



Plan & Architectural Review Meeting

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

Monday, August 11, 2025 - 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

Aug 11, 2025, 6:00 – 8:30 PM (America/Chicago)

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

<https://meet.goto.com/540200189>

You can also dial in using your phone.

Access Code: 540-200-189

United States: +1 (224) 501-3412

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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

APPROVAL OF AGENDA

A committee member can choose to remove an item from the agenda or rearrange its order; however, introducing new items to the agenda is not allowed. Any proposed changes require a motion, a second, and approval from the Committee to be implemented. The agenda shall be approved at each meeting even if no changes are being made at that meeting.

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Council discusses that particular item.

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any commission member requests that an item be removed for individual consideration.

1. Approval of July 14, 2025 Minutes

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for more than 1 wall sign for Fanatico's located at 162 W Main Street, Whitewater, WI 53190. Parcel # /OT 00003.
3. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00315A Whitewater High School located at 534 S Elizabeth Street from R-1 (One Family Residence District) to I (Institutional District).
4. Consideration to Approve and Recommend to Common Council a change in the District Zoning Map to Rezone Parcel #/WUP 00202 Lincoln Elementary School located at 242 S Prince Street from R-2 (One and Two Family Residence District) to I (Institutional District).

CONSIDERATIONS/DISCUSSION/REPORTS

5. Review and possible approval of an Extraterritorial Certified Survey Map for Parcel of land located W2862 State Road 59 Town of Cold Spring. Parcel #004-0515-2533-001
6. Discussion and possible approved of a site plan for the Police Department Evidence Storage Building to be located at 109 County Road U. Parcel # 292-0515-3313-000.
7. Review and take action recommending resolution to Common Council deeding Tax Parcel Id's /A503200001 and /A503200002 to the Community Development Authority (CDA).

FUTURE AGENDA ITEMS

8. -Childcare Zoning Changes-September/October
-Rezone for Washington Elementary School-September
-Update on Royal Hounds-September

NEXT MEETING DATE SEPTEMBER 8, 2025.

ADJOURNMENT

Anyone requiring special arrangements is asked to call the Office of the City Manager / City Clerk (262-473-0102) at least 72 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

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

A quorum of the Common Council might be present. This notice is given to inform the public that no formal action will be taken at this meeting by the Common Council.



Plan & Architectural Review Meeting

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

*In Person and Virtual

Monday, July 14, 2025 - 6:00 PM

MINUTES

CALL TO ORDER

Meeting was called to order at 6:01 p.m.

ROLL CALL

PRESENT

Board Member Bruce Parker
Board Member Tom Miller
Board Member Marjorie Stoneman
Board Member Carol McCormick
Vice Chairman Lynn Binnie
Board Member Lisa Dawsey Smith

ABSENT

Chairman, Councilmember Neil Hicks

STAFF

Allison Schwark, Zoning Administrator
Llana Dostie, Neighborhood Services Administrative Assistant
Attorney Timothy Brovold

APPROVAL OF AGENDA

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Motion made by Board Member Dawsey Smith, Seconded by Board Member McCormick.

Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Dawsey Smith

HEARING OF CITIZEN COMMENTS

No formal Plan Commission action will be taken during this meeting although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however, citizens are invited to speak to those specific issues at the time the Committee discusses that particular item.

None

CONSENT AGENDA

Items on the Consent Agenda will be approved together unless any commission member requests that an item be removed for individual consideration.

1. Approval of June 9, 2025 Minutes.

Binnie noted on the Conditional Use Permits for arcade change the motion passed with 4 ayes

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

Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Dawsey Smith

PUBLIC HEARING FOR REVIEW AND POSSIBLE APPROVAL

2. Discussion and possible approval of a Conditional Use Permit for more than 1 wall sign for Bleus Barber Shop located at 136 W Main Street, Whitewater, WI 53190. Parcel # /OT 00003.

Zoning Administrator Schwark stated this is a Conditional Use Permit for the 2nd or 3rd wall sign. This a new business at 136 W Main Street. This was previously a vacant building and was vacant for a long time. We count all window signs. Staff is recommending approval with conditions.

Parker asked if they are operating both window spaces.

Zoning Administrator Schwark stated that they are only operating on one side of the building.

Parker asked about signage for other tenants.

Dawsey-Smith stated that the door is for the suites in the back.

Parker asked if the other tenants would have space to put signage up.

Zoning Administrator Schwark stated at this point we don't know if anything else will be going in the building.

Binnie asked if a condition can be placed if there are other business needs signage they may need to make a change.

Parker stated that down the road questioned if the owner had a plan for other signage.

Motion to approve 2nd wall signs with Planner's conditions.

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

Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Dawsey Smith

CONSIDERATIONS / DISCUSSIONS / REPORTS

3. Review and possible approval of a Certified Survey Map for Parcel #/A444200003.

Zoning Administrator Schwark stated this is a 4 lot certified survey map on Greenway Court. This is a vacant parcel where we previously approved a conditional use permit for contractor shops for business or storage purposes. The applicant is now proposing a CSM so that each shop can be sold individually as opposed to being rented. The proposed CSM appears to comply with all of the standards and minimum lot requirements of the technology park district. Again this would split it out into four separate parcels with some unplatted land in the back. Staff recommendation is to approve this Certified Survey Map with conditions.

McCormick has one question on the survey. There are four lots upfront and lot 3 and 4 in the back. Are those going to be shared. Why do they have duplicate lot numbers.

Zoning Administrator Schwark stated that lot three in the back is part of another certified survey map. That is going to be the area where the existing parcel is to remain. The new lots being created are lots 1, 2, 3 and 4 up front.

Motion to approve with planner's recommendations.

Motion made by Board Member Dawsey Smith, Seconded by Board Member Stoneman.
Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman,
Board Member McCormick, Vice Chairman Binnie, Board Member Dawsey Smith

FUTURE AGENDA ITEMS

4. -Childcare Zoning Changes-August
- Rezone for all Whitewater Schools
- Update on Royal Hounds-Q3

Schwark stated that the state statute on child care just changed. We wanted to make sure they match.

We received rezones for the Whitewater Schools.

Parker stated we should talk about the business covenants and the Tech Park Ordinance.

Need to get on Tech Park agenda for changes.

NEXT MEETING DATE AUGUST 11, 2025.

ADJOURNMENT

Meeting was adjourned at 6:20

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

Voting Yea: Board Member Parker, Board Member Miller, Board Member Stoneman, Board Member McCormick, Vice Chairman Binnie, Board Member Dawsey Smith

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

RE: Conditional Use Permit for Signage

Summary of Request	
Requested Approvals:	Conditional Use Permit for All uses with second wall sign and pylon signage (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts)
Location:	162 W Main Street (/OT 00014)
Current Land Use:	Fanatico/Restaurant
Proposed Land Use:	Awning Signage for Fanatico/Restaurant
Current Zoning:	B-2 Central Business District
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Central Business

Site Plan Review

The applicant is requesting a Conditional Use Permit for the overage of wall signage located on the building at 162 W Main Street. Signage includes:

1. 1, 15''x 90'' FANATICO awning sign
2. 1, 8'' x 90'' RISTORANTE ITALIANO awning sign

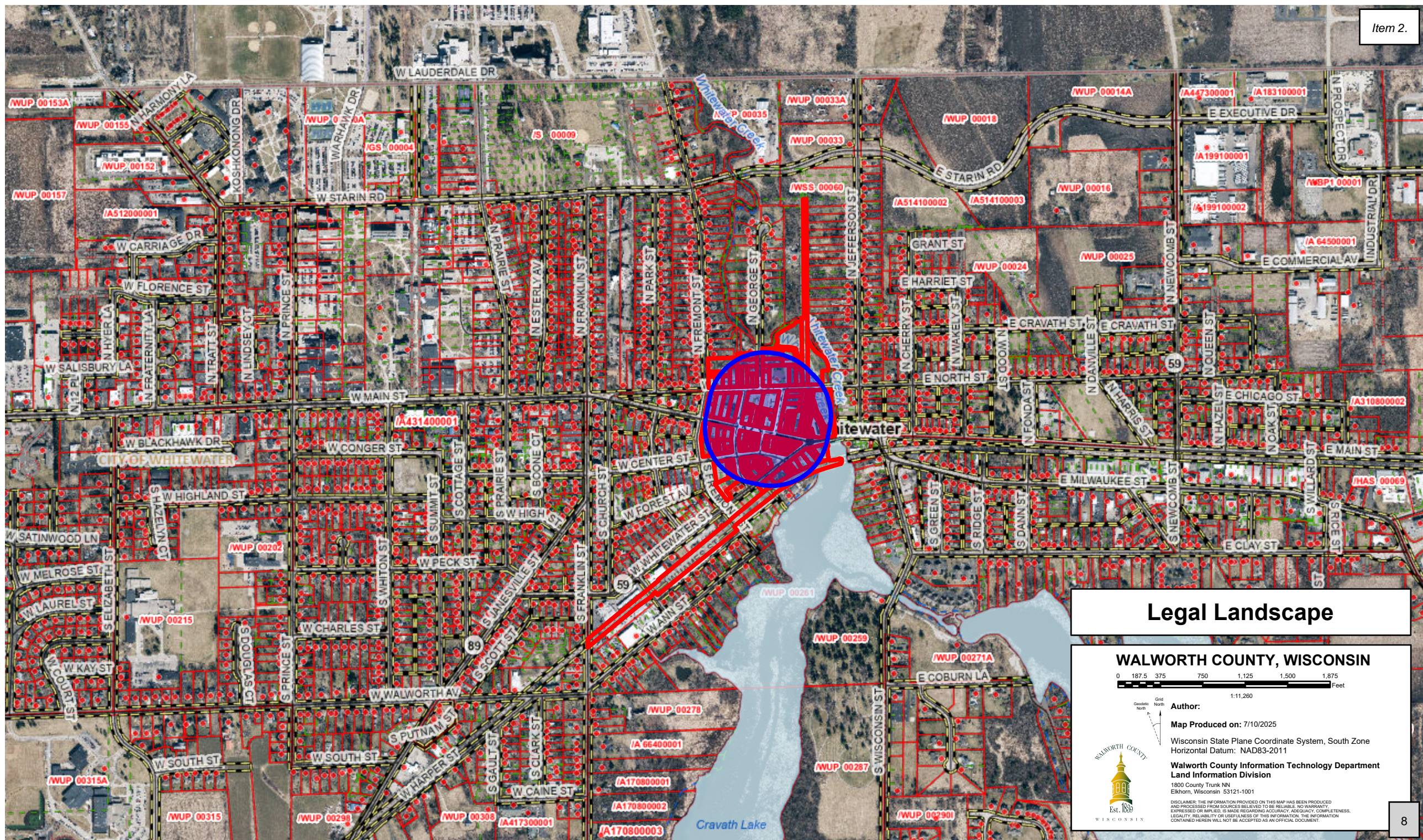
Please see enclosed in your packet precise measurements and the location of each sign as indicated on the site plan submitted by the applicant.

According to section 19.54.080 - Permanent business sign group, all businesses requesting more than one wall sign require a Conditional Use Permit.

Planner's Recommendations

1) Staff recommends that Plan Commission **APPROVE** the Conditional Use Permit with the following conditions:

- a) The project shall be developed in accordance with the approved site plan, architecture, and landscape plan. Any deviation from the approved plans shall require zoning administrator and/or Plan Commission approval.
- b) If the awning becomes ripped, tattered, deteriorated, or signage fades the awning shall immediately be repaired, and restored or otherwise removed making this conditional use permit null and void.
- c) Any conditions stipulated by the PARC.



Print

Conditional Use Permit Application - Submission #1739

Date Submitted: 6/16/2025

City of Whitewater

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

Neighborhood Services

Conditional Use Permit Application

Conditional Use Application Checklist**Applicant**

1. Fill out Planning Request form, Conditional Use Application, Plan of Operation Form and Cost Recovery Certificate and Agreement. Twelve (12) copies 11 x 17, a digital copy of all submittal material:

- Application Forms
- Landscaping plan indicating location, type and size of materials (Please review Landscaping Guidelines)
- Stormwater and Erosion Control Applications (if necessary)
- Lighting (Photometric) Plan
- Add any other material you feel are pertinent

2. Application shall include the following Plan requirements:

- All plans shall be drawn to scale and show all sides of the proposed building.
- All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks.
- Building elevations must include the lot on which the structure is to be built and the street (s) adjacent to the lot.

3. Submit fee to City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscaping Plan will be reviewed by Urban Forestry Commission
5. When application is complete and approved by all Staff it will then be forwarded to Neighborhood Services Administrative Assistant

Neighborhood Services Administrative Assistant

1. Conditional Use notice will be published in the local newspaper for two-week period with a one week waiting period for a total of three weeks prior to scheduled public hearing
2. Conditional Use notice will be mailed to property owners that abut the property and those that are within 300 feet minimum/and or further distance at the discretion of the zoning administrator from the property
3. Public Hearing for Conditional Use will be scheduled for the next Plan Commission meeting after notice has appeared in the newspaper for two weeks

Process

1. Plan Commission considers applicant's request and staff review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday or each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Item 2.

Urban Forestry Commission usually meets the fourth Monday of each month at 5:00 p.m.

Taylor Zeinert, Economic Director
262-473-0148

tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement
262-249-6701
mcodeenforcement@gmail.com

Site Plan Upload*

Fanatico final estimate.pdf

Landscaping Plan Upload

No fi...sen

Lighting Plan Upload

No fi...sen

MSDS Sheets

No fi...sen

Other Information

Graphic Proof.pdf

PLANNING REQUEST**General Project Information****Project Tax Key #**

/OT 00014

Project Address*

162 west main st

Project Title (if any)

Awning

Applicant, Agent & Property Owner Information**Applicant's First Name***

Teuta Estella

Applicant's Last Name*

Ademi

Address*

162 west main st

City*	State*	Zip Code*
Whitewater	Wi	52190

Phone Number*

8152892481

Email Address*

Blackwidow_31@hotmail.com

Agent Name	Agent Company
Estella	Fanatico

Address

162 west main st

City	State	Zip Code
Whitewater	Wi	53190

Phone Number

8152892481

Email Address

Blackwidow_31@hotmail.com

Owner First Name (if different from applicant)	Owner Last Name

Address**City****State****Zip Code****Phone Number****Fax Number****Email Address****Planning Request (check all that apply)**

- ☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)
- ☒ Conditional Use Permit \$275.00
- ☐ Rezone/Land Use Amendment \$400.00
- ☐ Planned Unit Development \$500.00
- ☐ Preliminary Plat \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Translation Services

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If Yes, please specify the language required.

Conditional Use Permit Application

I, (We) the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment.

Address and legal description of the subject site*

162 west main st

Tax Parcel #*

Na

Zoning District*

Na

**Requested Conditional Use***

Signage

Petitioner's interest in requested Conditional Use Permit*

Awning

List type and number of structures, proposed operation or use of the structure(s) or site, number of employee, parking, etc.

1 awning

Property Owner Signature*

Teuta Estella Ademi

Owner's Agent Signature*

Teuta Estella Ademi

Address*

162 west main st

Address*

Suite A

Phone and Email*

8152892481

Phone and Email*

Blackwidow_31@hotmail.com

Zoning #

Application Review by**Date****Date Filed****Dates Published****Date Notices Mailed****Plan Commission Recommendation****Date Decision Made****Plan of Operations****Property Information****Tenant Information****Property Tax Key #*****Previous Business Name*****Property Address*****Years in Operation*****Property Owner*****New Business Name*****Owner Mailing Address*****Name of Operator***

City, State and Zip Code*

Whitewater, wi, 53190

Operator Mailing Address*

162 west main st

Owner's Phone #*

8152892481

City, State and Zip Code*

Whitewater, wi, 53190

Owner's Email*

Blackwidow_31@hotmail.com

Operator's Phoen # and Email *

8152892481

New Business Use/Operation Information

Description of Business use or Operations*

Restaurant

Previous Use of Space*

Na

Hours of Operations (Weekdays)*

4-9 pm

Hours of Operations (Weekends)*

11am-9pm

Total Area Space in Square Feet*

600

Toilet Fixtures*

3

Full Time Employees*

6

of Part Time Employees*

5

Customer Seating*

☒ Yes☐ No

Seating Capacity*

120

Total Employee Hours Per Year
(include yourself if self-employed)*

19,000

Sprinkler System*

☐ Yes☒ No

Hazardous/Flammable Chemicals used/stored*

☐ Yes (must attach MSDS Sheets)☒ No

Specified Use of Property and Building(s)

Building A*

Item 2.

Restaurant

Building B**Building C****Will there be any problems resulting from this operation such as: (Check all that apply)***

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking**Dimension of parking lot***

Na

Number of Spaces Available*

Na

Parking Lot Construction*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☐ Fencing
- ☒ Plantings

Is employee parking included in "number of spaces available"?*

- ☐ Yes
- ☒ No

Signage(Separate Sign Permit Application Needed)

Type (Check all that apply)*

- ☐ Freestanding
- ☐ Monument
- ☐ Projecting
- ☒ Awning/Canopy
- ☐ Electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ None
- ☐ Other

If other, what type**Location of Signs***

Front of store

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live *

- ☐ Yes
- ☒ No

When will this be offered to customers*

- ☐ Monday
- ☒ Tuesday
- ☒ Wednesday
- ☒ Thursday
- ☒ Friday
- ☒ Saturday
- ☒ Sunday
- ☐ None

What time(s) will this be offered

11am-9pm

Outdoor Lighting**Type***

Building lights

Location*

Front

Utilities**Will you be connected to City Water and Sewer***☒ Yes☐ No**Is there a private well on-site***☐ Yes☒ No**Types of Refuse Disposal***☒ Municipal☐ Private**Approval Date by the Department of Natural Resources of the well for proposed use****Approval Date by the County Health Department for existing septic system****What types of sanitary facilities are to be installed for the proposed operation***

Na

Surface Water Drainage Facilities (describe or include in site plan)*

Na

Licenses/Permits

☐

Is a highway access permit needed from the State, County or local Municipality*

☐ Yes

☒ No

Is a cigarette license required? (Separate license from Clerk's office)*

☐ Yes

☒ No

Is a liquor license required? (Separate license from Clerk's office)*

☐ Yes

☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

☐ Yes

☒ No

Permitted Property Use (Please check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Home occupations, professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft stores
- ☐ Automotive and related parts store, without servicing
- ☐ Hotel and Motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale Shops
- ☐ Professional and business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfast
- ☐ Bakeries or candy stores with products for sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Caterers
- ☐ Post Offices
- ☐ Ice Cream and Cafes
- ☐ Toy stores
- ☐ Agricultural services
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Clothing, shoe stores and repair shops
- ☐ Clinics medical and dental
- ☐ Department Stores
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and Convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Jewelry stores
- ☐ Meat markets
- ☐ Paint, wallpaper, interior decorating and floor covering stores
- ☒ Restaurants without drive-thru facilities
- ☐ Sporting goods stores

- ☐ Variety stores
- ☐ Charitable or nonprofit institution or facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (electrical, heating, plumbing and general contracting) provided there is no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day Spas
- ☐ Coffee Shops
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories, including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing and warehousing
- ☐ Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the follow uses, products, components, or circumstances:
 - ☐ a) Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
 - ☐ b) High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
 - ☐ c) Laser technology, radiology, x-ray and ultra sound products, manufacturing and assembly
 - ☐ d) Medical and dental supplies
 - ☐ e) Optical, fiber optical and photographic products and equipment
 - ☐ f) Orthopedic and medial appliances such as artificial limbs, brace supports and stretchers
 - ☐ g) Products related to process design, process stimulation, computer hardware and software development, safety engineering
 - ☐ h) Scientific and precision instruments and components, including robotics
- ☐ Telecommunication centers (not including wireless telecommunications facilities)
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- ☐ Pilot Plans and other facilities for testing manufacturing, processing or fabrication methods or for testing of products or materials
- ☐ Colleges and universities



Permitted Conditional Uses (Please check all that apply)

- ☐ Planned Residential Development
- ☐ First Wireless telecommunications facility located on alternative structure only
- ☐ Attached townhouse dwellings up to four units per building
- ☐ Public and semipublic uses
- ☐ Multifamily dwellings and attached dwellings, over four units (new construction only)
- ☐ Any building over forty feet
- ☐ Conversion of existing structures resulting in more dwelling units
- ☐ Dwelling units with occupancy of six or more unrelated persons
- ☐ All uses with a drive-in and drive-thru facilities
- ☐ Automobile repair and service
- ☐ Taverns and other places selling alcoholic beverages by the drink
- ☐ Daycare centers, adult, child and doggie
- ☐ Large Retail and Commercial Service Developments
- ☐ Motor Freight Transportation
- ☐ Light manufacturing and retail uses
- ☐ Home Occupations/Professional Home offices requiring customer access
- ☐ Bed and Breakfast establishments
- ☐ Conversion of existing single-family dwellings to two-family attached dwellings
- ☐ Professional business offices in a building where principal use is residential
- ☐ Fraternity or sorority houses and group lodging facilities
- ☐ Planned Development
- ☐ Conversion of existing units with less than five bedrooms to five or more bedrooms
- ☐ Entertainment establishments, including clubs but excluding adult entertainment
- ☐ Automobile and small engine vehicles sales and rental facilities
- ☐ Car washes
- ☐ Gasoline service stations, including incidental repair and service
- ☐ Funeral homes and crematory services
- ☐ Liquor or tobacco stores
- ☐ Wholesale trade of durable and nondurable goods
- ☐ Salvage Yards

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statues or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature***Date***

Teuta Estella Ademi

6/16/25

Inspector/Zoning Signature**Date**

Item 2.

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Awning

PROJECT LOCATION*

162 west main st

APPLICANT INFORMATION**NAME***

Teuta Estella Ademi

MAILING (BILLING) ADDRESS*

162 west main st

PHONE*

8152882481

EMAIL ADDRESS*

Blackwidow_31@hotmail.com

ATTORNEY INFORMATION

NAME

Na

PHONE**EMAIL ADDRESS****SIGNATURE OF APPLICANT*****DATE***

Teuta Estella Ademi

6/16/25

Note to Applicant: The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code.

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

Building Inspector Date Received	Review by	Zoning Administrator Date Received	Reviewed by
<div></div>	<div></div>	<div></div>	<div></div>
Occupancy Classification	Occupancy Classification Surrounding Units	Zoning of Property	Use Permitted
<div></div>	<div></div>	<div></div>	<div><input type="checkbox"/> By Right <input type="checkbox"/> By CUP <input type="checkbox"/> PC Approval Required</div>

Item 2.

Approval

☐ Approved

☐ Denied

Date

Approval

☐ Approved

☐ Denied

Date

Public Works
Approval

☐ Approved

☐ Denied

Date

City Engineer
Approval

☐ Approved

☐ Denied

Date

Police Department

☐ Approved

☐ Denied

Date

Fire Department
Approval

☐ Approved

☐ Denied

Date

20

Item 2.

Customer: _____
Location: _____
Project: _____
Date: _____
Signature: _____

2014-2015-2016

Survey Company

1000 Main Street, Suite 100
New York, NY 10001

Page: _____



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th, day of August, 2025 at 6:00 p.m. to hold a public hearing for consideration for a Conditional Use Permit for more than 1 wall sign for Fanatico's located at 162 W Main Street, Whitewater, WI 53190. Parcel #:
/OT 00014.

The proposal is on file in the office of the Zoning Administrator at 312 W. Whitewater Street.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant

NORTHROP

Awning Company

411 South Pearl Street
Janesville, Wisconsin 53548
608-754-7158 608-754-7890 (fax)

Date 01/03/2025

Name Fanatico

Mailing Address 162 W. Main Street
Whitewater, WI 53190

Install Address same

Phone 815-289-2481 Estella

Alternate Phone _____

Email fanaticowhitewater@gmail.com

Product Re-cover

Material/Color Woven acrylic, Black

Awning Style Shed

Frame Type Weld Alum Frame Color Mill

Valance Type - ☐ Fixed ☐ Hanging ☒ None

Wing Type - ☒ Closed ☐ Open ☐ Decorative

Valance Size None Scallop None

Binding/Braid None

Following is an estimate to add graphics to existing awning cover.

Graphic will say "FANATICO" approximately 15" tall, "RISTORANTE ITALIANO" approximately 8" tall, one color white letters.

Winter discount price good until February 28, 2025.

NOTE: City of Whitewater requires paid sign permit. Client is responsible for permit fee and submitting sign application. Link and city contact information provided to client 1-3-2025.

Item	Price
	\$725.00
Additional Graphics	\$330.00
Sub-Total	\$1,055.00
Sales Tax	\$58.03
Total	\$1,113.03
Deposit	\$560.00
Balance	\$553.03

Customer Signature

Date

Kyle

Salesperson

MAKE CHECKS PAYABLE TO:
NORTHROP AWNING COMPANY A
4% processing fee will be
charged on all credit card sales
Balance due in full on completion of work.

The above sale is made under the following terms and conditions: It is agreed that the sale of this merchandise cannot be cancelled by the buyer for any reason without paying the seller's cost up to the time of cancellation which must be made in writing and delivered to seller. Seller cannot be held responsible for problems caused by pre-existing conditions. Date of delivery or installation is contingent upon supply availability. Seller cannot be held responsible for delay due to supply availability. Payment in full shall be due upon completion of the above merchandise or work. The seller shall take any and all measures necessary, including exercise of seller's Lien Rights, to insure payment. The buyer shall be responsible for any cost incurred, including court costs and attorney's fees, needed to collect payment in full. The buyer hereby acknowledges receipt of Right to Cure brochure and warranty information.

Warranty Information

Northrop Awning Company, hereby warrants that all awning frames and fabric covers furnished and work performed will be free from defects due to defective materials or workmanship for a period of (1) year from the date of completion. Accidental or willful damage by others to any part of the awning frames, wall attachment or fabric covers is not included in warranty.

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone)
Location:	534 S Elizabeth Street /WUP 00315A
Current Land Use:	City of Whitewater High School
Proposed Land Use:	City of Whitewater High School
Current Zoning:	R-1 One Family Residence
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater High School seeks to rezone their current parcel of land located at 534 S Elizabeth Street from residential zoning to Institutional Zoning. The school district is preparing for some future additions, expansions, and renovations, and would like to become more conforming to our existing zoning ordinance. Amending their zoning district will allow them to make changes to their property without needing a Conditional Use Permit for each change like they would now with the existing zoning.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 534 S Elizabeth Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #1786

Date Submitted: 7/9/2025

City of Whitewater

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

Neighborhood Services

Rezone Application

Rezone Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form, Rezone Form, and Plan of Operation Form. Twelve (12) copies
11 x 17, a digital copy of all submittal material:
 - a. Any other materials
 2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building
 - b. All plans will exhibit property exterior building materials and colors to be used
 - c. All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks
 - d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot
3. Submit fee to the City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscape Plan will be reviewed by Urban Forestry
5. When application is complete and approved by all Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required it will be scheduled at the beginning of the Plan Commission meeting.

Taylor Zeinert, Economic Director
262-473-0148
tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144
ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement
262-249-6701
mcodeenforcement@gmail.com

Site Plan No fi...sen**Landscaping** No fi...sen**MSDS Sheet** No fi...sen**Other Information** No fi...sen**Planning Request (check all that apply)****1. General Project Information:****Project Tax Key #*****Project Address*****City*****State*****Zip Code*****Project Title (if any)****2. Applicant, Agent & Property Owner Information****Applicant's Name*****Applicant's Company*****Address***

City*	State*	Zip Code*
Whitewater	WI	53190

Phone Number*

(262) 472-8700

Email Address*

N/A

Agent Name	Agent Company
Anna Blake	POint of Beginning, Inc.

Address

City	State	Zip Code

Phone Number

(715) 344-9999

Email Address

annab@pobinc.com

Owner's First Name (if different from applicant)	Owner's Last Name

Address**City****State****Zip Code****Phone Number****Email Address****3. Planning Reqeust (Check all that apply)***

- ☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per s. ft (Floor Area)
- ☐ Conditional Use Permit \$275.00
- ☒ Rezone/Land use Amendment \$400.00
- ☐ Planned Unit Development \$500.00
- ☐ Preliminary Plan \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq ft (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If yes, please specify the language required.**Rezone Application**

I, (We) the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment.

Address and legal description of the subject site*

534 S Elizabeth St, Whitewater, WI 53190

Tax Parcel #*

/WUP 00315A

Current Zoning District*

R-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Item 3.

Petitioner's interest in requested rezoning*

The School District would like to rezone this property to I - Institutional District

List type and number of structures, proposed operation or use of the structure(s) on site, number of employees, parking, etc.*

N/A

Property Owner Signature*

Samuel Karns

Owner's Agent Signature

Anna Blake

Property Owner's Address*

534 S Elizabeth St, Whitewater, WI 53190

Owner's Agent Address

4941 Kirschling Ct, Stevens Point, WI 54481

Property Owner's Phone Number*

(262) 472-8700

Owner's Agent Phone

(715) 344-9999

Property Owner's Email*

N/A

Owner's Agent Email

annab@pobinc.com

Zoning #**Application Reviewed by****Date**

Date Filed**Date Published****Date Notices Mailed****Item 3.****Plan Commission Recommendation****Date of Recommendation****Plan of Operations****Property Information****Tenant Information****Property Tax Key #*****Previous Business Name*****Property Address*****Years in Operation*****Property Owner*****New Business Name*****Owner's Mailing Address*****Name of Operator*****City, State and Zip Code*****Operator's Mailing Address*****Owner's Phone #*****City, State and Zip Code***

Owner's Email***Operator's Phone and Email***

Item 3.

N/A

N/A

New Business Use/Operation Information**Description of Business Use or Operations***

Existing High School

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

N/A

Hours of Operations (Weekend)*

N/A

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

Customer Seating*

- ☐ Yes
☒ No

Seating Capacity*

N/A

**Total Employee Hours Per Year
(include yourself if self-employed)***

N/A

Sprinkler System*

- ☒ Yes
☐ No

Hazardous/Flammable Chemicals used/stored*

- ☐ Yes (must attach MSDS sheets)
☒ No

Specified Use of the Property and Building(s)**Building A***

N/A

Building B**Building C**

Item 3.

Will there be any problems resulting from this operation such as (check all that apply)*

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking**Dimension of parking lot***

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☒ Fencing
- ☒ Plantings

Is employee parking included in "number of space available"?*

- ☒ Yes
- ☐ No

Signage (Sign Permit Application Needed)**Type ***

- ☐ Free standing
- ☐ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ Other
- ☒ None

If other describe**Location of Signs**

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live*

- ☐ Yes
- ☒ No

When will this be offered to customers (check all that apply)

- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday

What time (s) will this be offered**Outdoor Lighting****Type***

N/A

Location*

N/A

Utilities**Will you be connected to City***

- ☒ Water
- ☒ Sewer

Is there a private well on-site?*

- ☐ Yes
- ☒ No

Types of Refuse Disposal*

- ☒ Municipal
- ☐ Private

Approval Date by the Department of Natural Resources of the well proposed**Approval Date by the County Health Department of existing septic system**

What types of sanitary facilities are to be installed for the proposed operation

Surface water drainage facilities (describe or include in site plan)

Licenses/Permits

<p>Is a highway access permit needed from the State, County or Local Municipality*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Is a cigarette license required? (Separate license from Clerk's Office)*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Is a liquor license required? (Separate license form Clerk's Office)*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>
--	---	--	---

Permitted Property Uses (Check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Home occupations/professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft shops
- ☐ Automotive and related parts stores, without servicing
- ☐ Hotels and motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Caterers
- ☐ Clothing, Shoe Stores and repair shops
- ☐ Clinics medical and dental
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale shops
- ☐ Professional and Business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfasts
- ☐ Bakeries or candy stores with products from sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Coffee Shops
- ☐ Cultural arts centers and museums
- ☐ Post Offices
- ☐ Ice cream shops and cafes
- ☐ Agricultural services
- ☐ Lumbeyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer or materials, goods or products limited o the following uses, products, components, or circumstances:
- ☐ a. Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
- ☐ b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
- ☐ c. Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
- ☐ d. Medical and dental supplies
- ☐ e. Optical, fiber optical and photographic products and equipment
- ☐ f. Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
- ☐ g. Products related to process design, process stimulation, computer hardware and software development, safety engineering
- ☐ h. Scientific and precision instruments and components, including robotics
- ☐ Jewelry stores
- ☐ Meat Markets
- ☐ Paint, Wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores
- ☐ Variety stores
- ☐ Charitable or nonprofit institution and facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day spas
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☒ College Universitites
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct party of the primary business
- ☐ Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- ☐ Telecommunication centers (not including wireless telecommunication facilities)

Permitted Conditional Uses (Please check all that apply*)

- ☐ Planned Residential Development
- ☒ First telecommunications facility located on alternative structure only
- ☐ Attached townhouse dwellings up to four units per building
- ☒ Public and semipublic uses
- ☐ Multifamily dwellings and attached dwellings, over four units (new construction only)
- ☐ Any building over forty feet
- ☐ Conversion of existing structures resulting in more dwelling units
- ☐ Dwelling units with occupancy of six or more unrelated persons
- ☐ Home Offices/Professional Home offices requiring customer access
- ☐ Bed and Breakfast establishments
- ☐ Conversion of existing single-family dwellings to two-family attached dwellings
- ☐ Professional business offices in a building where principal use is residential
- ☒ Fraternity or sorority house and group lodging facilities
- ☐ Planned Development
- ☐ Conversion of existing units with less than five bedrooms to five or more bedrooms
- ☐ Entertainment establishments, including clubs but excluding adult entertainment
- ☐ All uses with drive-in and drive-thru facilities
- ☐ Automobile repair and service
- ☐ Taverns and other places selling alcoholic beverages by the drink
- ☐ Daycare centers, adult, child and doggie
- ☐ Large Retail and Commercial Service Developments
- ☐ Motor Freight Transportation
- ☐ Light manufacturing and retail uses
- ☐ Automobile and small engine vehicle sales and rental facilities
- ☐ Car washes
- ☐ Gasoline service stations, including incidental repair and service
- ☐ Funeral homes and crematory services
- ☐ Liquor or tobacco stores
- ☐ Wholesale trade of durable and nondurable
- ☐ Salvage Yards

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable state Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature***Date***

Smauel Karns

07/09/2025

Inspector's Signature**Date**

Item 3.

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Whitewater High School Rezone

PROJECT LOCATION*

534 S Elizabeth St, Whitewater, WI 53190

APPLICANT INFORMATION**NAME***

Samuel Karns

MAILING (BILLING) ADDRESS*

534 S Elizabeth St, Whitewater, WI 53190

PHONE*

(262) 472-8700

EMAIL ADDRESS*

N/A

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blich \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

SIGNATURE OF APPLICANT*

Samuel Karns

DATE*

07/09/2025

City Use Only Below this Line

Building Inspector Date Received

Review By

Zoning Administrator Date Received

Reviewed by

Occupancy Classification

Occupancy Classification of Surrounding Units

Zoning of Property

Use Permitted

- ☐ By Right
- ☐ By CUP
- ☐ PC Approval Required

Approval

- ☐ Approved
- ☐ Denied

Date

Approval

- ☐ Approved
- ☐ Denied

Date

Public Works Approval

- ☐ Approved
- ☐ Denied

Date

City Engineer Approval

- ☐ Approved
- ☐ Denied

Date

Police Department Approval

- ☐ Approved
- ☐ Denied

Date

Fire Department Approval

- ☐ Approved
- ☐ Denied

Date



NOTICE OF PUBLIC HEARING

TO ALL INTERESTED PARTIES:

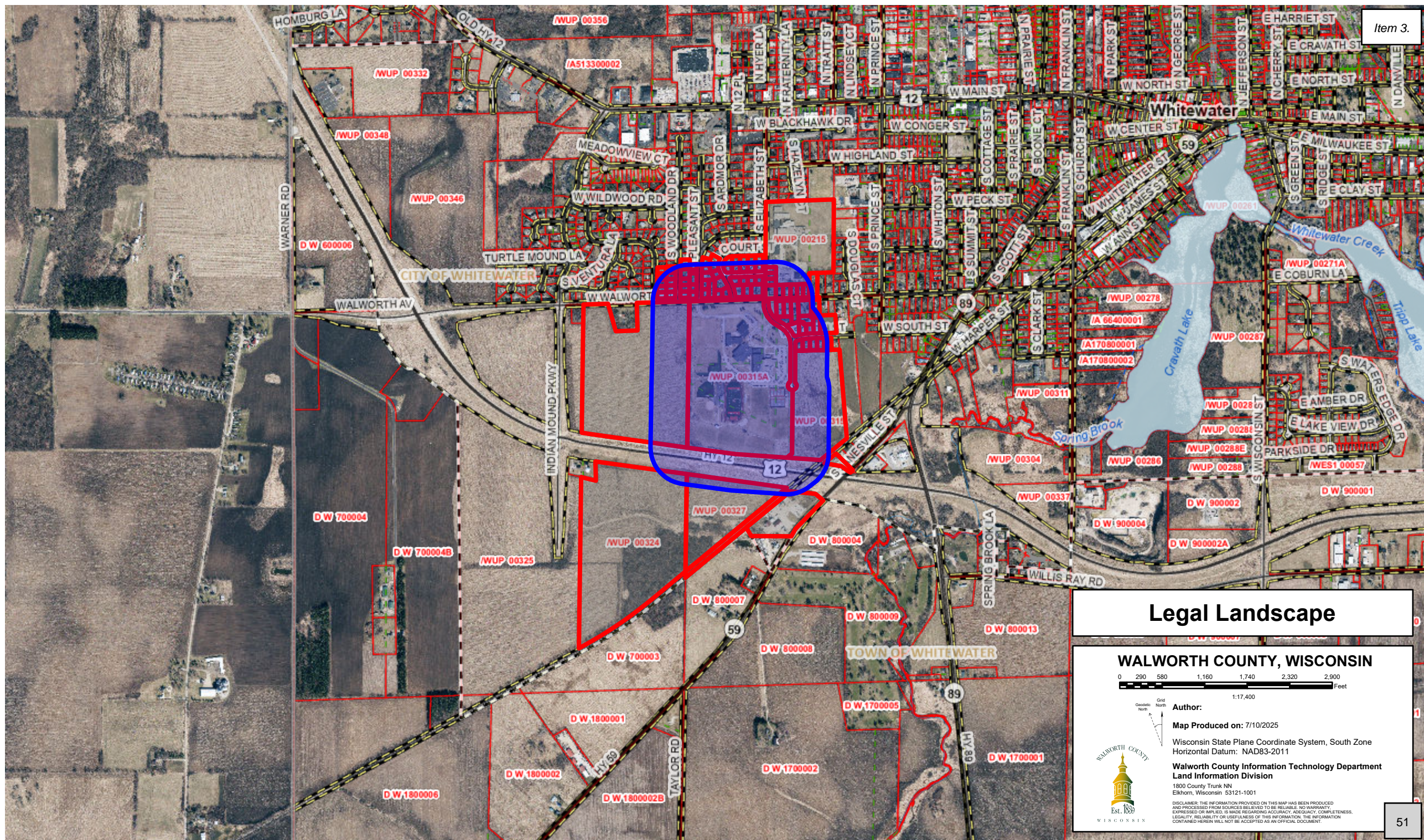
A meeting of the PLAN AND ARCHITECTURAL REVIEW COMMISSION of the City of Whitewater will be held at the Municipal Building, Community Room, located at 312 W. Whitewater Street on the 11th day of August, 2025 at 6:00 p.m. to hold a public hearing for a change in the zoning for the Whitewater High School located at 534 S Elizabeth Street. Tax Parcel Id # /WUP 00315A from R-1 (One Family Residence District) to I (Institutional District).

The Proposal is on file in the Neighborhoods Services Office located at 312 W. Whitewater Street and is open to public inspection during office hours Monday through Friday, 8:00 a.m. to 4:30 p.m.

This meeting is open to the public. COMMENTS FOR, OR AGAINST THE PROPOSED PROJECT MAY BE SUBMITTED IN PERSON OR IN WRITING.

For information, call (262) 473-0540

Llana Dostie, Neighborhood Services Administrative Assistant



Robert Cutshall
Shirley Carlson-Cutshall
1135 W Walworth Avenue
Whitewater, WI 53190

David and Robyn Kehrer
513 S Elizabeth Street
Whitewater, WI 53190

Jason and Leanne Bleck
515 S Elizabeth Street
Whitewater, WI 53190

Joslyn Binkowski
Jaime OMalley
517 S Elizabeth Street
Whitewater, WI 53190

Riley Walter
Alexis Pease
527 S Elizabeth Street
Whitewater, WI 53190

Danny And Caren Reynolds
12240 E Bradley Road
Whitewater, WI 53190

Paul and Lindsey Taylor
437 S Woodland Drive
Whitewater, WI 53190

Russell and Ruth Hansen
423 S Woodland Drive
Whitewater, WI 53190

William and Angela Stillwagon
430 S Woodland Drive
Whitewater, WI 53190

Heidi Rivera
440 S Woodland Drive
Whitewater, WI 53190

Anthon and Margaret Iding
448 S Woodland Drive
Whitewater WI 53190

Jenna Loomans
458 S Woodland Drive
Whitewater, WI 53190

William Wilson Trust
Eleanor Wilson Trust
1406 W Walworth Avenue
Whitewater, WI 53190

Carson J Henning
493 S Buckingham Blvd
Whitewater, WI 53190

WSC Rentals LLC
11100 E County Road MM
Avalon, WI 53505

Jesse Cox
475 S Buckingham Blvd
Whitewater, WI 53190

Joan Domitrz
467 S Buckingham Blvd
Whitewater, WI 53190

Laurence and Karen Kachel
457 S Buckingham Blvd
Whitewater, WI 53190

Frank and Kristine Zaballos
1143 W Walworth Avenue
Whitewater, WI 53190

Russell and Vicki Devitt
1210 W Walworth Avenue
Whitewater, WI 53190

Thomas Paull
1222 W Walworth Avenue
Whitewater, WI 53190

Allen and Susan Tanis
1232 W Walworth Avenue
Whitewater, WI 53190

Richard and Kathy Haven
1235 W Kay Street
Whitewater, WI 53190

Ira and Michele Martin
1225 W Kay Street
Whitewater, WI 53190

Lucas and Victoria Nolan
1215 W Kay Street
Whitewater, WI 53190

Rueben and Julie Earle
1205 W Kay Street
Whitewater, WI 53190

Penny Anstey
S66W13848 Hemming Way
Muskego, WI 53150

David Stoneman Trust
Merri Stoneman Trust
1226 W Kay Street
Whitewater, WI 53190

Barbara Bren
1236 W Kay Street
Whitewater, WI 53190

Mary Mack
1246 W Kay Street
Whitewater, WI 53190

Daniel Wehr
1253 W Court Street
Whitewater, WI 53190

Ernesto Partida
1237 W Court Street
Whitewater, WI 53190

Carrie Lencho Trust
1225 W Court Street
Whitewater, WI 53190

Sara Simes
S40W31217 Johns Way
Waukesha, WI 53189

Jian Guo
Yilin Zhang
1205 W Court Street
Whitewater, WI 53190

J Concepcion Vidales Nunez
1264 W Court Street
Whitewater, WI 53190

Jerome K Laurent Trust
Virginia H Laurent Trust
1268 W Court Street
Whitewater WI 53190

Terry Bahr
Jacqui Utecht
1274 Court Street
Whitewater, WI 53190

Randall and Thornton
1294 W Court Street
Whitewater, WI 53190

Nomsa Gwalla-Ogisi
PO Box 551
Whitewater, WI 53190

Earle Young
Sara Kuhl
1302 W Walworth Avenue
Whitewater, WI 53190

Brooke and Sara Winchell
439 S Pleasant Street
Whitewater, WI 53190

Cheryl Salgado
429 S Pleasant Street
Whitewater, WI 53190

Corinn Harmeyer
419 S Pleasant Street
Whitewater, WI 53190

Yvonne Reyes
466 S Pleasant Street
Whitewater, WI 53190

Heather and John Dominguez
454 S Pleasant Street
Whitewater, WI 53190

Christine Meyer Trust
424 S Pleasant Street
Whitewater, WI 53190

Hoffman Lands Ltd
8612 Lima Center Road
Whitewater, Wi 53190

J Vultaggio II LLC
N9121 Old Hwy P
Whitewater, WI 53190

Whitewater Unified School District
419 S Elizabeth Street
Whitewater, WI 53190

Rodney And Julie Dempich
1162 W Walworth Avenue
Whitewater, WI 53190

Nancy and Jaime Longoria
1170 W Walworth Avenue
Whitewater, WI 53190

Aaron and Cory Roloff
1182 W Walworth Avenue
Whitewater, WI 53190

Dennis Knopp
1134 W Walworth Avenue
Whitewater, WI 53190

M & F Rentals 2 LLC
555 E Clay Street
Whitewater, WI 53190

Max Stritzel
W5524 Tri-County Road
Whitewater, WI 53190

Tracey Scherr
429 S Elizabeth Street
Whitewater, WI 53190

K Brothers Properties, LLC
239 Amber Drive
Whitewater, WI 53190

Alan Trautman
Suzanne Haselow
1304 W Walworth Avenue
Whitewater, WI 53190

Thomas and Cheryl Wegner
1230 W Satinwood Lane
Whitewater, WI 53190

Karl Stoll
445 S Pleasant Street
Whitewater, WI 53190

Kachel Trust
250-3 Indian Mound Parkway
Whitewater, WI 53190

Jorge Islas-Martinez
565 S Franklin Street
Whitewater, WI 53190

State of Wisconsin Dept of
Transportation
PO Box 7921
Madison, WI 53190

Jaime and Aimee Gutierrez
1344 W Walworth Avenue
Whitewater, WI 53190

Ethan Miles
455 S Woodland Drive
Whitewater, WI 53190

Thomas Harty
Mary Fenzl
447 S Woodland Drive
Whitewater, WI 53190

John and Kelly Landes
539 S Elizabeth Street
Whitewater, WI 53190

James Disrude
Kathryn Casey
1148 W South Street
Whitewater, WI 53190

Arthur and Lisa Boren
1140 W South Street
Whitewater, WI 53190

Cory and Dana Newmann
1130 W South Street
Whitewater, WI 53190

Steven and Trisha Mauritz
1115 W South Street
Whitewater, WI 53190

Scott Sippel
Dawn Kiernan
1125 W South Street

John and Suzanne Chenoweth
1135 W South Street
Whitewater, WI 53190

Mark and Karen Elworthy
1145 W South Street
Whitewater, WI 53190

Kevin & Nancy Brunner Trust
1155 W South Street
Whitewater, WI 53190

Hatchett Enterprises, LLC
1002 S Janesville Street
Whitewater, WI 53190

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Rezone Request

Summary of Request	
Requested Approvals:	Zoning Map Amendment (Rezone)
Location:	242 S Prince Street (/WUP 00202)
Current Land Use:	City of Whitewater Lincoln Elementary School
Proposed Land Use:	City of Whitewater Lincoln Elementary School
Current Zoning:	R-2 One & Two Family Residence
Proposed Zoning:	I Institutional
Future Land Use, Comprehensive Plan:	Institutional

Rezone Review

The City of Whitewater Elementary School seeks to rezone their current parcel of land located at 242 S Prince Street from residential zoning to Institutional Zoning. The school district is preparing for some future additions, expansions, and renovations, and would like to become more conforming to our existing zoning ordinance. Amending their zoning district will allow them to make changes to their property without needing a Conditional Use Permit for each change like they would now with the existing zoning.

Planner's Recommendations

- 1) Staff recommend that Plan Commission recommend **APPROVAL** of the Rezone to the City of Whitewater Common Council for the parcel located at 242 S Prince Street, as it meets all requirements of the zoning district and is consistent with the comprehensive plan and future land use plan.

Print

Rezone Application - Submission #1783

Date Submitted: 7/9/2025

City of Whitewater

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

Neighborhood Services

Rezone Application

Rezone Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form, Rezone Form, and Plan of Operation Form. Twelve (12) copies
11 x 17, a digital copy of all submittal material:
 - a. Any other materials
 2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building
 - b. All plans will exhibit property exterior building materials and colors to be used
 - c. All plans will exhibit proposed/existing off-street parking stalls and driveway/loading docks
 - d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot
3. Submit fee to the City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
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5. When application is complete and approved by all Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's review is presented by Zoning Administrator, at the first initial appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required it will be scheduled at the beginning of the Plan Commission meeting.

Taylor Zeinert, Economic Director
262-473-0148
tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144
ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement
262-249-6701
mcodeenforcement@gmail.com

Site Plan No fi...sen**Landscaping** No fi...sen**MSDS Sheet** No fi...sen**Other Information** No fi...sen**Planning Request (check all that apply)****1. General Project Information:****Project Tax Key #*****Project Address*****City*****State*****Zip Code*****Project Title (if any)****2. Applicant, Agent & Property Owner Information****Applicant's Name*****Applicant's Company*****Address***

City*	State*	Zip Code*
Whitewater	WI	53190

Phone Number*

(262) 472-8500

Email Address*

N/A

Agent Name	Agent Company
Anna Blake	Point of Beginning, Inc.

Address

4941 Kirschling Ct.

City	State	Zip Code
Stevens Point	WI	54481

Phone Number

(715) 344-9999

Email Address

annab@pobinc.com

Owner's First Name (if different from applicant)	Owner's Last Name

Address**City****State****Zip Code****Phone Number****Email Address****3. Planning Request (Check all that apply)***

- ☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per s. ft (Floor Area)
- ☐ Conditional Use Permit \$275.00
- ☒ Rezone/Land use Amendment \$400.00
- ☐ Planned Unit Development \$500.00
- ☐ Preliminary Plan \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq ft (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If yes, please specify the language required.**Rezone Application**

I, (We) the undersigned owner(s)/agent do hereby petition the Plan Commission to grant a Zoning Amendment.

Address and legal description of the subject site*

242 S Prince St, Whitewater, WI 53190

Tax Parcel #*

/WUP 00202

Current Zoning District*

R-1

Requested Zoning District*

I

Requested zoning text amendment Section*

N/A

Item 4.

Petitioner's interest in requested rezoning*

The school District would like to rezone this property from R-1 to I - Institutional District

List type and number of structures, proposed operation or use of the structure(s) on site, number of employees, parking, etc.*

Existing Elementary School

Property Owner Signature*

Samuel Karns

Owner's Agent Signature

Anna Blake

Property Owner's Address*

242 S Prince St, Whitewater, WI 53190

Owner's Agent Address

4941 Kirschling Ct, Stevens Point, WI 54481

Property Owner's Phone Number*

(262) 472-8500

Owner's Agent Phone

(715) 344-9999

Property Owner's Email*

N/A

Owner's Agent Email

annab@pobinc.com

Zoning #**Application Reviewed by****Date**

Date Filed**Date Published****Date Notices Mailed****Item 4.****Plan Commission Recommendation****Date of Recommendation****Plan of Operations****Property Information****Tenant Information****Property Tax Key #***

/WUP 00202

Previous Business Name*

N/A

Property Address*

242 S Prince St, Whitewater, WI 53190

Years in Operation*

N/A

Property Owner*

Smauel Karns - Superintendent

New Business Name*

N/A

Owner's Mailing Address*

242 S Prince St

Name of Operator*

N/A

City, State and Zip Code*

Whitewater, WI 53190

Operator's Mailing Address*

N/A

Owner's Phone #*

N/A

City, State and Zip Code*

N/A

Owner's Email***Operator's Phone and Email*****Item 4.**

N/A

N/A

New Business Use/Operation Information**Description of Business Use or Operations***

N/A

Previous Use of Space*

N/A

Hours of Operations (Weekdays)*

N/A

Hours of Operations (Weekend)*

N/A

Total Area Space (SQF)*

N/A

Toilet Fixtures*

N/A

Full Time Employees*

N/A

Part Time Employees*

N/A

Customer Seating*

- ☐ Yes
☒ No

Seating Capacity*

N/A

**Total Employee Hours Per Year
(include yourself if self-employed)***

N/A

Sprinkler System*

- ☐ Yes
☒ No

Hazardous/Flammable Chemicals used/stored*

- ☐ Yes (must attach MSDS sheets)
☒ No

Specified Use of the Property and Building(s)**Building A***

N/A

Building B**Building C**

Will there be any problems resulting from this operation such as (check all that apply)*

- ☐ Odors
- ☐ Smoke
- ☐ Noise
- ☐ Light
- ☐ Vibrations
- ☒ None

Parking

Dimension of parking lot*

N/A

Number of Spaces available*

N/A

Parking lot construction*

- ☒ Asphalt
- ☐ Concrete

Type of Screening*

- ☒ Fencing
- ☒ Plantings

Is employee parking included in "number of space available"?*

- ☐ Yes
- ☒ No

Signage (Sign Permit Application Needed)

Type *

- ☐ Free standing
- ☐ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ Other
- ☒ None

If other describe

Location of Signs

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live*

- ☐ Yes
- ☒ No

When will this be offered to customers (check all that apply)

- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday

What time (s) will this be offered**Outdoor Lighting****Type***

N/A

Location*

N/A

Utilities**Will you be connected to City***

- ☒ Water
- ☒ Sewer

Is there a private well on-site?*

- ☐ Yes
- ☒ No

Types of Refuse Disposal*

- ☒ Municipal
- ☐ Private

Approval Date by the Department of Natural Resources of the well proposed**Approval Date by the County Health Department of existing septic system**

What types of sanitary facilities are to be installed for the proposed operation

Surface water drainage facilities (describe or include in site plan)

Licenses/Permits

<p>Is a highway access permit needed from the State, County or Local Municipality*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Is a cigarette license required? (Separate license from Clerk's Office)*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Is a liquor license required? (Separate license form Clerk's Office)*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>	<p>Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*</p> <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div>
--	---	--	---

Permitted Property Uses (Check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Home occupations/professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School supply stores and galleries
- ☐ Antique, collectible and hobby craft shops
- ☐ Automotive and related parts stores, without servicing
- ☐ Hotels and motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Caterers
- ☐ Clothing, Shoe Stores and repair shops
- ☐ Clinics medical and dental
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale shops
- ☐ Professional and Business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfasts
- ☐ Bakeries or candy stores with products from sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Coffee Shops
- ☐ Cultural arts centers and museums
- ☐ Post Offices
- ☐ Ice cream shops and cafes
- ☐ Agricultural services
- ☐ Lumbeyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing

- ☐ Production, or processing, cleaning, servicing, testing or remailer or materials, goods or products limited o the following uses, products, components, or circumstances:
- ☐ a. Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
- ☐ b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
- ☐ c. Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
- ☐ d. Medical and dental supplies
- ☐ e. Optical, fiber optical and photographic products and equipment
- ☐ f. Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
- ☐ g. Products related to process design, process stimulation, computer hardware and software development, safety engineering
- ☐ h. Scientific and precision instruments and components, including robotics
- ☐ Jewelry stores
- ☐ Meat Markets
- ☐ Paint, Wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores
- ☐ Variety stores
- ☐ Charitable or nonprofit institution and facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day spas
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☒ College Universitites
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct party of the primary business
- ☐ Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- ☐ Telecommunication centers (not including wireless telecommunication facilities)

Permitted Conditional Uses (Please check all that apply*)

- ☐ Planned Residential Development
- ☒ First telecommunications facility located on alternative structure only
- ☐ Attached townhouse dwellings up to four units per building
- ☒ Public and semipublic uses
- ☐ Multifamily dwellings and attached dwellings, over four units (new construction only)
- ☐ Any building over forty feet
- ☐ Conversion of existing structures resulting in more dwelling units
- ☐ Dwelling units with occupancy of six or more unrelated persons
- ☐ Home Offices/Professional Home offices requiring customer access
- ☐ Bed and Breakfast establishments
- ☐ Conversion of existing single-family dwellings to two-family attached dwellings
- ☐ Professional business offices in a building where principal use is residential
- ☒ Fraternity or sorority house and group lodging facilities
- ☐ Planned Development
- ☐ Conversion of existing units with less than five bedrooms to five or more bedrooms
- ☐ Entertainment establishments, including clubs but excluding adult entertainment
- ☐ All uses with drive-in and drive-thru facilities
- ☐ Automobile repair and service
- ☐ Taverns and other places selling alcoholic beverages by the drink
- ☐ Daycare centers, adult, child and doggie
- ☐ Large Retail and Commercial Service Developments
- ☐ Motor Freight Transportation
- ☐ Light manufacturing and retail uses
- ☐ Automobile and small engine vehicle sales and rental facilities
- ☐ Car washes
- ☐ Gasoline service stations, including incidental repair and service
- ☐ Funeral homes and crematory services
- ☐ Liquor or tobacco stores
- ☐ Wholesale trade of durable and nondurable
- ☐ Salvage Yards

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable state Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature***Date***

Samuel Karns

07/09/2025

Inspector's Signature**Date****Item 4.****Cost Recovery Certificate and Agreement**

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Lincoln Elementary School Rezone

PROJECT LOCATION*

242 S Prince St, Whitewater, WI 53190

APPLICANT INFORMATION**NAME***

Samuel Karns

MAILING (BILLING) ADDRESS*

242 S Prince St, Whitewater, WI 53190

PHONE*

(262) 472-8500

EMAIL ADDRESS*

N/A

ATTORNEY INFORMATION

NAME

PHONE

EMAIL ADDRESS

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLc

Attorney Timothy Brovold \$

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

SIGNATURE OF APPLICANT*

Samuel Karns

DATE*

07/09/2025

City Use Only Below this Line

Building Inspector Date Received

Review By

Zoning Administrator Date Received

Reviewed by

Occupancy Classification

Occupancy Classification of Surrounding Units

Zoning of Property

Use Permitted

- ☐ By Right
- ☐ By CUP
- ☐ PC Approval Required

Approval

- ☐ Approved
- ☐ Denied

Date

Approval

- ☐ Approved
- ☐ Denied

Date

Public Works Approval

- ☐ Approved
- ☐ Denied

Date

City Engineer Approval

- ☐ Approved
- ☐ Denied

Date

Police Department Approval

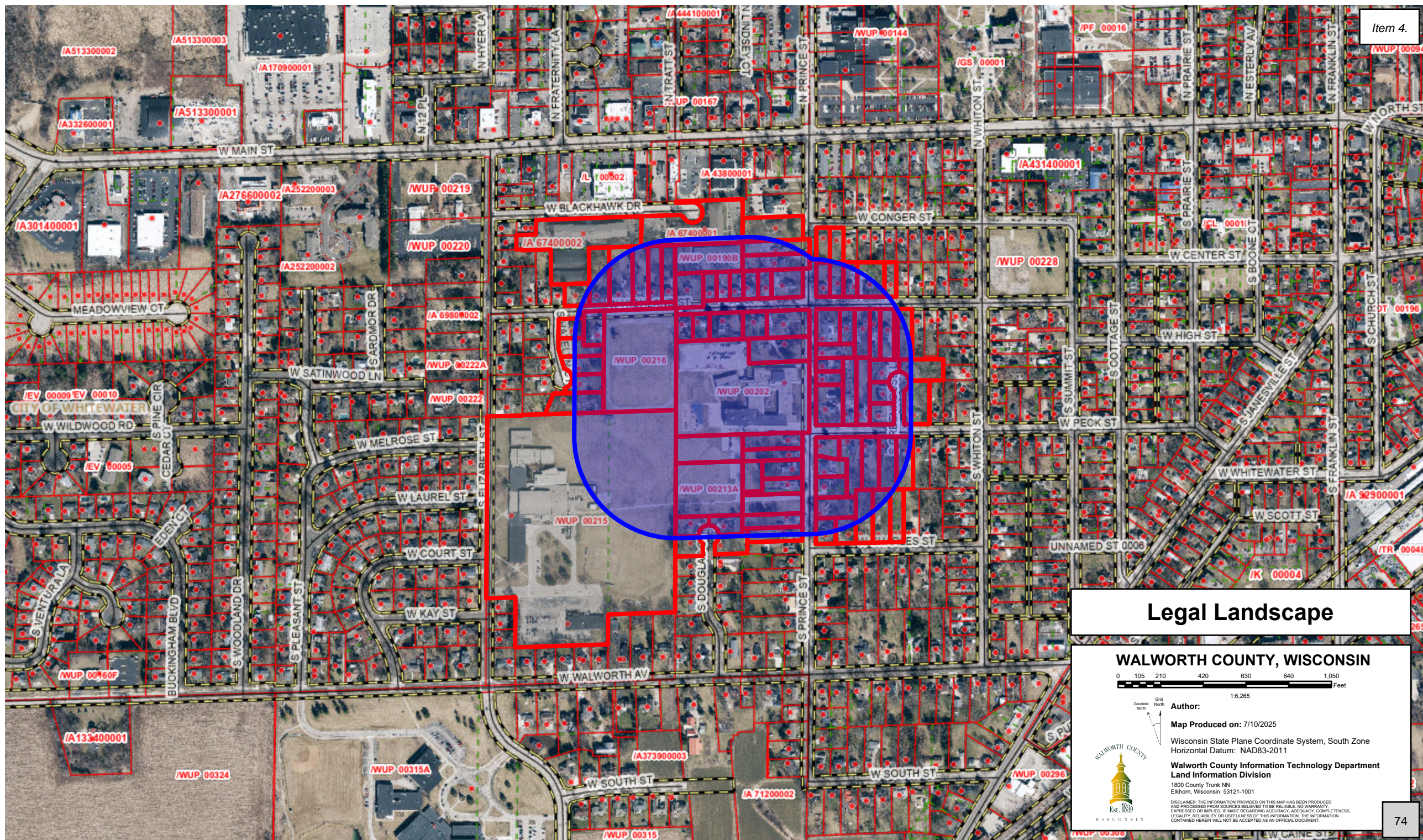
- ☐ Approved
- ☐ Denied

Date

Fire Department Approval

- ☐ Approved
- ☐ Denied

Date



MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Extra Territorial Zoning (ETZ) Certified Survey Map

Summary of Request	
Requested Approvals:	1 Lot Certified Survey Map
Location:	W2862 State Road 59, Whitewater, WI 53190
Current Land Use:	Home and Natural Resource Area
Proposed Land Use:	Home and Natural Resource Area
Current Zoning:	A-3 and N
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	N/A

CSM Review

The applicant is requesting a lot division by CSM, to create 1 new parcel of land within existing unplatted lands in the Town of Cold Spring ETZ area. The proposed CSM divides the property leaving approximately 5.265 acres zoned A-3 where an existing residence and farm structures are located per CSM 2582. The CSM then creates a new Lot 1, which is approximately 10.54 acres of land that is vacant and zoned Natural Resource Area (N). The lots can not be sold separately from one another per a note placed on the CSM.

CSM appears to be in full compliance with both lot area and width requirements as well as all other provisions of the municipal ordinance.

Planner's Recommendations

1) Staff recommend that Plan Commission **APPROVE** the Certified Survey Map as it meets all requirements of the zoning district in which it is located, as well as all land division requirements.

CERTIFIED SURVEY MAP NO. _____

A CERTIFIED SURVEY MAP OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTH-WEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 25, TOWN 5 NORTH, RANGE 15 EAST, COLD SPRING TOWNSHIP, JEFFERSON COUNTY, WISCONSIN.

OWNER:
J VULTAGGIO 1 LLC
N9121 OLD HIGHWAY P
WHITEWATER, WI 53190

UNPLATTED LAND OWNED BY OTHERS
ZONED A-1

ZONED
NATURAL RESOURCE

NOTE:
THIS LOT CAN NOT BE SOLD
SEPARATELY FROM LOT 1,
CSM 2585

LOT 1

10.54 ACRES
459,136 SQ. FT.

LOT 1
CSM 2582

GRAVEL DRIVE

RES.

WELL

SEPTIC

SEPTIC

SEPTIC

SEPTIC

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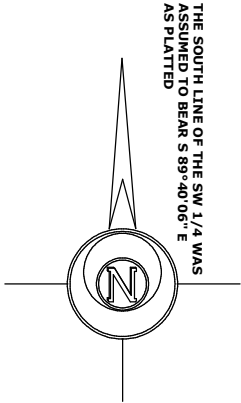
SEPTIC

SEPTIC

SO. 1/2 OF THE NW 1/4
OF THE SW 1/4 SEC. 25-5-15

MARK L. MIRITZ
WI PROFESSIONAL LAND
SURVEYOR S-2582
JUNE 24, 2025

Reserved for Jefferson County Register of Deeds



SCALE 1 INCH = 200 FEET

GRAPHIC SCALE IN FEET



Legend

- Found County Section Corner Concrete Mon. with Brass Cap
- Found iron pipe 1 1/4" dia.
- Set 3/4" dia. iron rod, 18" long weighing 1.502 lbs./ lin. ft.
- Found Iron Rod 3/4 inch
- (xx) Recorded Dimension

SW 1/4 OF SW 1/4

SEC. 25-5-15

UNPLATTED LAND

OWNED BY OTHERS
ZONED A-1

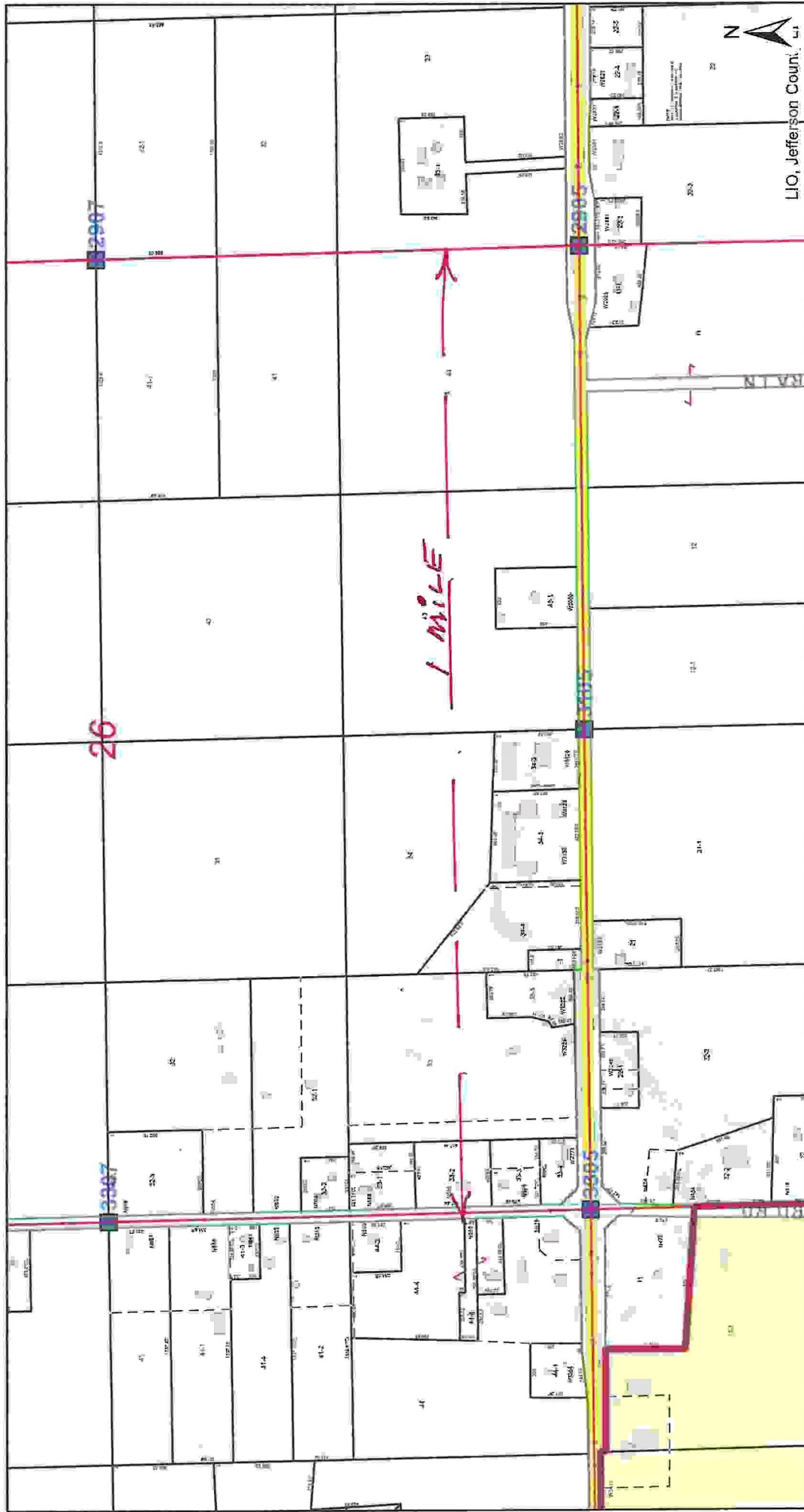
SW CORNER
SEC. 25-5-15

STATE TRUNK HIGHWAY "59"

SOUTH 1/4 CORNER
SECTION 25-5-15

SHEET 1 OF 2 SHEETS
PROJECT NO. 13.407

Jefferson County Land Information



- | | | | | | |
|--|-----------------------------------|--|--------------------|--|-----------------------------|
| | PLSS Sections | | Personal Property | | PLSS Sections |
| | Municipal Boundaries | | Land Surveys | | Public Survey System Co IDs |
| | Right of Ways | | CSM | | |
| | Cartographic Lines | | PLAT OF SURVEY | | |
| | Property Boundary | | <all other values> | | |
| | Old Lot/Meander/Other Carto-Lines | | | | |
| | Rail Right of Ways | | | | |
| | Surface Water | | | | |
| | Map Hooks | | | | |
| | Tax Parcel Information | | | | |

Item 5.

680 345 0

1 inch = 800 feet

Author:

Print

Subdivision/Land Split Application/Certified Survey/Extra Territorial CSM - Submission #1768

Date Submitted: 7/1/2025

City of Whitewater

312 W Whitewater Street
PO Box 178
Whitewater, WI 53190
262-473-0560
www.whitewater-wi.gov

Neighborhood Services

Subdivision/Land Split Application/Certified Survey

Subdivision/Land Split Application Checklist (please read)**Applicant**

1. Fill out Planning Request Form, Subdivision Form, and Plan of Operation Form. Twelve (12) copies
11 x 17, a digital copy of all submittal material:
 - a. Any other materials
2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building
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Taylor Zeinert, Economic Director
262-473-0148
tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant
262-473-0144
ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement
262-249-6701
mcodeenforcement@gmail.com

Planning Request

General Project Information:

Project Tax Key #*

004-05152533-001

Project Address*

W2862 state road 59

Project Title (if any)

Wagner lot #004-0515-2533-000

Applicant, Agent & Property Owner Information

Applicant's Name*

Joe Vultaggio

Applicant's Company*

Jvultaggio llc

Address*

W2862 State Rd 59

City*

Whitewater

State*

Wi

Zip Code*

53190

Phone Number*

9207236943

Email Address*

Vultaggiojoe@gmail.com

Agent Name

Agent Company

Address

City

State

Zip Code

Phone Number

Email Address

Owner, if different from applicant

Susan Wagner

Address

State rd 59

City

State

Zip Code

Whitewater

Wi

53190

Phone Number

2629491277

Fax Number

Item 5.

Email Address**3. Planning Request (Check all that apply)***

- ☐ Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Conditional Use Permit \$275.00
- ☐ Rezone/Land Use Amendment \$400.00
- ☐ Preliminary Plat \$175.00
- ☐ Final Plat \$225.00
- ☒ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$350.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Board of Zoning Appeals \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If Yes, please specify the language required.**Subdivision/Land Split Application & Certified Survey Application****1. General Project Information****Project Tax Parcel #.***

004-0515-2533-001

Project Address*

W2862 State rd 59

Project Title (if any)

Application Type (Choose ONE)*

- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Land Division/Certified Survey Map
- ☒ Extraterritorial Certified Survey Map

If a Plat, Proposed Subdivision Name**3. Specific Project Information:****Current Zoning District(s)***

Jefferson county/ cold spring township

Proposed Zoning District(s)*

Natural Resource zone

Current Land Use*

A1 farmland/ wooded area

Proposed Land Use*

Natural resource zone no building.

Gross Site Area*

10.5 acres

Current Number of Lots*

1

Proposed Number of Lots*

1

Zoning #**Plan of Operations****Property Information****Property Tax Key #***

004-0515-2533-000

Tenant Information**Previous Business Name***

Susan Wagner / Bob Wagner Trust

Property Address*

W2862 Hwy 59

Years in Operation*

10

Property Owner*

Susan Wagner

New Business Name*

Jvultaggio Ilc

Owner Mailing Address*

W2862 State road 59 whitewater

Name of Operator*

Joe Vultaggio

Owner City, State and Zip Code*

Whitewater Wi 53190

Operator's Mailing Address*

W2862 State rd 59

Owner's Phone Number*

9207236943

Operator's City, State and Zip Code*

Whitewater

Owner's Email*

Vultaggiojoe@gmail.com

Operator's Phone and Email*

9207236943

New Business Use/Operation Information**Description of Business Use or Operation***

Natural resource zone

Previous Use of Space*

Agriculture

Hours of Operations (Weekdays)*

0

Hours of Operations (Weekends)*

0

Total Area of Space (SQF)*

10.5

Toilet Fixtures*

0

Full Time Employees*

0

Part Time Employees*

0

Customer Seating*☐ Yes☒ No**Seating Capacity***

0

**Total Employee Hours Per Year
(include yourself if self-employed)***

0

Sprinkler System*

- ☐ Yes
☒ No

Hazardous/Flammable Chemicals used/stored*

- ☐ Yes (must attach MSDS sheets)
☒ No

Specified Use of Property and Building(s)**Building A***

Natural resource zone

Building B**Building C****Will there be any problems resulting from this operation such as ***

- ☐ Odors
☐ Smoke
☐ Noise
☐ Light
☐ Vibrations
☒ None

Parking**Dimension of Parking Lot***

None

Number of Spaces available*

0

Parking Lot Construction*

- ☐ Asphalt
☐ Concrete
☒ None

Type of Screening*

- ☐ Fencing
☐ Plantings
☒ None

Is employee parking included in "number of spaces available"?*

- ☐ Yes
☒ No

Signage (Sign Permit Application Needed)**Type***

- ☐ Free Standing
- ☐ Monument
- ☐ Projecting
- ☐ Awning/Canopy
- ☐ Electronic Message
- ☐ Pylon
- ☐ Arm/Post
- ☐ Window
- ☐ Mobile/Portable or Banner
- ☐ Other
- ☒ None

If other what kind**Location of Signs***

0

Entertainment**Is there any type of music in this proposal?***

- ☐ Yes (Separate License from Clerk's Office Required)
- ☒ No

Live*

- ☐ Yes
- ☒ No

When will this be offered to customers*

- ☐ Monday
- ☐ Tuesday
- ☐ Wednesday
- ☐ Thursday
- ☐ Friday
- ☐ Saturday
- ☐ Sunday
- ☒ None

What time(s) will this be offered*

0

Outdoor Lighting

Type*

0

Location*

0

Utilities**Will you be connected to City***

- ☒ Water
☒ Sewer

Is there a private well on-site*

- ☐ Yes
☒ No

Types of Refuse Disposal*

- ☐ Municipal
☒ Private

Approval Date by the Department of Natural Resources of the well for proposed use

N/A

Approval Date by the County Health Department for existing septic system

N/A

What types of sanitary facilities are to be installed for the proposed operation

None

Surface water drainage facilities (describe or include in site plan)

N/A

Licenses/Permits**Is a highway access permit needed from the State, County or local Municipality?***

- ☐ Yes
☒ No

Is a cigarett license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Is a liquor license required? (Separate license from Clerk's office)*

- ☐ Yes
☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

- ☐ Yes
☒ No

Permitted Property Uses (Please check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Home occupations/professional home office for nonretail goods and services no customer access
- ☐ Multi-Family Dwellings
- ☐ Art, Music and School Supply stores and galleries
- ☐ Antique, collectible and hobby craft stores
- ☐ Automotive and related parts stores, without servicing
- ☐ Hotel and motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Banks and other financial institutions without drive-thru facilities
- ☐ Camera and photographic supply stores
- ☐ Caterers
- ☐ Clothing, shoe stores and repair shops
- ☐ Clinics medical and dental
- ☐ Department stores
- ☐ Drug stores
- ☐ Florist shops
- ☐ Food and convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale Shops
- ☐ Professional and Business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationery stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist homes and bed and breakfasts
- ☐ Bakeries or candy stores with products for sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Coffee Shops
- ☐ Cultural arts centers and museums
- ☐ Post Offices
- ☐ Ice cream shops and cafes
- ☐ Toy stores
- ☐ Agricultural services
- ☐ Lumberyards, building supply stores and green houses
- ☐ Manufacturing, fabrication, packing packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material

- ☐ Research facilities, development and testing laboratories, including testing facilities and equipment
- ☐ Retail sales and services linked to manufacturing or warehousing
- ☐ Production, or processing, cleaning, servicing, testing or remailer of materials, goods or products limited to the following uses, products components, or circumstances:
 - ☐ a. Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
 - ☐ b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
 - ☐ c. Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
 - ☐ d. Medical and dental supplies
 - ☐ e. Optical, fiber optical and photographic products and equipment
 - ☐ f. Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
 - ☐ g. Products related to process design, process stimulation, computer hardware and software development, safety engineering
 - ☐ h. Scientific and precision instruments and components, including robotics
- ☐ Jewelry stores
- ☐ Meat markets
- ☐ Paint, wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods stores
- ☐ Variety stores
- ☐ Charitable or nonprofit institution and facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day Spas
- ☐ Gift Shops
- ☐ Public parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance Studio
- ☐ College and Universities
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one principal structure on a lot when the additional building is a material and direct part of the primary business
- ☐ Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- ☐ Telecommunication centers (not including wireless telecommunications facilities)
- ☒ Not Applicable

Permitted Conditional Uses (Please check all that apply)*

- ☐ Planned Residential Development
- ☐ First Wireless telecommunication facility located on alternative structure only
- ☐ Attached townhouse dwellings up to four units per building
- ☐ Public and semi public uses
- ☐ Multifamily dwellings and attached dwellings, over four units (new construction only)
- ☐ Any building over forty feet
- ☐ Conversion of existing structures resulting in more dwelling units
- ☐ Dwelling units with occupancy of six or more unrelated persons
- ☐ Home Occupations/Profession Home offices requiring customer access
- ☐ Bed and Breakfast establishments
- ☐ Conversion of existing single-family dwellings to two-family attached dwellings
- ☐ Profession business offices in a building where principal use is residential
- ☐ Fraternity or sorority houses and group lodging facilities
- ☐ Planned Development
- ☐ Conversion of existing units with less than five bedrooms to five or more bedrooms
- ☐ Entertainment establishments, including clubs but excluding adult entertainment
- ☐ All uses with drive-in and drive-thru facilities
- ☐ Automobile repair and service
- ☐ Taverns and other places selling alcoholic beverages by the drink
- ☐ Daycare centers, adult, child and doggie
- ☐ Large Retail and Commercial Service Developments
- ☐ Motor Freight Transportation
- ☐ Light manufacturing and retail uses
- ☐ Automobile and small engine vehicle sales and rental facilities
- ☐ Car washes
- ☐ Gasoline service stations, including incidental repair and service
- ☐ Funeral homes and crematory services
- ☐ Liquor or tobacco stores
- ☐ Wholesale trade of durable and nondurable goods
- ☐ Salvage yards
- ☒ Not applicable

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature*

Joe Vultaggio

Date*

7/1/25

Inspector's Signature**Date**

Item 5.

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Vultaggio

PROJECT LOCATION*

W2862 State rd 59

APPLICANT INFORMATION**NAME***

Joe Vultaggio

MAILING (BILLING) ADDRESS*

W2862 State Road 59

PHONE*

9207236943

EMAIL ADDRESS*

Vultaggiojoe@gmail.com

ATTORNEY INFORMATION

NAME

Olm

PHONE

EMAIL ADDRESS

SIGNATURE OF APPLICANT*

Joe Vultaggio

DATE*

July 1 2025

Note to Applicant: The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code.

RATES

City Administration Hourly Rate Shall Not Exceed

Director of Economic Development: Taylor Zeinert \$56.55

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blich \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$36.63

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Harrison, Williams & McDonell, LLP

Attorney Jonathan McDonell \$255.00

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

City Use Only Below Line

**Building Inspector Date
Received**

Reviewed by

**Zoning Administrator Date
Received**

Reviewed By

Occupancy Classification

**Occupancy Classification
Surrounding Units**

Zoning of Property

Use Permitted

- ☐ By Right
- ☐ By CUP
- ☐ PC Approval
Required

Approval

- ☐ Approved
- ☐ Denied

Date

Approval

- ☐ Approved
- ☐ Denied

Date

Public Works
Approval

- ☐ Approved
- ☐ Denied

Date

City Engineer
Approval

- ☐ Approved
- ☐ Denied

Date

Police Department
Approval

- ☐ Approved
- ☐ Denied

Date

Fire Department
Approval

- ☐ Approved
- ☐ Denied

Date

MEMORANDUM

To: City of Whitewater Plan and Architectural Review Commission

From: Allison Schwark, Zoning Administrator

Date: August 11, 2025

Re: Site Plan Review

Summary of Request	
Requested Approvals:	Site Plan Review
Location:	109 County Road U. Parcel # 292-0515-3313-000
Current Land Use:	City of Whitewater Wastewater Facility
Proposed Land Use:	City of Whitewater Wastewater Facility and Storage
Current Zoning:	M-2 Manufacturing & Miscellaneous Use
Proposed Zoning:	N/A
Future Land Use, Comprehensive Plan:	Institutional

Staff Review

The applicant is requesting a site plan review for a new construction accessory building to be constructed on the property located at 109 County Road U located in Jefferson County. Currently the parcel is owned by the City of Whitewater and is primarily used for the Wastewater Treatment Facility. The overall size of the site is approximately 44 acres, with the majority of it being vacant. The City of Whitewater Police Department is proposing to add a 5,000 square foot metal building on site to be used for vehicle storage, training, and evidence storage.



Approximate location of new proposed structure.

19.37.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;
- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;

The proposed structure meets all of the following requirements.

19.37.070 - 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 shall 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.

The proposed plans meet all of the following requirements.

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, 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 is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

The proposed plans meet all of the following requirements.

19.36.090 - Buffer screening.

Where the M-2 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

No buffer screening is required, as there are no residential properties nearby.

19.51.040 - Adequate access—Driveways.

B. Driveways shall not exceed twenty-four feet in width at the street right-of-way line, except as otherwise determined by the plan and architectural review commission during site plan review.

The proposed plan shows adequate existing access to the site.

Planner's Recommendations

- 1) Staff recommends that the Plan Commission **APPROVE** the Site Plan for the property located at 109 County Road U with the following conditions:
 - a. All lighting shall comply with the City of Whitewater Ordinances.
 - b. All new or additional signage on site shall be approved by the zoning department, and a separate application will be required.
 - c. All zoning and building permits for construction be properly obtained.
 - d. No use shall be so conducted as to cause the harmful discharge of any waste materials into or upon the ground, into or within any sanitary or storm sewer system, into or within any water system or water, or into the atmosphere. All uses shall be conducted in such a manner so as to preclude any nuisance, hazard, or commonly recognized offensive conditions or characteristics, including creation or emission of dust, gas, smoke, noise, fumes, odors, vibrations, particulate matter, chemical compounds, electrical disturbance, humidity, heat, cold, glare, or night illumination.
 - e. Knox box shall be installed on site for each building, and owner and occupants shall work with City of Whitewater Fire Department to ensure compliance with fire code.
 - f. Any other stipulations as indicated by the PARC.

Print

Site Plan Application - Submission #1805

Date Submitted: 7/21/2025

City of Whitewater

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

Neighborhood Services

Site Plan Application

Site Plan Application Checklist (Please read)**Applicant**

1. Fill out Planning Request Form and Plan of Operation Form. Digital copies of all submittal materials:
 - a. Application Forms
 - b. Landscaping plan indication location, type and size of materials (Please review Landscaping Guidelines)
 - c. Stormwater and Erosion Control Applications (Separate Forms)
 - d. Lighting Plan (Photometric) Plan
 - e. And any other materials you feel are pertinent
2. Application shall include the following Plan requirements:
 - a. All plans shall be drawn to scale and show all sides of the proposed building
 - b. All plans will exhibit property exterior building materials and colors to be used
 - c. All plans will exhibit proposed /existing off-street parking stalls and driveway/loading docks
 - d. Building elevations must include the lot on which the structure is to be built and the street(s) adjacent to the lot

3. Submit fee to the City of Whitewater

City Building Inspector/Zoning Administrator

1. Review application for accuracy and all required information
2. Staff will review information for conformance to Ordinances
3. Engineer will review Stormwater and Erosion Control Plans
4. Landscape Plan will be reviewed by Urban Forestry Commission
5. When application is complete and approved by Staff it will then be forwarded to Plan Commission

Process

1. Plan Commission considers applicant's request and staff review presented by Zoning Administrator, at the first initial

appearance. If Plan Commission recommends changes and/or revisions, then the applicant must revise site plan, otherwise the matter is forwarded as is for the second appearance for approval/denial of the final site plan.

NOTE: Plan Commission normally meets the second Monday of each month at 6:00 p.m. If a public hearing is required, it will be scheduled at the beginning of the Plan Commission meeting.

Urban Forestry Commission normally meets the fourth Monday of each month at 5:30 p.m.

Taylor Zeinert, Economic Director

262-473-0148

tzeinert@whitewater-wi.gov

Llana Dostie, Neighborhood Services Administrative Assistant

262-473-0144

ldostie@whitewater-wi.gov

Allison Schwark, Municipal Code Enforcement

262-249-6701

mcodeenforcement@gmail.com

Site Plan

80440shC101-SIZED.pdf

Landscaping Plan

Choose File

No file chosen

Lighting Plan

Choose File

No file chosen

Other Information

80440.pdf

Planning Request

General Project Information

Project Tax Id

Project Address*

Project Title (if any):

Applicant, Agent & Property Owner Information

Applicant's Name*

Applicant's Company*

Address*

555 South River Streetr

City*

Janesville

State*

WI

Zip Code*

53548

Phone Number*

6087562326

Email Address*

j.tibbetts@angusyoung.com

Agent's Name

Agent's Company

Address

City

State

Zip Code

Phone Number

Fax Number

Email Address

Owner's First Name (if Different from applicant)**Owner's Last Name****Item 6.**

Dan

Meyer

Address

312 W. Whitewater St.

City**State****Zip Code**

Whitewater

WI

53190

Phone Number**Fax Number**

2624731371

Email Address

dmeyer@whitewater-wi.gov

Planning Request (check all that apply)*

- ☒ Site Plan and Architectural Review \$150.00 plus \$0.05 per sq. ft (Floor Area)
- ☐ Conditional Use Permit \$275.00
- ☐ Rezone/Land Use Amendment \$400.00
- ☐ Planned Unit Development \$500.00
- ☐ Preliminary Plat \$175.00
- ☐ Final Plat \$225.00
- ☐ Certified Survey Map \$200.00 plus \$10.00 per lot
- ☐ Project Concept Review \$150.00
- ☐ Joint Conditional Use & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Rezoning & Certified Survey Map \$500.00 plus \$10.00 per lot
- ☐ Joint Site Plan & Conditional Use \$300.00 plus \$0.05 per sq. ft. (Floor Area)
- ☐ Board of Zoning Appeals/Adjustment \$300.00

Will translation services be needed during the Plan Board meeting?*

- ☐ Yes
- ☒ No

If Yes, please specify the language required.**Plan of Operations**

Property Information**Tenant Information****Property Tax Key #****Previous Business Name***N/A**Property Address****Years in Operation***N/A**Property Owner Name***City of Whitewater**New Business Name***N/A**Owner's Mailing Address***312 W. Whitewater Street**Name of Operator***N/A**City, State and Zip Code***Whitewater, WI 53190**Operator's Mailing Address***Same as indicated**Owner's Phone Number***2624731371**Operator's City, State and Zip Code***Same as indicated**Owner's Email***dmeyer@whitewater-wi.gov**Operator's Phone and Email***2624731371**New Business Use/Operation Information****Description of Business Use or Operations***Police Training and Evidence Storage**Previous Use of Space***N/A**Hours of Operation (Weekdays)***24/7**Hours of Operations (Weekends)***24/7

Total Area Space (SQF)*

5000

Toilet Fixtures*

1

of Full Time Employees*

N/A

of Part Time Employees Item 6.

N/A

Customer Seating*☐ Yes☒ No**Seating Capacity***

N/A

**Total Employee Hours Per Year
(including yourself if self-employed)***

N/A

Sprinkler System*☐ Yes☒ No**Hazardous/Flammable Chemicals Used/Stored***☐ Yes (Must attach MSDS Sheets)☒ No**Specified Use of Property and Building(s)****Building A***

Evidence Storage / Training Facility

Building B**Building C****Will there be any problems resulted form this operation such as: (Check all that apply)***☐ Odors☐ Smoke☐ Noise☐ Light☐ Vibrations☒ None**Parking****Dimension of parking lot***

N/A

Number of Spaces available*

As Indicated

Parking lot construction*

- ☒ Asphalt
☒ Concrete

Type of Screening*

- ☒ Fencing
☐ Plantings

Is employee parking included in (number of spaces available"?*

- ☒ Yes
☐ No

Signage (Separate Sign Permit Application Needed)**Type (Check all that apply)***

- ☐ Free standing
☐ Monument
☐ Projecting
☐ Awning/Canopy
☐ Electronic Message
☐ Pylon
☐ Arm/Post
☐ Window
☐ Mobile/Portable or Banner
☒ None
☐ Other

If other describe**Location of Signs***

N/A

Entertainment**Is there any type of music in this proposal? ***

- ☐ Yes (Separate License from Clerk's office Required)
☒ No

Live*

- ☐ Yes
☒ No

When will this be offered to customers*

- ☐ Monday
☐ Tuesday
☐ Wednesday
☐ Thursday
☐ Friday
☐ Saturday
☐ Sunday
☒ None

What time(s) will this be offered

N/A

Outdoor Lighting**Type***

Existing Street Lighting

Location*

N/A

Utilities**Will you be connected to City
(Check all that apply)***

- ☒ Water
☐ Sewer

Is there a private well on-site*

- ☐ Yes
☒ No

Types of Refuse Disposal*

- ☒ Municipal
☐ Private

Approval Date by the Department of Natural Resources for the well proposed use

N/A

Approval Date by the County Health Department for existing septic system

N/A

What types of sanitary facilities are to be installed for the proposed operation*

As indicated above

Surface Water drainage facilities (describe or include in site plan)*

Existing drainage to be maintained.

Licenses/Permits

Is a highway access permit needed from the State, County or local Municipality?*

☐ Yes

☒ No

Is a cigarette license required? (Separate license from Clerk's Office Required)*

☐ Yes

☒ No

Is a liquor license required? (Separate license from Clerk's Office required)*

☐ Yes

☒ No

Did Wisconsin Department of Safety and Professional Services Division of Industry Services approve building plans*

☐ Yes

☒ No

Permitted Property Uses (Check all that apply)*

- ☐ Single Family Dwelling
- ☐ Two Family Dwelling
- ☐ Modular Home
- ☐ Manufactured Home
- ☐ Second or greater wireless telecommunication facility
- ☐ Multi-Family Dwellings
- ☐ Art, Music, and School supply stores and galleries
- ☐ Antique, collectible and hobby craft stores
- ☐ Automotive and related parts stores, without servicing
- ☐ Hotel and Motels
- ☐ Small appliance repair stores, computer or software sales and service
- ☐ Banks and other financial institutions without drive thru facilities
- ☐ Camera and photographic supply stores
- ☐ Caterers
- ☐ Clothing, shoe stores and repair shops
- ☐ Clinics medical and dental
- ☐ Department Stores
- ☐ Drug Stores
- ☐ Florist Shops
- ☐ Food and convenience stores without gasoline pumps
- ☐ Furniture stores
- ☐ Hardware stores
- ☐ Insurance agencies
- ☐ Barbershops/Beauty Parlors
- ☐ Liquor stores without drive-thru facilities
- ☐ Resale shops
- ☐ Professional and Business offices
- ☐ Self-service laundries and dry-cleaning establishments
- ☐ Stationary stores, retail office supply stores
- ☐ Movie theaters
- ☐ Tourist Homes and bed and breakfast
- ☐ Bakeries or candy stores with products for sale on premise only
- ☐ Appliance repair stores, including computer sales and service
- ☐ Coffee Shops
- ☐ Cultural arts centers and museums
- ☐ Post Offices
- ☐ Ice cream shops and cafes
- ☐ Toy stores
- ☐ Agricultural services
- ☐ Lumberyards, building supply stores and green houses
- ☒ Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastic, textiles, clay, woods and similar material
- ☐ Research facilities, development and testing laboratories, including testing facilities and equipment

- ☐ Retail sales and services linked to manufacturing or warehousing
- ☐ Production, or processing, cleaning, servicing, testing or remailer or materials, goods, or products limited to the follow uses, products, components, or circumstances:
 - ☐ a. Electronic and electrical products instruments, such as transistors, semiconductors, small computers, scanners, monitors and compact communication devices
 - ☐ b. High technology products related to the fields of physics, oceanography, astrophysics, metallurgy, chemistry, biology or other scientific field offered for study by University of Whitewater
 - ☐ c. Laser technology, radiology, x-ray and ultrasound products, manufacturing and assembly
 - ☐ d. Medial and dental supplies
 - ☐ e. Optical, fiber optical and photographic products and equipment
 - ☐ f. Orthopedic and medical appliances such as artificial limbs, brace supports and stretchers
 - ☐ g. Products related to process design, process stimulation, computer hardware and software development, safety engineering
 - ☐ h. Scientific and precision instruments and components, including robotics
- ☐ Jewelry stores
- ☐ Meat markets
- ☐ Paint, wallpaper, interior decorating and floor covering stores
- ☐ Restaurants without drive-thru facilities
- ☐ Sporting goods store
- ☐ Variety stores
- ☐ Charitable or nonprofit institution and facilities
- ☐ Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing and general contracting) provided that there are no significant environmental emissions (odor or waste)
- ☐ Catalog and e-commerce sales outlets
- ☐ Day spas
- ☐ Gift Shops
- ☐ Public Parking lots
- ☐ Tourist information and hospitality centers
- ☐ Dance studio
- ☐ College and Universities
- ☐ Private recreation facilities
- ☐ Freight terminals, trucking servicing and parking, warehousing and inside storage
- ☐ More than one pricipal structure on a lot when the additional building is a material and direct part of the primary business
- ☐ Pilot plants and other facilities for testing manufacturing, processing or fabrication methods or for the testing of products or materials
- ☐ Telecommunication centers (not including wireless telecommunications facilities)

Permitted Conditional Uses (Check all that apply)*

- ☐ Planned Residential Development
- ☐ First Wireless telecommunications facility located on alternative structure only
- ☐ Attached townhouse dwellings up to four units per building
- ☐ Public and semi public uses
- ☐ Multifamily dwellings and attached dwellings, over four units (new construction only)
- ☐ Any building over forty feet
- ☐ Conversion of existing structures resulting in more dwelling units
- ☐ Dwelling units with occupancy of six or more unrelated persons
- ☐ Home Occupations/Professional Home offices requiring customer access
- ☐ Bead Breakfast establishments
- ☐ Conversion of existing single-family dwellings to two-family attached dwellings
- ☐ Profession business offices in a building where principal use is residential
- ☐ Fraternity or sorority houses and group lodging facilities
- ☒ Planned Development
- ☐ Conversion of existing units with less than five bedrooms to five or more bedrooms
- ☐ Entertainment establishments, including clubs but excluding adult entertainment
- ☐ All uses with drive-in and drive-thru facilities
- ☐ Automobile repair and service
- ☐ Taverns and other places selling alcoholic beverages by the drink
- ☐ daycare adult, child and doggie
- ☐ Large Retail and Commercial Service Developments
- ☐ Motor Freight Transportation
- ☐ Light Manufacturing and retail uses
- ☐ Automobile and small engine vehicles sales and rental facilities
- ☐ Car washes
- ☐ Gasoline service station, including incidental repair and service
- ☐ Funeral homes and crematory services
- ☐ Liquor or tobacco stores
- ☐ Wholesale trade of durable and non durable goods
- ☐ Salvage yards

Signatures

By signing below, I certify that the above information is true and accurate account of the information requested for my business site and its operation and use. Should an inspection be required, I agree to all the Inspector(s) reasonable access to the space to verify compliance with the Municipality's Ordinance. In addition, I fully understand that completion of this or its approval does not preclude me from complying with all applicable State Statutes or Municipal Ordinances regarding my business and its lawful operations.

Applicant's Signature***Date*****Inspector's Signature****Date**

jct

07/21/2025

Cost Recovery Certificate and Agreement

Pursuant to Ordinance 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code

The undersigned applicant hereby acknowledges and agrees to be bound by Ordinances 19.74.010 and 16.04.270 of the City of Whitewater Municipal Code, providing for city recovery of all city costs and disbursements incurred directly or indirectly related to the Applicant's request. All costs incurred by the city in the consideration of any requests by the Applicant related to the Applicant's request shall be recoverable, including but not limited to, all professional and technical consultant services and fees retained by the city and rendered in review of any application, including the engineer, planner, attorney, or any other professional or expert hired by the village for purposes of review of the application or pre-submission request. The Applicant agrees to reimburse the City for all costs recoverable pursuant to the terms of the above numbered ordinance within the time period set forth by the City of Whitewater Municipal Code. At no time shall any cost recoverable fees be waived, except through the process of a written request by the Applicant and the Common Council, review and evaluation by the Common Council, and official action taken by the Common Council.

PROJECT INFORMATION**PROJECT NAME***

Whitewater PD Evidence / Training Facility

PROJECT LOCATION*

109 Co Hwy U

APPLICANT INFORMATION**NAME***

Jim Tibbetts

MAILING (BILLING) ADDRESS*

555 South River Steet, Janesville, WI 53548

PHONE*

6087562326

EMAIL ADDRESS*

j.tibbetts@angusyoung.com

ATTORNEY INFORMATION**NAME**

PHONE**EMAIL ADDRESS**

Item 6.

Note to Applicant: The City Engineer, Attorney and other City professionals and staff, if requested by the City to review your request, will be billed for their time at an hourly rate which is adjusted from time to time by agreement with the City. Please inquire as to the current hourly rate you can expect from this work. In addition to these rates, you will be asked to reimburse the City for those additional costs set forth in 19.74.10 and 16.04.270 of the Municipal Code

RATES

City Administration Hourly Rate Shall Not Exceed

Interim Director of Economic Development: Emily McFarland \$

Director of Public Works: Brad Marquardt \$72.33

Director of Finance: Rachelle Blitch \$65.94

Clerk: Heather Boehm \$43.33

Deputy Clerk: Tiffany Albright \$29.20

NS Administrative Assistant Llana Dostie \$

Building Inspection Services

Building Inspector Commercial: Joe Mesler \$80.00

Building Inspector Residential: Jon Mesler \$80.00

City Attorney

Russell Law Offices, LLC

Attorney Timothy Brovold \$

City Engineer

Strand and Associates \$247.63

Primary Contact: Mark Fischer

City Planners and Zoning Administrator

Primary Contact: Allison Schwark \$49.00

City Use only Below

Building Inspector Date Received

Review By

Zoning Administrator Date Received

Review By

Occupancy Classification

Occupancy Classification Surrounding Units

Zoning of Property

Use Permitted

- ☐ By Right
- ☐ By CUP
- ☐ PC Approval Required

Approval

- ☐ Approved
- ☐ Denied

Date

Approval

- ☐ Approved
- ☐ Denied

Date

Public Works Approval

- ☐ Approved
- ☐ Denied

Date

City Engineer Approval

- ☐ Approved
- ☐ Denied

Date

Police Department Approval

- ☐ Approved
- ☐ Denied

Date

Fire Department Approval

- ☐ Approved
- ☐ Denied

Date

WHITEWATER
POLICE
DEPARTMENT

EVIDENCE
STORAGE AND
TRAINING BUILDING

09 COUNTY HIGHWAY U
WHITEWATER, WI 53190

[illegible]

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PROJECT NUMBER

80440

APPROVED BY _____

WPD

REVIEWED BY

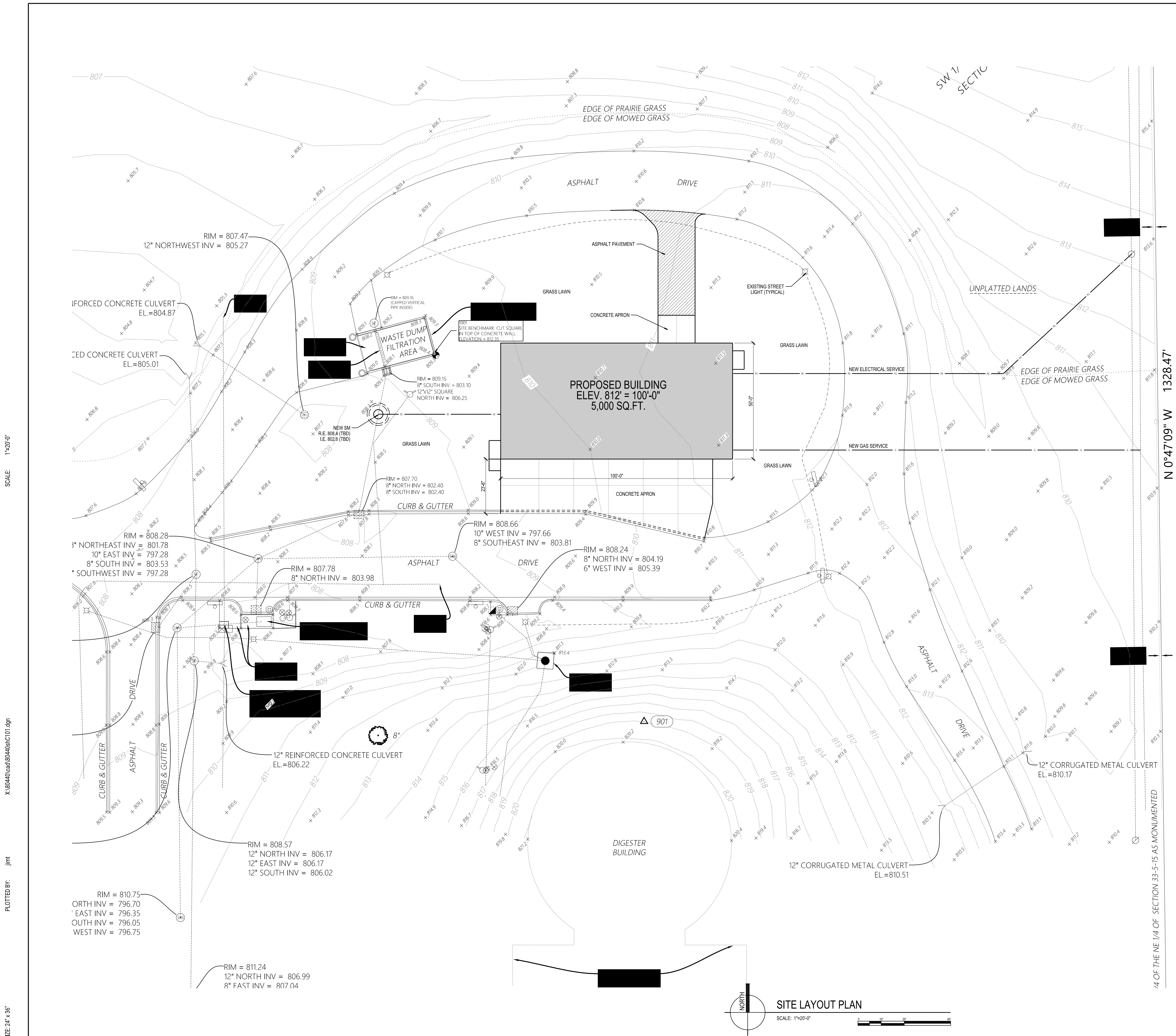
JCT

DRAWN BY

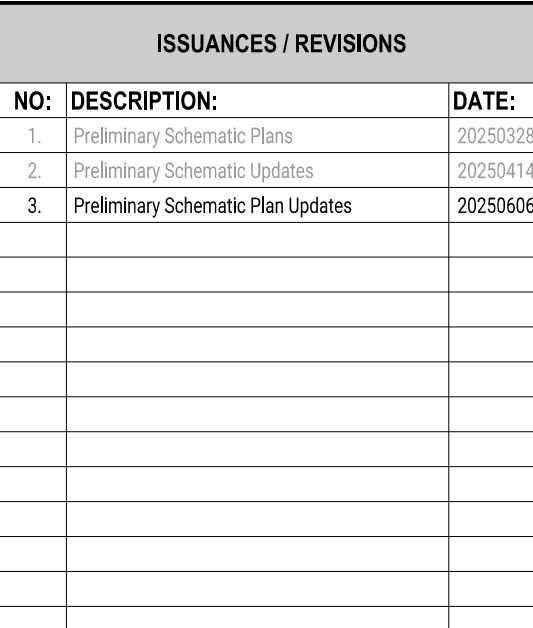
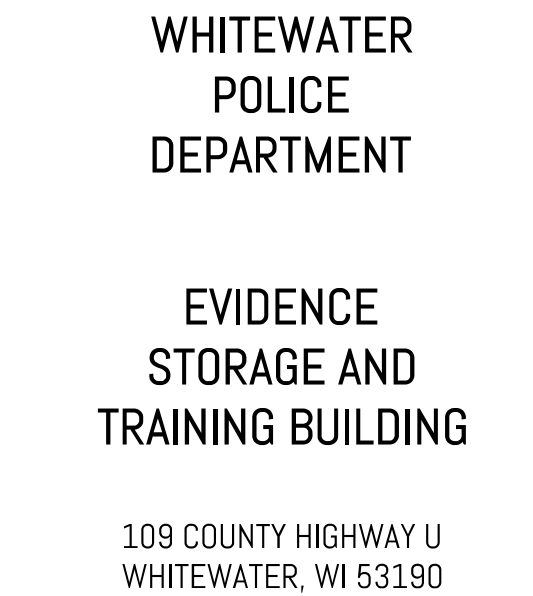
AYA

SITE LAYOUT PLAN

C101



PRELIMINARY - NOT FOR CONSTRUCTION



PROJECT NUMBER
80440

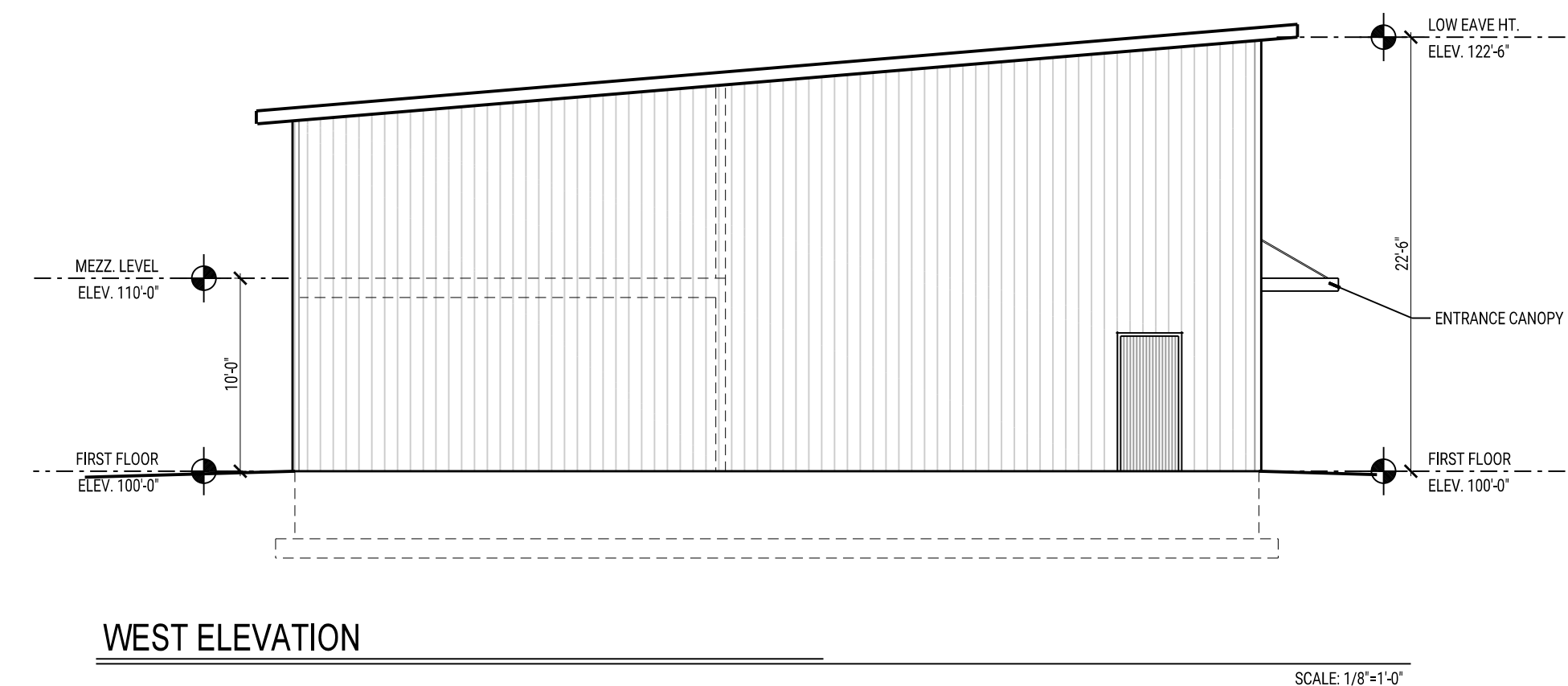
APPROVED BY
WPD

REVIEWED BY
JCT

DRAWN BY
AYA

Proposed Exterior Elevations

PRELIMINARY - NOT FOR CONSTRUCTION



ORIGINAL SIZE: 24" x 36"



PARC Agenda Item

Meeting Date:	August 11, 2025
Agenda Item:	Resolution deeding lots /A503200001 and A/503200002 to the CDA
Staff Contact (name, email, phone):	Emily McFarland, Interim Economic Development Director, emcfarland@whitewater-wi.gov

BACKGROUND

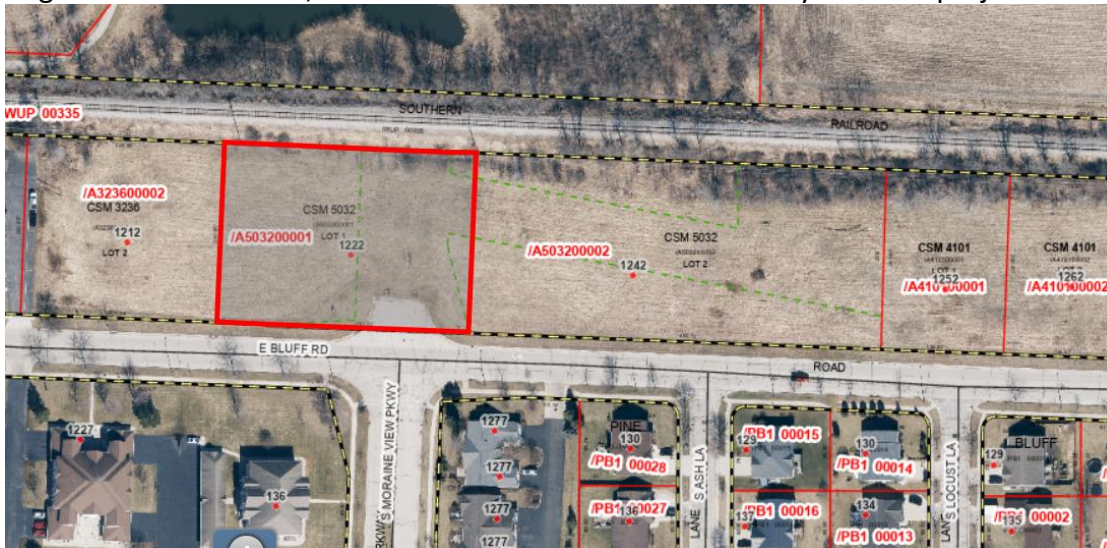
(Enter the who, what when, where, why)

The Economic Development team has been working on a variety of development projects, one being single-family home development. One of the single-family developers the team has been working with is Stonehaven; they recently presented at the July CDA meeting and the CDA approved recommending an offer to purchase the land to the Common Council.

The land that this developer submitted an offer on, is what is being considered today. Upon a title search, it was determined that the land is owned by both the City and the CDA. In an effort to streamline the development process, the recommendation was made from Attorney Manthe to deed the land to one entity. That deed is what is being presented to you today.

Wis. Stat. Sec. 62.23(5) requires that a number of types of matters be referred to the City Plan Commission. The relevant portion of the statute provides "... the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds..." The most relevant part being the sale or acquisition of land for public grounds is required to be referred to the Plan Commission for a recommendation before the Council can take action.

Regardless of this deed, the PARC will maintain their authority over the project site review process.



PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

I recommend that the PARC recommend approval of the deed to the Common Council. This will make one entity own the land, but will retain the project site review process with the PARC and the overall project approval with the Common Council.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Resolution
Deed

RESOLUTION No. _____**A RESOLUTION AUTHORIZING CITY OFFICIALS TO QUIT CLAIM THE CITY'S OWNERSHIP IN PROPERTY AT 1222 AND 1242 EAST BLUFF ROAD TO THE TO THE COMUNNITY DEVELOPMENT AUTHORITY OF THE CITY OF WHITEWATER**

WHEREAS, the City of Whitewater and the City of Whitewater Community Development Authority (the "CDA") jointly own certain real property located at 1222 and 1242 East Bluff Road, in the City of Whitewater, Wisconsin and as legally described on the attached Exhibit A (the "Property").

WHEREAS, the Common Council wishes to quit claim the City's ownership in the Property to the CDA such that the CDA will solely own the Property.

WHEREAS, the Common Council has determined that quit claiming the City's ownership in the Property to the CDA is in the public interest.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Whitewater that the appropriate City officials are authorized to execute the quit claim deed, a copy of which is attached hereto and incorporated by reference as Exhibit A, to convey the City's ownership in the Property to the CDA.

Resolution introduced by Council Member _____, who moved for its adoption.

Seconded by Council Member _____.

AYES: _____

NOES: _____

ABSENT: _____

ADOPTED: _____, 2025

John Weidl, City Manager

Heather Boehm, City Clerk

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between the City of Whitewater, a Wisconsin municipal corporation

("Grantor," whether one or more), and the Community Development Authority of the City of Whitewater, Wisconsin, a body politic established and created by the City of Whitewater, Wisconsin, a municipal corporation

("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Walworth County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lots 1 and 2 of CERTIFIED SURVEY MAP NO. 5032 recorded in the Office of the Register of Deeds for Walworth County, Wisconsin on June 06, 2022, as Document No. 1063100, said Certified Survey Map being a redivision of Lot 3 of Certified Survey Map No. 3236 and a portion of Lot 4 of Certified Survey Map No. 3125 and a portion of Vacated Bluff Road by City of Whitewater Resolution dated April 4, 2000 and Vacated portion of Moraine View Parkway as per Document No. 1049284 and a portion of unplatted land, all located in part of the Northeast 1/4 of the Southeast 1/4 and part of the Northwest 1/4 of the Southeast 1/4 Section 3, Town 4 North, Range 15 East, City of Whitewater, Walworth, Wisconsin.

***This conveyance is exempt from a transfer fee pursuant to Wis. Stats. Section 77.25(2).**

Recording Area

Name and Return Address

Rick A. Manthe
Stafford Rosenbaum LLP
P.O. Box 1784
Madison, WI 53701-1784

/A503200001 and /A503200002

Parcel Identification Number (PIN)

This **is not** homestead property.
~~(is)~~ (is not)

Dated _____

City of Whitewater

_____(SEAL) _____(SEAL)

* _____ *** By: John Weidl, City Manager**

_____(SEAL) _____(SEAL)

* _____

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
 (If not, _____
 authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENTSTATE OF WISCONSIN)

) ss.

_____ COUNTY)

Personally came before me on _____,
 the above-named _____
 to me known to be the person(s) who executed the foregoing
 instrument and acknowledged the same.

* _____

Notary Public, State of _____

My commission (is permanent) (expires: _____)

THIS INSTRUMENT DRAFTED BY:

Rick A. Manthe**Stafford Rosenbaum LLP**

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

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