.

The use of the building is not changing and it currently and will conform to the City's master plan.

** Refer to Chapter 19.66 of the City of Whitewater Municipal code, entitled **CONDITONAL USES**, for more information.

Applicant's Signature*

Date

Russell R. Walton

9/11/2023

Plot Plan Upload

Choose File No file chosen

Plan Upload

Choose File No file chosen

Lighting Plan Upload

Choose File No file chosen

Landscape Plan Upload

Choose File No file chosen

File Upload

W885-DRAWINGS-8-18-23-11X17.pdf

File Upload

DOC091123-09112023140443.pdf

TO BE COMPLETED BY THE NEIGHBORHOOD SERVICES DEPARTMENT

1. Application was filed and the paid at least four weeks prior to the meeting. \$100.00 fee

Filed on:

[Empty text box for Filed on]

Received by:

[Empty text box for Received by]

Receipt #

[Empty text box for Receipt #]

Application reviewed by staff members

[Empty text box for Application reviewed by staff members]

3. Class 2 Notice published in Official Newspaper on

[Empty text box for Class 2 Notice published in Official Newspaper on]

4. Notices of Public Hearing mailed to property owners on

[Empty text box for Notices of Public Hearing mailed to property owners on]

Plan Commission holds the **PUBIC HEARING** on

[Empty text box for Plan Commission holds the PUBIC HEARING on]

Public Comments may also be submitted in person or in writing to City Staff.

At the conclusion of the Public Hearing, the Plan Commission will make a decision.

ACTION TAKEN

Item 5.

Conditional Use Permit: By the Plan and Architectural Review Commission

- Granted
- Not Granted

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

Date

mm/dd/yyyy

Tips for Minimizing Development Review Costs-A Guide for Applicants

The City of Whitewater assigns its consultant cost associated with reviewing development proposals to the applicant requesting development approval. These costs can vary based on a number of factors. Many of these factors can at least be partially controlled by the applicant for development review. The City recognizes that we are in a time when the need to control costs is at the forefront of everyone's minds. The following guide is intended to assist applicants for City development approvals understand what they can do to manage and minimize the costs associated with review of their application. The tips included in this guide will almost always result in a less costly and quicker review of an application.

MEET WITH NEIGHBORHOOD SERVICES DEPARTMENT BEFORE SUBMITTING AN APPLICATION

If you are planning on submitting an application for development review, one of the first things you should do is have a discussion with the City's Neighborhood Department. This can be accomplished either by dropping by the Neighborhood Services Department counter at City Hall, or by making an appointment with the Neighborhood Services Director. Before you make significant investments in your project, The Department can help you understand the feasibility of your proposal, what City plans and ordinances will apply, what type of review process will be required, and how to prepare a complete application.

SUBMIT A COMPLETE AND THOROUGH APPLICATION

One of the most important things you can do to make your review process less costly to you is to submit a complete, thorough, and well-organized application in accordance with City ordinance requirements. The City has checklists to help you make sure your application is complete. To help you prepare an application that has the right level of detail and information, assume that the people reviewing the application have never seen your property before, have no prior understanding of what you are proposing, and don't necessarily understand the reasons for your request.

FOR MORE COMPLEX OR TECHNICAL TYPES OF PROJECTS, STRONGLY CONSIDER WORKING WITH AN EXPERIENCED PROFESSIONAL TO HELP PREPARE YOUR PLANS

Experienced professional engineers, land planners, architects, surveyors, and landscape architects should be quite familiar with standard developmental review processes and expectations. They are also generally capable of preparing high-quality plans that will ultimately require less time (i.e., less cost for you) for City's planning and engineering consultants to review, saving you money in the long run. Any project that includes significant site grading, stormwater management, or utility work; significant landscaping; or significant building remodeling or expansion generally requires professionals in the associated fields to help out.

FOR SIMPLER PROJECTS, SUBMIT THOROUGH, LEGIBLE, AND ACCURATE PLANS

For less complicated proposals, it is certainly acceptable to prepare plans yourself rather than paying to have them prepared by a professional. However, keep in mind that even though the project may be less complex, the City's staff and planning consultant still need to ensure that your proposal meets all City requirements. Therefore, such plans must be prepared with care. Regardless of the complexity, all site, building and floor plans should:

1. Be drawn to be recognized scale and indicate what the scale is (e.g. 1 inch=40 feet).
2. Include titles and dates on all submitted documents in case pieces of your application get separated.
3. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
4. Indicate what the property and improvements look like today versus what is being proposed for the future.
5. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
6. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current conditions of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials or other similar improvements.

SUBMIT YOUR APPLICATION WELL IN ADVANCE OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION MEETING

Item 5.

The city normally requires that a complete application be submitted four (4) weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two (2) weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to response to such questions or requests in a timely manner.

FOR MORE COMPLEX PROJECTS, SUBMIT YOUR PROJECT CONCEPTUAL REVIEW

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge it's reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.

HOLD A NEIGHBORHOOD MEETING FOR LARGER AND POTENTIALLY MORE CONTROVERSIAL PROJECTS

If you believe your project falls into one or both of these two categories (City staff can help you decide), one way to help the formal development review process go more smoothly is to host a meeting for neighbors and any other interested members of the community. This would happen before any Plan and Architectural Review Commission meeting and often before you even submit a formal development review application.

A neighborhood meeting will give you an opportunity to describe your proposal, respond to questions and concerns, and generally address issues in an environment that is less formal and potentially less emotional than a Plan and Architectural Review Commission meeting. Neighborhood meetings can help you build support for your project, understand other's perspectives on your proposal, clarify misunderstandings, and modify the project and alleviate public concerns before the Plan and Architectural Review Commission meetings. Please notify the City Neighborhood Services Director of your neighborhood meeting date, time and place; make sure all neighbors are fully aware (City staff can provide you a mailing list at no charge); and document the outcomes of the meeting to include with your application.

TYPICAL CITY PLANNING CONSULTANT DEVELOPMENT REVIEW COSTS

The City often utilizes assistance from a planning consultant to analyze requests for land development approvals against City plans and ordinances and assist the City's Plan and Architectural Review Commission and City Council on decision making. Because it is the applicant who is generating the need for the service, the City's policy is to assign most consultant costs associated with such review to the applicant, as opposed to asking general taxpayer to cover these costs.

The development review costs provided below represent the planning consultant's range of costs associated with each particular type of development review. This usually involves some initial analysis of the application well before the public meeting date, communication with the applicant at that time if there are key issues to resolve before the meeting, further analysis and preparation of a written report the week before the meeting, meeting attendance, and sometimes minor follow-up after the meeting. Cost vary depending on a wide range of factors, including the type of application, completeness and clarity of the development application, the size and complexity of the proposed development, the degree of cooperation from the applicant for further information, and the level of community interest. The City has a guide called "Tips for Minimizing Your Development Review Costs" with Information on how the applicant can help control costs.

Type of development review being requested and planning consultant review cost range

Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)

- When land use is a permitted use in the zoning district and for minor downtown building alterations-up to \$600
- When use also requires a conditional use permit, and for major downtown building alterations-\$700-\$1,500

Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)

- When land use is a permitted use in the zoning district-\$700-\$2,000
- When land use also requires a conditional use permit- \$1,600-\$12,000

Conditional Use Permit with no Site plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)

- Up to \$600

Rezoning

- Standard (not PCD) zoning district-\$700-\$2,000
- Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time-\$2,100-\$12,000

Land Division

- Land Survey Map-up to \$300
- Subdivision Plat- \$1,500-\$3,000
- Plat (does not include any development agreement time)-\$50-\$1,500

Annexation

Typically between \$200-\$400

Item 5.

****Note: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring storm water management plans, major utility work, or complex parking or road access plans. engineering costs are not included above, but will be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.**

Cost Recovery Certificate and Agreement

The City may retain the services of professional consultants (including planners, engineers, architects, attorneys, environmental specialists, and recreation specialists) to assist in the City's review of an application for development review coming before the Plan and Architectural Review Commission, Board of Zoning Appeals and/or Common Council.

In fact most applications require some level of review by the City's planning consultant. City of Whitewater staff shall retain sole discretion in determining when and to what extent it is necessary to involve a professional consultant in the review of an application.

The submittal of an application or petition for development review by an applicant shall be construed as an agreement to pay for such professional review services associated with the application or petition. The City may apply the charges for these services to the applicant and/or property owner in accordance with this agreement. The City may delay acceptance of an application or petition (considering it incomplete), or may delay final action or approval of the associated proposal, until the applicant pays such fees or the specified percentage thereof. Development review fees that are assigned to the applicant, but that are not actually paid, may then be imposed by the City as a special charge on the affected property.

SECTION A: BACKGROUND INFORMATION-to be completed by the Applicant/Property Owner

Applicant's First Name*

Russell

Last Name*

Walton

Applicant's Mailing Address

1005 W. Main Street

City*

Whitewater

State*

WI

Zip Code*

53190

Applicant's Phone Number*

262-473-8646

Fax Number

Applicant's Email Address*

Item 5.

rrwalton@rrwalton.com

Project Information

Name/Description of Development*

885 S. Janesville Street

Address of Development Site*

885 S. Janesville Street

Property Owner Information (if different from applicant):

Property Owner's First Name

Russell

Last Name

Walton

Property Owner's Mailing Address

1005 W. Main Street

City

Whitewater

State

WI

Zip Code

53190

SECTION B: APPLICANT/PROPERTY OWNER COST OBLIGATIONS. To be filled out by the Neighborhood Services Department

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of the application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all cost incurred up until that time.

A. Application fee

B. Expected planning consultant review cost

C. Total cost expected of application (A+B)

D. 25% of total cost due at time of application:

Project likely to incur additional engineering or other consultant review costs?

-- Select One --



Balance of costs

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

SECTION C: AGREEMENT EXECUTION -to be completed by the Applicant and Property Owner

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.

Signature of Applicant/Petitioner*

Date

Russell R. Walton

9/11/2023

Signature of Property Owner (if different)

Date

mm/dd/yyyy

WALTON BUILDING REMODEL

885 Janesville Street, Whitewater, WI 53190

DRAWING INDEX:

- SP-1 SITE PLAN, DRAWING INDEX, H.C. PARKING DETAILS
- SP-2 SITE AERIAL PHOTO, LEGEND
- A-1 MAIN FLOOR PLAN
- A-2 UPPER FLOOR PLAN
- A-3 ELEVATIONS
- A-4 ELEVATIONS
- D-1 MAIN FLOOR DEMO PLAN
- D-2 UPPER FLOOR DEMO PLAN

PROJECT DESCRIPTION:

REMODEL EXISTING OFFICE SPACE (MAIN AND UPPER FLOOR) INTO 1-BEDROOM, 2-BEDROOM AND 3-BEDROOM APARTMENTS. REMODEL TO INCLUDE A NEW EXIT STAIR.

IEBC LEVEL III ALTERATION

EXISTING LIVING UNITS:

- MAIN FLOOR:
 3) 1-BEDROOM UNITS
 UPPER FLOOR:
 3) EFFICIENCY UNITS
 2) 1-BEDROOM UNITS
 2) 2-BEDROOM UNITS
 1) 3-BEDROOM UNIT

PROPOSED (NEW) LIVING UNITS:

- MAIN FLOOR:
 2) 1-BEDROOM UNITS
 2) 2-BEDROOM UNITS
 UPPER FLOOR:
 1) 1-BEDROOM UNIT
 1) 2-BEDROOM UNIT
 2) 3-BEDROOM UNIT

BUILDING INFORMATION:

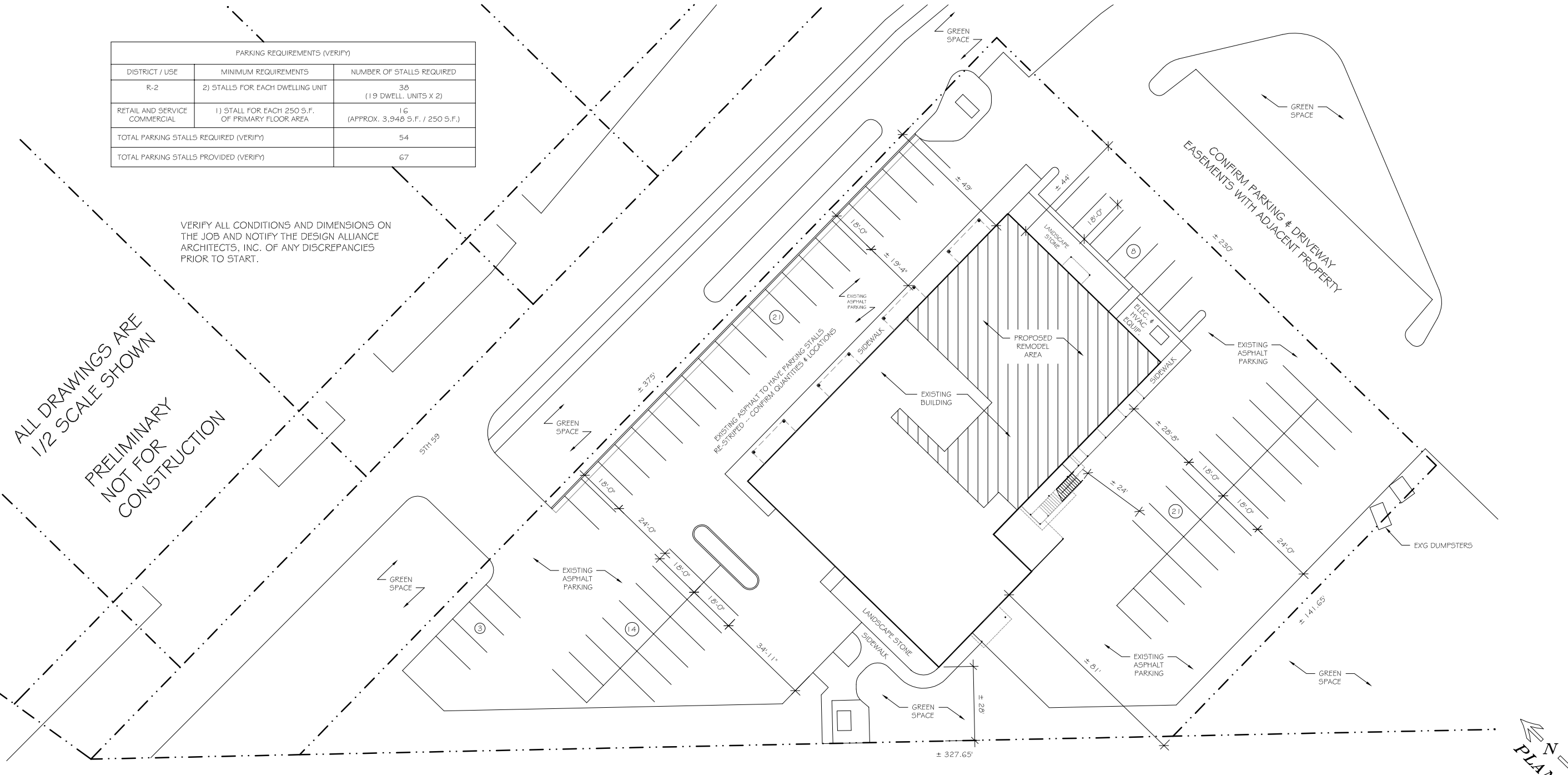
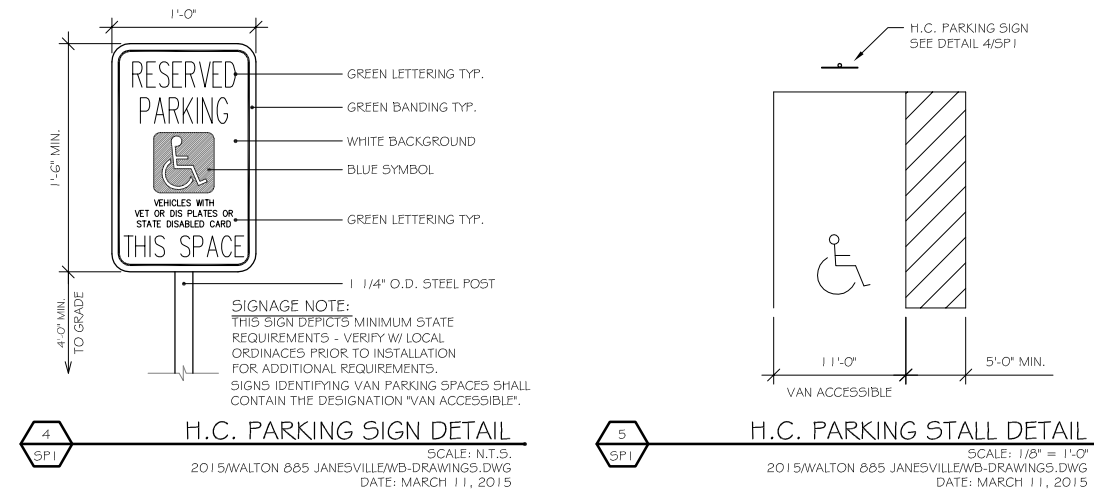
CONSTRUCTION TYPE:	TYPE IIB *
MAIN FLOOR GROSS AREA:	12,200 S.F.
MAIN FLOOR REMODEL AREA:	3,915 S.F.
UPPER FLOOR GROSS AREA:	7,800 S.F.
UPPER FLOOR REMODEL AREA:	4,400 S.F.
TOTAL REMODEL AREA:	8,315 S.F.
NO. OF FLOORS:	2
OCCUPANCY GROUP:	B / R-2 / 5-1
SPRINKLERED:	PARTIAL: NFPA 13R AT PROPOSED REMODEL AREA

* BUILDING WAS ORIGINALLY CONSTRUCTED TO COMM 51.03(6) TYPE 6 STANDARDS.

PARKING REQUIREMENTS (VERIFY)		
DISTRICT / USE	MINIMUM REQUIREMENTS	NUMBER OF STALLS REQUIRED
R-2	2) STALLS FOR EACH DWELLING UNIT	38 (19 DWELL. UNITS X 2)
RETAIL AND SERVICE COMMERCIAL	1) STALL FOR EACH 250 S.F. OF PRIMARY FLOOR AREA	16 (APPROX. 3,948 S.F. / 250 S.F.)
TOTAL PARKING STALLS REQUIRED (VERIFY)		54
TOTAL PARKING STALLS PROVIDED (VERIFY)		67

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
 1/2 SCALE SHOWN
 PRELIMINARY
 NOT FOR
 CONSTRUCTION



20 SITE PLAN
 SCALE: APPROX. 1" = 20'-0"
 2015\WALTON 885 JANESVILLE\WB-DRAWINGS5.DWG
 DATE: MARCH 11, 2015

Item 5.
 563
 (920) 568
 FAX (920) 568

Design Alliance Architects, Inc.

1003 Madison Avenue
 Fort Atkinson, WI

WALTON BUILDING REMODEL
 885 Janesville Street
 Whitewater, WI

DRAWING NAMES	
SITE PLAN	
DRAWING INDEX	
H.C. PARKING DETAILS	
REVISIONS	
PROJECT DATA	
DATE:	8/18/2023
DRAWN BY:	CL
CHECKED BY:	P.W.
SHEET NO.	
SP-1	106

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

LEGEND:

	NEW DOOR WITH ADA COMPLIANT LEVER HANDLE		NEW WALL		EXISTING ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND BATTERY BACK-UP, TYP.		PROVIDE FIRE EXTINGUISHERS - CONFIRM REQUIREMENTS WITH LOCAL FIRE INSPECTOR
	EXISTING DOOR TO REMAIN -- REPLACE DOOR KNOB WITH ADA COMPLIANT LEVER HANDLE		EXISTING WALL		NEW APPROVED ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS AND BATTERY BACK-UP, TYP.		SMOKE DETECTOR -- HARD-WIRED WITH BATTERY BACK-UP, TYP.
	EXISTING DOOR TO BE REMOVED		EXISTING WALLS TO BE REMOVED		APPROVED EMERGENCY LIGHTING WITH BATTERY BACK-UP, TYP. -- SEE EGRESS LIGHTING PLAN SHEETS E-1 & E-2		CARBON MONOXIDE DETECTOR -- HARD-WIRED WITH BATTERY BACK-UP, TYP.

	LEGEND
	SCALE: N.T.S. 2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG DATE: MARCH 11, 2015



20 SP2 SITE AERIAL PHOTO
SCALE: APPROX. 1" = 20'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 11, 2015

Item 5.

eDesign Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

(920) 563 588
FAX (920) 568 588

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES

SITE AERIAL PHOTO
LEGEND

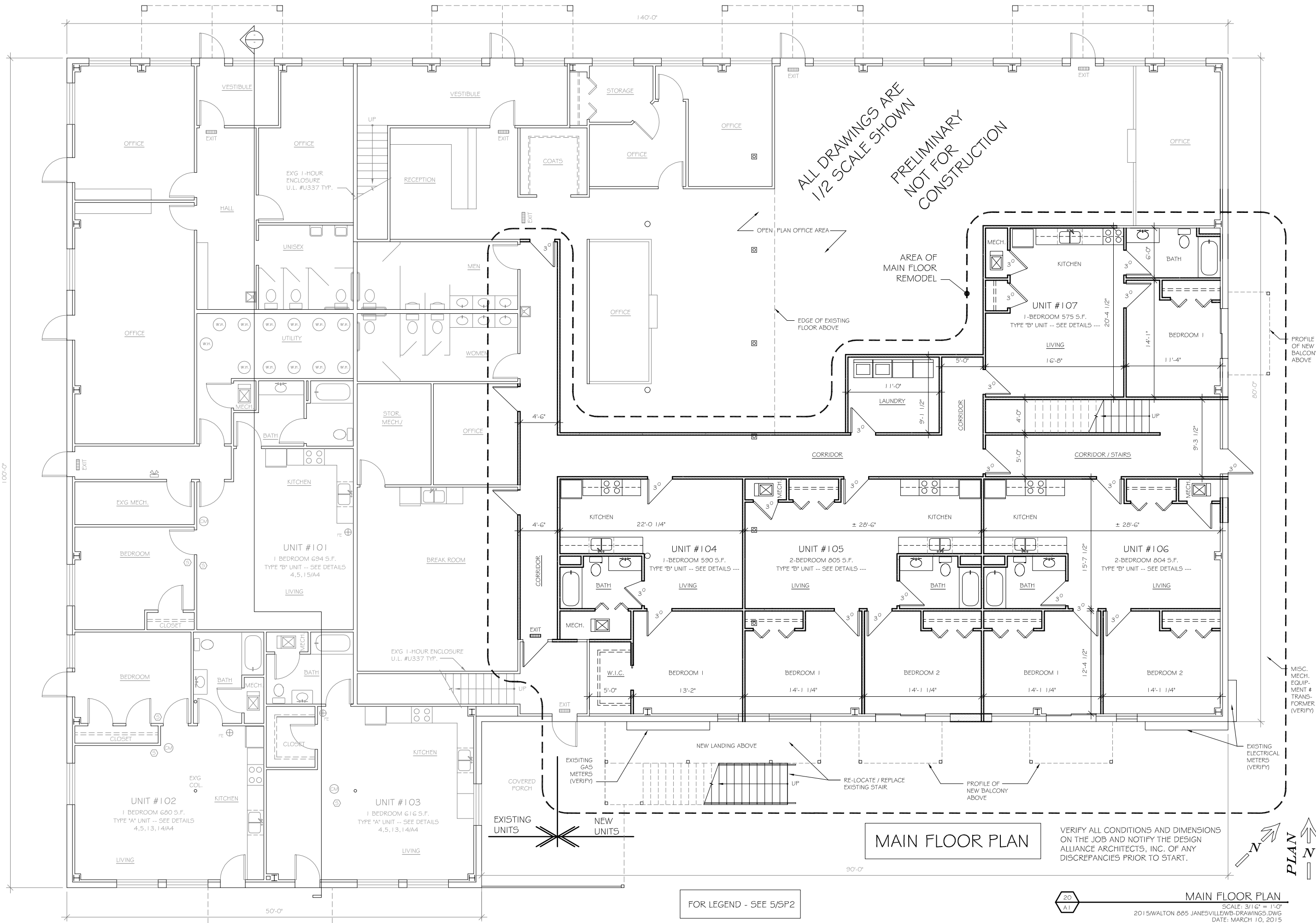
REVISIONS

PROJECT DATA

DATE: 8/18/2023
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

SP-2 107



ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY
NOT FOR
CONSTRUCTION

MAIN FLOOR PLAN

VERIFY ALL CONDITIONS AND DIMENSIONS
ON THE JOB AND NOTIFY THE DESIGN
ALLIANCE ARCHITECTS, INC. OF ANY
DISCREPANCIES PRIOR TO START.

FOR LEGEND - SEE 5/SP2

20
A1

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS5.DWG
DATE: MARCH 10, 2015

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES

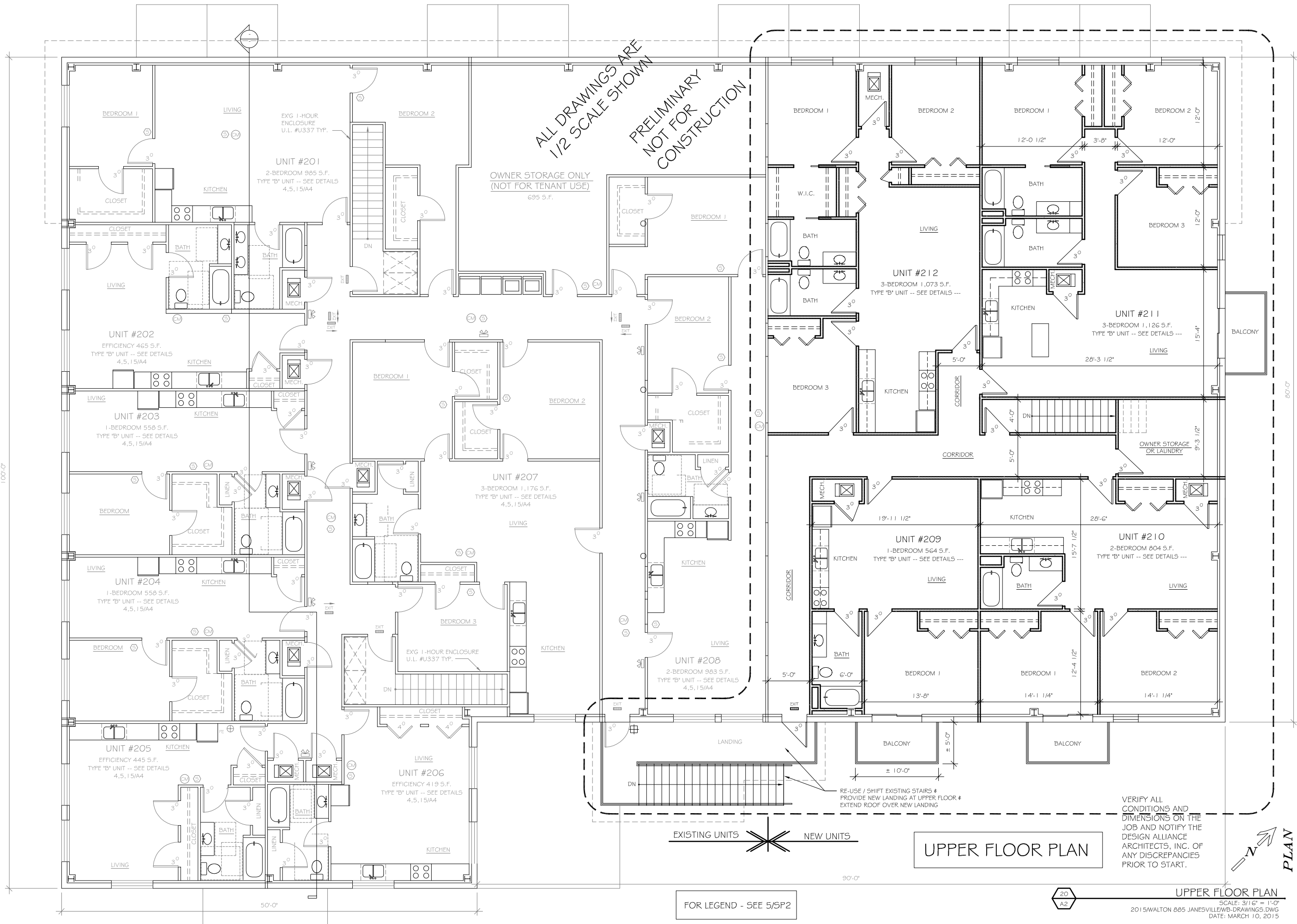
MAIN FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 8/18/2023
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.



ALL DRAWINGS ARE
1/2 SCALE SHOWN
PRELIMINARY
NOT FOR
CONSTRUCTION

UPPER FLOOR PLAN

FOR LEGEND - SEE 5/SP2

VERIFY ALL
CONDITIONS AND
DIMENSIONS ON THE
JOB AND NOTIFY THE
DESIGN ALLIANCE
ARCHITECTS, INC. OF
ANY DISCREPANCIES
PRIOR TO START.

Item 5.
563
568
(920)
563
568
FAX (920)
563
568
eDesign
Alliance
Architects, Inc.
1003 Madison Avenue
Fort Atkinson, WI

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES

UPPER FLOOR PLAN

REVISIONS

PROJECT DATA

DATE: 8/18/2023
DRAWN BY: CL
CHECKED BY: P.W.

SHEET NO.

A-2 109

UPPER FLOOR PLAN
SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANEVILLE\WB-DRAWINGS5.DWG
DATE: MARCH 10, 2015

WINDOW NOTES:

- 1. VINYL FRAME, DOUBLE-PANE LOW-E, U-VALUE .35 OR BETTER

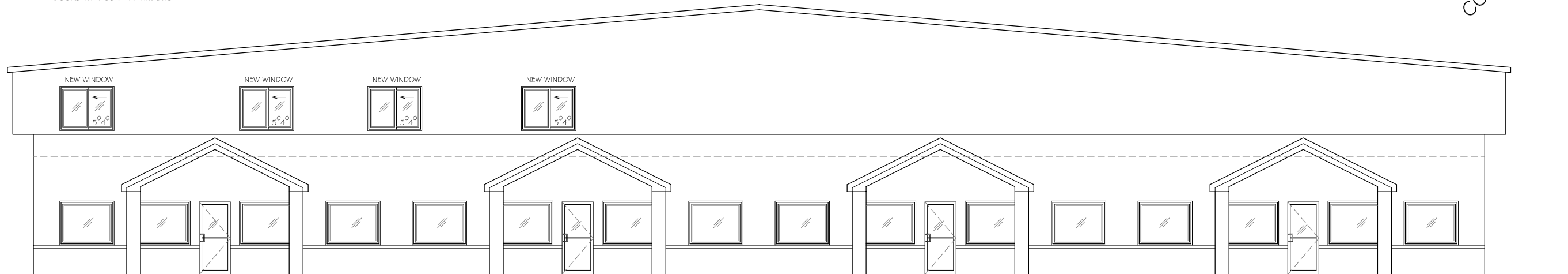
DOOR NOTES:

- 1. ALL DOORS TO RECEIVE ADA COMPLIANT "LEVER" DOOR HANDLES
- 2. DOORS TO HAVE U-VALUE OF .10 OR BETTER
- 3. SAFETY GLAZING IS REQUIRED IN ALL DOORS THAT CONTAIN WINDOWS

VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE 1/2 SCALE SHOWN

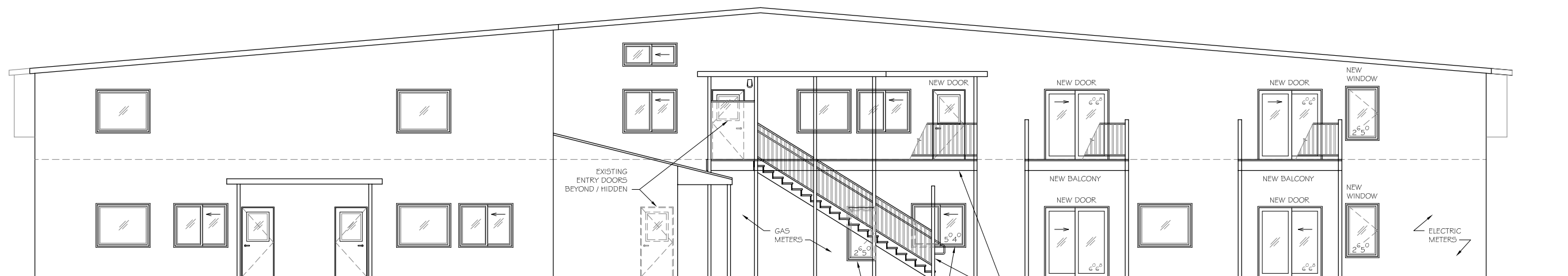
PRELIMINARY NOT FOR CONSTRUCTION



20
A3

NORTH ELEVATION

SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015



15
A3

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"
2015\WALTON 885 JANESVILLE\WB-DRAWINGS.DWG
DATE: MARCH 13, 2015

Item 5.

eDesign Alliance Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI
(920) 563 563
FAX (920) 568 568

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES

ELEVATIONS

REVISIONS

PROJECT DATA

DATE: 8/18/2023
DRAWN BY: CL
CHECKED BY: P.W.

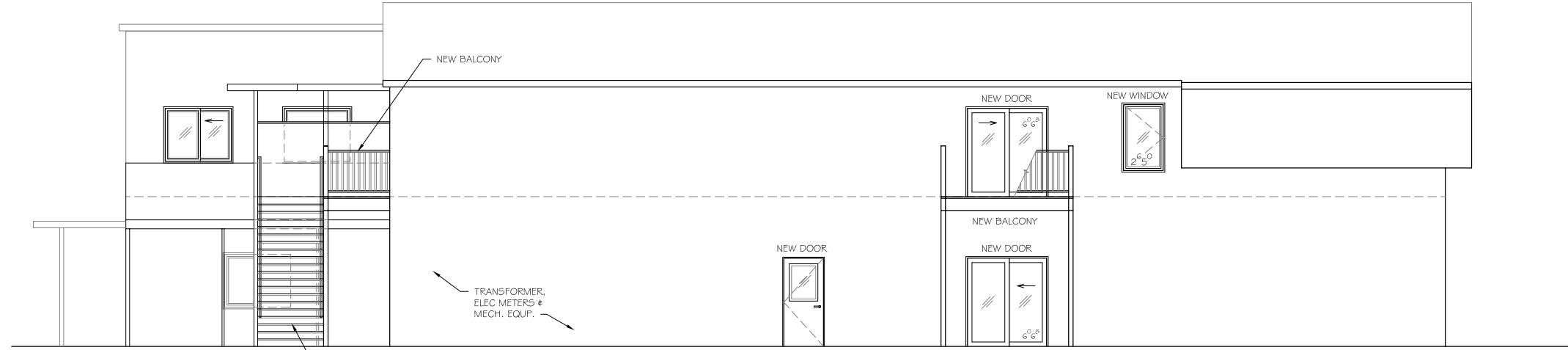
SHEET NO.

A-3 110

ALL DRAWINGS ARE
1/2 SCALE SHOWN

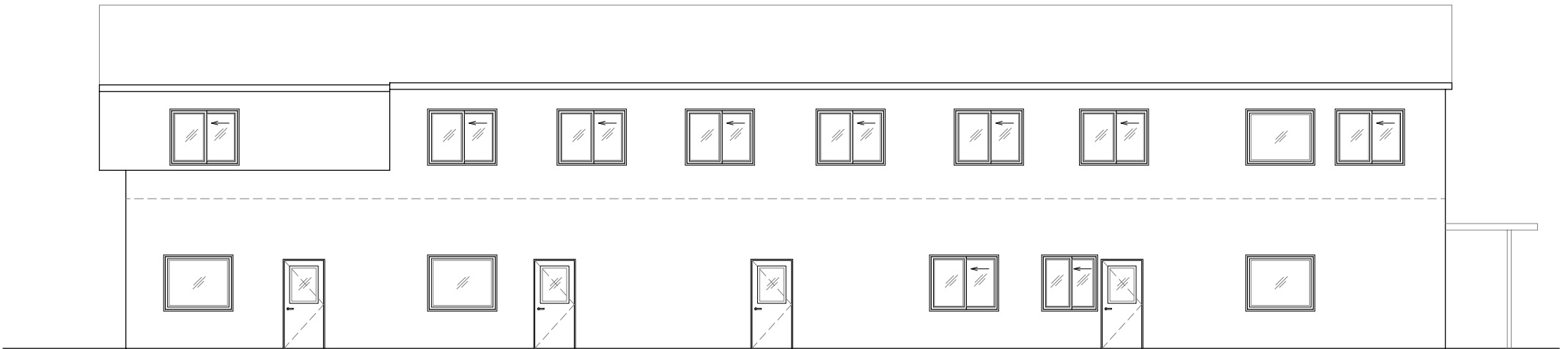
PRELIMINARY
NOT FOR
CONSTRUCTION

VERIFY ALL CONDITIONS AND DIMENSIONS ON
THE JOB AND NOTIFY THE DESIGN ALLIANCE
ARCHITECTS, INC. OF ANY DISCREPANCIES
PRIOR TO START.



RE-USE / SHIFT EXISTING STAIRS &
PROVIDE NEW LANDING AT UPPER FLOOR &
EXTEND ROOF OVER NEW LANDING

10 EAST ELEVATION
A4 SCALE: 3/16" = 1'-0"
2015/WALTON 885 JANESVILLE/WB-DRAWINGS.DWG
DATE: MARCH 13, 2015



20 WEST ELEVATION
A4 SCALE: 3/16" = 1'-0"
2015/WALTON 885 JANESVILLE/WB-DRAWINGS.DWG
DATE: MARCH 13, 2015

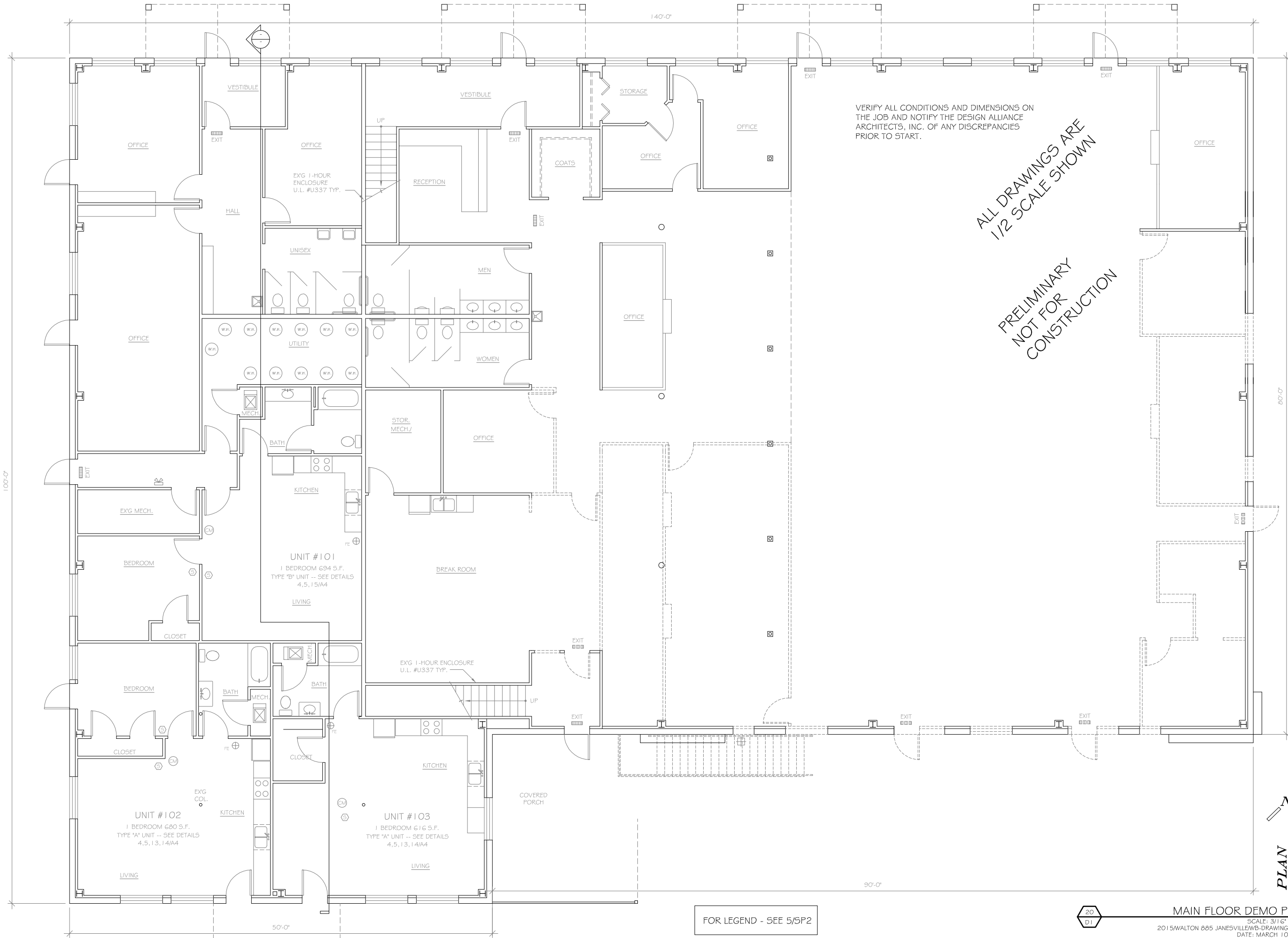
WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES	
ELEVATION	
ADA DETAILS	
LEGEND	
LIGHT & VENT CALCS	

REVISIONS	

PROJECT DATA	
DATE:	8/18/2023
DRAWN BY:	CL
CHECKED BY:	P.W.

SHEET NO.	
A-4	111



Item 5.

eDesign Alliance Architects, Inc.

(920) 563 563
FAX (920) 568 568

1003 Madison Avenue
Fort Atkinson, WI

WALTON BUILDING REMODEL
885 Janesville Street
Whitewater, WI

DRAWING NAMES
MAIN FLOOR DEMO PLAN

REVISIONS

PROJECT DATA
DATE: 8/18/2023
DRAWN BY: CL
CHECKED BY: P.W.

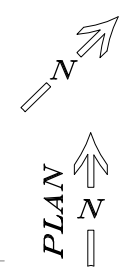
SHEET NO.

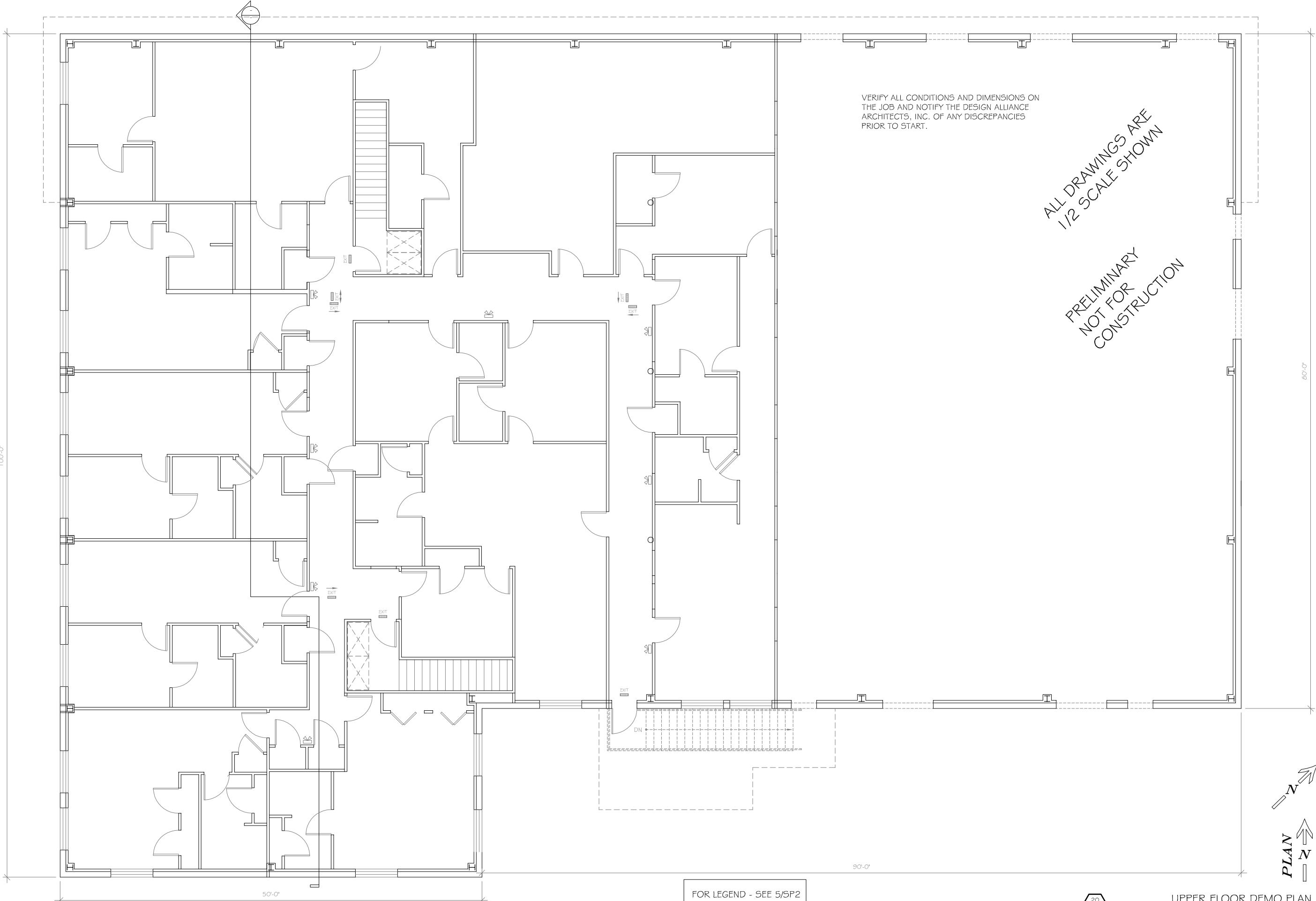
D-1 112

FOR LEGEND - SEE 5/SP2

20
DI

MAIN FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"
2015/WALTON 885 JANESVILLE/WB-DRAWINGS5.DWG
DATE: MARCH 10, 2015





VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB AND NOTIFY THE DESIGN ALLIANCE ARCHITECTS, INC. OF ANY DISCREPANCIES PRIOR TO START.

ALL DRAWINGS ARE
1/2 SCALE SHOWN

PRELIMINARY
NOT FOR
CONSTRUCTION

FOR LEGEND - SEE 5/SP2

20
D2

UPPER FLOOR DEMO PLAN

SCALE: 3/16" = 1'-0"
2015/WALTON 885 JANEVILLE/WB-DRAWINGS5.DWG
DATE: MARCH 10, 2015

Item 5.
Design Alliance Architects, Inc.
 1003 Madison Avenue
 Fort Atkinson, WI
 (920) 583 588
 FAX (920) 588

WALTON BUILDING REMODEL
 885 Janesville Street
 Whitewater, WI

DRAWING NAMES

UPPER FLOOR DEMO PLAN

REVISIONS

PROJECT DATA

DATE: 8/18/2023
 DRAWN BY: CL
 CHECKED BY: P.W.

SHEET NO.

D-2 113