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

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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.

- <u>3.</u> 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.
- <u>4.</u> 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 Idostie@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



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:
 - 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
 - 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

- 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	Site plan complies with this requirement
use will meet the minimum standards of this title	
for the district in which it is located	
The proposed development will be consistent	The comprehensive plan calls for this type of use.
with the adopted city comprehensive plan	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	Site plan shows tree removal but no new
with and preserve the important natural features	landscaping or trees on the site. Provide
of the site	Landscaping Plan with application.

The proposed use will not greate a puisance for	Draight is not adjacent to residential uses and
The proposed use will not create a nuisance for	Project is not adjacent to residential uses and
neighboring uses, or unduly reduce the values of	conforms with zoning district requirements
an adjoining property	
The proposed development will not create traffic	See Parking, Vehicular Access, and Drive Lane
circulation or parking problems	requirements below.
The mass, volume, architectural features,	Site plan complies with this requirement; is
materials and/or setback of proposed structures,	located near other similarly constructed buildings
additions or alterations will appear to be	
compatible with existing buildings in the	
immediate area	
Landmark structures on the National Register of	The site is not on the National Register of Historic
Historic Places will be recognized as products of	Places
their own time. Alterations which have no	
historical basis will not be permitted	
The proposed structure, addition or alteration	The structure will not reduce availability of solar
will not substantially reduce the availability of	on adjoining properties
sunlight or solar access 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	Not shown on Site Plan.
fence, hedge, wall, sign or other structure shall be erected, placed,	Show Vision Triangle on
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.	Site Plan.
In all districts except the B-2 central business district, adequate loading	Site plan complies with
areas shall be provided so that all vehicles loading, maneuvering to do so, or unloading, are completely off the public ways, except alleys.	this requirement.
Adequate access to a public street shall be provided for each parking	Site plan complies with
space, and driveways shall be at least ten feet wide for parking areas for	this requirement
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).	
Driveways shall not exceed twenty-four feet in width at the street right-	Sheet C2.1 shows a 37
of-way line, except as otherwise determined by the plan and	foot driveway width.
architectural review commission during site plan review.	Reduce driveway width

	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	Site plan complies with
graded and surfaced with materials to control dust and drainage per city	this requirement
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.	
Curbs or barriers shall be installed so as to prevent the parked vehicles	Site plan complies with
from extending over any lot lines or required sidewalks.	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

Item 2.

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. <u>four weeks</u> 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 Х If YES, please indicate the type of variance issued and indicate whether conditions have been complied with.

EXISTING AND PROPOSED USES:

Principal Use: Commercial

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:

Current Land Use:

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.

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

STANDARDS

STAN	NDARD	APPLICANT'S EXPLANATION	Item
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.	
	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.

6/23 Applicant's Signature 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			

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 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)	8
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 engine typically involved in larger projects requiring stormwater management plans, major parking or road access plans. Engineering costs are not included above, but will als development review applicant. The consultant planner and engineer closely coordi costs.	ering consultant, who is utility work, or complex to be assigned to the

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@usfpco.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. 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

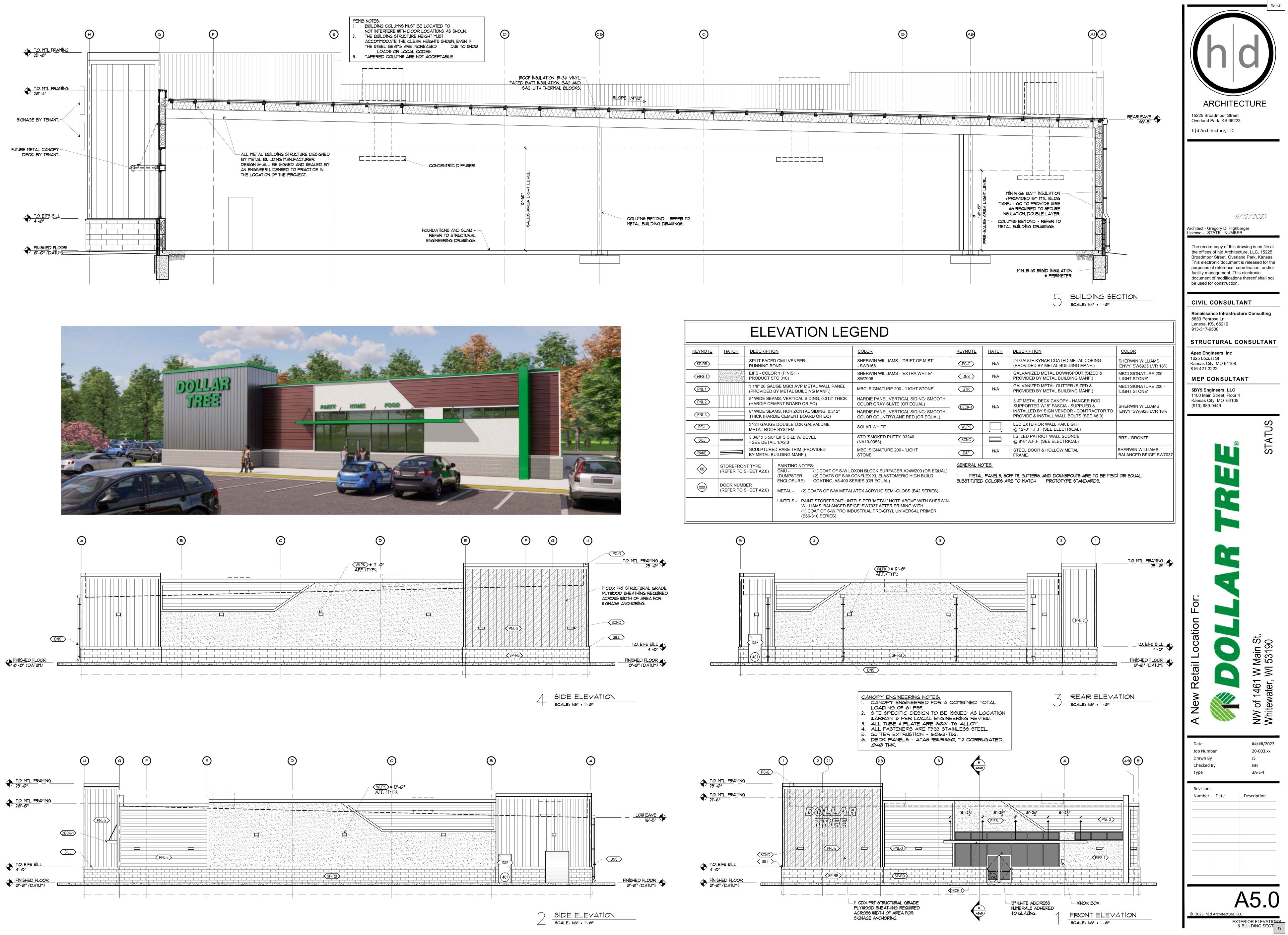
Mike Belew

Printed Name of Applicant/Petitioner 9/6/23 Signature of Property Owner (if different)

Printed Name of Property Owner (if different)

Date of Signature

Date of Signature



[
	ELEVATION LEGEND								
	KEYNOTE	HATCH	DESCRIPTI	<u>ON</u>	COLOR	KEYNOTE	HATCH	DESCRIPTION	COLOR
	SP-RB		SPLIT FACE RUNNING B	ED CMU VENEER - OND	SHERWIN WILLIAMS - 'DRIFT OF MIST' - SW9166	PC-G	N/A	24 GAUGE KYNAR COATED METAL COPING (PROVIDED BY METAL BUILDING MANF.)	SHERWIN WILLIAM 'ENVY' SW6925 LVR
	EIFS-1		EIFS - COLC PRODUCT S	DR 1 (FINISH - STO 310)	SHERWIN WILLIAMS - 'EXTRA WHITE' - SW7006	DNS	N/A	GALVANIZED METAL DOWNSPOUT (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 2 'LIGHT STONE'
	(PNL 1)			UGE MBCI AVP METAL WALL PANEL BY METAL BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'	GTR	N/A	GALVANIZED METAL GUTTER (SIZED & PROVIDED BY METAL BUILDING MANF.)	MBCI SIGNATURE 2 'LIGHT STONE'
	(PNL 2)			AMS, VERTICAL SIDING, 0.312" THICK EMENT BOARD OR EQ)	HARDIE PANEL VERTICAL SIDING: SMOOTH, COLOR GRAY SLATE (OR EQUAL)	DECK-1	N/A	3'-0" METAL DECK CANOPY - HANGER ROD SUPPORTED W/ 8" FASCIA - SUPPLIED &	SHERWIN WILLIAM
	(PNL 3)			AMS, HORIZONTAL SIDING, 0.312" RDIE CEMENT BOARD OR EQ)	HARDIE PANEL VERTICAL SIDING: SMOOTH, COLOR COUNTRYLANE RED (OR EQUAL)			INSTALLED BY SIGN VENDOR - CONTRACTOR TO PROVIDE & INSTALL WALL BOLTS (SEE A6.0)	'ENVY' SW6925 LVR
	RF-1		3"-24 GAUG METAL ROC	E DOUBLE LOK GALVALUME DF SYSTEM	SOLAR WHITE	(WLPK)		LED EXTERIOR WALL PAK LIGHT @ 12'-0" F.F.F. (SEE ELECTRICAL)	
	SILL		3 3/8" x 3 5/8 - SEE DETA	3" EIFS SILL W/ BEVEL IL 1/A2.3	STO 'SMOKED PUTTY' 93240 (NA10-0053)	SCNC		LSI LED PATRIOT WALL SCONCE @ 8'-8" A.F.F. (SEE ELECTRICAL)	BRZ - 'BRONZE'
	RAKE			ED RAKE TRIM (PROVIDED BUILDING MANF.)	MBCI SIGNATURE 200 - 'LIGHT STONE'	D&F	N/A	STEEL DOOR & HOLLOW METAL FRAME	SHERWIN WILLIAMS 'BALANCED BEIGE'
	XX	STOREFRO (REFER TO	NT TYPE SHEET A2.0)		OXON BLOCK SURFACER A24W200 (OR EQUAL). CONFLEX XL ELASTOMERIC HIGH BUILD	GENERAL N		OFFITS, GUTTERS, AND DOWNSPOUTS ARE TO BE MBC	CÌ OR EQUAL.
	(XXX)	DOOR NUM (REFER TO	BER SHEET A2.0)	ÈNCLOSURE) CÓATING, A5-400 S METAL - (2) COATS OF S-W METAL	ERIES (OR EQUAL) LATEX ACRYLIC SEMI-GLOSS (B42 SERIES)	SUBSTITUTE	D COLORS A	RE TO MATCH PROTOTYPE STANDARDS.	
				WILLIAMS 'BALANCED BE	TELS PER 'METAL' NOTE ABOVE WITH SHERWIN EIGE' SW7037 AFTER PRIMING WITH DUSTRIAL PRO-CRYL UNIVERSAL PRIMER				



SITE BENCHMARKS:

CP# 10 1/2" Iron Bar W/Control Cap NORTHING: 424907.69 EASTING: 703626.25 ELEVATION: 843.43

CP# 11 1/2" Iron Bar W/Control Cap NORTHING: 424884.24 EASTING: 703979.48 ELEVATION: 837.62

CP# 12 1/2" Iron Bar W/Control Cap NORTHING: 424422.25 EASTING: 703919.91 ELEVATION: 843.08

CP# 13 1/2" Iron Bar W/Control Cap NORTHING: 424492.18 EASTING: 703487.28 ELEVATION: 842.03

LEGAL DESRIPTION:

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:

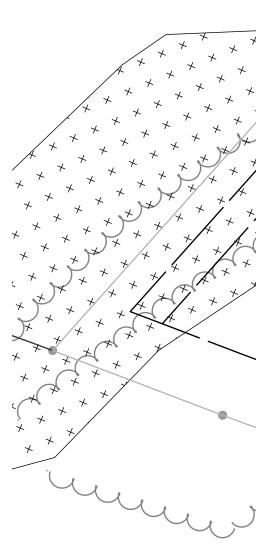
According to the F.E.M.A. Flood Insurance Rate Map Number 55127C0009E, revised 09/03/2014, this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain.

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.



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 811

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

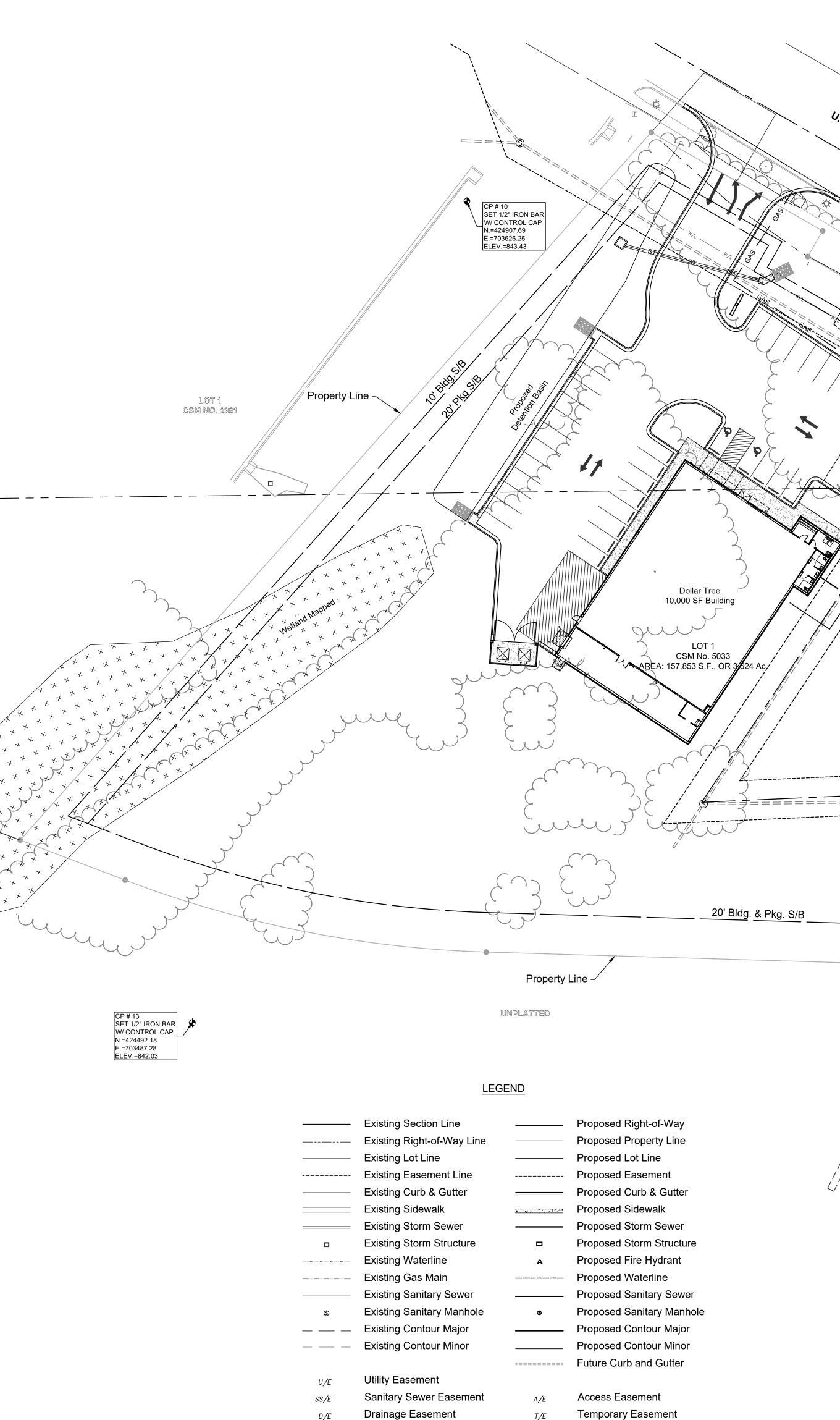
Water Service - Whitewater 312 W. Whitewater St. Whitewater, WI 53190 Water Utility Superintendent, Jim Bergner jbergner@whitewater-wi.gov 262-473-0560

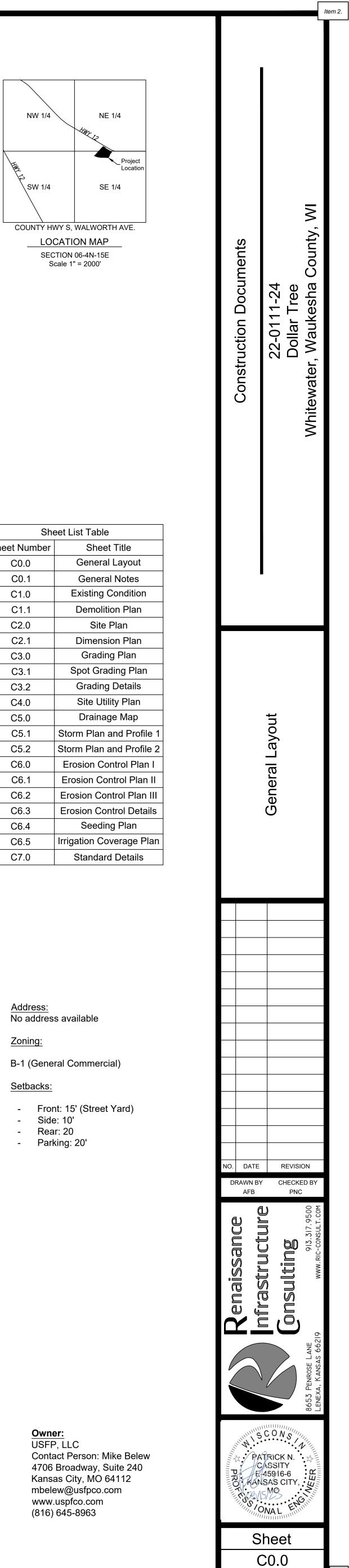
Sewer Service - Whitewater 312 W. Whitewater St. Whitewater, WI 53190 262-473-0139 Wastewater Utility Superintendent, Ben Mielke bmielke@whitewater-wi.gov 262-473-0560

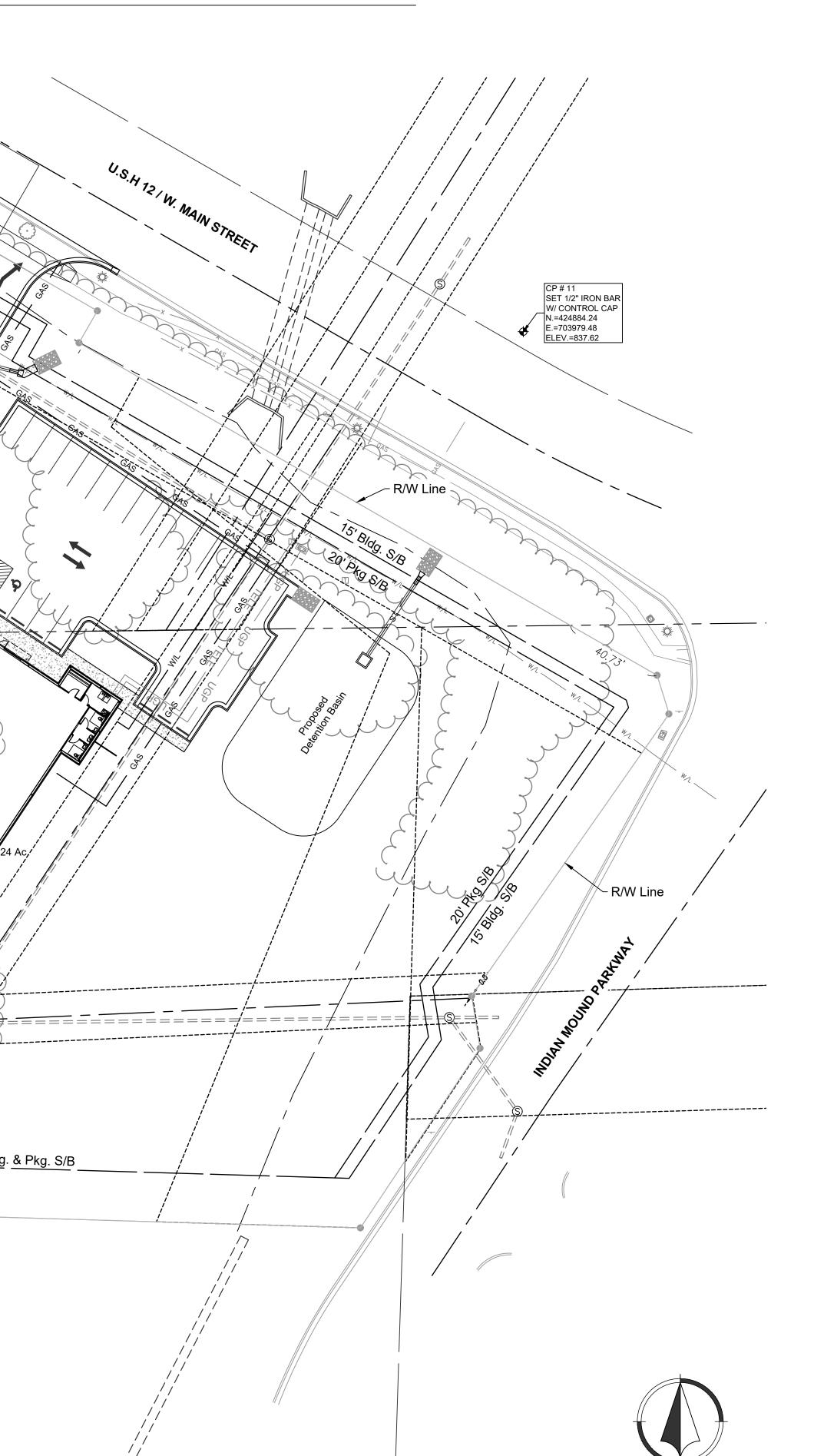
Dollar Tree

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

Construction Documents







CP # 12

SET 1/2" IRON BAR

W/ CONTROL CAP

N.=424422.25

.=703919.91

ELEV.=843.08

Sh	eet List Table
Sheet Number	Sheet Tit
C0.0	General Lay
C0.1	General No
C1.0	Existing Con
C1.1	Demolition I
C2.0	Site Plar
C2.1	Dimension I
C3.0	Grading Pl
C3.1	Spot Grading
C3.2	Grading De
C4.0	Site Utility F
C5.0	Drainage M
C5.1	Storm Plan and
C5.2	Storm Plan and
C6.0	Erosion Contro
C6.1	Erosion Contro
C6.2	Erosion Control
C6.3	Erosion Control
C6.4	Seeding P
C6.5	Irrigation Covera
C7.0	Standard De

Consultant:

1"=30'

0 15' 30'

Renaissance Infrastructure Consulting, LLC Contact Person: Andy Gabbert 8653 Penrose Lane Lenexa, KS 66218 agabbert@ric-consult.com (913) 333-3880

ADA ACCESSIBLE ROUTE NOTES

- 1. All Accessible route construction shall conform to the latest version of the ADA Standards for Accessible Design published by the Department of Justice and the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way
- published by the United States Access Board. 2. Other than ramps and ramp runs, walking surfaces must have running slopes not steeper than 1:20.
- The cross slope of walking surfaces shall not be steeper than 2%.
- The minimum width for a linear segment of accessible route shall be 36 inches. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches leaving the turn.
- . An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be 60 inch by 60 inch minimum.
- Ramp runs shall have a running slope not steeper than 1:12.
- 8. Ramp runs with a rise greater than 6 inches shall have handrails. 9. Ramp landings with a maximum slope of 1:48 shall be provided before and after ramp
- runs. 10. The maximum rise of a ramp run shall be 30 inches.
- 11. The maximum counter slope between the pavement and the curb at a curb ramp shall
- be 1:20. 12. Curb ramp landings with a maximum slope of 1:48 shall be provided at the top of curb
- ramps with a clear width of 60 inches. 13. Detectable warning surfaces complying with the latest ADA Standards shall be
- provided at pedestrian street crossings and refuge islands. 14. Passenger loading zones shall be provided adjacent to any ADA Accessible stall and have a 2% maximum slope in all directions.
- 15. Contractor to field verify existing site conditions and contact the engineer if field conditions do not match plan prior to construction.

LAYOUT & PAVING NOTES

- All construction shall conform to the Town of Whitewater minimum design standards. Contractor shall keep a full set of Town of Whitewater Standard Details onsite at all times The contractor shall check existing grades, dimensions, and inverts in the field and report
- any discrepancies to the architect/engineer prior to beginning work. 4. The contractor shall verify the exact location of all existing utilities, take care to protect utilities that are to remain, and repair contractor caused damage according to current local standards and at the contractor's expense. Coordinate all construction with the
- appropriate utility company. 5. The contractor shall comply with all local codes, obtain all permits, and pay all fees prior to beginning work.
- 6. Prior to installing, constructing, or performing any work in the public right of way or on the public storm sewer line (including concrete pavement or connecting private drainage systems to the storm sewer), contact City Public Works for inspection of the work. Contact must be made at least 24 hours prior to start of the work
- Provide a smooth transition between existing pavement and new pavement. Field adjustment of final grades may be necessary. Adjust all utilities prior to installation of pavement.
- The contractor shall protect all trees to remain, in accordance with the specifications. Do not operate or store heavy equipment, nor handle, nor store materials within the drip lines of trees or outside the limit of grading.
- 9. Concrete walks and pads shall have a broom finish. All concrete shall be 4.000 p.s.i. unless otherwise noted. Curb ramps, sidewalk slopes, and driveway ramps shall be constructed in accordance with all current local requirements. If applicable, the contractor shall request inspection of sidewalk and ramp forms prior to placement of concrete
- 10. All damage to existing asphalt pavement to remain which results from new construction shall be replaced with like materials at contractor's expense.
- 11. Dimensions are to the back of curb, or edge of concrete, unless otherwise noted. 12. Maintain one set of as-built drawings on the job site for distribution to the engineer upon completion
- 13. For all asphalt pavement, the contractor shall have no more than 30% recycled material in the base course and no recycled material in the surface course.

PAVEMENT MARKING AND SIGNAGE NOTES

- 1. Parking stall marking stripes shall be four inch (4") wide white stripes. Handicap stall marking shall be furnished at locations shown on plans. 2. Traffic control devices and pavement markings shall conform to the requirements of
- the "Manual of Uniform Traffic Control Devices." Traffic control and pavement markings shall be painted with a white Sherwin Williams TM2125 HOTLINE Fast Dry or approved equal. The pavement marking shall be applied in accordance with manufacturers recommendations. Apply on a clean, dry surface and at a surface temperature of not less than 70°f and the ambient air

temperature shall not be less than 60°f and rising. Two coats shall be applied.

WRITTEN SEQUENCING

- 1. Implement Pre-Construction Plan: All temporary structural BMP's shown on the BMP plan must be in place before any site disturbance. 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.
- 3. Clearing and Grubbing: After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

GRADING NOTES

All construction shall conform to the City's minimum design standards.

- 2. Spot Grades shown herein shall govern over finished grades. 3. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- 4. The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the
- State of Wisconsin, at the contractor's expense. The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, streetlight and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- 7. The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City. 8. All public street sidewalk ramps constructed will be required to comply with the
- Americans with Disabilities Act (ADA). 9. Excavation for utility work in public street right-of-way requires a Right-of-Way Work Permit from the Public Works Department, in addition to all other permits. 10. All work shall be confined within easements and/or construction limits as shown on
- the plans. 11. Curb stakes and hubs shall be provided at all high points, low points, ADA ramp
- openings, and on each side of all curb inlets when setting string line. 12. All National Pollution Discharge Elimination System (NPDES) standards shall be met 13. Public and Private utility facilities shall be moved or adjusted as necessary by the
- owners to fit the new construction unless otherwise noted on the plans. The Contractor is responsible for the cost of utility relocations unless otherwise indicated on the plans.

EARTHWORK NOTES:

- CONTOURS AND ELEVATIONS: Existing and proposed contours are shown on plans at one feet (1') contour intervals, unless otherwise noted. Proposed contours and elevations shown represent approximate finish grade.
- 2. CLEARING AND GRUBBING: Prior to the start of grading and earthwork, the areas to be graded shall be stripped of all vegetation, organic matter, and topsoil, to a minimum depth of four inches (4") or as otherwise directed by the Geotechnical Engineer. Stripping materials shall not be incorporated into structural fills. Topsoil
- materials shall not be used in building and pavement areas. TOPSOIL: Prior to the start of grading, the contractor shall strip all topsoil from areas to be graded and stockpile at a location on or adjacent to the site as directed by the
- owner. At completion of grading operations and related construction, the contractor will be responsible for redistribution of topsoil over all areas disturbed by the construction activities. Topsoil shall be placed to a minimum depth of six inches (6") and in accordance with specifications for landscaping.
- 4. SUBGRADE PREPARATION: Prior to placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer or his representative.
- 5. proof rolling: Prior to the placement of new fill material, the existing subgrade shall be proof rolled and approved under the direction of the Geotechnical Engineer. Unsuitable areas identified by the proof rolling areas shall be undercut and replaced with controlled structural fill or treated with fly ash per the Geotechnical report. 6. EARTHWORK:
- A. GEOTECHNICAL: All earthwork shall conform to the recommendations of the Geotechnical report.
- B. SURFACE WATER: Surface water shall be intercepted and diverted during the placement of fill.
- C. FILLS: All fills shall be considered controlled or structural fill and shall be free of vegetation, organic matter, topsoil, and debris. All fill required for project shall be provided by the Contractor. Material Shall be pre-approved by the Engineer prior to placement.
- D. EXISTING SLOPES: Where fill material is to be placed on existing slopes greater than 5:1 (horizontal to vertical), existing slope shall be benched providing a minimum vertical face of twelve inches (12"). Fill material shall be placed and compacted in horizontal lifts not exceeding nine inched (9") (loose fit measurement), unless otherwise approved by the Geotechnical Engineer.
- COMPACTION REQUIREMENTS: Earth fill material shall be placed and compacted to a minimum density of ninety five percent (95%) of the material's maximum dry density as determined by ASTM D698 (standard proctor compaction). The moisture content at the time of placement and compaction shall be within a range of -2% to 3% above the optimum moisture content as defined by the standard proctor compaction procedure. The moisture contents shall be maintained within this range until completion of the work. Where compaction of earth fill by a large roller is impractical or undesirable, the earth fill shall be hand compacted with small vibrating rollers or mechanical tampers.
- 7. TESTING AND INSPECTION: Testing and inspection services required to make tests required by the specifications and to observe the placement of fills and other work performed on this project shall be provided by a commercial testing laboratory (Geotechnical Engineer) selected by the owner. The cost of testing will be the owner's responsibility
- 8. SEEDING: All areas disturbed by earthwork operations in the right-of-way shall be
- 9. Recommendations within the project geotechnical report shall supercede all earthwork notes

SITE UTILITY NOTES

- 1. The contractor is specifically cautioned that the location and/or elevation of existing utilities as Shown on these plans is based on records of the various utility Companies, und where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to coordinate with and relocate and/or remove all existing utilities which conflict with the proposed improvements shown on the plans.
- 2. The construction of storm sewers on this project shall conform to the requirements of Whitewater, Wisconsin Technical Specifications and Design Criteria.
- sewer locations and the existing elevations at locations where the proposed storm sewer collects or releases to existing ground. If discrepancies are encountered from the information shown on the plans. The contractor shall contact the design engineer. No pipes shall be laid until direction is received from the design engineer.
- 4. It will be the contractors responsibility to field adjust the top of all manholes and boxes as necessary to match the grade of the adjacent area. Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations, and to be 6-inches above finished ground elevations in non-paved areas. No separate or additional compensation will be made to the contractor for making final adjustments to the manholes and boxes.
- 5. Inlet locations, horizontal pipe information and vertical pipe information is shown to the center of the structure. Deflection angles shown for storm sewer pipes are measured from the center of the curb inlets and manholes. The contractor shall adjust the horizontal location of the pipes to go to the face of the boxes. All roof drains shall be connected to storm sewer structures. Provide cleanouts on roof drain lines at 100' max. spacing and at all bend points. Do not connect roof drains directly to storm sewer pipes.
- 6. The contractor shall be responsible for furnishing and installing all fire and domestic water lines, meters, back flow devices, pits, valves and all other incidentals required for a complete operable fire protection and domestic water system, if not furnished or installed by Local Utilities. Coordinate with Local Utilities. All costs associated with the complete water system for the building shall be the responsibility of the contractor. All work shall conform to the requirements of Whitewater, Wisconsin
- 7. The contractor shall be responsible for furnishing and installing all sanitary sewer service lines from the building to the public line. The contractor shall refer to the architectural plans for specific locations and elevations of the service lines of the building connection. All work shall conform to the requirements of Whitewater, Wisconsin.
- 8. The contractor is responsible for securing all permits, bonds and insurance required by the contract documents, Whitewater, Wisconsin, and all other governing agencies (including local, county, state and federal authorities) having jurisdiction over the work proposed by the construction documents. The cost for all permit bonds and insurance shall be the contractors responsibility and shall be included in the bid for the work.
- 9. By the use of these construction documents the contractor hereby agrees that he/she shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses or damages related to the project.
- 10. The contractor shall be responsible for furnishing all materials, tools and equipment and installation of electrical power, telephone and gas service from a point of connection from the public utility lines to the building structure. This will include all conduits, service lines, meters, concrete pads and all other incidentals required for a complete and operational system as required by the owner and the public utilities. Refer to building plans for exact tie-in locations of all utilities. Contractor shall verify connection points prior to installation of utility line.
- 11. All fill material is to be in place, compacted, and consolidated before installation of proposed utilities. On-site geotechnical engineer shall provide written confirmation that this requirement has been met and that utilities may proceed in the fill areas. All utilities are to be placed in trench conditions.
- 12. Contractor shall notify the utility authorities inspectors 48 hours before connecting to any existing line. 13. Storm sewer roof drains(st) shall be as follows (unless otherwise shown on plans).
- -PVC SDR 35 per ASTM D3034, for pipes less than 12' deep. -PVC SDR 26 per ASTM D3034, for pipes 12' to 20' deep.
- 14. Waterlines shall be as follows (unless otherwise shown on plans): -for 8" and larger: ductile iron pipe per AWWA C150 -between 2" and 6": copper tube Type "K" per ANSI 816.22 or ductile iron pipe per AWWA C150
- -For smaller than 2":copper tube Type "K" per ANSI 816.22 15. Minimum trench width shall be 2 feet. 16. Contractor shall maintain a minimum of 72" of cover on all waterlines. All water line
- joints are to be mechanical joints with thrust blocking as called out in specifications and construction plans. Water mains and service lines shall be constructed in accordance to the Local Utilities specifications for commercial services. 17. All waterlines shall be kept ten feet (10') apart (parallel) from sanitary sewer lines or
- manholes. Or when crossing, an 18" vertical clearance (outside edge of pipe to outside edge of pipe) of the waterline above the sewer line is required.
- 18. In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of the crossing (or encased in concrete the same distance), the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18" clearance. Meeting requirements ANSI A21.10 or ANSI 21.11 (AWWA C151)(Class 50).
- 19. All underground storm, sanitary, water and other utility lines shall be installed inspected and approved before backfilling. Failure to have inspection approval prior to backfill will constitute rejection of work.
- 20. All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service. Contractor shall coordinate with all utility companies for installation requirements and specifications.
- 21. refer to building plans for site lighting electrical plan, irrigation, parking lot security system and associated conduit requirements. Coordinate with Owner that all required conduits are in place and tested prior to paving.
- 22. When a building utility Connection from site utilities leading up to the building cannot be made immediately, temporarily mark all such utility terminations.

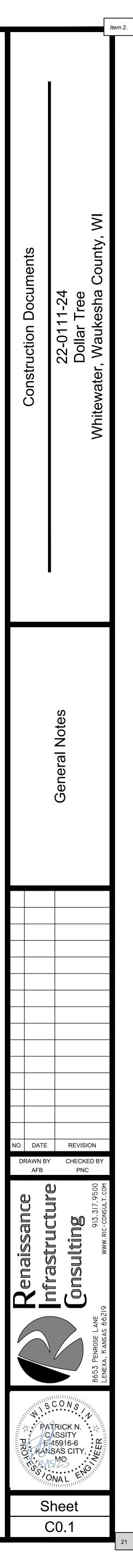
3. The contractor shall field verify the exact location and elevation of the existing storm

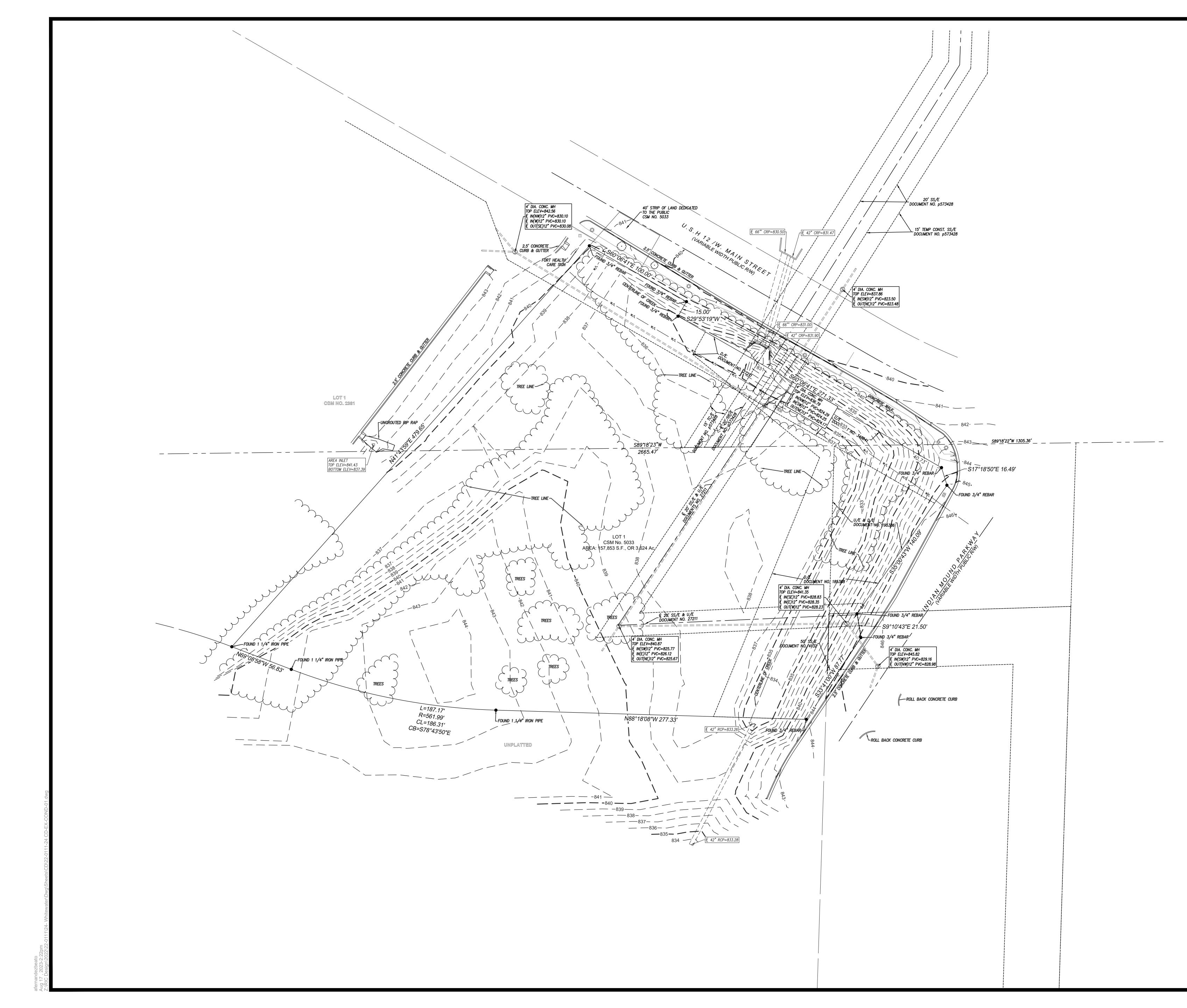
GENERAL NOTES

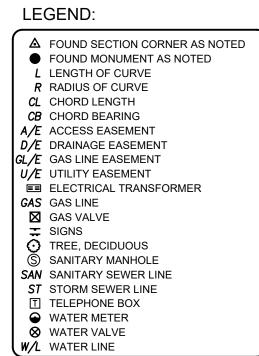
- All work in public easements and right of way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Whitewater, Waukesha County, WI. If any general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers, of Whitewater, Waukesha County, WI, the Cities standards shall override.
- 2. All traffic control shall be in conformance with the Manual of Uniform Traffic Control Devices (MUTCD).
- The contractor is responsible for the protection of all property corners and section corners. Any property corners and/or section corners disturbed or damaged by construction activities shall be reset by a Registered Land Surveyor licensed in the State of Wisconsin, at the contractor's expense.
- The contractor shall be responsible for the restoration of the right-of-way and for damaged improvements such as curbs, driveways, sidewalks, street light and traffic signal junction boxes, traffic signal loop lead ins, signal poles, irrigation systems, etc. Damaged improvements shall be repaired in conformance with the latest City standards and to the City's satisfaction.
- The contractor is responsible for providing erosion and sediment control BMPs to prevent sediment from reaching paved areas, storm sewer systems, drainage courses and adjacent properties. In the event the prevention measures are not effective, the contractor shall remove any debris, silt, or mud and restore the right-of-way, or adjacent properties to original or better condition.
- The contractor shall remove existing trees and shrubbery within the right-of-way adjacent to future thoroughfare improvements.
- The contractor shall sod all disturbed areas within the public street right-of-way unless otherwise noted on the plans or if specific written approval is granted by the City. 8. All public street sidewalk ramps constructed will be required to comply with the
- Americans with Disabilities Act (ADA) and Whitewater, Wisconsin sidewalk details. Excavation for utility work in public street right-of-way requires a Right-of-Way Work
- Permit from the Public Works Department, in addition to all other permits. 10. All work shall be confined within easements and/or construction limits as shown on
- the plans. 11. Any existing and/or temporary storm sewer pipes and box culverts to be abandoned in place shall be grouted using a slurry grout mixture meeting a 7-day compressive strength of 100-150 psi. The slurry grout mixture of fly ash, cement, fine aggregate, forming agents and water shall be approved by the City and shall possess adequate flow characteristics to fill all voids.
- 12. All existing utilities indicated on the drawings are according to the best information available to the engineer; however, all utilities actually existing may not be shown. The contractor shall be responsible for contacting all utility companies for an exact field location of each utility prior to any construction. All utilities, shown and un-shown, damaged through the negligence of the contractor shall be repaired or replaced by the contractor at his expense.
- 13. The contractor will be responsible for all damages to existing utilities, pavement, fences, structures, and other features not designated for removal. The contractor shall repair all damages at his expense
- 14. By use of these construction documents the contractor hereby agrees that he shall be solely responsible for the safety of the construction workers and the public. The contractor agrees to hold the engineer and owner harmless for any and all injuries, claims, losses, or damages related to the project
- 15. The contractor will be responsible for providing all signage, barricades, lighting, etc., as required for temporary traffic control during the construction of this project. Maintenance of the temporary traffic control devices will be the contractor's responsibility. All traffic control in conduction with construction in the right-of-way shall be in conformance with the City Traffic Control Requirements.
- 16. Geogrid, footings, or other elements of the retaining wall(s) cannot encroach into the right of way, public easements, or adjacent private property.
- 17. Contractor shall be responsible for obtaining all permits including land disturbance,
- right-of-way, hauling, etc., with Public Works prior to construction. Contractor shall restore all disturbed right-of-way upon project completion. 19. Prior to construction, contractor shall install pre-construction erosion control
- measures.

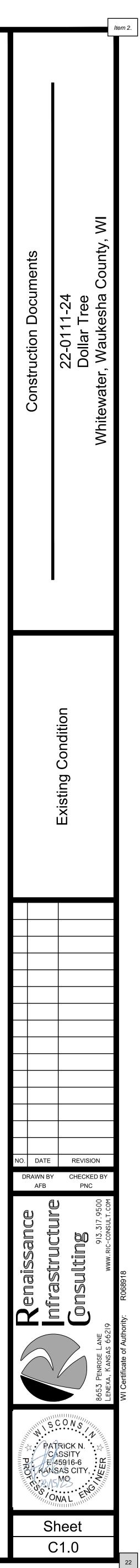
EROSION CONTROL NOTES

- 1. All work in public easements and right-of-way and all erosion control work must comply with the latest edition of the Technical Provisions & Standard Drawings for Roads and Sewers, of Whitewater, Wisconsin. If any of the general notes conflict with the Technical Provisions & Standard Drawings for Roads and Sewers of Whitewater, Wisconsin. The Cities standards shall override.
- The contractor shall provide all materials, tools, equipment, and labor as necessary to install and maintain adequate erosion control, keep the streets clean of mud and debris, and prevent soil from leaving the project site. The contractor's erosion control measures shall conform to Whitewater, Wisconsin Technical Provisions and Specifications.
- 3. Erosion control plan modifications shall be required if the plan fails to substantially control erosion and offsite sedimentation.
- 4. The contractor shall be responsible for maintaining erosion control devices and removing sediment until a minimum of 70% of permanent vegetation has become stabilized and established. Erosion control devices shall remain in place until the 70% established vegetation is met, or the duration of the project, whichever is the later
- date. 5. The contractor shall temporarily seed and mulch all disturbed areas if there has been
- no construction activity on them for a period of fourteen (14) calendar days. 6. Install "J' Hooks on silt fence every 100 LF
- Contractor to install all Phase I erosion control devices prior to construction.
- 8. Contractor shall replace disturbed area with seed or sod, as indicated on the plans, and shall be installed within 14 days after paving completion and final topsoil grading.
- Topsoil replacement shall be 6" thick. 10. Silt fence to be installed in accordance with Whitewater, Wisconsin Standard Details.
- 11. Refer to WisDOT Erosion Conrol and Stormwater Quality Guide (or currently adopted edition) for good housekeeping and spill measures.
- 12. The Contractor shall inspect erosion control devices every 7 days and within 24 hours of a storm of 0.5 inches or more. The Contractor shall repair damage, clean out sediment, and add additional erosion control devices as needed, as soon as practicable, after inspection. The Contractor shall also inspect and assure that all sediment control devices are in working condition prior to any forecasted rainfall.













Legend





Sidewalk Removal

Tree Removal

Notes:

U.S.H 12 / W. MAIN STREET

U/E & D/E DOCUMENT NO. 195386

REE LINE-

===(S)==+==

- R/W Line

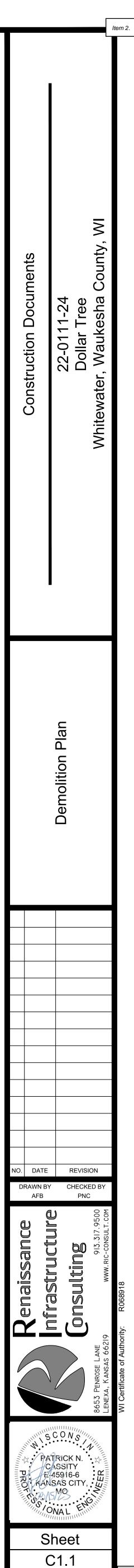
-ROLL BACK CONCRETE CURB

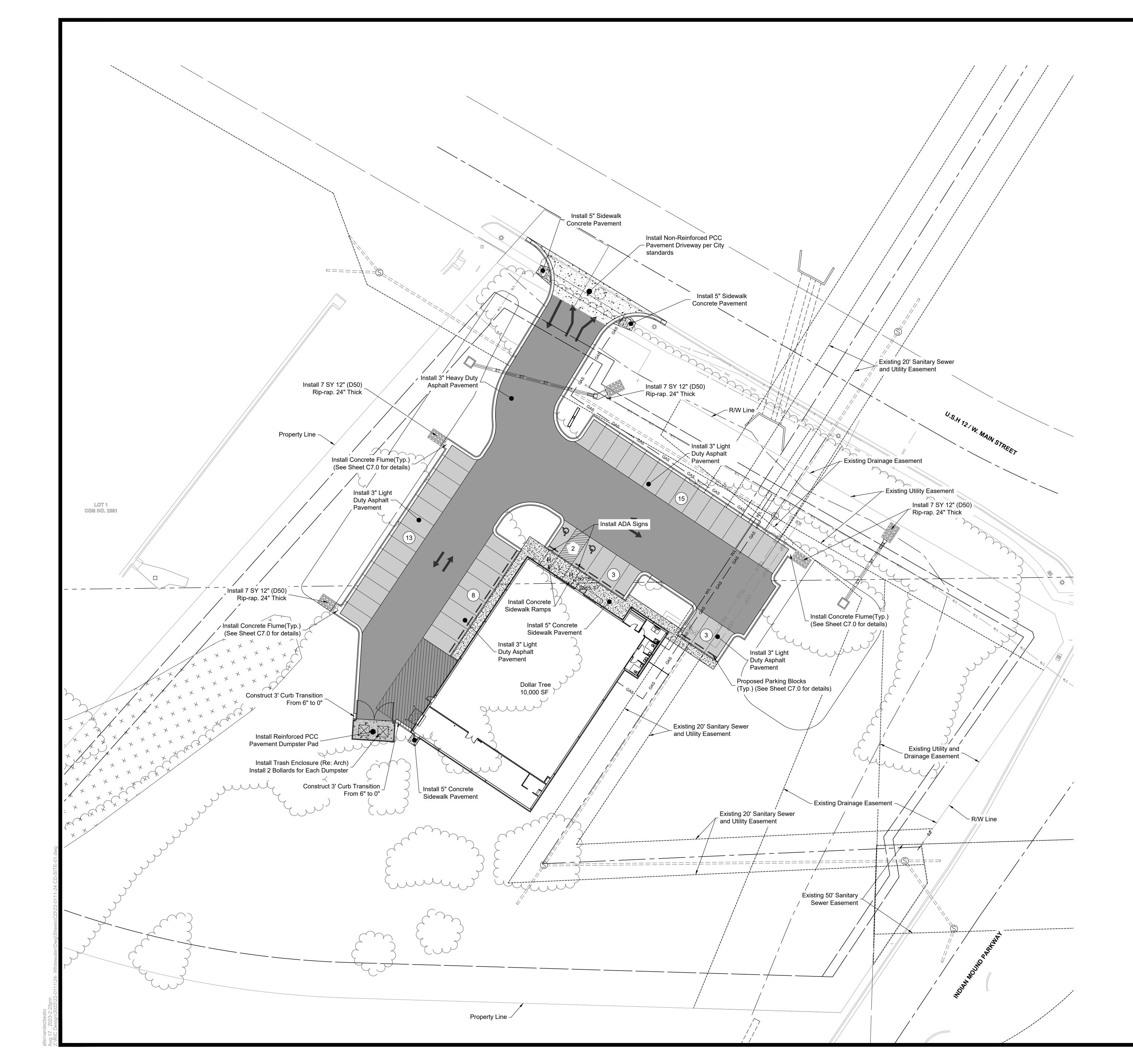
- 1. Refer to Sheet C0.0 General Layout for utility and emergency contact information.
- 2. Refer to notes on Sheet C0.1 General Notes for anything not covered in the Demolition Notes below.

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. 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. All demolition work shall be performed in accordance with the owner's site work specifications.
- Contractor is responsible for repairs of damage and adjustments due to conflicts or grading to any existing 4. structures or underground utilities that are to remain in place. All items designated to be demolished and removed from the site shall be disposed of in an appropriate 5.
- location in accordance with state or local guidelines. Public streets and sidewalks shall be kept clean and clear of trash and debris from demolition operations
- at all times. 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.







<u>Site Data Table</u> Lot Area - 3.62 Acres

Building Area - 10,000 SF Parking Count Legend

ADA Stall Count

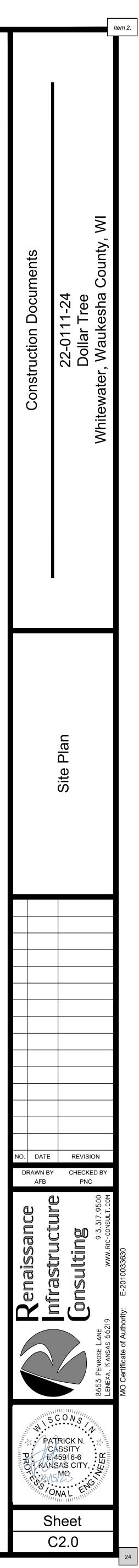
Standard Stall Count X

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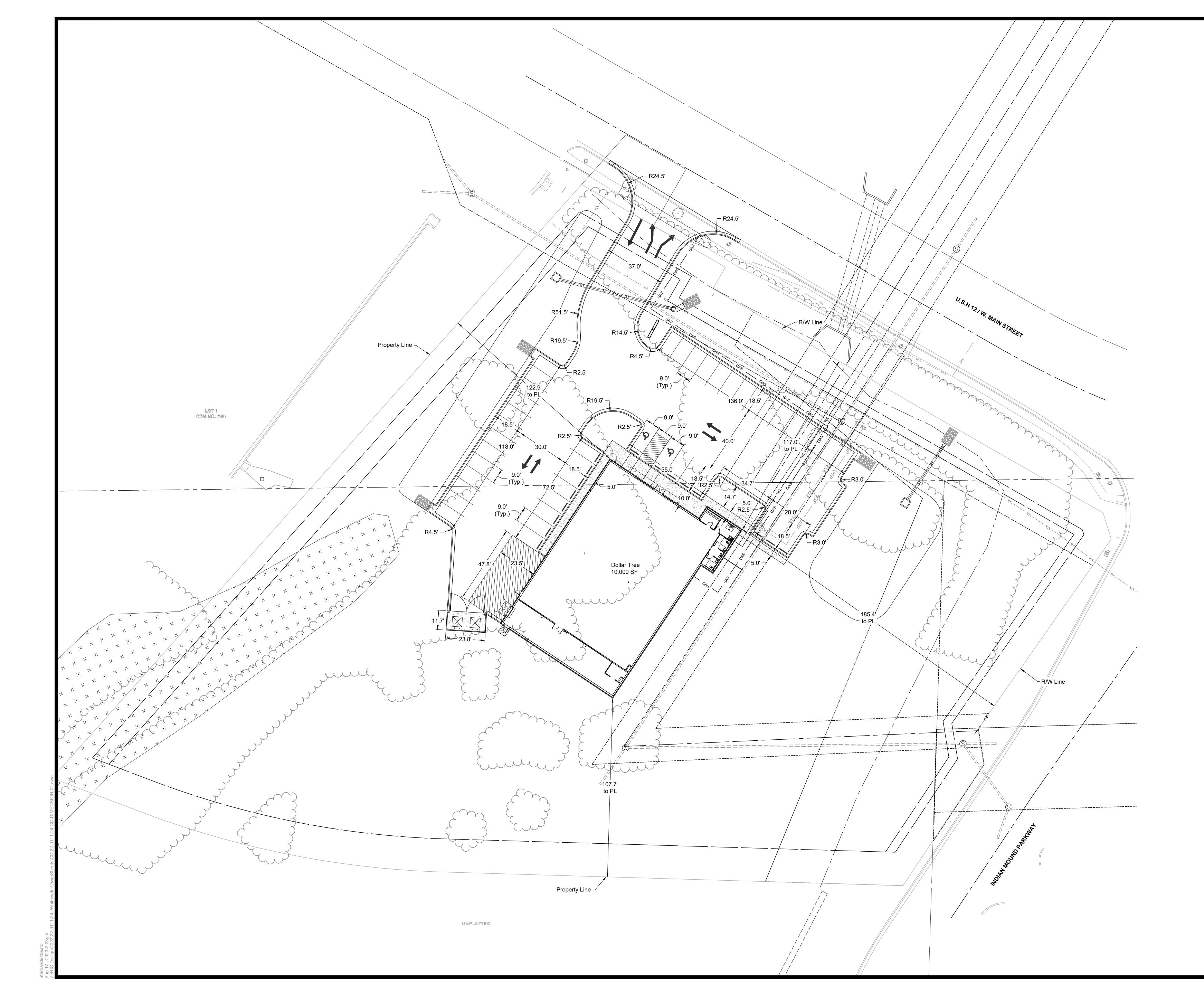
Site Parking Table:

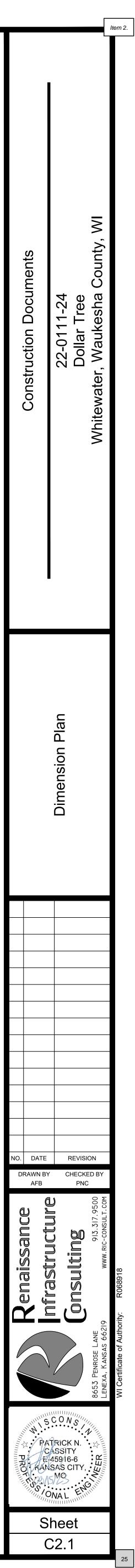
Proposed Building Area: Parking Required: Parking Provided:

10,000 sqft 1space / 250sf = 40 Stalls 42 Stalls + 2 ADA Stalls

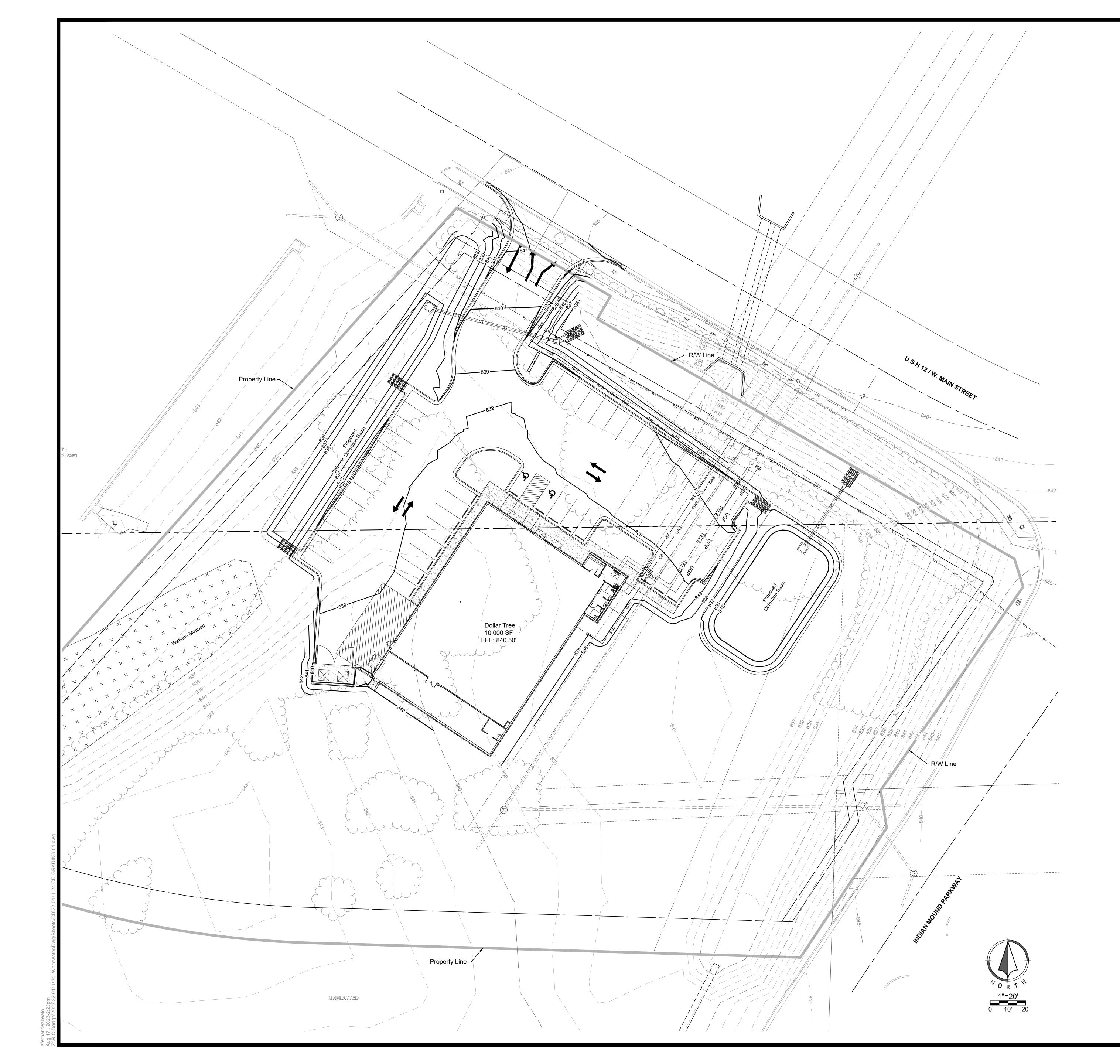












Disturbed Area: 1.24 Acres

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

Grading Notes:

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:

- Earthwork quantities based on finished grade surface and do not include adjustments for topsoil and shrinkage.
 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.

LEGE	END
F/L: G: (HP) (LP)	Top of Curb Pavement Top of Structure Flowline of Pipe Ground High Point Low Point Top of Wall Bottom of Wall
	— — — Existing Major Contour — — — Existing Minor Contour Proposed Major Contour Proposed Minor Contour

Construction Documents

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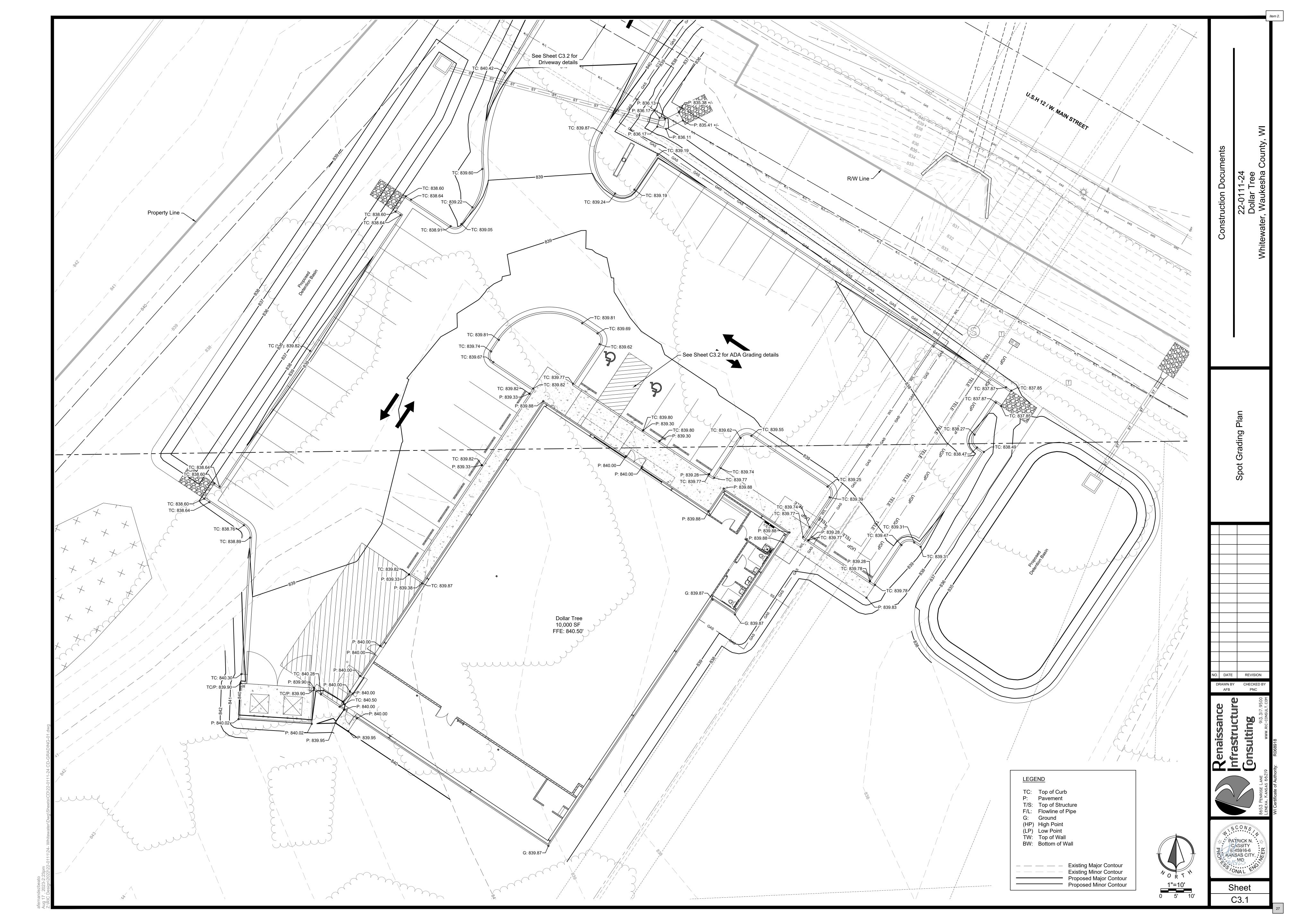
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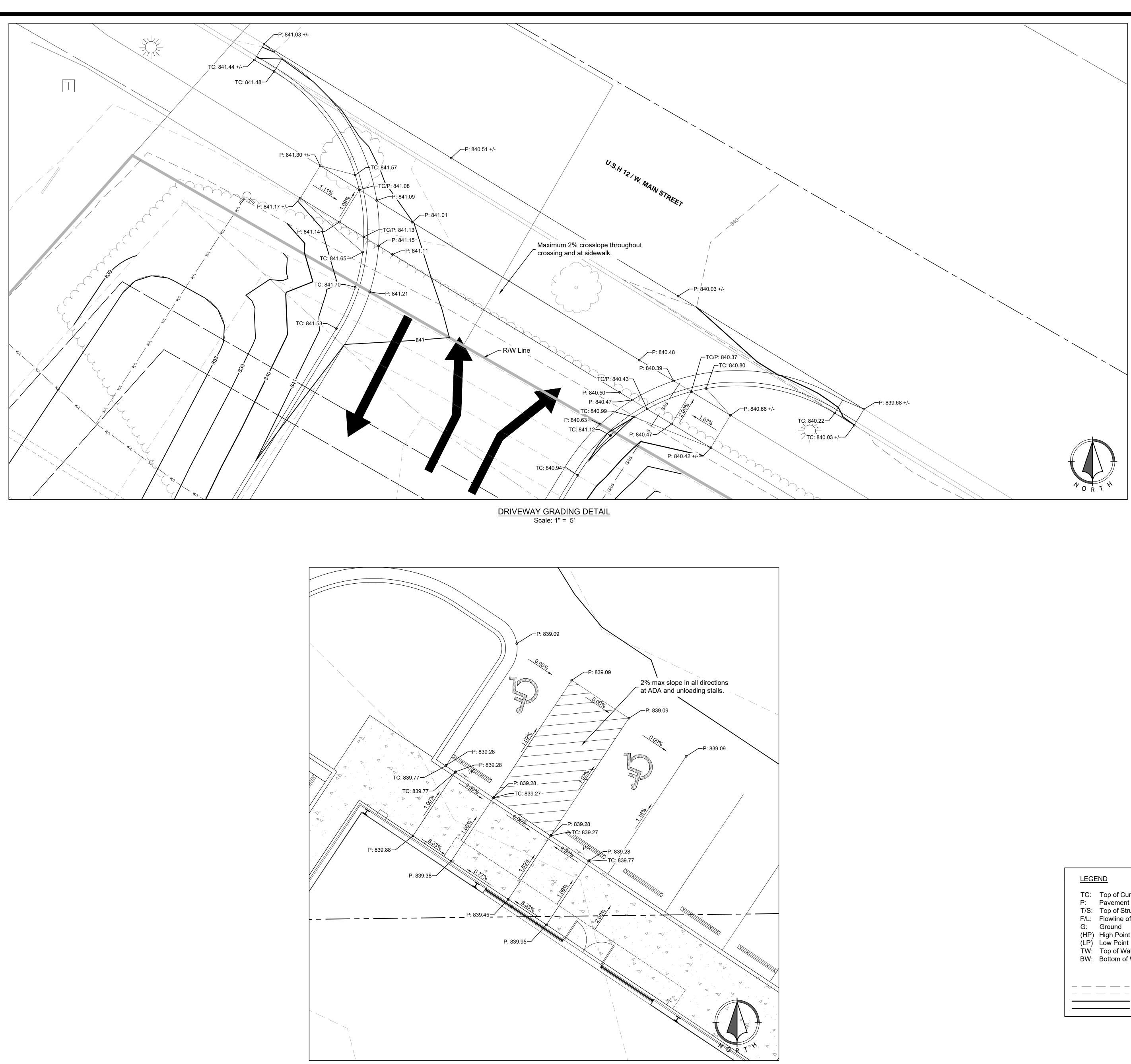
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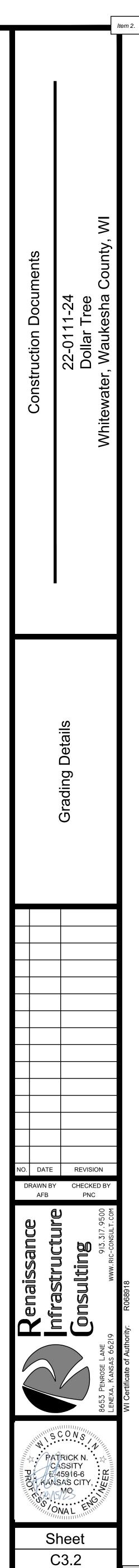
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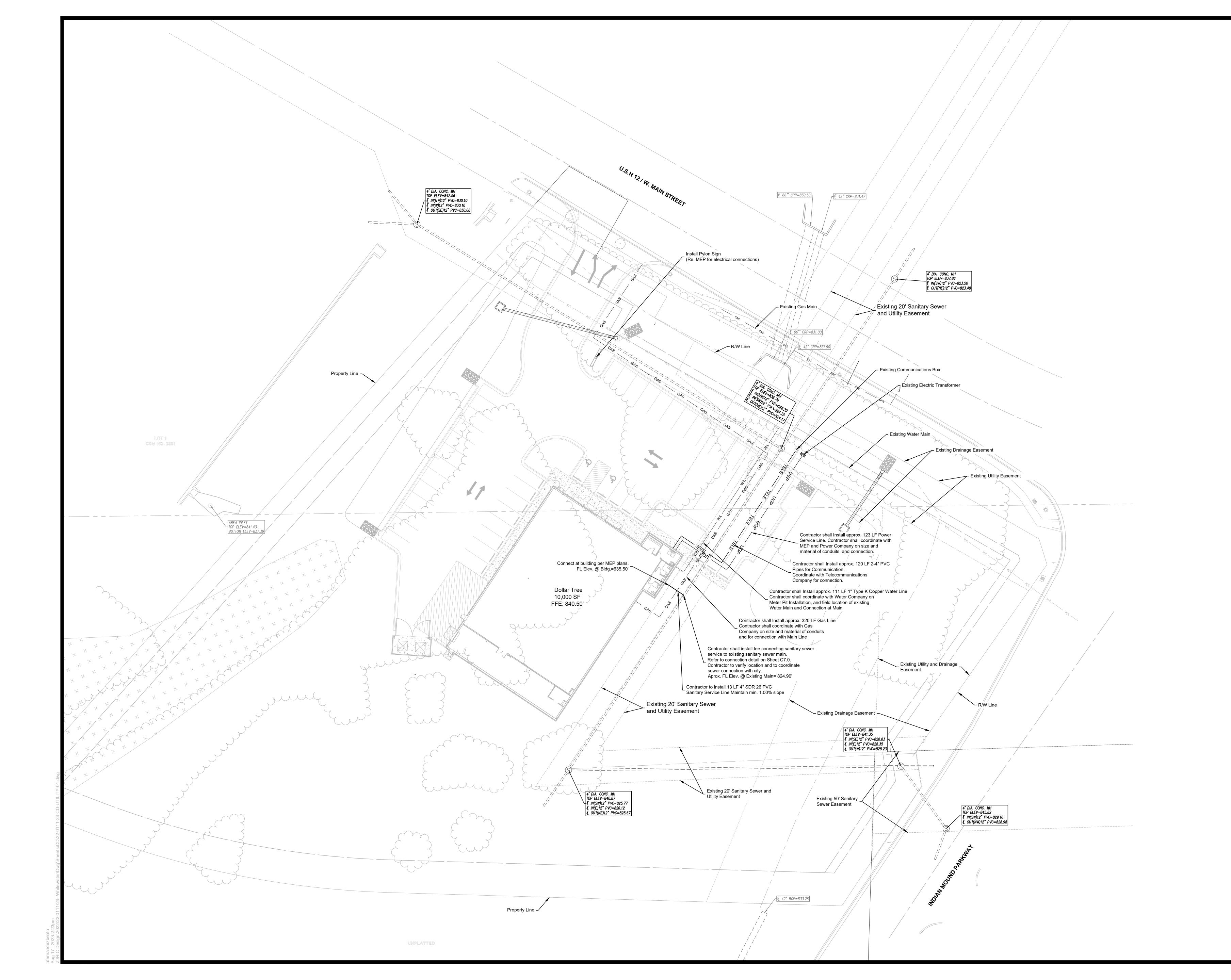


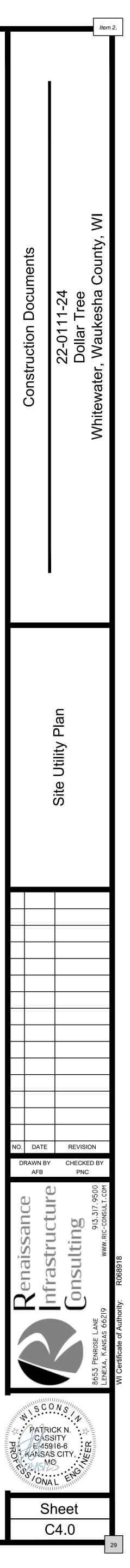
ADA GRADING DETAIL Scale: 1" = 5'

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

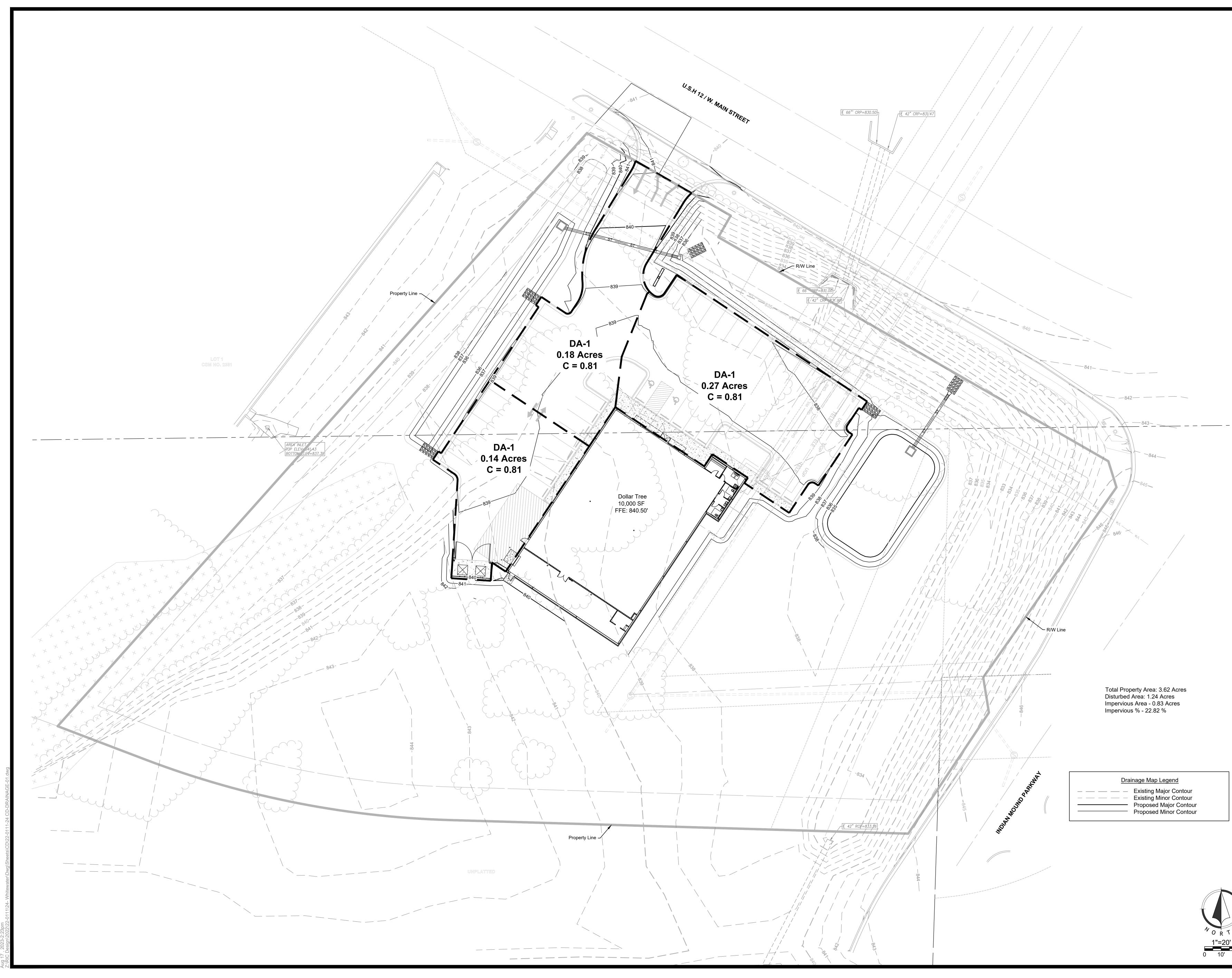


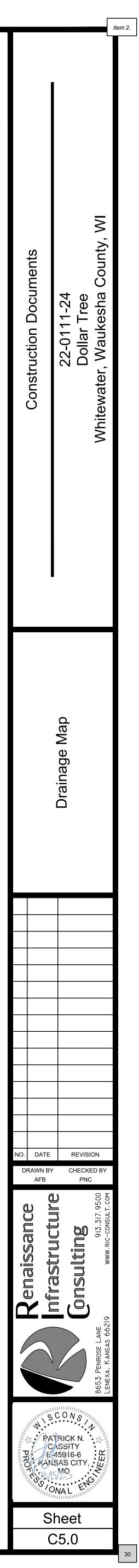
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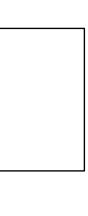




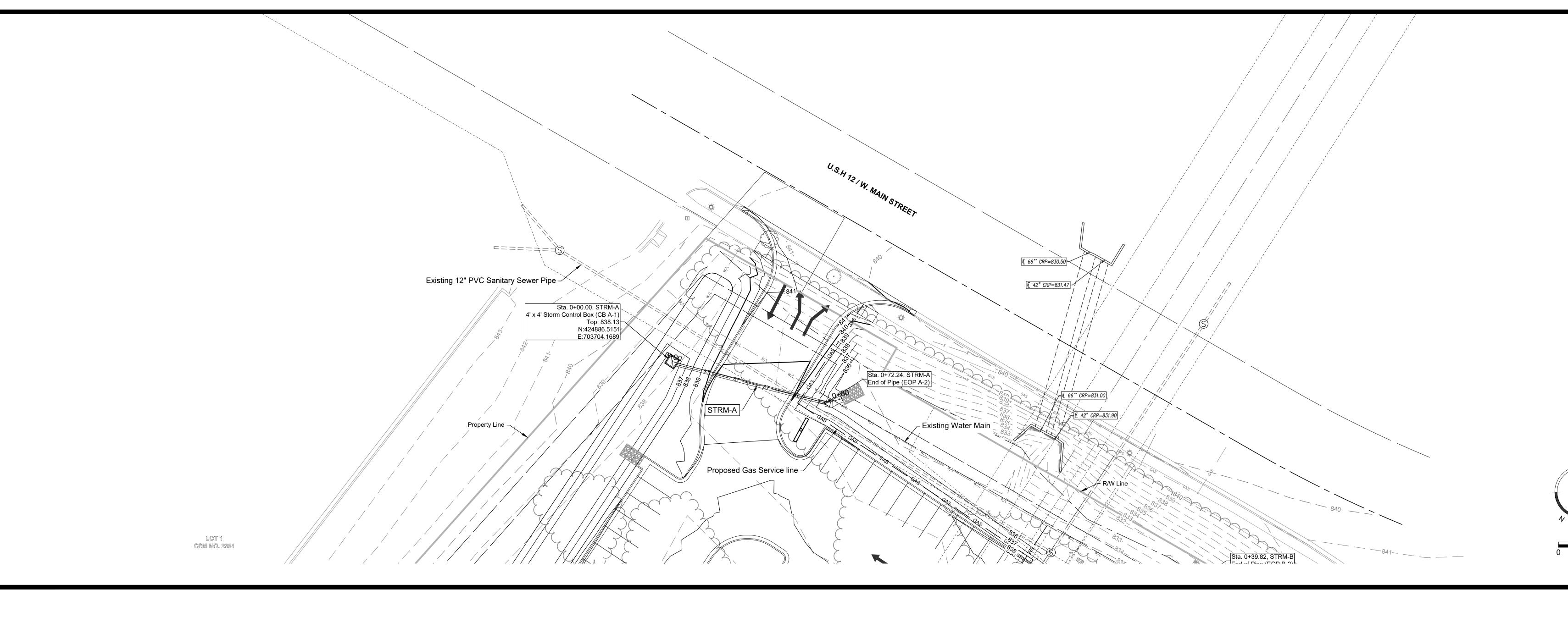




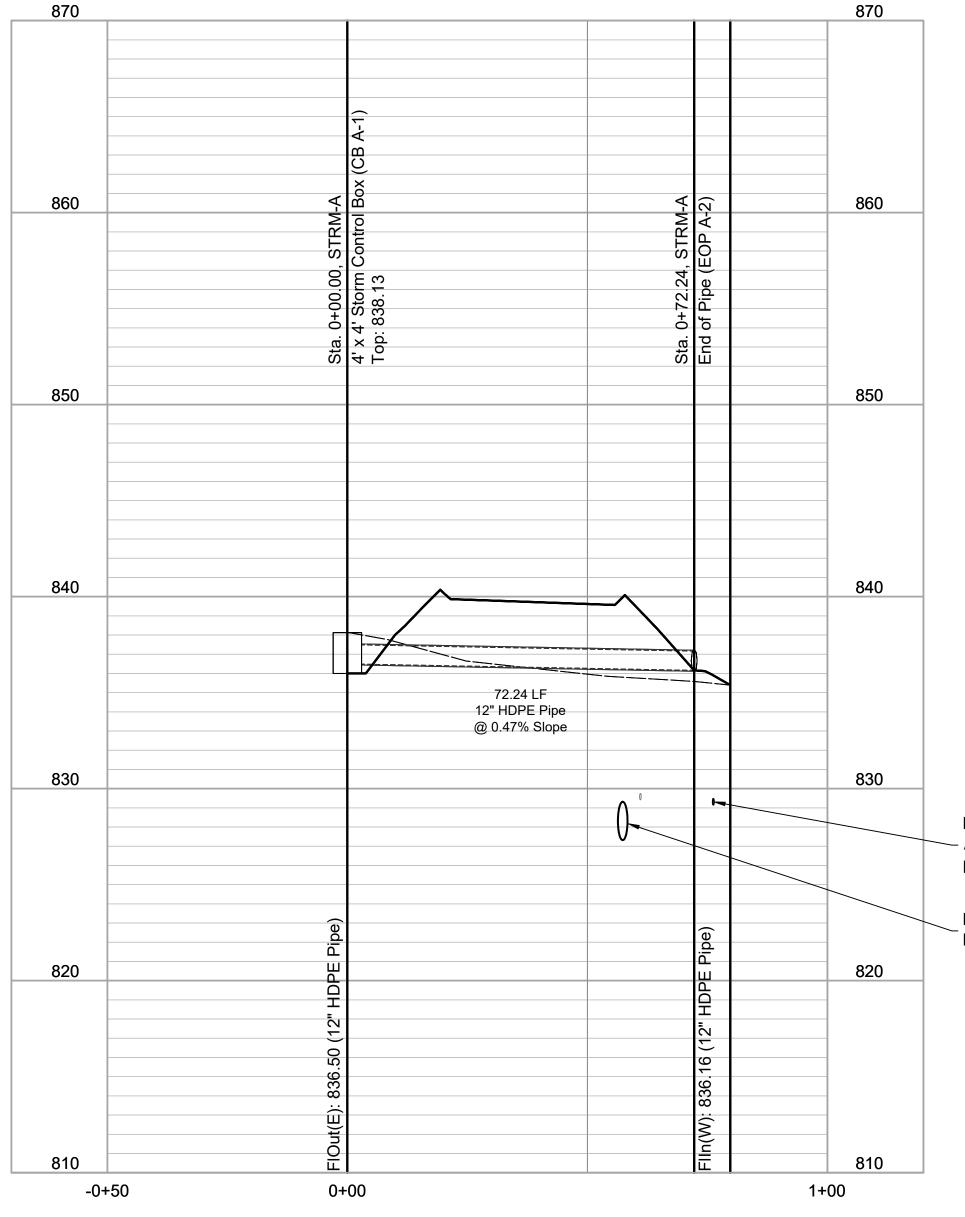








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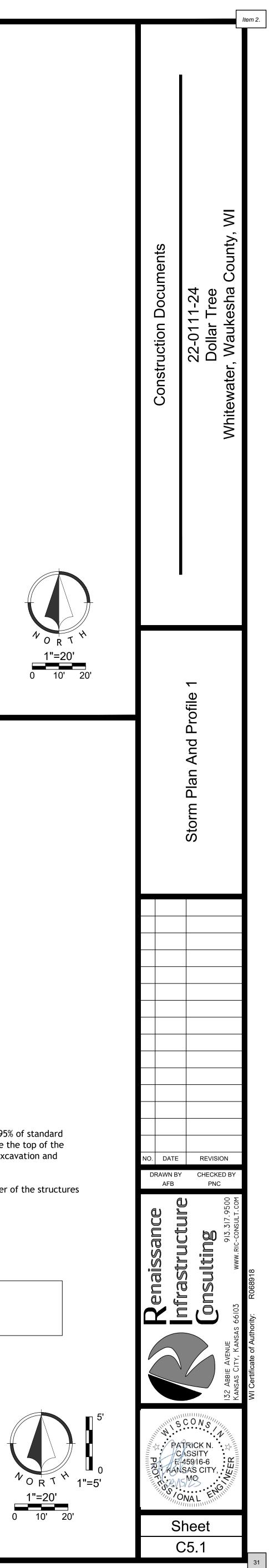
NOTE:

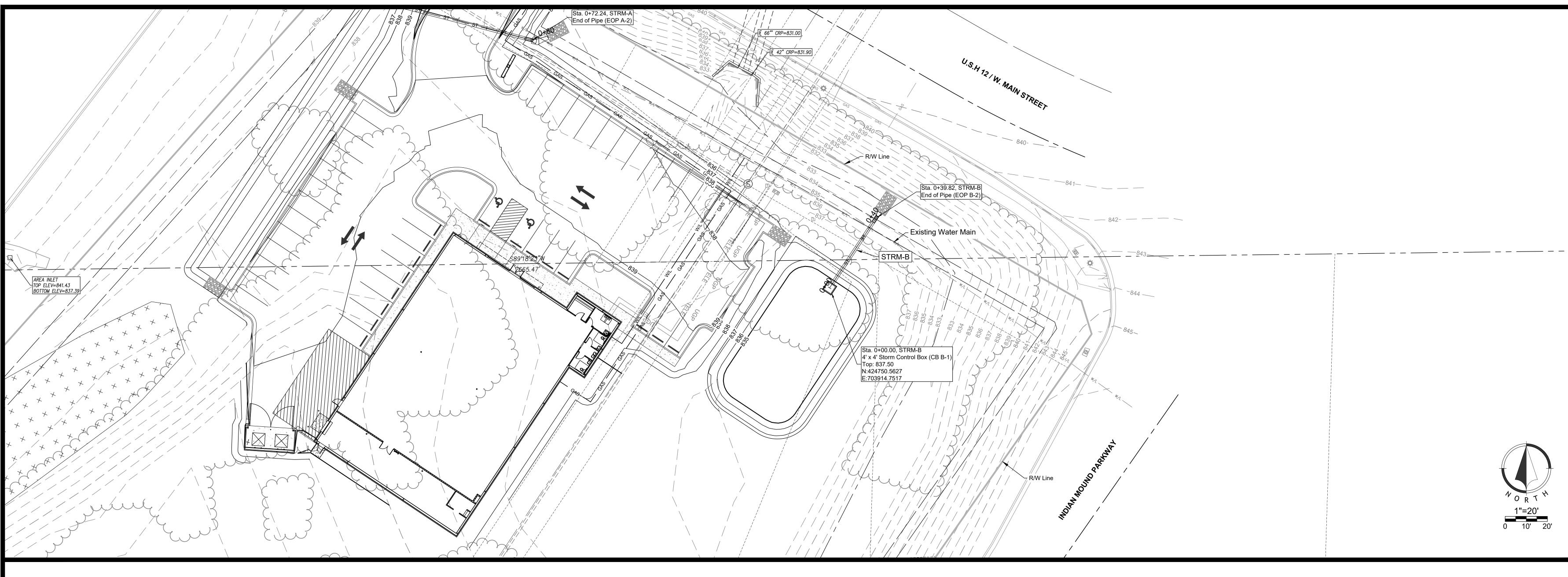
Contractor Shall fill and compact to 95% of standard density to a point 18" minimum above the top of the proposed storm sewer pipe prior to excavation and installation of the pipe

All coordinates are given to the center of the structures

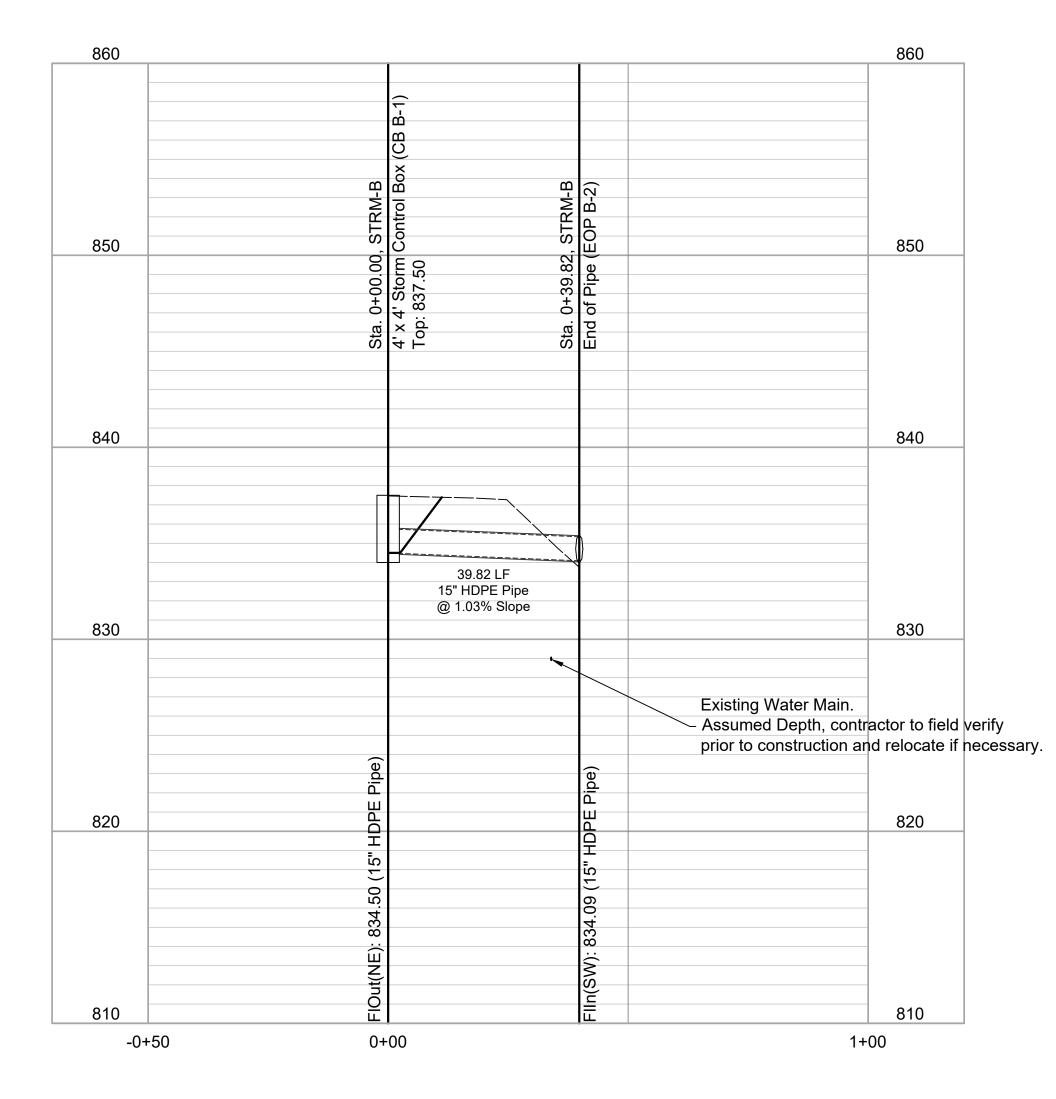
Existing Water Main — Assumed Depth, contractor to field verify prior to construction and relocate if necessary.

Existing 12" PVC Sanitary Sewer Pipe FI @ intersection: 827.318'







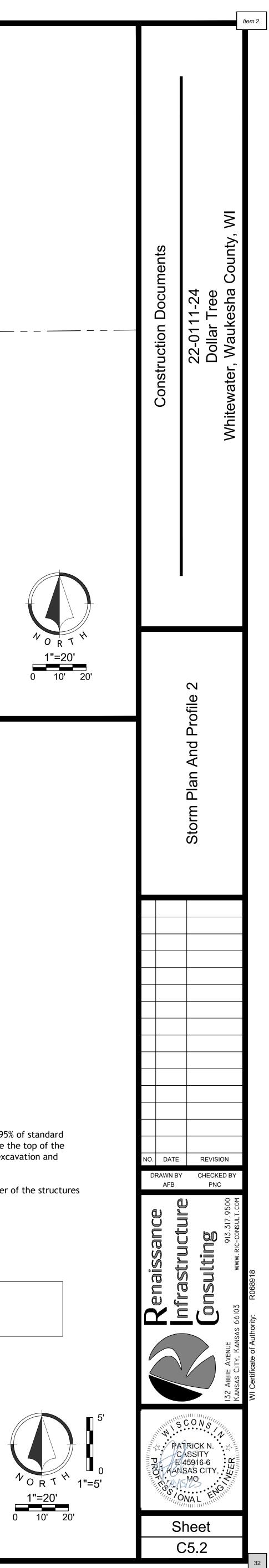


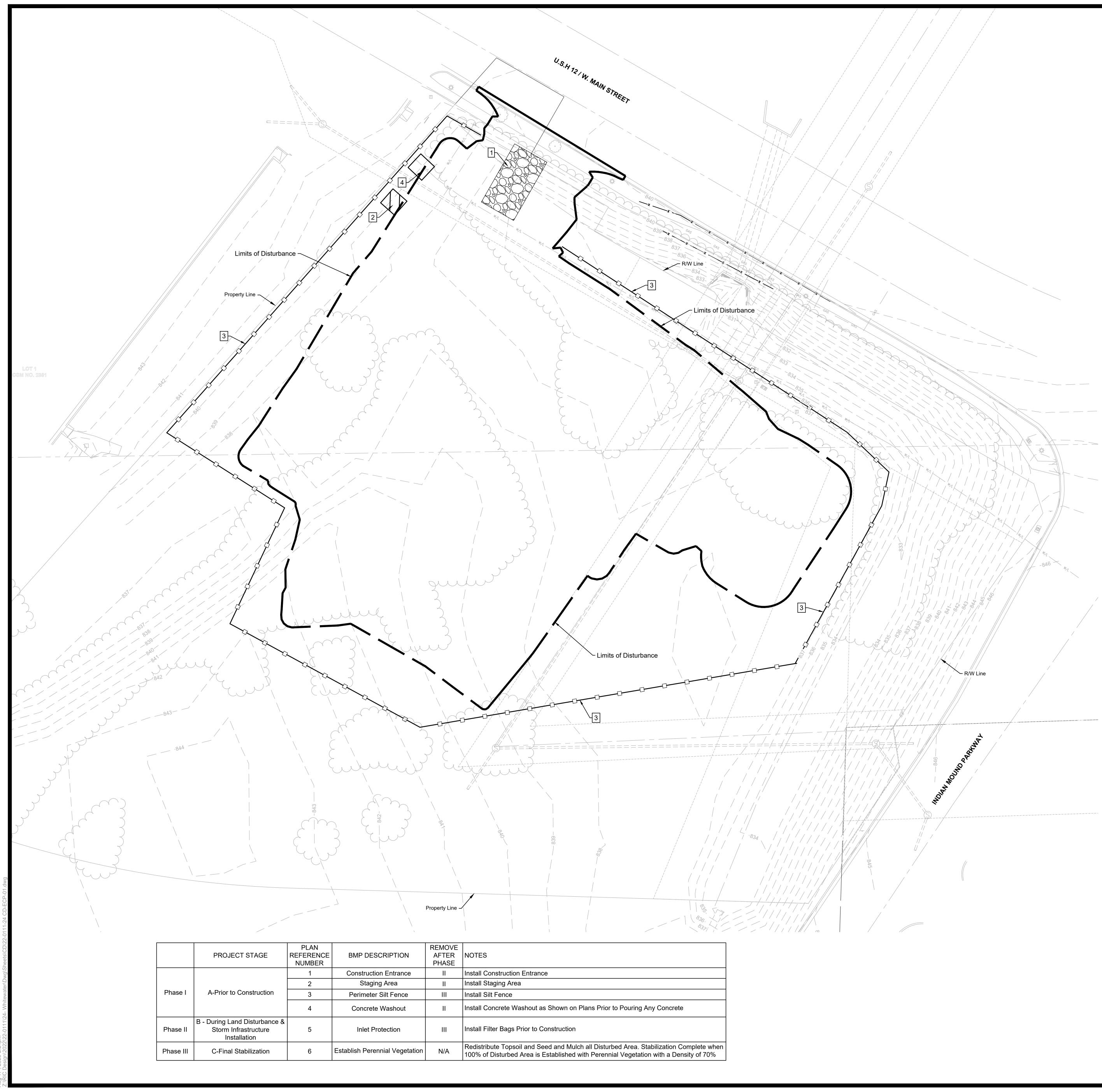
NOTE:

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Profile Legend —————— Existing Surface Proposed Grading

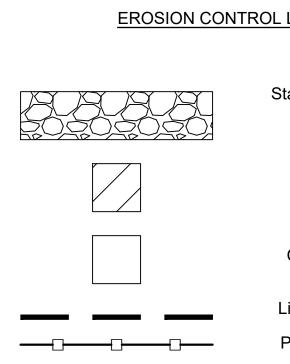




	PHASE	
	Π	Install Construction Entrance
	II	Install Staging Area
	III	Install Silt Fence
	Π	Install Concrete Washout as Shown on Plans Prior to Pouring Any Concrete
	111	Install Filter Bags Prior to Construction
tion	N/A	Redistribute Topsoil and Seed and Mulch all Disturbed Area. Stabilization Complete whe 100% of Disturbed Area is Established with Perennial Vegetation with a Density of 70%

Disturbed Area for Site Improvements : 1.24 Acres





Stabilized Construction Entrance

Staging Area

Concrete Washout

Limits of Disturbance Perimeter Silt Fence Inlet Protection

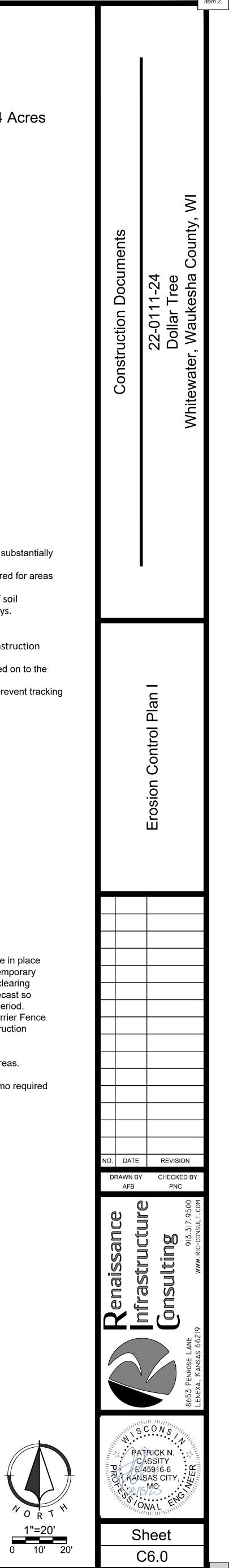
EROSION CONTROL NOTES

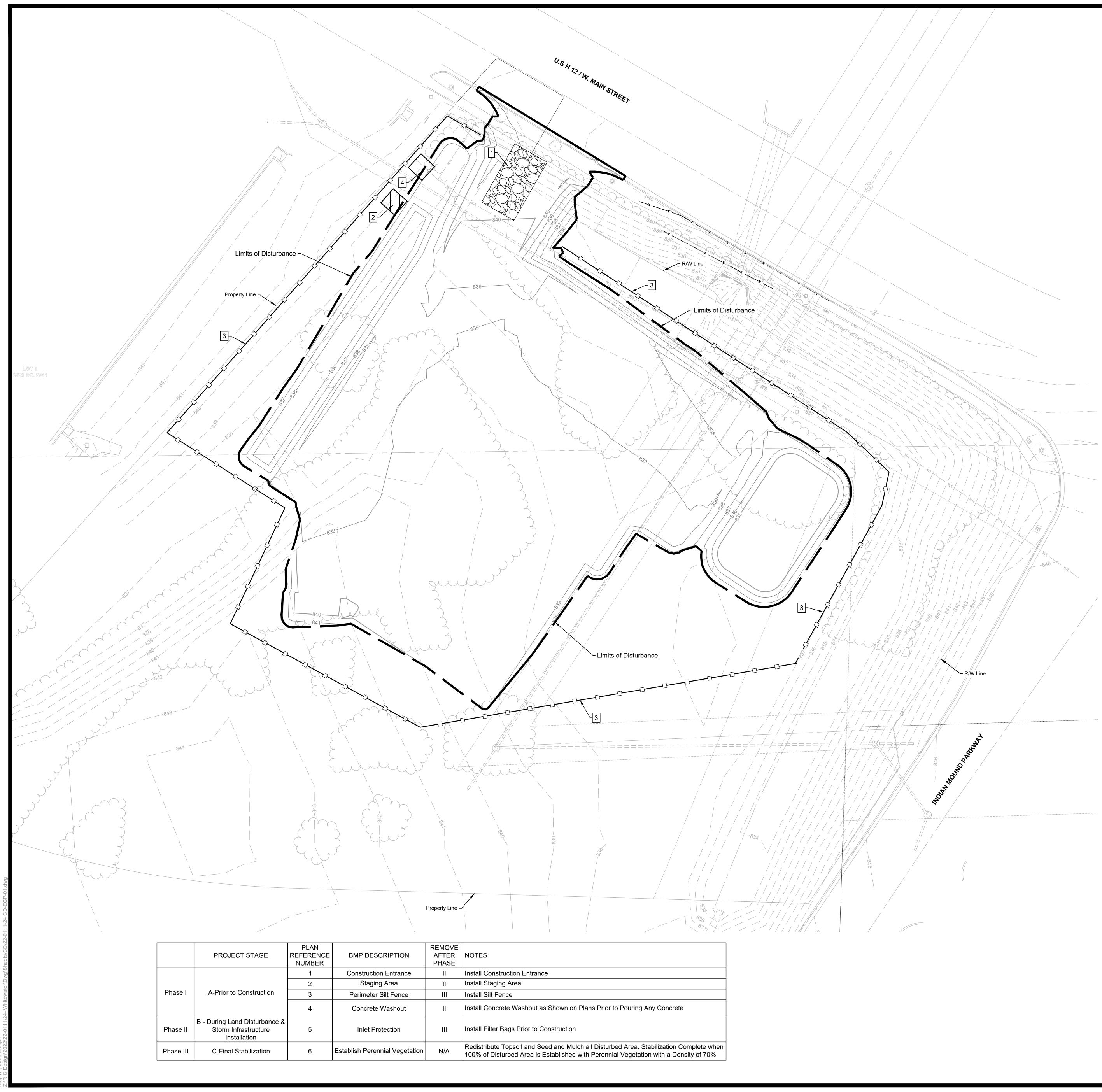
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- 2. The retention of access controls and sediment controls shall be required for areas where seed has not established 70% cover.
- 3. The contractor shall temporarily seed and mulch all disturbed areas if soil disturbing activities cease and will 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. Any contractor parking that is in a disturbed area must be rocked to prevent tracking of mud.

Gradir	ng 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. 2. <u>Clear and Stabilize Work Areas:</u>
- Grade contractor areas and place all-weather surface on contractor areas.
- <u>Clearing and Grubbing:</u>
 After Phase I BMP's are installed, contractor may clear, grub, and demo required areas as necessary.

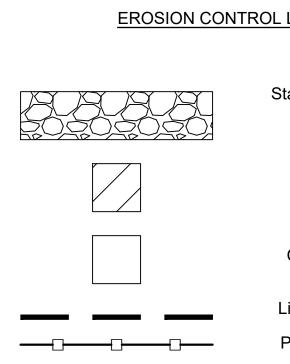




	AFTER PHASE	NOTES
	II	Install Construction Entrance
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Stabilized Construction Entrance

Staging Area

Concrete Washout

Limits of Disturbance Perimeter Silt Fence Inlet Protection

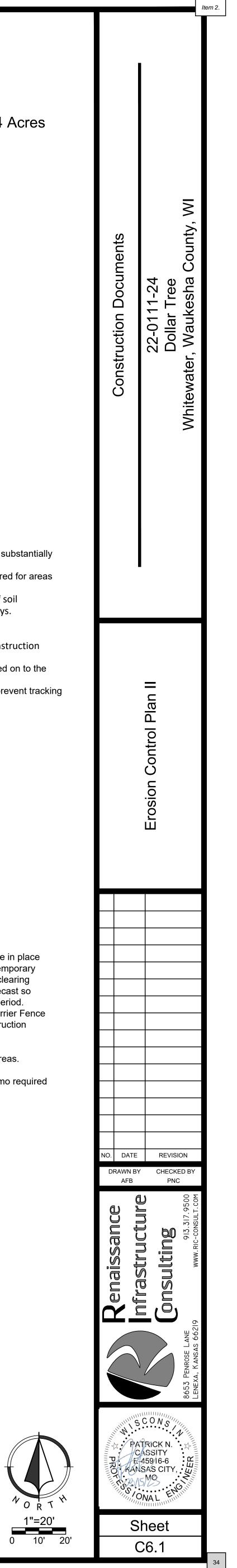
EROSION CONTROL NOTES

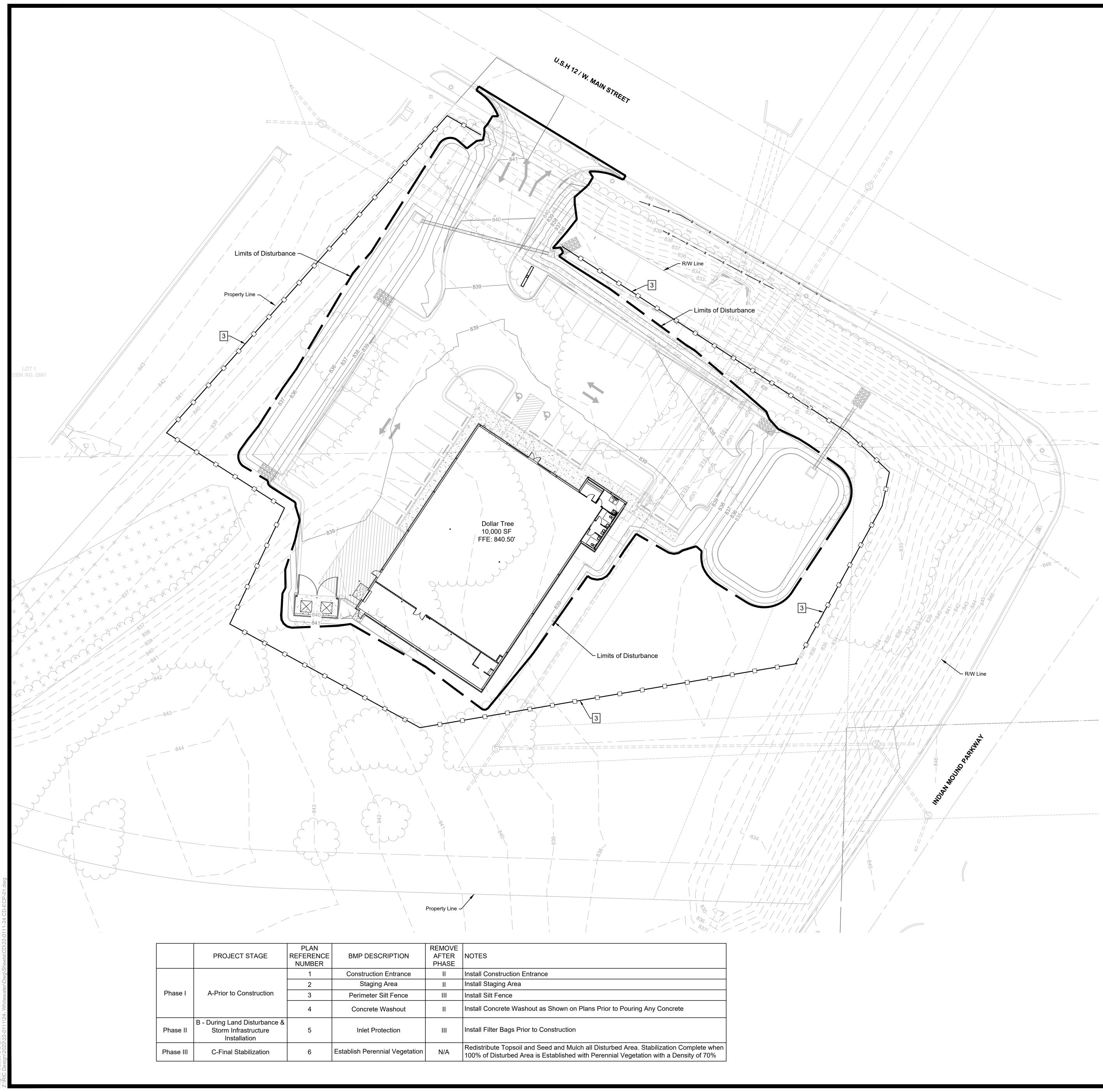
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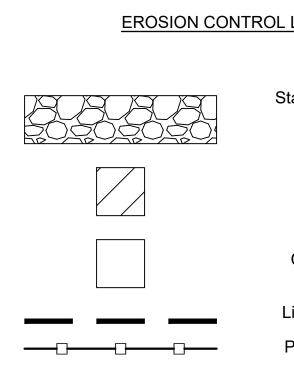




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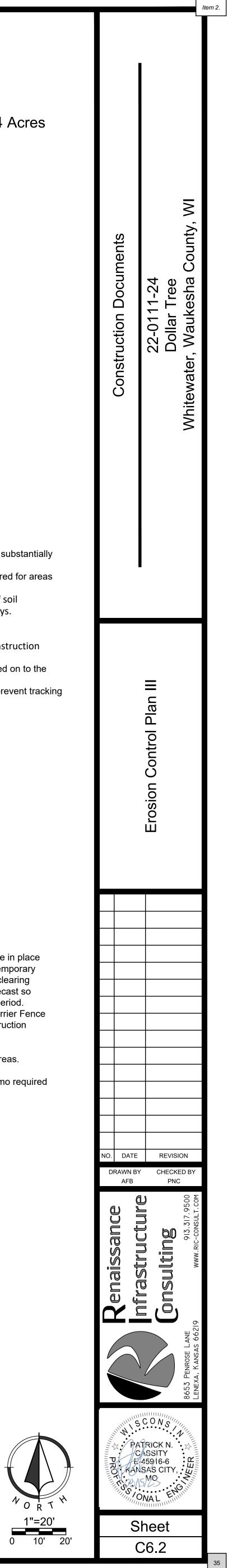
EROSION CONTROL NOTES

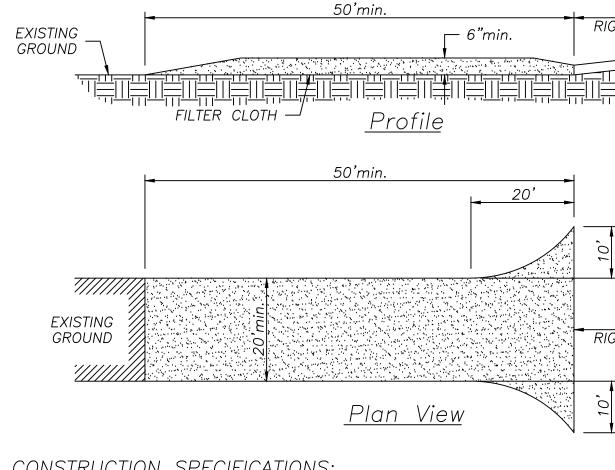
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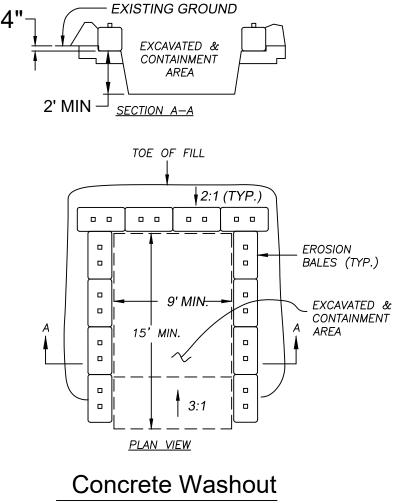
CONSTRUCTION SPECIFICATIONS:

- 1. STONE SIZE USE (2) INCH STONE, OR RECLAIMED OR RECYCLED EQUIVALENT. 2. LENGTH – AS REQUIRED, BUT NOT LESS THAN (50) FEET. 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 4. WIDTH TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 8. WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. 9. PERIODIC INSPECTION AS NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

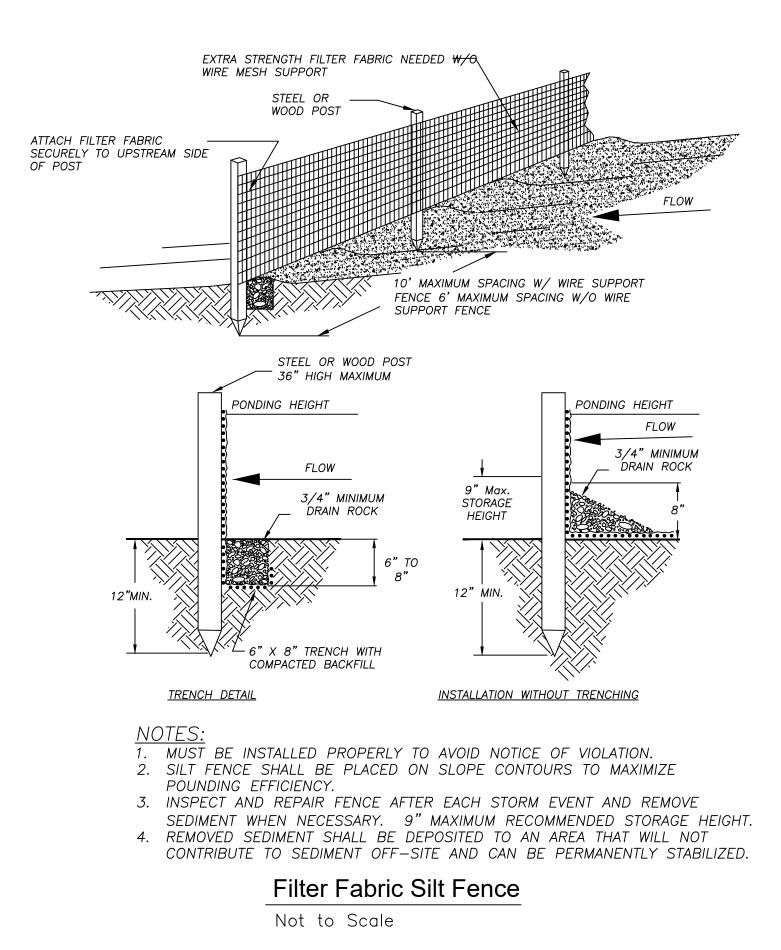
Temporary Construction Entrance

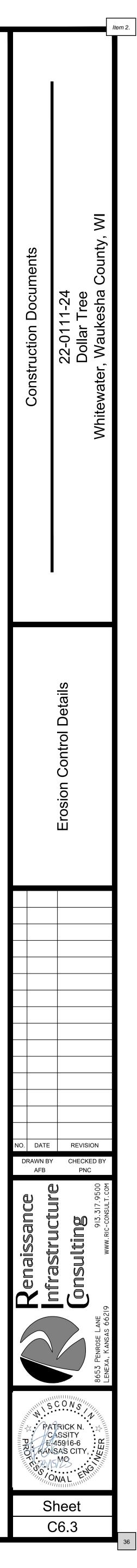
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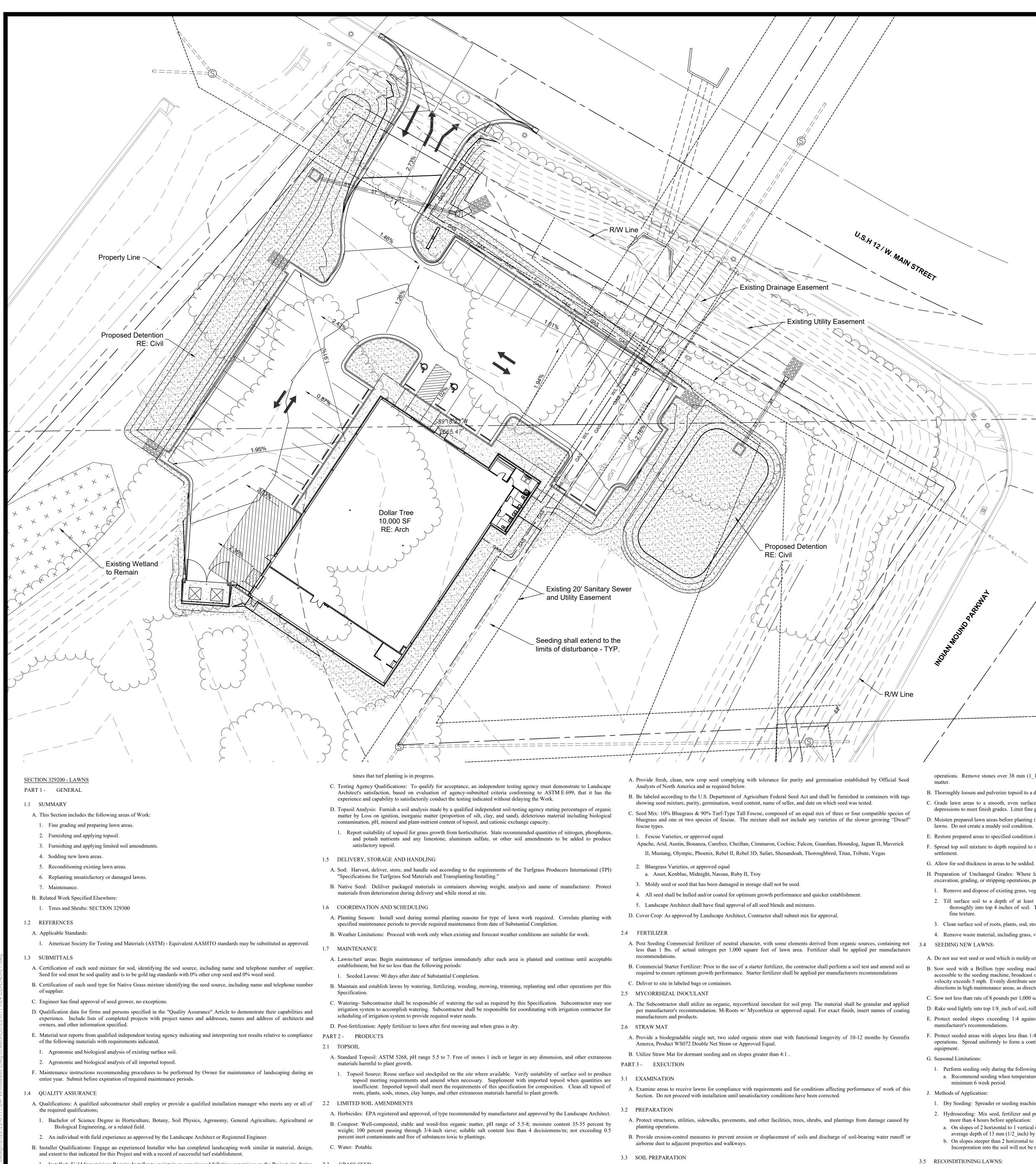
PUBLIC RIGHT-OF-WAY



Not to Scale







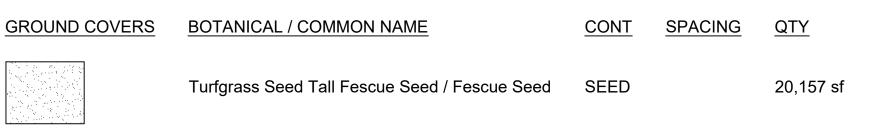
1. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on the Project site during 2.3 GRASS SEED:

- A. Dispose of any growth, rocks, or other obstructions which might interfere with tilling, seeding, sodding, or later maintenance

SEEDING NOTES

- 1. SEEDING SHALL OCCUR AS REQUIRED BY THE SPECIFICATIONS. SEEDING AT OTHER TIMES WILL REQUIRE A COVER CROP APPROVED BY THE ENGINEER AND CITY CODE. DORMANT SEEDING SHALL BE APPROVED BY THE ENGINEER.
- 2. GRADED AREAS SHALL PROVIDE A SMOOTH UNIFORM SLOPE, FREE FROM RILLS AND GULLEYS.
- 3. THE TOP FOUR INCHES OF SOIL SHALL BE FERTILE SOIL SUITABLE FOR SEED GROWTH.
- 4. PRIOR TO APPLICATION OF SEED, CONTRACTOR SHALL LOOSEN ALL SOILS TO A DEPTH OF ONE INCH. THE AREA SHALL BE RAKED FREE OF ALL ROCKS AND DEBRIS ACCORDING TO THE SPECIFICATION.
- 5. ALL AREAS TO BE SEEDED LOCATED ON SLOPES STEEPER THAN 4:1 (H:V) SHALL USE SPECIFIED TURF REINFORCEMENT MAT. ALL TRM SHOWN ON THE PLANS SHALL BE CONSIDERED CONCEPTUAL, CONTRACTOR TO VERIFY AND INSTALL ON ALL SLOPES EXCEEDING 4:1 AFTER FINAL GRADING IS ESTABLISHED.
- 6. ALL SEEDED ARES SHALL BE DRAGGED OR RAKED BEFORE BEING COVERED WITH THE SPECIFIED TRM. MAT SHALL BE PLACED PRIOR TO EXPOSURE TO ADVERSE WEATHER.
- 7. THE CONTRACTOR MUST PROVIDE THE OWNER'S REPRESENTATIVE DOCUMENTATION FROM THE SUPPLIER THAT EACH LOT OF SEED MEETS OR EXCEEDS THE SPECIFIED STANDARD.
- 8. ALL SEED MUST BE TESTED BY A REGISTERED SEED TECHNOLOGIST PER AOSA METHODS AND MEET ALL REQUIREMENTS ESTABLISHED BY THE STATE DEPARTMENT OF AGRICULTURE.
- 9. AFTER COMPLETION OF WORK, CONTRACTOR SHALL WATER SEEDED AREAS DAILY. SATURATING THE MAT AND UNDERLYING SEED BED. CONTRACTOR SHALL CONTINUE WATERING UNTIL PLANT ESTABLISHMENT HAS OCCURRED OR BY NOTIFICATION FROM LANDSCAPE ARCHITECT. NOT WATERING DUE TO RAIN EVENT SHALL BE DOCUMENTED AND APPROVED BY THE GENERAL CONTRACTOR. WATERING LOGS SHALL BE SUPPLIED TO THE OWNER OR ENGINEER.
- 10. CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR ALL SEEDED AREAS PER THE OWNER'S DIRECTION. CONTRACTOR SHALL SUBMIT SHOP DRAWING OF PROPOSED IRRIGATION SYSTEM & COVERAGE AREAS FOR OWNER APPROVAL PRIOR TO INSTALLATION. IRRIGATION SYSTEM SHALL PROVIDE FOR THE CONTROLLER, WEATHER SENSOR, AND REQUIRED BACKFLOW DEVICES PER STATE AND LOCAL CODES.

PLANT SCHEDULE



operations. Remove stones over 38 mm (1 1/2 inches) in any dimension and sticks, roots, rubbish, and other extraneous

B. Thoroughly loosen and pulverize topsoil to a depth of at least 100 mm (4 inches) for all standard turfgrass areas.

C. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges and fill depressions to meet finish grades. Limit fine grading to areas which can be planted within immediate future. D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry off before planting of

lawns. Do not create a muddy soil condition. E. Restore prepared areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

F. Spread top soil mixture to depth required to meet thickness, grades, and elevations indicated after light rolling and natural settlement.

H. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavation, grading, or stripping operations, prepare soil for lawn planting as follows:

1. Remove and dispose of existing grass, vegetation, and turf. Do not turn over into soil being prepared for lawns. 2. Till surface soil to a depth of at least 6 inches. Apply required soil amendments and initial fertilizers and mix thoroughly into top 4 inches of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of

fine texture. 3. Clean surface soil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful to plant growth. 4. Remove waste material, including grass, vegetation, and turf, and legally dispose of it off the Owner's property.

3.4 SEEDING NEW LAWNS:

A. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

B. Sow seed with a Brillion type seeding machine or where applicable and restricted by steep slopes or other areas not accessible to the seeding machine, broadcast or drop seed methods may be used. Do not broadcast or drop seed when wind velocity exceeds 5 mph. Evenly distribute seed by sowing equal quantities in 2 directions at right angles to each other, and 3 directions in high maintenance areas, as directed by the Engineer.

C. Sow not less than rate of 8 pounds per 1,000 square feet.

D. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with fine spray.

E. Protect seeded slopes exceeding 1:4 against erosion with erosion-control blankets installed and stapled according to manufacturer's recommendations.

F. Protect seeded areas with slopes less than 1:4 against erosion by spreading mulch as specified after completion of seeding operations. Spread uniformly to form a continuous blanket over seeded areas. Spread by hand, blower, or other suitable equipment.

G. Seasonal Limitations: 1. Perform seeding only during the following seasons:

a. Recommend seeding when temperatures ranging from 50 degrees Fahrenheit to 70 degrees Fahrenheit for a

minimum 6 week period.

J. Methods of Application:

1. Dry Seeding: Spreader or seeding machine.

2. Hydroseeding: Mix seed, fertilizer and pulverized mulch with water and constantly agitate. Do not add seed to water more than 4 hours before application:

a. On slopes of 2 horizontal to 1 vertical or flatter, apply seed separately from fertilizer. Cover seed with soil to an average depth of 13 mm $(1/2_inch)$ by raking or other approved methods.

- b. On slopes steeper than 2 horizontal to 1 vertical, seed and fertilizer may be applied in a single operation.
- Incorporation into the soil will not be required.

- A. Recondition lawn areas damaged by construction operations, including storage of materials or equipment and movement of vehicles. Also recondition lawn areas where settlement or washouts occur or where minor regrading is required. Recondition other existing lawn areas where indicated.
- B. Provide fertilizer, sod, and soil amendments as specified for new lawns and as required to provide satisfactorily reconditioned lawn. Provide new planting soil as required to fill low spots and meet new finish grades. C. Cultivate bare and compacted areas thoroughly to provide a good, deep planting bed.
- D. Remove diseased or unsatisfactory lawn areas; do not bury into soil. Remove topsoil containing foreign materials resulting from Subcontractor's operations including oil drippings, stone, gravel, and other construction materials. Replace with new
- E. Where substantial lawn remains (but is thin), mow, rake, aerate if compacted, fill low spots, remove humps and cultivate soil, fertilize, and seed at a rate of 0.5 lbs per 1,000 SF. Remove weeds before seeding or, if extensive, apply selective chemical weed killers as required. Apply a seed-bed mulch, if required, to maintain moist condition. F. Water newly planted areas and keep moist until new grass is established.

3.6 **PROTECTION**:

A. Erect barricades and warning signs as required to protect newly planted areas from traffic. Maintain barricades throughout maintenance period until lawn is established.

3.9 MAINTENANCE:

- A. Mow established grass to a shorter height (0.5 inches) prior to spring growth to remove dead leaf blades and debris. B. Mow grass to height of 0.5 to 1.5 inches as soon as there is enough top growth to cut with mower. Remove no more than 30% of grass leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become
- C. Remove weeds by pulling or chemical treatment. Preemergent herbicide shall not be applied to establishing stands.

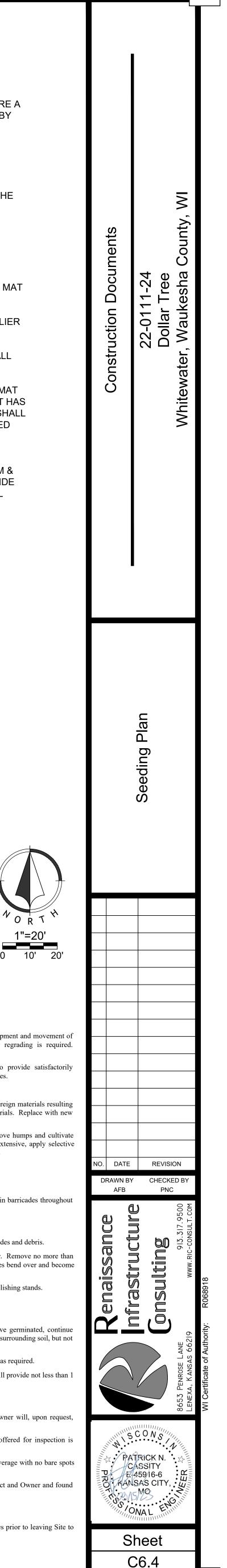
D. Perform maintenance throughout the 90 day maintenance period. E. Seeded Areas:

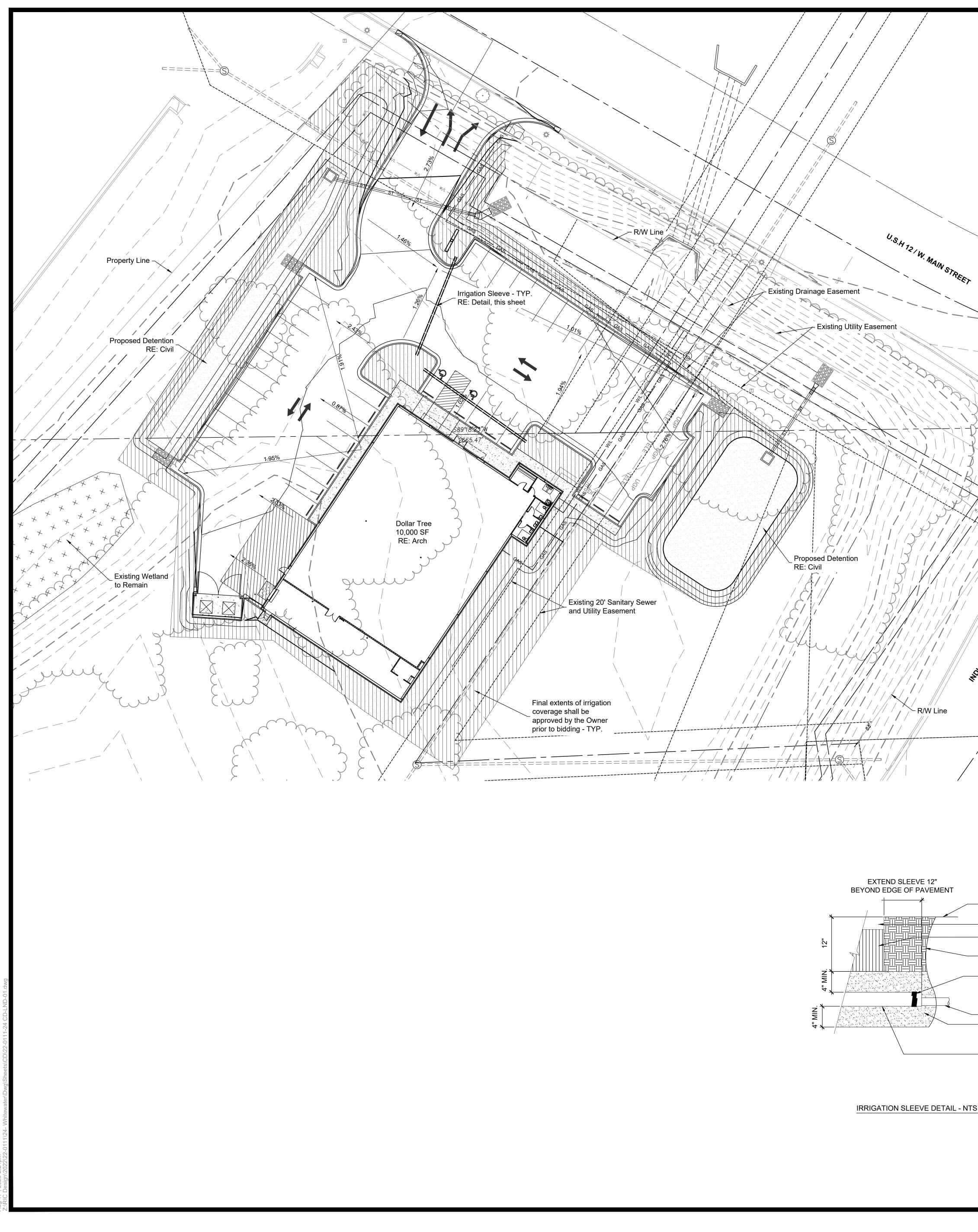
- 1. Thoroughly water seeded areas daily to keep seeds moist until germination. After seeds have germinated, continue watering daily until the first mowing. Watering shall be in amounts enough to wet seeds and surrounding soil, but not cause erosion or disposition of seeds.
- 2. Repair any portion of the seeded surface which becomes gullied or otherwise damaged. Reseed as required. E. Apply second fertilizer application after first mowing and when grass is dry. Use fertilizer which will provide not less than 1 lbs of actual nitrogen per 1,000 square feet of lawn area.

3.10 ACCEPTANCE OF LAWNS:

- A. When lawn Work is Substantially Complete, including maintenance, Landscape Architect and Owner will, upon request, make an inspection to determine acceptability:
- 1. Lawn Work may be inspected for acceptance in parts agreeable to Owner, provided Work offered for inspection is complete, including maintenance.
- 2. An Acceptable stand of grass shall be considered when there is a minimum of 95% ground coverage with no bare spots
- greater than 12" Square. B. Replant rejected work and continue specified maintenance until re-inspected by Landscape Architect and Owner and found to be acceptable.
- 3.11 CLEANUP:
- A. Promptly remove soil and debris created by lawn Work from paved areas. Clean wheels of vehicles prior to leaving Site to avoid tracking soil onto surfacing of roads, walks, or other paved areas.

END OF SECTION 329200





IRRIGATION NOTES

- 1. IRRIGATION SHALL BE PROVIDED THROUGHOUT THE LIMITS SHOWN.
- 2. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UTILITIES AND MAKING
- NECESSARY ADJUSTMENTS TO THE IRRIGATION SYSTEM TO ACCOMMODATE THE INFRASTRUCTURE. 3. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVE INSTALLATION TO OCCUR PRIOR TO CONSTRUCTION OF PAVEMENT, WALL OR OTHER SURFACE IMPROVEMENTS.
- 4. 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.
- 5. IRRIGATION PIPING FLOW VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
- 6. IRRIGATION SYSTEM STATIC PRESSURE RANGE SHALL NOT VARY BY MORE THAN 10%.
- 7. IRRIGATION CONTRACTOR SHALL DESIGN SYSTEM LATERAL PIPING TO LIMIT PRESSURE DROPS TO LESS THAN 20% OF THE AVERAGE SPRINKLER OPERATING PRESSURE.
- 8. IRRIGATION CONTRACTOR SHALL INSTALL HEADS AND NOZZLE TYPES OF THE SAME MANUFACTURER AND PRESSURE RATING WITHIN THE SAME IRRIGATION ZONE. 9. IRRIGATION CONTRACTOR SHALL ZONE THE IRRIGATION SYSTEM ACCORDING TO MICROCLIMATES AND PLANT
- WATER REQUIREMENTS. ZONE TURF, TREE AND PLANT BED AREAS SEPARATELY. 10. DESIGN IRRIGATION SYSTEMS TO AVOID OVER SPRAY, AVOID SPRAY BLOCKAGE FROM ADJACENT ABOVE
- GROUND UTILITIES AND AVOID MISTING FROM EXCESSIVE PRESSURE. 11. IRRIGATION CONTRACTOR SHALL DESIGN ALL SPRINKLER LAYOUTS FOR OVERLAPPING HEAD TO HEAD COVERAGE. DESIGN ALL SPRINKLER LAYOUTS AT 45% OF MANUFACTURER DIAMETER.
- 12. 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.
- 13. IRRIGATION CONTRACTOR SHALL PROVIDE FOR A MASTER CONTROL VALVE
- 14. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND INSTALLING POC, BACKFLOW DEVICE AND GATE VALVES.
- 15. 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.
- 16. IRRIGATION CONTRACTOR SHALL DESIGN THE IRRIGATION SYSTEM SO THAT PRECIPITATION RATES DO NOT EXCEED INFILTRATION RATES.
- 17. IRRIGATION CONTRACTOR TO PROVIDE A MINIMUM OF TWO SPARE CONTROL WIRES TO ALL REMOTE MAINLINE LEGS.
- 18. 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.
- 19. LOCATE VALVE BOXES, VALVES AND QUICK COUPLER VALVES IN BEDS AND TURF AREAS AT LEAST 36 INCHES FROM HARDSCAPE EDGES.
- 20. 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.
- 21. 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.
- 22. IRRIGATION CONTRACTOR SHALL PROVIDE A RAIN SENSOR FOR AUTOMATIC SHUT OFF.
- 23. IRRIGATION CONTRACTOR SHALL PROVIDE SYSTEM DESIGN DRAWINGS SHOWING ALL WORK PROPOSED PRIOR TO CONSTRUCTION, FOR OWNER APPROVAL
- 24. 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.
- 25. 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

SLEEVE NOTES

Spray Irrigation Area

Irrigation Sleeve

- FINISHED GRADE

- PAVEMENT - PAVEMENT SUBBASE

- COMPACTED NATIVE SOIL

- WRAP END OF SLEEVE COATED CONDUCTIVE TAPE (THREE TURNS MIN) FOR FUTURE LOCATION

- PVC MAINLINE -IMBED SLEEVE 4", ALL SIDES, $\frac{3}{4}$ " CLEAN

AGGREGATE FILL -4"Ø SCHEDULE 80 PVC FOR PIPING AND 2"Ø SCHEDULE 80 PVC FOR IRRIGATION

CONTROL WIRING. SLEEVES ALWAYS INSTALLED AS PAIRS

1. 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.

2. PIPE SLEEVE TO BE 4"Ø SCHEDULE 80 PVC FOR PIPING AND 2"Ø SCHEDULE 80 PVC FOR IRRIGATION CONTROL WIRING.

3. IMBED PIPE 4", ALL SIDES, WITH $\frac{3}{4}$ " CLEAN AGGREGATE FILL. ALLOW 48 HOURS TO SETTLE; BACKFILL & COMPACT WITH NATIVE SOIL

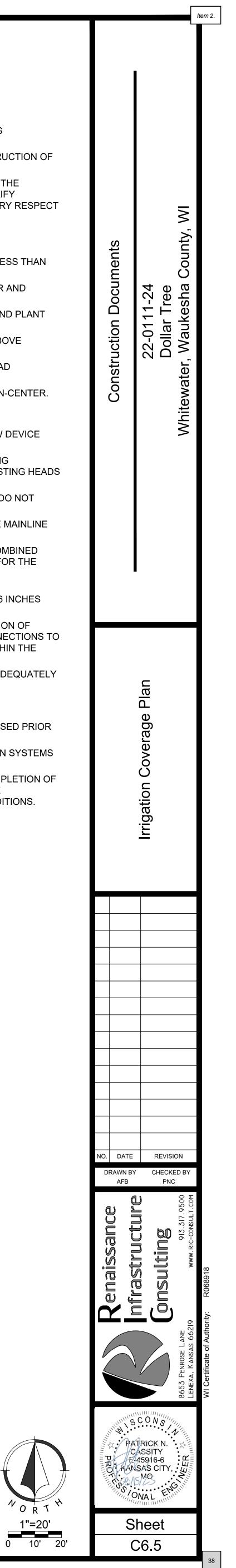
4. MINIMUM TRENCH WIDTH TO BE 12".

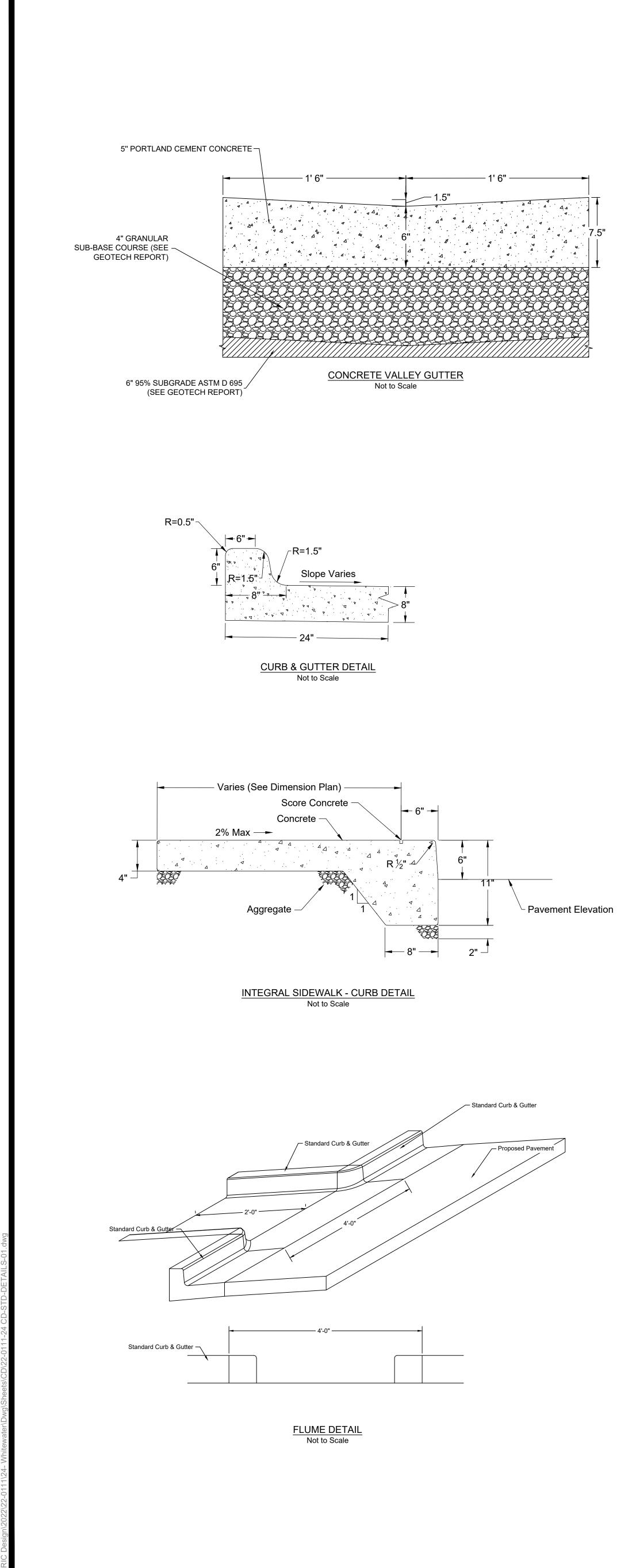
5. CONTRACTOR SHALL INSTALL IRRIGATION SLEEVES IN ACCORDANCE WITH APPLICABLE MISSOURI PLUMBING CODES AND JOPLIN LOCAL UTILITY AND WATER MANAGEMENT DISTRICT REGULATIONS.

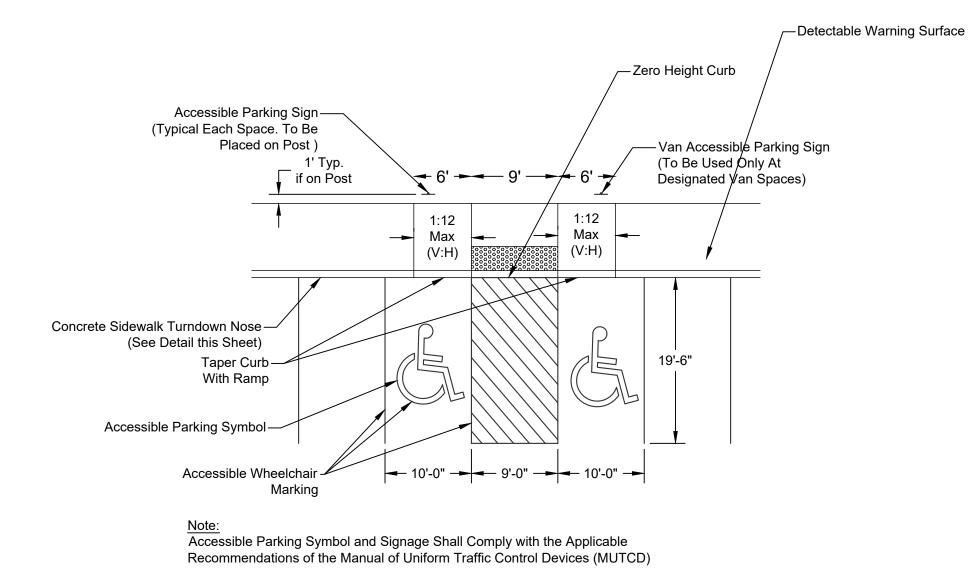
6. CONTRACTOR SHALL MARK ALL SLEEVE LOCATIONS AT EACH END TO AID FUTURE IRRIGATION INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING ALL SLEEVE LOCATIONS AND MARKERS DURING THE CONSTRUCTION PERIOD.

7. 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.

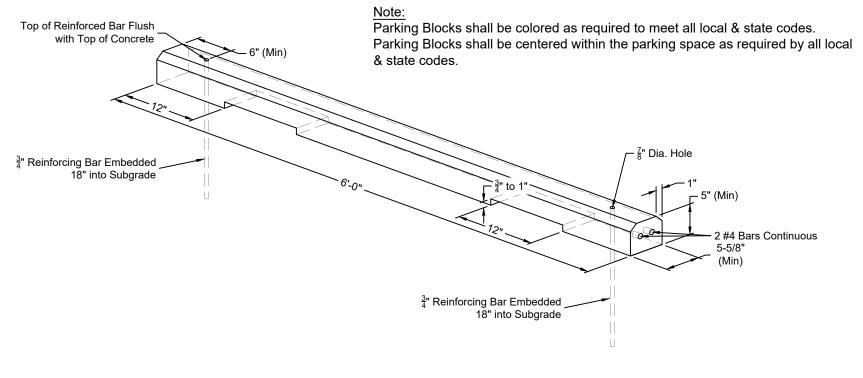
8. SLEEVES ARE ALWAYS INSTALLED AS A PAIR.



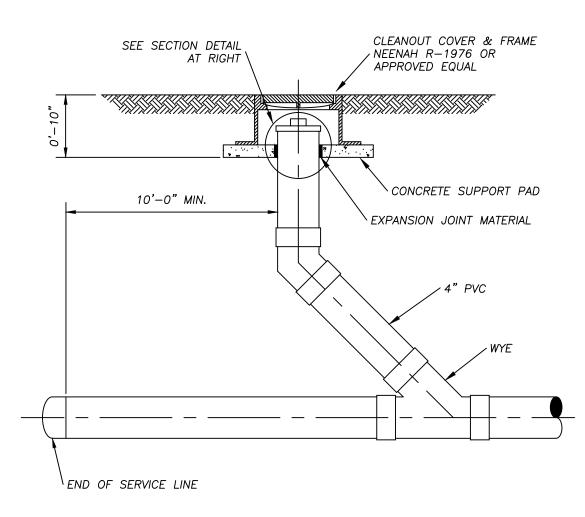


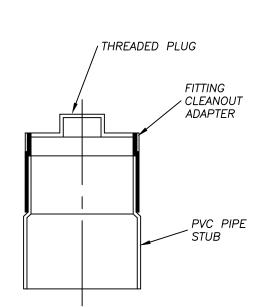


ACCESSIBLE PARKING DETAIL Not to Scale

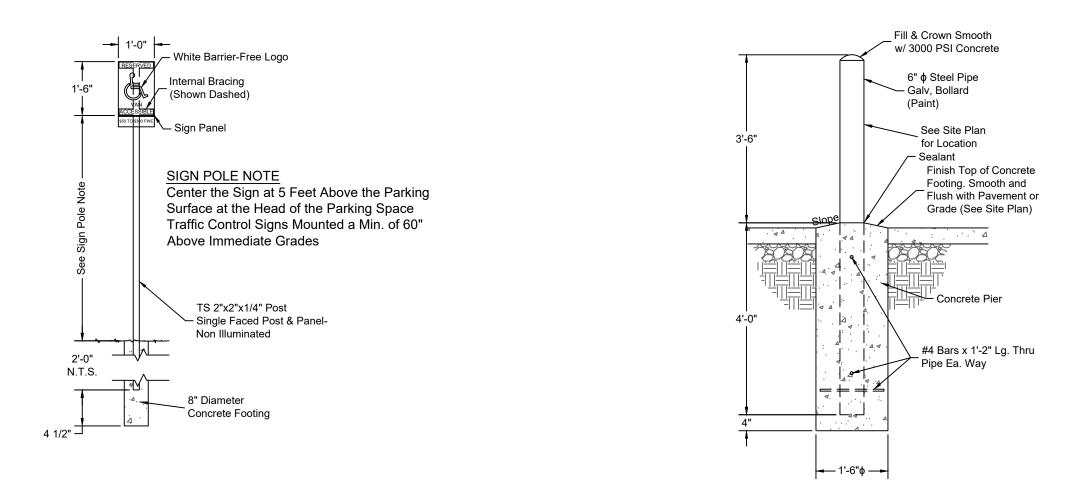


CONCRETE PARKING BLOCK DETAIL Not to Scale



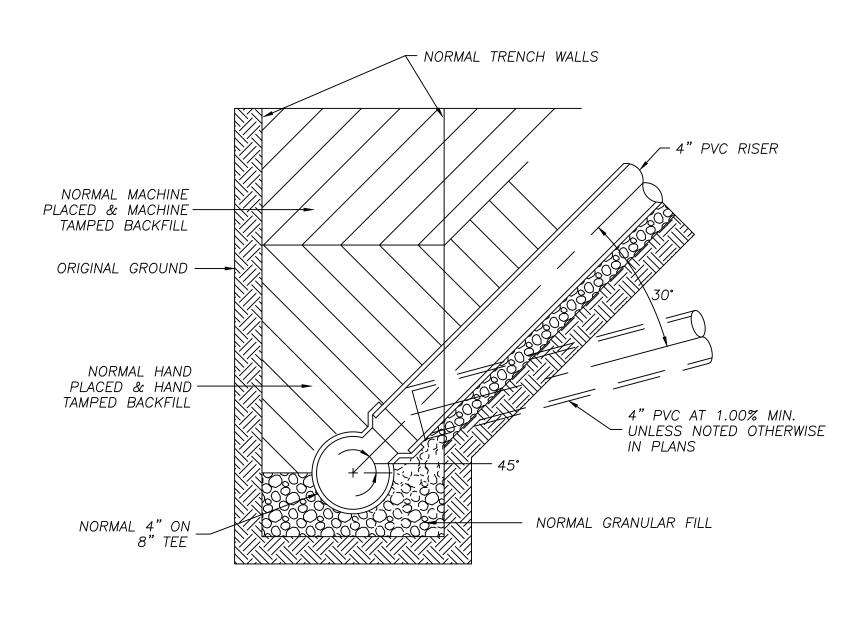


<u>CLEANOUT</u> Not to Scale

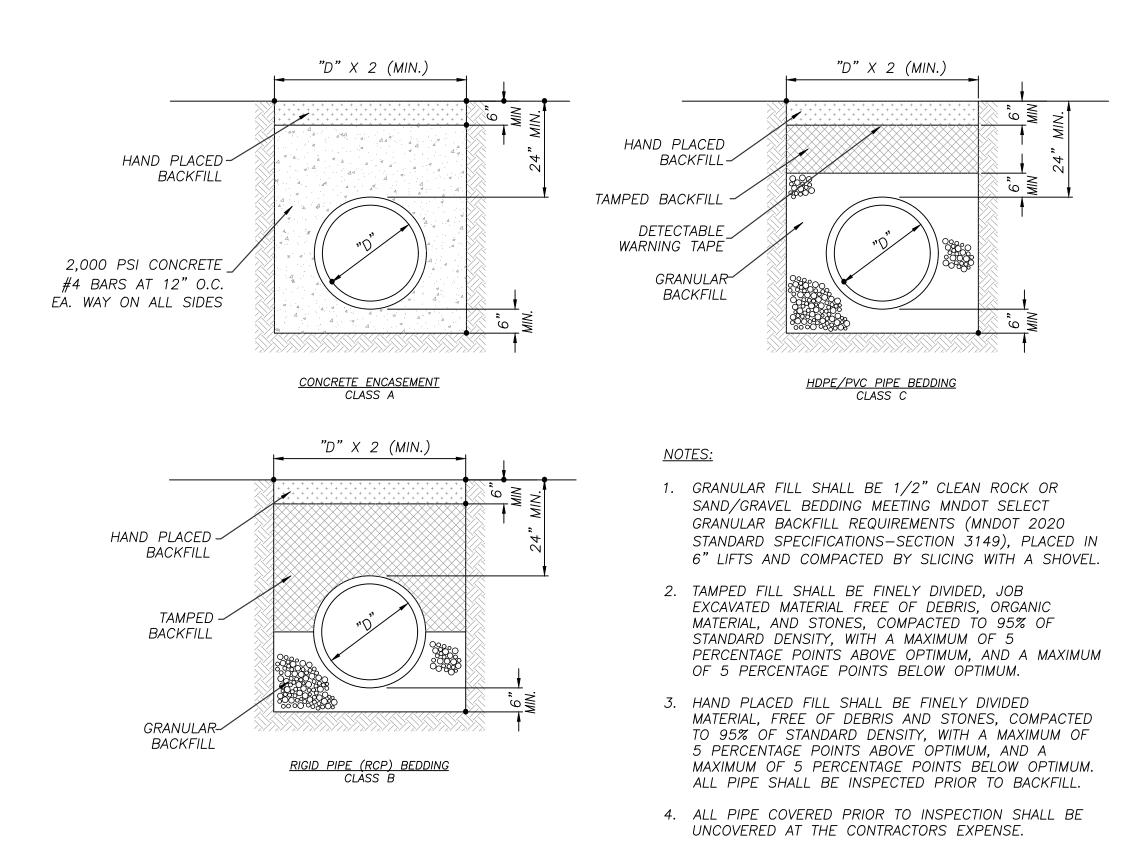




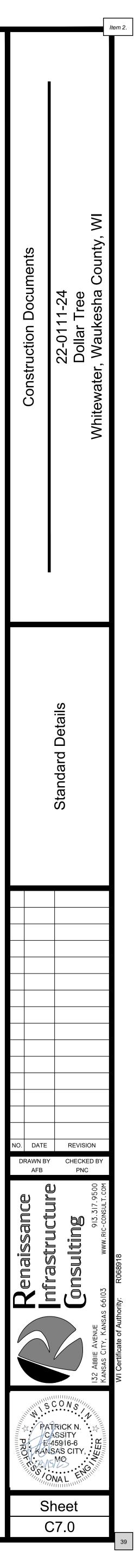




TEE ORIENTATION/RISER Not to Scale



Pipe Bedding Not to Scale



Item 2.

Chapter 19.27

B-1 COMMUNITY BUSINESS DISTRICT

Sections:

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;

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19.27.020

Item 2.

N. Florist shops;

0. 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 facili-

ties;

- U. Meat markets;
- V. Resale shops;
- W. Paint, wallpaper, interior decorating and floor covering stores;
 - X. Professional offices;
 - Y. Restaurants without drive-through facili-

ties;

- 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 fa-

cilities;

- FF. Tourist homes and bed and breakfasts;
- GG. Existing residences must meet the following standards:
- 1.
 - 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)

<u>19.27.025</u> 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)

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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 nces:

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;

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More than one principal structure on a lot; Ν. Ο. Large retail and commercial service developments, as described and regulated in Chapter 19.485. The first wireless telecommunications facil-Ρ. ity located on an alternative support structure only, per the requirements of Chapter 19.55. New residential construction or existing Ο. residential modification resulting in addition of units or bedrooms. The residential unit must meet the following standards: A limit of four unrelated persons. 1. Three hundred fifty square feet of us-2. able open space shall be required for each dwelling unit for structures with two or more units. Number of parking spaces is determined з. using the R-3 parking regulations for the residential units. A first floor residential unit may be 4. permitted if it meets the following standards: The unit is ADA compliant. a. Any residential unit access must: b. Exit from the rear of the i. principal structure; or ii. Have a main street access which must be through a common entryway used by a nonresidential use. Not occupy more than fifty percent c. 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 thousand 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, outside storage, and dumpsters in the B-1 district are: Front and street side, fifteen feet (but may Α. be greater if needed to meet fire safety requirements);

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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

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ltem 2.

MEMORANDUM

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 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 establish maintenance, or o the Conditional U create a nuisance f neighboring uses o substantially reduc other property	peration of se will not or or	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, acce parking, drainage, and other necessar improvements are provided	landscaping, ry site	Maintenance on the house is completed by the owner of the building.
C. That the condition conforms to all ap regulations of the which it is located otherwise specific by this ordinance	plicable district in , unless	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 condition conforms to the p intent of the city M	urpose and	The future land use for the area is intended to accommodate students near campus
E. The conditional us structures are cons sound planning an principles	sistent with	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

Conditional Use Permit Application

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

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*	State*	Zip Code*
Whitewater	WI	53190
Owner's First Name*	Owner's Last Nan	
Brad	Ceranske	
Applicant's First Name*	Applicant's Last N	Name*
Dylan	Burke	

Mailing Address*

1036 W Main St		
City*	State*	Zip Code*
Whitewater	WI	53190

Phone Number [*]	Fax Number
8155750067	
	en e
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 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:*

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

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

1	1
Y	20
	00

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

Applicant's Signature*		Date		
Dylan Burke	enality (L. 19). Statest 1	9/5/2023		
Plot Plan Upload	Plan Upload		Lighting Plan	Upload
asig house.png	Choose File No	file chosen	Choose File	No file chosen
Landscape Plan Upload	File Uplaod		File Upload	
Choose File No file chosen	IMG.jpeg		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:	Received by:	Receipt #
L		

Application reviewed by staff members

3. Class 2 Notice published in Official Newspaper on

4. Notices of Public Hearing mailed to property owners on

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 3.

Conditional Use Permit: By the Plan and Architectural Review Commission

Item 3.

Granted

Not Granted

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECHTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

mm/dd/yyyy

Date

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 must 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 quiet 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

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.

Item 3.

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*	Last Name*	
Dylan	Burke	
Applicant's Mailing Address		
1036 W Main St		
feedad te Bodrya rojact hasorh yere attrift	. New Society Correction of the Section of the Sect	
City*	State*	Zip Code*
Whitewater	WI .	60014
and the state of the second	and the second and the second second second	
Applicant's Phone Number*	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 Last Name	
Brad	Ceranske
erity or efficient of BEELEVIEL OLD II.	

Property Owner's Maiing Address

PO BOX 534		
	na a Carlender i sa gi analysina a a C	
City	State	Zip Code
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 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
Dylan Burke	9/5/2023
Signature of Property Owner (if different)	Date
	mm/dd/yyyy



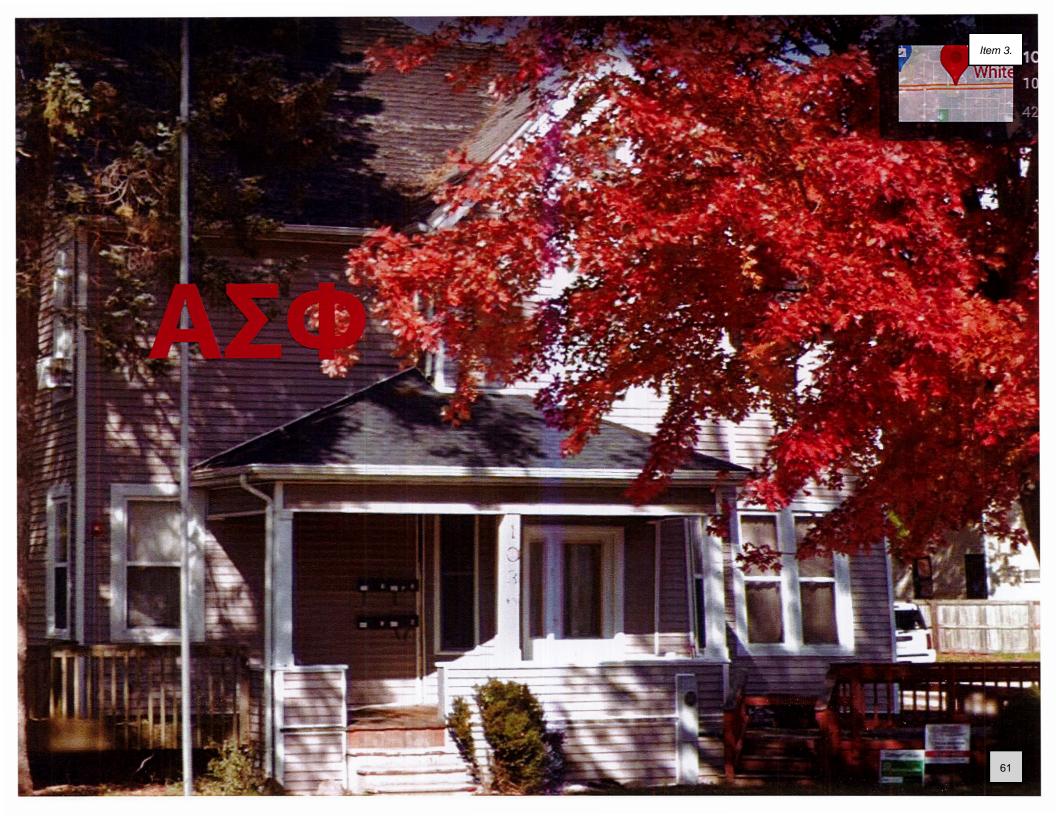
Alpha Sigma Phi Letters

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 Ceransile

Item 3.



Chapter 19.21 - R-3 MULTIFAMILY RESIDENCE DISTRICT

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 <u>Chapter 19.55</u>.

(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;

Conditional use approval under this provision shall be granted for a specified use. Any subsequent ch *Item 3.* 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 <u>Chapter 19.55</u>;
- 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 multiplefamily 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:

Whitewater, WI Code of Ordinances

Item 3.

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

1. Minimum front yard setback of the accessory structure must be fifty 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

Item 3.

EXAMPLE A

A multifamily of two one-bedroom (2,500 sq ft * 2 = 5,000 sq ft) + two efficiency (2,000 sq ft * $\overline{2}$ = 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 <u>Chapter 19.46</u>, 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.

Whitewater, WI Code of Ordinances

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 <u>16.16</u>) and the city's construction site control ordinance (Chapter <u>16.18</u>), 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<u>Section</u> <u>18.04.030(a)(1)</u> of the Whitewater Municipal Code.

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

MEMORANDUM

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
А.	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
	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

Item 4.

Chapter 19.27

B-1 COMMUNITY BUSINESS DISTRICT

Sections:

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;

333.2

(Whitewater 5/16)

19.27.020

Item 4.

- Ν. Florist shops; Ο. Food and convenience stores without gasoline pumps; Ρ. Furniture stores; 0. Hardware stores; R. Insurance agencies; s. Jewelry stores; т. Liquor stores without drive-through facilities; U. Meat markets; V. Resale shops; W. Paint, wallpaper, interior decorating and floor covering stores; х. Professional offices; Υ. Restaurants without drive-through facilities; Ζ. 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; Tourist homes and bed and breakfasts; FF. Existing residences must meet the following GG. standards: Limited to no more than four unrelated 1. persons. 2. Number of parking spaces is determined using the R-3 parking regulations for the residential units. Any other similar uses not specifically HH. 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.

333.3 (Whitewater 5/16)

Item 4.

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)

<u>19.27.025</u> 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)

333.4

(Whitewater 5/16)

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 nces:

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;

333.5 (Whitewater 5/16)

More than one principal structure on a lot; Ν. Ο. Large retail and commercial service developments, as described and regulated in Chapter 19.485. The first wireless telecommunications facil-Ρ. ity located on an alternative support structure only, per the requirements of Chapter 19.55. New residential construction or existing Ο. residential modification resulting in addition of units or bedrooms. The residential unit must meet the following standards: A limit of four unrelated persons. 1. Three hundred fifty square feet of us-2. able open space shall be required for each dwelling unit for structures with two or more units. Number of parking spaces is determined З. using the R-3 parking regulations for the residential units. A first floor residential unit may be 4. permitted if it meets the following standards: The unit is ADA compliant. a. Any residential unit access must: b. Exit from the rear of the i. principal structure; or ii. Have a main street access which must be through a common entryway used by a nonresidential use. Not occupy more than fifty percent с. 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 thousand 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, outside 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);

333.6

(Whitewater 5/16)

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

333.7

(Whitewater 5/16)



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

> <u>www.whitewater-wi.gov</u> (262) 473-0143

CONDITIONAL USE PERMIT APPLICATION

Address of Property: 648 5- Jamesville St-
Owner's Name: Christine Meyer
Applicant's Name: Jeremy D. Meyer
Mailing Address: 424 5- Jame sville St.
Phone #: 920 728 8173 Email: justas/ower @ gmail, com
Legal Description (Name of Subdivision, Block and Lot of other Legal Descriptions):
Existing and Proposed Uses:
Current Use of Property: Fattoes Stadio & Auto Kepeir
Zoning District: 3
Proposed Use: 131

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. <u>four weeks</u> 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 excete a nuisence for Neighbors
B. That utilities, access roads, parking, drainage, landscaping, and other necessary site improvements are being provided.	Yus
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.	Y.05

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

Applicant's Signature Printed: em

Date

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Item 4.

1)			ne paid fee at least fou Received by:		he meeting. \$100.00 fee
2)	Application is re	viewed by	staff members.		
2)	Class 2 Notice p	ublished in	Official Newspaper on		·
3)	Notices of the P	ublic Heariı	ng mailed to property	owners on	•
4)			PUBLIC HEARING on _ erson or in writing to (Public comments
5)	At the conclusio	on of the Pu	blic Hearing, the Plan	Commission will m	nake a decision.
	lition Use Permit: C ew Commission	Granted	ACTION TAF		the Plan and Architectural
Revio	ew Commission			By 1	
Revio	ew Commission	ED UPON	Not Granted	AND ARCHITEC	

<u>Tips for Minimizing Your Development Review Costs: A Guide for</u> <u>Applicants</u>

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 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 applicant, 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.

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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
Dellaria en C. L. Fairie en Dist	\$1,500 to \$3,000
Preliminary Subdivision Plat	
Final Plat (does not include any development agreement time)	\$500 to \$1,500

******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:	Second Mayer
Applicant's Mailing Address:	424 S. Pleasent 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 Rupair
Address of Development Site:	648 S. Jamesville St.
Tax Key Number(s) of Site:	T00022
Property Owner Information (if different Name of Property Owner:	throw applicant): Unristing Mayer
Property Owner's Mailing Address:	424 S. Plensant St.
	Whitewater WI 53190

Item 4.

Section B: Applicant/Property Owner Cost Obligations

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. 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 <u>Engineering</u> 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.

of Applicant/Petitioner Signature

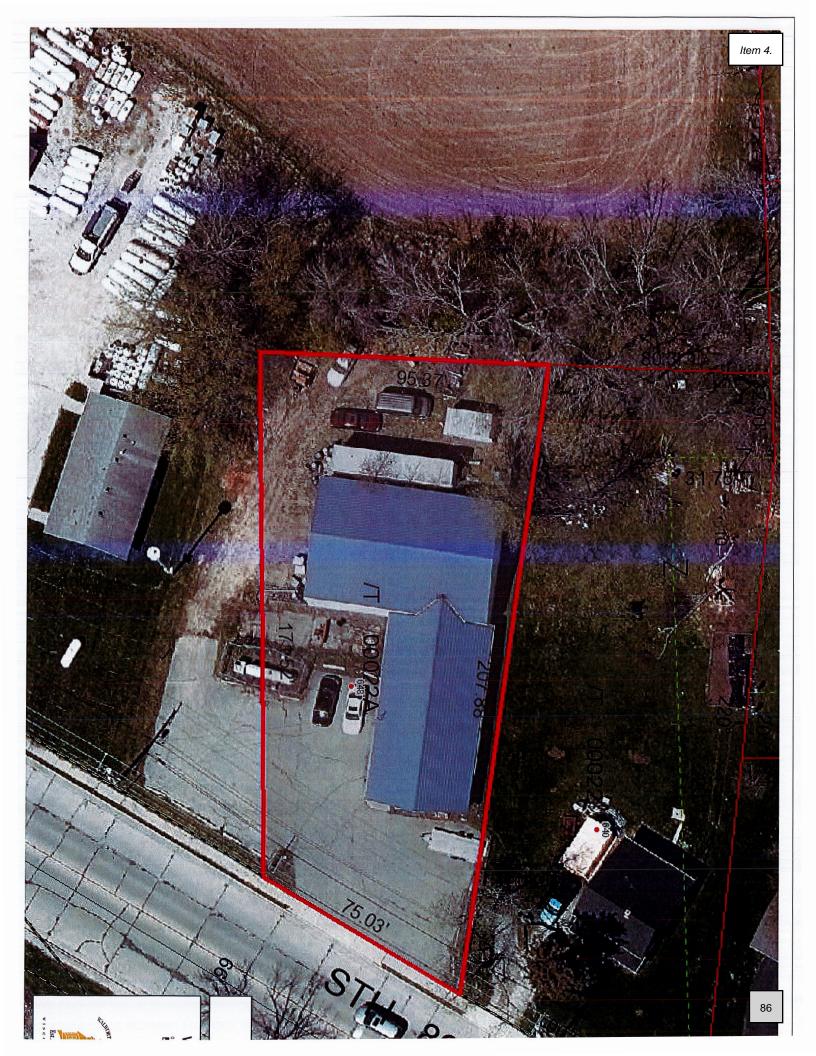
Serend Meyer Printed Name of Applicant/Petitioner

Date of Signature

Signature of Property Owner (if different)

Printed/Name of Property Owner (if different)

Date of Signature



MEMORANDUM

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 threebedroom 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:
 - A limit of four unrelated persons.
 - Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.
 - 0 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.

ltem 5.

Site Plan Review for: 885 S Janesville Street			
Plan Review Standards per Section 1919.63.100:			
STANDARD EVALUATION		COMMENTS	
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	No	A Conditional Use Permit for first level residential is allowed in the B-1 zoning district pending it does not occupy more that 50% of the first level. The proposed site plan shows residential units occupying more than 50% of the first level.	
2. The proposed development will be consistent with the adopted city comprehensive plan	No	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.	
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site natural features would not change or be disturbed.	

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

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	Yes	The building will fit and augment its surrounding area.
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	N/A	N/A
8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties	Yes	The structure will not affect the sun and light.

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

,

Item 5.

Conditional Use Permit Application - Submission #602

Date Submitted: 9/11/2023

City of Whitewater

Conditional Use Permit Application

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

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*

1005 W. Main St, Ste C

885 S. Janesville Street		
City*	State*	Zip Code*
Whitewater	WI	53190
Owner's First Name*	Owner's Last Nar	me*
Russell	Walton	
Applicant's First Name*	Applicant's Last I	Name*
Russell	Walton	
Mailing Address*		

City* State* Zip Code* Whitewater WI 53190

Fax Number

Phone Number*

262-473-8646

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 utilities, 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:*

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 CONDTIONAL USES, for more information.

Applicant's Signature*	Date	
Russell R. Walton	9/11/2023	
Plot Plan Upload	Plan Upload	Lighting Plan Upload
Choose File No file chosen	Choose File No file chosen	Choose File No file chosen
Landscape Plan Upload	File Uplaod	File Upload
Chaose File No file chosen	W885-DRAWINGS-8-18-23- 11X17.pdf	DOC091123-09112023140443.pdf
Filed on:	Received by:	Receipt #
Application reviewed by staff membe	ers	
3. Class 2 Notice published in Officia	l Newspaper on	

4. Notices of Public Hearing mailed to property owners on

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. ltem 5.

Item 5.

Conditional Use Permit: By the Plan and Architectural Review Commission

C Granted

ACTION TAKEN

Not Granted

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECHTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairperson

mm/dd/yyyy

Date

https://www.whitewater-wi.gov/Admin/FormCenter/Submissions/Print/602

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 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 must 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 quiet 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

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 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 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

Item 5.

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*	Last Name*
Russell	Walton

Applicant's Mailing Address

1005 W. Main Street

City*	State*	Zip Code*
Whitewater	WI	53190

Applicant's Phone Number*

Fax Number

262-473-8646	

Applicant's Email Address*

	rrwalton@rrwalton.com
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Item 5.

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	Walton

Last Name

Property Owner's Maiing Address

1005 W. Main Street		
City	State	Zip Code

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 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.

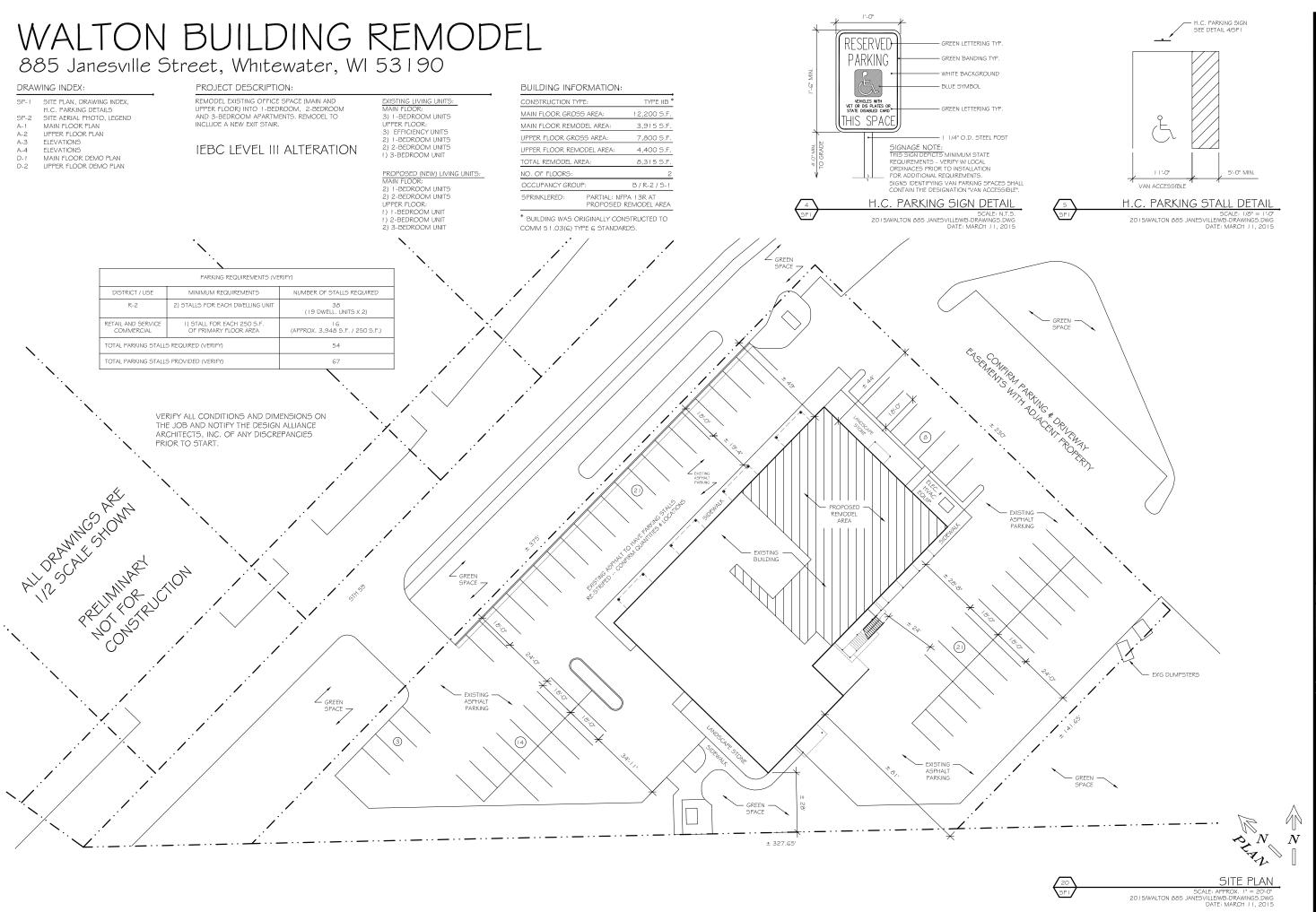
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SECTION C: AGREEMENT EXECUTION -to be completed by the Applicant and Property Owner

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

Item 5.



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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

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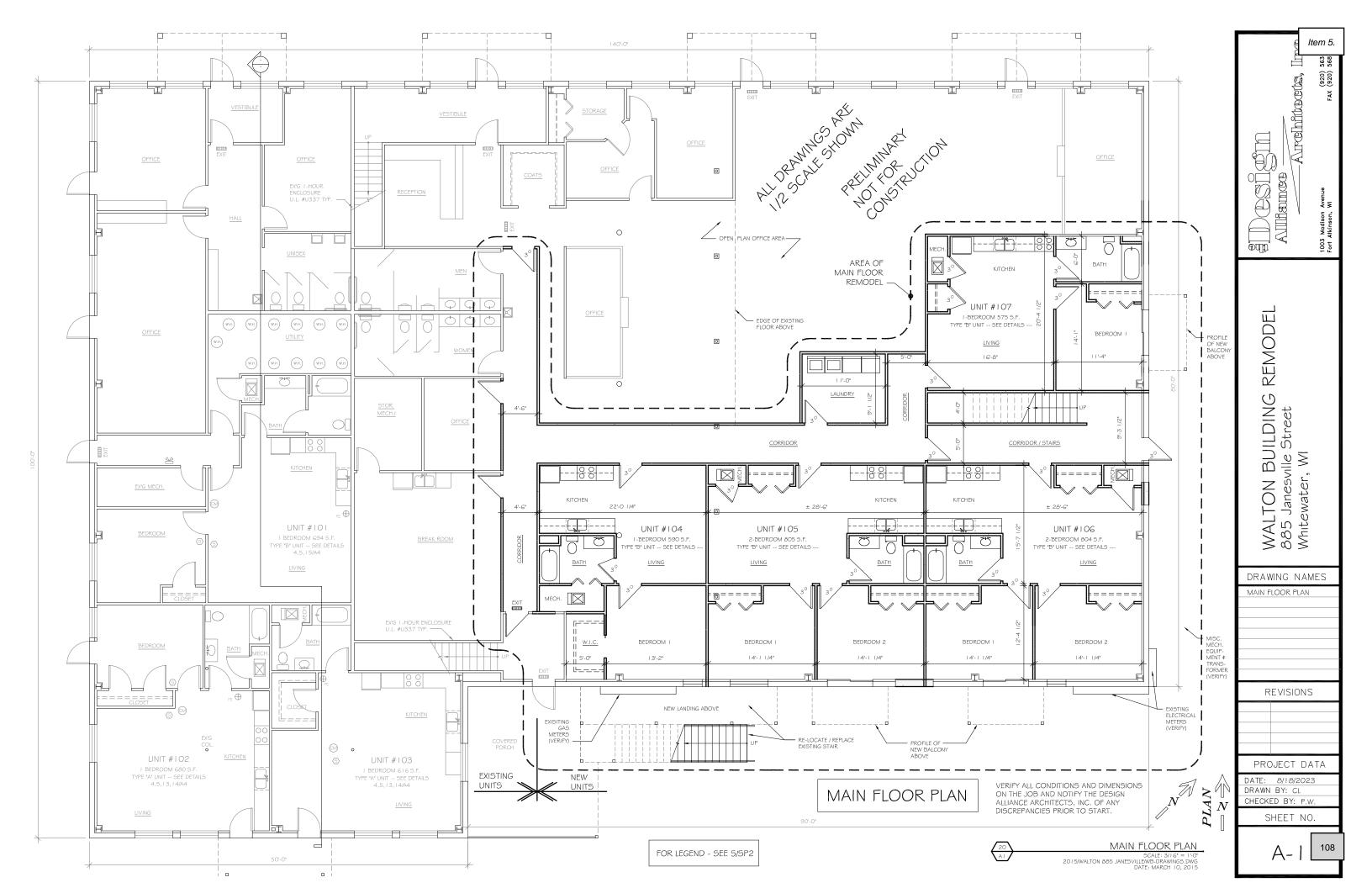
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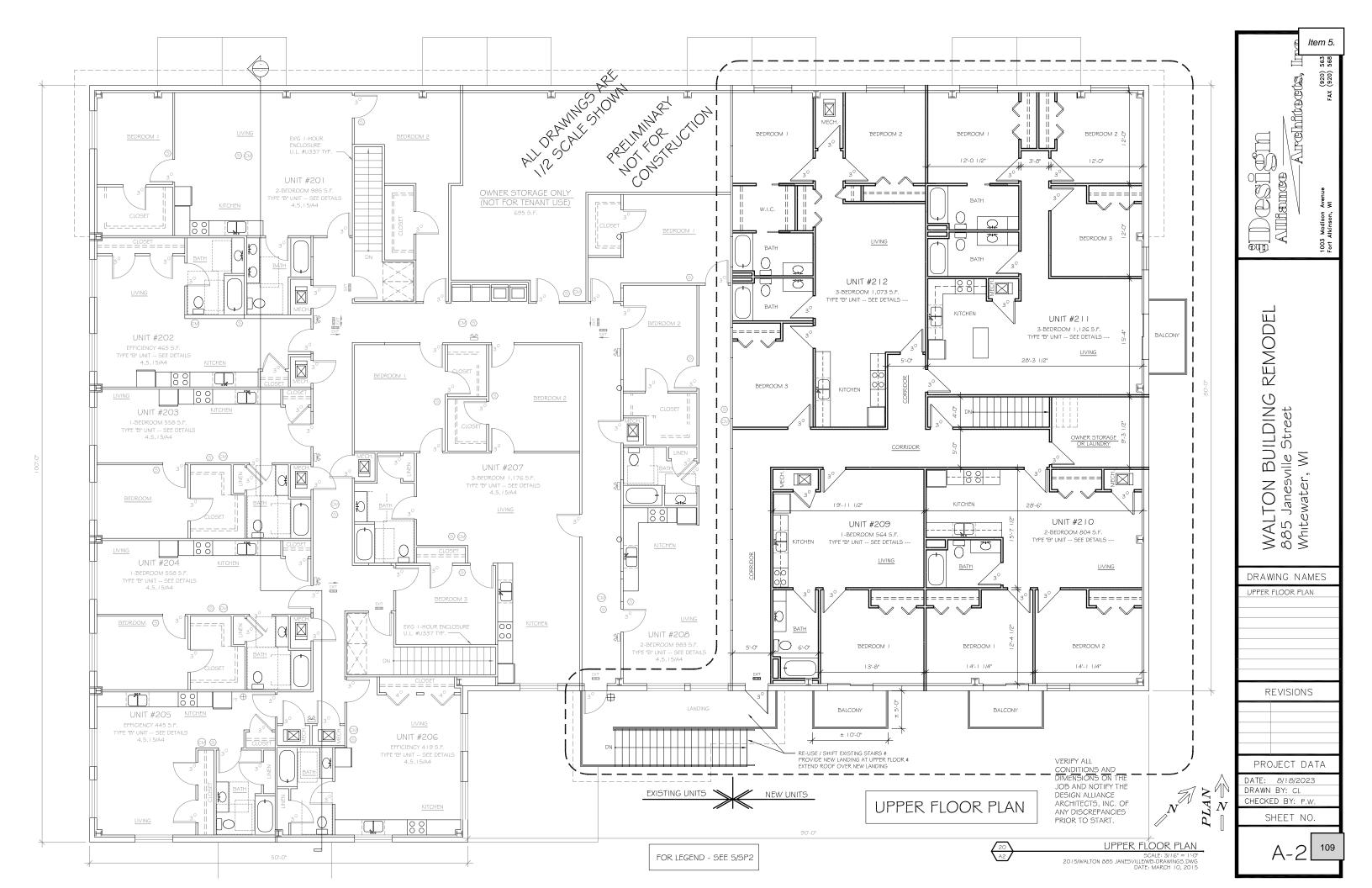
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SITE AERIAL PHOTO SCALE: APPROX. 1" = 20'-0" 2015/WALTON 885 JANESVILLE/WB-DRAWINGS.DWG DATE: MARCH 11, 2015

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Allfaund Allfaund 1003 Medison Avenue
WALTON BUILDING REMODEL 885 Janesville Street Whitewater, WI
LEGEND
REVISIONS
PROJECT DATA DATE: 8/18/2023 DRAWN BY: CL CHECKED BY: P.W.
SHEET NO.





WINDOW NOTES:

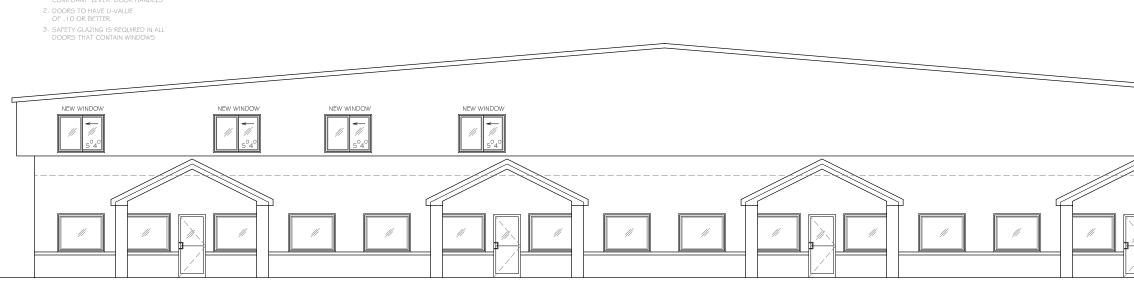
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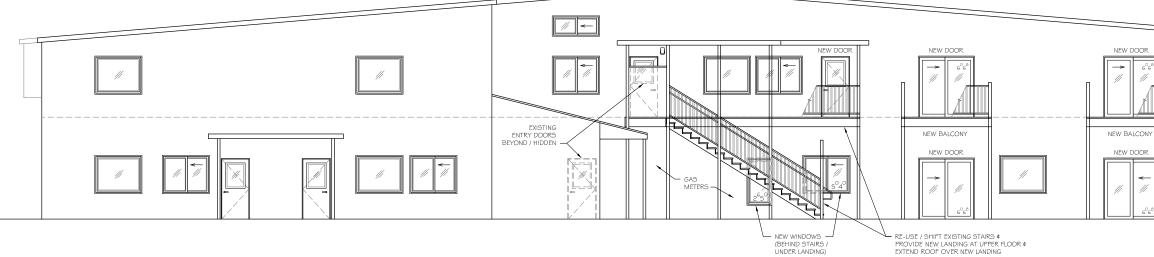
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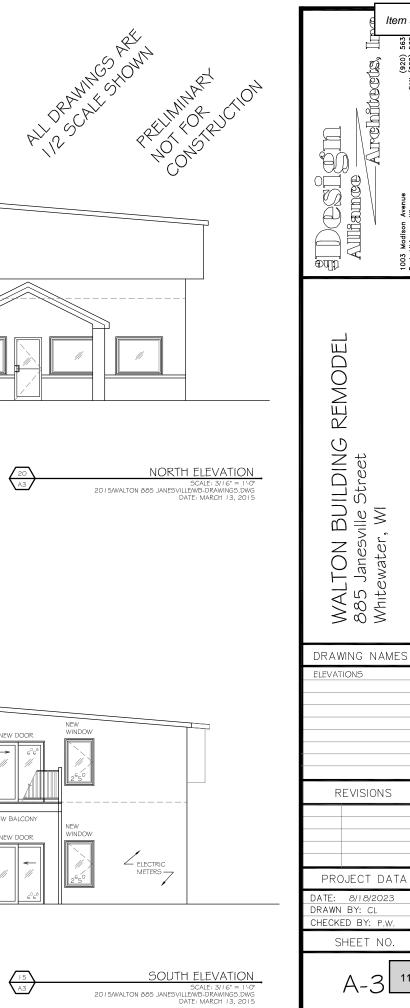
DOOR NOTES:

I. ALL DOORS TO RECEIVE ADA COMPLIANT "LEVER" DOOR HANDELS

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







Item 5.

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(920) FAX (920)

1003 Madison Avenu Fort Atkinson, Wl

